

VALUATION REPORT

Use For Limited Circulation Only

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OF Land Only (Residential Use)

FOR Smt. Sushma Bansal W/o Sh. Anil Bansal

LOCATION Ward No.10, Shiv Vihar, Near Santoshi Mata Mandir, Kotwali Bypass Road,
Mauza-Babugarh, Pargana Pachwadoon, Tehsil-Vikas Nagar, Distt.-Dehradun ,
Uttarakhand.

PURPOSE To Assess the Fair Market Value of Property For Bank Loan From Punjab
National Bank, Vikasnagar Branch

Fair Market Value of Property (Land Only) ₹ 3009000.00

Rupees Thirty Lacs Nine Thousand Only.

Realizable Value of Property (Land Only) ₹ 2557650.00

Rupees Twenty Five Lacs Fifty Seven Thousand Six Hundred Fifty Only.

Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- The Nainital Bank Ltd.

PREPARED BY:-



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN

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Ar. M.S. Negi

B. Arch. FIIA, FIV

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O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN

April 19, 2022

MSN/Val-0194/22-23

No.:

To.

The Branch Manager, Punjab National Bank, Vikasnagar Branch

Subject :- **Valuation report of property (Land Only) of Smt. Sushma Bansal W/o Sh. Anil Bansal, R/O- Enfield, Vikasnagar, Tehsil-Vikas Nagar, Distt.- Dehradun, Uttarakhand**

This is to certify that immovable property (Land Only) situated in - Ward No.10, Shiv Vihar, Near Santoshi Mata Mandir, Kotwali Bypass Road, Mauza-Babugarh, Pargana Pachwadoon, Tehsil- Vikas Nagar, Distt.- Dehradun, Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land Only is situated in Khata Khatauni No. 4941 Ka min
- The total land area is 177 Sqm.

The land status is Residential Use with fully ownership title as per land documents.

The Property is registered in the name of Smt. Sushma Bansal W/o Sh. Anil Bansal in Bahi No. 1, Zild 01, Pages 1, Ati Bahi No. I, Zild 83, Page No. 251- 264, Serial No. 486 on Dated 10-02-2011 as per registered sale deed.

As on date Fair Market Value, Realizable Value, Force Value and Guideline Value of the property as Govt. approved Circle rate are as follow:

Fair Market Value of Property (Land Only)	₹ 3009000.00
Rupees Thirty Lacs Nine Thousand Only.	
Realizable Value of Property (Land Only)	₹ 2557650.00
Rupees Twenty Five Lacs Fifty Seven Thousand Six Hundred Fifty Only.	
Force Sale/ Distress Value of Property (Land Only)	₹ 2407200.00
Rupees Twenty Four Lacs Seven Thousand Two Hundred Only.	
Guideline value of the property as per Govt. approved Circle Rate (Land Only)	₹ 1062000.00
Rupees Ten Lacs Sixty Two Thousand Only.	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected the property April 18, 2022
- My registration with State Chief Commissioner of Income tax is valid as on date.



Ar. M.S. Negi
Signature and seal of
Registered Valuer

Date:

April 19, 2022

Place:

Dehradun

FORM FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

(Applicable in borrowal accounts where aggregate credit limits are above ₹10.00 Lac OR anticipated value of immovable property to be mortgaged / charged is above ₹ 20.00 Lac)

MSN/Val-0194/22-23

Date: April 19, 2022

INTRODUCTION:-

- 1 Name of Valuer : Ar. M.S. Negi
- 2 Date of Inspection : 18-04-22
- Title Deed Number & Date : 486 & on Date- 10/02/2011
- Date of Valuation : April 19, 2022
- 3 Purpose of Valuation : To assess the present day fair market value of the property for Bank Loan
- 4 Name of Property Owner/s (Details of Share of Each owner in Case of Joint & Co-ownership) : Smt. Sushma Bansal W/o Sh. Anil Bansal
- Phone No. : 8445784221
- 5 Name of Bank/ FI as applicable : Punjab National Bank, Vikasnagar Branch
- 6 Name of Developer of the Property (in case of developer built properties) : Vacant Plot
- 7- Whether occupied by the owner/tenant? : Owner
- If occupied by tenant, since how long?

B- PHYSICAL CHARACTERISTICS OF THE PROPERTY

- 1 Location of the property in the city
- Plot No./Survey No. : Khata Khatauni No. 4941 Ka min
- Door No. : -
- T.S. No./Village : Ward No.10, Shiv Vihar, Near Santoshi Mata Mandir, Kotwali Bypass Road, Mauza-Babugarh, Pargana Pachwadoon
- Ward/Taluka : Vikas Nagar
- Mandal /District : Dehradun
- State : Uttarakhand
- 2 Municipal Ward No. : Ward No. 10
- 3 City/ Town/Village : Town
- Residential Area : Yes
- Commercial Area : No
- Industrial Area : No
- 4 Classification of the Area : Middle
- High/ Middle/Poor : Semi Urban
- Metro/ Urban/ Semi Urban/ Rural : Nagar Palika Limit
- 5 Coming Under Corporation Limit/ Village Panchayat/ Municipality : Ward No.10, Shiv Vihar, Near Santoshi Mata Mandir, Kotwali Bypass Road, Mauza-Babugarh, Pargana Pachwadoon
- 6 Postal address of the property : As per Enclosure "C"
- 7 Latitude, Longitude and Coordinates of the Site



8 Area of the plot/land (supported by a plan)

: 177 Sqm.

9 Layout plan of the layout in which the property is located

: Enclosed

10 Development of Surrounding Areas

: Semi Developed

11 Details of Roads abutting the Property

: Connected by 15 ft wide Road from East side.

12 Whether covered under any State/ Central Govt. Enactments(e.g. Urban Land Ceiling Act) or Notified under agency area/scheduled area/ contonment area

: No

13 In Case it is an agricultural land, any conversion to house site plots is contemplated.

: The said property is under Nagar Palika Limit.

14 Description of Adjoining properties

	<u>As per Sale Deed :-</u>	<u>As per Actual Site :-</u>
East side	Land of Jeevan Lal	15'-0" wide Road
West side	Property of Smt. Kamlesh	Property of Smt. Kamlesh
North side	Remaining Land of Seller	Land of Sh. Achar Singh
South side	Land of Alok Bansal	House of Alok Bansal

15 Dimensions :-

	<u>As per Sale Deed :-</u>	<u>As per Actual Site :-</u>
East side	68'-0"	68'-0"
West side	68'-0"	68'-0"
North side	28'-0"	28'-0"
South side	28'-0"	28'-0"

16 Survey no. if any

: Khata Khatauni No. 4941 Ka min

17 Type of Building(Residential/ Commercial/ Industrial

: Vacant Plot

18 Details of the building/buildings and other improvements in terms of area, height, no. of floors, plint area floor wide, year of construction, year of making alterations/additional constructions with setails, full details of specifications to be appended along with building plans and elevations.

