

Gate, C.J.M. Court
Compound, Dehradun,
Uttarakhand, India.

CERTIFICATE

Dated: 28.12.2020

The Chief Manager,
Punjab National Bank,
MCC, Dehradun.

SUB: Opinion and Title Investigation and Search Report in respect of all that Property Khata No. 02608 forming part of Khasra No. 432 area 0.3840 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand.

Dear Sir,

As desired I have conducted the legal investigation of the title and searched the records in the office of the Sub Registrar, Dehradun and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that registration particulars, number, date and page particulars etc. as shown in the copy of title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar of assurances as well as with certified copy of the title deeds, which was obtained by me is enclosed with this certificate.

I further certified that the photograph of previous owner and of and of intending mortgagor affixed / seen in the title deed tally with records of registration office as well as well as certified copy of the title deed. Chain of title relating to the property is complete as given in the annexure hereto.

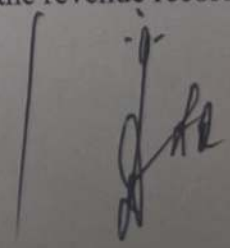
I have verified, tallied and compared these documents from the records of other appropriate authorities.

1. Sub- Registrar, Dehradun.

I shall be liable / responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The valid mortgage can be created by deposit of the following title deeds. the said title deed are genuinely registered and are not duplicate or fake as observed by me :-

- Certified copy of General Power of Attorney dated 01.08.2009 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani in favour of Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 294 at page 381 to 392 serial No. 757 dated 01.08.2009.
- Original Sale Deed dated 29.04.2010 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani through her attorney Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal area measuring 0.3840 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3103 at page 101 to 134 serial No. 3154 date 29.04.2010.
- Khatauni wherein the said Khata and Khasra recorded in the names of Smt. Sateshwari Devi wife of Sh. V. R. Dhyani since the fasli year 1395 i.e. 1988 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.



able /responsible, if any loss is caused to the Bank due to negligence on my part in making the
has the unqualified right to publish my name for including in the caution list being maintained
AN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for
amongst Banks/Financial Institutions.

per your instructions and pursuant to my search conducted in the office of Sub-Registrar, Dehradun
period of 01.01.2007 to till date vide receipt attached with the report. Certified copy of the Transfer
is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been found
respect of the above mentioned property.

I have not given opinion earlier on investigation of title relating of the same land/property as detailed
hereunder :-

A) Name of Lender :

B) Date of Opinion : 28.12.2020

C) Remarks : THE PROPERTY IS GOVERNED UNDER SARFAESI ACT 2002.

The present owner is executed the following documents below area measuring 0.3840 Hect.,

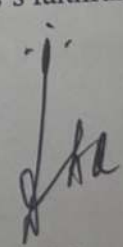
I hereby certify that **Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun** has a clear, valid and marketable title over the above said property, subject to the aforesaid charge of **PNB, BO NAV, Saharanpur, U.P.** and chain of documents is complete and they are competent to create an equitable mortgage in favour of the Bank.

The valid mortgage can be created by deposit of the following title deeds. the said title deed are genuinely registered and are not duplicate or fake as observed by me :-

- Certified copy of General Power of Attorney dated 01.08.2009 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani in favour of Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 294 at page 381 to 392 serial No. 757 dated 01.08.2009.
- Original Sale Deed dated 29.04.2010 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani through her attorney Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal area measuring 0.3840 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3103 at page 101 to 134 serial No. 3154 date 29.04.2010 **with certified copy of the same.**
- Khatauni wherein the said Khata and Khasra recorded in the names of Smt. Sateshwari Devi wife of Sh. V. R. Dhyani since the fasli year 1395 i.e. 1988 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

Encl. : 1- Special Report
2- Chain of Title
3- Search receipt issued by Sub-Registrar, Dehradun
4-Search Certificate
5-Certified copy
6-Affidavit

Yours's faithfully


(Deepak Mengwal
Advocate

SPECIAL REPORT ON TITLE

and Title Investigation and Special Report in respect of all that Property Khata No. 02608 forming Khasra No. 432 area 0.3840 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand.

as to be considered		Counsel's Statement
PARTICULARS		
Name of the borrowers with address		Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.
Name of owner with parentage/constitution & address.		Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.
Details of the plot of property to be mortgaged: As per Title Deed As per present Position		<u>DESCRIPTION OF THE PROPERTY</u> All that Property Khata No. 02608 forming part of Khasra No. 432 area 0.3840 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand, bounded and butted as under:- East : Land of Sh. Hariom Sharma West : Land of others North : 20 fit wide Road South : Land of Sh. Hariom Sharma (According to sale deed dated 29.04.2010 document No. 3154).

