106/2011

दान–पत्र

वॉछित विवरण

किस्म दस्तावेज	–	दान–पत्र
मालियत दान पत्र	–	–
सर्किल रेट अनुसार मूल्यॉकन	–	रूपये 6,84,854/–
स्टाम्प शुल्क	–	रूपये 34500/–
स्टाम्प पृष्ठों की संख्या–	–	12 (बारह).

दान की गयी सम्पत्ति भाग वाल कृष्ण वाटिका, मैरिविल इस्टेट निकट बार्लोगंज, मसूरी, जिला देहरादून में स्थित है। सम्पत्ति के निर्धारित सर्किल रेट 2500/– प्रतिवर्गमीटर की दर से कीमत 6,84,854/– रूपये आती है। जिस पर स्टाम्प शुल्क रूपये 34500/– अदा किया जा रहा है।

106/2011

भारत गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

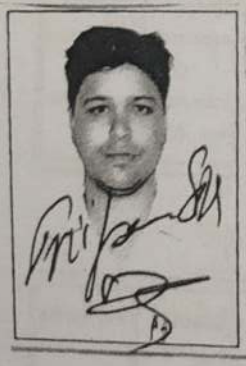
Issued From

उत्तराखण्ड UTTARAKHAND

811514

25 JUL 2011

Sub Treasury Officer
Mussoorie, Dehradun



यह दान–पत्र आज दिनॉक 19–08–2011 को श्रीमती प्रेमलता रावत पत्नि स्व0 श्री सोबन सिंह रावत, निवासी–ग्राम बेमर, पो0औ0 जाज़ल, ब्लाक चम्बा, टिहरी गढ़वाल, हॉल– निवासी– बाल कृष्ण वाटिका, बार्लोगंज, मसूरी, जिला–देहरादून, उत्तराखण्ड।

.....दानदात्री.....

एवं

श्री त्रेपन सिंह रावत पुत्र स्व0 त्रिलोक सिंह रावत, निवासी मैरिविल इस्टेट, बार्लोगंज, मसूरी, जिला देहरादून, उत्तराखण्ड।

..... दान–ग्रहीता

के मध्य निष्पादित किया गया।

विदित हो कि एक श्रीमती यशोदा रावत ने दो सम्पत्ति स्व0 श्री सी0एच0 फॉस्टर पुत्र स्व0 एन0पी0 फॉस्टर से दो अलग अलग विक्रय पत्रों के माध्यम से क्रय किये थे। दोनों भू खण्ड मिले हुए हैं तथा मैरीविल इस्टेट निकट बार्लोगंज, मसूरी में स्थित हैं तथा तत्समय सम्पत्ति स्वामिनी के निजी अध्यासन में थीं। एक सम्पत्ति जिसका क्षेत्रफल लगभग 2 बीघा है को पंजीकृत विक्रय पत्र जो कि ज्वाइन्ट सब रजिस्ट्रार, मसूरी के कार्यालय में नं0 5/1971 बही संख्या 1 जिल्द 76 के पृष्ठ 28 से 30 में दिनॉक 14–4–1971 को पंजीकृत है के द्वारा क्रय किया गया था तथा दूसरी सम्पत्ति पंजीकृत विक्रय पत्र जो कि ज्वाइन्ट सब रजिस्ट्रार, मसूरी के कार्यालय में नं0 74/77 बही संख्या 1 जिल्द 84 के पृष्ठ संख्या 95 से 100 दिनॉक

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

Issued From
उत्तराखण्ड UTTARAKHAND
25 JUL 2011
Sub Treasury Officer
Mussoorie, Dehradun

811515

1–10–77 को पंजीकृत है, लगभग 6370 वर्गफुट क्रय किया गया था तथा दोनों सम्पत्तियाँ स्वामिनी के निजी अध्यासन में थी।

सम्पत्ति हर प्रकार के भार, बन्धन से मुक्त है। सम्पत्ति पर सरकारी अथवा गैर सरकारी कर देय अवशेष नहीं हैं। सम्पत्ति स्वामिनी के पूर्ण स्वामित्व एवं अधिकार में है। भू खण्ड तथा उस पर बना भवन पूर्व सम्पत्ति स्वामिनी के नाम नगर पालिका मसूरी में नामांकित है तथा नगर पालिका द्वारा सम्पत्ति का सम्मिलित रूप से मूल्यॉकन है। किसी भी अन्य व्यक्ति का सम्पत्ति से कोई सरोकार नहीं है। सम्पत्ति का स्वामित्व पाक–साफ है तथा दान होने योग्य है।

जैसा कि वर्तमान सम्पत्ति स्वामिनी/दानदात्री श्रीमती प्रेमलता रावत ने एक पंजीकृत वसीयतनामा दिनॉक 25–07–2006 जिसका पंजीयन संख्या 256, बही नं0 3, जिल्द 7, पृष्ठ 183, ए0डी0फा0 बुक 3 जिल्द 41 पृष्ठ सं0 653 से 664 दिनॉक 7–8–2006 कार्यालय उप निबन्धक, देहरादून से श्रीमती यशोदा रावत से सम्पत्ति भाग वाल कृष्ण वाटिका, मैरिविल इस्टेट मसूरी सम्पत्ति के पश्चिम की ओर का एक कमरा जो 14 X 15 फीट का और इसके पास की रसोई एवं दीवार से पश्चिम की ओर का बरामदा, एक कमरे के पीछे ~~के गोदामनुमा कमरे~~ एवं बगड़ा, जिनका दरवाजा पश्चिम की ओर खुलता है। उपरोक्त कमरों एवं बरामदे की भूमि मिला कर पॉच विस्वा भूमि एवं उक्त कमरों एवं बरामदे को प्राप्त किया है, जिसकी वह अब एक मात्र स्वामिनी है तथा दान, विक्रय व हस्तान्तरण करने हेतु स्वतंन्त्र है तथा जिसको संलग्न मानचित्र में लाल रेखाओं से प्रदर्शित किया गया है।

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

811516

राखण्ड UTTARAKHAND

दानदात्री श्रीमती प्रेमलता रावत ने उक्त सम्पत्ति में से अपना स्वामित्व तथा अध्यासन उठा कर दानग्रहीता श्री त्रेपन सिंह रावत को बतौर भू स्वामी आज इस दानपत्र को अंकित करने के दिन से वास्तविक रूप से मौके पर कब्जा दे कर अध्यासित करती है। दानग्रहीता आज से बतौर स्वामी के, सम्पत्ति का चाहे जिस तरह उपयोग तथा उपभोग करें, भू खण्ड को विकसित करें, भवन का निर्माण करें, उद्यान लगाये, रहन रखे, विक्रय करने हेतु इकरारनामा किसी अन्य व्यक्ति के साथ अंकित करें, किसी अन्य व्यक्ति को दान करें, विक्रय करें हस्तान्तरित करें, दानदात्री को किसी प्रकार का हस्तक्षेप करने का कोई अधिकार नहीं है और ना ही कोई अन्य व्यक्ति दानदात्री की ओर से हस्तक्षेप करने का अधिकारी होगा। दानग्रहीता को अधिकार होगा कि वह सम्पत्ति को नगर पालिका मसूरी के भवन कर विभाग में अपने नाम अंकित करा लें। दानदात्री तथा दानग्रहीता एक दूसरे के रिश्तेदार हैं तथा दानदात्री, दानग्रहीता की मौसेरी बहिन है। यह दानपत्र प्यार एवं स्नेह के कारण निष्पादित हुआ है।

