

VIS (2023-24) - P2183-156-218

File No.	RKA/DNCR/.....
Date of Receiving	
File Receiver Name	Deepak Kumar

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Deepak Kumar	NA	NA			
Survey	Parveen Singh		20/1/23			
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	PNB Circle Sastha Dehradun.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		12impi Rawat	7300704982	cs8218@pnbc.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		8k + gst		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Type of Property	Vacant Plot.		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input checked="" type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
4.	Account Name	Sheerj Ramesh Barcheti S/O S.N.B Barcheti		
5.	Property Address	— M/s Shakti industries — KH. No - 23826, Village Rampurkhurd, Pachaura, Doon, Distt. Dehradun.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
7.	Preferred time of survey	Date	Time	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input checked="" type="checkbox"/> Old Valuation Report FIR 5. No documents provided: <input type="checkbox"/> Deed B		
9.	Documents received from	Bank, client.		
10.	Special Instructions if any:	NA		
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature:			

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FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

IMPORTANT INSTRUCTIONS TO SURVEYOR

- Please fill the above compliance checklist before moving for the survey.
- Please do not do the survey if you do not have proper documents.
- For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
- Firstly please first study the documents of the property which needs to get surveyed.
- Mark the **Owner/ Area/ Boundaries** mentioned in the ownership documents with bold florescent marker pen before moving for the survey. **During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.**
- Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
- Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
- Do sample physical or google measurements of the property.**
- PHOTOGRAPH INSTRUCTIONS:**
 - Take owner/ representative photograph along with the property.
 - Take your selfie along with the property and the owner/ representative.
 - Take full scale photo of the property with gate.
 - Take photo of the property along with abutting road, towards left, right and center.
 - Take multiple photos of inside-out of the property.
 - Take nearby photographs of the Property.
 - Take a short video to cover property and neighborhood.
- Take Google Map location.
- Check main road name & width and approach road width and distance of property from main road.
- Check Jurisdiction Municipal Limits & Ward Name.
- Fill each column of survey form diligently in detail and tick the appropriate option clearly.**
- Check any defects or negativity in the property and comment in detail on survey form.**
- Do extensive market rate enquiries and confirm for any recent past transactions.**
- In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY GRADING MATRIX PARAMETERS/ CRITERIA	
GRADE	
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST (To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold fluorescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet property?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	VIS (2023-24) - PL183-156-218
Surveyor Name	Poojeen Sharma
Signature	<i>Poojeen</i>
Date	20/7/23.

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

File No. RKADNCR/...../..... Date: 20/7/23 Time: 11:30 AM

GENERAL DETAILS

1.	Name of the Surveyor	Pavanan Sharma
2.	Property shown by	<input checked="" type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside Name: 9411114521 Contact No: 983703282
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input checked="" type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason: merged with the property
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input checked="" type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA
11.	Loan Amount	NA

OWNERSHIP DETAILS

1.	Legal Owner Name/s	Sheeti Ramesh Bacheji S/o S. N. Bacheji
2.	Property Purchaser Name	M/S Sheeti Industries
3.	Property Address under Valuation	KH. NO 23 S 26, Vill:- Rampur Ichur, Pargana Pachwa Poon, Dist:- Dehradun
4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

	East	West	North	South			
1.	Adjoining Properties (AS per old valuation. Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Plot Smt Kiran Bacheji	Plot Smt Ramesh Bacheji	Plot Smt Ramesh Bacheji			
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	Bhawal wala chowk / Balluni School					
4.	Ward Name/ No.	NA					
5.	Zone Name	NA					
6.	Main Road Name & Width	Name	Width	Distance from property			
7.	Approach Road Name & Width	Bhawal / Lingha Road 25 ft					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input checked="" type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
14.	Any new development in surrounding area	NA					

15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input checked="" type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input checked="" type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
	As per old valuation	3360 sqm	NA
2.	Any conversion to the land use		
3.	Land Type	<input type="checkbox"/> Solid, <input checked="" type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked	
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input checked="" type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA	
5.	Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA	
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input checked="" type="checkbox"/> NA	
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents	
8.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input checked="" type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute	
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries	
10.	Is the property merged or colluded with any other property	<input checked="" type="checkbox"/> Yes	
11.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed	
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status
	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> No construction

