

SANJEEV KUMAR SAINI
Bank Advocate
Phone No - 9412956487, 7983861152
Ch. no. 206 Tehsil Compound Roorkee & Ch. no. 47 Tehsil Court Bhagwanpur Distt.-Haridwar

Regi-Dhandheri Khawajipur
Distt-Haridwar
Sanjeevkumarsaini2016@gmail.com
Distt-Haridwar

Dated:-23/02/2021
ANNEXURE - IV

To
The Chief Manager
Punjab National Bank (R.A.M. office) Haridwar.

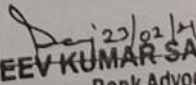
Through B.O. - Rampur Roorkee,
Previously OBC Rampur Roorkee
Distt.-Haridwar.

SPECIAL REPORT ON TITLE

SUB:- (SUPPLEMENTARY LEGAL SEARCH REPORT (N.E.C) (31/10/2017 TO 23/02/2021)

Reg:-Property Situated at:- A Industrial property, Land measuring in East- 48 Feet, West- 48 Feet, North- 304.86 Feet & South- 304.86 Feet, having Land area 14633 Square Feet i.e. 1360 square meter, Bounded in East- Way of 30 feet wide, West- Property Tanveer Ahemad, North- Factory Haseen & South- Land of Kallu, part of khasra no. 86, Situated at Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar.

Belonging to:- Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
1- Name of the Borrower with address: -	M/S Faisal Industries Situated at Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar Prop. Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.
2- Name of the person offering Mortgage with parentage/constitution and address :	Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar, is the present owner of this property by way of Registered Gift deed date 22/10/2014 serial no. 9303. <u>This property is already mortgaged in favour of Previously OBC Rampur Roorkee Now PNB Rampur Roorkee by way of equitable mortgage.</u>
3- Details of the property to be mortgaged:- As per title deed --- As per present- --	Property detail as under  SANJEEV KUMAR SAINI Bank Advocate Reg. No: UP-7191/01 HK-4415/04 Ch. No: 206 Tehsil Compound Roorkee Ch. No: 47, Teh. Compound Bhagwanpur (Haridwar) Mob: 9412956487

Sale deed No.	Survey No.	Extent of area	Location	Boundaries
Gift deed date 22/10/2014 serial no. 9302	Part of khasra no. 86	A Industrial property, Land measuring in East- 48 Feet, West- 48 Feet, North- 304.86 Feet & South- 304.86 Feet, having Land area 14633 Square Feet i.e. 1360 square meter	Situated at Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar	East- Way of feet wide, W Property Tanveer Ahemad, North Factory Haseen & South- Land of Kallu

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 document, date of execution and details of registration	<p>1. Copy of khatauni, belonging to khata no. 126, khasra no. 86 fasl year 1421-1426 Village- Madhopur Hajratpur, Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of Past owner.</p> <p>2- Certified copy of khatauni, belonging to khata no. 437 khasra no. 86, Village-Madhopur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of present owner and with noting order of 143.</p> <p>3. <u>Original & certified copy</u> of Gift deed dated 22/10/2014 registered in bahi no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar Office Roorkee.</p> <p>4- Copy of Approved map which passed by Competent Authority. / if case of construction.</p> <p>5- Copy of Electricity Bill in the name of present owner.</p> <p>6- Stamp Duty on loan amount 0.5 % only (Maximum 10,000/- only).</p>
2. Whether certified copies have been obtained from the Registrar's office.	Yes
3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes, Compared with the certified copies & no doubt.
4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy was obtained from the registrar's office?	Yes
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

22/10/24
SANJEEV KUMAR SAINI
Bank Advocate

Reg. No: UP-7191/01 UK-4415/04
Ch. No: 205 Pl. Compound Roorkee
Ch. No: 47, Yen. Compound Bhagwanpur
Haridwar Distt. 2412956487

the property has been mutated in the name of offering the mortgage?	Yes. (The property has been mutated in the name of present owner in the office of Revenue record Roorkee).
equitable mortgage can be created at the where the branch disbursing the loan is situated?	Yes
whether there is any bar under any local law for mortgage of the property to be mortgaged? In some States, there are legal restrictions on creation of mortgage of agricultural property for non- agricultural purposes).	No
Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No.
Whether all the approvals, clearance/ 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 Applicable.
Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Personal Property by Gift deed date 22/10/2014 serial no. 9303.
Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No.
Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No.
In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	N.A
What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N.A
Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N.A
Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N.A
Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	The property is already declaration under section 143 of U.P.Z.A. and L.R. Act. passed by S.D.M. Roorkee case no. 273/2013-14 date 04/07/2014.
Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Yes, certified copies of Revenue Records has been obtained No Dues found
Whether the mortgaged property is enforceable under SARFAESI Act - 2002	Yes

Date:-23/02/2021

Place-Roorkee

SANJEEV KUMAR SAINI

Advocate

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Bank Advocate

Reg No. 273/2013-14

Ch. No. 11
Roorkee
41288487

ANJEEV KUMAR SAINI

Bank Advocate

Phone No - 9412956487, 7983861152

Ch. no. 206 Tehsil Compound Roorkee & Ch. no. 47 Tehsil Court Bhagwanpur Distt.-Haridwar

Regi-Dhandheri Khawajga

Sanjeevkumarsaini2016@gmail.com
Distt.-Haridwar

ANNEXURE - V

CERTIFICATE

ENTRY SERIAL NO.46/nks /REGISTER NO.A.OF YEAR 2021

DATE:-23/02/2021

To
The Chief Manager
Punjab National Bank (R.A.M. office) Haridwar.

