

**Gyaaneshwar Thakral**  
M.A. (Eng.), LLM  
Advocate & Notary  
Office : 1st Floor, Khanna Building  
Near Ashoka Talkies, Jwalapur, Haridwar  
Ph. : 01334-251999



Chamber - 65, Tehsil Courts  
Roorkee (Haridwar)  
Chamber - 54, District Courts  
Roshnabad, Haridwar

9319242639  
9219155533

E-mail : advocate.thakral1st@gmail.com

ANDHURE IV

01/09/2007

### SPECIAL REPORT ON TITLE

Reg: property situated at- A residential property having / plot, bearing private plot no. 15, having plot of land measuring in East- 54 feet, West- 54 feet, North- 31 feet & South- 31 feet, having total area of 1674 square feet, bounded in East- Plot of seller, West- Plot of Brajpal Singh S/o Shri Kalam Singh, North- Way 16 feet wide & South- Plot of Rampal Singh, belonging to khasra no. 127m, situated in village Ganeshpur Roorkee (now within limits of Nagar Nigam Roorkee) Tehsil Roorkee Distt. Haridwar.

Belonging to- Smt. Sundari Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar.

ASPECTS TO BE CONSIDERED		COUNSELS'S STATEMENT
A	<b>PARTICULARS</b>	
1.	Name of the Borrower with address:	M/s Hitesh Constructions, 317/1, Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar, sale proprietor Shri Hitesh Kumar S/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar.
2.	Name of the person offering Mortgage with parentage/ constitution and address:	Smt. Sundari Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar, is the present owner of this property by way of registered sale deed dated 27.11.2008, who will mortgage it in favour of bank by way of equitable mortgage.
3.	Details of the property to be mortgaged: as per title deed -	A residential property having / plot, bearing private plot no. 15, having plot of land measuring in East- 54 feet, West- 54 feet, North- 31 feet & South- 31 feet, having total area of 1674 square feet, bounded in East- Plot of seller, West- Plot of Brajpal Singh S/o Shri Kalam Singh, North- Way 16 feet wide & South- Plot of Rampal Singh, belonging to khasra no. 127m, situated in village Ganeshpur Roorkee (now within limits of Nagar Nigam Roorkee) Tehsil Roorkee Distt. Haridwar.
	As per present position:-	the same
B.	<b>INVESTIGATIONS</b>	
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- Extract of khatauni, belonging to khasra no. 127, village Ganeshpur Tehsil Roorkee Distt. Haridwar.</p> <p>2- Certified copy of GPA dated 06.07.2006 registered in bahi no. 4 zild 231/284 pages 204/171 to 174 serial no. 289 dated 06.07.2006 in the office of Sub-registrar Roorkee, executed by Shri Nayaran Singh &amp; Jodh Singh S/o Shri Bhamool Singh &amp; Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar.</p> <p>3- Original registered sale deed dated 27.11.2008 registered in bahi no. 3 zild 626 pages 229 to 246 serial no. 6563 dated 27.11.2008 in the office of Sub-registrar</p>







01/09/2017

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Roshnabad, Haridwar

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		Roorkee, executed by Shri Datta Singh 6/0... Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar in capacity of general power of attorney holder for Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of present owner Smt. Sundarl Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar.
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?	No.
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 Office?	Yes.
6.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's Office ?.	Yes.
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from registrar's office ? if not, variations be specified. What is its effect?	Yes.
8.	Whether the property has been mutated in the name of the person offering the mortgage ?	Name of the present owner is also mutated in Land records.
9.	Whether Equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged ? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes).	No.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged ? (In some States, there are restrictions for sale of property to residents outside the State).	No.
12.	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.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Property is purchased by present owner by way of registered deed dated 27.11.2008 detailed as above.
14.	Whether the property to be mortgaged has	No.



