

VALUATION REPORT

149

Use For Limited Circulation Only

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 ₹ 1579300.00

Rupees Fifteen Lacs Seventy Nine Thousand Three Hundred Only.

Realizable Value of Property ₹ 1421370.00

Rupees Fourteen Lacs Twenty One Thousand Three Hundred Seventy 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,
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Ar. M.S. Negi

B. Arch. FIIA, FIV

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Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

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

April 19, 2022

MSN/Val-0195/22-23

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. Jivan Lal Bansal, R/o House No.80, Enfield Grant, Opp. Santoshi Mata Mandir, Mauza- Babugarh, Pargana Bahadurpur Tehsil Vikas Nagar Distt. Dehradun Uttarakhand

The aforesaid property is situated at Ward No.-11, Mauza- Rasoolpur, Near Indian Oil Petrol Pump, Pargana Bahadurpur 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 18.58 Sqm. .

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

The Property is registered in the name of Sh. Alok Bansal S/o Sh. Jivan Lal Bansal in Bahi No. 1 Zild 2693 On Plot No. 169 to 188 on Serial No. 2447 on Dated 09/04/2018 as per registered sale deed.

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

Fair Market Value of Property (Shop Only)	₹ 1579300.00
Rupees Fifteen Lacs Seventy Nine Thousand Three Hundred Only.	
Realizable Value of Property (Shop Only)	₹ 1421370.00
Rupees Fourteen Lacs Twenty One Thousand Three Hundred Seventy Only.	
Force Sale Value of Property (Shop Only)	₹ 1263440.00
Rupees Twelve Lacs Sixty Three Thousand Four Hundred Fourty Only.	
Realizable Value of Property as per Govt. approved Circle Rate (Shop Only)	₹ 1449240.00
Rupees Fourteen Lacs Fourty Nine Thousand Two Hundred Fourty 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**

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

(for which valuation report is sought)

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 1:-

: Land of Arif
: Land of Purchaser
: 5.10 Mtr wide road
: Land of Sandhu Sardar



East Side : Property of Mohd. Arif
West Side : Property of Owner
North Side : 13 ft. Wide Road
South Side : Property of Mr. Sandhu

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Dimension of the property

Property 1. As per Sale Deed
East Side : 20'-0"
West Side : 20'-0"
North Side : 10'-0"
South Side : 10'-0"

As per Actual Site:-
East Side : 20'-0"
West Side : 20'-0"
North Side : 10'-0"
South Side : 10'-0"

Approved Land Use : Commercial
Type of Property (Plotted / Flat) : Shop

	Shop	Hall	Toilets	Pantry
No of Rooms	1	-	-	-

Total No of Floors : One Floor
Floor on which the property is located : Ground Floor
Approx age of the Property : 8 years



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

Nature and extent of violation

: No

: No

8 Area Details of the Property

Site Area

: 18.58 Sq.m.

Plinth Area

: 18.58 Sq.m.

Carpet Area

: 15.79 Sq.m.

Saleable Area

: 18.58 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. 1449240.00

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.

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Summary of Valuation

i.	Guideline value		
	a. Shop : =(18.58.00Sq.m. x Rs.78000/-)		
	b. Building :	₹	1449240.00
ii.	Fair Market Value	₹	0.00
iii.	Realizable Value	₹	1579300.00
iv.	Forced/Distress Sale value	₹	1421370.00
		₹	1263440.00

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.



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

Date of Valuation April 19, 2022

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

: Annexures Enclosed

CALCULATION FOR VALUATION OF IMMOVABLE PROPERTY

ACTION:

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.

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AL DETAILS:

A) SHOP:-
Total Shop area = 18.58 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 = (18.58 x 78000/-)

₹ 1449240.00

Fair Market Value of shop, mainly depends upon:-

- # its shape, Size and Surroundings.
- # Market trends & developments potential.
- # Its approach conditions.

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) = (18.58 X 85000)
₹ 1579300.00

Fair Market Value of Property (Shop Only) ₹ 1579300.00
₹ 1579300.00

Rupees Fifteen Lacs Seventy Nine Thousand Three Hundred Only.

Realizable Value of Property (Shop Only) ₹ 1421370.00

Rupees Fourteen Lacs Twenty One Thousand Three Hundred Seventy Only.

Force Sale Value of Property(Shop Only) ₹ 1263440.00

Rupees Twelve Lacs Sixty Three Thousand Four Hundred Fourty Only.

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.



