

Er. Naveen Agarwal

B.E. HONS. (CIVIL).MIE,FIV

Govt. Registered Valuer

(Regn No. CCIT/MRT/CAT-A/18/2005)

Panel valuer PSU & Pvt. Banks

MDA Registered Engineer

Regn No. MDA/19/1995

Pashupati Associates

Chartered Engineer/Valuer/Surveyor

H.O. : D-60 Samrat palace,

Garh Road, Meerut City U.P.

B.O. : 232, Kishan Nagar enclave,

Sirmour Marg, Dehradun.

Mb. 9758976464 & 9368363622

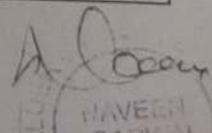
ANNEXURE-B

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

(Applicable in borrowal accounts where aggregate credit limits are upto ` 10.00 Lac and anticipated value of immovable property to be mortgaged / charged is upto ` 20.00 Lac)

Sr No	Particulars	Observations of the visiting official	
1	Date of visit	Dt. 27.09.2017	
2	Complete Address of the property	Shop MPL No. 171/3, Property No. 93, Tilak Road, Near Sai Baba Mandir, Dehradun	
3	Particulars of the property situated towards	Shop MPL No. 171/3, Property No. 93, Tilak Road, Near Sai Baba Mandir, Dehradun	
a	North	Ad per Deed	As per Site
		09'00"/ Prop. Dheeraj Rastogi	09'00"/ Prop. Dheeraj Rastogi
		05'02"/ Property Savitri Devi	05'02"/ Property Savitri Devi
		05'02"/ Tilak Road	05'02"/ Tilak Road
		09'00"/ Prop. Savitri Devi then Gali	09'00"/ Gali
e	Any other aspect	Direction mismatch as per saledeed & as per site refer above column	

4	Type of Property: Commercial Shop Ground Floor	
	Agriculture/ Residential/ Commercial / Others (please mention	Commercial
5	Title of Property	
a	Name and Address of the owners	Smt. Ritu Bajaj W/o Sh. Rajeev Bajaj
b	In case of joint ownership, please Furnish share of each owner and Also whether the shares are Undivided	Individual
c	Freehold or Leasehold	Free Hold
d	If Leasehold what is the unexpired period of lease	NA
6	Whether the property is self occupied or tenanted?	Owner Occupied
7	If tenanted, what are the annual rent / lease rate as per agreement? (Generally, the tenanted property is valued at an amount equal to 11 years annual rent of the property. Therefore, Branch Incumbent should assess the value based on independent information in all the cases so as to ensure that realizable value reported by the valuer/borrower is not over valued and is in tandem with the observation of the Branch Incumbent)	NA
8	Valuation of Land	
a	Area of land	Area is 04.32 sq. Mtr Or 46.48 Sq Ft.)
b	Rate (Per sq. feet / yard / meter / biswa / marla/ Acre etc. (Please Specify	Rs. 19000/- Per Sq Ft. Composite rate
c	Circle Rate as notified by Local Authorities	Rs. 90000/- Per Sq Mtr


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 VALUER

d	Date of last notification for circle rate	NA
e	Market Rate as assessed by Branch Incumbent	46.48 X 19000/- = Rs.08,83,120/-
9	Estimated Value of Land	Rs. 8,00,000/-
a	as per circle rate:	Rs. 04.20 Lac
b	As per rate assessed by Branch Incumbent	
c	In case the rate assessed by Branch incumbent is higher/lower, the basis of such valuation be incorporated	
10	Valuation of Construction	
a	Year of construction(Floor wise)	G.F 05 Yrs & future life 60 Yrs
b	Type of construction	RCC
c	Constructed Area: (Floor wise)	NA
d	Estimated Value of Construction (Actual cost of construction, as per available records i.e Statement filed with Municipal / Town Planning Authority for obtaining completion certificate etc be also taken into consideration)	NA
11	Total Estimated value of the Property (9+10)	Rs. 08.83 Lac
12	Realizable value (Forced sale value) in case Bank would sell the property and justification thereof	Realizable Value Rs. 07.50 Lac Distress Value Rs. 07.00 Lac

