

Rajesh Verma Advocate

(M.Com, LL.B)

email- info.advocaterajeshverma@gmail.com Mobile Number:- 8057550500
(Advocate's Chamber no. 263 First Floor, District & Session Court Roshnabad, Haridwar U.K.)

ANNEXURE - IV

SPECIAL REPORT ON TITLE

Reg: An open Plot, having measuring in East- 24 feet 9 inch, West-25 feet 2 inch, North- 45 feet & South- 45 feet, Total area 1123.125 Square feet i.e 104.38 Square meter. Bounded in East- Way 20 feet Wide, West- Land of Jaiveer Saini & Shivraj Saini, North- Plot of Sanjay Kumar & South Saini Building Dizainar Mukesh Saini & Saini Tent House Kunwar pal Saini, Bearing to part of Khasra No. 398 M & 400 M, Situated at Mohlla Sainik Colony (Shekhpuri) Roorkee Within Limits Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar.

Belonging to: Smt. Princee Dhiman W/o Shri. Sanjay Kumar Dhiman R/o 673, Chowmandi Railway Road Roorkee Pargana & Tehsil Roorkee Distt Haridwar.

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENT
A	<u>PARTICULARS:</u>	
1.	Name of the Borrower with address:	M/s S.K. Enterprises through Smt. Princee Dhiman W/o Shri. Sanjay Kumar Dhiman R/o 673, Chowmandi Railway Road Roorkee Pargana & Tehsil Roorkee Distt Haridwar.
2.	Name of the person offering Mortgage with parentage/constitution and address:	Smt. Princee Dhiman W/o Shri. Sanjay Kumar Dhiman R/o 673, Chowmandi Railway Road Roorkee Pargana & Tehsil Roorkee Distt Haridwar.
3.	Details of the property to be mortgage: ----- As per Title Deed.	An open Plot, having measuring in East- 24 feet 9 inch, West-25 feet 2 inch, North- 45 feet & South- 45 feet, Total area 1123.125 Square feet i.e 104.38 Square meter. Bounded in East- Way 20 feet Wide, West- Land of Jaiveer Saini & Shivraj Saini, North- Plot of Sanjay Kumar & South Saini Building Dizainar Mukesh Saini & Saini Tent House Kunwar pal Saini, Bearing to part of Khasra No. 398 M & 400 M, Situated at Mohlla Sainik Colony (Shekhpuri) Roorkee Within Limits Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar.
4.	As per present position.	To be ascertained by bank valuer.
B	<u>INVESTIGATIONS:</u>	
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	1- Photo Copy of registered Will deed dated 24- 06-1998 registered in bahi no. 3 zild 162 pages 324 to 325 serial no. 123 dated 26.06.1998 registered in the office of Sub-registrar Roorkee. 2- Copy of Khatoni belonging to khasra

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	document, date of execution and details of registration.	no 400, village Shekhupuri (Within Limit) Pargana & Tehsil Roorkee Distt. Haridwar. 3- Certified Copy of registered G.P.A deed dated 19-07-2002 registered in bahi no. 4 zild 231/261 pages 200 to 289/292 serial no. 476 dated 19.07.2002 registered in the office of Sub- registrar Roorkee. 4- Certified Copy of registered sale deed dated 11-09-2002 registered in bahi no. 1 zild 2672/2730 pages 110 to 383-388 serial no. 5185 dated 11.09.2002 registered in the office of Sub- registrar Roorkee. 5- Certified Copy of registered G.P.A deed dated 06-02-2004 registered in bahi no. 4 zild 231/275 pages 95 to 259-264 serial no. 14 dated 06.02.2004 registered in the office of Sub- registrar Roorkee. 6- Original and Certified Copy of registered Sale deed dated 29-09-2006 registered in bahi no. 1 zild 3068/3105 pages 205 to 365-372 serial no. 10360 dated 09.10.2006 registered in the office of Sub- registrar Roorkee.(104.38 sq meter) 7- Original & Certified Copy of registered Sale deed dated 11-10-2010 registered in bahi no. 1 zild 1376 pages 237 to 268 serial no. 7577 dated 11.10.2010 registered in the office of Sub- registrar Roorkee. (104.38 sq meter) 8- Copy of House Tax Nagar Nigam Roorkee namely Princee Dhiman.
2	Whether certified copies have been obtained from the Registrar's Office.	Yes (by other advocate)
3	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Documents are compared with the certified copies & it does not raise any doubt or suspicious.
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

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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 was 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 the 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
8	Whether the property has been mutated in the name of the person offering mortgage?	Yes (in the record of Nagar Nigam Roorkee)
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes, Equitable mortgage can be created at notified centre.(The property is already mortgaged at PNB IIT Roorkee, Haridwar).
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, In Uttrakhand there is no restriction of sale of residential property.
11	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are legal 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?	N.A
13	Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No., as the present owner purchased this property by way of registered sale deed.
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15	Whether Urban Land Ceiling Act is applicable in the State where the property	Urban Land (ceiling and Regulation) Act 1976 is not yet enforced at District Haridwar.