(Handwritten Signature)

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

CIRCLE RATE

lined firm

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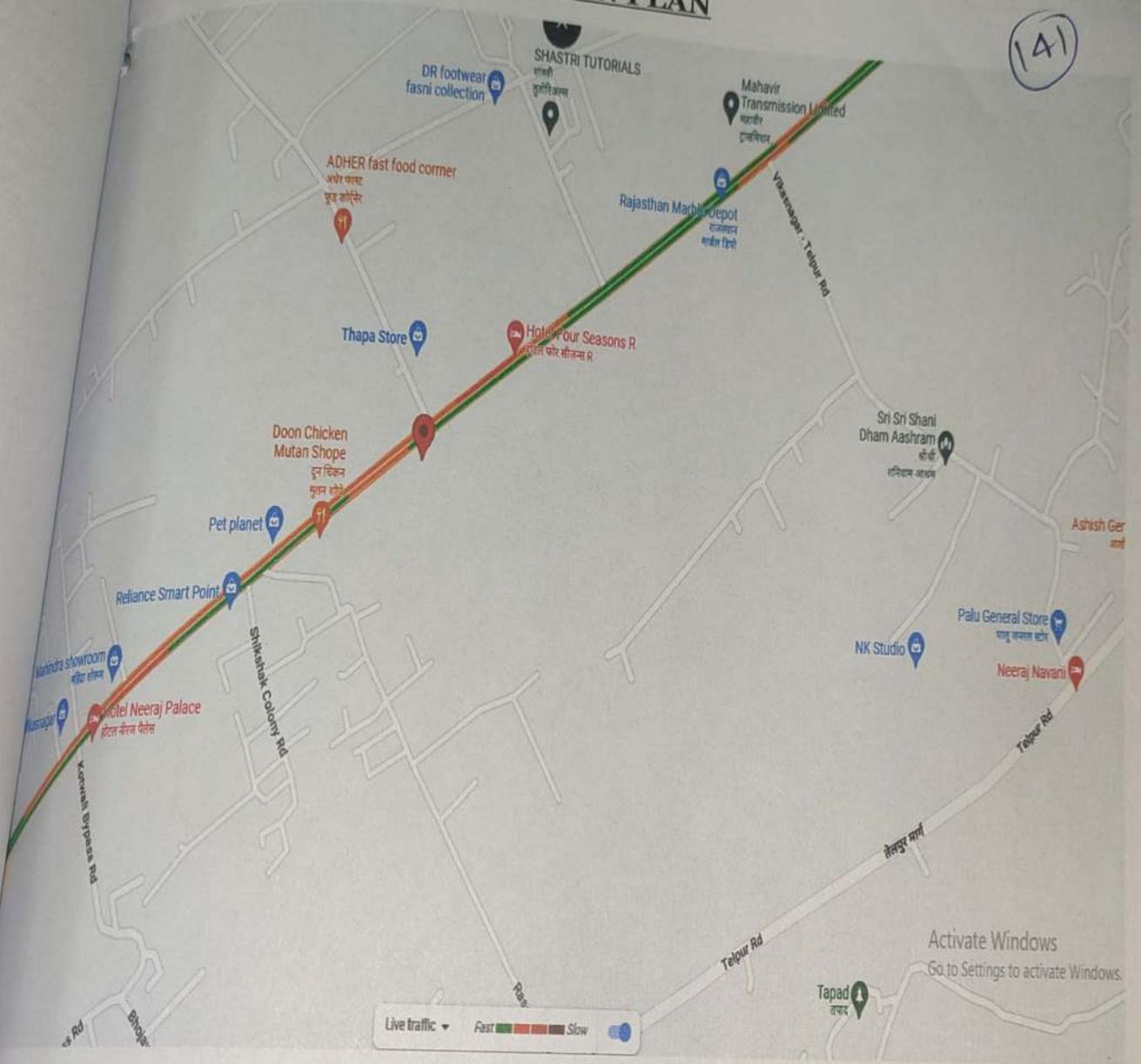
		11	शिमला बाईपास रोड पर फारेस्ट डेविडर लिपरपुर की सीमा से प्राथमिक विद्यालय होते हुए से फारेस्ट डेविडर समावाला मेदनीपुर बटोपर की सीमा तक	180	4800	4400	18800	62400	57300	12000	10000
3	C	1	हरबटपुर में चौक से सड़क के तारों और 100 मीटर की दूरी के अन्तर्गत	--	14000	--	28000	78500	72500	12000	10000
4	D	1	विकासनगर में मण्डी चौक से डाकपत्थर रोड तक सड़क के दोनों ओर	--	9200	8200	23200	78000	72000	12000	10000
		2	विकासनगर में डाकपत्थर जाने वाली सड़क से चकराता रोड पर पुराना सिनेमा हाल तक सड़क के दोनों ओर	--	9200	8200	23200	76000	72000	12000	10000
		3	विकासनगर में चकराता रोड पर पुराना सिनेमा हाल से विकासनगर तहसील सीमा तक मुख्य मार्ग चकराता रोड के दोनों ओर	--	9200	8200	23200	78000	72000	12000	10000
		4	विकासनगर में लेमन की पुलिया से पुरानी चुंगी तक चकराता रोड के दोनों ओर	--	9200	8200	23200	78000	72000	12000	10000
		5	विकासनगर में पुरानी चुंगी से मण्डी चौक तक सड़क के दोनों ओर	--	9200	8200	23200	78000	72000	12000	10000
5	E	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 जूनियर 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