INVESTIGATION

Brief Details of the Title Deeds/document Scrutinized :-

- Certified copy of General Power of Attorney dated 01.08.2009 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani in favour of Sh. S.P. Dhandriyal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 294 at page 381 to 392 serial No. 757 dated 01.08.2009.
- Original Sale Deed dated 29.04.2010 executed by Smt. Sateshwari Devi wife of Sh. V. R. Dhyani through her attorney Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal area measuring 0.3840 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3103 at page 101 to 134 serial No. 3154 date 29.04.2010.
- Khatauni wherein the said Khata and Khasra recorded in the names of Smt. Sateshwari Devi wife of Sh. V. R. Dhyani since the fasli year 1395 i.e. 1988 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

History of the title based on documents mentioned in clause No.

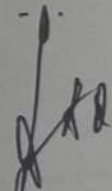
- All that Khasra situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand, Uttarakhand recorded in the name of Smt. Sateshwari Devi wife of Sh. V. R. Dhyani since the fasli year 1395 i.e. 1988.
- Smt. Sateshwari Devi wife of Sh. V. R. Dhyani executed a General Power of Attorney dated 01.08.2009 in favour of Sh. Sunil Dhandriyal son of Sh. S.P. Dhandriyal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 294 at page 381 to 392 serial No. 757 dated 01.08.2009.
- Smt. Sateshwari Devi wife of Sh. V. R. Dhyani through her attorney Sh. Sunil Dhandriyal son of Sh.

<p>agricultural area measuring 0.3840 Hects., executed a Sale Deed dated 29.04.2010 in favour of Sh. Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3103 at page 101 to 134 No. 3154 date 29.04.2010.</p> <p>After the purchase the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.</p>		
	Whether certified copies have been obtained from the Registrar's office.	: Yes
	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	: Yes the document in hand is compared with the certified copy and the documents do not given raise to any doubt and suspicion.
4	Whether the registration particular number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the certified copy as obtained from the registrar's office?	: Yes
5	Whether the registration particulars number & date and page particulars as given in the Title Deed tally with the particulars in the certified copy as obtained from the registrar's office?	: Yes
6	Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	: Yes
7	Whether the contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	: Yes
8	Whether the property has been mutated in the name of the person offering the mortgage?	: The property has been mutated in the name of the mortgagagers.
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	: Yes
10	Where there is any Bar under any local law for creation of the mortgage of the property to be mortgaged? (In some states there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purpose).	: No, there is no legal restriction on creation of the equitable mortgage.
11	Where there are any restrictions regarding sale of the property to be mortgaged? In some states there are restrictions for sale of property to residents outside the State).	: No, the property situated within the limits of Nagar Nigam, Dehradun.
12	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	: No.
13	Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	: No
14	Whether the property to be mortgaged has been acquired under Property Acquisition Act 1984?	: No
15	Whether urban Land Ceiling Act is applicable in the State where the property is located?	: No

	hold property, whether permission / NOC from : N.A.
	required for creation of mortgage? Whether : N.A.
	of the Lessor / NOC is obtained? : N.A.
	the rate of sharing of unearned income with Lessor, in : N.A.
	of the sale of the property? : N.A.
	Whether the copy of the title deed favouring lessor (other than : N.A.
	(Govt.) is made available to examine the validity of the lease? : N.A.
	Whether terms & conditions given in the lease deed have been : N.A.
	complied with? If any condition is violated, effect thereof. : N.A.
	Whether any permission of Income Tax Authorities / Assessing : N.A.
	Officer is required under the provisions of Income Tax Act for : N.A.
	creation of mortgage or any certificate is to be submitted to the : N.A.
	Bank to show that no dues are outstanding to the Income Tax : N.A.
	Department? : N.A.
21	In respect of agriculture Land, whether Land is declared : No
	surplus or under consolidation of holding? : No
22	Whether certified copies of Revenue Records has been : The property is already Mortgage in
	obtained and examined to confirm that no dues are outstanding : PNB, BO NAV, Saharanpur, U.P..
	towards the mortgagor? : Yes
	(Copies of revenue records are submitted to the Bank while : Yes
	submitting the certificate of Title Investigation). : Yes
23	Whether the mortgaged property is enforceable under : Yes
	SARFAESI Act -2002. : Yes

Date 28.12.2020

Your's faithfully



(Deepak Mengwal)
Advocate

Search report

Manager,
National Bank,
Dehradun.

that Property Khata No. 02608 forming part of Khasra No. 432 area 0.3840 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand.