: Land Only

19 Plinth Area

-

Carpet Area

-

Saleable Area

: 177.00 Sq.mt.

20 Any other aspect

: No



OWN PLANNING PARAMETERS

- | | | |
|---|---|--|
| 1 Master plan provisions related to the property in terms of land use | : | Residential Use |
| 2 Date of Issue and Validity of Layout of approved / Plan | : | - |
| 3 Approved Map/ Plan issuing Authority | : | Vacant Land |
| 4 Whether genuineness or authenticity of approved map/Plan is verified | : | No |
| 5 Any other comments by our Empanelled valuers on authentic of approved plan | : | No |
| 6 Planning Area/Zone | : | Nagar Palika |
| 7 Development controls | : | Semi Developed |
| 8 Zoning regulations | : | Nagar Palika |
| 9 FAR/FSI permitted and consumed | : | Vacant Plot |
| 10 Ground coverage | : | Vacant Plot |
| 11 Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. | : | No |
| 12 Comment on surrounding land uses and adjoining properties in terms of usage | : | Residential Property situated at this locality |
| 13 Comment on unauthorized constructions | : | No |
| 14 Comment on demolition proceedings if any | : | No |
| 15 Comment on compounding /regularisation proceedings | : | No |
| 16 Comment on whether OC has been issued or not | : | No |
| 17 Any other aspect | : | No |

D- LEGAL ASPECTS OF THE PROPERTY

- | | | |
|--|---|--|
| 1 Ownership documents | : | Copy of Sale deed, Old Valuation Report. |
| 2 Names of Owner/s (in case of Joint or co-ownership, whether the shares are undivided or not?) | : | Smt. Sushma Bansal W/o Sh. Anil Bansal |
| 3 Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property. | : | No |
| 4 Comment on whether the IP is independently accessible? | : | Yes |
| 5 Title verification | : | As per legal advisor |
| 6 Details of leases if any, | : | No |
| 7 Ordinary status of freehold or leasehold including restrictions on transfer | : | Free hold |
| 8 Agreements of easements if any. | : | No |



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- 9 Notification for acquisition if any. : No
 - 10 Notification for road widening if any. : No
 - 11 Possibility of Frequent flooding/submerging. : No
 - 12 Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast / tidal level must be incorporated) : No
 - 13 Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report : To be done borrower.
 - 14 Comment on transferability of the property ownership : As per Legal report
 - 15 Comment on existing mortgages / charges / encumbrances on the property if any : No
 - 16 Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : No
 - 17 Building plan sanction, illegal constructions if any done without plan sanction/violations. : No
 - 18 Any other aspect. : No

E- ECONOMIC ASPECTS OF THE PROPERTY

- 1 Details of Ground rent payable : No
- 2 Details of monthly rents being received, if any : No
- 3 Taxes and other outgoings : No
- 4 Property insurance : No
- 5 Monthly maintenance charges : No
- 6 Security charges, etc. : No
- 7 Any other aspect. : No

F- SOCIO CULTURAL ASPECTS OF THE PROPERTY

- Descriptive account of the location of the property in terms of:
- 1 Social structure of the area : Residential Property situated at this locality
 - 2 Population : As per site
 - 3 Social Stratification : Average
 - 4 Regional origin : Plain Region
 - 5 Age groups : Different age group
 - 6 Economic levels : Middle Class
 - 7 Location of slums/squatter settlements near : No



FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

Description of the functionality and utility of the asset in terms of:

- 1 Space allocation :
- 2 Storage spaces :
- 3 Utility of spaces provided within the building : Yes
- 4 Any other aspect :

INFRASTRUCTURE AVAILABILITY

A) Description of aqua infrastructure availability in terms of

1. Water supply :
2. Sewerage/sanitation, : Yes
3. Storm water drainage, :

B) Description of other physical Infrastructure facilities viz.

1. Solid waste management : No
2. Electricity : Available
3. Roads and public transportation connectivity : Yes
4. Availability of other public utilities nearby : Basic civic amenities are 500 mt. Approx

C) Social infrastructure in terms of

1. Schools : Basic civic amenities are 600 mt. Approx
2. Medical facilities : Basic civic amenities are 600 mt. Approx
3. Recreation facilities in terms of parks and open spaces : Open space near to site

I- MARKETABILITY OF THE PROPERTY

Analysis of the market for the property in terms of:

- 1 Locational attributes : Ordinary
- 2 Scarcity : No
- 3 Demand and supply of the kind of subject property : Good Demand of similar property
- 4 Comparable sale prices in the locality : ₹ 17000 to 19000 Sq.m.

II- VALUATION

Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

: As per Annexure



TECHNICAL DETAILS:

A) Value of Land:

Total Land area 177 Sqm. (as per land documents)

As per Govt. apprd. Circle rate of the property in the locality, by Distt. Collector Dehradun on dated 13 January 2020

As per Notification, the area belongs to Semi Urban Area having Govt., Circle rate, @Rs.6000/- per Sq. m.

Hence land value = (177 x 6000/-)

₹ 1062000.00

Fair Market Value of land, mainly depends upon:-

its shape, Size and Surroundings.

Its approach conditions.

Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 6000.00/- per Sq.m. for Residential land of the given locality/area, The aforesaid property is located at 140 Mtr (approx) distance from Kotwali Bypass Road. This property is One side open which is Connected by 15 ft wide Road from East side. The market rates are higher than Govt. approved circle rates because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. It is good for residential type of activities. The above factors appreciate the rates of the property.

Therefore land has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 17000 to 19000 per Sq.m.

Therefore considering the average realizable market Rate @ Rs. 17000 Sq.m. for valuation purpose.

i Sale Deed Date

10-2-11

ii Book Value of Immovable Property

₹ As per deed

iii Fair Market Value of Property (Land Only)

₹ = (177 X 17000)

₹ 3009000.00

Rupees Thirty Lacs Nine Thousand Only.

iv Realizable Value of Property (Land Only)

₹ 2557650.00

Rupees Twenty Five Lacs Fifty Seven Thousand Six Hundred Fifty Only.

v Force Sale/ Distress Value of Property (Land Only)

₹ 2407200.00

Rupees Twenty Four Lacs Seven Thousand Two Hundred Only.

vi Guideline Value of Property (Land Only)

₹ 1062000.00

Rupees Ten Lacs Sixty Two Thousand Only.