Signature of Officer

Date: 27.09.17

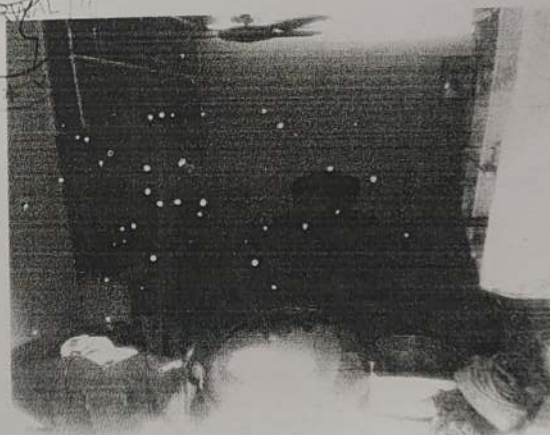
Place: Meerut

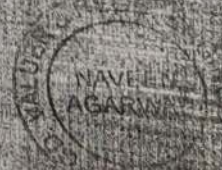
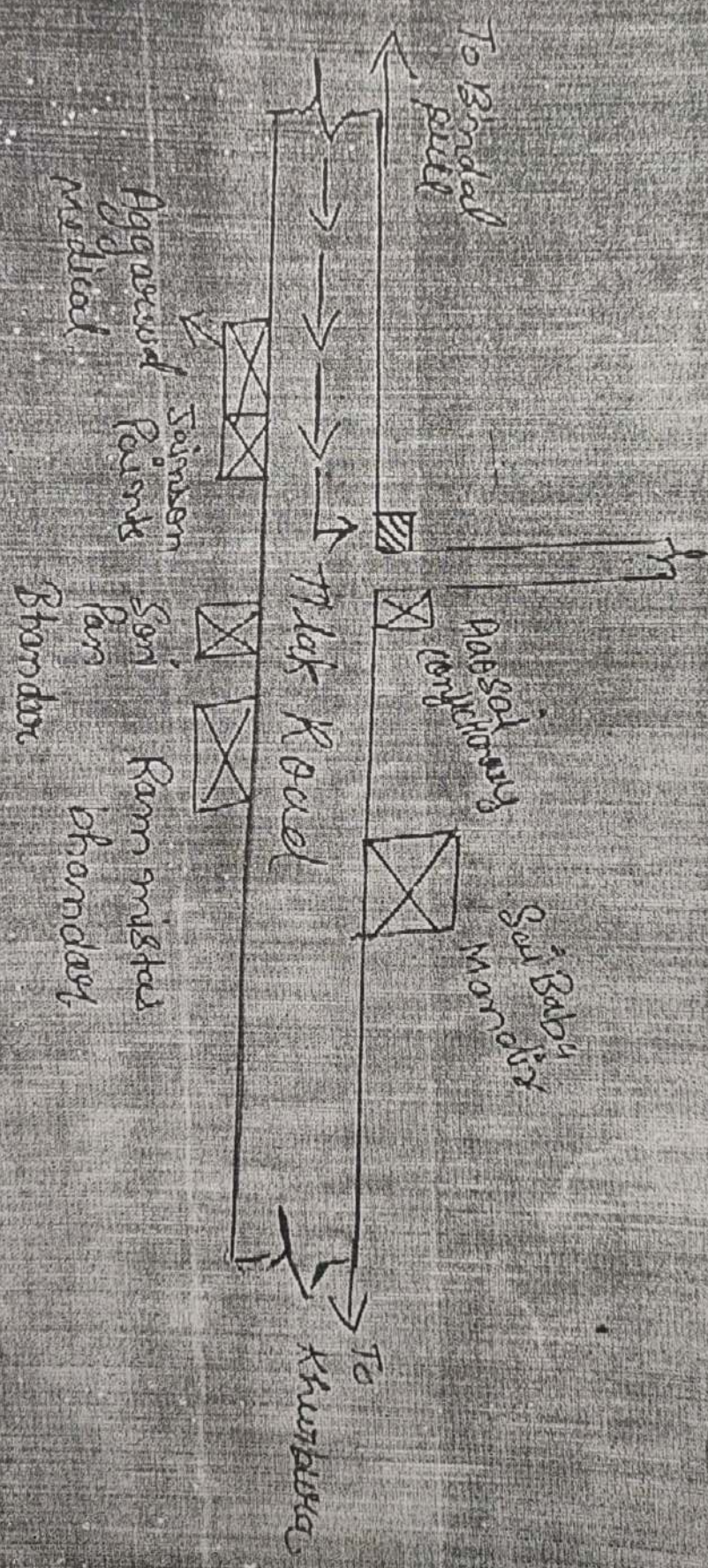
Signature of Branch Incumbent

Date:

Place: Meerut

Er. Navneet Singh
B.E. (Hons.) M.E. J.V.
Govt. Regd. Valuer
M.D.A. Regd. Engineer





RAJIV KAKKAR

(B.Sc. LL.B.)
ADVOCATE

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Office cum Resi.
26, Narendra Vihar, Dehradun
Chamber No. 107,
Jail Road, Civil Court
Compound, Dehradun