सम्पत्ति मैरीविल इस्टेट, बार्लोगंज, जिला देहरादून में स्थित है जिसके हस्तान्तरण एवं दान हेतु किसी अनुमति की आवश्यकता नहीं है। सम्पत्ति मसूरी में स्थित है तथा उत्तरॉचल (उतर प्रदेश जमींदारी विनाश एवं भूमि व्यवस्था अधिनियम, 1950) (अनुकूलन एवं उपान्तरण आदेश, 2001) (संशोधन) अधिनियम 2003 व 2007 सम्पत्ति पर लागू नहीं होते। दानदात्री एवं दानग्रहिता दोनों ही भारतीय हैं।

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

079688

रांचल UTTARANCHAL

ट्रेजरी, नचुरी

भूखण्ड पहाड़ी क्षेत्र पर स्थित है ढालू है, जिसका मूल्य निधारित सरकारी दर के आधार पर रूपये 6,84,854/-(188.1X2500 = 470250 + 65.15X 9000 X .366 = 214604/- कुल मूल्य 684854/- जिसका 5% रूपये 34242/70 आता है) बनता है जिस पर स्टाम्प शुल्क रू0 34500/- भुगतान किया गया है। निर्मित सम्पत्ति लगभग 100 वर्ष से अधिक पुरानी साधारण श्रेणी की है। बार्लागंज से एक किलोमीटर की दूरी पर है।

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

079697

उत्तरांचल UTTARANCHAL

20

सब रजिस्ट्रार

सम्पत्ति सूची–

वह समस्त सम्पत्ति भाग बाल कृष्ण वाटिका, मैरिविल इस्टेट निकट बार्लोगंज, मसूरी, जिसका कुल क्षेत्रफल 188.1 वर्गमीटर है जिसमें से 65.15 वर्गमीटर आच्छादित है (जिसमें पश्चिम की ओर का एक कमरा जो 14 X 15 फीट का है और इसके पास की रसोई एवं दीवार से पश्चिम की ओर का बरामदा एक कमरे के पीछे के मौदामनुमा कमरे, जिनका दरवाजा पश्चिम की ओर खुलता है उपरोक्त कमरों एवं बरामदे की भूमि मिला कर पॉच बिस्वा होती है) जो इस दानपत्र के साथ संलग्न मानचित्र में सूची "A" तथा "B"लाल स्याही से रेखॉकित है तथा मैरीविल इस्टेट निकट बार्लोगंज, मसूरी जिला देहरादून में स्थित है तथा जिसकी सीमाऐं निम्नवत हैं:-

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

079698

तराँचल UTTARANCHAL

23 JUL 2011

ब ट्रेजरी. सम्पत्ति सूची– "A"

पूरब में–	संयुक्त रास्ता
पश्चिम में–	सड़क
उत्तर में–	संयुक्त रास्ता व सड़क
दक्षिण में–	सम्पत्ति सुरेन्द्र लाल।

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

079699

2 3 JUL 2011

सब ट्रेजरी, मसूरी

सम्पत्ति सूची– "B"

पूरब में–	सम्पत्ति श्रीमती ममता भण्डारी व अन्य की
पश्चिम में–	संयुक्त रास्ता
उत्तर में–	सम्पत्ति अन्य की तथा चार्लस्टन कॉटेज
दक्षिण में–	संयुक्त रास्ता तत्पश्चात सम्पत्ति श्रीमती आनन्दी रमोला की।

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तराञ्चल UTTARANCHAL

07969

6 JUL 2011

ट्रेजरी, मसूरी

प्रथम पक्ष / दानदात्री का नाम एव पता– श्रीमती प्रेमलता रावत पत्नि स्व0 श्री सोबन सिंह रावत, निवासी– ग्राम बेमर, पो0औ0 जाज़ल, ब्लाक चम्बा, टिहरी गढ़वाल, हॉल निवासी– बाल कृष्ण वाटिका , बार्लोगंज, मसूरी, जिला–देहरादून, उत्तराखण्ड। पैन नं0 AHHPR0155R

बॉये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

079700

स्टाम्प जारी
उत्तराचल UTTARANCHAL
23 JUL 2011
सब ट्रेजरी, मसूरी

दायें हाथ की अंगुलियों के चिन्ह

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

प्रथम पक्ष / दानदात्री के हस्ताक्षर

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

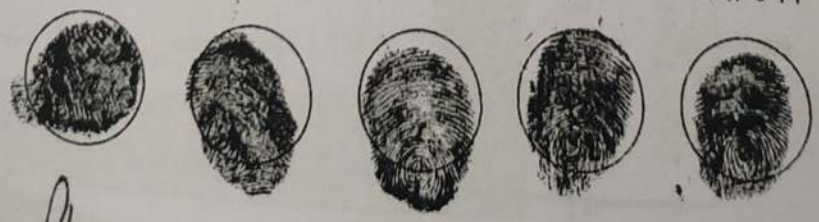
Issued From
उत्तरांचल UTTARANCHAL
14 JUL 2011
Sub Treasury Officer

079

द्वितीय पक्ष / दानग्रहीता का नाम एवं पता – श्री त्रेपन सिंह रावत पुत्र स्वर्गीय त्रिलोक सिंह रावत, निवासी मैरिविल इस्टेट बार्लोगंज, मसूरी, जिला देहरादून, उत्तराखण्ड। पैन नं0 AISPR2176C

बॉये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



PLAN PART OF BAL KISHAN VATIKA BARLOWGANJ, MSSOORIE (U.K.). SCALE: 20'=1"

EA OF OPEN LAND IS:- 1323.75 SQ FEET OR 123.0 SQ MTS.

