

CERTIFICATE

REFERENCE NO....

COUNSEL'S NAME & ADDRESS

Praveen Kumar Sharma, Advocate
 Chamber D1-26/27, Collectorate Compound,
 Muzaffarnagar (U.P.)
 ☎ 9897661075 & 7983154874

ENTRY SERIAL NO...61.../REGISTER NO...1... OF THE YEAR 2021

(Counsel to give serial no. to the certificate as entered in the register of searchers maintained by him)

To,

The Chief Manager,
 Punjab National Bank
 BO : RAM "MSME"
 Muzaffarnagar (U.P.)

Date : 08/07/2021

Reg : Opinion on investigation of the title and obtaining of Search Report in respect of property detailed in Sale Deed No. 4807 dated 23/05/2019 in the name of Mrs. ALKA GARG W/o Sh. Ajay Kumar Garg R/o Village KHANJAPUR Shamli Road Pargana & Tehsil Sadar District Muzaffarnagar (U.P.).

As requested, I have conducted the legal investigation of the title and made a search of records 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 certified that the registration particulars - number, date and page particulars etc., as shown in the original Title Deed and contents thereof tally with the information as stated in the records of the office of Sub-Registrar/Registrar of assurance 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 relating 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 assurance and also from the records of other appropriate authorities.

1. Original Sale deed No. 4807 dated 23/05/2019. ✓
2. Certified Copy of Sale deed No. 4807 dated 23/05/2019. ✓
3. Original Old Corresponding Sale deed No. 8889 dated 23/06/2012. ✓
4. Certified Copy of Old Corresponding Sale deed No. 8889 dated 23/06/2012. ✓
5. Certified Copy of Power of Attorney No. 63 dated 30/03/2012 ✓
6. Certified Copy of Power of Attorney No. 29 dated 24/02/2012 ✓
7. Certified/Bhulekh Khatauni of Khasra No. 407 & 397 ✓
8. Certified/Bhulekh Khatauni of Khasra No. 394, 395 & 396 ✓
9. Certified/Bhulekh Khatauni of Khasra No. 386 ✓
10. Copy of Order dated 28/03/2012 regarding declaration of NON AGRICULTURE LAND ✓
11. Certified Khasra of Khasra No. 386 ✓
12. Photo of Property ✓
13. Notarized Affidavit of Mr. AJAY KUMAR GARG & Mrs. ALKA GARG ✓
14. Copy of ID of Mr. AJAY KUMAR GARG & Mrs. ALKA GARG ✓

Praveen Kumar Sharma
 08/07/2021
 Chamber No. D1-26 & 27
 Collectorate Compound
 Muzaffarnagar
 Mobile No. 9897661075

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

The search report of which is annexed hereto conducted by me, for the period from 01/01/2000 to 02/02/2021 (Search Receipt no. 2021275002813 dated 02/02/2021) does not disclose any encumbrances as stated therein.

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

- | | | |
|---|---|----------------|
| (a) Name of lender | - | Not Applicable |
| (b) Date of opinion & reference no. (if any) - | | Not Applicable |
| (c) Remarks : The property is free from Encumbrance | | |

I find following **No defects** in the title of the person offering mortgage.

I hereby certify that the proposed mortgagor **Mrs. ALKA GARG** has a clear, valid and marketable title over the above said property "detailed in Schedule" & he/she is competent to create the mortgage of the property detailed in Schedule.

The valid mortgage can be created by deposit of the following original title deed. The said title deeds below is/are Original and genuine and are not duplicate or fake as observed by me :

(GIVE HEREUNDER DETAILS OF THE TITLE DEEDS WHICH ARE REQUIRED TO BE DEPOSITED TO CREATE EQUITABLE MORTGAGE)

- 1- Original Sale deed No. 4807 dated 23/05/2019 (With the supported documents as under)
- 2- Certified Copy of Sale deed No. 4807 dated 23/05/2019.
- 3- Original Old Corresponding Sale deed No. 8889 dated 23/06/2012.
- 4- Certified Copy of Old Corresponding Sale deed No. 8889 dated 23/06/2012.
- 5- Certified Copy of Power of Attorney No. 63 dated 30/03/2012
- 6- Certified Copy of Power of Attorney No. 29 dated 24/02/2012
- 7- Certified/Bhulekh Khatauni of Khasra No. 407 & 397
- 8- Certified/Bhulekh Khatauni of Khasra No. 394, 395 & 396
- 9- Certified/Bhulekh Khatauni of Khasra No. 386
- 10- Copy of Order dated 28/03/2012 regarding declaration of NON AGRICULTURE LAND
- 11- Certified Khasra of Khasra No. 386
- 12- Photo of Property
- 13- Notarized Affidavit of **Mr. AJAY KUMAR GARG & Mrs. ALKA GARG**
- 14- Copy of ID of **Mr. AJAY KUMAR GARG & Mrs. ALKA GARG**

I have returned the title deeds and other documents shown to me to Loan Officer.

Encl :

1. Special Report
2. Chain of title
3. Search Report

Praveen Kumar Sharma

Praveen Kumar Sharma
Advocate
0810212221
Chamber No. D1-26 & 27
Collectorate Compound
Buzatramogal
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Praveen Kumar Sharma
Advocate

Chamber No. : D-26/27 Collectorate Compound
Muzaffarnagar (U.P.)



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Pachenda Road, Muzaffarnagar
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e-mail : kaushikadvpraveen@gmail.com

Dated: 08/02/2021

ANNEXURE-IV

SPECIAL REPORT ON TITLE

Reg: A Property "PLOT No. 52 Presently Constructed HOUSE/Godown" situated at Village KHANJAPUR Pargana & Tehsil Sadar District Muzaffarnagar, Belonging to **Mrs. ALKA GARG** W/o Sh. Ajay Kumar Garg R/o Village KHANJAPUR Shamli Road Pargana & Tehsil Sadar District Muzaffarnagar (U.P.).

ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS	M/s RAGHAV TRADING CO. situated at Village KHANJAPUR Shamli Road Pargana & Tehsil Sadar Distt. Muzaffarnagar Through Proprietor Mr. AJAY KUMAR GARG
1. Name of the Borrower with Address	Mrs. ALKA GARG W/o Sh. Ajay Kumar Garg
2. Name of the person offering mortgage with percentage/constitution and address	
3. Details of the property to be mortgaged: *As per title deed **As per present position	As per detailed in attached Scheduled
B. INVESTIGATIONS :	
1. Details of the title deeds/documents (including Link deeds/parent deeds) to be deposited for creation of the Mortgage (with full particulars regarding nature of the documents, date of execution and details of the registration)	<ol style="list-style-type: none"> 1- <u>Original Sale deed No. 4807 dated 23/05/2019.</u> 2- Certified Copy of Sale deed No. 4807 dated 23/05/2019. 3- <u>Original Old Corresponding Sale deed No. 8889 dated 23/06/2012.</u> 4- Certified Copy of Old Corresponding Sale deed No. 8889 dated 23/06/2012. 5- Certified Copy of Power of Attorney No. 63 dated 30/03/2012 6- Certified Copy of Power of Attorney No. 29 dated 24/02/2012 7- Certified/Bhulekh Khatauni of Khasra No. 407 & 397 8- Certified/Bhulekh Khatauni of Khasra No. 394, 395 & 396 9- Certified/Bhulekh Khatauni of Khasra No. 386 10- Copy of Order dated 28/03/2012 regarding declaration of NON AGRICULTURE LAND 11- Certified Khasra of Khasra No. 386 12- Photo of Property 13- Notarized Affidavit of Mr. AJAY KUMAR GARG & Mrs. ALKA GARG 14- Copy of ID of Mr. AJAY KUMAR GARG & Mrs. ALKA GARG
2- Whether certified copies have been obtained from the Registrar's office.	Yes
3- Whether the documents in hand are compared with certified copies and whether the document given raise any doubt or suspicion ?	Yes, the documents in hand are compared with certified copies & No any doubt or suspicion raise of any kind regarding the concern documents.

(Signature)

Whether the particulars of registration given in the title deeds shown to the counsel tally with the particulars as stated in the record of the registrar's office?	Yes Tally
Whether the registration particulars number & date and page particulars as given in the title deeds tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6- Whether the photographs of the 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 Tally
7- Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes Tally.
8- Whether the property has been mutated in the name of the person offering the mortgage?	No Because the aforesaid property has been situated out of the limits of Nagarpalika Muzaffarnagar.
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?	No Bar
11- Whether there are any restrictions regarding sale of the property to be mortgaged?	No any restriction
12- Whether all the approvals, clearances/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Not Required
13- Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Self-Acquired Property
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



Case of lease hold property, whether permission/NOC from the lessor is required for creation of mortgage? whether permission of the lessor/NOC is obtained?	Not Applicable
17- What is the rate of sharing or unearned income with lessor, in the event of sale of the property?	Not Applicable
18- Whether copy of the title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
19- Whether terms & conditions given in the lease deed have been complied with? If any condition is violated effect thereof.	Not Applicable
20- Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of the 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?	Not Applicable
21- In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	The aforesaid Khasra Nos. 407, 397m, 394, 395 & 396 "Which part is the aforesaid property" has been declared NON AGRICULTURE LAND U/s 143 UPZA & LR Act & according to the Certified Khasra of Khasra No. 386 has been mentioned AABADI instead of Cultivation.
22- Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	Certified copy of Sale Deed has been produced.
23- Whether the title in property detailed in scheduled is clear, marketable & fit for mortgage by way of depositing title deeds?	Yes, the title of property is clear, marketable & fit for mortgage by way of depositing Original title deed.
24- Whether the provisions of SARFAESI Act-2002 are applicable on property detailed in scheduled?	Yes, the provisions of <u>SARFAESI Act 2002</u> are Applicable on the property.

Date : 08/02/2021

Place : Muzaffarnagar

Name of the Counsel
Praveen Kumar Sharma

Advocate

Praveen Kumar Sharma
Advocate

Chamber No. D1-26 & 27
Collectorate Compound
Muzaffarnagar
Mobile No. 9897661075

SEARCH REPORT

Account of : M/s RAGHAV TRADING CO. situated at Village KHANJAPUR Shamli Road Pargana & Tehsil Sadar Distt. Muzaffarnagar Through Proprietor Mr. AJAY KUMAR GARG.

BO : RAM, Muzaffarnagar (U.P.)

Search report related to searches made in:

- | | |
|--|---------------------|
| a) Sub Registrar Office | Muzaffarnagar |
| b) Registrar of Companies | N.A. |
| c) Courts | N.A. |
| d) Other offices: | Revenue Record Room |
| a) Office of the Co-operative Society | N.A. |
| b) _____ Development Authority.
(DDA/HUDA/and the like) | N.A. |
| e) Any other documents | |
| c) Receipt for payment of Municipal Taxes etc. | N.A. |

1. **Sub Registrar / Registrar of Assurance office** The encumbrance search was made from the Sub Registrar Muzaffarnagar for the period of 1988 to 2021 and the same disclosed no encumbrance (Certificate enclosed):

- a)
- b)

2. Besides obtaining encumbrance certificate from the Sub Registrar, Personal search was carried out by me for the purpose. Inspection was made on 02/02/2021 for the period from 01/01/2000 to 02/02/2021 (Search Receipt no. 2021275002813 dated 02/02/2021 is annexed) at the following sub Registrar/offices:-

- a) Sub Registrar, Muzaffarnagar
- b)

The search report disclosed the following encumbrances:

.....NIL.....



The ownership of the property being of a company/search was conducted in the following offices of registrar of companies.

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

Not Applicable

ROC	INFORMATION
NOT	APPLICABLE

4. Inspection of Court records disclosed:-

Name of Court	Date of order	Nature of order
No any According to the Notarized Affidavit of Mr. AJAY KUMAR GARG & Mrs. ALKA GARG	Not Applicable	

5. Searches made / Inspection carried out in the following offices disclosed:

Office	Date of search Inspection	Information
Revenue Record Room Distt. Muzaffarnagar Sub Registrar, Muzaffarnagar	02/02/2021	Property in question is Un-encumbered


6. A study of the following documents disclosed :

Details of documents perused	Information
As detailed in Annexure - V	

Defects noticed are indicated in the certificate given by me:NIL.....