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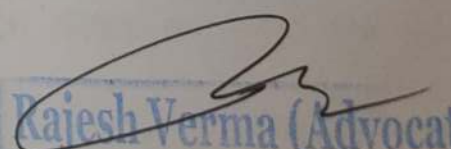
	is located?	
16	In case of leasehold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor / NOC is obtained?	No. it is a freehold property.
17	What is the rate of sharing unearned income with lessor, in the event of sale of the property?	N.A.
18	Whether copy of title favouring 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 is required under the provisions of 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?	N.A.
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 within the limits of Nagar Nigam Roorkee.
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues outstanding toward the mortgagor? (Copies of revenue record besubmitted to the Bank while submitting the Certificate of Title Investigation.)	N.A.
23	Whether the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 are applicable to this property?	YES

Date: 12-04-2023

Place: HARIDWAR.

(Rajesh Verma Advocate)

Bank Advocate, Haridwar


Rajesh Verma (Advocate)

Reg. No. - UA074/2006 • M : 8057550500

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ANNEXURE-V

CERTIFICATE

ENTRY SERIAL NO 61/REGISTER NO.1 OF YEAR 2023

The Manager
Punjab National Bank(SESTRA),
Distt.Haridwar.

Reg.- An open Plot, having measuring in East- 24 feet 9 inch, West-25 feet 2 inch, North- 45 feet & South- 45 feet, Total area 1123.125 Square feet i.e 104.38 Square meter. Bounded in East- Way 20 feet Wide, West- Land of Jaiveer Saini & Shivraj Saini, North- Plot of Sanjay Kumar & South Saini Building Dizainar Mukesh Saini & Saini Tent House Kunwar pal Saini, Bearing to part of Khasra No. 398 M & 400 M, Situated at Mohlla Sainik Colony (Shekhpuri) Roorkee Within Limits Nagar Nigam Roorkee Pargana & Tehsil Roorkee Distt. Haridwar.

Belonging to: Smt. Anita Garg w/o Sh. Shashi Kant, resident of mohalla maliyan, jwalapur, pargana jwalapur, tehsil and 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 office 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, numbers, 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/seller 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 below. The property is situated within the limits of Nagar Nigam Haridwar.

The search report of which is annexed hereto conducted by me for the period from 01-01-2010 up to date, it does not disclose any encumbrance as stated therein.

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 the appropriate authorities.

1. SRO, Haridwar.

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 INDAIN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

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

(a)	Name of lender	-----	NIL
(b)	Date of opinion & Reference no. (if any)	-----	NIL
(c)	Remarks	-----	NIL

I find no defects in the title of the person offering mortgage.

I hereby, certify that Smt. Princee Dhiman W/o Shri. Sanjay Kumar Dhiman R/o 673, Chowmandi Railway Road Roorkee Pargana & Tehsil Roorkee Distt Haridwar has a clear, valid and marketable title over the above said property and she is competent to create the valid mortgage.

The valid mortgage can be created by the deposit of the following original title deed/document.

The said title deeds are original and genuine and are not duplicate or fake as observed by me.

(Give hereunder details of title deeds/documents which are required to be deposited to create Equitable Mortgage).

1- Photo Copy of registered Will deed dated 24-06-1998 registered in bahi no. 3 zild 162 pages 324 to 325 serial no. 123 dated 26.06.1998 registered in the office of Sub-registrar Roorkee.

2- Copy of Khatoni belonging to khasra no 400, village Shekhupuri (Within Limit) Pargana & Tehsil Roorkee Distt. Haridwar.

3- Certified Copy of registered G.P.A deed dated 19-07-2002 registered in bahi no. 4 zild 231/261 pages 200 to 289/292 serial no. 476 dated 19.07.2002 registered in the office of Sub- registrar Roorkee.

4- Certified Copy of registered sale deed dated 11-09-2002 registered in bahi no. 1 zild 2672/2730 pages 110 to 383-388 serial no. 5185 dated 11.09.2002 registered in the office of Sub- registrar Roorkee.

5- Certified Copy of registered G.P.A deed dated 06-02-2004 registered in bahi no. 4 zild 231/275 pages 95 to 259-264 serial no. 14 dated 06.02.2004 registered in the office of Sub- registrar Roorkee.

6- Original and Certified Copy of registered Sale deed dated 29-09-2006 registered in bahi no. 1 zild 3068/3105 pages 205 to 365-372 serial no. 10360 dated 09.10.2006 registered in the office of Sub- registrar Roorkee. (104.38 sq meter)

7- Original & Certified Copy of registered Sale deed dated 11-10-2010 registered in bahi no. 1 zild 1376 pages 237 to 268 serial no. 7577 dated 11.10.2010 registered in the office of Sub- registrar Roorkee. (104.38 sq meter)

8- Copy of House Tax Nagar Nigam Roorkee namely Princee Dhiman.

9- Affidavit of borrower above.

10- Stamp duty @ 0.5 % on loan amount with a maximum of Rs. 10,000/- only.

Encl: 1. Special Report.

2. Chain of Title.

3. Search Report.

4. Receipt of Sub Registrar Haridwar dated 10-04-2023 Sr.No.71/87.

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-: The chain of title :-

Previously the above said property with other property belongs to Shri Dhannaram S/o Late Sri. Pedaram R/o Mohlla Purvi Ambar Talab Roorkee Pargana & Tehsil Roorkee Distt Haridwar.