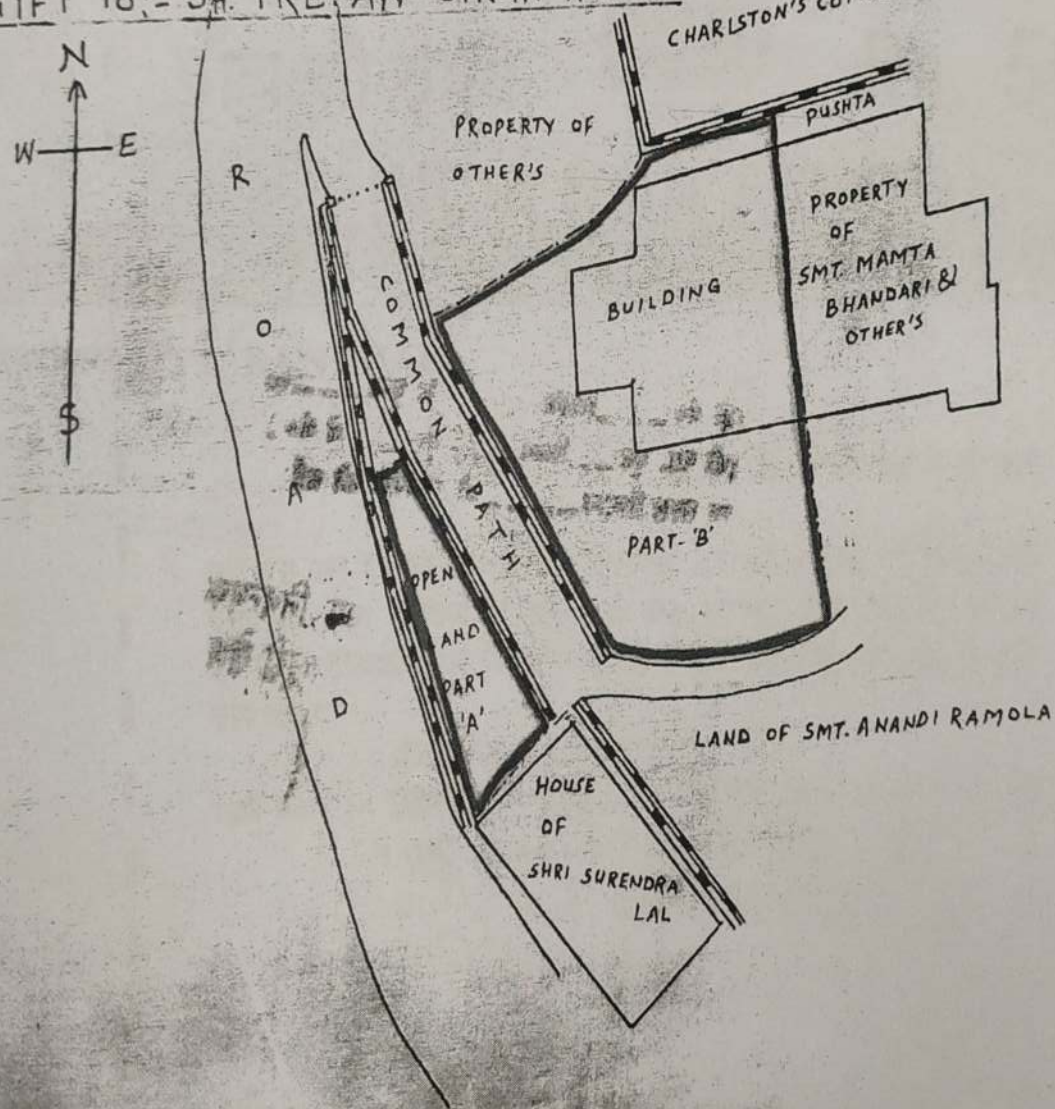
OVERED AREA IS:- 701.25 SQ FEET OR 65.15 SQ METRES.

OTAL OPEN LAND AND COVERED AREA = 2025 SQ FT. OR 188.1 MTS.

NOTE:- AREA OF GIFTED PORTION HAVE BEEN MARKED BY RED RIBAND.

GIFTED BY:- SMT. PREMLATA RAWAT W/O LATE SH. SOBAN SINGH RAWAT.

GIFT TO:- SH. TREPAN SINGH RAWAT.



SIGN. OF GIFT BY:-

IGN. OF GIFTEE:-

16-7-2011

GUPTA PLANNERS

Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,
Near ISBT, Dehradun-248001
(Uttarakhand) INDIA

Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

Sanction Letter

Date 07/05/2021

Map No R-2150/20-21
Sector Sector Mussorie

To,
Trepan Singh Rawat
Shanti Kunj, Merivil State, Barlowganj
Mussoorie-248122

Your application dated 2020-12-08 15:10:07.0 regarding construction (with enclosed map) proposed by you situated at, MERIVIL STATE ,BARLOWGANJ, Mussoorie-248122 has been accepted with the following term and conditions.

1. The road service lane or the government land shall not be used for putting any building construction material and the arrangement of sewage shall be done by self.
2. If there is any tree in construction area; before cutting it, approval must be taken.
3. The approval of the map will not be considered as ownership of the map and in any court this map will not be considered as proof of land ownership.
4. In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June; the construction will not be done.
5. In case if there is change in name of the building owner in the approved map or renaming the building,it is mandatory to inform the authority.
6. In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
7. By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
8. For any development work in future, if development charges are asked, shall be payable without any objection. If required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.
9. During the building construction, earthquake and other security measures must be considered.
10. The Map will be used for the same purpose for which it has been approved, if there is any deviation in purpose, the whole construction will be considered invalid.
11. The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.
12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
13. After getting the approval, at any point of time if the Vice Chairman or any other authorized person finds out the approval has been taken by hiding the facts or by submitting the forged,documents the officer will have right to cancel the approval and in that case the construction under the map will stand cancelled.
14. Hill cutting will not be done from any hilly terrain.
15. One approved copy of the map shall always be kept at the construction site so that it can be investigated at any

Digitally signed by ATUL KUMAR GUPTA
Date: 2021.05.07 11:16:40 IST
Reason: Online Map Approval
Location: Dehradun

Trepan Singh Rawat

Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,
Near ISBT, Dehradun-248001
(Uttarakhand) INDIA

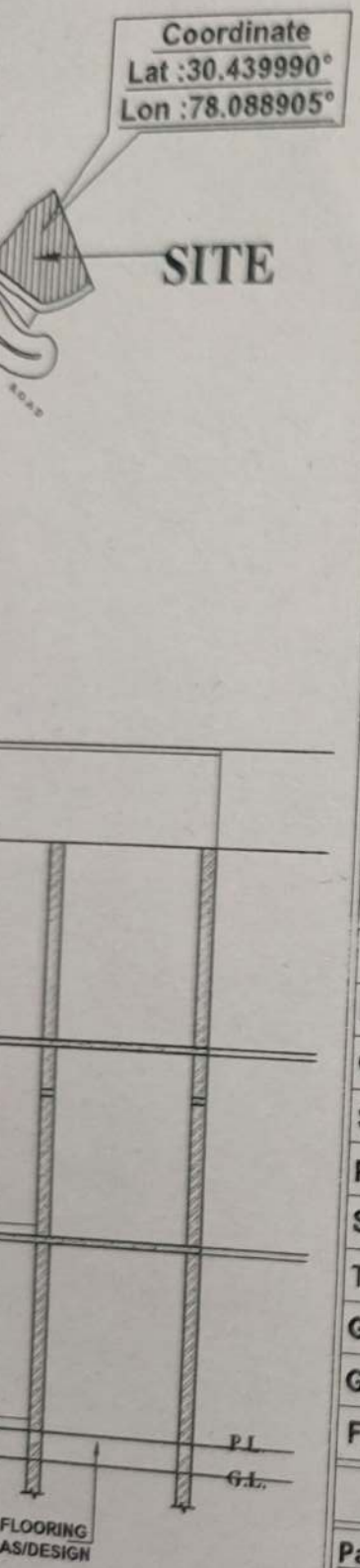
Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

time. The construction will be done as per the approved map specifications and the applicant shallbe responsible for ownership of the building.

