

REPORT FORMAT: V-L1 (Basic) | Version: 3.0\_2015

FILE NO. RKA/FY16-17/361

DATED: 10.06.2016

## VALUATION REPORT

OF

## IMMOVABLE PROPERTY

SITUATED AT

PROPERTY: KHATA NO.339, (FASLI 1410 TO 1415) KHASRA NO.831 KA (OLD NO.705), MAUZA DEHRA KHAS, PARGANA CENTRAL DOON, DEHRADUN

### APPLICANT/ OWNER

MR. SHAILESH GARG S/O LATE SH. VINOD KUMAR GARG

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations

MR. SHAILESH GARG S/O LATE SH. VINOD KUMAR GARG

Project Reports & Consultants  
Important - In case of any query/issue or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We would appreciate your feedback in order to improve our services.  
Industry / Trade Rehabilitation Consultants

NPA Management NO. RKA/FY16-17/361

Account Monitoring

Panel Valuer Consultant for 20 Nationalized Banks/PSUs

Page **REGISTERED OFFICE :**

U-67, Upper Ground Floor, Upadhyay Block, Near Laxmi Nagar  
Metro Station Gate No. 2, Shakarpur, Delhi- 110092

Ph.: (011) 43027912, (011) 42641242, +91- 9999597597, Fax : (011) 42641242


E-mail - valuers@rkassociates.org | Website - www.rkassociates.org

| BASIC DETAILS |                                     |  |
|---------------|-------------------------------------|--|
| 1.            | Name & Address of Branch            | State Bank Of India, Main Mussoorie Branch, Dehradun |
| 2.            | Name of Customer (s)/ Borrower unit | Mr. Shailesh Garg S/o Late Sh. Vinod Kumar Garg      |
| 3.            | Type of Loan                        | Housing Loan   |
| 4.            | Credit Analyst                      | Mr. Anuj Deshwal                                     |
| 5.            | Report Format                       | V-L1 (Basic)   Version: 3.0_2015                     |
| 6.            | Date of Valuation                   | 10 June 2016   |
| 7.            | Date of Survey                      | 10 June 2016   |