LEGAL OPINION

The Manager,
Oriental Bank of Commerce,
Niranjanpur Branch
Dehradun

Dear Sir,

Reg : Title Opinion on the Commercial Property (Shop) forming part of property bearing
Municipal No. 171/3, Old No. 93, Tilak Road, Dehradun, area measuring 4.32 Sq. Mtrs.
(fully covered)

With reference to your letter No. _____ dated _____, I, on the basis of the copies of
title deeds forwarded to me pertaining to the said immovable property and the other information
submitted by you, have conducted a detailed search and investigation and submit my report as under:

1. Name(s) and Address(es) of the Mortgagor(s) / Title holder(s) : **Smt. Ritu Bajaj wife of Shri
Rajiv Bajaj resident of 76/1, Raj Nikunj, Kaulagarh Road, Dehradun.**

2. Description of immovable property :

Plot No. / Property No.	Area (in sq.yds./sq.mtrs/sq.ft. / acres/hectares)	Location	Boundaries (As per sale deed)
Commercial Property (Shop) forming part of property bearing Municipal No. 171/3, Old No. 93	area measuring 4.32 Sq. Mtrs. (fully covered)	Tilak Road, Dehradun	East : Property of Smt. Savitri Devi and others, side 5 ft. 2 inch., West : Tilak Road, side 5 ft. 2 inch, North : Property of Shri Dheeraj Rastogi, side 9 ft. and South : Property of Smt. Savitri Devi and others and thereafter Gali, side 9 ft.

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The Chain of title deeds scrutinized by me	As per details enclosed
<p>i) Search in Sub-Registrar's Office (Location of property of the sub-district within which the property is located and the address of the registering officer. In case the property is situated in more than one sub-districts/districts, the particulars of all the concerned sub-districts/districts and address of the registering offices to be given)</p>	<p>Sub Registrar, Dehradun</p>
<p>ii) Search and Investigation (The search in the records such as index No.1, index No.2, Book No.1/Supplementary Book No.1 should be made atleast for the past 13 years to trace any encumbrance is created on the property. A brief narration may be given on the route and chain of title to the extent of complete chain and how the title is conferred on the mortgagor. The details of the books/indexes searched by Advocate to be stated. In the event of any break in the chain of title, the details thereof specifying how the break in the chain of title took place to be stated and opinion as to whether it would vitiate Bank's creation of mortgage over the property be given. In case of any mortgage, charge or encumbrance subsists over the property, the same may be highlighted so that the Bank shall avoid the said property. Confirm and state that the original title deeds submitted are originals registered before the Registrar of Assurance) and proper stamp duty has been paid.</p>	<p>The above property was purchased by the present owner Smt. Ritu Bajaj wife of Shri Rajiv Bajaj resident of 76/1, Raj Nikunj, Kaulagarh Road, Dehradun from its previous owner Shri Naresh Kumar Chadha son of Late Shri Hari Kishan Lal Chadha resident of 30, Rest Camp, Dehradun, vide sale deed dated 07.03.2013, duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 5019 Pages 305 to 334 at No. 2100 on 07.03.2013. Shri Naresh Kumar Chadha had in turn purchased the above shop from Smt. Aruna Rastogi wife of Shri Jai Prakash Rastogi resident of 127/1, Khurbura Mohalla, Dehradun, vide sale deed dated 30.07.2012, duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 4650 Pages 1 to 20 at No. 6592 on 30.07.2012. The previous owner Smt. Aruna Rastogi had in turn purchased the above property from Shri Neeraj Vishnoi, vide sale deed dated 12.07.2007, duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 1916 Pages 9 to 26 at No. 6314 on 13.07.2007. Shri Neeraj Vishnoi had in turn purchased the above property from Smt. Savitri Devi and Shri Arvind Kumar Garg, vide sale deed dated 05.01.1996, duly registered in the Office of the Sub</p>

g.i.l.

Registrar, Dehradun in Book No. 1 Vol. 3 Page 81 Addl. File Book No. 1 Vol. 514 Pages 455 to 470 at No. 77 on 16.01.1996. Smt. Savitri Devi and Shri Arvind Kumar Garg had in turn purchased the above property along with other property from Shri Trilok Chand Jain son of Shri Vishambar Dass Jain and Smt. Devi wife of Shri Vishambhar Dass Jain, vide sale deed dated 28.01.1963, duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 666 Pages 343 to 347 Addl. File Book No. 1 Vol. 670 Pages 57 to 58 at No. 248 on 08.02.1963. As such the chain of title in respect of the above property is complete.

The the name of the present owner **Smt. Ritu Bajaj** has been duly recorded in the Nagar Nigam Records.

III) Whether the property is ancestral and/or under joint ownership.

If so, details of the co-parceners /Karta and/or the co-owners. The respective shares should be incorporated specifically

No

IV) Minor's delinquent, unsound, untraced person's interest

(Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect Bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage **over** the property).