16. This map is valid for five years from the date of approval, after that no construction work will be done.
17. After the completion of the construction work, within 3 months of the completion according to the approved map,certificate should be obtained from the authority then only the building should be used else the approval will be cancelled.
18. Doors and windows should be fixed in such a way that they don't open in any government land or roadand do not affect the light or air of any other house.
19. If there is any violation on ceiling land, government land or public land, this approval will stand cancelled automatically.
20. 2 trees must be planted in the front portion of the building.

Digitally signed by ATUL KUMAR GUPTA
Date: 2021.05.07 11:17:57 IST
Reason: The Map no R-2150/20-21 is approved by Atul Kumar Gupta (Assistant Engineer, MDDA), and is recommended for approval by Mahipal Singh Adhikari (Junior Engineer, MDDA).
Date: 29.01.2021 05:22:32 PM
Location: Dehradun

FOR M.D.D.A. USE



PROPOSED RE-CONSTRUCTION RESIDENTIAL BUILDING PLAN FOR SHRI TREPAN SINGH RAWAT S/O LATE SHRI TRILOK SINGH RAWAT, AT BALKRISHNA VATIKA MERRY VILLE ESTATE BARLOWGANJ, MUSSOORIE, DIST: DEHRADUN

AREA STATEMENT

TOTAL PLOT AREA	188.10 SQ.MT.
ROAD WIDENING	9.41 SQ.MT.
NET PLOT AREA	178.69 SQ.MT.
GROUND FLOOR COVD.	80.30 SQ.MT.
STAIRCASE AREA	8.00 SQ.MT.
FIRST FLOOR COVD. AREA (-Stairs)	72.30 SQ.MT.
SECOND FLOOR COVD. AREA (-Stairs)	72.30 SQ.MT.
TOTAL COVD. AREA	224.90 SQ.MT.
GROUND OPEN AREA	98.39 SQ.MT.
GROUND COVERAGE	44.94 %
F.A.R.	1.26

PARKING

Parking Calculation :

Required Parking = 1.00 E.C.S. [N/P Area in between(100-200)s.m.]
Provided Parking = 1.00 E.C.S.

SCHEDULE OF D/W

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
DOORS			WINDOWS		
D	1.00	2.10	W	1.80	1.50
D1	0.90	2.10	W1	1.20	1.50
D2	0.75	2.10	W2		

dinate
439990°
088905°

TE

FOR M.D.D.A. USE

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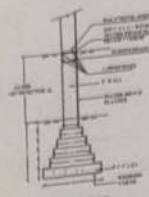
Date: 2021.05.07 11:17:57 IST
Reason: The Map no R-2150/20-21 is approved by Atul Kumar Gupta (Assistant Engineer, MDDA), and is recommended for approval by Mahipal Singh Adhikari (Junior Engineer, MDDA).
Date: 29.01.2021 05:22:32 PM
Location: Dehradun

PROPOSED RE-CONSTRUCTION RESIDENTIAL BUILDING PLAN FOR SHRI TREPAN SINGH RAWAT S/O LATE SHRI TRILOK SINGH RAWAT, AT BALKRISHNA VATIKA MERRY VILLE ESTATE BARLOWGANJ, MUSSOORIE, DIST: DEHRADUN

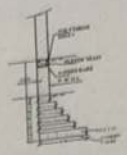
AREA STATEMENT

TOTAL PLOT AREA	188.10 SQ.MT.	2024.26
ROAD WIDENING	9.41 SQ.MT.	
NET PLOT AREA	178.69 SQ.MT.	
GROUND FLOOR COVD.	80.30 SQ.MT.	
STAIRCASE AREA	8.00 SQ.MT.	
FIRST FLOOR COVD. AREA (-Stairs)	72.30 SQ.MT.	
SECOND FLOOR COVD. AREA (-Stairs)	72.30 SQ.MT.	
TOTAL COVD. AREA	224.90 SQ.MT.	
GROUND OPEN AREA	98.39 SQ.MT.	2420.88
GROUND COVERAGE	44.94 %	
F.A.R.		

