

60

SALE DEED

Rs.

THE SELLER ATTESTED BY SHRI S. PARASAR ADVOCATE DEHRADUN.

11/81

Value on which stamp duty paid... ~~Rs. 90,000/-~~

stamp sheets... ~~Four~~

stamp duty... ~~13,050/-~~ inclusive Total stamp paid... ~~Rs. 13,050/-~~

Where as I/We... Sh. DEVI CHAND VATS S/o SH. Rura Mal resident of
14/15-A Old Survey Road, Dehradun.

am/are the sole/joint proprietors of the property detailed in the end and also
in the possession of the same, do her by sell to Shri CM PRAKASH NAYYAR

S/o Shri Hari Devi Nayyar

R/o House no. 1028 Sector 8, R.K. Puram,
New Delhi.

for consideration of Rs ~~90,000/-~~ (~~Rs. Ninety thousand only~~)
received as follows...

Paid by the Purchaser to the Seller through Draft
NO. BFS-3559125 dt. 5.8.91 payable at Bank of India,
Dehradun.

The Property is free from all emcubrances

Details of the Property ~~fully described in the schedule and shown by~~
Red Lines in the plan annexed hereto.

contd....

Shri



SALE - DEED

THIS DEED OF SALE is made on this the 14th day of OCTOBER, 1991 BETWEEN SH. DEVI CHAND VATS s/o SH. Pura Mal resident of 14/15-A Old Survey Road, Dehradun (hereinafter called the Seller) of the One Part AND SH. DM PRAKASH NAYYAR s/o Hari Dev Nayyar resident of NO. 1028, Sector 8, R.K.Puram, New Delhi (hereinafter called the PURCHASER) of the Other Part.

PROVIDED ALWAYS and it is hereby agreed that the expressions "SELLER" and "PURCHASER" shall unless inconsistent or repugnant with the context include e their legal heirs, successors, and legal representative and assign etc.

contd...

Dev - 19



-2-

WHEREAS the Seller is the sole and exclusive owner of the land, fully described in the schedule hereunder bearing plot no.7 Block-D (Nehru Park) Sewak Ashram Road, (now known as Arvind Marg) Dehradun, purchased by registered sale deed dt. 24.6.1965 registered in the office of the Sub Registrar Dehradun at Book NO.I. Vol. 750 pages 248/252 as no. 3678 on 20.10.1965.

AND EVER SINCE the date of purchase, the seller is in actual physical ~~vacant~~ possession of the land aforesaid free from all encumbrances, charges, liens, demands, attachment and mortgage etc.

AND WHEREAS the Sellers intends to transfer the said plot of land and coming to know of the said intention of the seller, the purchaser agreed and offer to purchase the same for or agreed sale consideration of Rs.90,000/- (Rs. Ninety thousand only).

AND WHEREAS it has been desired that the sale deed be executed.



-3-

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1). That in pursuance of the said agreement and consideration of a sum of Rs.90,000/- (Rs. Ninety thousand only) paid by the purchaser to the seller in the following manner:-

Rs.90,000.00 (Rs. Ninety thousand only) by
Draft No. BFS-3559125 dt. 5.8.91
drawn on Bank of India, Dehradun,

the receipt of the total consideration the Seller hereby acknowledges and Doth hereby convey transfer the said plot of land bearing no.7, Block-D (now known as Arvind Marg) Old Sahastradhara Road, Dehradun, fully described in the schedule hereunder and marked by letters ABCDA and shown by Red Line in the plan annexed TO and UNTO the use of the purchaser, and To Hold the same to the purchaser absolutely and forever.

contd...

Signature



-4-

- 2). AND THAT the physical vacant possession of the land aforesaid hereby delivered by the Seller to the Purchaser this day at spot.
- 3). AND THAT the Seller have not at any time hereto fore done or committed or acted or knowingly suffered or been party or privy to any act, deed matter or things whereby or by reason whereof the said plot of land or any part thereof may be impeached or effected in title or otherwise or whereby they may be prevented from granting, conveying, and assuring the said plot of land or any part thereof unto the purchaser in the manner aforesaid.
- 4). AND THAT the Seller will be ready and willing to do any act or execute any deed or things reasonably required by the purchaser for more perfectly assuring the title to the plot of land hereby transferred to the purchaser at this cost.
- 5). AND THAT in the event of the purchaser being dispossessed or deprived of the plot of land either in full or in part by reason of any defect in the title or the competency of the seller to transfer the same the seller do hereby undertake to indemnify the purchaser to the said extent of the loss suffered by the purchaser.

contd ..

6). AND THAT all the taxes, cesses, land revenue, etc. payable in respect of the said land will be paid by the seller and from this date the same shall be the responsibility of the purchaser.

7). AND THAT the seller served the Notice to the Competent Authority, U.L.C. Dehradun under section 26 of Urban land (Ceiling and regulation) Act 1976 through notice no. 1462/26/91 dt. 26.7.91 and the stipulated period ~~period~~ has been completed and now there is no restriction to transfer the same

8). AND THAT for the purpose of the valuation of the land aforesaid, it is hereby declared that the said plot of land is situated at about 100 Mtrs away from the main Sewak Ashram Road, Dehradun and the market value of the land as per fixed circle rate comes to Rs. 90,000/- which is also the sale consideration of the land. The stamp duty of Rs. 13,050/- is being paid on the higher valuation of the land at Rs. 90,000/- which is also the fair market value of the land. There is nothing else upon the land which may affect its value. The seller does not belong to any scheduled caste or tribe.