Signature and seal of
Registered Valuer

Date- April 19, 2022
Place- Dehradun

FORMAT-B
DECLARATION FROM VALUERS

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I hereby declare that

- a) The information furnished in April 19, 2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have personally inspected the property on dated April 11, 2022 The work is not subcontracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Format - F signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.



Particulars		Valuer Comment
1- Background information of the asset being valued;	:	Approach Road Distance, Basic Amenities & Location
2- Purpose of valuation and appointing authority	:	To Assess the fair market value of Property from Punjab National Bank, Vikasnagar Branch
3- Identity of the valuer and any other experts involved in the valuation;	:	M.S. Negi & Associates, Dehradun
4- Disclosure of valuer interest or conflict, if	:	No
5- Date of appointment, valuation date and date of report;	:	April 19, 2022
6- Inspections and/or investigations undertaken;	:	M.S. Negi & Associates (Site Engineer- Er. Yogesh)
7- Nature and sources of the information used or relied upon;	:	Rates are taken according to site visit
8- Procedures adopted in carrying out the valuation and valuation standards followed;	:	Vacant Land Concept
9- Restrictions on use of the report, if any;	:	No
10- Major factors that were taken into account during the valuation;	:	Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property.
11- Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	:	-



At. M.S. NEGI
 Signature and seal of
 Registered Valuer

Date- April 19, 2022
 Place- Dehradun

MODEL CODE OF CONDUCT FOR VALUERS

Valuers empanelled with bank shall strictly adhere to the following code of conduct:

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Integrity and Fairness

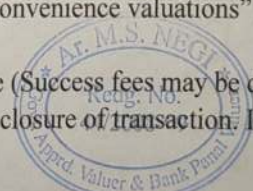
- 1) A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4) A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5) A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- 6) A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7) A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- 8) A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
- 9) In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10) A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11) A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12) A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13) A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14) A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15) A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16) A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17) A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18) As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).



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- (9) In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

- (20) A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

- (21) A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- (22) A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- (23) A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- (24) A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

- (25) A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- (26) Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- (27) A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

- (28) A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- (29) A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

- (30) A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- (31) A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



Ar. M.S. NEGI
Signature and seal of
Registered Valuer

April 19, 2022
Dehradun

CIRCLE RATE

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प्रमुख मार्ग विकासनगर निबंधन उप जिला-विकासनगर
(प्रमुख मार्ग पर 0 से 350 मीटर दूरी के अर्न्तगत)

प्रमुख मार्ग/गोहल्लो/ राजस्व ग्रामों का नाम	कृषि भूमि प्रति हेक्टेयर लाख रुपये में सामान्य दर	अकृषि भूमि/सम्पत्ति (रुपये प्रति वर्गमीटर) सामान्य दर		बहुमंजलीय आवासीय भवन में स्थित आवासीय फ्लैट (सुपर एरिया दर रुपयेप्रति वर्गमीटर)	वाणिज्यिक भवन की दर (सुपर एरिया रुपये प्रति वर्गमीटर)		गैर वाणिज्यिक निर्माण की दर (रुपये प्रति वर्गमीटर)	
		0 से 50 मीटर तक	50 मीटर छोड़कर 350 मीटर तक		दुकान/ रेस्टोरेंट/ कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	लिन्टरपोस	टीनफ्लश
4	5	6	7	8	9	10	11	12
1 विकासनगर में अटलाईस फुटा रोड पर	-	6700	6000	20700	70000	65000	12000	10000
2 विकासनगर में हरिपुर उकरानी रोड से भीमाजला रोड तक छोटी नहर के दोनों ओर अंत तक	-	6700	6000	20700	70000	65000	12000	10000
3 विकासनगर में मुख्य मार्ग चकराता रोड से पहाड़ी पानी में छोटी नहर तक सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
4 विकासनगर में मुख्य मार्ग चकराता रोड से पठित देवदत्त मार्ग पर विजली चौक तक सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
5 विकासनगर में चकराता रोड से 350 मीटर के बाद विद्यापीठ मार्ग से बाईपास तक सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
6 विकासनगर में मण्डी चौक से भीमाजला रोड पर छोटी नहर तक सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
7 विकासनगर में विकासनगर बाईपास मार्ग पर सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
8 विकासनगर में पावटा रोड पर हरिपुर में बलाउड बैडिंग पावईट से शर्मा फार्म हाउस अंत तक सड़क के दोनों ओर	-	6700	6000	20700	70000	65000	12000	10000
9 विकासनगर में मुख्य मार्ग चकराता रोड से	-	6700	6000	20700	70000	65000	12000	10000