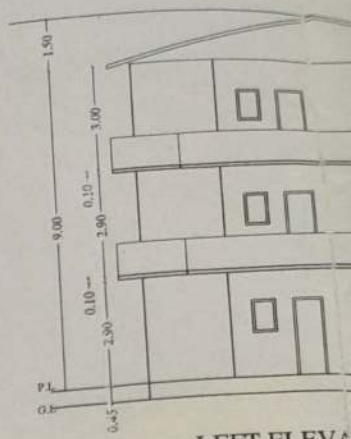
SITE ON GOOGLE MAP



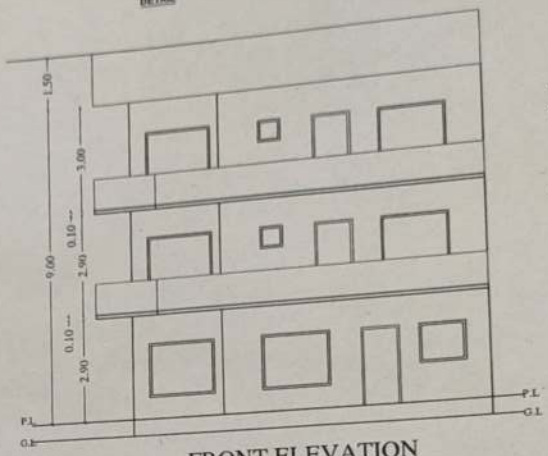
FOUNDATION DETAIL



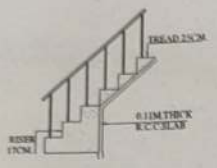
DEAD WALL FOUNDATION DETAIL



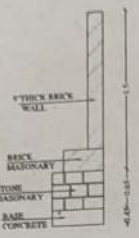
LEFT ELEVA



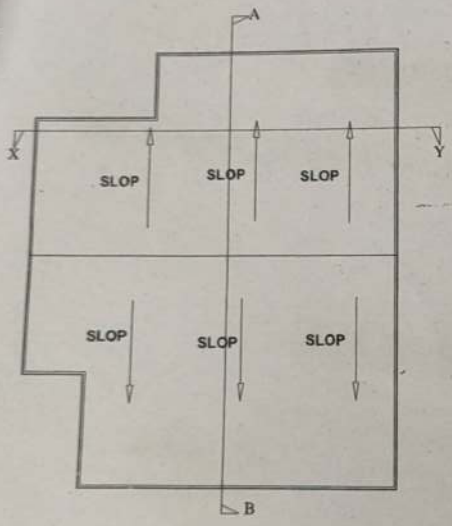
FRONT ELEVATION



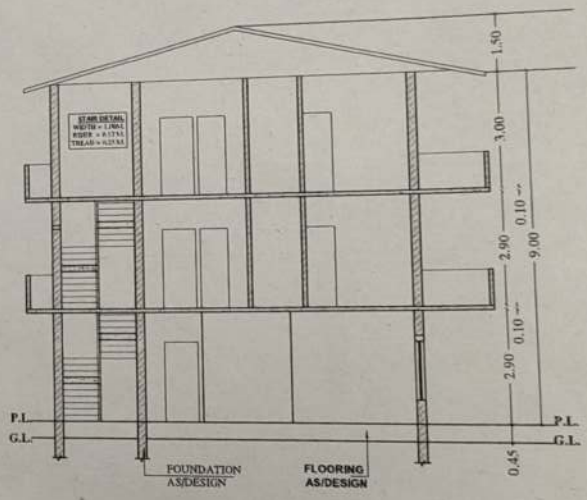
STAIR DETAIL



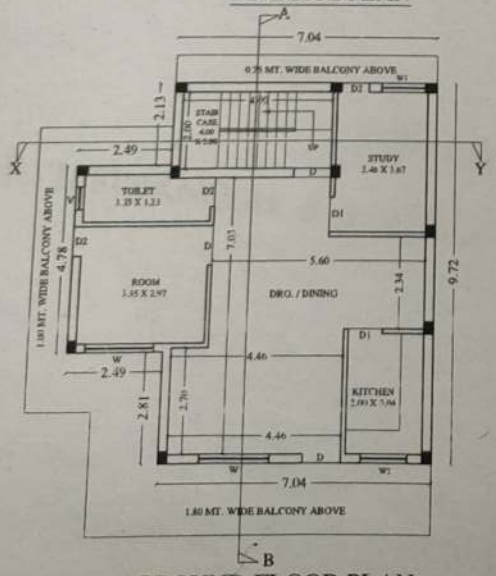
BOUNDARY WALL DETAIL



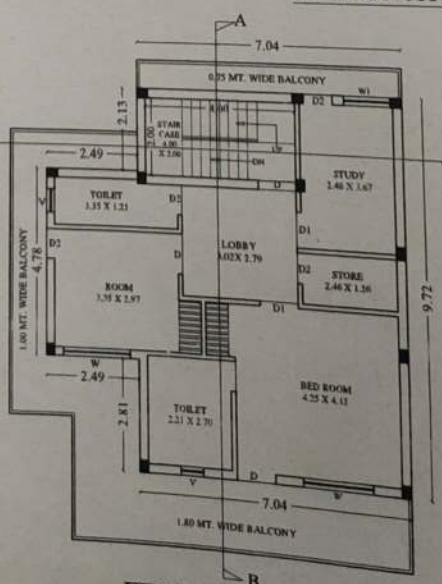
TERRACE PLAN



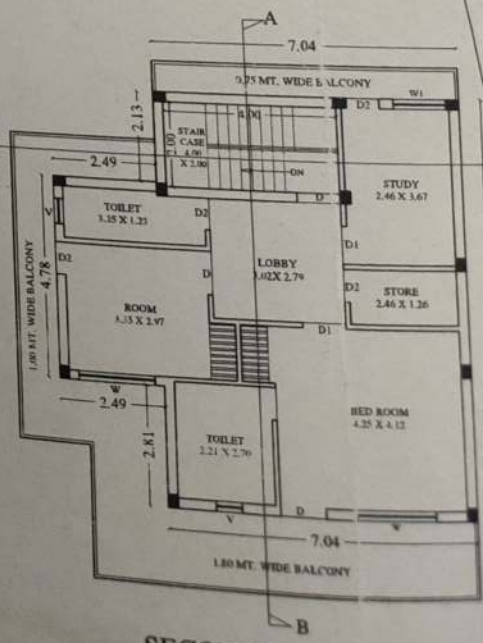
SECTION AT A-B'