2. Covered Built-up Area		<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area <input type="checkbox"/> As per Title deed <input type="checkbox"/> As per Map <input type="checkbox"/> As per site survey		
(Tick one on the basis of which valuation is to be calculated)				
3.	Total Number of Floors in the Building			
4.	Floor on which property is situated			
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles			
6.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patta b. Height: c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction		
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done			
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		

21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building		
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex		
23.	Boundary Wall (Only for individual property)	Running Mtr.	Height	Width
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial Make:		Capacity:
25.	Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set Make:		Capacity:
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary		
27.	Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt		
28.	Special Comments/ Observations, if any	<input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		

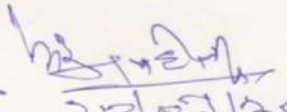
MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Any issues in marketability of the property?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input checked="" type="checkbox"/> Shape, <input type="checkbox"/> Any Other:
2.	How is Demand & Supply condition in the Market of such properties?	Demand <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input checked="" type="checkbox"/> Poor Supply <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input checked="" type="checkbox"/> Poor
3.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: <i>looked property.</i>
4.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	At what True rate Owner bought this Property?	Year of purchase <i>11/6/1999</i> Purchase Price <i>—</i>
6.	Present expected Sale Value of the overall property?	<i>—</i>

* Name of Property Owner =>

Mr. Ramesh Bacheti

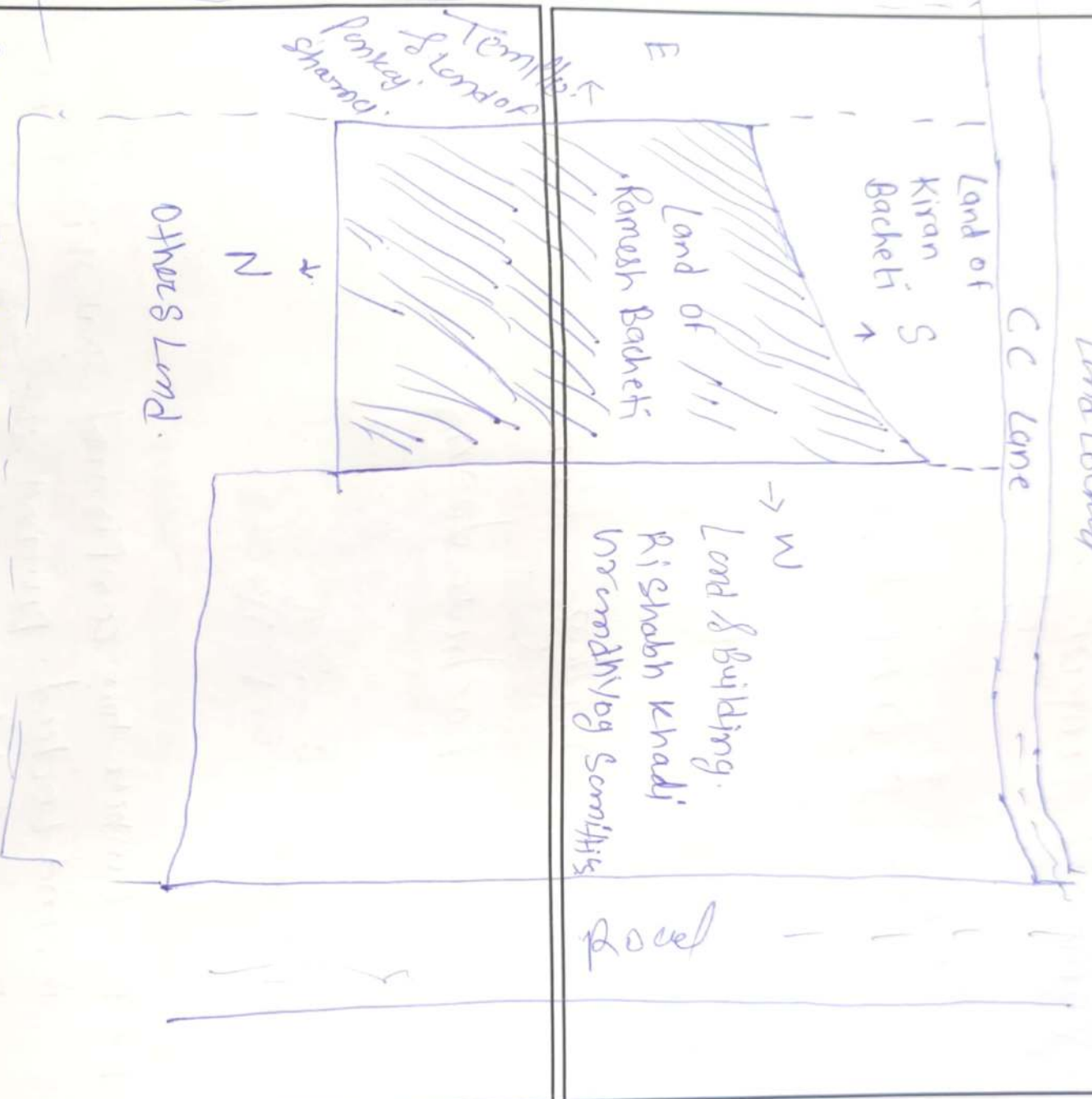
* Address => Khasra No. 23 and 26
Village Ramfari Khind.
Pachwadon. D-Dun