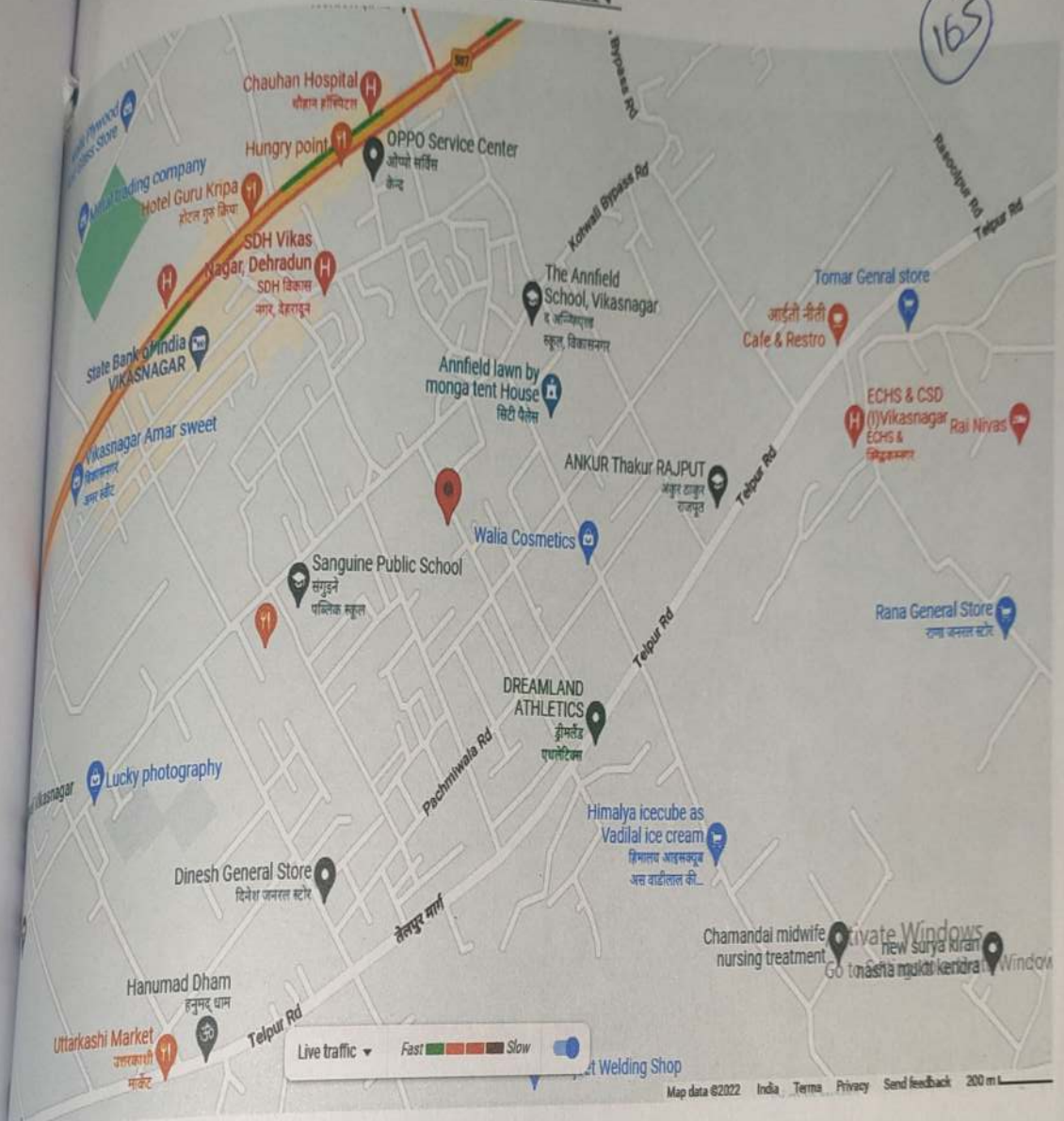
(वीर सिंह बुदियाल)

अपर निताधिकारी (मिनि एवं राजस्व)
देहरादून

LOCATION PLAN

ENCLOSURE-'B'

165



[Signature]
AT. M.S NEGI
 Signature and seal of
 Registered Valuer

SITE PHOTOGRAPHS

ENCLOSURE-4D

163



Front View of Property



View of Property Showing Road



Signature and seal of
Registered Valuer

Date- April 10, 2022

CERTIFICATE

Krishan Swaroop Saini

Advocate

Chamber Tehsil Parisar Tehsil
Vikasnagar
Ph.No. 9412152108,9258547218

ANNEXURE -V

REFERENCE NO.
ENTRY SERIAL NO.

/REGISTER NO.

OF YEAR 2019

Date 13/11/19

To,

The Sr. Manager
Punjab National Bank
Branch - Vikasnagar
Distt. Dehradun

Opinion on investigation of title and obtaining of search report in respect of :-
As per sale deed :- Land recorded under Khata no. 79 (1410-1415 fasli) bearing Khasra no. 4941 k min area 1904 sq. ft. i.e. 177 sq. mtr. **Situated at Mauja Babugarh Pargana Pachhwadoon Tehsil Vikasnagar District Dehradun.**

Bounded and butted as under :-

East : Land of Jeevan Lal Bansal, side measuring 68 ft.
West : Land of Smt. Kamlesh, side measuring 68 ft.
North: Land of Seller, side measuring 28 ft.
South: Land of Alok Bansal, side measuring 28 ft.
Position : As per sale deed.

Belonging to Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

As requested, I have conducted the legal investigation of the title and made a search of record in the registration office 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 the registration particular- number, date and page particulars etc., as shown in the original title deed and contents there of tally with the information as stated in the records of office of sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relation to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/ Registrar of assurances and also from the records of other appropriate authorities.

- 1- Khata no. 04 (1416-1421 fasli)
- 2- Certified copy of sale deed dt. 10.2.2011.

Krishan Swaroop Saini

The search report of which is annexed hereto, conducted by me, for the period from 6.11.19
11.11.2019 does not disclose any encumbrances as stated therein.
I have not given / have given opinion earlier on investigation of title relating to the same property
detailed hereunder : NA

- a) Name of lender –
- b) Date of opinion & reference on. (if any)
- c) Remarks

I find no defects in the title of the person offering equitable mortgage.

I hereby certify that Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun has a clear, valid and marketable title over the above said property and she is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed the said title deed is original and genuine and is not duplicate or fake as observed by me –

Original Sale deed dated 10.2.2011 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 83 Page 251-264 D. no. 486 dated 10.2.2011 executed by Shri Achhar Singh S/o Shri Ganga Ram R/o Anefield Vikasnagar Distt. Dehradun in favour of Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

True copy of khatauni issued by Tehsil Authority Vikasnagar is enclosed to prove the title of present owner over the land in question.

ENCL :

- 1- Annexure IV
- 2- Annexure V
- 3- Annexure VB
- 4- Chain of Title
- 5- Search Receipt of Sub-Registrar 1st Vikasnagar.
- 6- Search Receipt of Sub-Registrar 2nd Vikasnagar.
- 7- Khata no. 04 (according to 1416-1421 fasli)
- 8- Certified copy of sale deed dt. 10.2.2011
- 9- Certified copy of Khata no. 79 (1410-1415 fasli)
- 10- Affidavit of Borrower .
- 11- Tehsildar report

Krishan Swardoop Saini
(Advocate)

SPECIAL REPORT ON TITLE

ANNEXURE- IV

11

4.1998
Property

Land situated at village Babugarh (within Nagar Palika Parishad Vikasnagar) Tehsil Vikasnagar Pargana Pachhwadon Distt. Dehradun.