SCHEDULE OF THE LAND HEREBY SOLD

All that plot of land bearing no. 7 Block NO.D, (Nehru Park) Sewak Ashram Road, (now known as Arvind Marg) Dehradun area measuring 254 Sqmtrs, fully shown by Red Lines and marked by letters ABCDA in the plan annexed, bounded and butted hereunder:-

NORTH:- 20' wide Road, side measuring 70'.

SOUTH:- House of Mrs. Sharma side Measuring 60'.

EAST:- House of S. Singh, side measuring 43'

WEST:- 25' Wide Road, side measuring 41'.

24-5-19

IN WITNESSES WHEREOF the Seller has signed
this deed at Dehradun on this the day month and year
first above written.

Witnesses:-

Seller:

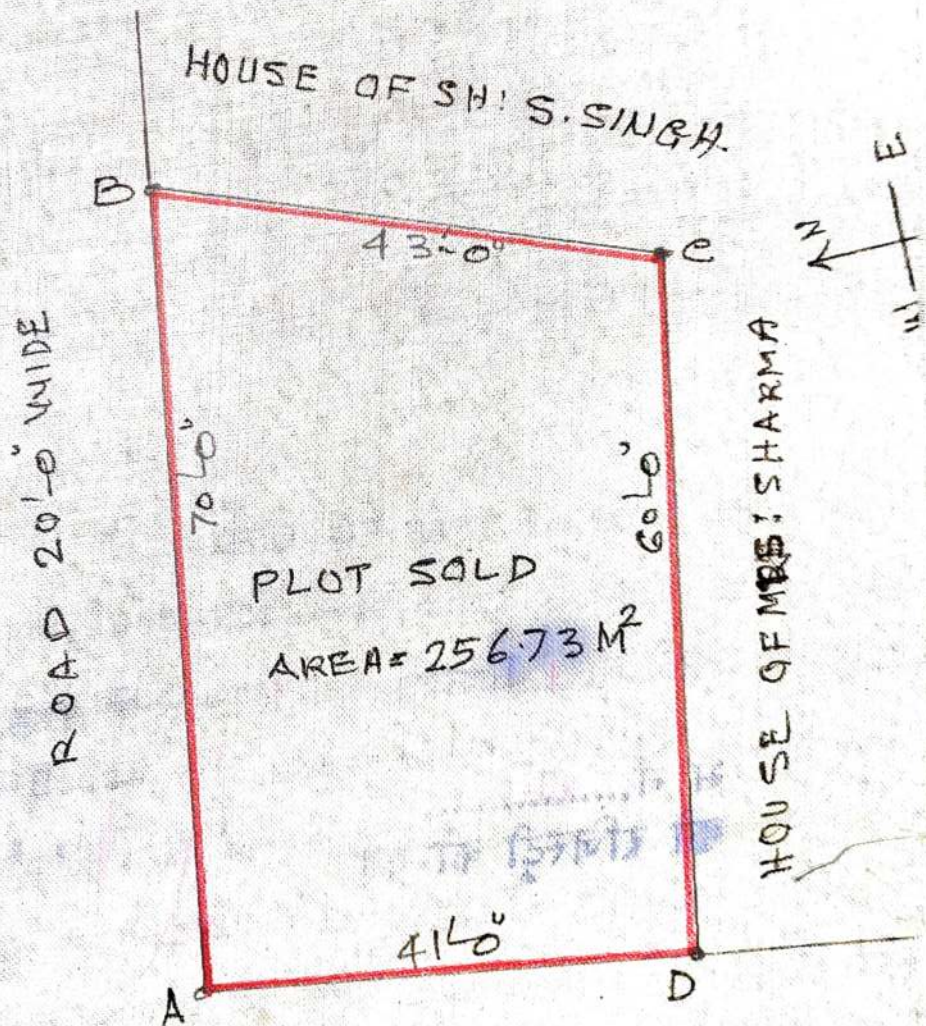
1. Rajeshwar
(P. no. Shyam,
19, Anand Marg,
Dehra Dun (U.P.).

2. Advocate

Drafted by: S. Parasar (S. Parasar) Advocate D. Dun
Typed by: Anand Kumar Sharma, Typist, Dehradun.