Registrar Office:-

Personal Serach was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Dehradun form the period of 01.01.2007 to till date vide receipt enclosed with the report, Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been found in respect of the above mentioned property.

The Search report disclosed following:-

Search report disclosed that present owner purchased the property vide registered sale deed.

Registrar of Companies. : NA.
Courts : NA.
Other Offices : NA.
i) Office of the Co-operative Society : NA.

ii) _____ Development Authority : NA.

Any other Documents :

a) Receipt for payment of Municipal Tax etc. : NA.

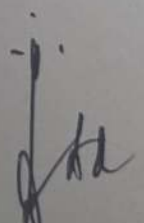
The search made in ROC:- : NA.

Inspection of Court Records:-

Search made/inspectoin carried out in the following office disclosed.

Office	Date of Serach/Inspection	Information
Sub Registrar, Dehradun	26.12.2020	All the document were property registered over there.

Your's faithfully


(Deepak Mengwal)
Advocate

3154

SALE DEED



Consideration

Rs. 21,50,000.00 **14564**

Market value on which stamp duty paid

Rs. 21,50,000.00

No. of stamp sheets

16

3154

Stamp duty

Rs. 1,50,500.00

Where as We. Smt. Sateshwari Devi wife of Shri V. R. Bhayani resident of Village Majra, Pargana Central Doon, District Dehradun through her attorney Shri Smt. Dandriyal son of Shri S.P. Dandriyal resident of 194, Dharampur Danda, Dehradun (here in after called the SELLER) of the FIRST PART

PAN:

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Shri Sanjay Bansal son of late Shri K.P. Bansal and Smt. Seema Bansal wife of Shri Sanjay Bansal resident of 32/4, E.C. Road, Dehradun (herein after called the "PURCHASERSS") of the SECOND PART

PAN: ACZP30725A

PAN: AHBPB2678P

For consideration of Rs. 21,50,000 00

As per details in the sale deed

The property is free from all charges, lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.

[Handwritten signatures and stamps at the bottom of the page, including a red circular stamp.]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

₹. 10000

Rs. 10000

TEN THOUSAND RUPEES



73155

गण्ड UTARAKHAND

SALE DEED

THIS DEED OF SALE IS MADE THIS 29th day of April 2010 BETWEEN
Smt. Nateshwari Devi wife of Shri V. R. Dhayani resident of Village Majra,
Pargana Central Doon, District Dehradun through her attorney Shri Sunil
Dandriyal son of Shri S.P. Dandriyal resident of 194, Dharampur Danda,
Dehradun (herein after called the "SELLER") of the FIRST PART

AND

Shri Sanjay Bansal son of late Shri H.P. Bansal resident of 32/4 E.C. Road,
Dehradun and Smt. Seema Bansal wife of Shri Sanjay Bansal resident of
32/4, E.C. Road, Dehradun (hereinafter called the "PURCHASERS") of the
SECOND PART;

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INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

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-3-

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLER" and "PURCHASERS" shall include their respective heirs, legal representatives and assigns.

AND WHERE AS the Seller is the sole and absolute owner of all that property forming part of Khasra No. 432 measuring 0.3840 Hects situated in Village Majra, Pargana Pachwa Doot, Tehsil Sadar, District Dehradun (hereinafter called the said property).

SELLER

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Bansal

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
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Rs.
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TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

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AND WHEREAS the said khasra plots are recorded in the name of the Seller in the revenue records as Bhumidhar with transferable rights since the fiscal year 1395 i.e. 1988.