Belonging to Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS	
1- Name of the Borrower with address :	Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.
2- Name of the person offering Mortgage With parentage / constitution and address:	Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.
3- Details of the property to be mortgaged : As per title deed As per present position.....	<p>As per sale deed :- Land recorded under Khata no. 79 (1410-1415 fasli) bearing Khasra no. 4941 k min area 1904 sq. ft. i.e. 177 sq. mtr. Situated at Mauja Babugarh Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.</p> <p>Bounded and butted as under :- East : Land of Jeevan Lal Bansal, side measuring 68 ft. West : Land of Smt. Kamlesh, side measuring 68' ft. North: Land of Seller, side measuring 28 ft. South: Land of Alok Bansal, side measuring 28 ft. Position : As per sale deed.</p> <p>Present Position :- Land recorded under Khata no. 4 (1416-1421 fasli) bearing Khasra no. 4941 k min area 0.0177 hect. Situated at Mauja Babugarh Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.</p> <p>Bounded and butted as under :- East : Land of Jeevan Lal Bansal, side measuring 68 ft. West : Land of Smt. Kamlesh, side measuring 68' ft. North: Land of Others , side measuring 28 ft. South: Land of Alok Bansal, side measuring 28 ft. Position : As told by the borrower.</p>

Krishna Saini
Advocate

B. INVESTIGATIONS

1- Details of the title deed / documents (including Link deeds / Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)

Original Sale deed dated 10.2.2011 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 83 Page 251-264 D. no. 486 dated 10.2.2011 executed by Shri Achhar Singh S/o Shri Ganga Ram R/o Anefield Vikasnagar Distt. Dehradun in favour of Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

2- Whether certified copies have been obtained from the Registrar's office?

Yes

3- Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?

Yes, No doubt arise.

4- Whether the registration particulars Number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of 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 as stated 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 contents of the as given in the title deed tally verbatim with the contents as state in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?

Yes

Saini
Saini

Whether the property has been mutated in the name of the person offering the mortgage?

Yes.

9- Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?

Yes

10- Whether 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 purposes).

No

11- Whether 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).

Resident outside the State can purchased the property in case the outsider should be agriculturist of the State or in case the outsider is not Agriculturist then he can purchased maximum 250 mtr. land any where in the State. No restriction has been imposed by the State Government of Uttarakhand for the purchase of a property Situated within Nagar Nigam, Nagar Palika Parishad, Nagar Panchayat and Cantonment Board.

12- Whether all the approvals, clearance / sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approval and clearances yet to be obtained?

Yes

13- Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? if so, its effect thereof.

Land has been purchased.

14- Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?

No

15- Whether Urban land Ceiling Act is applicable in the State where the property is located?

No

10

Saini

16- In case of leasehold property whether permission/ NOC form the lessor is required for creation of mortgage? whether permission of the lessor/ NOC?	NA
17- What is the rate of sharing of unearned income with lessor in the event of sale of the property?	NA
18- Whether copy of title deed favouring lessor (other than Govt. is made available to examine the validity of the lease?	NA
19- Whether terms & conditions given in The lease deed have been complied with? If any condition is violated, effect thereof.	NA
20- Whether any permission of Income Tax Authorities/ Assessing Officer is required under the provisions of Income tax act for creation of mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the Income Tax Department?	NA
21- In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	NA
22- Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the bank while submitting the certificate of title Investigation).	Yes Khata Khatauni.

DATE : 13/1/19
PLACE :- Vikasnagar

(K.S.Saini)
Advocate

SEARCH REPORT

(9)

Search report relates to searches made in :-

Sub Registrar Office.
Registrar of Companies.
Court.

Vikasnagar
N.A.
No.
NA
N.A.

Other office.

No.

a) Office of the Co-operative Society.

NA.

b)Development Authority.

(DDA/HUDA/and the like)

e) Any other documents

i) Receipt of payment of Municipal Taxes etc.

1- Sub Registrar / Registrar of Assurance office
The encumbrance certificate was obtained from the Sub-Registrar Vikasnagar, for the period from to and the same disclose following encumbrances. (Certificate not enclosed):
There is no procedure for obtaining such certificate from the office directly.

2- Besides obtaining encumbrance certificate from the Sub-Registrar, personal search was carried out by me for the purpose. Inspection was made on 11.11.2019 for the period from 6.4.1998 to 11.11.2019 at the following Sub registrar / office:-

a) Sub-Registrar 1st Vikasnagar

b) Sub-Registrar 2nd Vikasnagar .

The search report disclosed the following encumbrances :-

3- The Ownership of the property being of a company, search was conducted in the following office of the companies :- NA

The search made out in the office of Registrar of Companies disclosed :-	
ROC	INFORMATION
NA	NA

4- Inspection of Court records disclosed :- Nil

Name of court	Date of Order	Nature of order
NA	NA	NA

5- Searches made / Inspections carried out in the following offices disclose :

Office	Date of search Inspection	Information
Sub-Registrar 1 st Vikasnagar	11.11.2019	No encumbrances
Sub-Registrar 2 nd Vikasnagar	11.11.2019	

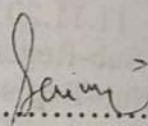
Saini

Saini
Advocate

A study of the following documents disclosed :

Details of documents perused	Information
1. Original sale deed dt. 10.2.2011 2. Khata Khatauni no. 04 (1416-1421 fasli)	No encumbrances.

Defects noticed are indicated in the Certificate given by me.


.....
Advocate

CHAIN OF TITLE

(8)

The Sr. Manager
Punjab National Bank
Branch - Vikasnagar
Distt. Dehradun.

It is Certified that on careful inspection of the available index registers in the office of Sub-Registrar Vikasnagar, no recorded encumbrance has been found in respect of the land mentioned here-in-below :-

DESCRIPTION OF THE LAND

As per sale deed :- Land recorded under Khata no. 79 (1410-1415 fasli) bearing Khasra no. 4941 k min area 1904 sq. ft. i.e. 177 sq. mtr. **Situated at Mauja Babugarh Pargana Pachhwadoon Tehsil Vikasnagar District Dehradun.**

Bounded and butted as under :-

East : Land of Jeevan Lal Bansal, side measuring 68 ft.

West : Land of Smt. Kamlesh, side measuring 68 ft.

North: Land of Seller, side measuring 28 ft.

South: Land of Alok Bansal, side measuring 28 ft.

Position : As per sale deed.

NAME & ADDRESS OF THE PRESENT /Title Holder BORROWER / GUARANTOR :

Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

TITLE VERIFICATION

History of Property

Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun has purchased the above said land by virtue of 10.2.2011 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 83 Page 251-264 D. no. 486 dated 10.2.2011 from Shri Achhar Singh S/o Shri Ganga Ram R/o Anefield Vikasnagar Distt. Dehradun & her name is recorded in the revenue records of village Babugarh Tehsil Vikasnagar Distt. Dehradun vide order of T(V) min no. 2498/11/2.4.2011 on khata no. 79 in the fasli year of 1410-1415 fasli.

