

Annexure – B: Report of Investigation of Title in respect of immovable Property

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Branch The Mall, Mussoorie.
2.	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	10-02-2019
	c)Name of the Borrower.	Mrs. Kavita Dangwal wife of Late Mr. Bijendra Dangwal R/o Brookland Estate, Mussoorie
3	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mrs. Kavita Dangwal wife of Late Mr. Bijendra Dangwal R/o Brookland Estate, Mussoorie
	b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Person.
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As borrower.
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	All that Bhoomidhari Khasra No.701 Min admeasuring 0.048 acre or 190.40 Sq. mtrs situated at Mauza Jakhan, Pargana Kendriya Doon, District Dehradun
	(a) Survey No.	-
	(b) Door/House no. (in case of house property)	-
	(c) Extent/ area including plinth/ built up area in case of house property	All that Bhoomidhari Khasra No. 701 Min admeasuring 0.048 acre or 190.40 Sq. mtrs situated at Mauza Jakhan, Pargana Kendriya Doon, District Dehradun.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	All that Bhoomidhari Khasra No.701 Min admeasuring 0.048 acre or 190.40 Sq. mtrs situated at Mauza Jakhan, Pargana Kendriya Doon, District Dehradun. Butted and bounded as under : North :- 20 foot wide road Side measuring 25'6" South : Land of Mr. Magan Singh & others side measuring 35' East: Property of others side measuring 71' West : Property of others side measuring 64'6"
	a)Particulars of the documents scrutinized- serially and chronologically.	Original sale deed dt. 06.05.1996, in Book No 1, Volume 1 page 19, adf Bool no. 1, vol 18 on pages 1021 to 1038 at No. 510 on 15.05.2019 in the office of Sub Registrar, Dehradun.
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly	

MR KANTI DANGWAL

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certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc	
1	sale deed dt. 06.05.1996	Sale Deed	Original	As above
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			Yes
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?			Yes,
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			---
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			N/A
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			Sub Registrar, Dehradun.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?			Sub Registrar, Dehradun.
	c) Whether search has been made at all the offices named at (b) above?			Yes

	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N/A
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Whereas Mrs. Kavita Dangwal wife of Late Mr. Bijendra Dangwal R/o Brookland Estate purchased from shri Magan Singh and others property known as All that Bhoomidhari Khasra No. 701 Min admeasuring 0.048 acre or 190.40 Sq. mtrs situated at Mauza Jakhan, Pargana Kendriya Doon, District Dehradun vide registered sale deed dated 06.05.1996 registered in book no. 1, Vol 1, page 19 Adf Book No. 1, vol 18 pages 1021 to 1038 as document No. 510 on 15.05.1996 in the office of Sub Registrar Dehradun and thus name of Mrs. Kavita Dangwal has been recorded in the record and thus Mrs. Kavita Dangwal obtained Sanction plan R-2456/18-19 from M.D.D.A. On 11.01.2019.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full Ownership
10.	If leasehold, whether;	No
	a)lease Deed is duly stamped and registered	N/A
	b)lessee is permitted to mortgage the Leasehold right,	No N/A
	c)duration of the Lease/unexpired period of lease,	N/A
	d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N/A
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
	f)Right to get renewal of the leasehold rights and nature thereof.	N/A
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N/A
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	-



	the mortgagor is competent to create charge on such property	N/A
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N/A
12.	If occupancy right, whether;	N/A
	a) Such right is heritable and transferable,	
	b) Mortgage can be created.	
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	NA
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Registered sale Deed
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N/A
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	NA-
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(a) In case of partition/family settlement	- N.A.

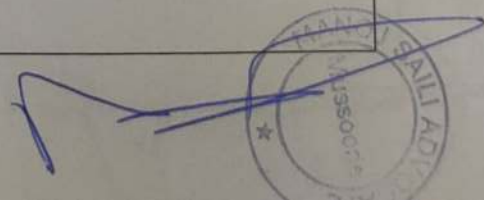


	<p>deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?</p>	<p>N.A.</p> <p>--</p> <p>--</p> <p>--</p>
16.	<p>Whether the title documents include any testamentary documents /wills?</p> <p>(a) In case of wills, whether the will is registered will or unregistered will?</p> <p>(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>(c) Whether the property is mutated on the basis of will?</p> <p>(d) Whether the original will is available?</p> <p>(e) Whether the original death certificate of the testator is available?</p> <p>(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p> <p>(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)</p>	<p>- N.A.</p> <p>-</p> <p>N.A.</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p>
17.	<p>(a) Whether the property is subject to any wakf rights?</p>	<p>No.</p>