(बीर सिंह बुकियाल)
अपर डिप्टी कमिश्नरी (विा एच सजलर)
दहरादून

Combined Location

LOCATION PLAN

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[Handwritten Signature]

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

April 19, 2022
Dehradun

GOOGLE MAP
30.4768908, 77.7874222

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[Handwritten Signature]

Ar. MS NEGI
Signature and seal of
Registered Valuer

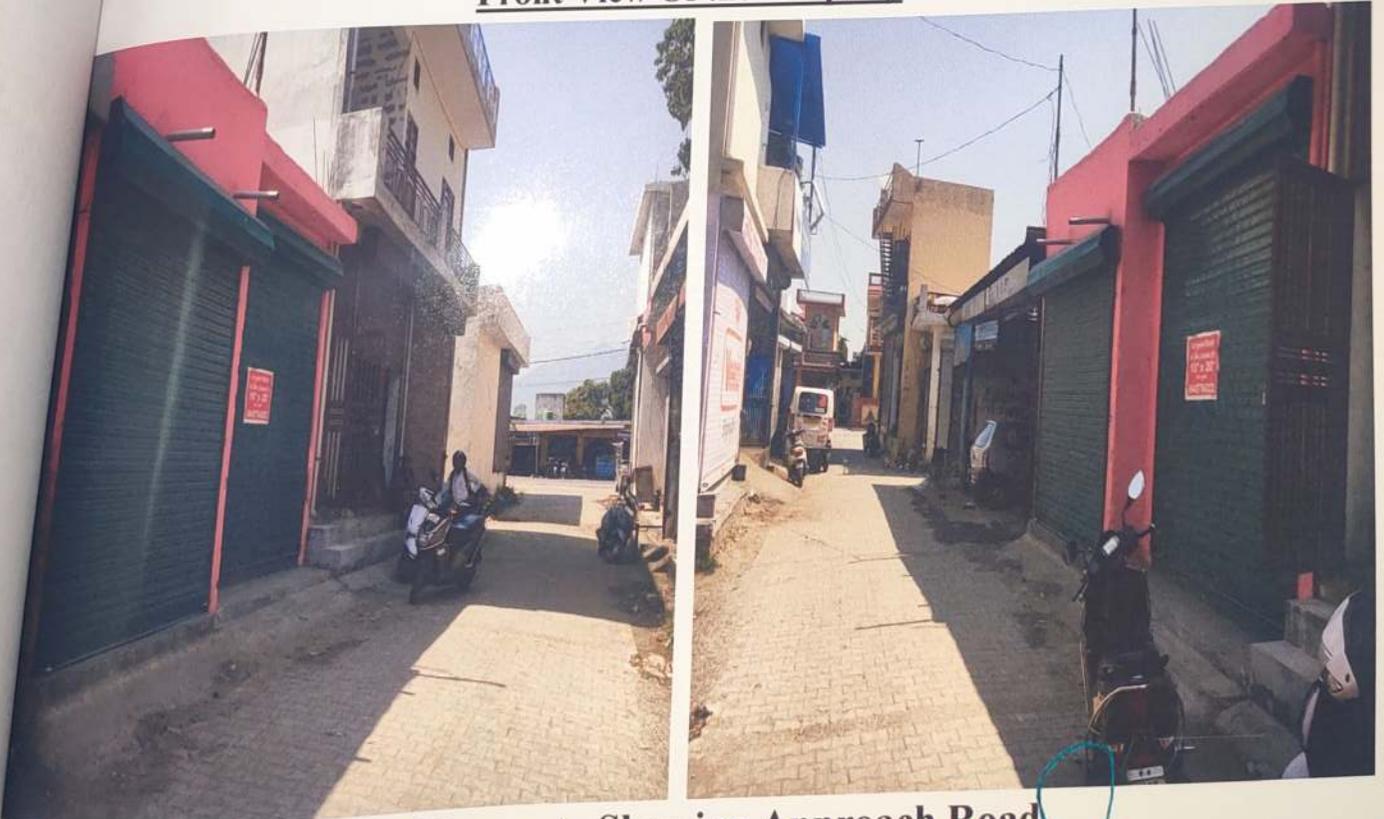
Date- April 19, 2022
Place- Dehradun

SITE PHOTOGRAPHS

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Front View Of the Property



View of Property Showing Approach Road



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

Krishan Swaroop Saini
Advocate

CERTIFICATE

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

REFERENCE NO.
ENTRY SERIAL NO.

/REGISTER NO.

OF YEAR 2019

ANNEXURE -V

To,

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

Date 13.11.19

Opinion on investigation of title and obtaining of search report in respect of :-

As per sale deed :- Land recorded under Khata no. 816 (1410-1415 fasli) bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 200 sq. ft. i.e. 18.58 sq. mtr. or 0.0018 hect. **Situated at Mauja Rasoolpur Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.**

Bounded and butted as under :-

East : Land of Aarif, side measuring 20 ft.