No, minor's claim involved in the property.

V) Documents pending for registration

(The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending for registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders'

N/A

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should be specified)	
5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in 'State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under Section 26, 27 and 28 of the Act to ensure that mortgagor(s) has / have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.	N/A
6. Whether the property is acquired under the Land Acquisition Act, 1894 and applicability of other State Legislations.	N/A
7. Leasehold immovable Property (where land / building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors / competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken obtaining such property in mortgage)	N/A
8. Investigation under Income Tax Act 1961(Any permission of the concerned Assessing Officer under any of the provisions of Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Deptt.	N/A
9. Investigation in regard to agricultural land (Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings / acquisition proceedings etc. is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws.	Commercial Property
10. The details of the certified copies of the revenue records-obtained to confirm that the property in question has been mutated and no dues are outstanding against the Mortgagor.	Copy of the Nagar Nigam Tax Receipt is enclosed.
11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.	N/A
12. If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.	N/A
13. Whether documents given as chain of title deeds inspire any doubt / suspicion. Is it curable - how?	No

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14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated?	N/A
15. Whether any bar to create mortgage as in case of agricultural land in Delhi? Any CLU / house tax / notification of land vesting in municipal authority?	N/A
16. Whether any restriction on sale of property? e.g. J & K, Uttaranchal & HP etc.	No
17. Whether any approvals / clearances required or obtained, detail?	No

The following documents in addition to documents mentioned in Chain of documents in original as well as copies as the case may be alongwith additional documents mentioned above, varying from case to case may also be obtained for creation of valid equitable mortgage by deposit of the title deeds (varying from case to case).

Particulars	Comments of Advocate
1. House Tax assessment order pertaining to property to be mortgaged.	Yes
2. Site Plan (sanctioned)	No
3. House Tax receipt pertaining to property to be mortgaged	Yes
4. Self assessment return form	
5. Electricity / Water Bill	Yes
6. Copy of PAN Card / Driving License / Passport etc.	Yes
7. Income Tax returns	Yes
8. Affidavit of mortgagor as to how he/she is connected with the account in which he / she is furnishing his / her property as security.	Yes
9. In case of property of Builders, in addition to the GPA / SPA, Collaboration / Builders Agreement, the PAN No. & ITCC of Builder, his history, copy of some regd. Documents and endorsement on the original sale deed (if retained by original owner / builder) be made, if possible, so that previous document even if retained by the Owner / Builder cannot be misused.	N/A
10. In case the property to be mortgaged is related to the company, then relevant Resolutions along with copy of the minutes, MOA / AOA and ROC record may be obtained	N/A
11. In any case where ever the previous original title deed is missing or retained by earlier owner, the original title deed be seen & endorsed or an affidavit be obtained from the person retaining the original title deeds, that he will not misuse it.	N/A
12. Affidavit that mortgagor deposited title deeds with intention, has deposited all documents, would not misuse any document to detriment of bank etc., may also be obtained.	Yes
13. The stamp duty payable on Oral Assent (if applicable)	N/A

14. NOC / No Dues certificate from lessor / land authority.	N/A
15. In case of leasehold property, the remaining period of lease, any provision for further renewal of lease etc. shall be sepecifically mentioned. The receipt for upto date payment of lease rent shall be obtained.	N/A
16. In case of HUF / Trust, appropriate affidavit be obtained & further necessary documents be also obtained. In case of Trust properties, it should also be mentioned whether permission from Charity Commissioner or any other competent authority is required to be obtained.	N/A
17. In case of flat belonging to Cooperative Housing Society, necessary further documents i.e. Share Certificate, No Objection Certificate from Society after verifying the related records and receipt for the payment of upto date dues to the Society be obtained.	N/A
18. Since Central Registry u/s 20 of the SARFAESI Act has been created and notification No.F-56/5/2007-BO-11 dated 31 st March 2011 has been issued, inspection of records of central register through the website of the Central Registry shall also be made by the advocate concerned and the same shall be stated in the opinion.	N/A

CERTIFICATE

I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities and personally searched and verified the information furnished in this report. I have compared the Sale Deed dated 07.03.2013 given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed. The statement and other information given in the report are correct and true. The above security interest created in favour of the bank as such is enforceable under the SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (As Amended by the Enforcement of Security Interest and Recovery of Debt Laws Amendment Act, 2004), if the need so arises. I certify that **Smt. Ritu Bajaj** has got a valid, clear, absolute and marketable title over the property shown above. If **Smt. Ritu Bajaj** personally present (alongwith identity proof) and deposits the title deeds in original along with documents mentioned hereunder, with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally (alongwith identity proof) to deposit the original title deeds with your Bank / Branch for creation of equitable mortgage :

g.i.l

1)

Smt. Ritu Bajaj

The following documents shall be obtained at the time of creation of mortgage.

