

# VALUATION REPORT

Use For Limited Circulation Only

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OF Shop Only (Shop on Ground Floor Without Roof Right)

FOR Sh. Alok Bansal S/o Sh. Jivan Lal Bansal

LOCATION Ward No.- 11, Mauza- Rasoolpur, Near Indian Oil Petrol Pump, Pargana Pachhwadon, Tehsil-Vikas Nagar, Distt.-Dehradun, Uttarakhand.

PURPOSE To assess the fair market value of Property Punjab National Bank, Vikas Nagar Branch

**Fair Market Value of Property**

**₹ 1966900.00**

Rupees Nineteen Lacs Sixty Six Thousand Nine Hundred Only.

**Realizable Value of Property**

**₹ 1770210.00**

Rupees Seventeen Lacs Seventy Thousand Two Hundred Ten 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
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- Nagar Palika Parishad, Ramnagar
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Union Bank of India
- Uttarakhand Open University
- U.S.I.D.C.L.

## Panel Valuer of:

- Indian Bank
- Almora Urban Co-Op. Bank Ltd.
- Bank of India
- Bank of Maharashtra
- Canara Bank
- Corporation Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- Punjab National Bank
- The Kurmanchal Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- State Bank of India
- Bank of Baroda

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



# M S NEGI & ASSOCIATES

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

Ar. M.S. Negi  
B. Arch. FIIA, FIV  
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Office:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

Plot No. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEH

April 19, 2022  
MSN/Val-0195/22-23

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The Branch Manager, Punjab National Bank, Vikas Nagar Branch

**Subject :- Valuation report of Property (Shop Only) of Sh. Alok Bansal- S/o Sh. Jivan Lal Bansal**

This is to certify that immovable property (Shop Only) belongs in the Name of Sh. Alok Bansal S/o Sh. Lal Bansal, R/o House No.80, Enfield Grant, Opp. Santoshi Mata Mandir, Mauza- Babugarh, Pargana

Dehwadoon Tehsil Vikas Nagar Distt. Dehradun Uttarakhand  
The aforesaid property is situated at Ward No.-11, Mauza- Rasoolpur, Near Indian Oil Petrol Pump, Pargana

Dehwadoon, Tehsil-Vikas Nagar, Distt.-Dehradun, Uttarakhand.

Particulars of the aforesaid Shop Only are as follows-

- The aforesaid Shop Only is situated in Khasara No. 2191
- The total shop area is 23.14 Sqm. .

Shop status is Commercial Use with fully ownership title as per shop documents

Property is registered in the name of Sh. Alok Bansal S/o Sh. Jivan Lal Bansal in Bahi No. 1 Zild 2090 On

Plot no. 93 to 112 on Serial No.8210 on Dated 13/10/2016 as per registered sale deed.

Fair Market Value & Realizable Value of the Property is given below as follows.

<b>Fair Market Value of Property (Shop Only)</b>	<b>₹ 1966900.00</b>
Rupees Nineteen Lacs Sixty Six Thousand Nine Hundred Only.	
<b>Realizable Value of Property (Shop Only)</b>	<b>₹ 1770210.00</b>
Rupees Seventeen Lacs Seventy Thousand Two Hundred Ten Only.	
<b>Force Sale Value of Property (Shop Only)</b>	<b>₹ 1573520.00</b>
Rupees Fifteen Lacs Seventy Three Thousand Five Hundred Twenty Only.	
<b>Realizable Value of Property as per Govt. approved Circle Rate (Shop Only)</b>	<b>₹ 1804920.00</b>
Rupees Eighteen Lacs Four Thousand Nine Hundred Twenty Only.	

It is advised 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 property on April 18, 2022
- My registration with State Chief Commissioner of Income tax is valid as on date.

**Date:** April 19, 2022  
**Place:** Dehradun



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



**FORMAT OF VALUATION REPORT**

(To be used for all properties of value upto Rs. 5 Crores)

**Name & Address of Branch**: **Punjab National Bank ,Vikas Nagar**  
**Branch****Name of Customer (s)/Borrowal Unit**  
(for which valuation report is sought)

: Sh. Alok Bansal- S/o Sh. Jivan Lal Bansal

**1 Customer Details**  
**Name**: Sh. Alok Bansal S/o Sh. Jivan Lal Bansal,  
R/o House No.80, Enfield Grant, Opp.  
Santoshi Mata Mandir, Mauza- Babugarh,  
Pargana Pachhwadon Tehsil Vikas Nagar  
Distt. Dehradun Uttarakhand.**Apl No.**

:

**2 Property Details****Address**: Ward No.- 11, Mauza- Rasoolpur, Near  
Indian Oil Petrol Pump, Pargana  
Pachhwadon, Tehsil-Vikas Nagar , Distt.-  
Dehradun, Uttarakhand.**Near By Land mark**

: Near Indian Oil Petrol Pump

**Google Map**

: Enclosed "Annexure-C"

**Does the land fall in an area included in any Town  
Planning plan of government or any statutory  
bodies**

: Under Nagar Palika

**Independent access to the Property**

: by 13'-0" wide Road from North direction.