	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	NO.
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	NO
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	No
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	NO
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	No
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO

	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N/A
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	No
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	No
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	NO
27.	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No
	(b) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
	(c) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	No



	(d) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	No
	1. Whether the original POA is verified and the title investigation is done on the basis of original POA? 2. Whether the POA is a registered one? 3. Whether the POA is a special or general one? 4. Whether the POA contains a specific authority for execution of title document in question?	No
	(e) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N/A
	(f) Please comment on the genuineness of POA?	N/A
	(g) The unequivocal opinion on the enforceability and validity of the POA?	N/A
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N/A
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of	Residential



	lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	N/A
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Sub Registrar 1 st Dehradun dt. 13.02.2019 from 2000 to 2019 vide receipt no. 47/77, for Rs. 105/-.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	<i>Paid Receipt Attached</i>
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N/A N/A
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	<i>Mauza Jakhan, Pargana Kendriya Doon, Dehradun</i>
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	<i>Nagar Nigam Dehradun</i>
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Yes, attached.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan	Yes



	are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original sale deed dt. 06.05.1996, in Book No 1, Volume 1 pages 19, adf Bool no. 1, vol 18 on pages 1021 to 1038 at No. 510 on 15.05.2019 in the office of Sub Registrar, Dehradun.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	--
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	--
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs. Kavita Dangwal wife of Late Mr. Bijendra Dangwal R/o Brookland Estate, Mussoorie.

Sarfaesi Act is applicable to the said property.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date- 18.02.2019



Annexure – C: Certificate of title.

I have examined the Original Title Deed & Certified Copy of Registered Sale Deed to be deposited in the bank, relating to the schedule property/(ies) and offered as security by way of ***Registered/ Equitable/English Mortgage (*please specify the kind of mortgage)** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ S.R. -1, Dehradun vide receipt No. 47/77 dated 13.02.2019 from 2000 to 2019 and also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

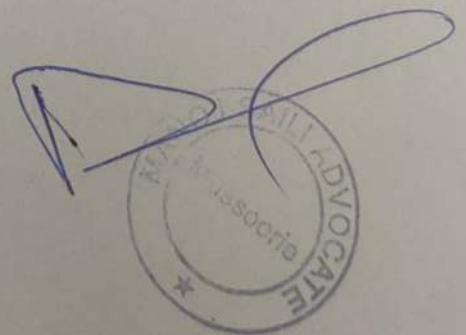
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2000 to 2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ Specify the share of the Minor with Name). (Strike out if not applicable). N.A.

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower Mrs. Kavita Dangwal wife of Late Mr. Bijendra Dangwal R/o Brookland Estate Mussoorie

9. I further certify that the above deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable. Original sale deeds and other relevant documents will be deposited in the bank



10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage

1. Original Sale Deed dated 06.05.1996.
2. Sanction Plan No. R-2456/18-19.
3. Original Receipt No. 47/77 Dated 13.02.2019.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY (IES):-

All that Bhoomidhari Khasra No.701 Min admeasuring 0.048 acre or 190.40 Sq. mtrs. situated at Mauza Jakhan, Pargana Kendriya Doon, District Dehradun

Place- Mussoorie

Date: 18.02.2019

Signature of the Advocate



स्टाम्प शुल्क 16,600/- आवास विकास शुल्क सहित योग 16,600/-
किस्म दस्तावेज विक्रय मूल्य बाजारी मूल्य
विक्रीत भूमि का क्षेत्रफल 40,000/—
कृषि हेतु या आबादी हेतु 0.0485 एकड़ लगभग 0.759 हे.
किस्म जमीन जिस प्रकार केता या है संचित या असंचित
कोई पेड़ या बाग अथवा नदी मिश्रित
आवास एवं विकास परिपक्व क्षेत्र के अन्दर है या बाहर अन्दर है।
नगरपालिका सीमा के अन्दर है या बाहर अन्दर है।
मै/हम की श्री अन्दर है।