5 Tehsil Courts  
Roorkee (Haridwar)  
District Courts  
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		Date .....
	been acquired under LAND Acquisition Act, 1984?	
15	Whether Urban Land ceiling Act is applicable in the State Where the property is located.	No.
16	In case of leasehold property whether permission/NOC from the lesser is required for creation of mortgage? Whether permission of the Lessor/NOC is obtained.	N.A.
17	What is the rate of sharing of unearned income with Lessor in the event of sale of the Property?	N.A.
18	Whether copy of title deed favoring Lessor (other than Govt.) is made available to examine the validity of the lease?	N.A.
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N.A.
20	Whether any permission of income Tax Authorities/ Assessing Officer of income under the provisions of income Tax Act for creation of mortgage or any certificate is submitted to the Bank to show that no dues are outstanding to the income Tax Department?	No.
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A., as the property in question is a residential property, situated in village Ganeshpur Roorkee (now within limits of Nagar Nigam Roorkee) Tehsil Roorkee Distt. Haridwar.
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgager?	N.A.

Dated -

01/09/2017

Place : Roorkee





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An ~~Dated~~ ..... / ..... / .....

## CERTIFICATE

INSPECTION SERIAL NO. OF THE YEAR 2017

To,

The Branch Branch Manager  
Punjab National Bank  
B. O.- B.S.M. Roorkee, Distt. Haridwar.

Reg.: Opinion on investigation of title and obtaining of search report in respect of - A residential property having / plot, bearing private plot no. 15, having plot of land measuring in East- 54 feet, West- 54 feet, North- 31 feet & South- 31 feet, having total area of 1674 square feet, bounded in East- Plot of seller, West- Plot of Brajpal Singh S/o Shri Kalam Singh, North- Way 16 feet wide & South- Plot of Rampal Singh, belonging to khasra no. 127m, situated in village Ganeshpur Roorkee (now within limits of Nagar Nigam Roorkee) 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 certificate.

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

Chain of title relating to the property is complete as given in the Annexure hereto.

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

1. Sub-registrar Roorkee.
2. Revenue records 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 01.01.2005 to 2017 up to date does not disclose any encumbrances.

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

N.A.

- (a) Name of lender -
  - (b) Date of opinion & reference no (of any)
  - (c) Remarks
- I find no defects in the title of the person offering mortgagor:-





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I hereby certify that Smt. Sundari Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar, has a clear, valid and marketable title over the above said property and 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-

- 1- Extract of khatauni, belonging to khasra no. 127, village Ganeshpur Tehsil Roorkee Distt. Haridwar.
- 2- Certified copy of GPA dated 06.07.2006 registered in bahi no. 4 zild 231/284 pages 204/171 to 174 serial no. 289 dated 06.07.2006 in the office of Sub-registrar Roorkee, executed by Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar.
- 3- Original registered sale deed dated 27.11.2008 registered in bahi no. 1 zild 626 pages 229 to 246 serial no. 6563 dated 27.11.2008 in the office of Sub-registrar Roorkee, executed by Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar in capacity of general power of attorney holder for Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of present owner Smt. Sundari Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar

**Chain of Title:-** The property in question with other property was the personal ancestral property of Shri Mam Raj S/o Shri Kadam Singh R/o village Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar and his name was also recorded before 1409 fasli i.e. year 2000.

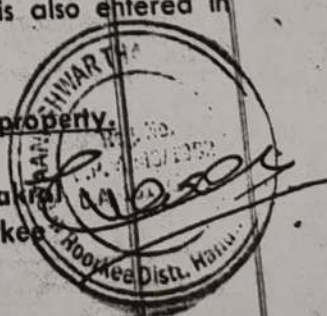
2- Later on Shri Mam Raj named above transferred this property with other property having an area of 0.3270 hectare, by way of registered sale deed dated 06.07.2006 registered as document no. 3065 in the office of Sub-registrar Roorkee in favour of Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar.

3- Lastly Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar, transferred this property having an area of 155.57 square meter, through their general power of attorney holder Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar (GPA dated 06.07.2006 registered as document no. 289 dated 06.07.2006 in the office of Sub-registrar Roorkee) by way of registered sale deed dated 27.11.2008 detailed above in favour of present owner Smt. Sundari Devi W/o Shri Roshan Singh R/o village Lathardewa Hun Tehsil Roorkee Distt. Haridwar and her name is also entered in enclosed khatauni.

Thus the chain of title is complete.