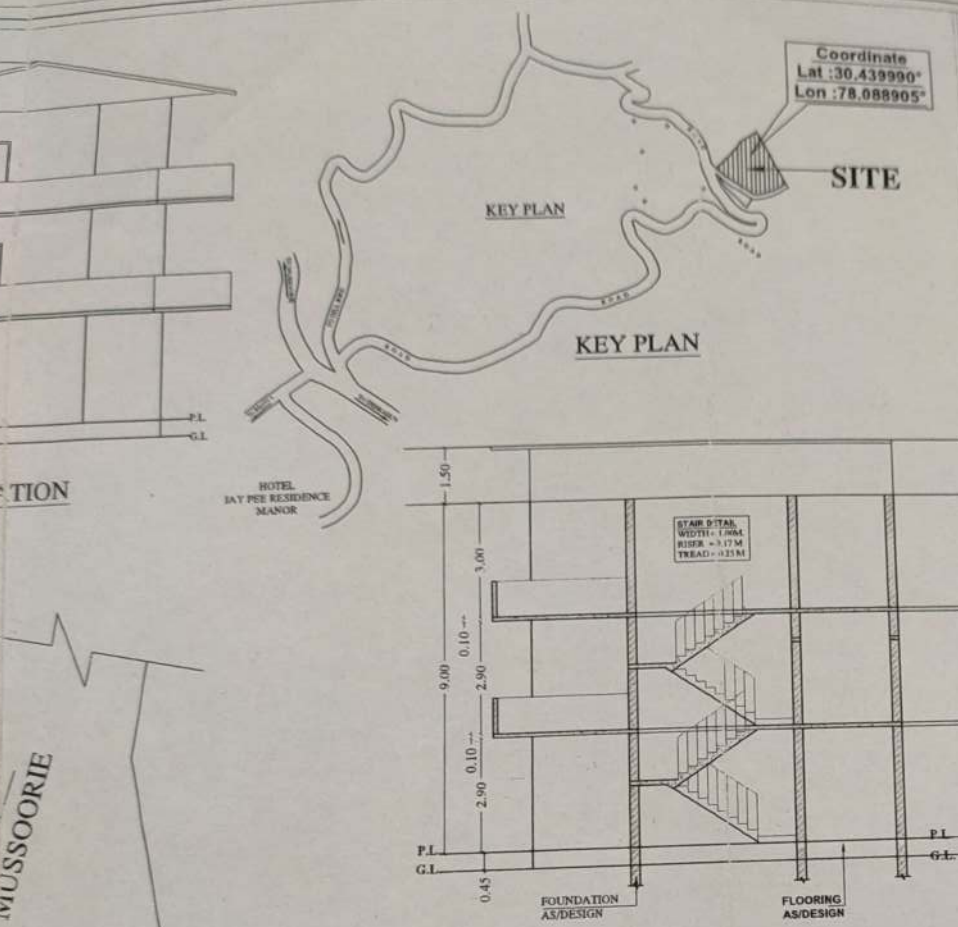
GROUND FLOOR PLAN



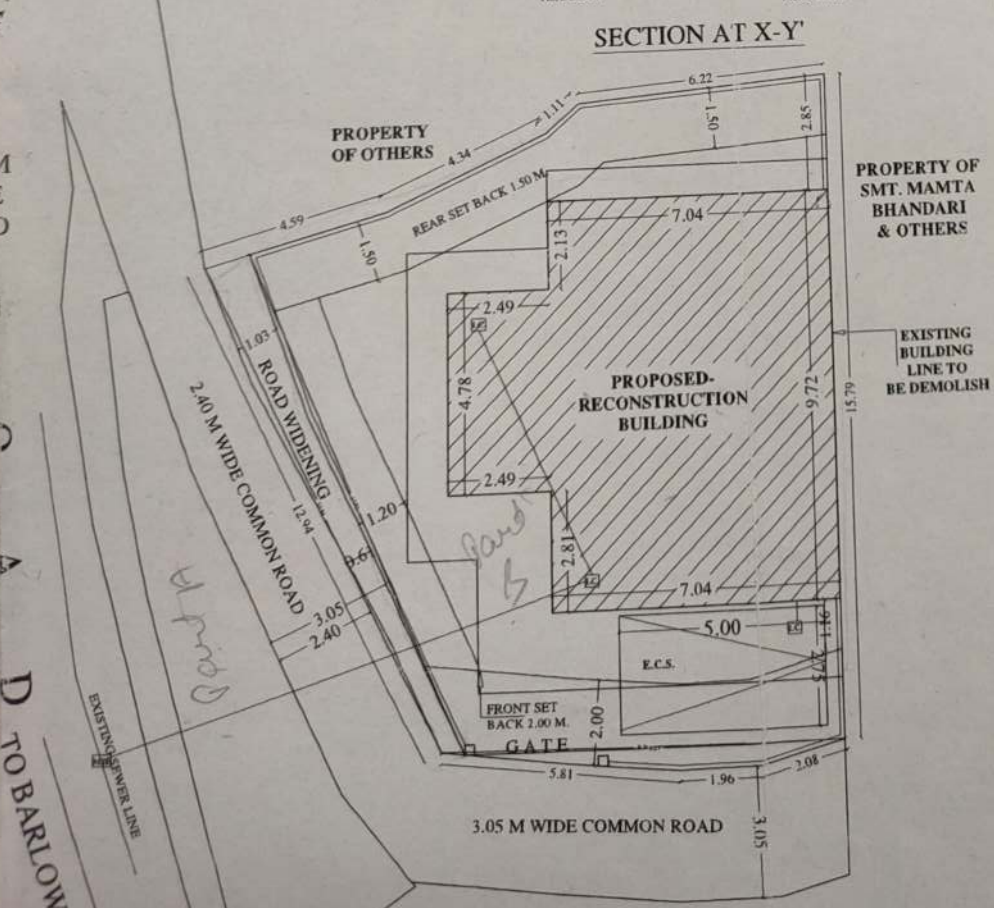
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION AT X-Y'



FOR M.D.D.A. USE

Digitally signed by ATUL KUMAR GUPTA
Date: 2021.05.07 11:17:37 IST
Reason: The Map no R-2199/20-21 is approved by Atul Kumar Gupta (Assistant Engineer, MDDA), and is recommended for approval by Manpal Singh Adhikari (Junior Engineer, MDDA)
Date: 29.01.2021 05:22:32 PM
Location: Dehradun

PROPOSED RE-CONSTRUCTION RESIDENTIAL BUILDING PLAN FOR SHRI TREPAN SINGH RAWAT S/O LATE SHRI TRILOK SINGH RAWAT, AT BALKRISHNA VATIKA MERRY VILLE ESTATE BARLOWGANJ, MUSSOORIE, DIST: DEHRADUN

AREA STATEMENT

TOTAL PLOT AREA	188.10 SQ.MT.
ROAD WIDENING	9.41 SQ.MT.
NET PLOT AREA	178.69 SQ.MT.
GROUND FLOOR COVD.	80.30 SQ.MT.
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TOTAL COVD. AREA	224.90 SQ.MT.
GROUND OPEN AREA	98.39 SQ.MT.
GROUND COVERAGE	44.94 %
F.A.R.	1.26

PARKING

Parking Calculation :
Required Parking = 1.00 E.C.S. [N/P Area in between(100-200)s.m.]
Provided Parking = 1.00 E.C.S.

SCHEDULE OF D/W

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
DOORS			WINDOWS		
D	1.00	2.10	W	1.80	1.50
D1	0.90	2.10	W1	1.20	1.50
D2	0.75	2.10	W2	1.20	1.05
			V	0.60	0.60

LEGEND

R.W.P. - RAIN WATER PIPE
S.P. - SOAK PIT
S.T. - SEPTIC TANK
I.C. - INSPECTION CHAMBER
N.T.S. - NOT TO SCALE

CONTOUR
ENGINEERING CONSULTANCY
Building Planning & Designing, Infrastructure, Surveying, Land Development, Structural & Consultancy.

NORTH

CHKD. BY: RAMAN K.

PRERARED BY: Pradeep Dhoundiyal

Certified that:-

* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexure-II and the given is factually correct to the best of our knowledge and understanding.

* The structural design including safety from natural hazard including earth-quake has been prepared by dully qualified structural engineer and these provisions shall be adhered to during the construction.

(1222)

SIGN. OF STRUCTURE ENGINEER

Coordinate
at :30.439990°
n :78.088905°

SITE

P.L.
G.L.