**3 Document Details**

Document	Yes/No	Name of Approving Authority & Approval No.
Layout Plan :	No	Not provided by Owner
Building Plan :	No	
Construction Permission :	No	-
Legal Documents :	Yes	-

**List of Documents :** Registered Sale deed**4 Physical Details****Adjoining Properties****East Side****West Side****North Side****South Side****As per Sale deed :-**: Land of Humayun  
: Land of Bilal  
: 4.80 Mtr Wide road  
: Property of Sh. Sandhu

Residual age of the property

: 67 years

Type of structure

: RCC Framed

### Tenure/Occupancy Details

Status of Tenure (Owned/Rented)

: Owned

No of years of Occupancy

: As per Registered Sale deed

Relationship of tenant or owner

: Owner

### 6 Stage of Construction

Stage of Construction

: Complete

Under Construction/Completed

: Complete

If under construction, extent of completion

: Complete

### 7 Violations if any observed

: No

Nature and extent of violation

: No

### 8 Area Details of the Property

Site Area

: 23.14 Sq.m.

Plinth Area

: 23.14 Sq.m.

Carpet Area

: 19.67 Sq.m.

Saleable Area

: 23.14 Sq.m.

Remarks

The property is situated at Ward No.-11, Mauza- Rasoolpur, Near Indian Oil Petrol Pump, Pargana Pachhwadon. The aforesaid property situated in 50 Mtr (approx) distance from Chakrata Road. The said property is One side open which is connected by 13'-0" wide Road from North direction. The shape of the property is regular.

### 9 Valuation

- i. Mention the value as per Government Approved Rates also

Rs. 1804920.00

- ii. In Case of variation of 20% or more in the valuation proposed by the Guideline value provided in the State Govt. notification of Income Tax Gazette Justification on variation has to be given.

The market rate are more then the circle rate because the locality of area is used for commercial.





### Summary of Valuation

Guideline value			
a. Shop : $\text{Rs. } (23.14.00 \text{ Sqm.} \times \text{Rs. } 78000/-)$	:	₹	1804920.00
b. Building :	:	₹	0.00
ii. Fair Market Value	:	₹	1966900.00
iii. Realizable Value	:	₹	1770210.00
iv. Forced/Distress Sale value	:	₹	1573520.00

### 10 Assumptions/ Remarks

- Qualifications in TIR/ Mitigation suggested, if
- any :
  - Property is SARFAESI compliant:: Y/N : Yes
  - Whether property belongs to social infrastructure like hospital, school, old age home etc. : No
  - Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged. : As per owner not mortgaged
  - Details of last two transactions in the locality/area to be provided, if available. : Not Available
  - Any other aspect which has relevance on the value or marketability of the property. : As per under

As per the Govt. approved circle rates, Rs. 78000/- per Sq.m. for Commercial land in this locality, The aforesaid property situated in 50 Mtr (approx) distance from Chakrata Road. The said property is One side open which is connected by 13'-0" wide Road from North direction. The market rate are higher than Govt. approved circle rates, because it depends upon the shape, size, approaching from main road, market trends, surrounding developments & future potential. So it is good for Commercial type of activities. The above factors appreciate the rates of the property.

### 11 Declaration

- The property was inspected by the undersigned on ..... April 18, 2022
- The undersigned does not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge.
- I have submitted valuation report directly to the Bank.

### 12 Name address & signature of valuer with Wealth Tax Registration No.

Date of Valuation April 19, 2022



Ar. M.S. Negi  
(Reg.No. 44/2008-9)

13 Enclosures Documents & Photographs (Geo-stamping with date etc.)

: Annexures Enclosed

# CALCULATION FOR VALUATION OF IMMOVABLE PROPERTY

## SECTION:

As per the requirements of owner/branch manager, the valuation of said property made. The information filled in valuation report are on the basis of property document submitted and information provided by the owner. I worked out the value as per the prevailing/ Govt. Apprd. circle rates & Market rates of the locality.

## LOCAL DETAILS:

### A) SHOP:-

Total Shop area = 23.14 Sqm. (as per shop documents)

As per Distt. Collector circle rate Dehradun dated 14 January 2020 of the aforesaid property situated in Rasulpur Jivangarh & 50 Mtr (approx) distance from Chakrata Road and having govt. circle rate @Rs.78000.00/- per sq.m for Commercial Land of the given locality/area.

Hence shop value = ( 23.14 x 78000/- )

₹ 1804920.00

### Fair Market Value of shop, mainly depends upon:-

# its shape, Size and Surroundings.

# Its approach conditions.

# Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 78000/- per Sq.m. for Commercial land in this locality. The aforesaid property situated in 50 Mtr (approx) distance from Chakrata Road. The said property is One side open which is connected by 13'-0" wide Road from North direction. The market rate are higher than Govt. approved circle rates, because it depends upon the shape, size, approaching from main road, market trends, surrounding developments & future potential. So it is good for Commercial type of activities. The above factors appreciate the rates of the property.

### Therefore shop has good Realizable value.

Based on above mentioned observation:-

Rate of the locality varies from @ Rs. 85000/- to 90000/- Sqm.