1907 Nov 20

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Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये

FIVE THOUSAND RUPEES

विक्रयपत्र

==कटकट==

हम कि 1. श्री मगन सिंह 2. श्री झण्डू सिंह 3. श्री मिश्र लालसंव 4. श्री लाल सिंह पुत्रगण स्वर्गीय श्री पद्म सिंह निवासीगण ग्राम जाऊन परगना केन्द्रीयदून जिला देहरादून के हैं ————— विक्रेतागण

जो कि हम विक्रेतागण भूमिधरी भूमि खसरा नम्बर 701 मि0 रकबा 0.048 एकड़ यानि 190.40 वर्ग मीट स्थित मौजा जाऊन परगना केन्द्रीयदून तहसील ब जिला देहरादून, जिसका पूर्ण विवरण इस विक्रयपत्र के अन्त में दिया हुआ है, के अन्य कृषि भूमि खण्डों सहित एकमात्र भूमिधर, मालिक, काबिज कागजधार हैं औरकागजात माम में हम विक्रेतागणों का नाम बतौर स्वामी दर्ज पला आ रहा है। तथा हम विक्रेतागणों को अपनी उपरोक्त भूमिधरी भूमि को विक्रय व हस्तान्तरण करने

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Advocate

मगन सिंह झण्डू सिंह

मिश्र लाल

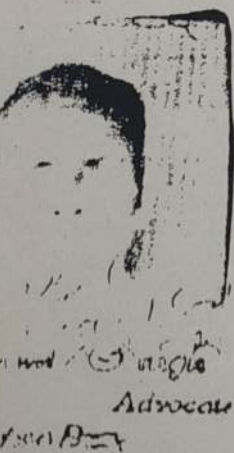
लाल सिंह



-2-

के सम्पूर्ण मालिकाना अधिकार प्राप्त हैं। हम विक्रेतागणों की उक्त भूमि हर प्रकार के शार, बन्धन, कुर्की, रहन, बय, करजा सरकारी व गैर सरकारी आदि से मुक्त है। हम विक्रेतागणों ने अपनी उक्त भूमि को मुबलिय 40,000/- रुपये वाली स हजार रुपये में विक्रय करने की संविदा केतामश श्रीमति कविता डंगवाल पत्नी श्री विजेन्द्र डंगवाल निवासनी 239/2 लटौर बाजार मसूरी देहरादून के साथ की हुई है जिसके अनुपालन में आज यह विक्रयपत्र अंकित व पंजीकृत किया जा रहा है।

अतः हम विक्रेतागणों ने अपनी स्वस्थ मन, मस्तिष्क व इन्द्रियों की दशा में अपनी उपरोक्त भूमि, जिसका पूर्ण विवरण इस विक्रयपत्र के अन्त में दिया हुआ है तथा जो संलग्न मानचित्र में लाल रंग की रेखाओं से घिरा हुआ व अंग्रेजी के अक्षर ए. बी. सी. डी. ए. से विन्धित है, को हर प्रकार के शार, बन्धन आदि से मुक्त अवस्था में



पित फोटो

डंगवाल

.. उपर



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मुबलिग 40,000/- रुपये वालीत हजार रुपये में विक्रय कर दी है और इस विक्रय धरारागि हम विक्रेतागणों ने क्रेता से पूर्व प्राप्त कर ली है, जिसकी प्राप्ति इस विक्रयपत्र द्वारा स्वीकार की जाती है। विक्रय की गयी भूमि का निर्विवाद मामिकाना कब्जा मीके पर आज विक्रेतागणों ने क्रेता को सौंप दिया है। आज की तिथि से क्रेता कृय की गई भूमि की एकमात्र भूमिधर, काबिज स्वामिनी हो गई है और आज से उन्हें अधिकार होगा कि वह जिस प्रकार चाहे कृय की गई भूमि का उपयोग करे व उसे उपयोग में लावे रहन, धिक्क, दान, वसीयत आदि करे, कोई भी तामीरात कराये। कहने का तात्पर्य यह है कि क्रेता अपनी इच्छानुसार कृय की गई भूमि का उपयोग व उपयोग करे तथा कागजातमाल आदि में विक्रेतागण के स्थान पर अपना नाम अंकित करावे। विक्रीत भूमि पर आज तक के जो भी समान, कर आदि देय हैं, उन सबके अदा करने की जिम्मेदारी विक्रेतागण की है, आज के बाद से क्रेतागण की रहेगी। यदि क्रेता को विक्रीत भूमि के स्वामित्व की पुष्टि हेतु कोई अन्य लेख आदि, प्रार्थनापत्र,