PLAN OF PLOT OF LAND BEARING
 BLOCK 'D' NEHRU PARK OLD SAHAST
 ROAD, NOW ARVIND MARG DEHRA
 MARKED ABCD & SHOWN IN RED COLOUR.
 SCALE 1" = 20' 0"

SOLD BY:- SH: DEVI CHAND VATS S/O SH: RU
 SOLD TO:- SH: OM PRAKASH NAYAR S/O SH: HA
 AREA OF LAND TO BE SOLD = 256.73 M²



→
 FROM ARVIND MARG

Serv

SIG: OF SELLER

E PL
7, BLO
DHARA RO
MARKED ABC
SCALE 1" = 20' 0"
SOLD BY:-
SOLD TO:-

को रजिस्ट्री की गई

वही नं. 1 जिल्द 4 के पृष्ठ 5
ए.डी.फा.बुका 1 जिल्द 15 के पृष्ठ 535/550
में नं. 66 पर शीत दिनांक 15/10/91
को रजिस्ट्री की गई

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SECURITY

USE ONLY

सर्व प्रमाणित उन प्रविधियों के साथ
जो बिना जता है जो इसके साथ
किये गये आदेश पत्र सख्या 1355/78-99
में अंकित किये गये हैं।
28/1/98 1355/78-99

सचिव/अधिष्ठापक
मसूरी-देहरादून विकास प्राधिकरण
देहरादून

RECOMMENDED
FOR SANCTION

[Signature] JE *[Signature]* A.T.P./AE

PROPOSED HOUSE PLAN FOR
SHRI-OM PRAKASH NAYYAR
S/O SHRI HARI DEVI NAYYAR
SITUATED AT LAND BEARING
NO. 7 - BLOCK - D NEHRU PARK
SEWAK ASHRAM ROAD NOW
ARVIND MARG, DEHRADUN
(U.P.)

DETAIL OF AREA	FT ²	MT ²
TOTAL PLOT AREA	2733.04	254.00
R.W. AREA	102.50	9.53
NET PLOT AREA	2630.54	244.47
COVD. AREA		
GROUND FLOOR	1396.00	
GARRAGE	131.50	12.22
FIRST FLOOR	1104.50	102.65
TOTAL COVD	2632.00	244.61
F. A. R	1.00	
COVERAGE	58.07%	

NAGAR NIGAM, DEHRADUN

प्रपत्र संख्या 2(नियम 8 देखें)

RECEIPT



Receipt Date 01-Jan-2020

No A1905391

Mr / Mrs

ओम प्रकाश नाययर

23/1 अरविन्द मार्ग

Received with thanks a sum of Rs. 100.00

Rupees One Hundred Only

Against Tax: प्रतिलिपि शुल्क

Raised against Software Id

ID No:

For Financial Year 2019-2020

Demand Clerk

Cashier

Municipal Commissioner

टिप्पणी: अनुज्ञप्तियों (लाइसेंसों) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और यह नगर निगम के अनुज्ञप्ति अस्वीकार कर देने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती। इस रसीद के जारी होने से नियमतः किसी भी प्रकार का कानूनी अधिकार या भूमि सम्बन्धी स्वत्व प्रभावित नहीं होता है।



नगर निगम देहरादून

प्रपत्र 17 (नियम 25(1) देखें)

बिल (भवन कर)

वित्तीय वर्ष 2019-2020



सॉफ्टवेयर कोड H-TAX-05-000119

वार्ड / एरिया 5

आर्यनगर

बिल क्रमांक 119	सम्पत्ति संख्या/नाम 23/1 अरविन्द मार्ग देहरादून 2
बिल दिनांक 27-May-2019	भवन प्रयोग Resl.
वार्षिक मूल्यांकन (रु में) 11335.95	मोबाइल नं० 9760780842
भवन स्वामी का नाम तथा पता श्री ओम प्रकाश नाय्यर पुत्र स्व श्री हरी देव नाय्यर 23/1 अरविन्द मार्ग देहरादून 23/1 अरविन्द मार्ग देहरादून	
वर्तमान भवनकर	1,417.00
गतशेष / अग्रिम देय धनराशि	89.00
गतशेष धनराशि पर ब्याज	0.00
वर्तमान कर पर 20% छूट सहित शुद्ध देय धनराशि	1,223.00
वर्तमान कर पर 5% अतिरिक्त छूट सहित शुद्ध देय धनराशि	NA
शुद्ध देय धनराशि (निर्धारित / छूट की अवधि के बाद)	1,506.00

ह०

पदनाम

नोट:

1. इस बिल की धनराशि का भुगतान बिल प्रस्तुत किये जाने के एक माह के भीतर हो जाना चाहिये अन्यथा मांग का नोटिस जारी किया जायेगा और यदि आवश्यक हुआ तो अभिहरण और कुर्की के वारंट भी जारी किये जायेंगे।
2. बिल प्राप्त की तिथि के एक माह के अंदर भुगतान करने पर वर्तमान मांग पर 20% कि छूट देय होगी।
3. निर्धारित अवधि तक जमा न करने पर देय मांग पर 12% वार्षिक की दर से पृथक से ब्याज देय होगा।
4. यदि भुगतान वित्तीय वर्ष के अप्रैल माह में किया जायेगा तो 5% की अतिरिक्त छूट देय होगी।

बिल प्राप्ति की तिथि

हस्ताक्षर बिल प्राप्तकर्ता

ADHA
NOTARY
LAWYER OF
1- Bank of Commerce
2- State Bank of India
3- Central National Bank
4- Punjab Bank
5- Vijaya Bank
6- LCO Bank
7- Bank of Baroda
8- Can Fin Homes Ltd.
9- District Co-Operative Bank

Reg Court/Off.: -Opp. SDM Court Compound,
Dehradun Uttarakhand.
Mob.No:-9837191234
8077059754

Ref.....