Therefore considering the realizable market Rate @ Rs. 85000/-Sqm. for valuation purpose.

**Fair Market Value of Property (Shop)** = ( 23.14 X 85000 )

₹ 1966900.00

**Fair Market Value of Property (Shop Only)** ₹ 1966900.00

₹ 1966900.00

Rupees Nineteen Lacs Sixty Six Thousand Nine Hundred Only.

**Realizable Value of Property (Shop Only)** ₹ 1770210.00

Rupees Seventeen Lacs Seventy Thousand Two Hundred Ten Only.

**Force Sale Value of Property (Shop Only)** ₹ 1573520.00

Rupees Fifteen Lacs Seventy Three Thousand Five Hundred Twenty Only.

Note:

- 1 The entire property is under the possessions of Owners.
- 2 The above report is issued on the basis of the information made by the owner.



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

Date- April 19, 2022  
Place- Dehradun



# CIRCLE RATE

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C	11	शिमला बाईपास रोड पर फारेस्ट बैरियर तिरपपुर की सीमा से प्राथमिक विद्यालय छोटे डुर से फारेस्ट बैरियर समावाला मेहनीपुर बड़ीपुर की सीमा तक	180	4800	4400	18500	62400	57300	12000	10000
	1	हरबटपुर में चौक से सड़क के तारों ओर 100 मीटर की दूरी के अन्तर्गत	--	14000	--	28000	78500	72500	12000	10000
D	1	विकासनगर में मण्डी चौक से डाकपाथर रोड तक सड़क के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
	2	विकासनगर में डाकपाथर जाने वाली सड़क से चकराता रोड पर पुराना सिनेमा हाल तक सड़क के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
E	3	विकासनगर में चकराता रोड पर पुराना सिनेमा हाल से विकासनगर तहसील सीमा तक मुख्य मार्ग चकराता रोड के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
	4	विकासनगर में लेमन की पुलिया से पुरानी बुनी तक चकराता रोड के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
6	5	विकासनगर में पुरानी चुगी से मण्डी चौक तक सड़क के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
	1	हरबटपुर में चौक से 100 मीटर के बाद विकासनगर जाने वाली सड़क पर लेमन की पुलिया तक सड़क के दोनों ओर	300	8200	7100	22200	76000	70000	12000	10000
	2	विकासनगर में चकराता रोड से 350 मीटर के बाद उपासना टाकीज सिनेमा गली तक सड़क के दोनों ओर	--	8200	7100	22200	76000	70000	12000	10000
	3	विकासनगर में चकराता रोड से 350 मीटर के बाद अस्पताल रोड पर बाईपास तक सड़क के दोनों ओर	--	8200	7100	22200	76000	70000	12000	10000
	4	हरबटपुर में चौक से 100 मीटर के बाद जूनेयर हाई स्कूल तक सड़क के दोनों ओर	300	8200	7100	22200	76000	70000	12000	10000
	5	हरबटपुर में चौक से 100 मीटर के बाद सहारनपुर रोड पर फतेहपुर की सीमा तक सड़क के दोनों ओर	300	8200	7100	22200	76000	70000	12000	10000
	6	हरबटपुर में चौक से 100 मीटर के बाद	300	8200	7100	22200	76000	70000	12000	10000