1-Later on Shri Dhannaram S/o Late Sri. Pedaram R/o Mohlla Purvi Ambar Talab Roorkee Pargana & Tehsil Roorkee Distt Haridwar execute a Will dated 24-06-1998 for his all property, which was registered in bahi no. 3 zild 162 pages 324 to 325 serial no. 123 dated 26.06.1998 at Sub-registrar office Roorkee in favour of Smt. Devi Bai urf Devi Rani wife of Dhanna Ram R/o Purvi Ambar Talab Roorkee Tehsil Roorkee Distt Haridwar.

2- Later on Smt. Devi Bai urf Devi Rani wife of Dhanna Ram R/o Purvi Ambar Talab Roorkee Tehsil Roorkee Dist Haridwar execute a power of attorney for the said property with other property which was registered in bahi no. 4 zild 231/261 pages 200 to 289/292 serial no. 476 dated 19.07.2002 at Sub-registrar office Roorkee in favour of Shri. Govind Vikash Agarwal s/o Late Sri. Chandra Sawroop Agarwal R/o 120 Mohalla Shot Roorkee Pargana & Tehsil Roorkee Distt Haridwar belonging to Khasra No. 393, 395, 396, 397, 398, 400, 401, 403, 404, 406, 408 Situated at Shekhpuri Within the Limits of Nagar Palika Parishad Roorkee, Now Nagar Nigam Roorkee, Pargana & Tehsil Roorkee Distt. Haridwar.

3-Later on Sri Govind Vikash Agarwal S/o Late Sri. Chandra Sawroop Agarwal R/o 120 Mohalla Shot Roorkee Pargana & Tehsil Roorkee Distt Haridwar G.P.O.A holder Smt. Devi Bai W/o Urf Devi Rani Rio Purvi Ambar Talab Roorkee Tehsil Roorkee Distt Haridwar transferred this property by way of registered sale deed dated 11-09-2002 registered in bahi no. 1 zild 2672/2730 pages 110 to 383-388 serial no. 5185 dated 11.09.2002 registered in the office of Sub-registrar Roorkee in favour of Sri. Jang Bahadur Saini S/o Sri. Chamel Singh Saini R/o 518/9, Karkadi Road Vishwas nagar Shahadra Delhi-32, his a Land area 215.12 square meter.

4-Later on Sri. Jang Bahadur Saini S/o Sri. Chamel Singh Saini R/o 518/9, Karkadi Road Vishwas nagar Shahadra Delhi-32 execute a power of attorney for the said property with other property, which was registered on dated 06-02-2004 bahi no. 4 zild 231/275 pages 95 to 259-264 serial no. 14 dated 06.02.2004 at the office of Sub-registrar Roorkee in favour of Sri. Jaiveer Singh Saini S/o Phool Singh Saini R/o E-372, Subhash Nagar Roorkee & Shivraj Singh Saini S/o Shri. Lekhraj Saini R/o 227, Avash Vikash Colony Roorkee Pargana & Tehsil Roorkee Distt Haridwar.

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5- Later on Sri. Jaiveer Singh Saini S/o Phool Singh Saini R/o E-372, Subhash Nagar Roorkee & Shivraj Singh Saini S/o Shri. Lekhraj Saini R/o 227, Avash Vikash Colony Roorkee Pargana & Tehsil Roorkee Distt Haridwar with the capacity of G.P. A of Sri. Jang Bahadur Saini S/o Sri. Chamel Singh Saini R/o 518/9, Karkadi Road Vishwas nagar Shahadra Delhi-32 transferred the said property by way of registered Sale deed dated 29-09-2006 registered in bahi no. 1 zild 3068/3105 pages 205 to 365-372 serial no. 10360 dated 09.10.2006 registered in the office of Sub-registrar Roorkee in favour of Sri. Rajesh Kumar Saini S/o Sri. Ram Sawroop R/o Village Dhala Majra Pargana Haroda Tehsil & Distt Saharanpur. his a Land area 104.38 square meter.

6- Lastly Sri. Rajesh Kumar Saini S/o Sri. Ram Sawroop R/o Village Dhala Majra Pargana Haroda Tehsil & Distt Saharanpur transferred the said property by way of registered Sale deed dated 11-10-2010 registered in bahi no. 1 zild 1376 page 237-268 Sr. No. 7577 dated 11-10-2010 registered in the office of sub registrar Roorkee in favour of present owner Smt. Princee Dhiman wife of Shri Sanjay Kumar Dhiman R/o 673 Chow Mandi Railway road Roorkee pargana and tehsil Roorkee District Haridwar. (An area of 104.38 sq. meter)

Thus the chain of title is complete.

Date: 12/04/2023

Place: HARIDWAR.

Rajesh Verma Advocate.