सज्जकोलरु मंडुसिंह

19/1/19

.. 458

11/1/19



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शापथपत्र लिखाने की आवश्यकता हुई तो विक्रेतागण ऐसा लेख, प्रार्थनापत्र आदि क्रेता के व्यवहार पर सदैव अंकित व पंजीकृत करने को तैयार रहें। यदि विक्रेतागणों के स्वामित्व, अधिकार में कमी पायी जाने के कारण अथवा शर, बन्धन आदि पाये जाने के कारण कुल भूमि अथवा उसका कोई भाग क्रेता के स्वामित्व या अधिकार तथा कब्जे से निकल जावे तो क्रेता को अधिकार होगा कि वह निकले हुये भूमि के अनुपात का यथार्थ मूल्य अपने हरे खर्चे आदि सहित विक्रेतागण से तथा उनकी अन्य चल व अचल सम्पत्ति से जिस प्रकार चाहे, वसूल कर ले। विक्रेतागणों को कोई आपत्ति नहीं होगी।

वांछित विवरण

1. विक्रीत भूमि कृषि भूमि है और इसी स्थल में विक्रय की जा रही है कागजात माल में उक्त भूमि सदैव से कृषि भूमि दर्ज है और 1382-83 फसली में भी कृषि भूमि दर्ज है और नगर भूमि सीमा रोपण के प्राविधानों से मुक्त है।

समाप्त 1/3/2018



1996

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2. विक्रेतागण अनुसूचित जाति जनजाति के नहीं है।
3. विक्रीत भूमि में कोई बाग व पेड़ आदि नहीं है।
4. विक्रीत भूमि मौजा जाखन परगना केन्द्रीयदून जिला देहरादून में स्थित है जिसका सर्किल रेट 600 रुपये प्रति वर्ग मीटर है। विक्रय की जा रही भूमि मुख्य मार्ग से लगभग 500 मीटर दूर नदी तटस्थाना की ओर है। विक्रय की जा रही भूमि का कुल क्षेत्रफल 190.40 वर्ग मीटर है जिसका सरकारी सर्किल रेट के अनुसार मूल्य 1,14,240/- रुपये आता है जिस पर नियमानुसार 16,600/- रुपये का स्टाम्प शुल्क दिया गया है।
5. विक्रीत भूमि के सम्बन्ध में 1382-83 फसली के उत्तरे की प्रमाणित प्रतिलिपि दि० 28.6.1995 को डोकुमेन्ट नं. 3643 में कार्यालय सब रजिस्ट्रार देहरादून में जमा है।
6. विक्रीत भूमि का विक्रय पत्र 888 रुपये के स्टाम्प पर अंकित किया जा रहा है।

भागीदार अक्षय सिंह

19/11/17

.. 648

लाल सिंह



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7. विक्रेतागण व क्रेता के मध्य विक्रीत भूमि के सम्बन्ध में कोई अनुबन्ध पंजीकृत नहीं हुआ है।

गिराणा विक्रीत भूमि

भूमि भूमिधारी भाग खसरा नम्बर 70। मि० रकबा 0.048 एकड़
अर्थात् 190.40 वर्गमीटर जो संलग्न मानचित्र में लाल रंग से
दर्शाया गया है तथा अंग्रेजी के अक्षर ए.बी.सी.डी.ए. से
चिह्नित है, स्थित गौजा जाऊन परगना केन्द्रीयदून तहसील व
जिला देहरादून जिसकी सीमायें निम्न प्रकार से हैं:-

पूरुबमें- सम्पत्ति अर ~~भिक्रेत~~ अन्य नाप 71 फुट
पश्चिम में- सम्पत्ति अन्य , नाप 64 फुट 6 इंच
उत्तर में- 20 फुट चौड़ी सड़क , नाप 25 फुट 6 इंच
दक्षिण में- भूमि विक्रेतागण नाप 35 फुट