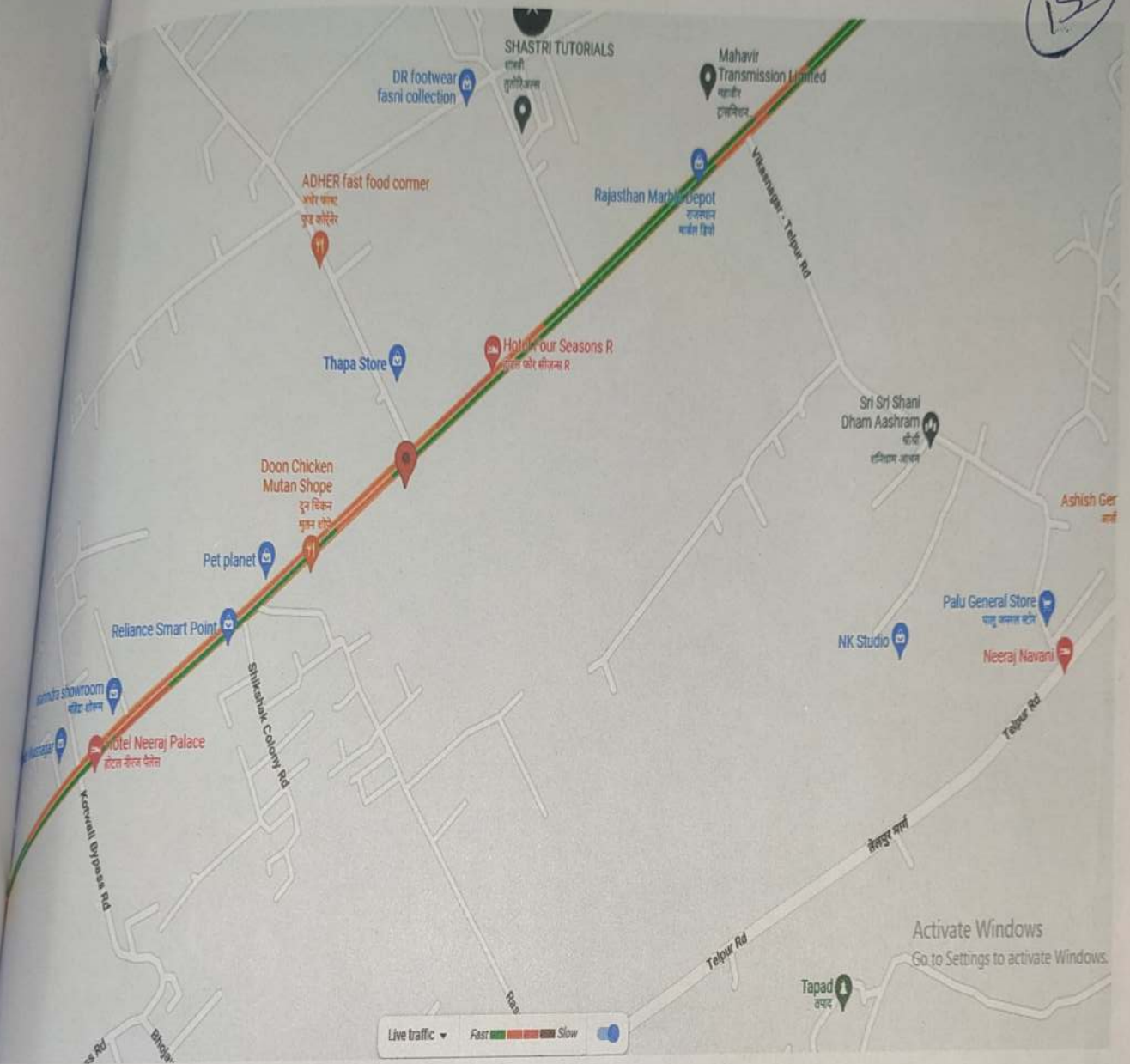
(वीर सिंह बुनियाल)

अगर लिखना चाहें (विभा एच सार्वजनिक)

दहरदून

# LOCATION PLAN

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*[Handwritten Signature]*

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

April 19, 2022  
Dehradun



30.4768908, 77.7874222



Date- April 19, 2022



Ar. M.S NEGI



# SITE PHOTOGRAPHS

(151)



Front View Of the Property



View of Property Showing Approach Road



Ar. M.S. NEGI  
Signature and seal of  
Registered Valuer 10/10



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## CERTIFICATE

Krishan Swaroop Saini

Advocate

Chamber Tehsil Parisar Tehsil  
Vikasnagar

Ph.No. 9412152108, 9258547218

REFERENCE NO.  
ENTRY SERIAL NO.

/REGISTER NO.

OF YEAR 2019

ANNEXURE -V

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. 816 bearing Aabadi Khasra no. 3969 (old Khasra no 2191 min) area 249 sq. ft. i.e. 23.14 sq. mtr. or 0.0023 hect. **Situated at Mauja** Rasoolpur Pargan: Pachhwadon Tehsil Vikasnagar District Dehradun.

Bounded and butted as under :-

East : Land of Humayun, side measuring 24.9'

West : Land of Shri Bilal, side measuring 24.9'

North: 4.80 mtr. wide road, side measuring 10'.

South: Property of Shri Sandhu, side measuring 10'

**Position :** As per sale deed.

**Belonging to** Shri Alok Bansal S/o Shri Jeevan Lal 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- Certified copy of G.P.A. dt. 17.8.2015

2- Certified copy of sale deed dt. 13.10.2016, 4.12.2015, 26.6.1992.

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The search report of which is annexed hereto, conducted by me, for the period from 1.1.2003 to 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 as 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 Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun has a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

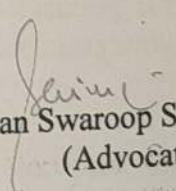
The valid mortgage can be created by deposit of the following original title deed the said title deed is original and genuine and is not duplicate or fake as observed by me –

1. Original Sale deed dated 13.10.2016 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar at Bhai no. 1 Jild 2090 Page 93-112 D.no. 8210 dated 13.10.2016 executed by Shri Furkaan S/o Shri Alla Rakkha R/o village Dhakrani Tehsil Vikasnagar Distt. Dehradun in favour of Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.
2. Original sale deed dated 4.12.2015 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar Dehradun at Bhai no. I, Jild 1536 Page 187-212, D. no. 11032 dated 4.12.2015 executed by Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar through her G.P.A. Shri Baljeet Singh S/o Sardar Harbhajan Singh Kochar both R/o ward no.1 Vikasnagar Tehsil 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 1<sup>st</sup> Vikasnagar.
- 6- Search Receipt of Sub-Registrar 2<sup>nd</sup> Vikasnagar.
- 7- Certified copy of G.P.A. dt. 17.8.2015
- 8- Farad Mutabikat
- 9- Certified copy of sale deed dt. 13.10.2016, 4.12.2015, 26.6.1992.
- 10- Aabadi khata no. 816 (1410-1415 fasli)
- 11- Certified copy of Khata no. 575 (according to 1398-1403 fasli)
- 12- Affidavit of Borrower .