| MAIN DETAILS |  |  |   |  |  |  |  |  |
|--------------|--|--|---|--|--|--|--|--|
| 1.           | Customer Details   |  |   |  |  |  |  |  |
|              | a. Name  | Mr. Shailesh Garg S/o Late Sh. Vinod Kumar Garg, Ph. +91-9927900350  |   |  |  |  |  |  |
|              |  | R/o-137/45, Guru Road, Gandhi Gram, Dehradun.  |   |  |  |  |  |  |
|              | b. Application No.   | NA   |   |  |  |  |  |  |
| 2.           | Property Details   |  |   |  |  |  |  |  |
|              | a. Address   | Property: Khata No.339, (Fasli 1410 To 1415) Khasra No.831 Ka (Old No.705), Mauza Dehra Khas, Pargana Central Doon, Dehradun |   |  |  |  |  |  |
|              | b. Nature of Property  | Free Hold  |   |  |  |  |  |  |
|              | c. Constitution of the Property  | Single ownership   |   |  |  |  |  |  |
|              | d. Nearby Landmark   | Near-Indresh Hospital  |   |  |  |  |  |  |
|              | e. Google Map  | Available & attached   |   |  |  |  |  |  |
|              | f. Independent access to the property                                    | Yes  | Residential Land & Building                             |  |  |  |  |  |
| 3.           | Document Details   |  | Status  | Name of Approving Auth.  | Approval No.   |  |  |  |
|              | a. Layout Plan   | Map from Architect   | MDDA  |  | No proof of approval   |  |  |  |
|              | b. Building plan   | Map from Architect   | MDDA  |  | No proof of approval   |  |  |  |
|              | c. Construction Permission   | Not available  | MDDA  |  | No proof of approval   |  |  |  |
|              | d. Legal Documents   | Yes  | Sale Deed   | NA   | NA   |  |  |  |
| 4.           | Physical Details of the Property   |  |   |  |  |  |  |  |
|              | a. Adjoining Properties  | North<br>Property of Mr. Manoj Chauhan   | South<br>Other Property                                 | East<br>Property of Mr. Upreti                                   | West<br>20 ft. wide Road   |  |  |  |
|              | b. Are Boundaries matched<br>Yes   | c. Plot demarcation<br>Demarcated with permanent boundary  | d. Approved land<br>Yes                                 | e. Type of Property<br>Residential Land & Building               |  |  |  |  |
|              | f. Total no. of floors of the property<br>Basement, Ground & First Floor | g. Floor on which the property is located<br>All Floor   | h. Approx. age of the property<br>Under Construction    | i. Residual age of the property<br>60-70<br>(After Construction) | j. Type of structure<br>RCC slab & framed pillar beam column structure |  |  |  |
|              | k. Type of property<br>Residential Land & Building                       | l. No. of bed rooms<br>Under Construction  | m. Living/ Dining area<br>Under Construction            | n. Toilets<br>Under Construction                                 | o. Kitchen<br>Under Construction                                       |  |  |  |
|              |  |  |   |  | p. Other rooms<br>Under Construction                                   |  |  |  |
| 5.           | Tenancy/ Occupancy/ Possession Details                                   |  |   |  |  |  |  |  |
|              | a. Property presently possessed/ occupied by<br>Under construction       | b. No. of years of tenancy<br>NA   |   |  |  |  |  |  |
| 6.           | Stage of Construction  | Under construction.  |   |  |  |  |  |  |
| 7.           | Violation in the property  |  |   |  |  |  |  |  |
|              | a. Violation if any observed<br>No                                       | b. Nature and extent of violation<br>NA  | c. Any other negativity or defect in the property<br>No |  |  |  |  |  |
| 8.           | Area details of the property   |  |   |  |  |  |  |  |
|              | a. Land area<br>(as per documents/ site survey,                          | b. Constructed Area (As per S.3861-1966)   |   |  |  |  |  |  |
|              |  | Covered Area   | Super Area  | Plinth Area  |  |  |  |  |