West : Land of Seller, side measuring 20 ft.

North: 5.10 mtr. wide road, side measuring 10'.

South: Land of Shri Sindhu Sardar, side measuring 10 ft.

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- Khata no. 816

2- Certified copy of sale deed dt. 8.6.2015 & 9.4.2018.

Saini

AS

The search report of which is annexed hereto, conducted by me, for the period from 1.1.2005 to 12.11.2019 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.

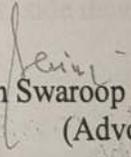
The valid mortgage can be created by deposit of the following original title deed the said title deed is original and genuine and is not duplicate or fake as observed by me –

1. Original Sale deed dated 9.4.2018 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 2693 Page 169-188 D. no. 2447 dated 9.4.2018 executed by Shri Humayun S/o Mohd. Iqbal R/o Pahari Gali 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 8.6.2015 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar Dehradun at Bhai no. I, Jild 1166 Page 367-394, D. no. 5086 dated 8.6.2015 executed by Shri Baljeet Singh Kochar S/o Late Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun in favour of Shri Humayun S/o Mohd. Iqbal R/o Pahari Gali 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
- 1- Annexure V
- 2- Annexure VB
- 3- Chain of Title
- 4- Search Receipt of Sub-Registrar 1st Vikasnagar.
- 5- Search Receipt of Sub-Registrar 2nd Vikasnagar.
- 6- Aabadi Khata no. 816
- 7- Original sale deed dt. 11.8.1987, 9.4.2014, 8.6.2015 & 9.4.2018
- 8- Affidavit of Borrower .


Krishan Swaroop Saini
(Advocate)

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ANNEXURE- IV

SPECIAL REPORT ON TITLE

Reg :- Land situated at Rasoolpur (within Nagar Palika Parishad) Tehsil Vikasnagar Pargana Pachhwadon 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
<p>A. <u>PARTICULARES</u></p> <p>1- Name of the Borrower with address :</p> <p>2- Name of the person offering Mortgage With parentage / constitution and address:</p> <p>3- Details of the property to be mortgaged : As per title deed As per present position.....</p>	<p>Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.</p> <p>Shri Alok Bansal S/o Shri Jeevan Lal Bansal R/o Anefield Line Vikasnagar, Distt. Dehradun.</p> <p>As per sale deed :- Land recorded under Khata no. 816 (1410-1415 fasli) bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 200 sq. ft. i.e. 18.58 sq. mtr. or 0.0018 hect. Situated at Mauja Rasoolpur Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.</p> <p>Bounded and butted as under :- East : Land of Aarif, side measuring 20 ft. West : Land of Seller, side measuring 20 ft. North: 5.10 mtr. wide road, side measuring 10'. South: Land of Shri Sindhu Sardar, side measuring 10 ft.</p> <p>Position : As per sale deed.</p> <p>Present Position : Aabadi land recorded under Khata no. 816 (1410-1415 fasli) bearing Aabadi Khasra no. 3969 area 18.58 sq. mtr. Situated at Mauja Rasoolpur (within Nagar Palika Parishad) Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.</p> <p>Bounded and butted as under :- East : Land of Aarif, side measuring 20 ft. West : Land of Seller, side measuring 20 ft. North: 5.10 mtr. wide road, side measuring 10'. South: Land of Shri Sindhu Sardar, side measuring 10 ft.</p>

(A3)

Position : As per sale deed.
Position : As told by the borrower.

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 9.4.2018 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 2693 Page 169-188 D.no. 2447 dated 9.4.2018 executed by Shri Humayun S/o Mohd. Iqbal R/o Pahari Gali 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 8.6.2015 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar Dehradun at Bhai no. 1, Jild 1166 Page 367-394, D. no. 5086 dated 8.6.2015 executed by Shri Baljeet Singh Kochar S/o Late Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Tehsil Vikasnagar Distt. Dehradun in favour of Shri Humayun S/o Mohd. Iqbal R/o Pahari Gali 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

Saini

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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
8- Whether the property has been mutated in the name of the person offering the mortgage?	No, the land is Abadi land.
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 Utrkhand 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

NEC

Signature

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Land has been purchased.

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

Seenu

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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. No.
(DDA/HUDA/and the like)
- e) Any other documents NA.
 - 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 12.11.2019 for the period from 1.1.2005 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 :-
 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 st Vikasnagar	11.11.2019	No encumbrances
Sub-Registrar 2 nd Vikasnagar	11.11.2019	

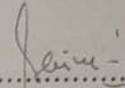
Seem
 Krishna Saini

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6- A study of the following documents disclosed :

Details of documents perused	Information
1. Original sale deed dt. 8.6.2015 & 9.4.2018 2. Aabadi khata no. 816	No encumbrances.