  
Krishan Swaroop Saini  
(Advocate)



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**ANNEXURE- IV**

**SPECIAL REPORT ON TITLE**

:- Land situated at Rasoolpur (within Nagar Palika Parishad) Tehsil Vikasnagar Pargana Pachhwadoon Distt. Dehradun.

Belonging to Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>A. <u>PARTICULARES</u></b>	
1- Name of the Borrower with address :	Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.
2- Name of the person offering Mortgage With parentage / constitution and address:	Shri Alok Bansal S/o Shri Jeevan Lal 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><b>As per sale deed :-</b> Land recorded under Khata no. 816 bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 249 sq. ft. i.e. 23.14 sq. mtr. or 0.0023 hect. <b>Situated at Mauja</b> Rasoolpur Pargana Pachhwadoon Tehsil Vikasnagar District Dehradun.</p> <p><b>Bounded and butted as under :-</b> East : Land of Humayun, side measuring 24.9' West : Land of Shri Bilal, side measuring 24.9' North: 4.80 mtr. wide road, side measuring 10'. South: Property of Shri Sandhu, side measuring 10' <b>Position : As per sale deed.</b></p> <p><b>Present Position :</b> Aabadi land recorded under Khata no. 816 (according to 1410-1415 fasli) bearing khasra no. 3969 area 23.14 sq. mtr. <b>Situated at Mauja</b> Rasoolpur (<b>within Nagar Palika Parishad</b>) Pargana Pachhwadoon Tehsil Vikasnagar District Dehradun.</p> <p><b>Bounded and butted as under :-</b> East : Land of Humayun, side measuring 24.9' West : Land of Shri Bilal, side measuring 24.9' North: 4.80 mtr. wide road, side measuring 10'. South: Property of Shri Sandhu, side measuring 10' <b>Position : As told by the borrower.</b></p>

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**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)

1. Original Sale deed dated 13.10.2016 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar at Bhai no. 1 Jild 2090 Page 93-112 D.no. 8210 dated 13.10.2016 executed by Shri Furkaan S/o Shri Alla Rakkha R/o village Dhakrani Tehsil Vikasnagar Distt. Dehradun in favour of Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

2. Original sale deed dated 4.12.2015 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar Dehradun at Bhai no. I, Jild 1536 Page 187-212, D. no. 11032 dated 4.12.2015 executed by Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar through her G.P.A. Shri Baljeet Singh S/o Sardar Harbhajan Singh Kochar both R/o ward no.1 Vikasnagar Tehsil 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

Yes

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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?

No, the land is Abadi land.

8- 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?

No

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).

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 Utrakhand for the purchase of a property Situated within Nagar Nigam, Nagar Palika Parishad, Nagar Panchayat and Cantonment Board.

Yes

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?

Land has been purchased.

13- Whether the property is ancestral/ or under joint ownership or the minor is

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having interest in the property ? if so, its effect thereof.	
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
16- In case of leasehold property whether permission/ NOC from 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	NA



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to the bank while submitting the  
certificate of title Investigation).

DATE : 13.11.18  
PLACE :- Vikasnagar

(K.S.Saini)  
Advocate

NEC

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Annexure - VB**SEARCH REPORT**

Account .....

BO :- Vikasnagar

**Search report relates to searches made in :-**

- a) Sub Registrar Office. Vikasnagar  
 b) Registrar of Companies . N.A.  
 c) Court. No.  
 d) Other office . NA  
     a) Office of the Co-operative Society. N.A.  
     b) .....Development Authority.  
         (DDA/HUDA/and the like) No.  
 e) Any other documents  
     i) Receipt of payment of Municipal Taxes etc.

- 1- Sub Registrar / Registrar of Assurance office NA.  
 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 11.11.2003 for the period from 1.1.2006 to 11.11.2019 at the following Sub registrar / office:-  
 a) Sub-Registrar 1<sup>st</sup> Vikasnagar  
 b) Sub-Registrar 2<sup>nd</sup> Vikasnagar .

The search report disclosed the following encumbrances :-

No

- 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 <sup>st</sup> Vikasnagar	11.11.2019	No encumbrances
Sub-Registrar 2 <sup>nd</sup> Vikasnagar	11.10.2019	

*Saini*  
 Saini



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A study of the following documents disclosed :

Details of documents perused	Information
1. Certified copy of G.P.A. dt. 17.8.2015 2. Original sale deed dt. 13.10.2016, 4.12.2015 3. Aabadi khata no. 816 (1410-1415 fasli)	No encumbrances.

Defects noticed are indicated in the Certificate given by me.

.....  
Advocate

(50)

## CHAIN OF TITLE

To,  
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. 816 bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 249 sq. ft. i.e. 23.14 sq. mtr. or 0.0023 hect. **Situated at Mauja Rasoolpur Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.**

Bounded and butted as under :-

East : Land of Humayun, side measuring 24.9'

West : Land of Shri Bilal, side measuring 24.9'

North : 4.80 mtr. wide road, side measuring 10'.