Date:- 03.01.2020

SEARCH CUM NON-ENCUMBRANCE REPORT

The AGM/Chief/Sr. Branch Manager

Vijaya Bank /Bank of Baroda
Rajpur Road,
Dehradun.

Dear Sir/Madam

Sub:- Title Opinion Report Certifying non-encumbrance of the Property:- A constructed house situated on bearing plot of land no. 7 Bloc No.-D, (Nehru Park) Sewak Ashram Road, (Now Known as Arivnd Marg) (New Nagar Nigam No. 23/1) Dehradun, total area measuring 254 sq. mtrs.

I refer to your letter no dated..... requesting me to furnish non encumbrances and certify and submit the title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/ proposed to be granted to

1. Shri Om Prakash Nayyar S/o Shri Hari Dev Nayyar R/o House No. 1028, Sector-8, R.K. Puram, New Delhi. (borrower).

1	Description and Area of the property proposed to be mortgaged Specific number(s) and address of property along with boundaries and measurements-	A constructed house situated on bearing plot of land no. 7 Elock No.-D, (Nehru Park) Sewak Ashram Road, (Now Known as Arivnd Marg) (New Nagar Nigam No. 23/1) Dehradun, total area measuring 254 sq. mtrs. Bounded and butted as under as per Sale Deed:- North: -20 ft. wide Road, S.M. 70 ft.
---	--	--

B. K. Singh

	<p>South:-House of Mrs. Sharma, S.M.60 ft. East:-House of S. Singh, S.M. 43 ft. West: 25 ft. wide Road, S.M. 41 ft.</p>
	Residential Property
3.	<p>Nature of Property: (Whether Agriculture, Non Agriculture, Commercial, Residential or Industrial. If Non Agriculture, the reference and date of Conversion order from the competent authority should also be mentioned:-</p> <p>Name of the Mortgagor/Owner and status in the Account i.e. borrower or Guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of partnership/company/trust, whether he/she has the authority. Copy of the Resolution/Memorandum and Articles of Association/ Trust Deed etc Whether examined and verified"-</p>
	<p>Borrower Shri Om Prakash Nayyar S/o Shri Hari dev Nayyar R/o House No. 1028, Sec-8, R.K. Puram, New Delhi.</p> <p>Ownership right through sale deed dated 15.10.1991.</p>
4.	<p>Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken:-</p>
	No. interest of minor, mortgager has full right.
5.	<p>Whether the property is Freehold or leasehold. If Leasehold then period of lease, and if freehold whether urban land Ceiling Act applies and permissions to be obtained:-</p>
	Free hold property
6.	<p>Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available:-</p>
	<p>Self Acquired Property. The property is owned by Shri Om Prakash Nayyar S/o Hari Dev Nayyar R/o House No. 1028, Sec-8, R.K. Puram, New Delhi form Shri Devi Chand Vats S/o Shri Rura Mal R/o 14/15-A,</p>

	Old Survey Road, Dehradun vide sale deed dated 15.10.1991.
Whether the Mortgagor is Co-owner/joint owner and/or any partition of the property is made between the members of the family though partition Deed. If yes, whether original Registered partition Deed is available or it is only a family Settlement:-	Mortgagor is the owner of the said property. No other partner is there.
8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party:-	Yes exclusive right in the property, ownership right through sale deed dated 15.10.1991.
9. Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-	Yes, The property is mutated in the name of Shri Om Prakash Nayyar S/o Shri Hari Dev Nayyar duly recorded in Municipal records showing the Assessment year 1999 to 2004.
10. Whether any restriction for creation of Mortgagee is imposed under Central/State/Local Laws. If Yes, then specify whose consent or permission would be required for creation of mortgage:-	No restriction for creation of mortgag.
11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list:-	Yes, Original Title deeds are available.
12. Whether the Advocate has personally visited the sub-Registrar/Revenue/Municipal Office and examine the records:-	Yes personally visited in the office of sub-Registrar Dehradun.
13. Whether the search is being made for the period of 30 years. If no, reason thereof:-	Yes completed the chain of <u>title the period of 30 years.</u>
14. Details of Documents examined/scrutinized(this should be in chronological	1. Original/Certified copy of sale deed dated 20.10.1965 (Doc. No. 3678) Executed by Shri Balbir Singh Ahluwalia in favour of

with serial numbers, signature of documents, date of execution, parties, date of registration details including details of revenue/society records etc):-

Shir Devi Chand Vats.

2. Original/Certified copy of Sale deed dated 15.10.1991(Doc. No. 661) executed by Shri Devi Chand Vats in favour of Shri Om Prakash Nayyar.
3. Certified copy of Assessment year 1999 to 2004.
4. Copy of Map.

15.