Defects noticed are indicated in the Certificate given by me.


.....
Krishna Advocate
Sri Advocate

NEC

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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 (1410-1415 fasli) bearing Aabadi Khasra no. 3969 (old Khasra no. 2191 min) area 200 sq. ft. i.e. 18.58 sq. mtr. or 0.0018 hect. **Situated at Mauja Rasoolpur** Pargana Pachhwadon Tehsil Vikasnagar District Dehradun.

Bounded and butted as under :-

East : Land of Aarif, side measuring 20 ft.
West : Land of Seller, side measuring 20 ft.
North : 5.10 mtr. wide road, side measuring 10 ft.
South : Land of Shri Sindhu Sardar, side measuring 10 ft.
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 purchased the above said land by virtue of 9.4.2018 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar at Bhai no. 1 Jild 2693 Page 169-188 D. no. 2447 dated 9.4.2018 from Shri Humayun Mohd. Iqbal R/o Pahari Gali Vikasnagar Distt. Dehradun.

Earlier Shri Humayun S/o Mohd. Iqbal R/o Pahari Gali Vikasnagar Distt. Dehradun has purchased above said land by virtue of sale deed dated 8.6.2015 which is duly registered in the office of Registrar 2nd Vikasnagar Dehradun at Bhai no. I, Jild 1166 Page 367-394, D.no. 5086 dated 8.6.2015 from Shri Baljeet Singh Kochar S/o Late Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Distt. Dehradun.

Earlier Shri Baljeet Singh Kochar S/o Late Sardar Harbhajan Singh Kochar R/o ward no.1 Vikasnagar Distt. Dehradun has purchased the above said land by virtue of sale deed dated 9.4.2018 which is duly registered in the office of Sub-Registrar 2nd Vikasnagar Dehradun at Bhai no. I, Jild 2693 Page 169-188 D. no. 2447 dated 9.4.2018 from Shri Humayun Mohd. Iqbal R/o Pahari Gali Vikasnagar Distt. Dehradun.

[Signature]
Kishor Singh
Sub-Registrar
Vikasnagar

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Page 85-104, D. no. 1775 dated 9.4.2014 from Shri Mohan Lal Bajaj S/o Shri Sonuram R/o Main market Vikasnagar Tehsil Vikasnagar Distt. Dehradun.

Earlier Shri Mohan Lal Bajaj S/o Shri Sonuram R/o Main market Vikasnagar Tehsil Vikasnagar Distt. Dehradun has purchased the above said land by virtue of sale deed dated 11.8.1987 which is duly registered in the office of Sub-Registrar Dehradun at Bhai no. I, Jild 2774 Page 109-124, D. no. 7791 dated 20.8.1987 from 1. Shri Devi Singh Pandey & 2. Shri Devi Prasad Pandey both S/o Shri Balkishan Pandey both R/o Rasoolpur Vikasnagar Tehsil Vikasnagar Distt. Dehradun.

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 :

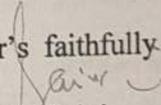
On inspection of the index registers available in the Sub- Registrar no adverse entry has been found regarding the property. Inspection receipt is being filed herewith.

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 property. 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)



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK61314903949454Q
 : 09-Apr-2018 02:19 PM
 : NONACC (SV)/ uk1210404/ VIKAS NAGAR/ UK-DH
 : SUBIN-UKUK121040423616396938030Q
 : Alok Bansal
 : Article 23 Conveyance
 : Mauja Rasoolpur Tehsil Vikasnagar Dehradun
 : 1,68,000
 (One Lakh Sixty Eight Thousand only)
 : Humanyun
 : Alok Bansal
 : Alok Bansal
 : 8,400
 (Eight Thousand Four Hundred only)



eStamp Locked & Verified
Alok Bansal
Signature

नरेश प्रसाद
स्टाम्प विक्रेता
विकासनगर (देहरादून)