South : Property of Shri Sandhu, side measuring 10'

**Position :** As per sale deed.

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

Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.

### TITLE VERIFICATION

#### **History of Property**

Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun has purchased the above said land/ property by virtue of Sale deed dated 13.10.2016 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar at Bhai no. 1 Jild 2090 Page 93-112 D. no. 8210 dated 13.10.2016 from Shri Furkaan S/o Shri Alla Rakkha R/o village Dhakrani Tehsil Vikasnagar Distt. Dehradun.

Earlier Shri Furkaan S/o Shri Alla Rakkha R/o village Dhakrani Tehsil Vikasnagar Distt. Dehradun had purchased the above said land/ property by virtue of sale deed dated 4.12.2015 which is duly registered in the office of Sub-Registrar 2<sup>nd</sup> Vikasnagar Distt. Dehradun at Bhai no. I, Jild 1536 Page 187-212, D. no. 11032 dated 4.12.2015 from Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar through her G.P.A. Shri Baljeet Singh S/o Sardar Harbhajan Singh Kochar both R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun.

Earlier Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun had executed a G.P.A. dt. 17.8.2015 which is duly registered in the office of Sub-Registrar 1<sup>st</sup> Vikasnagar Dehradun at Bhai no. IV, Jild 130 Page 389-404, D. no. 147 dated

*Signature*



17.8.2015 in favour of Shri Baljeet Singh S/o Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun.

Earlier Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun had purchased the above said land /property by virtue of sale deed dated 22.6.1992 which is duly registered in the office of Sub-Registrar Dehradun at Bhai no. I, Jild 120 Page 699-712, D. no. 4458 dated 26.6.1992 from Shri Chandra Kumar Sahni S/o Late Lala Ramchandra Sahni R/o Punjabi Colony Vikasnagar Tehsil Vikasnagar Distt. Dehradun.

The name of Smt. Mahendra Kaur W/o Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun was recorded in the revenue records of village Anefield Grant Tehsil Vikasnagar Distt. Dehradun vide order of S.N.T. (V). case no. 1405 dt. 10.6.1993 on khata no. 575 in the fasli year of 1398-1403 fasli. (After bandobasti process Mauja Anefield Grant divided into five small villages Rasoolpur is one of them)

Earlier Shri Chandra Kumar Sahni S/o Late Lala Ramchandra Sahni R/o Punjabi Colony Vikasnagar Tehsil Vikasnagar Distt. Dehradun was the recorded Sankramaniya Bhumidher with transferable rights under category 1 k since 1390 fasli

Thus on the basis of above documents the title of Shri Alok Bansal S/o Shri Jeevan Lal 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.

#### 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. Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun is the absolute owner of the above said land. No adverse entry has found during the course of inspection. The present owner has all transferable rights over this land and the land/property is free from all sorts of encumbrances. His title is perfectly clear and marketable.

Date : 13.11.19

Your's faithfully

K.S.Saini  
(Advocate)

# AFFIDAVIT

**BEFORE :-The Branch Manager, Punjab National Bank, Vikasnagar Branch Distt. Dehradun.**

**Affidavit of :- Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.**

.....Deponent

I, the above name deponent do hereby take oath and solemnly affirm as hereunder :-

1. The name and address of the deponent is true and correct.
2. That the deponent is the owner and exclusive possession of the property given in Schedule hereunder and no other person has any share or right in the said property.
3. That the deponent has not created any mortgage, charges or encumbrances on the property described in schedule. The said property is free from all charges, liens, claim, demands and encumbrances. No adverse claims of any kind exists against the schedule property. The deponent has not received any notice of any intended or compulsory acquisition of the said property.
4. That the deponent has also not received any notice or information and the said property is not received for any particular purpose either form the State Govt. or Central Govt. or any public sector, Corporation of Society.
5. That the schedule land is not subject matter of legal proceedings. There is no attachment before or after any judgment pertaining to the said property.
6. That the deponent has not entered into agreement or received any advance for sale of the said property form any one.
7. That the deponent also agrees to make all necessary declaration/undertakings as Bank may demand.

## SCHEDULE OF PROPERTY

**As per sale deed :-** Land recorded under Khata no. 816 bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 249 sq. ft. i.e. 23.14 sq. mtr. or 0.0023 hect. **Situated at Mauja** Rasoolpur Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.

**Bounded and butted as under :-**

East : Land of Humayun, side measuring 24.9'  
 West : Land of Shri Bilal, side measuring 24.9'  
 North: 4.80 mtr. wide road, side measuring 10'.  
 South: Property of Shri Sandhu, side measuring 10'  
**Position : As per sale deed.**

**Present Position :** Aabadi land recorded under Khata no. 816 bearing Aabadi Khasra no. 3969 area 23.14 sq. mtr. **Situated at Mauja** Rasoolpur (within Nagar Palika Parishad) Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.

**Bounded and butted as under :-**

East : Land of Humayun, side measuring 24.9'  
 West : Land of Shri Bilal, side measuring 24.9'  
 North: 4.80 mtr. wide road, side measuring 10'.



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South: Property of Shri Sandhu, side measuring 10'  
Position : As told by the borrower.