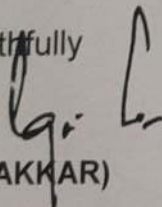
1. Original sale deed dated 07.03.2013 bearing document no. 2100 ✓
2. Original sale deed dated 30.07.2012 bearing document no. 6592 ✓

Note : The previous original sale deed dated 12.07.2007 document no. 6314 is not in possession of the borrower. The borrower has filed a Police Report and also published in the local newspaper that he has lost the above sale deed. Since the immediate previous Original sale deed dated 30.07.2012 bearing document no. 6592 is with the borrower, the original sale deed dated 12.07.2007 can be dispensed by the bank and the certified copy be obtained. The Copy of the police report and the publication in the local newspaper by the borrower be duly kept on record. An Undertaking/Indemnity be also taken from the borrower stating that he shall indemnify the bank in case of any claim regarding the said lost sale deed dated 12.07.2007.

Encls. :-

1. Search Receipts dated 25.09.2017 at Sub Registrar, Dehradun ✓
2. ✓ Original sale deed dated 07.03.2013 bearing document no. 2100 ✓
3. ✓ Certified copy of the sale deed dated 07.03.2013 bearing document no. 2100 ✓
4. ✓ Original sale deed dated 30.07.2012 bearing document no. 6592 ✓
5. ✓ Certified copy of the sale deed dated 30.07.2012 bearing document no. 6592 ✓
6. ✓ Certified copy of the sale deed dated 12.07.2007 ✓
7. ✓ Certified copy of the sale deed dated 05.01.1996 ✗
8. ✓ Certified copy of the sale deed dated 28.01.1963 ✓
9. Copy of the Nagar Nigam Tax Receipt
10. Copy of the Electricity Bill and Receipt
10. Photocopy of the I.D. of the Borrower
11. Affidavit of Mortgagor.

Yours faithfully



(RAJIV KAKKAR)

Advocate

Signature of the Empanelled Advocate

Place : Dehradun

Date : 26.09.2017



क्र. A 47817



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2100

8-30

विक्रय-पत्र

- विक्रय मूल्य : 5,25,000/- रुपये।
- सकिल दर के अनुसार मूल्यांकन 2,32,000/- रुपये।
- स्टाम्प शीट की संख्या - 6

कुल स्टाम्प का योग 12,600/- रुपये। + 3500 = 16100/- *Ritu Bajaj*

श्री नरेश कुमार चढ़डा पुत्र स्व. श्री हरकिशन लाल चढ़डा निवासी 30 रेस्ट कैम्प,
देहरादून। फार्म 60 आई0 डी0 संख्या 862777966354। **Reason Card No-153518**
VOTER ID - CTS 215173

सूची में वर्णित सम्पत्ति का मालिक व काबिज हूँ और मेरी यह सम्पत्ति हर प्रकार के भार, बन्धन व रहन से मुक्त है।

उसको बख्शें श्रीमती रितु बजाज पत्नी श्री राजीव बजाज निवासी 76/1, राज
निकुंज, कौलागढ़ रोड, देहरादून (~~पेन कार्ड~~ संख्या ABCPB.2248.K.)।
को विक्रय कर रहा हूँ।

विवरण सम्पत्ति विक्रय पत्र में अंकित है।

क्रमशः पेज 2

नरेश कुमार चढ़डा

Ritu Bajaj

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 190473

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विक्रय-पत्र

यह विक्रय पत्र आज दिनांक 07.03.2013 को श्री नरेश कुमार चढ़ढा पुत्र स्व. श्री हरकिशन लाल चढ़ढा निवासी 30 रेस्ट कैम्प, देहरादून, (जिन्हें एतदोपरान्त इस विक्रय पत्र में विक्रेता शब्द से सम्बोधित किया गया है)।

तथा

श्रीमती रितु बजाज पत्नी श्री राजीव बजाज निवासी 76/1, राज निकुंज, कौलागढ़ रोड, देहरादून, (जिन्हें एतदपश्चात् इस विक्रय पत्र में क्रेता शब्द से सम्बोधित किया गया है) के पक्ष में निम्नवत् निष्पादित किया जाता है।