Tracing of the chain of title in favour of Mortgagor/owner starting from the earliest document available. The nature of Document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates:

I have inspected the following records:

1. The index registers kept in the office of sub registrar Dehradun for year 1990 to 03.01.2020 [as indexed up-to-date- as available & legible].
- a) Shri Balbir Singh Ahluwalia S/o Chaudhari Ganga Ram R/o Village Azadpur Delhi State and chaudhari Ranshir Singh Ahluwalia Lambardar s/o Chaudhari Ganga Ram R/o Vill. Azadpur, Delhi sold All that plot of land bearing No. 7, Block No. D, Situated at Sewak Ashram road, (Old Sahasra Dhara Road), Nehru Park, Dehradun to Shri Devi Chand, S/o Shri Rura Mal, R/o 9, Negi Road, Dehradun vide sale deed dated 24.06.1965 which is duly registered in the office of sub registrar Dehradun in Book No. 1 Vol. 750 Pages 248 to 252 S.L no. 3678 dated 20.10.1965.
- b) Shri Devi Chand Vats, S/o Shri Rura Mal R/o 14/15-A, Old Survey Road, Dehradun Sold All that plot of land bearing No.7 Block No.D, (Nehru Park) Sewak Ashram Road, (Now Known as Arivnd Marg) Dehradun area measuring 254 sq. mtrs. to Shri Om Prakash Nayyar S/o Shri Hari Dev Nayyar R/o House No. 1028, Sec-8, R.K. Puram, New Delhi vide sale deed dated 14.10.1991 which is duly registered in the office of sub registrar Dehradun in Book No. 1 Vol. 4 Page 4 A.D.F Book No. 1 Vol. 15 Pages 535 to 550 S.L no. 661 dated 15.10.1991.
- c) Thereafter Shri Om Prakash Nayyar got a map sanctioned form MDDA Dehradun vide map No. 1355/98-99 dated 28.11.1998 and constructed a house thereon.
- d) The name of Shri Om Prakash Nayyar is recorded in the municipal records in property No.23/1, Arvind Marg, Dehradun, showing the last paid tax receipt and Assessment year 1999 to 2004.

NO, there is no doubt/suspicion about the

16. Whether there is any

<p>...suspicious about the genuineness of the original documents. If Yes, then specify the original Certificate of the property(s) to be mortgaged is examined by him and the same is/are clear and marketable</p>	<p>Genuineness of the original documents.</p> <p>In my opinion the chain of the title is complete. I have found no encumbrance on the above said property. The title of the property is Valid, Clear & marketable. ECI may be created in favour of the Branch by deposit of the original sale deeds, if the borrower present in person before the Bank with the ID Proof. Boundaries and possession over the said property should be strictly verified by the valuer and the Loan Manager.</p> <p>The Property is residential in nature. As such provision of "The Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 is applicable to it.</p>
<p>18. List of documents to be deposited for Creation of Mortgage by the Mortgagor including any addition to the documents available:-</p>	<ol style="list-style-type: none"> 1. Original Sale Deed Dated 20-10-1965 (Doc. No 3673) Executed by Shri Balbir Singh Ahluwalia in favour of Shri Devi Chand Vats. 2. Original Sale deed dated 15-10-1991 (Doc No. 661) executed by Shri Devi Chand Vats in Favour of Shri Om Prakash Nayyar. 3. Certified assessment year 1999 to 2004. 4. Original Sanction Map 5. Affidavit 6. Stamp duty @ 0.50% maximum to Rs. 10000.00
<p>Whether any additional formalities to be completed by the proposed mortgagor. If Yes, state specifically in case of Flat(s), property(s) in co-operative society, whether allotment letter, possession letter, share certificate, possession letter, share certificate affidavit, power of attorney is required:-</p>	<p>No (NIL)</p>

Signature of the Advocate

(Seema Chadda)

Advocate

Office:
H.No. 2, St.No. 1, Vasant Vihar Enclave
Dehradun - 248 006 (UK)
Tel. No. 0135 - 2760194, M- 9412909379

Central Bank Of India : Punjab National Bank : Allahabad Bank : Oriental Bank of Commerce : Union Bank of India
(Z/CR/20-05-2003) (RO/Rec/1400/2003) (ROD/LOANS/G-54 B/3311/03) (ROD:P&D:3986:03/8.12.03)
State Bank of India : CANARA Bank : B.O.B : Structural Designing and Consulting Engineer
Uttarakhand Gramin Bank, Syndicate Bank, HUDCO, Udhog Nideshalya Uttarakhand

From 0-1 (Rule 8D)

Report of valuation of immovable property
(Other than agricultural lands, plantations, forests, mines and quarries.)

Name of Registered Valuer :
Registration No : -

ER Jitendra Kumar Gupta, Chartered Engineer
1 / 2001 - 2002 cat 8A (2) / 3590, CCIT-UA-Dehradun.

For whom: - Branch Manager, Bank Of Baroda (Vijya Bank) : Rajpur Road, Dehradun
Latitude: 30°20'1" Longitude: 78°3'31"

Part - 1 Questionnaire

General :

1. Purpose for which valuation is made : Bank Loan & CC Limit etc
- 2 i) Date of visit : 14-01-2020
- ii) Date as on which valuation is made : 15-01-2020
3. Name of owner/owners : Shri Om Prakash Nayyar
S/o Shri Hari Dev Nayyar
R/o H.No. 1028, Sector-8
R.K. Puram, New Delhi.
4. If the property is under joint ownership/
Co-ownership, share of each. Such owner. : N.A. (Single ownership)
5. Are the shares undivided? : Single story residential building of superior
Brief description of the property : quality construction work.
6. Location, Street. Ward No. : Situated about 200 M from Arvind Marg &
500 M from Rajpur Road, Dehradun.
7. Survey/ Plot No. of Land. : Property Land bearing No. 7, Block-D
(Nehru Park) Sewak Ashram Road (Known
as Arvind Marg), New Nagar Nigam
No. 23/1, Dehradun.