.....Deponent

Verification

I, the above named deponent do hereby verify that the contents of the above affidavit from para no 1 to 10 are true and schedule of the property is true to our personal knowledge and belief.

Verified on this Date

.....Deponent



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

Certificate No.

: IN-UK079173911564960

Certificate Issued Date

: 13-Oct-2016 03:10 PM

Account Reference

: NONACC (SV)/ uk1210604/ VIKAS NAGAR/ UK-DH

Unique Doc. Reference

: SUBIN-UKUK1210604157269239572500

Purchased by

: ALOK BANSAL

Description of Document

: Article 23 Conveyance

Property Description

: KHATA NO 00816 ABADI KHASRA NO 3969 OLD KHASRA 2191  
MIN AREA 23.14 SQ MT MAUJA RASOOLPUR VIKASNAGAR

Consideration Price (Rs.)

: 2,37,000  
(Two Lakh Thirty Seven Thousand only)

First Party

: FURKAAN

Second Party

: ALOK BANSAL

Stamp Duty Paid By

: ALOK BANSAL

Stamp Duty Amount(Rs.)

: 11,900  
(Eleven Thousand Nine Hundred only)

शामिल सं.....

रजिस्ट्रार

स्टाम्प विभाग

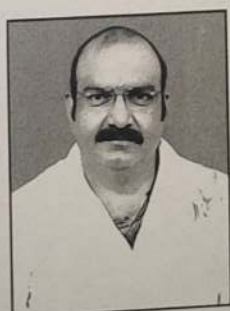
विकासनगर, जिला देहरादून



eStamp Locked & Verified

Signature

Please write or type below this line



0000679690



कार्यालय जिलाधिकारी देहरादून/जिला निबंधक देहरादून के पत्रांक  
273/मु0नि0लि0/2015 दिनांक 19 अगस्त 2015 यथासंशोधित पत्रांक संख्या  
190/मु0नि0लि0/2015 दिनांक 21 अगस्त 2015 के अनुपालन में।

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उपनिबंधक कार्यालय विकासनगर में पंजीकरण हेतु प्राप्त विलेखों में  
अन्तरित भूमि/सम्पत्ति का स्थल फोटोग्राफ निष्पादित विलेख के दिनांक  
सहित 13/10/2016

मौजा - 45/1/5

परगना - पछवादून, तहसील विकासनगर, जनपद देहरादून

खसरा नं०- 3969

रकबा- 23.14 का/म/र

अन्तरित भूमि/सम्पत्ति का स्थल फोटोग्राफ



सत्यापित

42/1/5

विक्रेता का नाम हस्ताक्षर  
दिनांक सहित

सत्यापित

Alek Singh

क्रेता का नाम हस्ताक्षर  
दिनांक सहित

(21)

## विक्रय - पत्र

( वांछित - विवरण )

विक्रय मूल्य	-	2,37,000 / -रुपये
बाजारी मूल्य	-	2,37,000 / -रुपये
ई स्टाम्प की संख्या	-	IN-UK079173911564960
ई स्टाम्प शुल्क	-	11900 / -रुपये
व्यवसायिक सर्किल रेट	-	10200 / -रु0 प्रति वर्गमीटर पृष्ठ 2 के क्रम सं0-3सी/3 (5)
स्थित मौजा	-	रसूलपुर
मुख्य चकराता रोड़ से दूरी	-	50 मीटर के अन्तर्गत
कुल रकबा	-	23.14 वर्गमीटर
विक्रेता का नाम	-	श्री फुरकान पुत्र श्री अल्ला रख्खा निवासी- ग्राम ढकरानी, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। ID No. NRB0010686
क्रेता के नाम	-	श्री आलोक बंसल पुत्र श्री जीवनलाल बंसल निवासी- एनफील्ड लाईन विकासनगर, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। ID DL No. UK-1620150006201

रचयिता : राजेन्द्र सिंह डोगरा, एडवोकेट, विकासनगर

42/9/17

Ala Bansi



अतः एतद्वारा मुझ उपरोक्त विक्रेता ने 2,37,000/- रुपये (दो लाख सैंतीस 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 का मालिक, स्वामी, अध्यासी हो गया है।

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

- 1 :- यह कि, विक्रेता ने क्रेता से विक्रय मूल्य/प्रतिफल राशि 2,37,000/- रुपये (दो लाख सैंतीस हजार रुपये) चैक सं0-195126 पंजाब नैशनल बैंक शाखा विकासनगर दिनांक 13.10.2016 के द्वारा प्राप्त कर लिये हैं। जिसकी प्राप्ति की अभिस्वीकृति विक्रेता उपनिबन्धक विकासनगर, देहरादून के समक्ष स्वीकार करता हैं। 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, समनुदेशिनी आदि सभी सम्मिलित है तथा यह विक्रय पत्र उन पर सदैव बन्धनकारी होगा।
- 4 :- यह कि, क्रेता को यह अधिकार होगा कि क्रेता अपनी स्वेच्छानुसार भूमि का उपयोग करे, उपभोग करे, निर्माण कार्य करे, निवास करे, दान करें, वसीयत करें, व्यवसाय करें, बंधक रखें, ऋण लें, 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 हो गये हैं।
- 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।