**I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.**

Gyaaneshwar Thakral  
Advocate Roorkee  
Roorkee Distt. Haridwar



- Encl:
1. Special Report,
  2. Chain of Title
  3. Certified Copy of title Deed and link deeds.
  4. Search Report
  5. Inspection receipt issued by Sub-Registrar Roorkee.



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An Advocate, V.B.

## SEARCH REPORT

**ACCOUNT** - M/s Hitesh Constructions,  
317/1, Ganeshpur Roorkee Tehsil Roorkee  
Distt. Haridwar, sole proprietor Shri Hitesh  
Kumar S/o Shri Roshan Singh R/o village  
Lathardewa Hun Tehsil Roorkee Distt.  
Haridwar.

Punjab National Bank  
Branch Office:- B.S.M. Roorkee Distt Haridwar.

Search Report relates to searches made in:-

- a) Sub registrar office Roorkee
- b) Registrar of companies N/A
- c) Courts N/A
- d) Other offices N/A
  - i) Office of the Co-operative Society
  - ii) ..... Development Authority (DDA/HUDA/and the like)
- e) Any other documents
  - i) Receipt of payment of Municipal House Tax.-----N.A., as the property in question is an open plot.

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 August 2017 for the period from 01.01.2005 to 2017 up to date at the following sub registrar/offices:-
- a) Sub-registrar Roorkee
  - b) Nagar Nigam Roorkee

The search report disclosed the followings encumbrances:- ---Nil recorded encumbrance.

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

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

ROC	INFORMATION
N.A.	N.A.

3. 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.

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

Office	Date of Search/Inspection	Information
Sub - Registrar Roorkee	August 2017 01/08/17	Found no recorded encumbrances.

5. A Study of the following documents disclosed :

Details of documents perused	Information
1- Extract of khatauni, belonging to khasra no. 127, village Ganeshpur Tehsil Roorkee Distt. Haridwar. 2- Certified copy of GPA dated 06.07.2006 registered in bahi no. 4 zild 231/284 pages 204/171 to 174 serial no. 289 dated 06.07.2006 in the office of Sub-registrar Roorkee, executed by Shri Nayaran Singh & Jodh Singh S/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar.	





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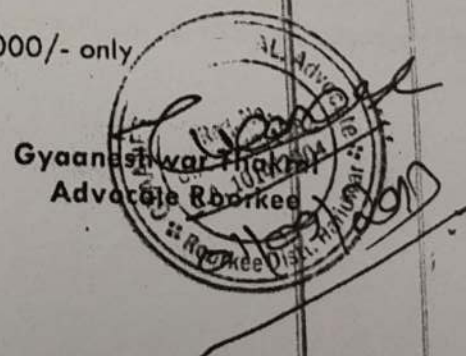
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---	-----------

## Details of documents required for creation of Equitable Mortgage

- 1- Extract of khatauni, belonging to khasra no. 127, village Ganeshpur Tehsil Roorkee Distt. Haridwar with mutation in the name of present owner.
- 2- Certified copy of GPA dated 06.07.2006 registered in bahi no. 4 zild 231/284 pages 204/171 to 174 serial no. 289 dated 06.07.2006 in the office of Sub-registrar Roorkee, executed by Shri Nayaran Singh & Jodh Singh Ss/o Shri Bhamool Singh & Pushpender Singh S/o Shri Katar Singh all R/o Ganeshpur Roorkee Tehsil Roorkee Distt. Haridwar in favour of Shri Bhanwar Singh S/o Shri Bhamool Singh R/o Roorkee Tehsil Roorkee Distt. Haridwar.
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- 4- Affidavit of borrower / sole proprietor named above.
- 5- Affidavit of mortgager / present owner named above.
- 6- Stamp duty @ 0.5% on loan amount with a maximum of Rs. 10,000/- only





# V.K. ASSOCIATES

Govt. Regd. Engineer, Designer  
 Engineer Valuer, Estimator & Builder  
 Govt. of India Income Tax Dept. Approved Valuer (CCIT/51/2007-08)  
 Panel Valuer of Canara Bank, Punjab National Bank,  
 Bank of Baroda, H.D.F.C., D.H.F.L.