Through B.O. - Rampur Roorkee,
Previously OBC Rampur Roorkee
Distt.-Haridwar.

Opinion on investigation of title and obtaining of Search Report in respect of property:-

Sale deed No.	Survey No.	Extent of area	Location	Boundaries
Gift deed date 22/10/2014 serial no. 9303	Part of khasra no. 86	A Industrial property, Land measuring in East- 48 Feet, West- 48 Feet, North- 304.86 Feet & South- 304.86 Feet, having Land area 14633 Square Feet i.e. 1360 square meter	Situated at Vilage Madhopur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar	East- Way of 30 feet wide, West- Property Tanveer Ahemad, North- Factory Haseen & South- Land of Kallu

Belonging to:-Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.

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 certify 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 office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.(Attach with)

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. Sub-Registrar Roorkee.
2. Tehsildar-Roorkee.

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 31/10/2017 to 23/02/2021 does not disclose any encumbrances/discloses encumbrances as stated therein.

Details of Encumbrance:-On the basis of my examination into available, Maintain and Visible records in the office of Sub-Registrar Roorkee a period 31/10/2017 to 23/02/2021, I certify that the

property is already mortgage in favour of Previously OBC Rampur Roorkee Now PNB Rampur
by way of equitable mortgage.

not given /have given opinion earlier on investigation of title relating to the same property as
hereunder:- -N.A-

Name of lender:-
Date of opinion & reference no. (If any)

Remarks -

I find following defects/no defects in the title of the person offering mortgage:-Nil.

I hereby certify that **Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragana Bhagwanpur Tehsil Roorkee Distt. Haridwar** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage.

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

Date of document	Date of Kind of document	Whether Original / Certified Copies
Khatauni	khatauni, belonging to khata no. 437 khasra no. 86, Village-Madhapur Hajratpur Paragana Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of present owner and with noting order of 143.	copy
Gift deed date 22/10/2014 serial no. 9303	Gift deed drafted 22/10/2014 registered in bahi no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar Office Roorkee. Executed by Shri Tanveer Ahemad S/o Shri Khaleel Ahmad R/o Village Madhopur Hajratpur Paragana Bhagwanpur Tehsil Roorkee Distt. Haridwar in favour of present owners Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragana Bhagwanpur Tehsil Roorkee Distt. Haridwar.	Original & Certified copy

7. DOCUMENTS TO BE OBTAIN FOR CREATING EQUITABLE MORTGAGE:-

- 1.Copy of khatauni, belonging to khata no. 126, khasra no. 86 fasli year 1421-1426 Village-Madhapur Hajratpur, Paragana Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of Past owner.
- 2-Certified copy of khatauni, belonging to khata no. 437 khasra no. 86, Village-Madhapur Hajratpur Paragana Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of present owner and with noting order of 143.
3. Original & certified copy of Gift deed dated 22/10/2014 registered in bahi no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar Office Roorkee.
- 4-Copy of Approved map which passed by Competent Authority. / if case of construction.
- 5-Copy of Electricity Bill in the name of present owner.
- 6-Stamp Duty on loan amount 0.5 % only (Maximum 10,000/- only).

Encl:-

1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed and link deeds.
4. Search Report

Inspection Receipt no...41/95...dated 23/02/2021 issued by Sub-Registrar office Roorkee.
(Sanjeev Kumar Saini)

Sanjeev Kumar Saini
SANJEEV KUMAR SAINI
Bank Advocate
Reg. No: UP-7191/01 HK-4415/04
Ch. No: 205, Compound Roorkee
Ch. No: 47, Ten. Compound Bhagwanpur
(Haridwar) Mob: 9412255555

ANJEEV KUMAR SAINI

Bank Advocate

Phone No - 9412956487, 7983861152

Ch. no. 206 Tehsil Compound Roorkee & Ch. no. 47 Tehsil Court Bhagwanpur Distt-Haridwar

Regi-Dhandheri Khawaja
Distt-Haridwar

Sanjeevkumarsaini2016@gmail.com

Dated-23/02/2021

Chain of Title

Tracing of party's title for the last 13 years:-

I have Search in the relevant and available, visible records in the office of Sub-Registrar Roorkee for the period of 31/10/2017 to 23/02/2021, I found that the said property belong to Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.