Please write or type below this line



Handwritten signature of Alok Bansal



Handwritten signature of Nagesh Prasad

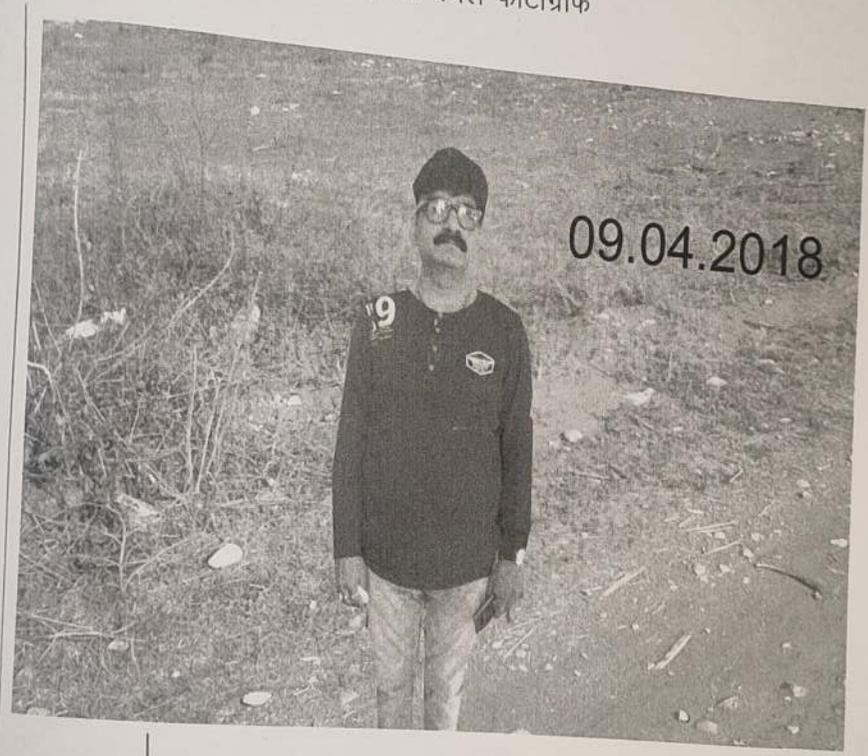
Handwritten scribbles

0001797953

कार्यालय जिलाधिकारी देहरादून / जिला निबंधक देहरादून के पत्रांक संख्या 273 / मु0नि0लि0 / 2015 दिनांक 19 अगस्त 2015 यथासंशोधित पत्रांक संख्या 190 / मु0नि0लि0 / 2015 दिनांक 21 अगस्त 2015 के अनुपालन में।
 उपनिबंधक कार्यालय विकासनगर में पंजीकरण हेतु प्राप्त विलेखों में अन्तरित भूमि / सम्पत्ति का स्थल फोटोग्राफ निष्पादित विलेख के दिनांक सहित.....09.04.2018.....

भूमि खाता सं0- 00816 फसली वर्ष 1410 से 1415 में, आबादी भूमि खसरा नं0-3969 (पुराना खसरा नं0-2191) रकबा 200 वर्गफीट अर्थात 18.58 वर्गमीटर यानि 0.0018 है0 स्थित मौजा- रसूलपुर, परगना पछवादून, तहसील विकासनगर, जिला देहरादून।

भूमि / सम्पत्ति का स्थल फोटोग्राफ



सत्यापित

सत्यापित

सत्यापित

सत्यापित

विक्रय - पत्र
(वांछित-विवरण)

विक्रय मूल्य	:	1,68,000 / -रूपये
बाजारी मूल्य	:	1,68,000 / -रूपये
ई स्टाम्प संख्या	:	IN-UK61314903949454Q
ई स्टाम्प शुल्क	:	8400 / -रूपये
आवासीय सर्किल रेट	:	7700 / -रु0 प्रति वर्गमीटर पृष्ठ सं0-2 क्रम सं0-1ए/3 (5)
स्थित मौजा	:	रसूलपुर
मुख्य चकराता रोड से दूरी	:	50 मीटर की दूरी के अन्तर्गत
विक्रीत कुल रकबा	:	18.58 वर्गमीटर
किस्म भूमि	:	व्यवसायिक भूमि
विक्रेता का नाम :-		श्री हुमायूँ पुत्र मौहम्मद इकबाल निवासी- पहाडी गली चिरंजीपुर, विकासनगर, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। V. ID No. NRB0150961
क्रेता का नाम :-		श्री आलोक बंसल पुत्र श्री जीवन लाल बंसल निवासी- म.नं.-80 एनफील्डग्रान्ट संतोषीमाता ग्राउन्ड के सामने, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। Adhar No. 9439 2671 3231

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

इ.मि.ए.

Alex Bansal

विक्रय - विलेख

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श्री हुमायूं पुत्र मौहम्मद इकबाल निवासी- पहाडी गली चिरंजीपुर, विकासनगर, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। (जिसको कि इस विक्रय विलेख में "विक्रेता" के रूप में आगे सम्बोधित किया गया है)।

एवम्

.....विक्रेता

श्री आलोक बंसल पुत्र श्री जीवन लाल बंसल निवासी- म.नं.-80 एनफील्डग्रान्ट संतोषीमाता ग्राउन्ड के सामने, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। (जिसको कि इस विक्रय विलेख में "क्रेता" के रूप में आगे सम्बोधित किया गया है)।

.....क्रेता

विदित हो 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 विक्रीत भूमि विक्रेता के कब्जे व अध्यासन की पाक-साफ भूमि है।