.. 7पर

मरगोलोट भन्डूसिंह

1/10/11

अतः यह विक्रयपत्र अपनी त्वस्थमन बुद्धि की दशा में आज दिनांक 6.5.1996 ई० को हम विक्रेतागण ने अंकित कर स्थान देहरादून में पंजीकृत करा दिया है ताकि प्रमाण रहे।

विक्रेतागण के फोटो केता की पहचान पर बलवन्त सिंह एडवोकेट ने सत्यापित किये हैं।

हस्ताक्षर _____ विक्रेता

1. मगन सिंह 2. मनो सिंह
3. मनो सिंह 4. मनो सिंह

साक्षी 1. बलवन्त सिंह साक्षी 2. बलवन्त सिंह
14/5/96

रविशता बलवन्त सिंह एडवोकेट, देहरादून।
हंकरकर्ता- राजेश कुमार सिंह, कवहरी देहरादून।

वरी-० । जिल्हा । पुणे १९

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No 570

15/5/96

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 189.90 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
 PROPOSED WORK SHOWN RED FILLED IN
 DRAINAGE LINE SHOWN RED DOTTED
 WATERLINE SHOWN BLUE DOTTED
 EXISTING TO BE RETAINED HATCHED
 DEMOLITION SHOWN HATCHED YELLOW

**AREA STATEMENT**

	REQUIRED	PROPOSED
NO. OF TREES	0.00	0.00
RAIN WATER HARVESTING AREA(Cu. mtr)	0.00	6.00
LANDSCAPING AREA(Sq. mtr)	0.00	0.00

PROJECT TITLE

**PROPOSED RESIDENTIAL SINGLE DWELLING
 UNIT PLAN FOR
 SMT. KAVITA DANGWAL W/O SRI. VIJENDRA DANGWAL
 KHASRA NO. - 701 MIN. KHATTONI NO- 341
 SITUATED AT VILLAGE JAKHAN,
 PARGANA- PARWADOON, TEHSIL - DEHRADUN,
 DISTRICT - DEHRADUN (UTTARA KHAND).**

OWNER NAME & SIGN

KAVITA DANGWAL

ARCHITECT NAME & SIGN

AKRITI SINGH

Ar. Akriti Singh



JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	R-2456/18-19	DATE		
KEY NO.		SHEET NO.	1 / 1	

ng as per the soft copy submitted by the Architect/ License Engineer

TOT. AREA
8.37
4.87
13.34

The MAP R-2456/18-19 is approved by Sunil Parasher (Executive Engineer (MDDA)), Mussoorie Dehradun Development Authority, and is recommended for approval by Sanjeev Agarwal (Junior Engineer (MDDA)),
Dated : 11/01/2019 Time: 01:44 PM and digitally signed by following officials.

Certification signature by
SUNIL PARASHAR, Validity
Unknown

Name : SUNIL PARASHAR
Designation : Dehradun
Organization : Personal
Certificate : F3ED5

BUILDING: A (RESIDENTIAL)

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	189.90
2. DEDUCTIONS FOR	
(a) ROAD WIDENING (R/W)	44.31
3. NET PLOT AREA :	145.59
4. FLOOR AREA RATIO PERMISSIBLE	1.8000
FAR COVERED AREA/TOTAL BUA	262.06
4. TOTAL PERM. BUILT UP AREA	262.06
5. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	235.03
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	235.03
6. SUB STRUCTURE AREA/MUMTY AREA ADDITION	0.00
7. EXISTING COVERED AREA	0.00
8. TOTAL PROPOSED B/UP AREA	235.03
9. TOTAL NON-FAR AREA	0.00
10. PERMISSIBLE GROUND COVERAGE	101.91
11. PROPOSED GROUND COVERAGE	89.00
12. TOTAL PROPOSED CHARGABLE AREA	240.95
B) PARKING STATEMENT	ECS
(i) PARKING REQUIRED BY RULE (No's)	1
(ii) PARKING PROVIDED (No's)	1
(iii) TOTAL PARKING PROPOSED (Sq. mtr)	13.75
C) LOADING / UNLOADING PARKING	
(a) TOTAL LOADING / UNLOADING PARKING AREA REQUIRED	0
(b) TOTAL LOADING / UNLOADING PARKING AREA PROPOSED	0
SPECIFICATIONS	