|   |  |  |  |  |  |
|---|--|--|--|--|--|
| whichever is less)  |  |  |  |  |  |
| 185.80 sq. mtr. / 222.22 sq. yds.   |  | 1978.83 sq. ft. (183.84 sq. mtr.)  |  | NA   |  |
| Remarks & Observations:   |  |  |  | NA   |  |
| 9. Valuation  |  |  |  |  |  |
| Valuation Type  |  | Residential Land & Building Value  |  | Residential Land & Building Value  |  |
| Property use factor   |  | Residential (x1)   |  | Property location category factor  |  |
|   |  |  |  | Good   |  |
|   |  |  |  | On wide road   |  |
| Summary of Valuation  |  |  |  |  |  |
| i. Guideline/ Circle Value:   |  |  |  |  |  |
| a. Land   |  | Total Land Area considered as per documents/ site survey (whichever is less) |  | Prevailing Rates   |  |
|   |  | 185.80 sq. mtr. / 222.22 sq. yds.  |  | Rs.13,500/- per sq. mtr.   |  |
|   |  |  |  | Rates adopted (considering all characteristics of the property)              |  |
|   |  |  |  | Rs.13,500/- per sq. mtr.   |  |
| Total Land Value (a)  |  | 185.80 X 13,500/- per sq. mtr. = Rs.25,08,300/-                              |  |  |  |
| b. Building construction Value  |  | Structure Cost/ Construction Value   |  |  |  |
|   |  | Structure Type   |  | Construction category  |  |
|   |  | RCC framed structure   |  | Good   |  |
|   |  | Rate range   |  | Rate adopted   |  |
|   |  | Rs.15,000/- per sq. mtr.   |  | Rs.15,000/- per sq. mtr.   |  |
|   |  |  |  | Age Factor   |  |
|   |  |  |  | Under construction   |  |
|   |  |  |  | Covered Area   |  |
|   |  |  |  | 1978.83 sq. ft. (183.84 sq. mtr.)  |  |
| Total construction Value (b)  |  | 183.84 X Rs.15,000/- per sq. mtr. = Rs.27,57,600/-                           |  |  |  |
| Total Value: (a+b)  |  | Rs.52,65,900/-   |  |  |  |
| ii. Fair Market Value:  |  |  |  |  |  |
| a. Land   |  | Total Land Area considered as per documents/ site survey (whichever is less) |  | Prevailing Rates   |  |
|   |  | 185.80 sq. mtr. / 222.22 sq. yds.  |  | Rs.22,000/- to Rs.27,000/- per sq. yds.                                      |  |
|   |  |  |  | Rates adopted <sup>9</sup> (considering all characteristics of the property) |  |
|   |  |  |  | Rs.24,500/- per sq. yds.   |  |
| Total Land Value (a)  |  | 222.22 X 24,500/- per sq. yds. = Rs.54,44,390/-                              |  |  |  |
| b. Building construction Value  |  | Structure Cost/ Construction Value   |  |  |  |
|   |  | Structure Type   |  | Construction category  |  |
|   |  | RCC framed structure   |  | Good   |  |
|   |  | Rate range   |  | Rate adopted <sup>10</sup>   |  |
|   |  | Rs.400/- to Rs.1400/- per sq. ft.  |  | Rs.550/- per sq. ft.   |  |
|   |  |  |  | Age Factor   |  |
|   |  |  |  | Under construction   |  |
|   |  |  |  | Covered Area   |  |
|   |  |  |  | 1978.83 sq. ft. (183.84 sq. mtr.)  |  |
| Total construction Value (b)  |  | 1978.83 X Rs.550/- per sq. ft. = Rs.10,88,356/-                              |  |  |  |
| Value of construction for Insurance purpose   |  | NA   |  |  |  |
|   |  | NA   |  |  |  |
| c. Other architectural aesthetic developments, improvements (add lump sum cost)   |  |  |  | NA   |  |
| d. Add for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)                     |  |  |  | NA   |  |
| e. Add for services (water, electricity, sewerage, main gate, boundary, etc.)   |  |  |  | NA   |  |
| Total Value: (A+B)  |  | Rs.65,32,746/-   |  | Rounded Off  |  |
|   |  |  |  | Rs.65,33,000/-   |  |
| iii. Realizable Value (Less 20%)  |  | Rs.52,26,400/-   |  |  |  |
| iv. Forced/ Distress Sale value   |  | NA   |  |  |  |
| v. Probable Monthly Rental Value  |  | NA   |  |  |  |
| 10. Assumptions/ Remarks  |  |  |  |  |  |
| 1. Qualification in TIR/Mitigation Suggested, if any: NA  |  |  |  |  |  |
| 2. Is property SARFAESI compliant: Yes  |  |  |  |  |  |
| 3. Whether property belongs to social infrastructure like hospital, school, old age home etc.: No   |  |  |  |  |  |
| 4. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: To be mortgaged |  |  |  |  |  |
| 5. Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.                     |  |  |  |  |  |
| 6. Any other aspect which has relevance on the value or marketability of the property: NA   |  |  |  |  |  |
| 7. Basis of Valuation: Sales approach as per market trend based on location & other property  |  |  |  |  |  |

|     |  |   |
|-----|--|---|
|     |  | <p>9. Best rates are adopted rationally considering many factors like nature of land, location, approach, market situation and trends. Information about the average rates are taken from the property agents, recent deals, demand-supply, internet postings</p> <p>1. Name: Mr. Rajesh<br/>Contact No. +91-8445821800<br/>Rate Range: 22,000/- to 27,000/- per sq. yds.</p> <p>2. Name: Mr. Khatri<br/>Contact No. +91-8954199787<br/>Rate Range: 20,000/- to 25,000/- per sq. yds.</p> |
|     |  | <p>10. Construction rates adopted as per existing condition, specifications and after calculating depreciation &amp; improvements done over the period of years.</p>  |
| 11. | <b>Declaration</b><br>(Please see overleaf also)                               | <p>i. The property was inspected by the authorized surveyor of the undersigned on 10 June 2016 by<br/><b>JE Deepak Joshi</b></p> <p>ii. The undersigned does not have any direct/indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. We have submitted Valuation report directly to the Bank.</p>  |
| 12. | <b>Name &amp; Address of Valuer company</b>                                    | <p><b>Wealth Tax Registration No.</b></p> <p>2303</p> <p><b>Signature of the authorized person</b></p>   |
| 13. | <b>Enclosures Documents &amp; photographs</b><br>(Geo-stamping with date) etc. | <p>1. R.K Associates Important Notes</p> <p>2. Declaration &amp; disclaimer</p> <p>3. Photographs</p>   |