Er. Vinay Kumar  
 (Chartered Engineer)  
 M.I.E (Civil) F.I.V.  
 P.G.D. (Design & Construction of Conc. Structure)  
 Cell: 9412957454, 9719540969  
 E-mail: vinayvidit2005@gmail.com

Branch Manager  
 Punjab National Bank  
 B.S.M. Chowk, Roorkee

## 1 Customer Details

Name	Smt. Sundari devi w/o Sri.Roshan Singh			
Case Type	To assess fair market value	Apl. No		

## 2 Asset Details

Address	Plot No-15,Khasra No-127 M,Situated at Shiv Puram Colony Vill-Ganeshpur Roorkee,Pargan & Tehsil Roorkee, Distt. Haridwar.			
Nearby Landmark	Near Shiv Mandir	Longitude : 77°52'17.2"	Latitude : 29°51'34.8"	

## 3 Document Details

Layout Plan	Open Plot	Name of Approving	H.R.D.A.	App. No.	Open Plot	Dated	Open Plo
Building Plan	Yes/ No			App. No.			
Construction Permission	Yes/ No			App. No.			
Legal Documents	Yes/ No	List of Documents	Sale Deed No:-6563 Dated :-27.11.2008				

## 4 Physical Details

Adjoining properties	East	54'-0" - Plot Seller		West	54'-0" - Plot Braj Pal Singh		North	31'-0"- Road 16'-0" wide		South	31'-0"- Plot Ramp	
Matching of Boundaries	Yes/ No	Yes	Plot Demarcated	Yes	Approved Land use	Residential		Type of property	Residential		Plotted /Flat	Plotted
No. of room	Living/ dining	0	Rooms	2	Toilets	1	Kitchen	0	Looby	0	Mumty	0
Total no. of Floors	One		Floors on which the property is located		Ground Floor		Appox. Age of the property		05 Years	Residual age of property	60 years	Type of structure





<b>5 Tenure / Occupancy Details.....</b>									
Status of Tenure		Owned / Rented		No. of years of OCCUPANCY		Relationship of tenant to owner			
No		Owned							
<b>6 Stage of construction</b>									
Status of tenure		Under Construction / Completed		Completed		If under Construction, extent completion		NO.	
<b>7 Violation If any observed</b>									
No									
<b>8 Area Details of the property</b>									
Site Area		155.50 sq.m.		Plinth Area		83.64 sq.m.		Carpet area	
<b>9 Valuation</b>									
<b>Annexure-1, Enclosed</b>									
<b>10 Remarks</b>		Person Met at a Site :- Sri. Hitesh Kumar							
<b>11 Declaration</b>		1) The property was inspected by the undersigned on : <b>31.08.2017</b> 2) The undersigned does not have any direct / Indirect interest in the above Property 3) The information furnished herein is true and correct to best of our knowledge 4) The Ownership Of Property Should Be Verified By Legal Report Of Advocate							
<b>12 Name, address &amp; signature of Valuer</b>		Vinay Kumar V.K. Associates ,F-7 Alankar Palace Shoping Complex Nr. Shankar Ashram Jwalapur Haridwar.				Signature & Seal of Valuer		Date of Valuation - <b>31.08.2017</b>	
<b>13 List of Documents enclosed</b>									
<b>14 List of Photo enclosed</b>									



Er. Vinay Kumar  
 A.M.I.E. (CMI)  
 Regd. Engineer  
 V.K.  
 F-7, ALANKAR  
 SHANKAR



# V. K. A S S O C I A T E S

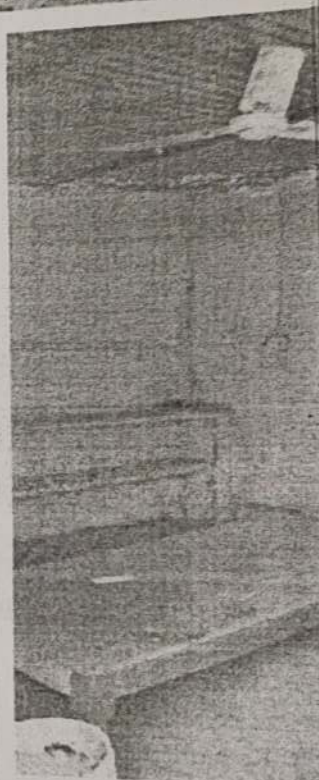
Annexure-1

Valuation of Property(Smt. Sundarl devi w/o Sri.Roshan Singh)