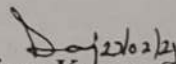
THE CHAIN OF TITLE OF THE SAID PROPERTY AND MY OPINION ARE AS UNDER:-

The Property was belonging to (Past Owner) Shri Tanveer Ahemad S/o Shri Khaleel Ahmad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar and his name was also entered in Revenue Record Roorkee for khatauni khata no.126 khasra no. 86, khatauni fasli year 1421-1426 village Madhopur Hajratpur Pargana Bhagwanpur Tehsil Roorkee Distt. Haridwar and sankarmaniya bhumidhari owner from 1408 fasli i.e. calendar year 2000.

Later on Shri Tanveer Ahemad S/o Shri Khaleel Ahmad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar, transferred (sale) the property having an area 0.1360 hectare i.e. 1360 square meter by way of registered Gift deed drafted 22/10/2014 registered in bahi no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar office Roorkee in favour of present owner Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.

And Now Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar become the owner of this property (Land area 1360 square meter) for khatauni khata no.437 khasra no. 86, khatauni fasli year 1427-1432 village Madhopur Hajratpur Pargana & Tehsil Roorkee Distt. Haridwar.

The chain of title over the said property is complete in respects.


(Sanjeev Kumar Saini)
Advocate

SANJEEV KUMAR SAINI
Bank Advocate

Reg. No: UP-7191/01, UK-4415/04

Ch. No: 206, Teh. Compound Roorkee
Ch. No: 47, Teh. Compound Bhagwanpur

(Haridwar) Mob: 9412956487

DhandheriKhawajipur
Distt-Haridwar
Sanjeevkumarsaini2016@gmail.com
23/02/2021

Roorkee for
Faisal S/o
Roorkee

age
ed

Regi-DhandheriKhawajipur
Distt-Haridwar
Sanjeevkumarsaini2016@gmail.com
Distt-Haridwar
Annexure V-B

V KUMAR SAINI
Bank Advocate
No - 9412956487, 7983861152
206 Tehsil Compound Roorkee & Ch. no. 47 Tehsil Court Bhagwanpur Distt-Haridwar

SEARCH REPORT

Subject:- M/S Faisal Industries Situated at Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil-
Roorkee, Distt.-Haridwar Prop. Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur
Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.

To
The Chief Manager
Punjab National Bank (R.A.M. office) Haridwar.

Through B.O. - Rampur Roorkee,
Previously OBC Rampur Roorkee
Distt-Haridwar.

Search report relates to searches made in:-

- a) Sub Registrar Office. Yes (Roorkee)
- b) Registrar of Companies. N.A
- c) Courts. N.A
- d) Other offices:- N.A

- a) Office of the Co-operative Society. N.A
- b) _____ Development Authority. N.A
(DDA/HUDA/and the like) N.A

- e) Any other documents
- i) Receipt for payment of Municipal Taxes etc. N.A

1. There is no system of issue of encumbrance certificate in the office of Sub registrar, so personal search was carried out by me for the purpose. Inspection was made on from 31/10/2017 to 2021 up to date at the following sub registrar/offices:-

- a) Sub-registrar Bhagwanpur/ Roorkee
- b) Tehsildar Roorkee

2. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:- N.A.

3. The search report disclosed the followings encumbrances:- On the basis of my examination into available, Maintain and Visible records in the office of Sub-Registrar Roorkee a period or years w.e.f. 31/10/2017 to 23/02/2021 up to date, I certify that the said property is already mortgage in favour of Previously OBC Rampur Roorkee Now PNB Rampur Roorkee by way of equitable mortgage.

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

5. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
N.A.	N.A.	N.A.

6. Searches made / Inspections carried out in the following offices disclosed:-

Office	Date of search /Inspection	Information
Sub-Registrar Roorkee	23/02/2021	

SANJEEV KUMAR SAINI
Bank Advocate
Reg. No: 7193/01 U.K-4415/04
Ch. No: 47 Tehsil Compound Roorkee
Ch. No: 206 Tehsil Compound Bhagwanpur

Study of the following documents disclosed:-

Date of Kind of document		Whether Original / Certified Copies
khatauni	khatauni, belonging to khata no. 437 khasra no. 86, Village-Madhampur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of present owner and with noting order of 143.	copy
Gift deed date 22/10/2014 serial no. 9303	Gift deed drafted 22/10/2014 registered in bahl no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar Office Roorkee. Executed by Shri Tanveer Ahemad S/o Shri Khaleel Ahmad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar in favour of present owners Mohd. Faisal S/o Shri Tanveer Ahemad R/o Village Madhopur Hajratpur Paragna Bhagwanpur Tehsil Roorkee Distt. Haridwar.	Original & Certified copy

(8) The documents to be required (original/certified) for creation of Equitable mortgage:-

1. Copy of khatauni, belonging to khata no. 126, khasra no. 86 fasli year 1421-1426 Village-Madhampur Hajratpur, Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of Past owner.
- 2- Certified copy of khatauni, belonging to khata no. 437 khasra no. 86, Village-Madhampur Hajratpur Paragna Bhagwanpur Tehsil-Roorkee, Distt.-Haridwar in the name of present owner and with noting order of 143.
3. Original & certified copy of Gift deed dated 22/10/2014 registered in bahl no. 1 zild 2458 pages 371 to 386 Serial no. 9303 dated 22/10/2014 in the office of Sub Registrar Office Roorkee.
- 4-Copy of Approved map which passed by Competent Authority. / if case of construction.
- 5-Copy of Electricity Bill in the name of present owner.
- 6-Stamp Duty on loan amount 0.5 % only (Maximum 10,000/- only).