Rajesh Verma (Advocate)
Reg. No. - UA074/2006 • M : 8057550500
Ch. No. 263, Distt. & Session Court, Haridwar

बैनामा :- 600000 / --रुपये

बाजारी मालियत :- 627000 / --रुपये

स्टाम्प शुल्क :- 28250 / --रुपये

इकरारनामे में अदा स्टाम्प शुल्क :- नहीं

वर्तमान में दिया गया स्टाम्प शुल्क :- 28250 / --रुपये

कुल शीटों की संख्या :- 18

विक्रीत सम्पत्ति का कुल क्षेत्रफल :- 104.38 वर्गमीटर

वार्षिक लगान :- नहीं

विक्रीत सम्पत्ति का विवरण :- आवासीय प्लॉट

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

कवर्ड एरिया (यदि निर्माण है तो) नहीं

स्थित ग्राम/नगर :- मौहल्ला सैनिक कालोनी (शेखपुरी) रुडकी अन्दर सीमा
नगरपालिका परिषद रुडकी परगना रुडकी (मालवीय चौक से बी0एस0एम0 तिर
तक सड़क का दाया भाग)

(भौजा या मौहल्ला, परगना, तहसील, नगरीय अर्द्धनगरीय आदि)

क्रेता तथा विक्रेता अनुवृद्धित जाति अथवा जनजाति से संबंधित है अथवा नहीं :- नहीं
विक्रेता का स्वामित्व का आधार :- द्वारा बैनामा

भूमि पटटे आदि की है अथवा नहीं :- नहीं

चकबन्दी चल रही है अथवा नहीं :- नहीं

कृषि भूमि की स्थिति में :- नहीं

(साग/सिंचित/असिंचित अथवा सर्किल वर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)

रेट लिस्ट में पृष्ठ संख्या :- 2 कमांक 9 सर्किल रेट :- 6000 / --रुपये प्रति वर्गमीटर

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

मुख्य सड़क से दूरी :- रुडकी देहरादून रोड से 50 मीटर से अधिक दूर व 51
200 मीटर की परिधि में स्थित है।

क्या क्रेता उत्तराखण्ड राज्य की दि0 12-09-03 से पूर्व का कृषक/अचल सम्पत्ति धारक
यदि हाँ तो सम्पत्ति कहां स्थित है :- जागू नहीं

फोटो व अंगुष्ठ चिह्न प्रमाणितकर्ता :- दिनेश कुमार मदान एडवोकेट रुडकी।

विक्रेता का नाम, पिता का नाम व पता :- राजेश कुमार सैनी पुत्र श्री रामस्वरूप
निवासी ग्राम ढाला मजरा परगना हरौडा तहसील व जिला सहारनपुर
पेनAVUPS6454P

विदित हो कि प्रतिज्ञ (विक्रेता) निम्नलिखित सम्पत्ति के स्वामी व अधिकारी है। जो इन
समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से शुद्ध व मुक्त है। किसी प्रकार से पूर्व
किसी दीगर व्यक्ति विशेष के हक में कोई इकरारनामा माहदा बैय या विक्रय पत्र पूर्व
निष्पादित नहीं है और न ही हस्तान्तरण अथवा बन्धक आदि है और न ही किसी बैंक संस्था
या व्यक्ति विशेष से कोई ऋण आदि लेकर निम्नलिखित सम्पत्ति को बन्धक किया हुआ है।
निम्नलिखित सम्पत्ति को विक्रय व हस्तान्तरित करने में प्रतिज्ञ पूर्ण रूप से सक्षम है।
प्रतिज्ञ ने अपनी मन बुद्धि तथा इन्द्रियो की स्वस्थ दशा में बिना किसी जोर व दबाव के अपने
पूर्ण होशोहवास में स्वतन्त्र मन से निम्नलिखित सम्पत्ति को बदले मुबलिग :- 600000 /-
छः लाख रुपये में हाथ श्रीमति प्रिन्सी धीमान पत्नी श्री संजय कुमार धीमान
निवासी 673 चावगण्डी, रेलवे रोड रुडकी परगना व तहसील रुडकी जिला
हरिद्वार।

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

82471

कोषाधिकारी ()
कोड संख्या - 150

27 SEP 2010

जिला हरिद्वार (उत्तराखण्ड)
2010-2011

-3-

को विक्रय व हस्तान्तरित कर दी है। तथा कुल मूल्यराशि की प्राप्ति का



D. K. Madan
Advocate

UK 1207/04



D. K. Madan
Advocate

UK 1207/04

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹ 10000

RS. 10000

TEN THOUSAND RUPEES



उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (रुइकी)
कोड संख्या - 5500

28 SEP 2010

जिला इरिद्वार (उत्तराखण्ड)
2010-2011

28/9/10

8243

-4-

ब्यौरा निम्नलिखित है तत्पश्चात इसके कोई मूल्यराशि केता के जिम्मे



उत्तरांचल UTTARANCHAL

761748
कोषाधिकारी (रुड़की)
कोड संख्या - 5500
06 OCT 2010
जिरी (रुड़की) (उत्तरांचल)
20/10/10

-5-

शेष नहीं रही है और न भविष्य में होगी। कब्जा व दखल क्रेता महोदय

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भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल (UTTARANCHAL)