ROPERTY OF
MT. MAMTA
BHANDARI
& OTHERS

Digitally signed by ATUL KUMAR GUPTA
Date: 2021.05.07 11:17:57 IST
Reason: The Map no R-2150/20-21 is approved by Atul Kumar Gupta (Assistant Engineer, MDDA), and is recommended for approval by Mahipal Singh Adhikari (Junior Engineer, MDDA).
Date: 29.01.2021 05:22:32 PM
Location: Dehradun

FOR M.D.D.A. USE

PROPOSED RE-CONSTRUCTION RESIDENTIAL BUILDING PLAN FOR SHRI TREPAN SINGH RAWAT S/O LATE SHRI TRILOK SINGH RAWAT, AT BALKRISHNA VATIKA MERRY VILLE ESTATE BARLOWGANJ, MUSSOORIE, DIST: DEHRADUN

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F.A.R.	1.26

2024.26

2420.38

PARKING

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SCHEDULE OF D/W

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
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D1	0.90	2.10	W1	1.20	1.50
D2	0.75	2.10	W2	1.20	1.05
			V	0.60	0.60

VALUATION REPORT

(Residential Property)

Date Of Inspection :- 28.12.2021
Date of Valuation Report :- 30.12.2021
Reference No. :-

LOCATED AT

Balkrishna Vatika, Merry Ville Estate, Barlowganj, Mussoorie, Dehradun, Uttrakhand

BELONGING TO

Mr.Trepan Singh S/o Late Mr. Trilok Singh Rawat

PREPARED FOR

STATE BANK OF INDIA,
BARLOWGANJ BRANCH, MUSSOORIE
DEHRADUN

PREPARED BY

PARTH FINANCIAL & INDUSTRIAL CONSULTANCY SERVICES

PARTH FINANCIAL & INDUSTRIAL CONSULTANCY SERVICES

PARTH FINANCIAL AND INDUSTRIAL CONSULTANCY SERVICES
MIN. OFFICE- D-10, SECTOR-50, NOIDA, GAUTAM BUDH NAGAR(U.P.)
BRANCH OFFICE – 15-B, NEW CANTT. ROAD, DEHRADUN-248001

Bank Of India
owganj Branch,
soorie
HRADUN

(VALUATION REPORT IN RESPECT OF (LAND / SITE AND BUILDING)

	GENERAL		
1	a	Purpose for which Valuation is being made	To assess fair market value for State Bank Of India, Barlowganj Branch, Mussoorie, Dehradun
	b	Loan Amount	---
2	a	Date Of Inspection	28.12.2021
	b	Date on which Valuation is made	30.12.2021
3	List of documents produced for perusal 1. (Correction) Gift Deed Dated. 09.05.2020 2. Sanctioned Building Plan No. R-2150/20-21 Dt .29.01.2021		
4	Name of the Owner(s) and his / their Address(es) with Phone No.s (Details of share of each owners in case of Joint Ownership)		Mr. Trepan Singh Rawat s/o Late Mr. Trilok Singh Rawat R/o Merry Ville Estate, Barlowganj, Mussoorie, Dehradun Mob. 9756202515
5	Brief description of Property (including Free hold / lease hold etc.)		Free Hold.
6	Location of the Property		
	a	Plot No. / Survey No.	Balkrishna Vatika
	b	Door No.	Merry Ville Estate
	c	T.S. No. / Village	Barlowganj
	d	Ward / Taluka	Mussoorie
	e	Mandal / District	Dehradun (Uttarakhand)
7	Postal Address of the Property		--do--
	City / Town		
8	Residential Area		Residential Area
	Commercial Area		
	Industrial Area		
9	Classification of Area		
	i	High / Middle / Poor	Middle
	ii	Urban / Semi Urban / Rural	Semi Urban
10	Coming under Corporation Limit / Village Panchayat / Municipality		M.D.D.A
11	Whether covered under State / Central Govt. enactment(e.g. Urban Ceiling Act / Notified Under Agency Area / Scheduled Area / Cantonment Area		State enactment
	Whether in an Agricultural Land any		N.A.

PARTH FINANCIAL & INDUSTRIAL CONSULTANCY SERVICES

Conversion to house / site plot is contemplated	

Boundaries of the property

	Sale Deed (A)	Sale Deed (B)	Actual
North y	Combined Path & Road	Property others	Property others
South y	Property Mr. Surendra Lal	Combined Path	Road
East	Combined Path	Property Mrs. Mamta Bhandari	Road
West	Road	Combined Path	Property Mrs. Mamta Bhandari

14.1	Dimensions of the site	As per Approved Map	Actual
	North	SM4.59+4.34+1.1+6.22 Mtrs.	SM4.59+4.34+1.1+6.22 Mtrs.
	South	SM 5.81+1.96+2.08 Mtrs.	SM 5.81+1.96+2.08 Mtrs.
	East	SM 15.79 Mtrs.	SM 15.79 Mtrs.
	West	SM 12.94 Mtrs.	SM 12.94 Mtrs.

14.2	Latitude, Longitude and Coordinate of site	N – 30.439983 E – 78.088814
15	Extent of site	188.10 Sq. Mtrs. 2024.76
16	Extent of site considered for valuation (Least of 14.1 & 15)	188.10 Sq. Mtrs.
17	Whether occupied by owner or tenanted ? If occupied by tenant since how long ? rent received per month.	Owner Occupied
II	**CHARACTERSTICS OF THE SITE**	
1	Classification of locality	Residential
2	Development of the surrounding area	Residential
3	Possibility of frequent flooding / sub-merging	Nil
4	Feasibility to the civic amenities like school, bus stop, hospital, market etc.	Available within 2 Kms
5	Level of land with topographical conditions	Plain Solid land
6	Shape of the Land	Irregular shape
7	Type of use to which it can be put	Residential
8	Any usage restriction	Residential
9	Is plot in Town Planning layout	Yes
10	Corner Plot / Intermittent plot	Corner Plot
11	Road Facilities	Two Side Road
12	Type of road available at present	Metaled road
13	Width of road – is it below 20 ft or more than 20 ft.	Below 20 ft
14	Is it land locked land	No
15	Water Portability	Potable water

PARTH FINANCIAL & INDUSTRIAL COMMERCIAL SERVICES

	s power supply available at site	Yes
	Advantage of site	
	1 Located in residential area.	
	Special Remarks, if any, like threat of acquisition of land for public services purpose, road widening or applicability of CRZ provisions etc. (Distance from sea coast / tidal level must be incorporated	No threat

rt-A VALUATION OF LAND

1	Size of the Plot	188.10 Sq. Mtrs.
2	Total Extent of the Plot	188.10 Sq. Mtrs.
3	Prevailing Market rate (Along with details / references of at least two latest deals / transactions with respect to adjacent properties in the area)	No recent sale instances are available , average market price in the area is Rs.18,000/- per Sq. Mtrs as per local enquiry
4	Guidelines obtained from the Registrar's Office(an evidence thereof to be enclosed)	Page No.16 at 6-F.2, Rs.6,500 /- per Sq.Mtrs.Value of land at Circle rate =188.10 Sq. Mtrs.x Rs.6,500 /- = Rs.12,22,650 /- **Or say Rs.12.23 Lakh**
5	Assessed / adopted rate of valuation	Rs.18,000/- per Sq. Mtrs.
6	Estimated Value of Land	188.10 Sq. Mtrs.X 18,000=Rs.33,85,800 /- or say **Rs. 34.00 Lakh**