SIGNATURE - 
20/07/2023

NOTE = Owhere has confirmed that this Property is Land Locked. During the site visit I found there is not permanent boundaries. This Property is bounded from two side boundary. Wall (East and North).

DRAW SITE KEY PLAN & SKETCH PLAN

As per site survey = Property land locked.
 owner has confirmed that this Property is
 land locked



As per site survey:

South = Land of Kiran Bachel

North = Others Land

East = Temple & Land of Ponkey Sharma

West = Land & Building Rishabh Khadi Narambhog Samithis

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA			
2.	Contact No.	NA	Monit Chauhan		Hanuman Singh
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	9720467549		7895050336
4.	Rates/ Price informed (in Rs. with unit)	NA	(30) lakh per Bigha		(30) lakh per Bigha
5.	Rates Type (Sale/ Buy)	NA	(30-35) lakh		(30-35) lakh
6.	Shape of the Property (Square, Rectangular, Irregular)		sale		sale
7.	Areal Size of the Property		All size		All size
8.	Legal Status (clear, negative, weak)/ No. of owners		(100-1500) Sq.mtr		—
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	close		close
10.	Distance from the subject Property	0			BeHose
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		500mtr		500 mtr
12.	Approach road width		road facing		road facing
13.	Level of Land (Below/ On/ Above road level)		10 Ft		10 Ft
14.	Frontage to depth ratio (Normal, Less, Large)		below		Below
15.	Present Use		normal		normal
16.	Any other details/ Discussion held	NA			
17.	Present expected Sale Value of the overall property?		Properly way land locked there is no price because adjoining in other property NOT close fence line		

Price (10-12) Lakh per Bigha

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	Shree Ramesh Bachelia
Relationship with owner	Owner.
Signature	✓ [Signature]
Mobile No.	9883039988
Date	20/7/23

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	115 (2023-24) - 1183-156-118
Surveyor Name	Ramesh Bachelia
Signature	[Signature]
Date	20/7/23

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	

SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K. Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	V/S 19023-24-PL 183-156-218		
2.	Name of the Surveyor	V/S 19023-24-PL 183-156-218		
3.	Borrower Name	M/S Steel Karmah. Buchak 9411114536.		
4.	Name of the Owner	Steel Karmah. Buchak 9411114536.		
5.	Property Address which has to be valued	KVN-33826, Village Komfukhurd, Pachua Bazar Distt. Dehradun.		
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	Name Contact No.	
7.	How Property is identified by the Surveyor	Steel Karmah. Buchak 9411114536.		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input checked="" type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land <input checked="" type="checkbox"/> Vacant land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input checked="" type="checkbox"/> Any other Reason: needed other property.		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the	Property of owner his confirmed that this property was land locked.		

property during survey	NA
Is independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input checked="" type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19. Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20. Is the property merged or colluded with any other property	Yes.
21. Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: Ramesh Bucheti (Owner)
 b. Relation:
 c. Signature:
 d. Date: 20/7/23

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: Ram Sham
 b. Signature:
 c. Date: 20/7/23

विक्रम पत्र सप्तविधरी

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जो माली की दुकान पर है।

विशेषतः भूमि यादवका बोर्ड कागज हमारे निजी विषय अधिकार दोष के कारण कोठा के कच्चे से निपट जाय ताग भद्र करवा पर तो उसको कुल अम्मिदारी भव सुद आनुनी में/इ। कतागण पर दोषो दम कराय पर भी प्रयुक्त था कि कोठागण को दोषो के उत्तराधिकारी व भव पर भी सम्मिलित है व रहेगी।