Date: 08/02/2021

Praveen Kumar Sharma
Advocate


Praveen Kumar Sharma
Advocate

Chamber No. D1-26 & 27
Collectorate Compound
Muzaffarnagar
Mobile No. 9897661075



Dated: 28/02/2021

CHAIN OF TITLE

Initially the property "Detailed in the scheduled below" previously was belongs to Sh. Ashok Kumar & Rajendra Kumar Ss/o Sh. Karam Singh & Sh. Ankur Chaudhary S/o Sh. Ajay Kumar Chaudhary & Km. Prachi Chaudhary D/o Sh. Ajay Kumar Chaudhary All R/o Muzaffarnagar as Sankrmaniya Bhumidhar of Khasra No. 397/0.0700 hect., 407/1.2500 hect. & Khasra No. 394/0.2800 hect., 395/0.3200 hect. & 396/0.1800 hect. & 386/0.2328 hect. of Village Khanjapur Pargana & Tehsil Sadar District Muzaffarnagar.

Thereafter above Sh. Ashok Kumar Chaudhary S/o Late Sh. Karam Singh appoint his attorney to his Son above **Sh. Rishi Chaudhary** regarding his properties "Various Khasra Nos. situated at above Village Khanjahanpur" through Power of Attorney dated dated 24/02/2012 duly registered in Bahi No. IV Zild No. 93 page No. 153/164 Serial No. 29 dated 24/02/2012.

&

Thereafter above Sh. Rajendra Kumar S/o Late Sh. Karam Singh appoint his attorney to his Son above **Sh. Tushar Chaudhary** regarding his properties "Various Khasra Nos. situated at above Village Khanjahanpur" through Power of Attorney dated 30/03/2012 duly registered in Bahi No. IV Zild No. 133 page No. 45/52 Serial No. 63 dated 30/03/2012.

Thereafter above **Sh. Tushar Chaudhary** "as attorney of above Sh. Rajendra Kumar" & Sh. Ankur Chaudhary S/o Sh. Ajay Kumar Chaudhary & Km. Prachi Chaudhary D/o Sh. Ajay Kumar Chaudhary & **Sh. Rishi Chaudhary** "as attorney of above Sh. Ashok Kumar Chaudhary" sold a part of the above described property "which property detailed are given in the schedule below" to Mrs. Mesho Devi W/o Sh. Ramesh Chand R/o 889 Basant Vihar Sarwat Muzaffarnagar Pargana & Tehsil Sadar District Muzaffarnagar (U.P.) through Sale Deed duly registered in Bahi No. 1 Zild No. 7144 page No. 97/116 Serial No. 8889 dated 23/06/2012.

Thereafter above Mrs. Mesho Devi W/o Sh. Ramesh Chand sold the property "which property detailed are given in the schedule below" to **Mrs. ALKA GARG W/o Sh. Ajay Kumar Garg R/o Village KHANJAPUR Pargana & Tehsil Sadar District Muzaffarnagar (U.P.)** through Sale Deed duly registered in Bahi No. 1 Zild No. 11142 page No. 1/18 Serial No. 4807 dated 23/05/2019.

- ✓ The aforesaid Khasra Nos. 407, 397m, 394, 395 & 396 "Which part is the aforesaid property" has been declared **NON AGRICULTURE LAND** U/s 143 UPZA & LR Act & according to the Certified Khasra of Khasra No. 386 396 "Which part also included in the aforesaid property" has been mentioned AABADI instead of Cultivation.

As detailed above Chain of the title relating to the property is complete and presently the proposed mortgagor **Mrs. ALKA GARG** above is the owner of the property detailed in Schedule below :

SCHEDULE OF PROPERTY

A Residential Property "PLOT presently constructed HOUSE/Godown" measuring as by East 20' West 20' North 45' & South 45' Total area 100 Sq. yards @ 83.6 Sq. mtr. compressed all structures, fittings fixtures on it "if any" situated at Village KHANJAPUR Pargana & Tehsil Sadar District Muzaffarnagar (U.P.) "Mundraza Khasra No. 407, 397m & 394, 395 & 396 & 386" according to the Sale Deed which has been bounded as :

ACCORDING TO THE SALE DEED	AS PER PRESENT POSITION
East : Plot Pvt. No. 45 West : Rasla wd. 20' North : Plot Pvt. No. 51 South : Plot Pvt. No. 53 Presently House of Ajay Kumar	<p style="text-align: center;">.....To be Verified.....</p>

Praveen Kumar Sharma
Praveen Kumar Advocate
 28/02/2021
 Chamber No. D1-26 & 27
 Collectorate Compound

तलाश का प्रमाण पत्र

(सहायक महानिरीक्षक के पत्र दिनांक 12.06.1973 द्वारा यथा संशोधित)

(हिन्दी अनुवाद)

प्रमाणपत्र संख्या 449 वर्ष 2021 आवेदन संख्या 452 वर्ष 2021 श्री प्रवीण कुमार शर्मा एडो
रा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और भारों का विवरण का प्रमाणपत्र के लिये आवेदन किये जाने पर :

विवरण सम्पत्ति

(प्रार्थना-पत्र के अनुसार)

सम्पत्ति के वर्तमान स्वामी का नाम व पता

(प्रार्थना-पत्र के अनुसार)

A Residential Property PLOT No. 52 Presently Constructed House Measuring by East 20' West 20' North 45' & South 45' total area 100 Sq. yards @ 83.6 Sq. mtr. Situated at Village Khanjahanpur Pargana & Tehsil Sadar District Muzaffarnagar (U.P.) "Part of Khasra No. 407, 397m, 394, 395, 396 & 386".

Bounded as : East Plot Private No. 45, West Rasta wd. 20' North Plot Private No. 51 & South Plot Private No. 53 & House of Ajay Kumar

Mrs. Alka Garg W/o Sh. Ajay Kumar Garg R/o Village Khanjahanpur Pargana & Tehsil Sadar District Muzaffarnagar (U.P.)