Earlier Shri Achhar Singh S/o Shri Ganga Ram R/o Anefield Vikasnagar Distt. Dehradun was the recorded sankramaniya bhumidher with transferable rights under category 1 k in the abovesaid land since 1396 fasli.

Thus on the basis of above documents the title of Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun in respect of the land mentioned here-in-above is clear. As such the chain of title regarding the land in question is perfect and complete during the period of 13 years.

Saini

Sub-Registrar Vikasnagar

REGARDING ENCUMBRANCES :

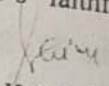
On inspection of the index registers available in the Sub- Registrar no adverse entry has been found regarding the property. Inspection receipt is being filed herewith.

CONCLUSION & OPINION :

Thus, on the basis of documents referred to hereinabove & further on the basis of information derived from inspection of the available index registers as indexed. The present report is being on the basis of available khata khatauni & documents as provided by the borrower. **Smt. Sushma Bansal W/o Shri Anil Bansal R/o Anfield Line Vikasnagar, Distt. Dehradun** is the absolute owner of the above said property. No adverse entry has found during the course of inspection. As per Tehsilder report the land is being used for non-agricultural purposed and the borrower is also giving an affidavit in this regard. for The present owner has all transferable rights over this land and **the land/property is free from all sorts of encumbrances. Her title is perfectly clear and marketable.**

Date : 13.11.19

Your's faithfully


K.S.Saini
(Advocate)



सत्यमेव जयते

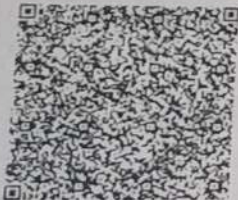
INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

16

Certificate No.	: IN-UK51952647730862R
Certificate Issued Date	: 10-Dec-2019 01:38 PM
Account Reference	: NONACC (SV)/ uk1210204/ VIKAS NAGAR/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK121020406032120671607R
Purchased by	: SUSHMA BANSAL
Description of Document	: Article Miscellaneous
Property Description	: FOR BANK
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SUSHMA BANSAL
Second Party	: P N B VIKASNAGAR
Stamp Duty Paid By	: SUSHMA BANSAL
Stamp Duty Amount(Rs.)	: 10,000 (Ten Thousand only)

ispa



.....Please write or type below this line.....

0005983234

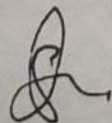
विक्रय - पत्र
(वांछित-विवरण)

विक्रय मूल्य	:	2,48,000 / -रुपये
बाजारी मूल्य	:	2,48,000 / -रुपये
स्टाम्प शीट की संख्या	:	05
स्टाम्प शुल्क	:	11200 / -रुपये
सर्किल रेट	:	1400 / -रु० प्रति वर्गमीटर पृष्ठ 6 क्रम सं०-1(5)
स्थित मौजा	:	बाबूगढ़
मुख्य चकराता रोड से दूरी	:	800 मीटर से अधिक दूर
विक्रीत कुल रकबा	:	177 वर्गमीटर

विक्रेता का नाम :- श्री अच्छर सिंह पुत्र श्री गंगा राम निवासी- एनफील्ड विकासनगर, जिला देहरादून, उत्तराखण्ड।

क्रेता का नाम :- श्रीमती सुषमा बंसल पत्नी श्री अनिल बंसल निवासी- एनफील्ड विकासनगर, जिला देहरादून, उत्तराखण्ड।

(रचयिता : राजेन्द्र सिंह डोगरा, एडवोकेट, विकासनगर, देहरादून)



Susma B

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



639905

उत्तरांचल UTTARANCHAL



विक्रय - विलेखा

श्री अच्छर सिंह पुत्र श्री गंगा राम निवासी- एनफील्ड विकासनगर, जिला देहरादून, उत्तराखण्ड। (जिसको कि इस विक्रय पत्र में "विक्रेता" के रूप में आगे सम्बोधित किया गया है)।

एवम्

श्रीमती सुषमा बंसल पत्नी श्री अनिल बंसल निवासी- एनफील्ड विकासनगर, जिला देहरादून, उत्तराखण्ड। (जिसको कि इस विक्रय पत्र में "क्रेता" के रूप में आगे सम्बोधित किया गया है)।

यह कि, मैं विक्रेता अन्त में वर्णित भूमि का मालिक, स्वामी, काबिज, व अध्यासी हूँ और मुझे अन्त में वर्णित भूमि को विक्रय करने का पूर्ण अधिकार प्राप्त है। विक्रीत भूमि हर प्रकार के भार बन्धन, न्यायालय, बैंक, सहकारी समिति अथवा अन्य किसी वित्तीय संस्था के बन्धक, ऋण, प्रतिभूति, भार आदि से मुक्त स्वच्छ अन्तरण योग्य स्वामित्व की भूमि है। विक्रेता के द्वारा ऐसा कोई कार्य - पूर्व में विक्रय अनुबन्ध, बन्धक-पत्र अन्य किसी व्यक्ति के पक्ष में सम्पादित नहीं किया हुआ है, जिससे इस भूमि के अन्तरण में किसी प्रकार की कोई वैधानिक बाधा/अवरोध हो तथा विक्रेता का नाम राजस्व अभिलेखों में विधिवत दर्ज व अंकित चला आ रहा है तथा विक्रेता का अन्य सहखातेदारों के साथ मौखिक घरेलू बंटवारा हो रखा है और अन्त में सूची में वर्णित भूमि विक्रेता के हिस्से व कब्जे में है जिसको वह क्रेता को विक्रय कर रहा है।

(2)

Signature

(5)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

639906

UTTARANCHAL

अतः एतद्वारा मुझ उपरोक्त विक्रेता ने रु. 2,48,000 /- रुपये (दो लाख अडतालिस हजार रुपये) की एवज में वर्णित भूमि (जिसका पूर्ण विवरण इस विक्रय विलेख के अन्त में सूची में दिया गया है तथा जिसे आगे इस विक्रय विलेख में "विक्रीत भूमि" के नाम से लिखा व सम्बोधित किया गया है) को ऊपर नामित क्रेता को पूर्ण रूप से समस्त स्वामित्व अधिकारों, सुखाधिकारों, कब्जा, हवा, पानी, रोशनी, रास्ता, नाली आदि स्वत्व हित जो भी विक्रेता को इस भूमि में प्राप्त हैं अथवा भविष्य में प्राप्तव्य हैं, सहित विक्रीत एवं अन्तरित कर दिया है। आज की तिथि से क्रेता, मुझ विक्रेता के समतुल्य इस भूमि की स्वामी, अध्यासी हो गयी है।