Encl: Route plan, One photograph of the property & Fee Bill.

Place : Dehradun
Dated : 15-01-2020.

(J.K. GUPTA)
Govt. & Bank Appd. Valuer.



Property situated in residential/
commercial/ mixed are / industrial area
Classification of locality-high class middle
class/poor class.
Proximity to civic amenities, like schools,
hospitals, offices, markets, Cinemas etc.
Means and proximity to surface
communication by which the
locality is served

12. Area of land supported by documentary
proof, shape, dimensions and physical features

: Residential area.

: Middle Class.

: All basic amenities of life available
within 3 km Radius.

: Accessible by all means in use in the
town, Means of Public Transport available
at walking distance away on Rajpur Road.

: Area 254.00 Sq.m

(As per Photocopy of Title deed No. 661
Dt. 15-10-1991, NEC Dt. 03-01-2020 by Seema
Chadha, Advocate)

13 Roads, streets or lanes on which the land is
abutting.

: Arvind Marg
Free - Hold

14. Is it freehold or lease hold land?

15. If lease hold the name of lessor/lessee, nature
of lease, dates of commencement and termination
of lease and terms of renewal of lease

: Not Applicable.

(i) Initial premium

(ii) Ground rent payable per annum

(iii) Unearned increase payable to the lesser
in the event of sale or transfer.

16. Is there any restrictive covenant in regard to use of land?
If so, attach a copy of the covenant.

: Not available

17. Are there any agreement of encasements?
If so, attach copies.

: Not known

18. Does the land fall in an area included in any
Town Planing Scheme or any development
Plan of the Government or any statutory body?
If so, give particulars.

: Mussoorie Dehradun Development Plan

19. Has any contribution been made towards
Development or is any demand for such
Contribution still outstanding?

: Not known

20. Has the whole or part of the land been notified
For acquisition by Government or any statutory
Body? Give date of the notification

: Not known
: MDDA No. 1355/98-99
Dt. 28-11-1998 (Photocopy)

21. Attach a dimensioned site plan.

: Attached with title deed
: As per part-II

Improvements:

22. Attach plans and elevations of all structures

23. Furnish technical details of the buildings on a
Separate sheet. (The annexure to this form
may be used).

24. (i) Is the building owner occupied/
tenanted/both?

: Owner Occupied.

(ii). If partly owner-occupied, specify
portion and extent of area under
Owner-occupation

: Not Applicable

25. What is the floor space index permissible and
percentage actually utilized?

: Not known



& Noted.

Malti Khandari
105041
SMS, Dehradun



Name of tenants/lessees/licensees, etc.
Portions in their occupation.
Monthly or annual rent/compensation/
License fee etc. paid by each.
Gross amount received for the whole
property.

(iv)

Are any of the occupants related to, or close
Business associates of the owner/

Is separate amount being recovered for the use
of fixtures, like fans, geysers, refrigerator,
cooking ranges, built in wardrobes, etc.
or for service charges? If so give details.

29. Give details of water, and electricity charges
If any, to be borne by the owner.

30. Has the tenant to bear the whole or part of
the cost of repairs and maintenance?
Give particulars.

31. If a lift is installed, who is to bear the cost of
maintenance and operation-owner or tenant?

32. If a pump is installed, who has to bear the
cost of maintenance and operation-owner
or tenant?

33. Who has to bear the cost of electricity charges
For lighting of common space like entrance
Hall, stairs passages, compounds etc.
owner or tenant?

34. What is the amount of property tax? Who is to
Bear it?

Give details with documentary proof

35. Is the building insured? If so, give the policy No.
Amount for which it is insured and the annual
Premium.

36. Is any dispute between landlord and tenant
regarding rent pending in a court of law?

37. Has any standard rent been fixed for the premises
under any law relating to the control of rent?

Not Applicable

Not Applicable

Not Applicable.

Sales :

38. Give instances sales of immovable property in the
locality on a separate sheet indicating the name and
address of the property, registration No. sale price
and area of land sold.

39. Land rate adopted in this valuation.

40. If sale instances are not available or not relied upon,
the basis of arriving at the land rate.

Not Available

As per part-II

As per local inquiry



Chinonjit Ghosh
CC-50059
SMS Head, Dehradun



Seen & Noted

Malti Khandari
105041
Manager, SMS Dehradun

What was the method of construction and year of commencement of construction and year of completion.
 By what was the method of construction- by contract or by employing labour directly/both?
 For items of work done on contract produce copies of agreements.
 For items of work done by engaging labour directly. Give basic rates of materials and labour supported by documentary proof.