मैं एतद्वारा प्रमाणित करता हूँ कि वही संख्या एक और तत्सम्बन्धित इन्डेक्सों की वर्ष 2012 से वर्ष 2021 तक तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाले निम्नलिखित कृत्य या भार पाये गये/या कोई नहीं पाया गया।

क्रमांक	सम्पत्ति का ब्यौरा	लेखपत्र के निष्पादन की तारीख	प्रकार का मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक वर्ष
				निष्पादन कर्ता	दावेदार	
1.	A Residential Property PLOT No. 52 Presently Constructed House Measuring by East 20' West 20' North 45' & South 45' total area 100 Sq. yards @ 83.6 Sq mtr. Situated at Village Khanjahanpur Pargana & Tehsil Sadar District Muzaffarnagar (U.P.) "Part of Khasra No. 407, 397m, 394, 395, 396 & 386". Bounded as : East Plot Private No. 45, West Rasta wd. 20' North Plot Private No. 51 & South Plot Private No. 53 & House of Ajay Kumar	23.05.2019	वैनामा	Mrs. Mesho Devi W/o Sh. Ramesh Chand R/o House No. 889 Mohalla Basant Vihar Sarwat Muzaffarnagar (U.P.)	Mrs. Alka Garg W/o Sh. Ajay Kumar Garg R/o Village Khanjahanpur Pargana & Tehsil Sadar District Muzaffarnagar (U.P.)	4807/23. 05.2019

मैं यह भी प्रमाणित करता हूँ उपरोक्त कृत्यों और भारों को छोड़कर उक्त सम्पत्ति को प्रभावित करने वाले कोई अन्य कृत्य या भार नहीं पाये गये।

नोट :-

1. इस प्रमाणपत्र में वे भार या कृत्य दिखाये जायेंगे जो आवेदक द्वारा दिये गये सम्पत्ति के ब्यौरे के आधार पर बूढ़े गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाणपत्र में दर्ज नहीं किया जायेगा।
2. यदि तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाणपत्र में शामिल सूचना के लिये उत्तरदायी न होगा।
3. इस प्रमाणपत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

तलाशकर्ता - नाम और पदनाम

प्रमाणपत्र तैयारकर्ता - नाम और पदनाम

तलाश का तथा प्रमाणपत्र का सत्यापन किया गया

हस्ताक्षर

प्रमाणपत्र का परीक्षा किया गया

हस्ताक्षर

दिनांक..... 4-2-2021

तैयारकर्ता-ओमवीर सिंह

रजिस्ट्रीकर्ता अधिकारी का हस्ताक्षर

(स. 70 प्रमाणपत्र दिनांक)

मुनफ्फरनगर

उत्तराखण्ड 7310183

फसली वयं : 1421-1426 प्राग : 1

खातेदार का नाम / पिता पति सरक्षक का नाम / निवास स्थान

भौमिक	खाते	प्रत्येक	खातेदार
अधिकार	के	गाटे	द्वारा देय
प्राग्भ	प्रत्येक	का	मालगुजारी
होने का	गाटे	क्षेफल	या लगान

परिवर्तन सम्बन्धी अज्ञा या उसका मागन उनकी सहाय तथा टिप्पण सहित और अज्ञा ट्रेन वाले अधिकारी का पट

7.12 13

00047 अशोक कुमार / करमसिंह / मु0नगर

अंकर चौधरी / अजय कुमार चौधरी / मु० नगर

397 0.0700

407 1.2500

413 0.1400

414 0.0300

415 0.1400

श्रीमान उपजिलाधिकारी सदर का अदेश दिनांक 2-5-03 के

अनुसार: ग्राम खानजहापुर के खाता स017 के खसम

704C7	70.3800	4139/0	1400.4149
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143 3090 जमिंदारी वि० एवम भूमि व्यवस्था अधि० के

अन्तर्गत अकृषिक क्षेत्र घोषित करते हुए लगान में

एड प्रदान की गयी होले027-6-03

1419स०- न्यायालय उपजिलाधिकारी सदन मु०नगर वाट
स० :57/11-12 अतर्गत धारा 143 ज०वि०
अधि०:गान्धारपुर परगना मु०नगर अशोक क० मार अदि
बनाम शकाश उपरोक्ती वाट मे इस न्यायालय के अंदर दि०
28-3-12 के अतर्गत ग्राम खान्दहारपुर के छात स० 41
के दि० 10

397 क/0.0700, 407 म/0.8700 है 0 व ल 2 कि ते
1,09,00 है ल 19 30/- व खता म 93 क
द्वारा 394/0.2800, 395/0.3200,
396/0.1800 397 ख/0.1700 है 0 व ल 4 कि ते
0.9550 है ल 0.12/- को महामो ज्ञा

एवम भवन निर्माण व विकास उप विधि के अनुसार निर्माण प्रारम्भ करने में पूर्व विकास कार्य में नियमानुसार मानचित्र स्वीकृत व कराना अनिवार्य होगा। प्रतिवन्ध के साथ जओविओअडिओकी भूभाग 143 के अन्तर्गत अर्क विक्रय भूमि उद्घोषित किया जाता है।

(19/53)होरका0 31-03-12

कुल गट्टे पीच	कुल क्षेत्रफल- एक दशमलव छः तीन शून्य शून्य (हेक्टेयर)	कुल भू-राजस्व - चार शून्य दशमलव शून्य शून्य रुपये	5	1.6300	₹ 40.00	6	0
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Data Digitally Signed by: MADAN GOPAL VERMA



सहम अधिकारी: INDRESH MOHAN

तहसील: सदा जनपद: मुजफ्फर नगर

दिनांक एव समय: 21-02-2017; 10:36:34

उपरोक्त ज्ञान खोजने का ऑनलाइन <http://upbhujekh.gov.in> Website पर जाकर किया जा सकता है।

0 यह ज्ञान खोजने की इलेक्ट्रॉनिक डिजिटल सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजिटल हस्ताक्षर द्वारा हस्ताक्षरित है।

उद्गण खतौनी

फसली वर्ष : 1421-1426 भाग : 1

जनपद : मुजफ्फर नगर

तहसील : सदर

ग्राम का नाम / परगना : खानजहांपुर (सदर)