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P. K. Singh
Anil K. Singh



P. K. Singh
Anil K. Singh



P. K. Singh
Anil K. Singh

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हम दि सुरत सिंह, अतर सिंह पुत्रगण स्व० श्री दुन्दन व बल्लरी सिंह तथा सुभाष चन्द्र पुत्रगण की रोशन लाल निवासीगण जम भानवाला परगना बजवाइन जिला देहरादून में हैं। --विद्येतागण

विदित हो कि विद्येता निम्नवर्णित भूमि जिसका पूर्ण विवरण इस विषय में उक्त में दिया गया है वे तनहा भालिक, बादिक, भूमिदार व भू स्वामी है तथा निम्नवर्णित भूमि में इन विद्येतागण का स्वयं कोई साझी भागीदार नहीं है। तथा भूमि विद्येतागण के लिये व स्वामित्व में बली था रही है तथा हमारा ज्ञान जगजान ज्ञान में उत्तोर भूमिदार दर्ज बला था रहा है तथा उसे भूमि को विद्येता करने व हस्तान्तरण आदि करने के संपूर्ण विधायक अधिकार प्राप्त हैं। -

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हरिव कोषाधिकारी
देहरादून
127 MAY 1999



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और दोषिक मुझ केकेता ने निमनवर्णन भूमिदो वि
करने की गतवर्ति देता बहोद. ये लक्ष्य तय कि दुर्ब है, अनपक्ष इस
भूमिने वह विद्युत मय संमन्त्र निमाता दा रहत है।-

और दोषिक निमनवर्णन भूमि इस समय देकर हर प्रका
भार, ध्यान, रचना, केकेता, दान, दण, उन्मत्त, दुर्ब, अदि
महण व धारा निमनवर्णन भूमिदे. हर प्रदातर से दुर्ब व पाक साफ

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ONE THOUSAND RUPEES

27 MAY 1960

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And H. Simpson

और जोदि निन्दर्णः भूमि इस समय तक हर प्रकार
 के भय, खान, रान, अन्न, दान, अण, अन्नान, दुर्घ, अष्टि
 ग्रहण व वायु अन्नानो आदि के हर प्रकार के अन्न व पाक साफ है ।

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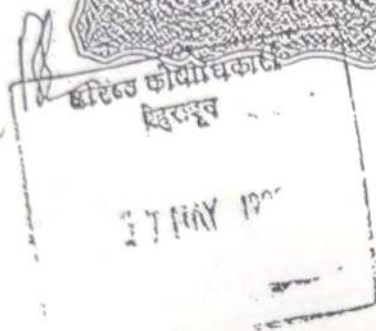
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अतएव अब इन विद्येता ने अपने स्थार मन, बुद्धि व
इन्द्रियो की स्वच्छ दृष्टि में बिना किसी के सिखा लाये, बहवाये
व बिना किसी दबाव के उत्तु अपनी स्वतंत्र इच्छा से निम्नवर्णित
भूमि परत प्रेता महोदय की तोगा लेनी पु. की एस0एन0बेलेनी
निकाही 46 ओ भांज जाल देहरादून को मुक्किल 82,000/-रुपये
संलग्न करासी बदल कर लये जात्र प्रतिकूल के बदले में विक्रय कर दी है
अर्थात् देव दी ने और पु. विक्रय मूल्य मु0 82,000/-रु0 हम विद्येता
ने प्रेता के पूर्व सुपता प्राप्त कर बिना क किसी प्राप्ती हमें एनद
अंरा स्वीकार है तथा ये विक्रय मूल्य में कुछ भी लेना शेष
नहीं रहा है। -