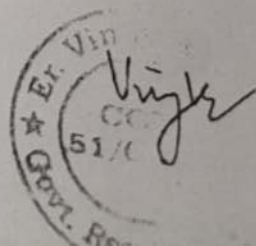
Sl.No.	Name of Building	Covered Area	Unit	Rate	Amount	Net Amount
1	Land Area	155.57	sq.m.	Rs. 25,000	Rs. 3,889,250	Rs. 3,889,250
	Covered Area					
2	Gr. Floor	83.64	sq.m.	Rs. 4,000	Rs. 334,560	Rs. 334,560
						Rs. 334,560
3	Depreciation @5%					Rs. 16,728
					Building Value	Rs. 317,832
4	Market Value					Rs. 4,207,082
5	Realisable Value 15% less				Total	Rs. 3,576,020
6	Circle Rate Value of Land	155.57	sq.m.	16170	Rs. 2,515,567	Rs. 2,515,567
7	Cost of Building					Rs. 334,560
8	Depreciation @5%					Rs. 16,728
					Total	Rs. 317,832
9	Circle Rate Value					Rs. 2,833,399







Customer Name- Smt. Sundari Devi





6563.

विक्रय-पत्र

बैनामा :- 2, 0,000 ₹ रुपये -

बाजारी मालियत :- 2,88,000 ₹ रुपये -

मीहला छुट 28 प्रतिशत के बाद -

स्टाम्प शुल्क :- 20,700 ₹ रुपये

इकातारनामे में अदा स्टाम्प शुल्क :- नहीं है -

वर्तमान में दिया गया स्टाम्प शुल्क :- 20700 ₹ रुपये कुल शीटों की संख्या :- 9

विक्रित सम्पत्ति का कुल क्षेत्रफल :- 155.57 वर्ग मी० वार्षिक लगान :- नहीं है -

विक्रित सम्पत्ति का विवरण :- आवादी का पलाट है -

(कृषि/आवासीय/व्यवसायिक/औद्योगिक, और सम्पत्ति यदि भवन है तो निर्माण का वर्ष और निर्माण का प्रकार व एक मंजिल अथवा बहुमंजिली)

कवर्ड एरिया (यदि निर्माण है तो) नहीं है -

स्थित ग्राम / नगर :- गणेशपुर बाहर सीमा नगर पालिका रुडकी प० त० रुडकी -

(सीमा या मोहल्ला, परगना, तहसील, नगरीय, अर्द्धनगरीय आदि)

क्रेता तथा विक्रेता अनुसूचित जाति अथवा जन जाति से संबंधित है अथवा नहीं :- नहीं है -

विक्रेता का स्वामित्व का आधार :- सक्रमणीय भूमि मारती की है -

भूमि पट्टे आदि की है अथवा नहीं :- नहीं है -

चकबन्दी चल रही है अथवा नहीं :- नहीं है -

कृषि भूमि की स्थिति में :- आवादी हेतु है -

(बाग, सिंचित / असिंचित अथवा सर्किल दर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)

अवलोकित

प० त० ओ०

रेट लिस्ट में पृष्ठ संख्या ..... 8 ..... क्रमांक ..... 42 ..... श्रेणी .....

सर्किल रेट :- 1850 ₹ रुपये प्रति वर्ग मीटर

आवास विकास शुल्क के अन्दर है अथवा बाहर :- अन्दर है -

मुख्य सड़क से दूरी (50 मी अथवा 50 मी से ज्यादा) :- मुख्य सड़क लगभग 500 मीटर से अधिक दूरी पर है

तथा पृथक् सड़क लगभग एक कि० मी की दूरी पर है  
क्या क्रेता उत्तराखण्ड राज्य का दि० 12-09-03 से पूर्व का कृषक / अर्द्ध सम्पत्ति धारक

है, यदि हाँ तो सम्पत्ति कहा स्थित है :- क्रेता के पति उत्तराखण्ड के पहले से वास्तविक है -