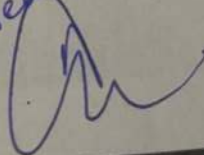
**PMR Value:** Best sellable Value that is paid in the market for the property when the buyer gets all the ownership rights of the property and property is free from any external/ internal encumbrance or defects like mortgage, tenancy, illegal possession, lease hold, situated in area proposed to be sealed by State/Central Government or Court and other factors like location, nearby development, etc.

**Realizable/ Fetch Value:** A best sellable value that can be arrived for the property having any of the above external/ internal encumbrances or defects. It may vary from PMR value from case to case basis.

#### R.K ASSOCIATES IMPORTANT NOTES:

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*Valuation seems reasonable*











4537

**SALE DEED**  
**DETAILS FOR THE SUB-REGISTRAR OFFICE**

No. 17514

P. 26

- 1- SALE CONSIDERATION on which the stamp duty is being paid : Rs. 9,50,000/-
- 2- CIRCLE RATE VALUE : Rs. 9,29,000/-
- 3- TOTAL STAMP DUTY PAID : Rs. 9,29,000/- @ 6 % = Rs. 56,000/-  
Rs 21,000/- @ 3 % = Rs. 630/-  
Total Stamp = Rs. 57,000/-
- 4- PREVALENT AREA : Mauza Dehra khas, Pargana Central Doon, Distt. Dehradun.
- 5- DESCRIPTION OF LAND : All that piece of land bearing Khata no. 339, (Fasli 1410 to 1415) Khasra No. 831ka (old no. 705), area measuring 185.80 sq.mtrs or 222.22 Sq.yards, situated at Mauza Dehra Khas, Pargana Central Doon, Distt. Dehradun.
- 6- DISTANCE FROM MAIN ROAD : Land is situated in Dehra Khas, more than 500 meters away from Main Road.
- 7- NATURE OF LAND. : Residential
- 8- NAME & ADDRESS OF THE SELLER:  
SMT. SUSHMA BARTH WAL W/o Shri Vineet Barthwal, R/o 233, Chukhuwala, Dehradun.  
Form-60
- 9- NAME & ADDRESS OF THE PURCHASER:  
SH. SHAILESH GARG S/o Late Sh. Vinod Kumar Garg, R/o 137/45, Guru Road, Gandhi Gram, Dehradun.  
Pan no. AHTPG8674Q
- 10- NO. OF STAMP SHEET : 11
- 11- DRAFTED BY: ALOK PUNDIR, Advocate

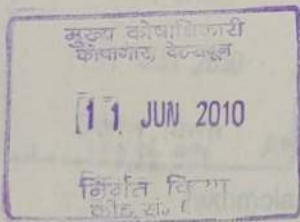
S. Barthwal

Shary



उत्तराखण्ड UTTARAKHAND

746302



-2-

### SALE DEED

THIS SALE DEED IS MADE on this the 14th day of June of the year 2010 by  
SMT. SUSHMA BARTHWAL W/o Shri Vineet Barthwal, R/o 233,  
Chukhuwala, Dehradun. (hereinafter called the "Seller").

### IN FAVOUR OF

SH. SHAILESH GARG S/o Late Sh. Vinod Kumar Garg, R/o 137/45,  
Guru Road, Gandhi Gram, Dehradun. (hereinafter called the "Purchaser").

The terms "Seller" and "Purchaser" unless repugnant to the context  
thereto, shall mean and include their respective heirs, successors, executors,  
administrators and assigns etc.