[Signature] 12/11/14
अप्राराम

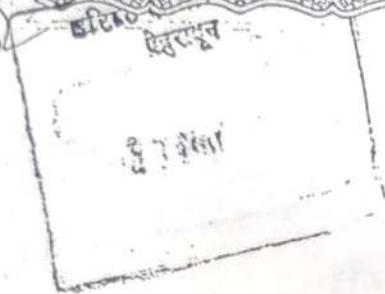


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कच्चा निर्विकार विहीन भूमि से अपना हटाकर व
उठाकर विहीन ने ब्रेता नहोदय को जोड़े पर अपने तुल्य करा दिया
जान के ब्रेता नहोदय विहीन भूमि से एक मात्र स्वामी, अधिकारी
मान्य, कविज्ञ हो गये हैं। ब्रेता नहोदय को आज से जो जो अधिकारी
द्वारा तुल्य विहीन को विहीन भूमि में वास्ते भूमिदारी, नालिकान
हवा, गानी, रास्ता, गोली आदि की वास्ते प्राप्त हैं तथा वास्ते भूमि
में प्राप्त होने सम्भव हो, जो प्राप्त हो गये हैं। ब्रेता नहोदय को
अधिकारी प्राप्त है कि विहीन भूमि से जिस प्रकार वाहे लाभ
उठावे, अपने उपयोग व उपयोग में लावे, धारतोर, निर्माण बनावे
तथा किसी अन्य व्यक्ति को दान, विप्रेय, रहन आदि करके लाभ
अर्जित करे, इसीसे विहीन व हनाते किसी अन्य उत्तराधिकारी
आदि को कोई वास्ते किसी प्रकार की नहीं होगी। -

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अप्रारम्भ



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यदि हम विक्रेतागण के स्वामित्व, अधिकार व दोष के कारण न भारत आदि जाये जाये के कारण विद्वित भूमि हुल या उनका कोई भाग प्रेता नशोदय के कच्चे व स्वामित्व से निकल जाये तो ऐसी क्लाम में प्रेता नशोदय को अधिकार होगा कि वह निवदे हुए भाग भूमि में निम्न मध्य इसे ठाँसे हम विक्रेतागण से व नकार के अन्य वर व नकार के तत्त्व में जिस प्रकार चाहे वसूल कर ले इससे हमें । हमारे किसी उम्मादाकारी यदि जो कोई वापति- निम्न प्रकार में नहीं होगी । -

प्रेता नशोदय को अधिकार होगा कि वह कामजात माल से हम विक्रेतागण का नाम ठाँस कर देकर अपना नाम बतौर भूमिदार अधिकार दर्ज कराये । -

अप्रतारसि



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यदि क्रेता महोदय को अपने स्वाभिमति, अधिकाधिक की
पुष्टि के लिये विशेषांगण से अन्य सेवा लिखाने, प्रार्थना पत्र, जा
पत्र तथा वा बयान आदि देने की आवश्यकता होगी तो हम विक्रेता
ऐसी समस्त कार्यवाही क्रेता महोदय की पूर्व सूचना व व्यवहार करने
के लिये सदैव तैयार व तत्पर रहेंगे । -

चूँकि भूमि की वास्तव आज तक के समस्त देय दर व
लगान व अन्य सेवा-परिचा आदि जो भूमि देय होंगे को बढ़ा करने
उत्तरदायित्व विशेषांगण का होगा और आज के उपरान्त समस्त
देनदारी व सेवायों का उत्तरदायित्व क्रेता महोदय का होगा । -

अंतरासिंह अ. 27/5/90



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विहीत भूमि की तब शहदा कीमत मुवल्लि 82,000/-

त्वया हे परन्तु वर्तमान निर्धारित सकील रेट मु0 1,25,000/-रु0

प्रति एक हे तबुता भूमि का नूतनावन मु0 1,05,000/-रु0 से

कम बनना हे परन्तु स्टान नूतल अछिाकतम पर नियमातुसार

मु0 10,500/-रु0 त शहदा कीमत मु0 1 -

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इस चिह्न में वहाँ वहाँ शब्द "विशेषागण" एवं
"मिता" प्रयुक्त हुए हैं वहाँ वहाँ तदनुसार दोनो वे अपने अपने
उत्तराधिकारी, स्थानावन्त, हित-वृत्तिनिधाय आदि शब्दोंका
समाका शब्दों के अन्तर्गत समाया प्रयोग । -

अप्यर
अप्यरसु
अप्यरसु



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वांछित विवरण

विद्येतागण ने भूमि को विध्य दरने हेतु दिना भूमि व्यवस्था
आधिकारपी देहरादून से भूमि/डीएफओआरओसी-99 दिनांक 17-5-99
द्वारा प्राप्त की हुई है।

कृष्ण भूमि उद्यम वधरोता रोड से भाग, 2 दिओमी0 से अधिक
दूरी पर अंतर जान रा.पुर हुई ने स्थित है तथा नगरपालिका
सीमा से बाहर स्थित है।

अतः भूमि में कोई बाग पेड़ काटि नहीं है।

कृष्ण भूमि की बाग विद्येतागण उद्यम के मध्य पूर्वमकोई
उद्यम अस्तित्व में अस्तित्व में अस्तित्व नहीं है। -