PRODUCED BY AN AUTODESK

16.19M
9.78M
1.5M

BUILDING: A (RESIDENTIAL)

A) AREA STATEMENT

1. AREA OF PLOT	SQ.M.
2. DEDUCTIONS FOR	189.90
(a) ROAD WIDENING (R/W)	
3. NET PLOT AREA :	44.31
4. FLOOR AREA RATIO PERMISSIBLE	145.59
FAR COVERED AREA/TOTAL BUA	1.8000
4. TOTAL PERM. BUILT UP AREA	262.06
5. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	235.03
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	235.03
6. SUB STRUCTURE AREA/MUMTY AREA ADDITION	0.00
7. EXISTING COVERED AREA	0.00
8. TOTAL PROPOSED B/UP AREA	235.03
9. TOTAL NON-FAR AREA	0.00
10. PERMISSIBLE GROUND COVERAGE	101.91
11. PROPOSED GROUND COVERAGE	89.00
12. TOTAL PROPOSED CHARGABLE AREA	240.95

B) PARKING STATEMENT

(i) PARKING REQUIRED BY RULE (No's)	1
(ii) PARKING PROVIDED (No's)	1
(iii) TOTAL PARKING PROPOSED (Sq. mtr)	13.75

C) LOADING / UNLOADING PARKING

(a) TOTAL LOADING / UNLOADING PARKING AREA REQUIRED	0
(b) TOTAL LOADING / UNLOADING PARKING AREA PROPOSED	0
SPECIFICATIONS	

BUILDING WISE FAR STATEMENT

FLOOR WISE FAR STATEMENT: A (RESIDENTIAL)

NON FAIR AREA DETAILS

SCHEDULE OF OPENING: A (RESIDENTIAL)		
NAME	WIDTH	HEIGHT
D2	0.75	2.10

NAME	WIDTH	HEIGHT
D2	0.75	2.10
D	0.77	2.10
D	0.88	2.10
D1	0.80	2.10
D1	0.91	2.10
D	0.92	2.10
D1	0.93	2.10
D	0.96	2.10
D	1.20	2.10

NAME
V
W3
W
W
W

...the ...

BALCONY

FIRST FL
SECOND
Total

1000

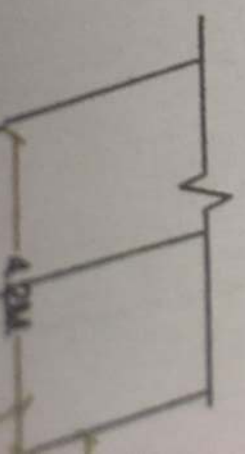
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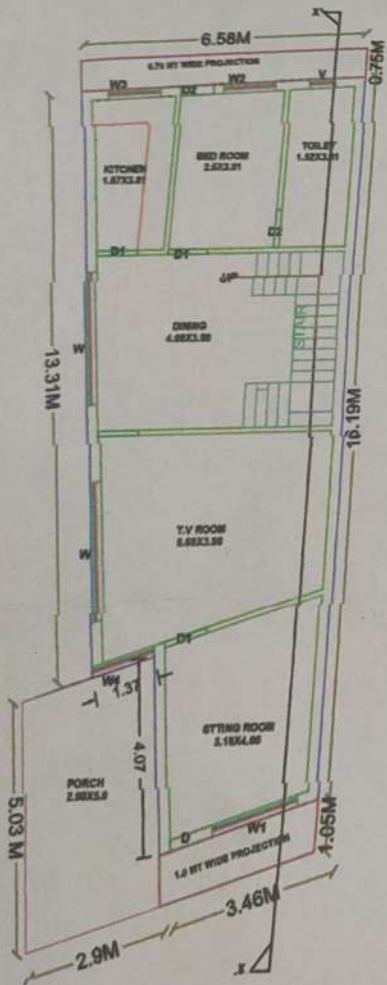
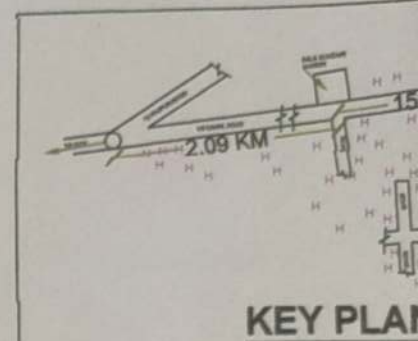
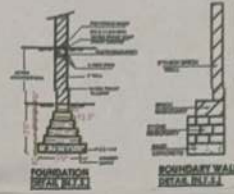
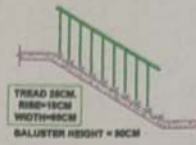
SCHEDULE OF OPENING: A