: Around 1999, Age- 20 Years
 Future life 45 years (with proper maintenance)

: Not known

: Not known

: Not known

Place: Dehradun.
 Date : 15-01-2020

NOTE :

1. This valuation report is based upon documents furnished by the bank, local inquiry in the subject vicinity and pertains to the present day market value only. This is a technical report and legal aspects are not covered in it.
2. This valuation report is based upon Photocopies of Title deed No. 661 Dt. 15-10-1991 (Uncertified copy), NEC Dt. 03-01-2020 & appd. Plan.
3. The property was inspected on 14-01-2020 with Sh. Pritam Panwar, M- 7409374090, Branch Manager & identified by Sh. Rajeev Shangari, M- 9897693558, Representative of owner.
4. Market value of property has been taken after survey of area by inquiry from local people and property dealers & no comparative sales are available.
5. The present day market value of the property with the existing condition & specification in my opinion is Rs.1,08,59,000.00 only.
6. Value varies with the location, purpose and date. The certificate is not to be referred if the purpose, location and date is different other than mentioned in this report which should not be compared with others similar properties of the same area.
7. Genuineness of the documents under reference, may kindly be got confirm from concerning authority.
8. Latest legal opinion will be required to ascertain the present title and status of the property under evaluation.
9. Land Khasra No./ Property No / Location / Boundaries / Owner Ship & extant of site under evaluation should be got verified from concerning authority/Revenue authority of that area before processing the loan case.
10. Photograph / Route Plan of the property attached with this valuation report, should be got signed by the owner.
11. Value varies with the time and prevailing market conditions. This valuation report is hold good for present only.
12. Valuation report may be studied properly. In case of any clarification/doubt, I may be contacted before finalization of the loan case in the interest of Bank.
13. Valuation is subject to variable opinion. The valuer is not liable for any claim/damage consequences what so ever.



(Signature)
 (J.K. GUPTA)

Govt. & Bank Appd. Value



SMS Head, Dehradun

(Signature)
 (J.K. GUPTA)

Govt. & Bank Appd. Valuer



Place : Dehradun
 Dated : 15-01-2020.

(Signature)
 Seen & Noted

Part II Valuation

Technical Details : - Nature of construction of property : Residential.
Property No : - Property Land bearing No. 7, Block-D (Nehru Park) Sewak Ashram
Road (Known as Arvind Marg), New Nagar Nigam No. 23/1,
Distt. Dehradun.
Owner : - Shri Om Prakash Nayyar S/o Shri Hari Dev Nayyar

The property under evaluation is a load bearing walls type, single story residential building of superior quality construction work.

The building has got plastered brick masonry walls with superior quality finishing, RCC slab roofing, Tile/Marble chips flooring, Wooden doors & windows. Kitchen & Toilets are average type. Concealed type electric wiring with superior quality fittings. Sewage disposal connected to Septic Tank.

Plinth height is around 0.30 m, Ceiling height is around 3.00 ft.

Boundaries :	(As per Site)	(As per Title deed)
North :	20 ft. wide road.	20 ft. wide road.
South :	House of Sh. Sumit Agarwal.	House of Mrs. Sharma.
East :	House of Dr. Sachin.	House of S. Singh.
West :	25 ft. wide road.	25 ft. wide road.

Site Dimensions

North :	70.00 ft.
South :	60.00 ft.
East :	43.00 ft.
West :	41.00 ft.



Seen & Noted.

Malti
Malti Kandari
Manager
S/o J. K. Pandey

EVALUATION

AND Total Area 254.00 Sq.m or 303.67 Sq.yard
Circle Rate Value: (GLR)

254.00 Sq.m x 14,000.00 per Sq.m
Add. 5 % for 5-12 M wide road

Rs 35,56,000.00

Rs 1,77,800.00

Total Rs 37,33,800.00

(Circle rate book page 13/3C-81, Old Sahastradhara
Road, Arvind Marg, Teh. D.Dun, w.e.f. 14-01-2018)

ii) Market Rate Value: (PMR) Rs. 30,000.00 per Sq.yard

303.67 Sq.yard x 30,000.00 per Sq.yard

Rs 91,10,100.00

B. Building : Year of construction – Around 1999, Age- 20 years
Future Life: 45 years (with proper maintenance)

G.F. Covered Area 129.74 Sq.m

@ Rs. 15,000.00 per Sq.m

Rs 19,46,100.00

Dep. 18.30 %

(-) Rs 3,56,136.00

Net Rs 15,89,964.00

C. Misc. Work:

External Services, Connections, B. Wall, Gate etc.