क्रमांक : 110818

पुत्रेण का नाम / पिता पति सरक्षक का नाम / निवास स्थान

परिवहन सम्बन्धी आज्ञा या उसका माराग उनकी
संख्या तथा दिनांक सहित और आज्ञा देने वाले
अधिकारी का पद
टिप्पणी

खातेदार
द्वारा देय
मातृगुजारी

काटे का तारयेक

प्रत्येक

भौतिक
अधिकार
प्रारम्भ

19

निवास

क क ना

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नाम /

खातेदा

खाता
खतौन

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पृ. १३६ / भूमि जो सार्वजनिक भूमि को के अधिकार में हो।

अजीक कुमार चौधरी / काम सिंह / नि. मु० नगर

गन्धर्व मिह चौधरी / कर्म सिंह / नि. म० नगर

शंकर चौधरी / अजय कुमार चौधरी / नि. म० नगर

मांजी नौधरी (पन्नी) / अजय क मार चौधरी / नि. म. नगर

श्रीमान उपजिलाधिकारी सदा के अद्वेज दिनांक 2-5-03 के अनुसार ग्राम खानवहापुर के खता स047 के खता न0379/0700 लगान को धारा 143 उ0703फि0वि0एक्स भूमि व्यवस्था अधिनियम के अन्तर्गत अकृषिक क्षेत्र घोषित करते हुए लगान से छुट्ट प्रदान की गयी है।

141950- न्यायालय उपजिलाधिकारी सटर मु0नगर वाट
स0 157/11-12 अन्तर्गत धारा 143 ज0वि0
अधिवृत्तहापुर परगना मु0नगर अशोक कु माा अटि
बना सका: उपरोक्त वाट मे इस न्यायालय के अदालत दि0
28-3-17 के अन्तर्गत ग्राम खान्जहापुर के खान्जहापुर के अन्तर्गत

397क/0.0700, 407म/0.8700 हैं0 कु ल 2 कि ते
/ 0.9400¹⁰ल0 19.30/- ब खाता स093 के ख00
394/0.2840, 395/0.3200, 396/ 0.1800,
397ब 0.1700 हैं0 कु ल 4 कि ते /0.9500 हैं0ल0
25.12/-को महायोजना

25.12/-को महायोजना

एक भवन निर्माण व विकास उप विधि के प्राविधानोंके

Scanned with CamScanner

अनुसार निर्माण प्रारम्भ करने से पूर्व विकास प्रक्रिया में
नियमानुसार मानचित्रस्वीकृत करना अनिवार्य होगा, के
प्रतिबन्ध के साथ ज०वि०अधि० की धारा 143-के
अन्तर्गत अकृषि भूमि उद्घोषित किया जाता है।

(19/53)ह०र०का० 31-03-12

6 2.0342 ₹ 53.80 5

0

कुल गाटे-छः कुल क्षेत्रफल-दो दशमलव शून्य तीन चार दो (हेक्टेयर) कुल भू-राजस्व - पाँच तीन दशमलव अठ शून्य रुपये

Data Digitally Signed by: MADAN GOPAL VERMA



सक्षम अधिकारी: INDRESH MOHAN

तहसील: सदा जनपद: मुजफ्फर नगर

दिनांक एवं समय: 21-02-2017 10:37:27

❶ यह अरण्य छतौनी इलेक्ट्रॉनिक डिजिटल सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजिटल हस्ताक्षर द्वारा हस्ताक्षरित है।

उपरोक्त अरण्य छतौनी का वेबसिम्बोल <http://upbhulekh.gov.in> Website पर जाकर किया जा सकता है।

BHULEKH
Uttar Pradesh

खाता विवरण (अप्रमाणित प्रति)

खानका नाम : खानवाहापुर परगना : (सदर) तहसील : सदर जनपद : मुजफ्फर नगर फसली वर्ष : 1427-1432 भाग : 1 खाता संख्या : 00043

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान

टिप्पणी

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

अशोककुमार / करमसिंह / नि० मु० नगर

खसरा संख्या क्षेत्रफल (है.) अंश

386 0.2328

योग

1 0.2328

कृपया उक्त खासरे की प्रस्थिति (भूखंड (गाटा) के बाद ग्रस्त / विकस्य / भू-नक्शा) हेतु खसरा संख्या पर विस्तृत करें

Disclaimer: उक्त ऑफ़रडे मात्र अवलोकनार्थ है, उक्त विवरण अधतन है, तहसील कंप्यूटर केन्द्र एवम सी.एस.सी/लोकवाणी केन्द्र में उद्यम की प्रमाणित प्रति प्राप्त की जा सकती है।

Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.

NIC NATIONAL
INFORMATICS
CENTRE

Digi
Ind

28-3-2012

न्यायालय उप जिलाधिकारी सदर मुजफ्फरनगर।

वाद सं० 157

सन् 2011-12

मौजा- खान्जहापुर

अशोक कुमार आदि

अन्तर्गत धारा-143 ज०वि०अधि०

परगना-मुजफ्फरनगर

बनाम

सरकार

आदेश

श्री अशोक कुमार, राजेन, कुमार पुत्रगण कर्मसिंह व अंकुर चौधरी पुत्र अजय कुमार व प्राची चौधरी पुत्री अजय कुमार निवासी मुजफ्फरनगर ने अपनी भूमि स्थित मौजा खान्जहापुर तहसील व जिला मुजफ्फरनगर के खाता सं०-41 के ख०न० 397क/0.0700 व खसरा नम्बर 407म/0.8700है० कुल दो किते रकबई 0.9400है० लगान 19.30रूपये व खाता सं०-43 के ख०न० 394/0.2800है०, 395/0.3200है०, 396/0.1800है० व 397ख/0.1700है० कुल 4 किते रकबई 0.9500है० लगान 25.12रूपये पर कृषि कार्य न किये जाने के कारण अकृषिक घोषित किये जाने की अभ्यर्थना की है।