कोड संख्या - 5500

20 SEP 2010

जिला हरिद्वार (उत्तराखण्ड)
2010-2011

586

-6-

का बखूबी व वाकई मौके पर करा दिया है और अपना कब्जा व दखल

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value

627000

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

586162

उत्तरांचल UTTARANCHAL

कोषाधिकारी (रुइकी)
कोड संख्या - 5500

20 SEP 2010

जिला हरिद्वार (उत्तराखण्ड)
2010 - 2011

-7-

हर प्रकार से हटा लिया है। अब प्रतिज्ञा वचन देते हैं और प्रतिज्ञा करते

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उत्तरांचल UTTARANCHAL

कोषाधिकारी (रुइकी)
कोड संख्या - 5500

28 SEP 2010

जिला हरिद्वार (उत्तराखण्ड)
2010-2011

-8-

है कि केता महोदय सदैव निम्नलिखित सम्पत्ति पर अपना समस्त

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उत्तरांचल UTTARANCHAL

कोषाधिकारी (रुइकी)
कोड संख्या - 5500

28 SEP 2010

जिला हरिद्वार (उत्तराखण्ड)
2010-2011

-9-

अधिकार व स्वामित्व सहित कब्जा करके लाभ हर प्रकार का प्राप्त करे,

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हर प्रकार से अपने भोग व प्रयोग में लावें और जो चाहे सो करें, अब प्रतिज्ञ

Chickering!





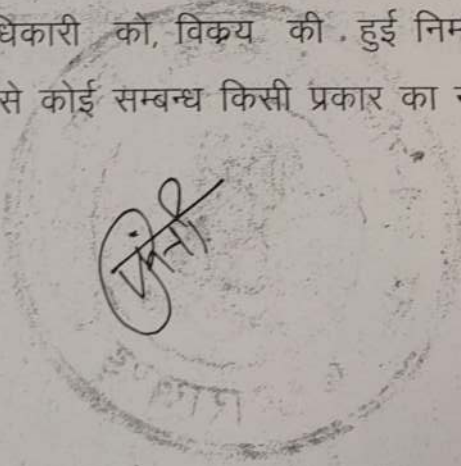
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उत्तरांचल UTTARANCHAL
कोषाधिकारी (रुइकी)
कोड संख्या - 5500
28 SEP 2010
जिला हरिद्वार (उत्तराखण्ड)
2010-2011

-11-

तथा उसके उत्तराधिकारी को, विक्रय की हुई निम्नलिखित सम्पत्ति तथा उसकी मूल्य राशि से कोई सम्बन्ध किसी प्रकार का नहीं रहा है और न ही

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

E 018938

उत्तराखण्ड UTTARAKHAND

वाधिकारी (रहस्यी)
कोड संख्या 5500

4 OCT 2010

न हरिद्वार (उत्तराखण्ड)
2010-2011

-12-

भविष्य में होगा। यदि बाद में किसी नुकस कानूनी के कारण या किसी बाद-
विवाद करने पर निम्नलिखित सम्पत्ति कुल या अंश कब्जा या दखल

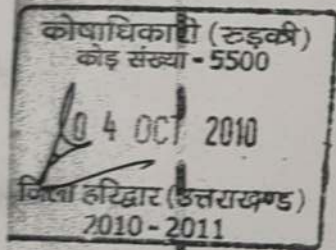
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E 018939

उत्तराखण्ड UTTARAKHAND



-13-

केता उक्त से निकल जाये, तो केता को अधिकार होगा कि वह अपनी कुल या
अंश मूल्यराशि मुझ/हम प्रतिज्ञ से या मेरी/हमारी जात खास जायदाद से

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उत्तराखण्ड UTTARAKHAND

A 789200

कोषाधिकारी (अ.न.)
कोड संख्या-5806
08 SEP 2010
जिला हरिद्वार (उत्तराखण्ड)
2010-2011

-14-

वसूल कर लेवे। इसमें मुझ/हम प्रतिज्ञा या उसके वारसान को
उजर कोई नहीं होगा। नीज प्रतिज्ञा उनजुमला कानूनी जिम्मेदारी
जो कि बरूये एक प्रतिज्ञा पर आयद पर आयद होती है,

[Signature]

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का पूरा-पूरा पाबन्द व जिम्मेदार होगा व रहेगा।