2/10/16  
 [Signature]



- 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, क्रेता 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 विक्रीत भूमि किसी धार्मिक संस्था या ट्रस्ट की नहीं है तथा इस भूमि के सम्बन्ध में किसी भी न्यायालय में कोई वाद योजित/लम्बित अथवा विचाराधीन नहीं है।
- 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 50 मीटर की दूरी के अन्तर्गत नगर पालिका परिषद विकासनगर की सीमा से बाहर तथा पुराने सिनेमा हॉल से तहसील सीमा तक के क्षेत्र के मध्य में स्थित है।
- 3 :- यह कि, विक्रीत भूमि जिसका व्यवसायिक सर्किल रेट 10200/-रुपये प्रति वर्गमीटर की दर से विक्रीत भूमि का बाजारी मूल्यांकन 2,37,000/-रुपये निर्धारित होता है। जिस पर नियमानुसार 5% की दर से स्टाम्प शुल्क रुपये 11900/- 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 दोनों भारतीय नागरिक हैं।
- 9 :- यह कि क्रेता के नाम उत्तराखण्ड राज्य में अपनी निजी काश्त की भूमि है। जो दिनांक 12-9-2003 से पूर्व की 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।
- 10 :- यह कि विक्रेता ने क्रेता की तथा क्रेता ने विक्रेता की शिनाख्त की है तथा गवाहों द्वारा दोनों विक्रेता एवं क्रेता की शिनाख्त की गयी है, तथा फोटो 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"।

29/07

Shah



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- 12 :- यह कि विक्रीत भूमि में रास्ता 5 मीटर से कम चौड़ा है।
- 13 :- यह कि विक्रीत भूमि टिहरी बांध परियोजना के अन्तर्गत वाली भूमि नहीं है।
- 14 :- यह कि विक्रीत भूमि मय सर्वाधिकार व सुखाधिकार सहित विक्रय की जा रही है।

### विवरण विक्रीत भूमि

खाता खतौनी सं०- 816 में, आबादी भूमि खसरा नं०- 3969 (पुराना खसरा नं०-2191 मि०) रकबा 249 वर्गफीट अर्थात् 23.14 वर्गमीटर यानि 0.0023 है० स्थित मौजा- रसूलपुर, परगना पछवाडून, तहसील विकासनगर, जिला देहरादून, जिसकी सीमायें व नाप निम्न प्रकार से हैं :-

पूरब में	:-	भूमि हुमायूं, सीमा में नाप- 24.9'
पश्चिम में	:-	भूमि श्री बिलाल, सीमा में नाप- 24.9'
उत्तर में	:-	4.80 मीटर चौड़ा रास्ता, सीमा में नाप- 10'
दक्षिण में	:-	सम्पत्ति श्री सन्धू, सीमा में नाप- 10'

### 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।

24/11

Alor Bani

(17)

अतः यह विक्रय विलेख आज दिनांक 13-10-2016 को स्थान तहसील विकासनगर, जिला देहरादून में अंकित कर दिया गया है ताकि सनद रहे वक्त जरूरत काम आवे।

रजिस्ट्रेशन अधिनियम 1908 की धारा 32-ए के अनुपालन हेतु फिंगर प्रिंट्स

दांये हाथ (Right Hand) की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



बांये हाथ (Left Hand) की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



ह0 विक्रेता.....

*29/10/16*

दांये हाथ (Right Hand) की अंगुलियों के चिन्ह

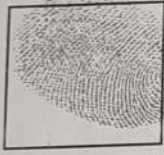
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



बांये हाथ (Left Hand) की अंगुलियों के चिन्ह

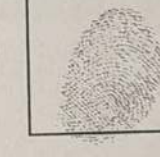
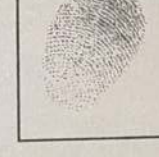
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



ह0 क्रेता.....

*29/10/16*

साक्षी :-

1.....

*Bukta*

PAN-ALRPG7758D

श्री जितेन्द्र गुप्ता पुत्र श्री भगवान दास गुप्ता  
निवासी- सहारनपुर रोड़, हरबर्टपुर,  
तहसील विकासनगर, जिला देहरादून।

साक्षी :-

2.....

*29/10/16*

ID DL No. UA-0720100139540

श्री योगेन्द्र पुत्र श्री मदन लाल  
निवासी- 145 वार्ड न0-1 व 2 हरबर्टपुर  
तहसील विकासनगर, जिला देहरादून।

(रचयिता : राजेन्द्र सिंह डोमरा, एडवोकेट, विकासनगर)

कम्यूटरीकृत द्वारा विक्रेता सिंह चौहान, विकासनगर,

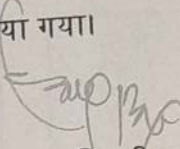
*29/10/16*

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बही संख्या 1 जिल्द 2,090 के पृष्ठ 93 से 112 पर क्रमांक 8210

पर आज दिनांक 13 Oct 2016 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, विकासनगर  
द्वितीय