नरेश कुमार चढ़ढा

क्रमशः....3

Ritu Bajaj



खण्ड UTTARAKHAND

-3-

विदित हो कि विक्रेता एक दुकान/सम्पत्ति संख्या 93 तिलक रोड, देहरादून, वर्तमान नं० 171/3, तिलक रोड, देहरादून का भाग रकबा 4.32 वर्ग मीटर, जो की एक निर्मित दुकान है और भूतल पर स्थित है जिसका निर्मित क्षेत्रफल भी 4.32 वर्ग मीटर है का स्वामी अधिकारी है, यह दुकान विक्रेता ने पंजीकृत विक्रय पत्र दिनांक 30.07.2012 को श्रीमती अरुणा रस्तोगी पत्नी जय प्रकाश रस्तोगी निवासी 127/1 खुडबुडा मौहल्ला, देहरादून से क्रय की थी, जिसका पंजीकरण कार्यालय सब रजिस्ट्रार, देहरादून में बही नं. 1, जिल्द 4650, पृष्ठ 1 से 20, में नम्बर 6592 दिनांक 30.07.2012 को विधिवत दर्ज व अंकित है।

तथा विदित हो कि विक्रेता उक्त सम्पत्ति क्रेता को विक्रय कर रहा है, जिसका पूर्ण विवरण इस विक्रय पत्र के अंत में सूची में वर्णित है, जिसका वह एकमात्र पूर्ण स्वामी काबिज, हकदार हैं, जिसे विक्रय करने का विक्रेता को पूर्ण अधिकार प्राप्त हैं। इसमें अन्य कोई भागीदार व साझीदार नहीं है। यह सम्पत्ति हर प्रकार के भार, बन्धन, रहन, कुर्की, विवादों आदि से मुक्त व रहित है। विक्रेता ने किसी बैंक अथवा सोसायटी से कोई ऋण नहीं लिया है।

क्रमशः....4

नेत्र कुमार-4661

Rim Bayaj



उत्तराखण्ड UTTARAKHAND

A 096753

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तथा विदित हो कि विक्रेता ने अपने स्वस्थ मन व बुद्धि की दशा में तथा बिना किसी के सिखलाये, बहकाये व अनुचित प्रभाव के सूची में वर्णित सम्पत्ति को विक्रय करने का सौदा अंकन 5,25,000/- (रुपये पांच लाख पच्चीस हजार मात्र) में

क्रेता से किया है तथा विक्रेता ने उक्त धनराशि क्रेता से प्राप्त कर ली है, जिसकी प्राप्ति स्वीकृति विक्रेता करता है।

मोहना कुमारी 661

क्रमशः...5

Rita Bajaj

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 334817

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विक्रेता ने आज सूची में वर्णित सम्पत्ति को क्रेता को विक्रय किया है जिसका कब्जा आज विक्रेता ने क्रेता को खाली एवं वास्तविक अवस्था में प्रदान कर दिया है। क्रेता को अधिकार होगा कि विक्रीत सम्पत्ति को अपने लाभार्थ उसका उपयोग व उपभोग करे, विक्रय, दान, वसीयत, बन्धक आदि करे या किसी भी प्रकार से हस्तान्तरण करें, नगर निगम अभिलेख व अन्य सरकारी अभिलेखों तथा राजस्व अभिलेखों में विक्रेता के नाम के स्थान पर अपना नाम दर्ज कराये, इसमें विक्रेता को अथवा विक्रेता के उत्तराधिकारियों को कोई आपत्ति नहीं होगी।

आज तक के समस्त कर व चार्ज आदि अदा करने की जिम्मेदारी विक्रेता की होगी तथा आज के बाद से क्रेता की होगी।

विक्रीत सम्पत्ति के सम्बन्ध में विक्रेता के अधिकार में कोई कमी नहीं है परन्तु यदि किसी कमी के कारण विक्रीत सम्पत्ति अथवा उसका कोई भाग क्रेता के अधिकार से निकल जाये तो क्रेता को अधिकार होगा कि वह विक्रेता से उस सम्पत्ति से निकले हुये भाग के लिए विक्रेता से ऐसी वास्तविक क्षति वसूल कर लें इसमें विक्रेता को कोई आपत्ति नहीं होगी।

2013/03/01

Ritesh Bajaj

क्रमशः....6



उत्तराखण्ड UTTARAKHAND

G 934420

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यदि क्रेता को अपने अधिकारों की सुरक्षा हेतु विक्रेता से कोई लेख, अथवा ब्यान की आवश्यकता पड़े तो क्रेता द्वारा विक्रेता अथवा उनके उत्तराधिकारियों से ऐसा लेख अथवा ब्यान या साक्ष्य अपने व्यय से निष्पादित करा सकती हैं इसमें विक्रेता को कोई आपत्ति नहीं होगी।

विक्रीत सम्पत्ति से सम्बन्धित जो अधिकार विक्रेता को प्राप्त है अथवा प्राप्त हो सकते थे या भविष्य में हो सकते हो वह सब के सब विक्रेता ने उपरोक्त राशि में क्रेता को अन्तरित कर दिये हैं।