अतः यह विक्रय विलेख पूर्ण स्पष्टीकरण हेतु निम्न तथ्य दर्शाता है :-

- 1 :- यह कि, विक्रेता ने क्रेता से विक्रय मूल्य/प्रतिफल राशि रु. 2,48,000 /- रुपये (दो लाख अडतालिस हजार रुपये) नगद प्राप्त कर लिये है। जिसकी प्राप्ति की अभिस्वीकृति विक्रेता उपनिबन्धक विकासनगर, देहरादून के समक्ष स्वीकार करता है। विक्रय मूल्य के रूप में कोई राशि शेष नहीं रह गई है।
- 2 :- यह कि, विक्रेता ने क्रेता को स्थल पर जाकर, विक्रीत भूमि से अपना अध्यासन/कब्जा हटाकर, भूमि का रिक्त एवं वास्तविक अध्यासन सौंपकर अपने समतुल्य अध्यासित कर आरुढ़ करा दिया है, इस प्रकार क्रेता ने भूमि का अध्यासन/कब्जा प्राप्त कर लिया है।
- 3 :- यह कि, इस विक्रय विलेख में जहाँ- जहाँ विक्रेता व क्रेता शब्द प्रयुक्त हुए हैं, वहाँ उनका अभिप्राय उनके विधिक प्रतिनिधि, उत्तराधिकारी, स्थानापन्न, समुनुदेशिनी आदि सभी सम्मिलित है तथा यह विक्रय पत्र उन पर सदैव बन्धनकारी होगा।



(3)

sushmaB



एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

578669

- 4- यह कि, क्रेता को यह अधिकार होगा कि क्रेता अपनी स्वेच्छानुसार भूमि का उपयोग करे, उपभोग करे, निर्माण कार्य करे, निवास करे, परिवर्तन - परिवर्द्धन करे। इस पर विक्रेता को किसी प्रकार आपत्ति करने का कोई अधिकार नहीं होगा। क्रेता को इस भूमि के अन्तरण/विक्रय आदि के पूर्ण स्वामित्व अधिकार प्राप्त होंगे।
- 5- यह कि, विक्रय की जा रही भूमि अथवा उसका कोई अंश, यदि विक्रेता के किसी स्वामित्व दोष अथवा किसी अन्य दोष के कारण, क्रेता भूमि के अध्यासन अथवा स्वामित्व से वंचित हो जाएं अथवा उसके उपयोग व उपभोग में किसी प्रकार न्यूनता आ जाएं तो ऐसी परिस्थिति में क्रेता को यह अधिकार होगा कि इस प्रकार होने वाली क्षति की पूर्ति विक्रेता की अन्य किसी सम्पत्ति में से कर ले। इस पर विक्रेता को आपत्ति करने का कोई अधिकार नहीं होगा।
- 6- यह कि, विक्रय की जा रही भूमि पर आज की तिथि से पूर्व किसी भी प्रकार का कोई कर अथवा भार के देय का दायित्व विक्रेता का होगा तथा आज की तिथि के बाद से किसी भी कर अथवा भार के देय का दायित्व क्रेता का होगा।
- 7- यह कि, विक्रेता, क्रेता के साथ नामान्तरण, दाखिल - खारिज की कार्यवाही में पूर्ण सहयोग प्रदान करेगा और इस विषय में किसी लेख, विलेख, शपथपत्र, प्रपत्र आदि, क्रेतागण को अपने पूर्ण स्वामित्व की पुष्टि में अंकित व निष्पादित किये जाने की आवश्यकता हुई तो विक्रेता, क्रेता के व्यय पर सदैव अंकित एवं निष्पादित किये जाने हेतु तैयार रहेगा।
- 8- यह कि प्रश्नगत सम्पत्ति किसी धार्मिक संस्था या ट्रस्ट की नहीं है तथा इस सम्पत्ति के सम्बन्ध में किसी भी न्यायालय में कोई वाद योजित/लम्बित अथवा विचाराधीन नहीं

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Suo Jmal

भारतीय गैर न्यायिक

क सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

E 332830

2011 9 :- यह कि विक्रय की जा रही भूमि ढांग, बंजर, नदी, तालाब, जलमग्न आदि से सम्बन्धित नहीं है।

वांछित विवरण

- 1 :- यह कि, इस अन्तरण के लिए पक्षकारों के मध्य कोई लिखित संविदा सम्पादित नहीं हुई है।
- 2 :- यह कि, विक्रीत भूमि मुख्य चकराता रोड़ से 800 मीटर से अधिक की दूरी पर स्थित है।
- 3 :- यह कि, विक्रीत भूमि आवासीय भूमि है जिसका सर्किल रेट 1400/-रुपये प्रति वर्गमीटर की दर से विक्रीत भूमि का बाजारी मूल्यांकन रू० 2,48,000/-रुपये निर्धारित होता है। क्रेता महिला होने के कारण नियमानुसार 4.5% की दर से स्टाम्प शुल्क रुपये 11200/- का अदा किया जा रहा है।
- 4 :- यह कि, विक्रीत भूमि में कोई पेड़, बाग, निर्माण आदि नहीं है।
- 5 :- यह कि विक्रीत भूमि नगर पंचायत व नगर पालिका के अन्तर्गत स्थित नहीं है।
- 6 :- यह कि विक्रीत भूमि औद्योगिक क्षेत्र/सिलिंग के अन्तर्गत नहीं आती है।
- 7 :- यह कि विक्रीत खसरा नं० चाय बागान का नहीं है तथा धारा 166, 167 ज० वि० अधि० व गोल्डन फॉरेस्ट वाद - विवाद आदि से पूर्णतया मुक्त है।
- 8 :- यह कि विक्रेता व क्रेता अनुसूचित जाति/जनजाति से सम्बन्धित नहीं है तथा पक्षकार भारतीय नागरिक है।
- 9 :- यह कि क्रेता के नाम मौजा- बाबूगढ में निजी भूमि है तथा क्रेता के पति के नाम ग्राम करोन्दी, मुस्तहकम, परगना भगवानपुर, तहसील रुडकी, जिला हरिद्वार में निजी भूमि है। इस कारण क्रेता द्वारा भूमि क्रय करने में (उत्तरांचल राज्य) उ० प्र० जमींदारी विनाश अधिनियम 1950 (अनुकूलन एवं रूपान्तरण आदेश 2001) (संशोधित) अधिनियम 2003 व वर्ष 2007 के अन्तर्गत पूर्ण रूप से सक्षम है तथा उपरोक्त प्राविधान का उल्लंघन नहीं है।