Note:- All required documents are already deposited in Bank by way of E.M.T.

Date:-23/02/2021
Place -Roorkee

(Sanjeev Kumar Saini)

Advocate
SANJEEV KUMAR SAINI

Reg. No: 107/2014
Ch. No: 20/2014
Ch. No: 47, 1st Floor, Court Building
(Haridwar) Mob: 9412956487

HOME MAKERS

ARCHITECH, ENGINEERS & VALUER

GOVT. APPROVED VALUER (INCOME TAX)

Panel Valuer : Punjab National Bank, S.B.I, Bank of Maharashtra, I.C.I.C.I Bank, Kotak Mahindra Bank
R.B.L Bank, L.I.C Housing Finance, India Bulls, Shri Ram Housing Magma Housing
d. : Shop No.-1, Iind Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.
Mob. : 9719104134, Email : ar.amitchauhan@gmail.com

Date ...4/3/2021

Ref.

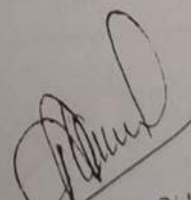
FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No.	Particulars	Content
I.	Introduction	
1.	Name of Valuer	AMIT KUMAR CHAUHAN
2.	Date of Valuation	04/03/2021
3.	Purpose of Valuation	To Assess Fair Market Value
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/S Faizal Enterprises through Director Sh. Faizal s/o Sh. Tanvir Ahmed
5.	Name of Bank/FI as applicable	PNB Bank
6.	Name of Developer of the Property (in case of developer built properties)	free hold Property
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied
II.	Physical Characteristics of the Asset	
1.	Location of the property in the city	M/S Faizal Enterprises situated at Khata no. 126, Khasra no. 86 min , Gram Madhopur Hazratpur , Pargana Bhagwanpur, Tehsil Roorkee , Distt. Haridwar
2.	Municipal Ward No.	N.A
3.	Postal address of the property	M/S Faizal Enterprises situated at Khata no. 126, Khasra no. 86 min , Gram Madhopur Hazratpur , Pargana Bhagwanpur, Tehsil Roorkee , Distt. Haridwar
4.	Latitude, Longitude and Coordinates of the site	29.895658 , 77.847928
5.	Area of the plot/land (supported by a plan)	1360 Sq.m
6.	Layout plan of the area in which the property is located	N.A
7.	Development of surrounding areas	Developing
8.	Details of Roads abutting the property	Road 30'-0" wide in East
9.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	D.I.C

AR. AMIT KUMAR CHAUHAN
(B-ARCH)

a Bank
war (U.K.)

10	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A
11	Demarcation of the property under valuation on a neighbour hood layout map	Yes
12	Description of Adjoining properties (As per deed)	East 48'-0":- (Road 30'-0" wide) West 48'-0":- (Agricultural Land Of Tanvir) North 304.86'- (Factory of Hascen) South 304.86'- (Agricultural Land of Kallu).
12a	Description of Adjoining properties (As per Side)	East 48'-0":- (Road 30'-0" wide) West 48'-0":- (Agricultural Land Of Tanvir) North 304.86'- (Factory of Other's) South 304.86'- (Agricultural Land of Other's).
13	Survey no. if any	Local survey & enquiry
14	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details,	A.c.c Shed (Ground floor) Production hall at ground floor, (P.c.c flooring & m.s joinery) . The Building was constructed in 2015 & is approx. 5 Year's old. Plinth area detail is shown in valuation computation chart.


RAJ KUMAR CHAUHAN

	full details of specifications to be appended along with building plans and elevations	N.A
15.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	N.A
16.	Any other aspect.	N.A
iii.	Town Planning Parameters	N.A
1.	Master plan provisions related to the property in terms of land use	Industrial use
2.	Planning area/zone	Industrial & Agricultural
3.	Development controls	H.R.D.A (near by residential areas)
4.	Zoning regulations	Industrial & Agricultural
5.	FAR/FSI permitted and consumed	F.A.R Permitted = 1.60, consumed = 0.28
6.	Ground coverage	28%
7.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	N.A
8.	Comment on surrounding land uses and adjoining properties in terms of usage.	Industrial & agricultural
9.	Comment on unauthorized constructions if any	N.A
10.	Comment on demolition proceedings if any	N.A
11.	Comment on compounding/ regularization proceedings	N.A
12.	Comment on whether OC has been issued or not	N.A
13.	Any other aspect	N.A
IV.	Legal Aspects	N.A
1.	Ownership documents,	1)-Sale Deed no. 9303 on dated 22/10/2014.
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/S Faizal Enterprises through Director Sh. Faizal s/o Sh. Tanvir Ahmed
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	N.A
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification,	
6.	Details of leases if any,	Tir verification,
7.	Ordinary status of freehold or leasehold including restriction on transfer,	N.A
8.	Agreements of easements if any,	Free Hold
9.	Notification for acquisition if any,	No
10.	Notification for road widening if any,	No
11.	Possibility of frequent flooding / sub-merging	No
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or	No

	applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
	Heritage restrictions 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.	N.A
	Comment on transferability of the property ownership,	N.A
14	Comment on existing mortgages/	As Per Tir
15	charges/encumbrances on the property if any	
16	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	As Per Tir
17	Building plan sanction, illegal constructions if any done without plan sanction/violations.	N.A
18	Any other aspect	
V	Economic aspects	
1.	Details of ground rent payable,	N.A
2.	Details of monthly rents being received if any,	N.A
3.	Taxes and other outgoings,	N.A
4.	Property insurance,	Not Available
5.	Monthly maintenance charges,	Not Available
6.	Security charges, etc	Not Available
7.	Any other aspect	
VI	Socio-cultural aspects	
1.	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.	Average
VII	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of :	Industrial property
	1. Space allocation,	
	2. Storage spaces,	N.A
	3. Utility of spaces provided within the building,	
	4. Any other aspect	
VIII	Infrastructure Availability	
	a)Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes
	2. Sewerage/sanitation	
	3. Storm water drainage	

AR. AMIT KUMAR CHAUHAN
(B-ARCH)

REGD. VALUE 20504
PANEL NO. (C) DDV0017
HER

b) Description of other physical infrastructure facilities viz.		N.A.
1. Solid waste management		N.A.
2. Electricity		N.A.
3. Roads & Public transportation connectivity		yes
4. Availability of other public utilities near		Near By police check post Saliyar
b) Social infrastructure in terms of		Yes Within 4 kms.
1. Schools		
2. Medical facilities		
3. Recreation facilities in terms of parks and open spaces		
X	Marketability	
Analysis of the market for the property in terms of		
1. Locational attributes		N.A.
2. Scarcity		No
3. Demand and supply of the kind of subject property.		In regular demand
4. Comparable sale prices in the locality.		500- 500/-per Sq.ft for land rate
X	Engineering and Technology Aspects	
1.	Type of construction,	Industrial property
2.	Materials and technology used,	N.A.
3.	Specifications,	N.A.
4.	Maintenance issues	N.A.
5.	Age of the building	N.A.
6.	Total life of the building,	N.A.
7.	Extent of deterioration,	N.A.
8.	Structural safety	N.A.
9.	Protection against natural disasters viz. earthquakes,	N.A.
10.	Visible damage in the building if any,	N.A.
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	N.A.
12.	System of air-conditioning,	N.A.
13.	Provision for fire fighting, Copies of plans and elevations of the building to be included.	N.A.
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	N.A.
2.	Provision for rain water harvesting,	N.A.

AR. AMIT KUMAR CHAUHAN
(B-ARCH)

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PAGE 13
12/01/2017

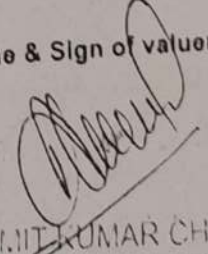
3	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	N.A
XII	Architectural and aesthetic quality	
	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	N.A
XIII	Valuation	
1.	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, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Land & building method

- 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. 68,60,750/- (Rupees sixty eight lakhs sixty thousand seven hundred fifty only). (Prevailing market rate along with details /reference of atleast 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 as under:
- Date of purchase of immovable property: N.A
- Purchase Price of immovable property: N.A
- Book value of immovable property: N.A
- Realizable Value of immovable property: 58,31,637/-
- Distress Sale Value of immovable property: 54,88,600/-
- Guideline Value (value as per Circle Rates), if applicable, in the area where immovable property is situated 85,95,750/-

Place: Haridwar

Date: 04.03.2021

Name & Sign of valuer


AR. ANIL KUMAR CHAUHAN
(B-ARCH)
REGD. VALUER 20584
PANEL VALUER (C) DDV0017
INCOME TAX VALUER
REGD. NO-4/2013-014

adev Mandir, Sahyer

Google

shan ravidas mandir

Madarsa arbia
tahirul quari

Securi
Packaging Pvt.
दिल्ली

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Time

3/2/21 11:10:38 AM

Location

(29.895658,77.847928)

More details

Size: 4160 * 3120

Orientation: 0

File size: 3.81 MB

Maker: vivo

Model: vivo 1904

Flash: No flash

Focal Length: 3.65mm

Aperture: 2.2

Exposure time: 1/724

ISO: 112

Path: Phone storage/DCIM/Camera/IMG_20210302_111038.jpg

AR. AMIT KUMAR CHAUHAN

दान- पत्र (Gift Deed)