10 % of Rs. 15,89,964.00

Rs 1,58,996.00

ABSTRACT

A. Value of land (Market Rate Value)

Rs. 91,10,100.00

B. Value of Building

Rs. 15,89,964.00

C. Misc. Work

Rs 1,58,996.00

Total Rs.1,08,59,060.00

Say **Rs. 1,08,59,000.00**

Realizable Value 85 %

Rs 92,30,000.00

Distress Value 75 %

Rs 81,44,000.00

PART III- Declaration

I hereby declare that

- (a) The information furnished in Part I is true to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued.
- (c) I have not been convicted of an offence and sentenced to a term of imprisonment;
- (d) I have not been found guilty of misconduct in my professional capacity;

Place: Dehradun.
Date : 15-01-2020

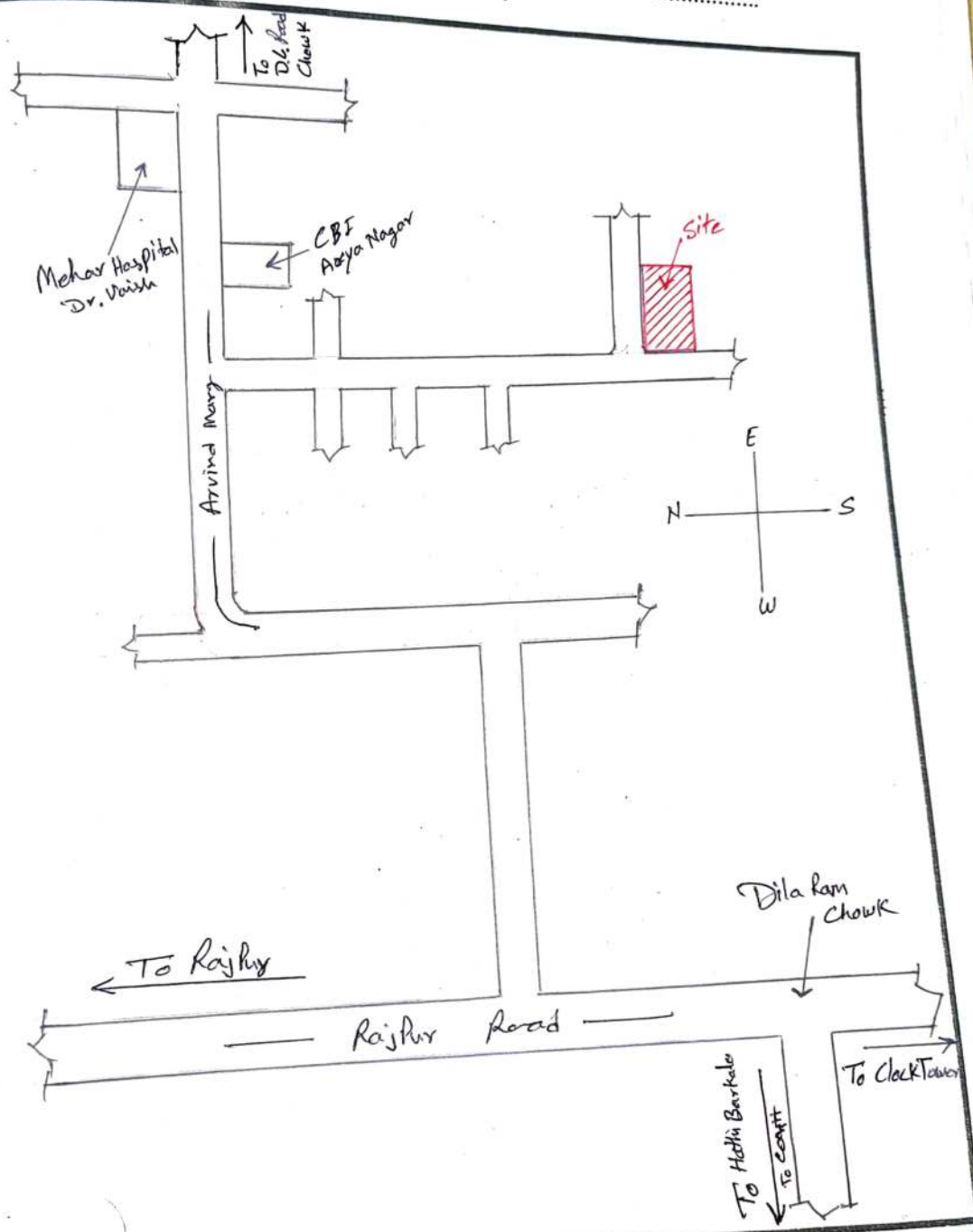
(J.K.GUPTA)
Govt. & Bank Appd Valuer

GUPTA
V.A.L.E. (India)
Valuer Consultant

ROUTE PLAN OF PROPERTY VALUED
(Not to the scale)

B.O.B. Rajpur Road
H.No-2, Street No-1
VASANT VIHAR ENCLAVE
Dehradun -248 006
Tel: 0135-2760194, 9412909379

Plot being No-7, Block-D (Nehru Park) Sewaf Ashram Rd. D.D.
Sh. Om Prakash Nayyar



Signature
Title holder / Borrower

C. S. Nayyar
Sh. Om Prakash Nayyar
Anil Gupta



J.K. Gupta
(J.K. Gupta)
Govt. Registered Valuer



60 B Rajpur Road
H.No-2, Street No-1
VASANT VIHAR ENCLAVE
Dehradun -248 006
0135-2760194, 9412909379

PHOTO GRAPH OF THE PROPERTY

Plot No. 7 Block D (Nehru Park)
Ashram Road Dehradun

Sh. Om Prakash Nayyar



Chhronish Ghosh
6790057
SMS Head, dehradun



(J.K. Gupta)
Govt Registered Valuer

Signature
Title holder / Borrower