मोहन कुमार 46/1

Ritesh Bajaj

क्रमशः....7



पण्ड UTARAKHAND

A 096765

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यह कि विक्रेता ने सूची में वर्णित एक दुकान/सम्पत्ति संख्या 93 तिलक रोड, देहरादून, वर्तमान न० 171/3, तिलक रोड, देहरादून का भाग रकबा 4.32 वर्ग मीटर, जो की एक निर्मित दुकान है और भूतल पर स्थित है जिसका निर्मित क्षेत्रफल भी 4.32 वर्ग मीटर है क्रेता को विक्रय की है, जिसका भूमि का सर्किल दर कलेक्टर द्वारा इस क्षेत्र के लिए भूमि की दर 11,500/- रुपये प्रति वर्गमीटर निर्धारित है, जिसके अनुसार भूमि का मूल्यांकन $4.32 \times 11,500 = 49,680$ /- रुपये होता है तथा निर्मित दुकान 4.32 वर्ग मीटर का मूल्यांकन $4.32 \times 140 \times 300 = 1,81,440$ /- रुपये होता है तथा कुल मूल्यांकन रु. 2,31,120/- होता है स्टाम्प शुल्क हेतु सर्किल दर पर मूल्यांकन रु. 2,32,000/- पर किया जाता है जिस पर क्रेता द्वारा 3.75 प्रतिशत की दर से 8,700/- रुपये का स्टाम्प शुल्क दिया जा रहा है तथा विक्रय मूल्य रु० 5,25,000/- है तथा विक्रय मूल्य व सर्किल दर के मूल्यांकन के अंतर रु० 2,93,000/- पर स्टाम्प शुल्क क्रेता द्वारा 2.5 प्रतिशत की दर से रु० 7,400/- का दिया जा रहा है तथा कुल स्टाम्प शुल्क रु० 16,100/- का दिया जा रहा है, क्रेता महिला है।

यह कि विक्रेता एवं क्रेता अनुसूचित जाति एवं जनजाति से सम्बन्धित नहीं हैं।

रिश्तुमार पटेल

क्रमशः.....8

Rishu Bhatia



उत्तराखण्ड UTTARAKHAND

A 096766

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यह कि विक्रीत सम्पत्ति तिलक रोड, देहरादून पर स्थित है। यह 1000 रु. से 1000 रु. तक का है।

यह कि विक्रेता ने किसी अन्य से सूची में वर्णित सम्पत्ति को विक्रय करने हेतु विक्रय अनुबन्ध निष्पादित नहीं किया है।

यह कि विक्रीत सम्पत्ति नगर निगम, देहरादून की सीमा के अन्दर स्थित है विक्रीत सम्पत्ति पर उत्तराखण्ड विधेयक (उ०प्र० जमींदारी विनाश एवं सम्पत्ति व्यवस्था अधिनियम 1950) (अनुकूलन एवं उपान्तरण आदेश, 2001) (संशोधन) विधेयक 2003 (विधेयक संख्या 29 वर्ष 2003) के प्राविधान लागू नहीं होते हैं।

क्रमशः पेज 9



उत्तराखण्ड UTTARAKHAND

A 096767

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यह कि विक्रीत सम्पत्ति शहरी, सम्पत्ति सीमारोपण अधिनियम के प्राविधानों से प्रभावित नहीं है।

यह कि इस विक्रय पत्र में जहां-जहां शब्द विक्रेता एवं क्रेता प्रयुक्त हुये हैं वहां-वहां उनमें उनके उत्तराधिकारी, हित प्रतिनिधि व स्थानापन्न भी सम्मिलित हैं व सम्मिलित समझे जायेंगे।

Handwritten signature: Rishi Bapna

क्रमशः.....10

1
2013



उत्तरांचल UTTARANCHAL

-10-

विवरण विक्रीत सम्पत्ति

एक दुकान/सम्पत्ति संख्या 93 तिलक रोड, देहरादून, वर्तमान न0 171/3, तिलक रोड, देहरादून का भाग रकबा 4.32 वर्ग मीटर, जो की एक निर्मित दुकान है और भूतल पर स्थित है जिसका निर्मित क्षेत्रफल भी 4.32 वर्ग मीटर है जिसे संलग्न मानचित्र में लाल रंग से दर्शाया गया है, जिसकी सीमाएं निम्न प्रकार हैं :-

- | | | |
|------------|---|--|
| पूरब में | - | सम्पत्ति श्रीमती सावत्री देवी व अन्य,
सीमा में नाप 5 फीट 2 इंच |
| पश्चिम में | - | तिलक रोड, सीमा में नाप 5 फीट 2 इंच |
| उत्तर में | - | सम्पत्ति श्री धीरज रस्तोगी, सीमा में नाप 9 फीट। |
| दक्षिण में | - | सम्पत्ति श्रीमती सावित्री देवी एवं अन्य, तत्पश्चात गली,
सीमा में नाप 9 फीट। |