उक्त प्रार्थना पत्र पर नायब तहसीलदार सिटी की जांच आख्या एवं संस्तुति दिनांक 28-03-2012 प्राप्त हुई। जिसके अवलोकन से विदित है कि स्थित मौजा खान्जहापुर तहसील व जिला मुजफ्फरनगर के खाता सं०-41 के ख०न० 397क/0.0700 व खसरा नम्बर 407म/0.8700है० कुल दो किते रकबई 0.9400है० लगान 19.30रूपये व खाता सं०-43 के ख०न० 394/0.2800है०, 395/0.3200है०, 396/0.1800है० व 397ख/0.1700है० कुल 4 किते रकबई 0.9500है० लगान 25.12रूपये पर प्रार्थना का नाम बतौर संक्रमणीय भूमिधर अंकित है। उक्त भूमि पर कृषि कार्य नहीं किया जा रहा है। वर्तमान में प्रश्नगत भूमि में आबादी विस्तार हेतु चारदीवारी एवं प्लाटिंग की जा रही है। भविष्य में भी उक्त भूमि में कृषि कार्य की संभावना नहीं है। उक्त भूमि को धारा 143 ज०वि०अधि० के अन्तर्गत अकृषिक उद्घोषित करने की संज्ञा दी गयी है। नायब तहसीलदार के द्वारा गनी आख्या के साथ नियम 135 की रिपोर्ट भी संस्तुत की है, जिसमें प्रश्नगत क्षेत्रफल पर कृषि कार्य न होने का उल्लेख किया है। मैंने पत्रावली एवं उपलब्ध अभिलेखों का अवलोकन किया जिससे विदित है कि प्रश्नगत भूमि कृषि कार्य नही हो रहा है और उक्त भूमि प्रार्थी के नाम राजस्व अभिलेखों में बतौर संक्रमणीय भूमिधर अंकित है। यह भूमि वर्तमान में कृषि कार्य, पशुपालन, मत्स्य पालन, कुक्कुट पालन, वागवानी आदि कार्य में प्रयोग नहीं हो रही है। इस प्रकार उपरोक्त भूमि को जमींदारी विनाश अधि० की धारा 143 के अन्तर्गत अकृषिक भूमि उद्घोषित किया जाना उचित प्रतीत होता है।

अतः नायब तहसीलदार सिटी की आख्या एवं संस्तुति दिनांक 28-03-2012 के आधार पर भूमि स्थित मौजा खान्जहापुर परगना तहसील व जिला मुजफ्फरनगर के खाता सं०-41 के ख०न० 397क/0.0700 व खसरा नम्बर 407म/0.8700है० कुल दो किते रकबई 0.9400है० लगान 19.30रूपये व खाता सं०-43 के ख०न० 394/0.2800है०, 395/0.3200है०, 396/0.1800है० व 397ख/0.1700है० कुल 4 किते रकबई 0.9500है० लगान 25.12रूपये को महायांजना एवं भवन निर्माण एवं विकास उप निधि के प्राविधानों के अनुसार निर्माण प्रारम्भ करने से पूर्व विकास प्राधिकरण से नियमानुसार गानचित्र स्वीकृत कराना अनिवार्य होगा, के प्रतिबन्ध के साथ जमींदारी विनाश अधिनियम की धारा 143 के अन्तर्गत अकृषिक भूमि उद्घोषित किया जाता है। तदनुसार परवाना अमलदरागद जारी हों। आदेश की एक प्रति उपनिबन्धक तहसील सदर को सूचनार्थ एवं आवश्यक कार्यवाही हेतु भेजी जाये। बाद पूर्ति पत्रावली राजस्व अभिलेखागार में संचित हो।

1. भूमि नक्शा..... 28-3-12

2. नक्शा दिनांक 28-03-2012

3. जांच

4. प्राप्ति 29/3/2012

5. तैयारी 29/3/2012

6. वापसी 29/3/2012

7. सुनवाई 1/4

8. शब्द 4/4

(गौरव वर्मा)
उप जिलाधिकारी सदर
मुजफ्फरनगर।

इन्तखाब खसरा

परगना ५३७ तहसील ५३७ जिला ७२७ सन् १५२७ फसली

खाना नं०	खातेदार का नाम खतौनी के भाग १ के अनुसार	खातेदार का नाम खतौनी के भाग २ के अनुसार	पिन्ड आबासी	खरीफ			रबी			जायद			दो फसली		मिलान खसरा के अनुसार शून्य भूमि का विवरण		प्रत्येक खेत के पट्टे बड़े हुए पट्टे की संख्या	विशेष विवरण
				धान्य	आबी	खाकी	धान्य	आबी	खाकी	धान्य	आबी	खाकी	आबी	खाकी	भूमि का पेट	रकबा		
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१
४३	अ. २५५	४३	-	-	-	-	-	-	-	-	-	-	-	-	अ. २५५	१-३३२	-	-
४४	अ. २५६	४४	-	-	-	-	-	-	-	-	-	-	-	-	अ. २५६	१-१८००	-	-

मिलान खसरा के अनुसार शून्य भूमि का विवरण

०५-०२-२१

Praveen Kumar Sharma
Advocate
Chamber No. : D1-26/27 Collectorate Compound
Muzaffarnagar (U.P.)



Resi. Off: R-461 Adarsh Colony
Pachenda Road, Muzaffarnagar
☎ 9897661075 & 7983154874
email : kaushikadvpraveen@gmail.com

Dated: 08/04/2017

PHOTO OF PROPERTY



Praveen
Praveen Kumar Sharma
Advocate
Chamber No. D1-26 & 27
Collectorate Compound
Muzaffarnagar
Mobile No. 9897661075

RAJU TYAGI & ASSOCIATES

● Govt. Approved Valuer ● Engineers ● Planners ● Architectural Designer
● Estimators ● Interior Designer ● Structural Consultant

1st Floor, Husnain Market, Ansari Road, Muzaffarnagar - 251001 (U. P.)

E-mail : rajutyagimzn@gmail.com

Raju Tyagi
(CNI), A.M.I.E. (INDIA), F.I.V.