अतः यह विक्रय-पत्र लिख दिया है कि प्रमाण रहे और समय पर काम आवे।

विवरण सम्पत्ति जो विक्रय की गई है :- एक किता खाली प्लाट जिसकी पेमाइश पूरब में 24 फुट 9 इंच व पश्चिम में 25 फुट 2 इंच व उत्तर में 45 फुट व दक्षिण में 45 फुट कुल क्षेत्रफल 1123.125 वर्गफुट अर्थात् 104.38 वर्गमीटर सम्बन्धित खसरा नम्बर 393 मि० व 400 मि० का भाग जिसके हद्द पूरब में रास्ता बीस फुट चौड़ा व पश्चिम में भूमि जयबीर सैनी व शिवराज सिंह सैनी व उत्तर में प्लाट श्री संजय कुमार व दक्षिण में सैनी बिल्डिंग डिजाइनर मुकेश सैनी एवं सैनी टैन्ट हाऊस कुंवर पाल सैनी है प्लाट आवादी स्थित मौहल्ला सैनिक कालोनी (शेखपुरी) रुडकी अन्दर सीमा नगरपालिका परिषद रुडकी परगना व तहसील रुडकी जिला हरिद्वार, विक्रय किया है। विक्रेता ने क्रेता का मौके पर अपने समान वाकई व बखूबी कब्जा करा दिया है। विक्रेता ने उपरोक्त विक्रीत भूमि द्वारा रजिस्टर्ड बैनामा दिनांक 29-9-2006 को जयवीर सिंह सैनी पुत्र श्री फूल सिंह सैनी निवासी ई-372 सुभाषनगर रुडकी जिला हरिद्वार व शिवराज सिंह सैनी पुत्र श्री लेखराज सैनी निवासी 227 आवास विकास कालोनी रुडकी जिला हरिद्वार मुखतारे आम मिनजानिब जंग बहादुर सैनी पुत्र श्री चमेल सिंह निवासी 518/9 कडकडी रोड विश्वासनगर शाहदरा दिल्ली-32 से खरीद की हुयी है। जिसकी रजिस्टरी नम्बर-3068/3105 के पृष्ठ 205/365 से 372 में नम्बर 10360 पर दिनांक 09-10-2006 को कार्यालय सब रजिस्टरी रुडकी में हुई है। विक्रेता व क्रेता व गवाहान के आधार पर उनके बताये अनुसार व उपलब्ध कराये गये कागजात के आधार पर बैनामा हाजा ड्राफ्ट किया गया है। मय जुमला हक हकूक हर प्रकार सहित।

विवरण वसूलयाबी जेरे समन:- कुल मूल्यराशि मु० 600000/-रुपये विक्रेता ने क्रेता से द्वारा बैंक नम्बर 625665 देना बैंक रुडकी दिनांकित 11-10-2010 का प्राप्त कर लिया है। जिसके भुगतान की पूर्ण जिम्मेदारी क्रेता की होगी। इसके बाद कोई धनराशि विक्रेता

की बजिम्मे केता शेष नहीं रही है।

विकेता के दोनो हाथो के अंगुष्ठ :-



केता के दोनो हाथो के अंगुष्ठ



हो गवाह

विपिन कुमार श्रीमान ४/०५
बलचन्द श्रीमान सि० शिवांग किरां
म० गा

हो गवाह

Mukesh Kumar Soni
596 Solani Puram
Rooskee

दिनांक :- 11-10-2010 ई०

ड्राफ्टिडबाई :- दिनेश कुमार मदान एडवोकेट रूडकी

D. K. Madan
Advocate

Photo & Certificate

Seller

Buyer

Witness 1

Witness 2



वही नम्बर 1 जिल्द 1,376 पृष्ठ 237 से 268

नं चम्बर 7577 पर आज दिनांक 11-Oct-2010

में रजिस्ट्री की गयी ।

उप निबन्धक

SRO1 Roorkee
11-Oct-2010

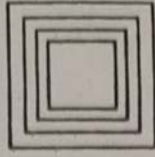
NAJAMUDDIN
B.Arch. (I.I.T.R.), M.Arch. (Hons.) I.I.T.R.
M.U.R.P. (Hons.) I.I.T.R., P.G. Diploma (Hons.)
Ph.D. (U.S.A.), F.I.T.P. India
Former Professor & Head - I.I.T. Roorkee
National Best Design Award
Institute of Engineers India - 2008
National Award of I.I.A. Gwalior
Registered Architect COA

NAJAMMUDDIN

B.Arch. (I.I.T.R.), M.Arch. (Hons.) I.I.T.R.
M.U.R.P. (Hons.) I.I.T.R., P.G. Diploma (Holland)
Ph.D. (U.S.A.), F.I.T.P. India
Former Professor & Head - I.I.T. Roorkee

National Best Design Award
Institute of Engineers India - 2002

National Award of I.I.A. Gold Medal - 2015
Registered Architect COA 2175



Office/Res
264 Solanipura
Roorkee - 247667 (U)

Govt. Approved Valuer for Building & La
and Valuation of Plant & Machine
No. 04/2006-2007/8A

Mob. : 98970 653
Email : najammuddin@yahoo.co

31/12/18

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Compensation Report

Name of Registered Valuer : Dr. Najamuddin

Valuation

1.	Date of visit of the site for valuation of IP	:	30/12/2018
2.	Date of making valuation	:	31/12/2018
3.	Name of the owners of the property	:	Owners, Smt. Princi Dhiman W/o Sh. Sanjay Kumar Dhiman R/o 673 Chawmandi, Railway Road Roorkee Pargana & Tehsil Roorkee Distt. Haridwar (UK)
i.	Date of purchase of IP	:	11/10/2010
ii.	Purchase Price of IP	:	Rs. 6,00,000.00
4.	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property Sh./Mrs. _____ of the locality was contacted	:	Registry No. 7577 Smt. Princi Dhiman W/o Sh. Sanjay Kumar Dhiman R/o 673 Chawmandi, Railway Road Roorkee Pargana & Tehsil Roorkee Distt. Haridwar (UK)
5.	If the property is under join ownership, share of each such owner. Are the share undivided?	:	Single Ownership