AND WHEREAS the seller had appointed Shri Sunil Dandriyal son of Shri S.P. Dandriyal as her attorney vide general power of attorney dated 01.08.2009 duly registered in the office of the Sub-Registrar, Dehradun in book no. 4, volume 294 on pages 381 to 392 at serial no. 757 dated 01.08.2009. Shri Sunil Dandriyal has assured the purchasers that the said power of attorney subsists and he has power to execute the sale deed.

[Handwritten signatures and stamps are visible below the text.]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

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6 APR 2010

AND WHEREAS the Seller has agreed to sell all that property forming part of Khasra No. 432 measuring 0.3840 Hects situated in Village Majra, Pargana, Pachwa Doon, Tehsil Sadar, District Dehradun (more fully described in the schedule given at the foot of this deed) to the Purchasers for a sum of Rs. 21,51,000.00 (Rupees Twenty One Lac Fifty One Thousand Only).

AND WHEREAS the Purchasers have agreed to purchase the said property at the said agreed price of Rs. 21,51,000.00 (Rupees Twenty One Lac Fifty One Thousand Only).

[Signature]

[Signature]
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

₹. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

साराण्ड UTTARAKHAND

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-6-

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of Rs. 21,51,000.00 (Rupees Twenty One Lac Fifty One Thousand Only) paid by the Purchasers to the Seller in the following manner:-

- i) Rs. 20,00,000.00 vide cheque no. 913864 dated 30.12.2008 drawn on State Bank Of Bikaner and Jaipur, Saharapur Road, Dehradun.
- ii) Rs. 1,51,000.00 in cash

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

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-7-

(the receipt of which sum the Sellers through their attorney hereby acknowledges)
the Seller hereby transfers, alienates and assign all that property forming part of
Khasra No. 432 measuring 0.3840 Hects. situated in Village Majra, Pargana
Rachwa Doon, Tehsil Sadar, District Dehradun (more fully described in the
schedule given at the foot of this deed) TO HOLD the same to the Purchasers
alongwith all rights, interest, title and easements, appurtenant thereto as absolute
owner forever.

[Signature]
[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

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Rs.
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TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

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-8-

SELLERS FURTHER COVENANTS WITH THE PURCHASERS AS
UNDER:

1. That the Seller have delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Seller or any other person claiming through or under it and without any lawful disturbances or interruptions by any other person whatsoever.
2. That the Seller will at the cost of the Purchasers execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchasers, their heirs or assigns as may reasonably be required.
3. That the interest hereby transferred subsists and the Seller have power to sell the same.

[Signature]

[Signature]

दस हजार रुपये

भारत

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10000

Rs.
10000

TENT THOUSAND RUPEES

INDIA

UTTARAKHAND

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-9-

4. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.

5. That all taxes levied on the said property hereby sold upto the date of sale have been paid by the Seller if however any amount is found to be due in respect of any tax upto the date of sale, then in that event it shall be the responsibility of the Seller to pay the same

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

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UTTARAKHAND

-10-

6 That the parties are not members of Schedule Caste or Schedule Tribe.

7 That the purchaser had moved an application under section 31 of the Indian Stamp Act for adjudication of the value of the land hereby transferred being case no. 2/2009-10 State vs. Smt. Seema Bansal and Shri Sanjay Bansal. The Learned Collector Stamp/Additional District Magistrate, Finance and Revenue, Dehradun vide its order dated 22.04.2010 assessed the value of the property at Rs. 21,50,400.00 and directed the payment of stamp duty in the sum of Rs. 1,50,470.00. Accordingly the requisite stamp duty is being paid.

121

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

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-11-

8. That the Seller further covenants to keep the Purchasers indemnified in case they are deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller.

9. That the property hereby sold is situated within the Municipal Limits and hence the provisions of Section 154 of the U. P. Z. A. and L. R. Act are not attracted.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

732239

-12-

SCHEDULE OF THE PROPERTY

All that property forming part of Khasra No. 432 measuring 0.3840 Hects situated in Village Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun bounded and butted as under:-

North	20 feet wide Road.
South	Land of Shri Hari Om Sharma.
East	Land of Shri Hari Om Sharma.
West	Land of others.