WHEREAS Smt. Bhagwati Jakhmola W/o Shri Sadanand Jakhmola,  
R/o S-2, A/90, Defence Colony, Dehradun, was the sole owner and  
bhumidhar with transferable right of Verga 1 (ka) of all that land bearing old  
Khasra no. 705, New Khasra no. 831ka, area measuring 185.80 sq.mtrs, her  
name was recorded in Revenue Records as Bhumidhar of Verga 1 (Ka).

*S. Barthwal*

*Sh. Shailesh Garg*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

745365

11 JUN 2010

-3-

विवरण किया  
कोड सं. 001

AND WHEREAS Smt. Bhagwati Jakhmola W/o Shri Sadanand

Jakhmola sold her land morefully mentioned above to Sh. Bhuwanand Joshi S/o Shri Maya Ram Joshi, R/o 73, Kanwali Road, Dehradun vide sale deed dt. 20-04-2005, duly registered in the office of Sub Registrar, Dehradun in book No. 1, Vol. 1440 Page 151, Addl. File Book No. 1, Vol. 468, Pages 837 to 860, as document No. 2305, on 21-04-2005.

AND WHEREAS Sh. Bhuwanand Joshi S/o Shri Maya Ram Joshi sold his land hereby sold which is morefully described at the foot of this deed in schedule to Smt. Sushma Barthwal W/o Shri Vineet Barthwal, vide sale deed dt. 20-12-2006, duly registered in the office of Sub Registrar, Dehradun in book No. 1, Vol. 1547 Page 573, Addl. File Book No. 1, Vol. 1691, Pages 903 to 914, as document No. 9939, on 21-12-2006, where after her name was recorded in Revenue Records as Bhumidhar with transferable right of Verga 1 (ka) vide order of Naib Tehsildar, Dehradun dated 06-04-2010 passed in mutation case no. 1414/10 in proceeding under section 34 L.R. Act.

AND WHEREAS the said land of Seller is free from all kinds of liens, encumbrance, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the Seller thus have all the legal right to transfer the said land in any manner whatsoever, and the Seller have undisputed/ unrestricted and transferable rights therein.

S. Barthwal

Shay



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

746099

मुख्य कोषाधिकारी  
कोषागार, देहरादून

11 JUN 2010

निर्गत किया  
कोड सं.

-4-

AND WHEREAS the Seller has agreed to sell said land which is morefully described in the schedule given at the foot of this deed for the price of Rs. 9,50,000/- (Rupees Nine Lac Fifty Thousand only) free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH AS UNDER :-

1- That in pursuance of the said agreement and consideration of a sum of Rs. 9,50,000/- (Rupees Nine Lac Fifty Thousand only) paid by the Purchaser to Seller as under :-.

(a) Rs. 8,00,000/- vide Demand Draft no. 844854, dated 31-05-2010, drawn against of State Bank of India, Mussoorie.

(b) Rs. 1,50,000/- in cash.

(the receipt of the total sum of Rs. 9,50,000/- (Rupees Nine Lac Fifty Thousand only) is hereby acknowledge by the Seller, and the Seller hereby convey, transfer and assign to the said Purchaser free from all encumbrances etc., land morefully described in the schedule at the end of this deed with all rights, title, interests, easements, appurtenances, etc. of the Seller INTO and UPON the said land, TO HAVE and TO HOLD the same absolutely and forever.

- Bashtwal

Shang



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

74552

11 JUN 2010

-5-

निर्गत विप्या  
कोड सं. 27

- That the land hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages, (either equitable or otherwise), disputes/litigations, court or other attachments etc. whatsoever. The actual, vacant and physical possession whereof has been given to the Purchaser on the spot.
- 3- That the Seller has good and subsisting right to sell and transfer the said land to the Purchaser, as is hereby conveyed.
  - 4- That all the taxes, cesses, land-revenues and other charges etc., upto the date of this deed in respect of the said land shall be paid by the Seller and thereafter the same shall be paid by the Purchaser. However, in case of any consolidated demands, proportionate amount of respective share shall be paid by the Purchaser.
  - 5- That the Seller, at the cost of the Purchaser, shall hereafter do and executed all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said land, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonable by required.