भारतीय गैर न्यायिक

सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

E 332831

- 10 :- यह कि विक्रेता व क्रेता ने एक दूसरे की फोटो एक दूसरे की शिनाख्त पर स्वःसत्यापित की है।
- 11 :- यह कि "क्रेता/विक्रेता या उभयपक्ष विदेशी नागरिक नहीं है तथा विदेशों में रह रहे भारतीय मूल के नहीं हैं, इसके अतिरिक्त उभयपक्ष पाकिस्तान, बांग्लादेश, श्रीलंका, अफगानिस्तान, चीन, ईरान, नेपाल तथा भूटान के नागरिक नहीं है तथा वहां निवास कर रहे भारतीय मूल के नहीं हैं"।
- 12 :- यह कि विक्रीत सम्पत्ति मय सर्वाधिकार व सुखाधिकार सहित विक्रय की जा रही है।

विवरण विक्रीत भूमि

भूमि खाता सं०- 79 में, (फसली वर्ष 1410 से 1415 के अनुसार) भूमि ख० नं०- 4941 क मि० रकबा 1904 वर्गफीट अर्थात् 177 वर्गमीटर स्थित मौजा- बाबूगढ़, परगना पछवाढून, तहसील विकासनगर, जिला देहरादून, जिसकी सीमायें व नाप निम्न प्रकार से हैं :-

पूरब में	:-	भूमि जीवन लाल बंसल, सीमा में नाप- 68 फीट।
पश्चिम में	:-	भूमि श्रीमती कमलेश, सीमा में नाप- 68 फीट।
उत्तर में	:-	शेष भूमि विक्रेता, सीमा में नाप- 28 फीट।
दक्षिण में	:-	भूमि आलोक बंसल, सीमा में नाप- 28 फीट।

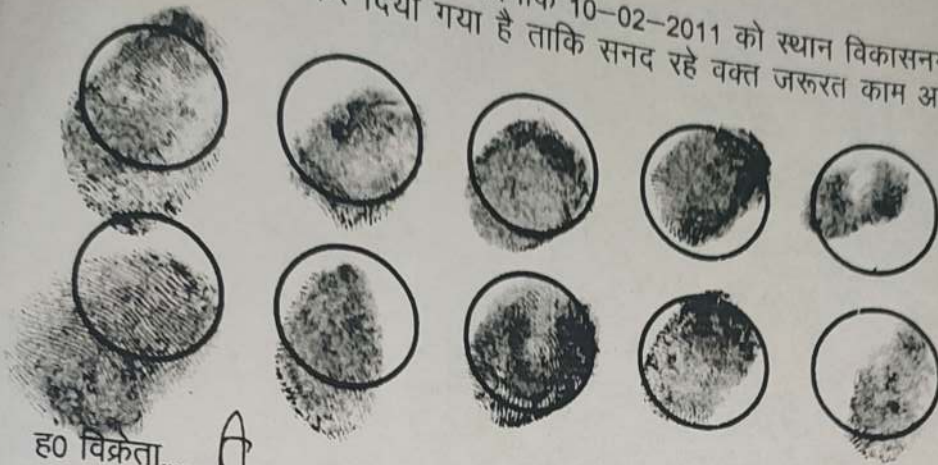
समस्त सर्वाधिकार व सुखाधिकार सहित

इस विक्रय पत्र पर हस्ताक्षर करने से पूर्व विक्रेता व क्रेता ने इस विक्रय पत्र में अंकित समस्त लेख स्वयं पढ़कर/पढ़वाकर, सुन- समझकर समस्त विवरण सही पाया है तथा पूर्ण रूप से संतुष्ट होने के बाद क्रेता एवं विक्रेता ने अपने-अपने हस्ताक्षर/निशानी अंगूठा इस विक्रय पत्र पर किये हैं।

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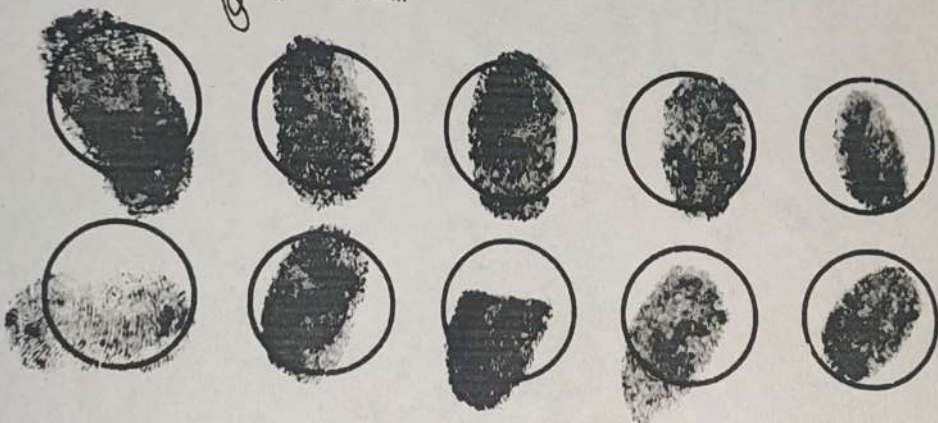
(1)

अतः यह विक्रय पत्र आज दिनांक 10-02-2011 को स्थान विकासनगर, जिला देहरादून में अंकित कर दिया गया है ताकि सनद रहे वक्त जरूरत काम आवे।



ह0 विक्रेता.....

[Signature]



ह0 क्रेता.....

Sushma B

साक्षी :-

1.....

Alu Sam

श्री आलोक बंसल पुत्र श्री जीवन लाल बंसल
निवासी- एनफील्डग्रान्ट विकासनगर,
जिला- देहरादून।

साक्षी :-

2.....

[Signature]

श्री धर्मपाल सिंह पुत्र श्री गंगाधर
पुत्र श्री लालचरण सिंह विकासनगर
देहरादून

(रचयिता : राजेन्द्र सिंह डोगरा, एडवोकेट, विकासनगर, देहरादून)
कम्प्यूटरीकृत द्वारा विरेन्द्र सिंह चौहान, विकासनगर।

[Signature]

Sushma B