- 1- स्टाम्प शुल्क प्रयोजन हेतु सर्किल दर से मालियत- 20,40,000/-रूपयें
- 2- स्टाम्प शुल्क-20,400/-रूपयें (शासनादेश संख्या 677/27(9)/स्टा0-61/2008 दिनांक 11-09-2009 व तत्पश्चात संशोधित शासनादेश के आधार पर)
- 3- दानदाता अपने सगे पुत्र के पक्ष में दान दे रहा है।
- 4- स्टाम्प शीटों की संख्या-
- 5- दान सम्पत्ति का कुल क्षेत्रफल- 0.1360 हैक्टेयर अर्थात 1360 वर्गमीटर
- 6- दान सम्पत्ति का विवरण- औद्योगिक भूमि
- 7- कवर्ड एरिया- नहीं
- 8-स्थित- ग्राम माधोपुर हजरतपुर परगना भगवानपुर तहसील रुडकी जिला हरिद्वार।
- 9- दान देहन्दा तथा दान ग्रहियता अनुसूचित जाति अथवा जनजाति से सम्बन्धित है अथवा नहीं:- नहीं। उक्त भूमि न्यायालय श्रीमान उपजिलाधिकारी/ सहायक कलेक्टर प्रथम श्रेणी रुडकी द्वारा धारा 143 ज0वि0 एवं भू व्यवस्था अधिनियम के अन्तर्गत वाद सं0 273/13-14 में पारित आदेश दिनांक 04-07-2014 से औद्योगिक प्रयोजन हेतु अकृषिक घोषित है।
- 10- भूमि पट्टे आदि की है अथवा नहीं:- नहीं
- 11- चकबन्दी चल रही है अथवा नहीं:- नहीं
- 12- कृषि भूमि की स्थिती में:- नहीं
- 13- रेट लिस्ट में पृष्ठ संख्या 47 कालम संख्या 10 सर्किल रेट 1500/-रूपयें प्रति वर्गमीटर
- 14- आवास विकास शुल्क के अन्दर है अथवा बाहर:- लागू नहीं
- 15- मुख्य सड़क से दूरी- प्रमुख राष्ट्रीय राजमार्ग से 2 किमी0 दूर तथा मुख्य मार्ग से 200 मीटर से अधिक दूरी पर स्थित है।
- 16- क्या दान ग्राहिता उत्तरांचल का कृषक है अथवा नहीं:- दानग्रहिता उत्तराखण्ड राज्य के कृषक परिवार से है।
- 17- फोटो व अंगुष्ठ चिन्ह प्रमाणित कर्ता:- दानकर्ता व गवाहान की पहचान पर सफदर अली एडवोकेट, रुडकी।
- 18- दान देहन्दा का नाम, पिता का नाम व पता:- श्री तनवीर अहमद पुत्र खलील अहमद निवासी ग्राम माधोपुर हजरतपुर परगना भगवानपुर तहसील रुडकी जिला हरिद्वार आई डी सं0 यूपी/85/421/0711236

तनवीर

faizal.



उत्तरांचल UTTARANCHAL

08469

कोषाधिकारी (रुडक)
कोड संख्या 5500
22 OCT 2014
जिला हरिद्वार (उत्तरांचल)

2

विदित हो कि दानदाता निम्नलिखित सम्पत्ति का स्वामी व अधिकारी है जो इस समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से मुक्त है किसी प्रकार से हस्तान्तरण तथा बन्धक आदि नहीं है और कोई ऋण आदि किसी महकमें बैंक सोसायटी आदि से या व्यक्तिगत रूप से निम्नलिखित सम्पत्ति को बन्धक करके लिया हुआ नहीं है और निम्नलिखित

तगवा

faishal



भारतीय न्यायिक

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

L 791140

रु. 100 (रु. 100)