[Signature] *[Signature]*
अंतरासाह



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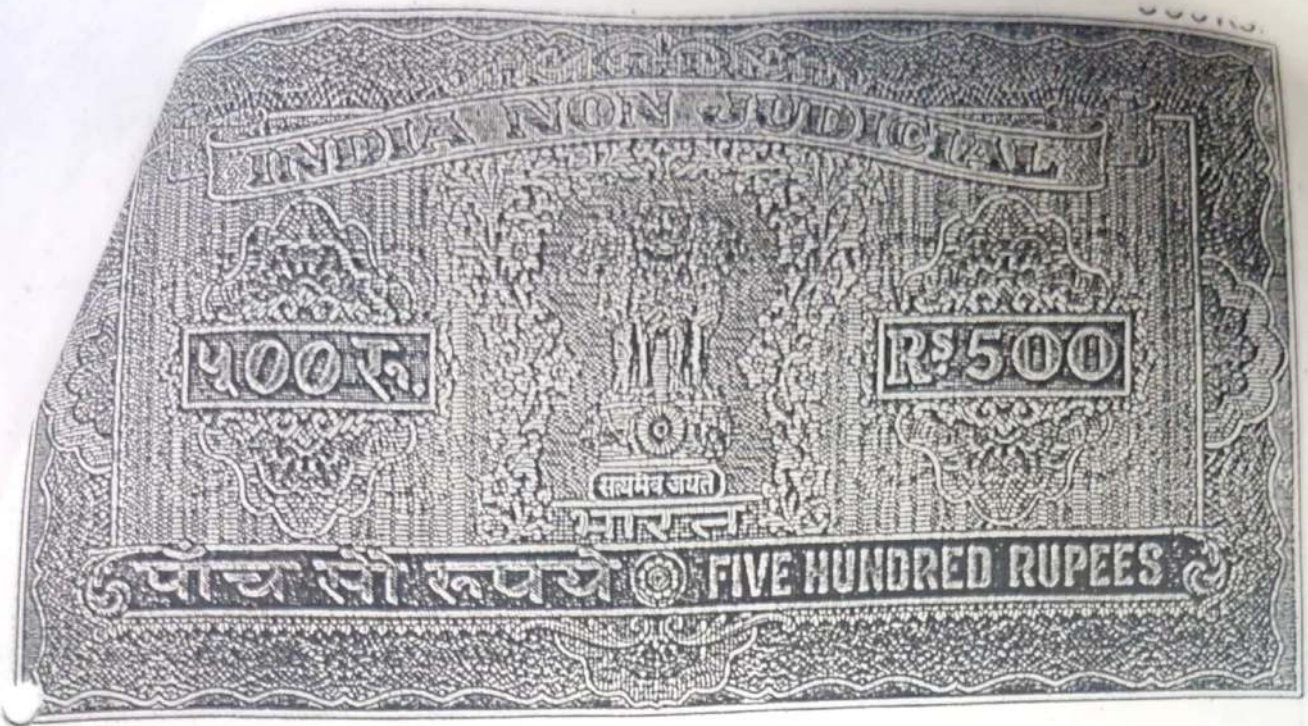
-10-

विवरण क्वीत भूमि

भूमिहारी भूमि छात्रा नंबर 23 रकबा 0-047 हेक्टेर एवं
भूमि छात्रा नंबर 26 रकबा 0-289 हेक्टेर कुल रकबा 0-336
हेक्टेर अर्थात् 0-83 एकर स्थित ग्राम रामपुर जिला परगना
राजमहल जिला देहरादून । -

----- संक्षिप्त सर्वाधिकार व सुजाधिकार सहित -

अंतराष्ट्र 21/2/22



-11-

अतः यह विषय पर अंकित कर दिया जाकि प्रमाण
रहे और समय पर उपयोगी सिद्ध हो इति लिखित दिनांक 31 मई
अर्ष 1999 ईसवी स्थान देहरादून । -

सुनील

होर्किट - - - - - 2 - - - - -

अप्रतारसु

3- *अमलीन* - - - - - 4 - - - - -

अमलीन

साक्षी-
अमलीन
Advocate

साक्षी-
अमलीन
Advocate

विषय व मोटो साक्षी -
श्री अनिल सिंह, होर्किट देहरादून ।

टाँप ताँ - शरत कुमार देहरादून ।

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श्री १०००००
श्री १०००००
श्री १०००००

बही न १ ३ ॥१॥
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को १००००० ॥ १०००००

जिला निदेशक, १०००००