फोटो व अंगुष्ठ चिह्न प्रमाणित कर्ता :-

क्रेता व ग्राहकों के आधार पर ज्ञान सिंह सड़को के रुडकी ।

विक्रेता का नाम, पिता का नाम व पता :- भावर सिंह पुत्र श्री भामल सिंह नि० गणेशपुर प० त० -

रुडकी मु० आ० नि० नरामण सिंह व जोधा सिंह पुत्र गण श्री भामल सिंह व पुष्पेन्द्र सिंह

पुत्र श्री कटार सिंह नि० गणेशपुर प० त० रुडकी द्वारा मु० ना० आ० नि०

दि० 6-7-2006 ई० जिसकी रजि० वही न० 4 जिल्द 231/234 के पृष्ठ 204/171/174

न० 239 पर दि० 6-7-2006 ई० के दफ्तर रजि० रुडकी में हुई है, मुताबिक नाम -

आम आज तक पूर्ण रूप से वैलीड है । तथा मुताबिक नाम आम का जिनसे है ।

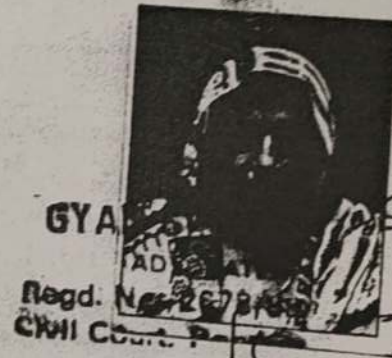
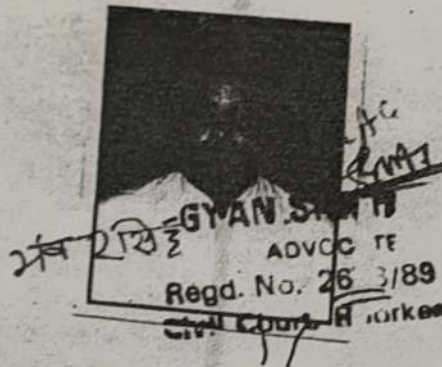
भवत सिंह

सिद्धि



विदित हो कि प्रतिज्ञ (विक्रेता) निम्नलिखित सम्पत्ति के स्वामी व अधिकारी है जो इस समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से मुक्त है किसी प्रकार के हस्तांतरण तथा बन्धक आदि नहीं है और कोई ऋण आदि महकमें 'बैंक', सोसायटी आदि से या व्यक्तिगत रूप से निम्नलिखित सम्पत्ति को बन्धक करके लिया हुआ नहीं है और निम्नलिखित सम्पत्ति को विक्रय व हस्तांतरित करने में प्रतिज्ञ पूर्ण रूप सक्षम है। अतः प्रतिज्ञ ने अपनी मनु बुद्धि तथा इन्द्रियों की स्वस्थ दशा में बिना किसी जोर व दबाव के निम्नलिखित सम्पत्ति को बदले मुबलिय 2,10,000 ₹ दो लाख दस

हजार रुपये में श्रीमती सुन्दरी देवी पत्नी श्री रोशन सिंह निवासी ग्राम लाहरेवा  
हूण परा मंगलोर तहसील जिला हरिद्वार -



को विक्रय व हस्तांतरित कर दी है तथा कुल मूल्य राशि की प्राप्ति का ब्यौरा निम्नलिखित है तत्पश्चात् इसके कोई मूल्य राशि क्रेता के जिम्मे शेष नहीं रही और न भविष्य में होगी। कब्जा व दखल क्रेता महोदय का बखूबी व कोई मौके पर करा दिया है और अपना कब्जा हर प्रकार से हटा लिया है अब प्रतिज्ञ वचन देते और प्रतिज्ञा करते हैं कि क्रेता महोदय सदैव निम्नलिखित सम्पत्ति पर अपना समस्त अधिकार व स्वामित्व सहित कब्जा करके लाभ हर प्रकार का प्राप्त करें हर प्रकार से अपने भोग व प्रयोग में लावें और जो चाहें सो करें अब प्रतिज्ञ तथा उसके उत्तराधिकारी को, विक्रय की हुई निम्नलिखित सम्पत्ति तथा उसकी मूल्य राशि से कोई सम्बन्ध किसी प्रकार का नहीं रहा और न ही भविष्य में होगा। यदि बाद में किसी नुक्स कानूनी के कारण या किसी वाद-विवाद करने पर निम्न सम्पत्ति कुल या अंश कब्जा या दखल क्रेता उक्त से निकल जाये तो क्रेता को अधिकार होगा कि वह अपनी कुल या अंश मूल्य राशि मुझ प्रतिज्ञ से या मेरी जात खास जायदाद से वसूल कर लेंगे इसमें मुझ प्रतिज्ञ या उसके वारसान को उजर कोई नहीं होगा नीज प्रतिज्ञ उन जुमला कानूनी जिम्मेदारी जोकि बरूये एक प्रतिज्ञ पर आमद होता है का पूरा-पूरा पाबन्द व जिम्मेदार होगा व रहेगा।