6.	<u>Brief description of the property</u>	:	
a.	Location, street ward No. – postal address.	:	Situated at- Mohl. Sainik Colony (Sekhpur) Roorkee Pargana & Tehsil Roorkee Distt. Haridwar (UK) Khasra No. 398 M. & 400 M. ka Bhag
b.	Flat/ Plot No.	:	-
c.	Is the IP bears the same description / details as mentioned in the documents/ Title deeds	:	Sale deed No. 7577
d.	Is the property situated in Residential/ Commercial / Mixed area / Industrial area	:	Commercial area
e.	Is the property situated in an unauthorized / authorized colony	:	Authorized colony
f.	Classification of locality – high class / middle class / poor class	:	Middle class
g.	Is the IP in question or any part of it is under encroachment	:	No
7.i)	Proximity to amenities like schools. Hospitals. Offices, Markets, Cinema halls etc.	:	Approximate with in 200 Mtr.
ii.)	Means and proximity to surface communication by which the locality is served.	:	Near road
8.a)	Area supported by documents proof shape, dimension and physical features	:	E= 24'9"= Road 20'0" wide W=25'2"= land of Jaibeer Saini & Shivraj Singh Saini N= 45'0"= Plot of Sh. Sanjay Kumar S=45'0"= Saini Building Designer Mukesh Saini & Saini Tent House Total land area = 1123.125 Sq. ft. (104.38 Sqm.)
b)	Roads, streets or lanes on which the land is abutting, surrounded.	:	Single road
c)	Attach a dimension site plan and elevations of all structure standing on the land along with photographs of the built up property.	:	Attached Registry, Building Map & Building Photo
d)	Furnish details of the building on a separate sheet giving.	:	Building map attached
I.	Number of floors and height of each floor.	:	G.F., F.F., S.F. & Mumty 8'0" F.F. 10'6" & S.F. 10'3" Mumty 8'0"



II.	Plinth area floor wise.	:	Ground Floor covd. area = 1123.125 Sq. Ft. First Floor covd. area = 1123.125 Sq. Ft. Second Floor covd. area = 1123.125 Sq. Ft. Mumty covd. Area = 200.00 Sq. Ft. Total covd. Area = 3569.375 Sq. Ft. (331.72 Sqm.) (As Per Site Covd. Area)
III.	Year of commencement of construction and year of completion.	:	2016
IV.	What was the method construction by contract / by employing labour or directly both	:	By employing labour
V.	Type of construction / finishing	:	RCC
i.	Load bearing walls / RCC Frame / steel frame	:	RCC Frame
ii.	Type of foundation	:	RCC & RBC
iii.	Walls floor wise	:	Brick wall
iv.	Partitions	:	Brick wall
v.	Doors, Windows, etc. – floor wise	:	Aluminium
vi.	Flooring floor wise	:	G.F, F.F. & S.F. Tiles Flooring
vii.	Finishing floor wise	:	Completed building
viii.	Roofing & terracing.	:	RCC Roof
ix.	Special architectural or decorative feature, if any	:	Decorative feature
x.	Internal wiring – surface, conduit	:	Yes
xi.	Class of fitting - superior, / ordinary / poor	:	Ordinary
xii.	Sanitary installation – numbers ordinary / superior	:	Superior
VI.	Compound wall	:	Yes
a)	Height and length	:	11'0"
b)	Type of construction	:	RCC
VII.	No. of lift and capacity	:	N.A.
VIII.	Underground pump – capacity and type of construction	:	Yes
IX.	Overhead tank	:	Yes

a)	Where located	:	Terrace
b)	Capacity	:	500 ltr.



e)	Type of construction	:	PVC
X.	Water pumps – number and their hours power	:	Yes
XI	Sewage disposal – sewer line or septic tank no. and capacity	:	Sewer Line
e)	Is the construction / built up property is as per plan approved by the competent authority.	:	By HRDA
f)	What is the floor space index permissible and permissible and percentage actually utilizes?	:	1.77%
g)	Estimated future life	:	40 years
9.	Is it freehold or leasehold land?	:	Freehold
10.	If leasehold, the name or lesser / lessee, nature of lease, dates of commencement / termination of lease and terms of renewal of lease	:	N.A.
a)	Initial premium	:	N.A.
b)	Ground rent payable p.a.	:	N.A.
c)	Unearned increase payable to the lessor in the event of sale or transfer	:	N.A.
d)	Are there any agreement of lease? If so, attach copies	:	N.A.
11.	Is there any restrictive covenant in regard to use of land? If so, details be given.	:	N.A.
12.a)	Dose the land fall in an area included in any town planning scheme or any development plan of Govt. or any statutory body? If so, date of notification.	:	HRDA
b)	Has any contribution been made towards development or is any demand for such contribution still outstanding.	:	No
13.	Is the property – whole or part of land notified for acquisition by Govt. of any statutory body? If so, date of notification.	:	No
14.a)	Is the building owner – occupied, tenanted / both?	:	Occupied by owner
b)	If party owner – occupied, specified portion and extent of area under owner – occupation.	:	By owner
15.a)	Name of tenants / lessees / licensees etc .	:	N.A.
b)	Portions in their occupations	:	N.A.
c)	Monthly or annual rent / compensation /	:	N.A.