● Chartered Engineer, AM/083860/0
● Income Tax Approved Valuer
MRT-53/10/04-05/CAT-A
● Fellow of Institution of Valuers, F-13719
● MDA Approved Engineer, 48-E-1

Ref. No. VA/30/02/2021

Dated 04/02/2021

The Branch Manager,
Punjab National Bank,
Hanuman Chowk, Muzaffarnagar.

FORMAT OF THE VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

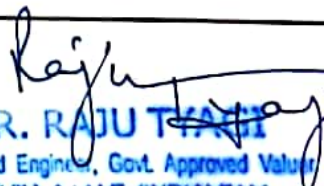
Sl. No.	Particulars	Content
	I Introduction:-	
1	Name of Valuer	Er. Raju Tyagi
2	Date of inspection	03-02-2021.
	Date of valuation	04-02-2021.
3	Purpose of valuation	Worth Assessment
4	Name of property owner (details of share of each owner in case of joint & co ownership)	SMT. ALKA GARG W/O W/O SH. AJAY KUMAR GARG Single Owner Ship MOB. NO. 8923303727
5	Name of Bank / FI as applicable	Punjab National Bank.
6	Name of developer of the property (in case of developer built properties)	N.A.
7	Whether occupied by the / tenant? If occupied by tenant, since how long?	Self occupied
II	Physical characteristics of the asset	Residential Property
1	Location of the property in the city	AT- PLOT NO. 52, VILLAGE- KHANAJAH PUR, PARGANA & TEHSIL- MUZAFFARNAGAR, DISTT.- MUZAFFARNAGAR,
	Plot No. / Survey No.	52
	Door No.	No.
	T. S. No. / Village	KHANJAH PUR
	Ward / Taluka Mandal / District	DISTT. MUZAFFARNAGAR
2	Municipal ward no.	
3	City / Town	Muzaffarnagar
	Residential Area/ Commercial Area/ Industrial Area	Residential Property
	Classification of the area: High / Middle / Poor	Middle
	Metro / Urban / Semi Urban / Rural	Semi Urban

Pannel Valuer :

Allahabad Bank, Andhra Bank, Bank of Baroda, Bank of India, Bank of Maharashtra, B. P. C. L., Canara Bank, Central Bank of India, Corporation Bank, Ganga Mercantile Bank Ltd., Indian Overseas Bank, Nainital Bank Ltd., O. B. C., P. N. B., Syndicate Bank, Union Bank of India, United Bank of India, UCO Bank, Shivalik Mercantile Co-operative Bank Ltd.

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Income Tax Approved Valuer
Fellow of Institution of Valuers
MDA Approved Engineer


Coming under Corporation limit/ Village Panchayat/ Municipality		Village- Panchayat	
Postal address of the property		AT- PLOT NO. 52, VILLAGE- KHANAJAH PUR, PARGANA & TEHSIL- MUZAFFARNAGAR, DISTT. MUZAFFARNAGAR.	
Latitude, Longitude and Coordinates of the site		29.471998,77.670720	
Area of the plot/land (supported by a plan)		83.60 Sq.mt.	
Layout plan of the area in which the property is located		Yes.	
Development of surrounding areas		Residential Property	
Details of Roads abutting the property		Road	
Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		No.	
13 In case it is an agricultural land, any conversion to house site plots is contemplated		No.	
14 Boundaries of the property			
	As per deed	As Per Site	
North	Pvt. Plot No. 51	Pvt. Plot No. 51	
South	Pvt. Plot No.53, Ajay Kumar Garg	Godawn of Sh. Ajay Kumar Garg	
East	Pvt. Plot No. 45	Pvt. Plot No. 45	
West	Rasta 20'0" Wide	Rasta 20'0" Wide	
15 Description of Adjoining properties(Measurement)			
	As per deed	As per site	
North	45'0"	45'0"	
South	45'0"	45'0"	
East	20'0"	20'0"	
West	20'0"	20'0"	
Land Area.	83.60 Sq.mt.	83.60 Sq.mt.	
16 Extent of the site considered for valuation (least of 14 A & 14 B)		83.60 Sq.mt.	
17 Survey no. if any		No.	
18 Type of Building (Residential/ Commercial/ Industrial)		Residential.	
19 Details of the building/buildings and other improvement in terms of area, height, no. of constructions with details, full details of specifications to be appended along with building plans and elevations.		Details given in annexure 1 attached Year of Const. 2020 G.F. 900 Sq.Ft.	
20 Plinth area, carpet area and saleable area to be mentioned separately and clarified		Plinth Area 900 Sq.Ft. Carpet Area 810 Sq.Ft. Saleable Area 83.60 Sq.mt.	
Any other aspect.		-	


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Planning parameter		
Whether plan provisions related to the property in		Residential Property
of land use		
of issue and validity of layout of approved map / Plan		No.
Approved map / plan issuing authority		
Whether genuineness or authenticity of		No.
Approved map / plan is verified		
Any other comments by our empanelled		No.
Valuers on authentic of approved plan		
Planning area/zone		Residential Property
Development controls Zoning regulations		Residential Property
FAR/FSI permitted and consumed		No.
Ground coverage		No.
Transferability of development rights if any,		No.
Building bye- law provisions as applicable to the		-
property viz. setbacks, height restrictions, etc.		
12	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential Property
13	Comment on unauthorized constructions if any	No.
14	Comment on demolition proceedings if any	No.
15	Comment on compounding/ regularization proceedings	No.
16	Comment on whether OC has been issued or not	No.
17	Any other aspect	Free Hold
iv	Any other aspect	No.
1	Ownership documents,	Photo Copy Of Title Deed No. 4807 Dated- 23-05-2019.
2	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	SMT. ALKA GARG W/O W/O SH. AJAY KUMAR GARG
3	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	No.
4	Comment on whether the IP is independently accessible?	Yes
5	Title verification,	Photo Copy of Title Deed .