अतः यह विक्रेय-पत्र लिख दिया है कि प्रमाण रहे और समय पर काम आवे।  
विधरण सम्पत्ति जो विक्रय की गई है। एक किता खाली पलाट जिसकी पैमायशा पूरब 54 घण्टन पि.ट

पश्चिम 54 घण्टन पि.ट उत्तर 3। इक्कीस पि.ट दक्षिण 3। इक्कीस पि.ट जिसका कुल

अनवर सिंह



अनवर सिंह





उत्तरांचल UTTARANCHAL

538088

रुड़की ★  
फाइल संख्या 5500 ★

॥ अ ॥

25 NOV 2008

XXXXXXXXXX  
हरिद्वार (उत्तराखण्ड)  
2008 2009 ++

खेतफल 1674 वर्ग फिट होता है मुताबिक नम्बर छातरा। 27 17 -

जिसके पूरब में पलाट विक्रेता, पश्चिम में पलाट बृज पाल सिंह -

पुत्र श्री कलम सिंह, उत्तर में रास्ता 16 सोलाह फिट चौड़ी दीक्षाण

में पलाट राम पाल आदि, स्थित आवादी ग्राम गांधापुर बाहर -

सीमा नगर पालिका रुड़की पर 0 व 10 रुड़की जिला हरिद्वार उक्त -

पलाट का पास्पोर्ट नं 15 है मय जुमा हठ हकूक हर प्रकार सहित विक्रय

वैधस्यत मुताबिक आम किया है तथा उपरोक्त पलाट के स्वामी व -

अधिकारी श्री नारायण सिंह आदि उपरोक्त है और में उनका मुताबिक

आम हूँ तथा मुझे उपरोक्त पलाट को विक्रय करने का पूर्ण अधिकार -

अंश 2 सिट







उत्तरांचल UTTARANCHAL

★★★कोषाधिकारी★

रुडि 538156

कोड संख्या 5500

*[Handwritten signature]*

26 Nov 2008

XXXXXXX  
जिला हरिद्वार (उत्तराखण्ड)

XX 2008 2009 + +

प्राप्त है यकीन हर प्रकार का दिला वह उक्त पलाट विक्रय किया है कबजा व  
दखाल के ता मोदया का अपने समान मोके पर ब्याप्री व वाकई करा दिया है  
अब के ता मोदया उपरोक्त पलाट को अपने भागे तथा प्रयोग मे लावे और कोई  
वर्षवाही अपने लाभ के लिये करे जो चाहे सो करे । अब भेरा या वारसान हमारो  
का उपरोक्त विक्रय पलाट से कोई तालुक या वास्ता किसी प्रकार का नही रहा है

मंचर सिंह



*[Handwritten signature]*





उत्तरांचल UTTARANCHAL

B 596543

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तफ्तील वसूल याची धन राशि :- कुल धन राशि आज पर वक्त -  
रजि० बेनाम T नकद रु वरु ग्राहान हाशिया प्राप्त कर ली है ।

अबद सिद्ध



13/11/88





उत्तरांचल UTTARANCHAL

B 596545

*राजीव*

॥ ८ ॥

अंचल सिट्टे



*मि. सुधीर*

क्रेता :- श्री मी सुन्दरी देवी की उंगलियों के चिन्ह दाया हाथ -



दाया हाथ :-



गति :-

राजीव कुमार डा० भोपाला सिंह  
मि. डा. अनाजरी डा. भोपाला हरिद्वार