5 OCT 2014

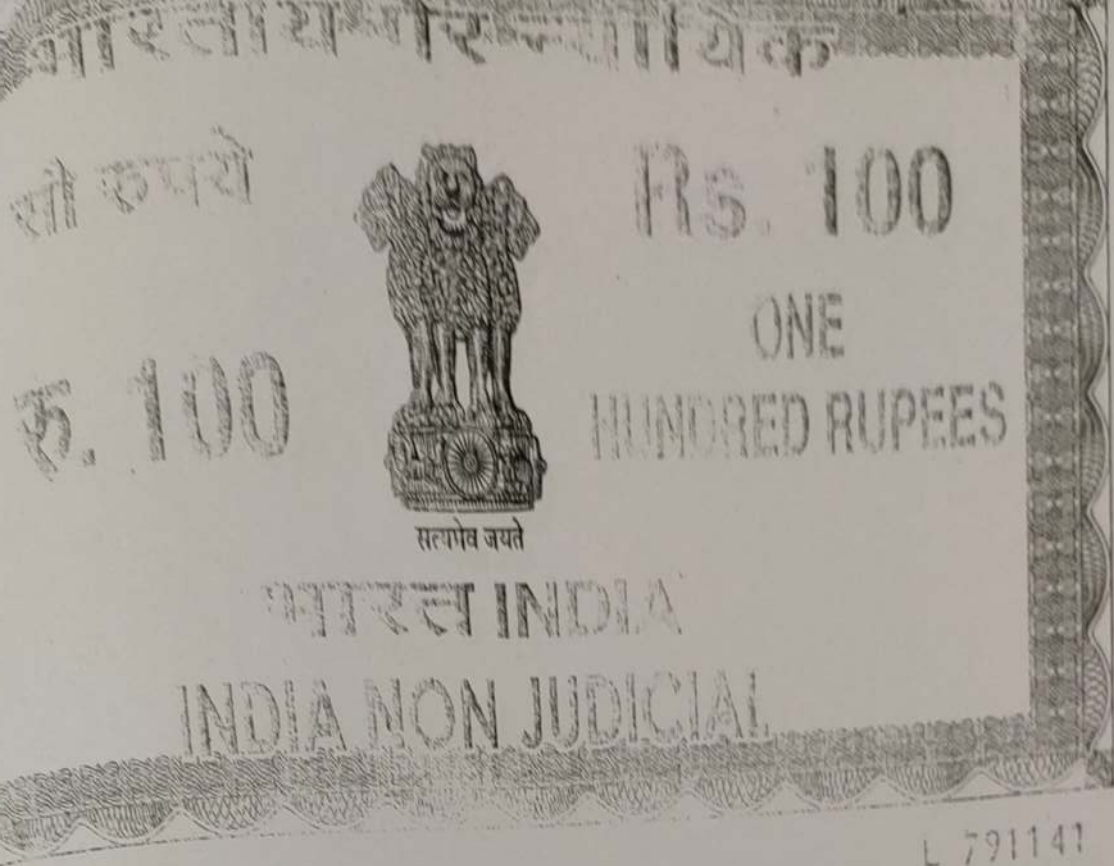
हरिद्वार उत्तराखण्ड

3

सम्पत्ति को विक्रय व हस्तान्तरित व दान करने में प्रतिज्ञा पूर्ण रूप से सक्षम है। दानदाता अपनी निम्नलिखित सम्पत्ति को अपने सगे पुत्र को दान देना चाहता है। अतः दानदाता ने अपनी मनबुद्धि तथा इन्द्रियो की स्वस्थ दशा में सोच व समझकर स्वेच्छा पूर्वक विना किसी जोर व दबाव के निम्नलिखित सम्पत्ति को (अपने सगे पुत्र) श्री मौहम्मद फैसल पुत्र तनवीर अहमद निवासी ग्राम माधोपुर हजरतपुर परगना भगवानपुर तहसील रुडकी जिला हरिद्वार, उत्तराखण्ड आई डी सं० डब्ल्यू आई जी

तनवीर

Seishal



उत्तराखण्ड UTTARAKHAND

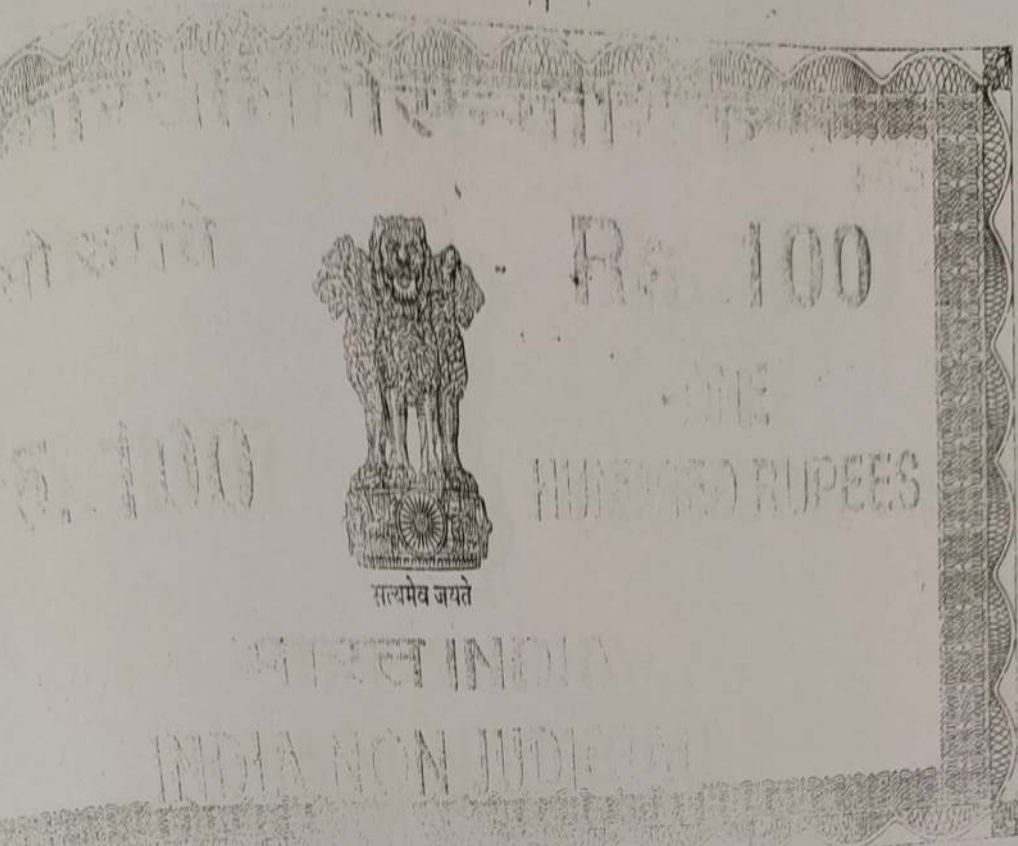
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र उत्तराखण्ड