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of leases if any,	No.
any status of freehold or leasehold including action on transfer,	Free Hold
ements of easements if any,	No.
ification for acquisition if any,	No.
ification for road widening if any,	
possibility of frequent flooding/sub-merging	No
pecial remarks , if any , like threat of acquisition of land for public service purpose road widening or applicability of CRZ provisions etc .(distance from sea-coast /tidal level must be incorporated)	No
Heritage restriction if any ,all legal documents , receipts related to electricity , water tax , property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report .	No.
14. Comment on transferability of the property ownership,	Transferable
15. Comment on existing mortgages/charges encumbrances on the property if any	No.
16. Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	No.
17. Building plan sanction , illegal construction if any done without plan sanction/violation	No
18. Any other aspect	No
V. Economic aspects	
1. Details of ground rent payable	No.
2. Details of monthly rents being received if any ,	No.
3. Taxes and other outgoings ,	
4. Property insurances ,	Details available with owner
5. Monthly maintenance charges ,	Details available with owner
6. Security charges , etc	Details available with owner
7. Any other aspect	Details available with owner
VI Socio- cultural aspects	No
Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.	Surrounded by Residential Area


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Functional and Utilitarian Aspects	
Description of the functionality and utility of the	Residential.
Aspects in terms of :	
1.Space allocation	Residential.
2.Storage spaces	-
3.Utility of spaces provided within the building	Residential.
4.Any other aspect	
Infrastructure Availability	
a)Description of aqua infrastructure availability in terms of	
1.Water supply	No.
2.Sewerage / sanitation	No.
3.Storm water drainage	No.
b)Description of other physical infrastructure facilities viz.	
1.Solid waste management	No.
2.electricity	No.
3.roads & public transportation connectivity	No.
4.availability of other public utilities nearby	Road transport.
c) social infrastructure in terms of Schools	Yes
2. Medical facilities	Yes
3. Recreation facilities in terms of parks and open spaces	Yes
IX Marketability	
Analysis of the market for the property in terms of	
1.locational attributes	Good location
2.scarcity	No
3.Demand and supply of the kind of subject property	Demand available
4.comparable sale prices in the locality Rs.	8000.00 to 9000.00 per Sq.mt.
X Engineering and technology aspects	
Type of construction ,	Good
Material and technology used ,	-
Specification ,	Load bearing Walls, Brick work in cement & sand Mortar, R.C.C. Roof, C.C. Flooring Rolling Shutter,
Maintenance issues	-
Age of the building	01 Years
Total life of the building ,	60 years
Extent of deterioration ,	Taken in Annexure – I attached.
Structural safety	Yes
Protection against natural disaster viz. earthquake.	Yes
Visible damage in the building if any ,	No

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Common facilities viz. lift, water pump, lights, security system, etc.	No
System of air-conditioning.	No
Provision for fire fighting.	-
Environmental factors	-
Use of environment friendly building material, green building techniques if any.	No
Provision for rain water harvesting.	No
Use of solar heating and lightning system, etc.	No
presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	
Architectural and aesthetic quality	
1) Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Moderen Looking
In case of valuation of Industrial property	
1) Proximity to residential areas	
2) Availability of public transport facilities	
XII Valuation	
Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumption made, basis adopted, supporting data (in terms of comparable sale), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Land & Building Method

9. VALUATION OF LAND :-

Title deed S. No. 90 (Residential Plot)		Circle Rate :- Rs.	6000.00 per sq.mt.
Area (Sq.mt.)		Rate per Sq.mtrs	Amount (Rs.)
83.60 Sq.mt.		Rs. 6000.00	Rs. 501600.00
		As per Circle Rate	
83.60 Sq.mt.		Rs. 8000.00	Rs. 668800.00
		As per Market Rate	

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BT OF CONSTRUCTION :-

Covered Area (Sq.Ft.)	Rate per Sq.	Persent Value	Dep. %	Dep. Value	Amount (Rs.)
900.00 Sq.ft.	800.00	720000.00	0%	0.00	720000.00
				Rs.	720000.00
Total				Rs.	720000.00

Cost of Construction

Guideline value/ value of IP as per Circle Rs. 501600.00 + 720000.00
 rates, if any, applicable in the area where IP Rs. 1221600.00
 is situated (attach copy of relative chart)

Market Value of the property Rs. 668800.00 + 720000.00
 Rs. 1388800.00
 Say Rs. 1389000.00

(RUPEES: THIRTEEN LACS EIGHTY NINE THOUSANDS ONLY.)

**MARKET VALUE OF THE PROPERTY OF SMT. ALKA GARG W/O W/O SH. AJAY KUMAR GARG
 AT- PLOT NO. 52, VILLAGE- KHANAJAH PUR, PARGANA & TEHSIL- MUZAFFARNAGAR,
 DISTT.- MUZAFFARNAGAR,**

As a result of my appraisal and analysis, it is my considered opinion that the present
 market value of the above property in prevailing condition with aforesaid specifications
 is Rs. 1389000.00

(RUPEES: THIRTEEN LACS EIGHTY NINE THOUSANDS ONLY.)

(Prevailing market rate along with details /reference of at least two latest deals/transactions with
 respect to adjacent properties in the areas. The reference should be of properties/plots of
 similar size/area and same use as the land being valued). The other details are asunder:

i	Date of purchase of immovable property:	23-05-2019
ii	Purchase Price of immovable property	Rs. 500000.00
iii	Book Value of Immovable Property:	Rs. 1389000.00
iv	Realizable Value of Immovable Property:	Rs. 1250100.00
v	Distress Value of Immovable Property:	Rs. 1111200.00
vi	Guideline Value (value as per Circle Rates)	Rs. 1221600.00

if applicable, in the area where Immovable property is situated.

Encl:

1. Declaration from the valuer – appendix iv
2. Model code of conduct for valuer – appendix v
3. Photograph of owner with the property in the background
4. Screen shot (in hard copy) of global positioning system (GPS)/
various application (apps)/internet sites (eg Google earth)/ ETC
5. Layout plan of the area in which the property is located
6. Building plan
7. Floor plan
8. Any other relevant documents/extracts..


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**PHOTO GRAPHS OF THE PROPERTY OF SMT. ALKA GARG W/O W/O SH. AJAY
RUMAR GARG AT- PLOT NO. 52, VILLAGE- KHANAJAH PUR, PARGANA & TEHSIL-
MUZAFFARNAGAR, DISTT.- MUZAFFARNAGAR,**



Raju Tyagi

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