NAME	WIDTH
D2	0.75
D	0.77
D	0.89
D1	0.90
D1	0.91
D	0.92
D1	0.93
D	0.94
D	1.00

0.882

NAME	WIDTH
D2	0.75
D	0.77
D	0.89
D1	0.90
D1	0.91
D	0.92
D1	0.93
D	0.94
D	1.00

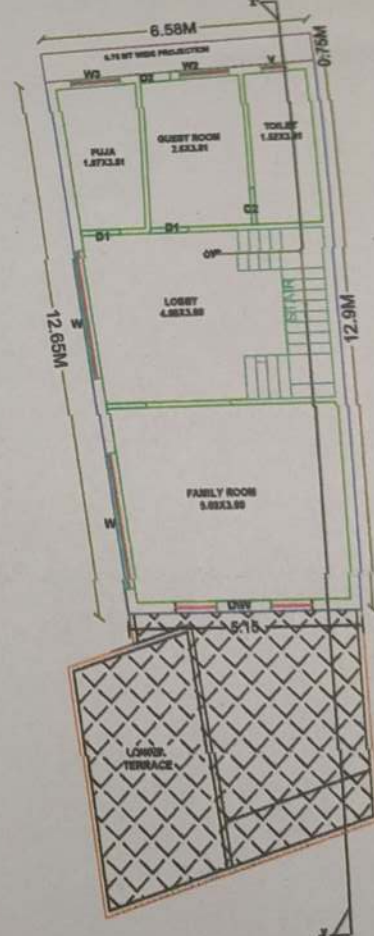




GROUND FLOOR PLAN



FIRST FLOOR PLAN



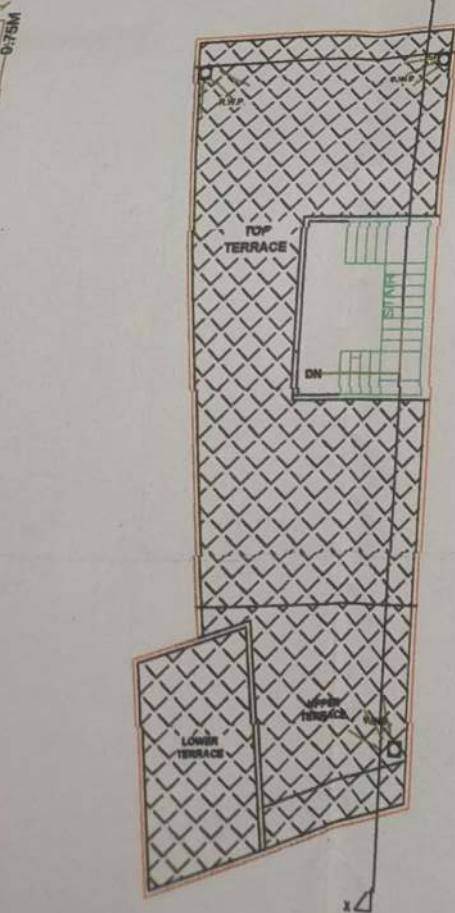
SECOND FLOOR PLAN

W3	1.20	1.20	03
W	1.37	1.20	06
W	1.85	1.20	02
W	2.94	1.08	08

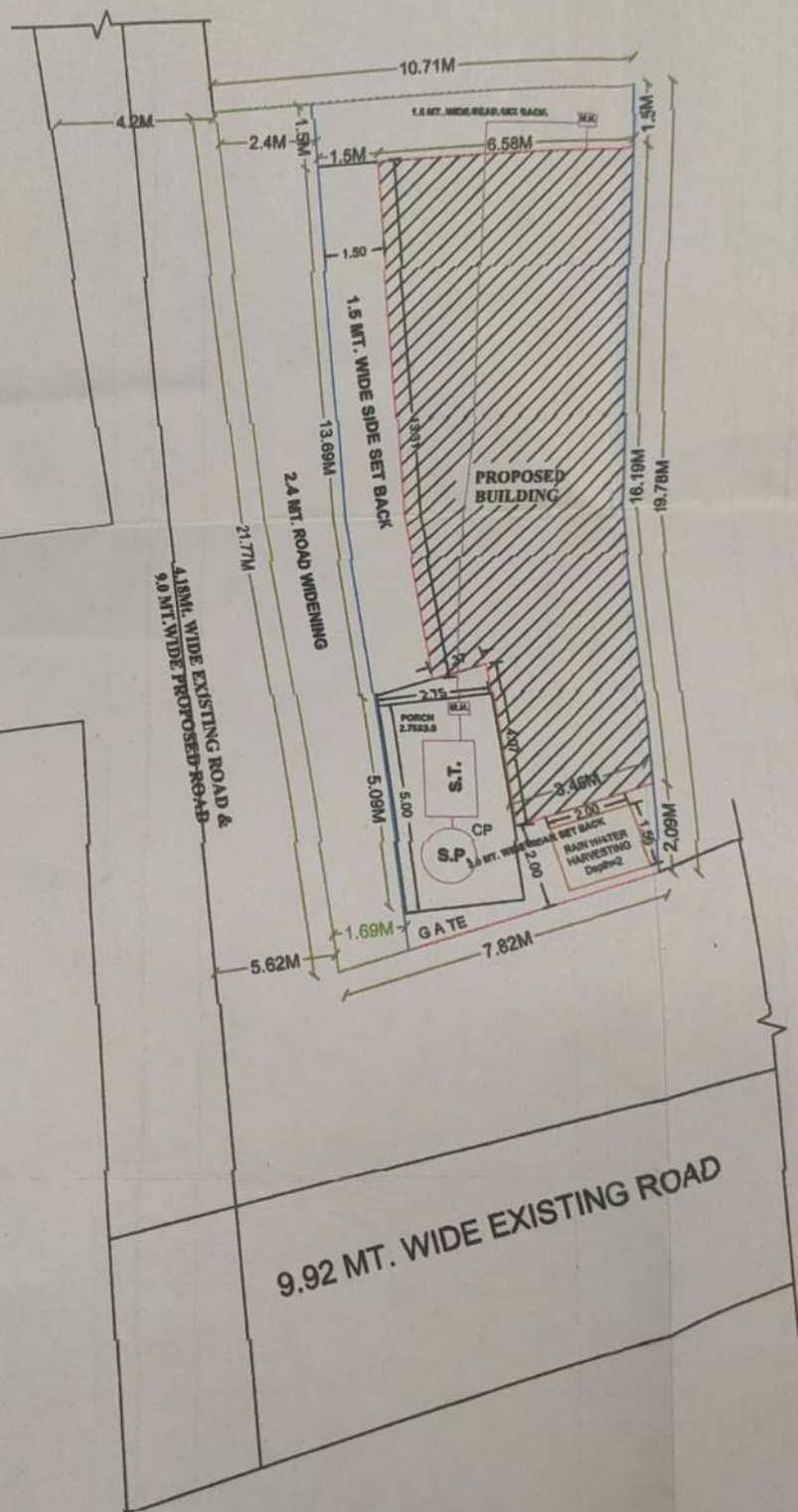
SCHEDULE OF OPENING: A (RESIDENTIAL)

NAME	WIDTH	HEIGHT	NOS.
D2	0.75	2.10	03
0	0.77	2.10	01
0	0.66	2.10	03
D1	0.90	2.10	03
D1	0.91	2.10	03
0	0.92	2.10	01
D1	0.93	2.10	03
0	0.96	2.10	02
0	1.20	2.10	01

FIRE REQUIREMENT	OCCUPANT LOAD (NO.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
	THIRTS/AREA FACTOR					
	1.00	6.00	6.00	136.00	676.00	
Residential	00.00	00.00	00.00	00.00	00.00	
****					0.00	
FIRE REQUIREMENT					676.00	0.00
TOTAL		1.5			1012.50	
					0.00	
FIRE REQUIREMENT					1012.50	0.00
TOTAL						



9.92 MT. WIDE EXISTING ROAD



SITE PLAN