यह कि विक्रेता ने सूची में वर्णित भूमि को इसके पूर्व स्वामी बलजीत सिंह कोचर पुत्र स्व0 हरभजन सिंह कोचर निवासी- वार्ड नं0-1 विकासनगर, जिला देहरादून से दिनांक 08.06.2015 को पंजीकृत विक्रय पत्र के माध्यम से क्रय की हुई है जिसका पंजीकरण उप निबन्धक कार्यालय द्वितीय विकासनगर के यहां बही नं0-1 जिल्द 1166 पृष्ठ 367-394 में नं0-5086 पर दिनांक 08.06.2015 को विधिवत दर्ज व अंकित है।

अतः एतद्वारा मुझ उपरोक्त विक्रेता ने मु0-1,68,000/-रुपये (एक लाख अडसठ 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 विक्रीत 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 1,68,000/- रुपये (एक लाख अडसठ हजार रुपये) चैक सं0-000209 आई.सी.आई.सी.आई. बैंक शाखा विकासनगर दिनांक 9.4.2018 के द्वारा 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।

श्री 41

Shri 41

- 2 :- यह कि, विक्रेता ने क्रेता को स्थल पर जाकर, विक्रीत भूमि से अपना अध्यासन/कब्जा हटाकर, विक्रीत भूमि का रिक्त एवं वास्तविक अध्यासन सौंपकर अपने समतुल्य अध्यासित कर आरूढ़ करा दिया है, इस प्रकार क्रेता ने विक्रीत भूमि का अध्यासन/कब्जा प्राप्त कर लिया है।
- 3 :- यह कि, क्रेता को यह अधिकार होगा कि क्रेता अपनी स्वेच्छानुसार विक्रीत भूमि का उपयोग करे, उपभोग करे, निर्माण कार्य करे, निवास करे, दान करें, वसीयत करें, बंधक रखें, ऋण लें, परिवर्तन - परिवर्द्धन करे। इस पर विक्रेता को किसी प्रकार आपत्ति करने का कोई अधिकार नहीं होगा। क्रेता को विक्रीत भूमि के अन्तरण/विक्रय आदि के पूर्ण स्वामित्व अधिकार प्राप्त हो गये हैं।
- 4 :- यह कि, विक्रीत 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।
- 5 :- यह कि, विक्रीत 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।
- 6 :- यह कि, विक्रेता, क्रेता के साथ नामान्तरण 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।
- 7 :- यह कि विक्रीत भूमि किसी धार्मिक संस्था या ट्रस्ट की नहीं है तथा विक्रीत भूमि के सम्बन्ध में किसी भी न्यायालय में कोई वाद योजित/लम्बित अथवा विचाराधीन नहीं है।
- 8 :- यह कि विक्रीत भूमि ढांग, बंजर, नदी, तालाब, जलमग्न आदि से सम्बन्धित नहीं है।
- 9 :- यह कि, इस विक्रय विलेख में जहाँ - जहाँ विक्रेता व क्रेता शब्द प्रयुक्त हुए हैं, वहाँ उनका अभिप्राय उनके विधिक प्रतिनिधि, उत्तराधिकारी, स्थानापन्न, समुनुदेशिती आदि सभी सम्मिलित है तथा यह विक्रय विलेख उन पर सदैव बन्धनकारी होगा।

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10 :- यह कि प्रश्नगत अन्तरित सम्पत्ति रियल इस्टेट रेग्यूलेशन एण्ड डेवलपमेंट एक्ट 2016 एवं यथा प्रख्यापित उत्तराखण्ड रियल इस्टेट रेग्यूलेशन एण्ड डेवलपमेंट एक्ट 2016 (जनरल) रूल्स 2017 के अन्तर्गत परिभाषित रियल इस्टेट में किसी प्रोजेक्ट के अन्तर्गत आच्छादित नहीं है। चूंकि विक्रय की जा रही सम्पत्ति विक्रेता की व्यक्तिगत निजी सम्पत्ति है एवं विक्रेता की भूमि किसी भी ग्रुप हाउसिंग, मिक्सड डेवलपमेंट प्रोजेक्ट्स अथवा प्लॉटेड डेवलपमेंट प्रोजेक्ट्स से आच्छादित न होने के कारण रेरा एक्ट के अन्तर्गत प्राविधानित नियमों के अनुसार पंजीकरण की आवश्यकता नहीं है। अतः उक्त सम्पत्ति को विक्रय किये जाने में किसी भी प्रकार का रेरा एक्ट का उल्लंघन विक्रेता द्वारा नहीं किया जा रहा 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 विकासनगर में चकराता रोड पर पुराना सिनेमा हॉल से विकासनगर तहसील की सीमा के मध्य मुख्य चकराता रोड से 50 मीटर की दूरी के अन्तर्गत स्थित है।
- 3 :- यह कि विक्रीत भूमि का आवासीय सर्किल रेट 7700/-रूपये प्रति वर्गमीटर की दर से विक्रीत भूमि का बाजारी मूल्यांकन 144000/-रूपये निर्धारित होता है तथा विक्रीत भूमि 5 मीटर से अधिक 12 मीटर से कम चौड़े मार्ग पर स्थित होने के कारण मूल्यांकन में 5 प्रतिशत की वृद्धि की जा रही है, इस प्रकार से बाजारी मूल्यांकन 1,52,000/-रूपये बनता है। परन्तु भूमि का व्यवसायिक सर्किल रेट 1.10 गुणा होने के कारण भूमि की कुल कीमत मु0-1,68,000/-रूपये होती है। जिस पर नियमानुसार 5% की दर से ई स्टाम्प शुल्क 8400/-रूपये 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 पालिका हरबर्टपुर व नगर पालिका परिषद विकासनगर के अन्तर्गत स्थित नहीं है।
- 6 :- यह कि विक्रीत भूमि औद्योगिक क्षेत्र/सिलिंग के अन्तर्गत नहीं आती है।
- 7 :- यह कि विक्रीत खसरा नं0 चाय बागान का नहीं है तथा धारा 166, 167 ज0 वि0 अधि0 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 उत्तराखण्ड राज्य में अपनी भूमि है। इस कारण क्रेता द्वारा भूमि क्रय करने में (उत्तरांचल राज्य) उ0 प्र0 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 स्व:सत्यापित 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 है"।