Shawal (Signature)





उत्तरांचल UTTARANCHAL ✓

210478

-6-

मुख्य कोषाधिकारी  
देहरादून

11 JUN 2010

मुख्य कोषाधिकारी  
देहरादून

- 6- In case, while the Purchaser occupies the said land, there arises and defect in the title of the Seller, then in that case the Seller undertakes to make the title perfect at his own cost and Seller shall fully reimburse the Purchaser upto the extent of the loss thus suffered. The Purchaser shall recover the same from any land movable or immovable of the Seller.
- 7- That the Purchaser shall have the full proprietary rights and will be at liberty to transfer, mortgage, lease, gift or otherwise deal with the said land.

S. Balthwal

(S. Balthwal)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

210392

रांचल UTTARANCHAL ✓

कोषाधिकारी  
रांचल, देहरादून

1 JUN 2010

नियमित किया  
दिनांक 09.06.2010

-7-

DETAILS FOR THE SUB-REGISTRAR OFFICE :-

- A- That the Seller and Purchaser do not belong to any scheduled caste or tribe.
- B- Land is situated in Dehra Khas, more than 500 meters away from Main Road.
- C- That the land hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no case is pending under section 10(3) and 5(3).
- D- That the land has a clear title.
- E- That there are no trees standing on the said land.

S. Bafthwal

(Signature)





पंचल UTTARANCHAL

210393

-8-

कोषाधिकारी  
ज्जार, देहरादून  
JUN 2010  
G-

That there is no agreement registered between the parties.

G- That the said Land is situated within the Nagar Nigam, Dehradun limits. Therefore the provisions of Uttaranchal (the Uttar Pradesh Zamindari Abolition and Land Reforms Act., 1950) (Adaptation and Modification Order, 2001) Amendment Act., 2003 (Uttaranchal Act., 29 of 2003.) do not apply.

S. Barikwal (Shay)

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

A 439196

UTTARANCHAL

11 JUN 2010

-9-

निर्जित किया  
कोड सं. 001

That the Land hereby sold is measuring 185.80 sq.mtrs. and as per the prevalent circle rate @ Rs. 5,000/- per sq.mtrs. the value of land comes to Rs. 9,29,000, but the stamp duty is being paid on actual sale consideration of Rs. 9,50,000/- on which the stamp duty is being paid as per rules in following manner :-

- a) Rs. 9,29,000/- @ 6 % = Rs. 56,000/-  
b) Rs. 21,000/- @ 3 % = Rs. 630/-

Total Stamp = Rs. 57,000/-

S. Bhatnagar



देहरादून, उत्तरांचल  
11 JUN 2010  
निर्गत किया  
कोड सं. 001



-10-

SCHEDULE OF THE LAND HEREBY SOLD

All that piece of land bearing Khata no. 339, (Fasli 1410 to 1415) Khasra No. 831ka (old no. 705), area measuring 185.80 sq.mtrs or 222.22 Sq.yards, situated at Mauza Dehra Khas, Pargana Central Doon, Distt. Dehradun., which is bounded and butted as under:-

By East: Property of Shri Upreti, side measuring 40 ft..

BY West: 20 ft. wide road, side measuring 40 ft.

By North: Land of Shri Manoj Chauhan, side measuring 50 ft.

By South: Land of Others, side measuring 50 ft.

IN WITNESS WHERE OF the Seller and the Purchaser for self and as representative have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