Handwritten signature: Ritu Bajoria

क्रमशः पेज 11

अतः यह विक्रय पत्र उक्त लिखित तिथि को स्थान देहरादून में विक्रेता एवं क्रेता की सहमति स्वरूप निम्न साक्षीगणों के समक्ष हस्ताक्षरित कर निष्पादित कर दिया है तथा रजिस्ट्रेशन एक्ट 1908 की धारा 32ए के अनुपालन में अंगुलियों के निशान ले लिये गये हैं ताकि वक्त जरूरत पर काम आयें।

क्रमशः पेज 12

सुभाष चन्द्र बोस

Rita Bujay

विक्रेता का नाम व पता :

श्री नरेश कुमार चढ़ढा पुत्र स्व. श्री हरकिशन लाल चढ़ढा निवासी 30 रेस्ट कैम्प,
देहरादून।

बाँये हाथ की अंगुलियों के निशान

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्का



दाँये हाथ की अंगुलियों के निशान

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्का



हस्ताक्षर विक्रेता द्वारा मुख्तार आम

Rinu Bajaj

क्रेता का नाम व पता :

श्रीमती रितु बजाज पत्नी श्री राजीव बजाज निवासी 76/1, राज निकुंज, कौलागढ़ रोड, देहरादून।

बाँये हाथ की अंगुलियों के निशान

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठा



दांये हाथ की अंगुलियों के निशान

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठा



Ritu Bajaj

हस्ताक्षर क्रेता

क्रमशः पेज 14

राजीव बजाज

SITE PLAN

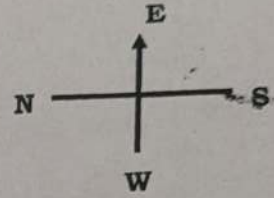
Not to Scale

एक दुकान/सम्पत्ति संख्या 93 तिलक रोड, देहरादून, वर्तमान न0 171/3, तिलक रोड,
देहरादून का भाग रकबा 4.32 वर्ग मीटर, जो की एक निर्मित दुकान है और भूतल पर स्थित है
जिसका निर्मित क्षेत्रफल भी 4.32 वर्ग मीटर।

Seller : श्री नरेश कुमार चढ़ढा

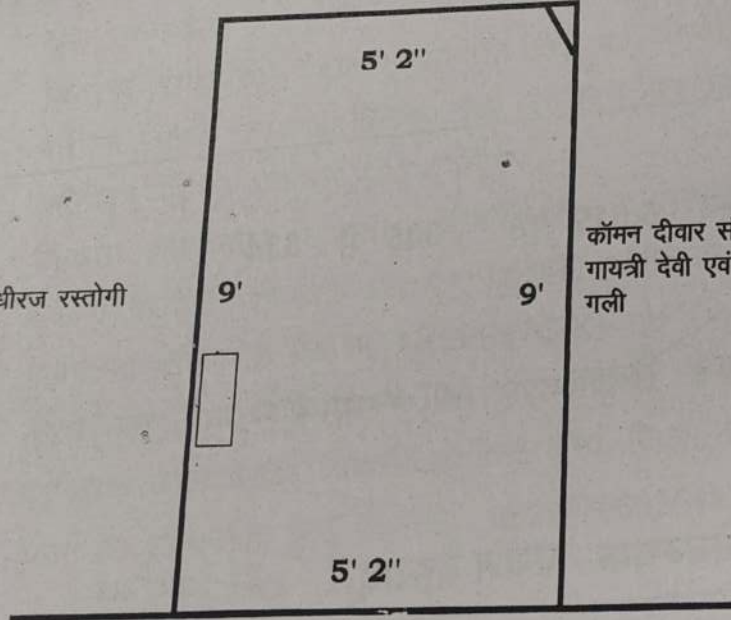
Purchaser श्रीमती रितु बजाज

विक्रीत भाग लाल रंग से दर्शाया गया है :



सम्पत्ति श्रीमती सावत्री देवी व अन्य,

सम्पत्ति श्री धीरज रस्तोगी
कॉमन दीवार



कॉमन दीवार संपत्ति श्रीमती
गायत्री देवी एवं अन्य तत्पश्चात
गली

तिलक रोड

[Handwritten Signature of Seller]

Signature of Seller

[Handwritten Signature of Purchaser]

Signature of Purchaser

बही नम्बर 1 जिल्द 5,019 पृष्ठ 305 से 334

में नम्बर 2,100 पर आज दिनांक 07-March-2013

में रजिस्ट्री की गयी ।

उप निबन्धक प्रथम देहरादून 07/03/2013