3/1/22

Alok Bandyopadhyay

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- 12 :- यह कि विक्रीत भूमि टिहरी बांध परियोजना के अन्तर्गत वाली भूमि नहीं है।
13 :- यह कि विक्रीत भूमि मय सर्वाधिकार व सुखाधिकार सहित विक्रय की जा रही है।

विवरण विक्रीत भूमि

भूमि खाता सं०- 00816 फसली वर्ष 1410 से 1415 में, आबादी भूमि खसरा नं०-3969 (पुराना खसरा नं०-2191) रकबा 200 वर्गफीट अर्थात 18.58 वर्गमीटर यानि 0.0018 है० स्थित मौजा- रसूलपुर, परगना पछवादून, तहसील विकासनगर, जिला देहरादून, जिसकी सीमायें व नाप निम्न प्रकार से है :-

- पूरब में :- भूमि आरिफ, सीमा में नाप- 20 फीट।
पश्चिम में :- भूमि क्रेता, सीमा में नाप- 20 फीट।
उत्तर में :- 5.10 मीटर चौडा रास्ता, सीमा में नाप- 10 फीट।
दक्षिण में :- भूमि सिन्धु सरदार, सीमा में नाप- 10 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/पढवाकर, 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।

अतः यह विक्रय विलेख आज दिनांक 09-04-2018 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 प्रिंटस

दांये हाथ (Right Hand) की अंगुलियों के चिन्ह

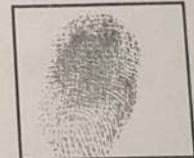
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



बांये हाथ (Left Hand) की अंगुलियों के चिन्ह

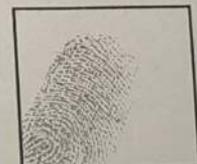
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

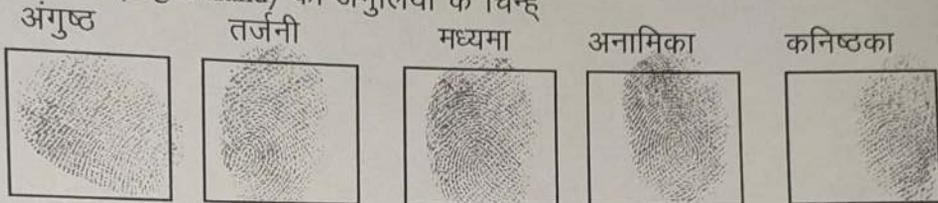
कनिष्ठका



ह० विक्रेता.....

Ala Bani

दांये हाथ (Right Hand) की अंगुलियों के चिन्ह



बांये हाथ (Left Hand) की अंगुलियों के चिन्ह



ह0 क्रेता..... *Alor Band*

साक्षी :- *नमनमाम*
1.....

Adhar No. 8828 2535 9742
श्री चमन लाल पुत्र श्री हीरा लाल
निवासी- लाईन जीवनगढ़ नजदीक गत्ता फैक्ट्री
तहसील विकासनगर, जिला देहरादून।

साक्षी :- *आमीर*
2.....

Adhar No. 3272 3883 0691
श्री आमिर पुत्र अब्दुल हसन
निवासी- ग्राम नवाबगढ़
तहसील विकासनगर, जिला देहरादून।

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

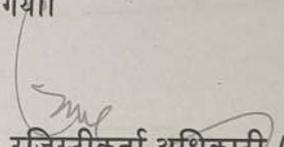
कम्प्यूटरीकृत द्वारा विरेन्द्र सिंह चौहान, विकासनगर ?

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Alor Band

बही संख्या 1 जिल्द 2,693 के पृष्ठ 169 से 188 पर क्रमांक 2447

पर आज दिनांक 09 Apr 2018 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, विकासनगर
द्वितीय