S. Balthwal  
Seller

  
Purchaser

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

A 439198

उत्तरांचल UTTARANCHAL

11 JUN 2010

निर्गत किया  
कोड सं. 001

-11-

COMPLIANCE OF SECTION 32A OF REGISTRATION ACT 1908

Name of the Seller: - SMT. SUSHMA BARTHWAL

Left Hand finger's Impression:-  
Angusth Tarzani

Madhyama

Anamika

Kanisthika

Right Hand finger's Impression: - SMT. SUSHMA BARTHWAL  
Angusth Tarzani

Madhyama

Anamika

Kanisthika

Signature of Seller

S. Barthwal



भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

A 439199

उत्तरांचल (उत्तराखण्ड)  
उत्तरांचल UTTARANCHAL

11 JUN 2010

-12-

Name of the Purchaser : - SH. SHAILESH GARG

निर्गत विपुल  
को. सं. 0651  
Left Hand finger's Impression:-

Angusth

Tarzani

Madhyama

Anamika

Kanisthika

Right Hand finger's Impression: - SH. SHAILESH GARG

Angusth

Tarzani

Madhyama

Anamika

Kanisthika

Signature of Purchaser

WITNESSES :-

1-

Giridhar Sharma  
S/o Sri S.B. Sharma  
163, Kanculi Rd.  
Dehradun

2-

VINEET BARTHWAL  
S/o LATE Mr. P.N. B  
233 Chukhura  
D.O. S.  
S. Barthwal


Drafted By: ALOK PUNDIR, Advocate, Dehradun.

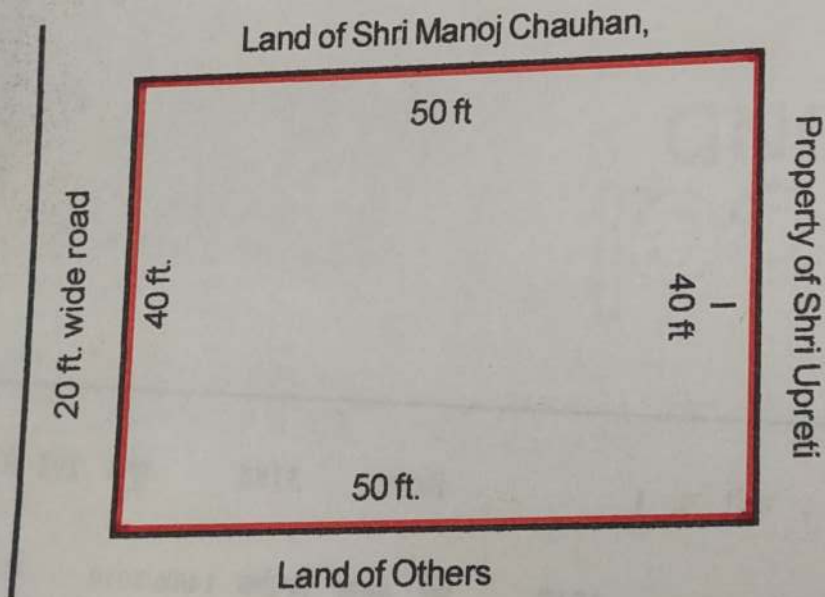
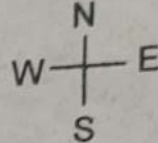
Alok Pandir  
Advocate, Dehra Dun.

## SITE PLAN

All that piece of land bearing Khata no. 339, (Fasli 1410 to 1415) Khasra No. 831ka (old no. 705), area measuring 185.80 sq.mtrs or 222.22 Sq.yards, situated at Mauza Dehra Khas, Pargana Central Doon, Distt. Dehradun.

Sold by : SMT. SUSHMA BARTHWAL  
Sold to : SH. SHAILESH GARG

Sold area show in read colour 



*S. Barthwal*  
Sign. of Seller

*Sharg*  
Purchaser

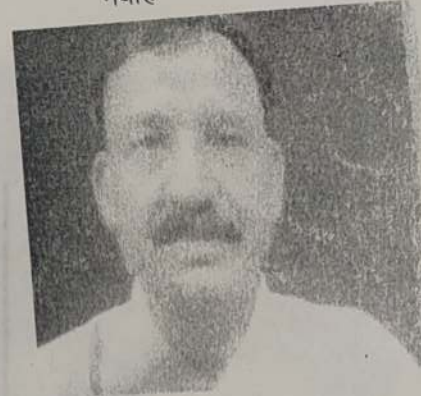




क्रेता



गवाह



में न. 4537 पर आज दिनांक 14/06/2010 में रजिस्ट्री की गई ।

उप निबन्धक सदर 2 देहरादून