	license fee etc. paid by each		
d)	Gross amount received for whole property	:	N.A.
e)	Are any of the occupants related to or close business associates of the owner.	:	Yes
16.	Is the building insured, if so, give the policy No. amount for which it is insured and annual premium.	:	N.A.
17.	Has any standard rent been fixed for the premises under any law relating to the control of rent	:	N.A.
18.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	:	N.A.
19.	Whether possession of the property can be taken by the bank in case of need without any litigation – society rules, independent entrance, co – owner's share / join ownership	:	NIL
20.	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations – rent capitalization method, municipal valuation for tax purpose, composite rate method for flat etc.	:	As rate of construction Rs. 1400/ Sq. Ft. (on the basis of work done in building)
a)	Land rate adopted in the valuation	:	Rs.14000-18000/Sq.Ft. market rate of land
b)	Instances of sales of IPs in the locality indicating the name and address of the IPs, registration no. , sale prices and area of land sold – annexure enclosed.	:	Sale deed No. 7577 Sale prices Rs. 6,00,000.00 Total land area = 1123.125 Sq. Ft. (104.38 Sqm.)
c)	If sales instances are not available or not relied upon, the basis of arriving at the land rate.	:	By local enquiry
	Guideline value / value of IP as per Circle Rates, if any applicable in the area where IP is situated – attach copy of relative chart.	:	Detail on overleaf Rs. 28000/ Sqm. Circle rate of land as per Circle Rate of land value Rs. 29,22,640.00
	Market value of the property	:	Rs. 2,18,44,000.00
	Distress sale value / realizable value of property	:	Rs. 1,96,59,600.00



Valuation of land

Details of land (as per sale deed) :-

Boundaries of the site a.) as per sale deed

East : Road 20'0" wide
West : land of Jaibeer Saini & Shivraj Singh Saini
North : Plot of Sh. Sanjay Kumar
South : Saini Building Designer Mukesh Saini & Saini Tent House
Total land area = 1123.125 Sq. ft. (104.38 Sqm.)

b.) Actual

East : Road 20'0" wide
West : land of Jaibeer Saini & Shivraj Singh Saini
North : building of Sh. Sanjay Kumar
South : Saini Building Designer Mukesh Saini & Saini Tent House
Total land area = 1123.125 Sq. ft. (104.38 Sqm.)

Details of land (as per sale deed) :-

Dimension of the site a.) as per sale deed

East : 24'9" Ft.
West : 25'2" Ft.
North : 45'0" Ft.
South : 45'0" Ft.

b.) Actual

: 24'9" Ft.
: 25'2" Ft.
: 45'0" Ft.
: 45'0" Ft.

Total land area = 1123.125 Sq. ft. (104.38 Sqm.)

Valuation of land = 1123.125 X Rs. 15000/Sq. Ft.

Rs. 14000-18000/ Sq. ft. Market rate of land

= Rs. 1,68,46,875.00

Valuation of building

Details of Commercial Building (as per site area) :-

Ground Floor covd. area = 1123.125 Sq. Ft.

First Floor covd. area = 1123.125 Sq. Ft.

Second Floor covd. area = 1123.125 Sq. Ft.

Mumty covd. Area = 200.00 Sq. Ft.

Total covd. Area = 3569.375 Sq. Ft. (331.72 Sqm.) (As Per Site Covd. Area)

Valuation of building = 3569.375 X Rs. 1400.00 = Rs. 49,97,125.00 ✓

Rs. 1400/ Sq. ft. Market rate of building

Total valuation of the property = valuation of land + valuation of building

Total valuation of the property = Rs. 1,68,46,875.00 + Rs. 49,97,125.00

= Rs. 2,18,44,000.00 ✓

Realizable value of property 10% = Rs. 21,84,400.00

Net value of the property = (Rs. 2,18,44,000.00 - Rs. 21,84,400.00)

= Rs. 1,96,59,600.00 ✓

(Rupees One Crore Ninety Six Lakh Fifty Nine Thousand Six Hundred Only)

Dr. Najamuddin
Architect - Valuer
2006-07
Z

I hereby, declare that :

- a) The information furnished above is true and correct to the best of my knowledge and relief;
- b) As on date I am approved valuer in the panel of the bank;
- c) I have no direct or indirect interest in the property being valued;
- d) I have personally inspected the property on 30/12/2018.
- e) My registration with state Chief Commissioner of income tax is valid as on date.
- f) I have not been convicted of any offence and sentences to a term of imprisonment.
- g) I have not been guilty of misconduct in any professional capacity;
- h) The particulars are bases on information supplied by owner's market survey.
- i) I declare that I have valued the right property;
- j) I have not been debarred by any banking / financial institution.

Date: 31/12/2018

Place : Roorkee

Signature and seal of Registered valuer
On the Bank Panel

Dr. Najamuddin

COA 2175 (Architect & Govt. Approved Valuer)
Address : 264 Solanipuram Roorkee,
Haridwar (UK)