4

0219378 को निम्नलिखित सम्पत्ति जैल का दान समक्ष साक्षीगण, दानग्रहीता उपरोक्त के हक में कर दिया है तथा दानग्रहीता श्री मौहम्मद फैसल ने दान लेना स्वीकार कर लिया है तथा निम्नलिखित सम्पत्ति जैल से मुक्ति दानदाता ने अपना कब्जा उठाकर दानग्रहीता उपरोक्त का कब्जा मौके पर करा दिया है। दानग्रहीता निम्नलिखित सम्पत्ति को अपनी स्वयं की इच्छा अनुसार उपयोग उपभोग कर सकेगा। अब दानदाता या उसके

तन्वा

faishal



UTTARAKHAND

L 791142

2014
उत्तराखण्ड

5

वारसान का कोई ताल्लुक या वास्ता निम्नलिखित सम्पत्ति से भविष्य में किसी भी प्रकार का नहीं रहेगा और दानग्रहीता निम्नलिखित सम्पत्ति में वह कुल अधिकार व स्वामित्व प्राप्त हो गये हैं जो दानदाता को प्राप्त है अब प्रतिज्ञ वचन देता है और प्रतिज्ञा करता है कि दानग्रहीता महोदय सदैव निम्नलिखित सम्पत्ति पर अपना समस्त अधिकार व स्वामित्व

लगाव

saishal

भारतीय नैऋत्याधिकार

सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

L 791143

दफ्तरी (रुडकी)
550L

07/2014

दफ्तरी उत्तराखण्ड

6

सहित कब्जा करके लाभ हर प्रकार का प्राप्त करें हर प्रकार से अपने भोग व प्रयोग में लावे। दानदाता तथा उसके उत्तराधिकारी को दान की हुई निम्नलिखित सम्पत्ति से कोई सम्बन्ध किसी प्रकार का नहीं रहा है और न ही भविष्य में होगा।

तन्वी

faisla.

अतः यह दान पत्र दोनो पक्षों ने अपनी मन बुद्धि व इन्द्रियो की स्वस्थ दशा में सोच व समझकर स्वेच्छा पूर्वक बिना किसी जोर व दबाव के लिख दिया है कि सनद रहे और समय पर काम आवे।

विवरण दान की गयी सम्पत्ति- संक्रमणीय भूमिधरी खाता सं० 126 के खसरा नमबर 86म रकबई 0.3010 हैक्टेयर में से रकबई 0.1360 हैक्टेयर जिसकी पैमाईस पूरब में 48 फुट पश्चिम में 48 फुट उत्तर में 304.86 फुट दक्षिण में 304.86 फुट कुल 14633 वर्गफुट यानि 1360 वर्गमीटर सीमाए पूरब मे रास्ता 30 फुट चौडा, पश्चिम में खेत तनवीर उत्तर में फैक्ट्री हसीन पुत्र जमील दक्षिण में खेत कल्लु स्थित माधोपुर हजरतपुर परगना भगवानपुर तहसील रुडकी जिला हरिद्वार। उक्त भूमि न्यायालय श्रीमान उपजिलाधिकारी/ सहायक कलेक्टर प्रथम श्रेणी रुडकी द्वारा धारा 143 ज०वि० एवं भू व्यवस्था अधिनियम के अन्तर्गत वाद सं० 273/13-14 में पारित आदेश दिनांक 04-07-2014 से औद्योगिक प्रयोजन हेतु अकृषिक घोषित है।

दानकर्ता के बाये हाथ की अंगुलियों के निशान:-

अंगुठा

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



अंगुठा

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका

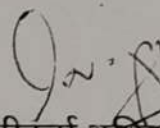


तनवीर

faizhat

बही संख्या 1 जिल्द 2,458 के पृष्ठ 371 से 386 पर क्रमांक 9303

पर आज दिनांक 22 Oct 2014 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, रुड़की, द्वितीय
22 Oct 2014