Handwritten signature and stamp

125

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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भारत

Rs. 10000

TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

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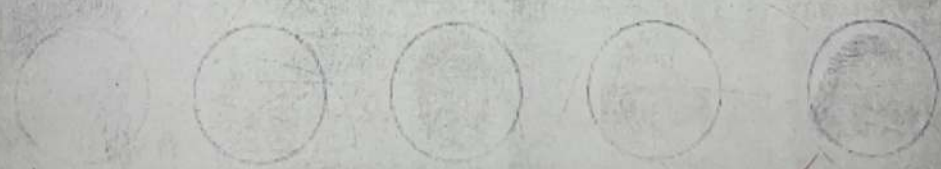
Finger Prints in Compliance of Section 32A of The Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/SELLER

Smt. Sateshwari Devi wife of Shri V. R. Dhayani resident of Village Majra, Pargana Central Doon, District Dehradun through her attorney Shri Sunil Dandriyal son of Shri S.P. Dandriyal resident of 194, Dharampur Danda, Dehradun.

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



128

भारतीय गैर न्यायिक INDIA NON JUDICIAL
इस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

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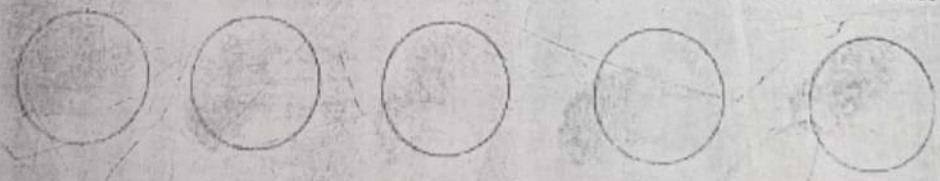
-15-

NAME AND ADDRESS OF THE SECOND PARTY/PURCHASERS no. 2

Smt. Seema Bansal wife of Shri Sanjay Bansal resident of 32/4, E.C. Road,
Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB -- INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Seema Bansal

✓

127

भारतीय नैर न्यायिक INDIA NON JUDICIAL

10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

UTTAR KHAND

730135

-14-

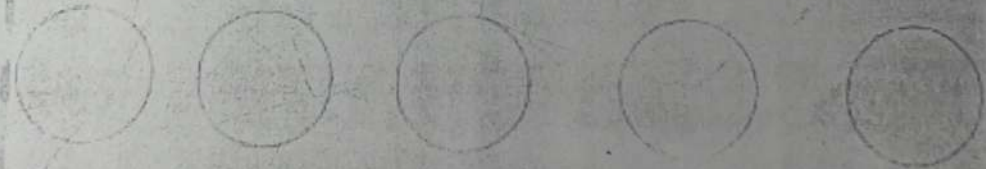
NAME AND ADDRESS OF THE SECOND PARTY/PURCHASERS No. 1

Jay Bansal son of late Shri H.P. Bansal resident of 32/4, E.C. Road,

Dehra Dun

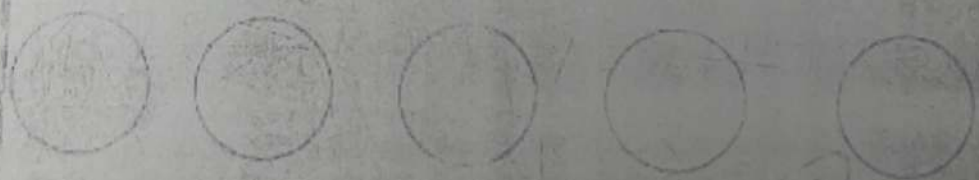
FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Handwritten signature in red ink.

131



जमखण्ड UTTARAKHAND

731867

-16-

FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Handwritten signature
Handwritten signature

7

133

भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पचास सौ रुपये

Rs. 500

INDIA NON JUDICIAL

A 826952

-17-

राजिब U. JARANCHAL

IN WITNESS WHEREOF the parties have put his hand on this deed on the day,
month and year herein above mentioned.

SELLER

WITNESSES

1. Sushant Kumar S/o 2.
FIND 730
Saket Colony
M. Nagar C.P.

PURCHASERS

Rajan Singh Negi
S/o S. S. Negi
Ajabpur Kalam

Drafted and Typed in the chamber of Shri S. M. Joshi, Advocate.

1066

28/6/10

1063



विपला



कला



गुरु



यही न. 1

जिल्द

3103

पृष्ठ 101 से 134

में न.

3154

पर

आज दिनांक 29/04/2010 में रजिस्ट्री की गई ।

उप निबन्धक सहायक