Part-B (Valuation of Building)

	Technical details of Building		
1	a	Type of building (Residential / Commercial / Industrial)	Residential
	b	Type of Construction (Load bearing / RCC / Steel Framed)	R.C.C.
	c	Year of construction	2021 (ongoing)
	d	Number of floors and height of each floor including basement if any.	Ground Floor = First Floor + Second Floor
	e	Plinth area floor wise (As per map)	As per site
		G.F- 80.30 Sq. Mtrs. F.F- 72.30 Sq. Mtrs. S.F- 72.30 Sq. Mtrs. Total covered Area – 224.90 Sq. Mtrs.	G.F- 80.30 Sq. Mtrs. F.F- 72.30 Sq. Mtrs. S.F- 72.30 Sq. Mtrs. Total covered Area – 224.90 Sq. Mtrs. 2420.90 Sq.ft
	f	Condition of building	
	i	Exterior – Excellent, Good Normal. Poor	Normal
	ii	Interior - Excellent, Good Normal. Poor	Normal
	g	Date of issue and validity of layout of approved map / plan	R-2150/20-21 Dt .29.01.2021
	h	Approved map / plan issuing	M.D.D.A

CONSULTANCY SERVICES * PARTH FINANCIAL & INDUSTRIAL

	authority	
	Whether genuineness or authenticity of approved map / plan is verified	Yes
5	Any other comment by our empanelled valuer on authenticity of approved map / plan	Reported nothing adverse

CIFICATION OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

	Description	
	Foundation	RCC structure
	Basement	--
3	Superstructure	RCC Structure
4	Joineries / doors & windows (please furnish details about size of frames, shutters, glazing, fittings etc and specify species of timber)	--
5	RCC works	Yes
6	Plastering	--
7	Flooring, skirting and dadoing	--
8	Special finish as marble,. granite, wooden paneling grills etc.	--
9	Roofing including weather proof course	RCC Roofing
10	Drainage	Yes

	Description		
1	Compound wall		
	Height		NA
	Length		NA
	Type of construction		NA
2	Electrical Installation		
	Type of wiring		Normal for Residential Building
	Class of fittings (superior / ordinary / poor)		
	No. of light points		
	Fan Points		
	Spare plug points		
	Any other item		
3	Plumbing installations		
	a	No. of water closets and their types	Normal for Residential Building
	b	No. of wash basins	
	c	No. of Urinals	
	d	No. of Bathtubs	
	e	Water meters, taps etc.	
	f	Any other fixtures	

INDUSTRIAL CONSULTANCY SERVICES • FINANCIAL

...LS OF BUILDING VALUATION --

	Discription	Type Of Construction	Area In Sq. Mtrs	Completion Rate / Sq.Mtrs Considered	%Age Completion	Rate /Sq. Mtrs Considered	Rs. In Lakh
	Ground Floor-	RCC Structure ,ht 10ft walls raised	72.30	22,000	50 %	11,000	7.95
	First Floor-	RCC Structure ,ht 10ft walls raised	72.30	22,000	50 %	11,000	7.95
3	Second Floor-	RCC Structure ,ht 10ft walls raised	72.30	22,000	50 %	11,000	7.95
4	Staircase	RCC Structure ,ht 10ft walls raised	8.00	15,000	60 %	9,000	0.72
						Total	24.57

Note- i) Borrower has done R.C.C work+ Brickwork in G-floor, F-floor & S-floor
ii) House is under construction so no depreciation has been charged.
iii) The Gift Deed has Two areas demarked as A & B. We have considered Combined area of A+B areas.

PART-C -- (Extra Items) (Amount in Lakh of Rs)

1	Portico	00.00
2	Ornamental Front Door	00.00
3	Sit out / Verandah with steel grills	
4	Water tanks	
5	Extra Steel / Collapsible gate	
	TOTAL	00.00

PART-D --AMMENITIES (Amount in Lakh of Rs)

1	Wardrobes	00.00
2	Glazed Tiles	
3	Modular Kitchen (2)	
4	Marble / Ceramic Tiles Flooring	
5	Interior Decorations	
6	Architectural elevation works	
7	Paneling works	
8	Aluminum works	
9	Aluminum Hand rails	
10	False Ceiling	
	TOTAL	**00.00**

PART-E --MISCELLANEOUS (Amount in Lakh of Rs)

1	Separate Toilet room	00.00
2	Separate lumber room	
3	Separate water tank / sump	
4	Trees and gardening	

PARTH FINANCIAL & INDUSTRIAL CONSULTANCY SERVICES

	TOTAL	00.00

(Amount in Lakh of Rs)

	ART-F-- SERVICES	
	Water supply arrangements	
	Drainage arrangements	
	Compound wall	
	C.B. Deposits fittings etc.	4.00
5	Pavement / Retaining waqll	
	TOTAL	**4.00**

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

(Amount in Lakh. Of Rs)

		Replacement cost	Depreciated Value
PART- A	Land	34.00	34.00
PART- B	Building	24.57	24.57
PART- C	Extra Items	00.00	00.00
PART- D	Amenities	00.00	0.00
PART- E	Miscellaneous	00.00	0.00
PART- F	Services	4.00	4.00
	TOTAL	62.57	62.57
		Say	Rs. Sixty Two Lakh Only

30.6

Our Shri Atul Kukreti has visited site on 28.12.2021. As a result of our appraisal and analysis, by Market Approach Method, it is Our considered opinion that the present fair Market value of the above property is Rs. 62.00 Lakh (Rounded) (Rs. Sixty Two Lakh only). The Realizable Value of above property@ 90% of Market Value is Rs. 56.00 Lakh (Rounded) (Rs. Fifty Six Lakh only). and the Distress Value @ 75% of Market Value is Rs. 46.50 Lakh (Rounded) (Rs. Forty Six Lakh Fifty Thousand only).

Name and address of the Valuer --- Parth Financial & Industrial Consultancy Services
Branch Office- 15-B, New Cantt. Road, Dehradun.

Name of Valuer association of which we Partners are bonafide member in good standing…Institution of Valuers

Wealth Tax Registration No Rajesh Kr. Srivastava I.O.V. Fellow No.- F- 26497 Pramod Bharti V-05/2009-10 Ajay Kr. Chaturvedi V-02/2016-17

Signature of the Valuer.....

Date 30.12.2021 Mobile No+91- 9891290809, 9953110441

Email… parthfintech@gmail.com, parthfintechddn@gmail.com

The undersigned has inspected the property detailed in the valuation report dated _____On _____. We are satisfied that the fair and reasonable Market Value of the property is Rs._____- (Rs. _____only).

Signature

Date:- _____

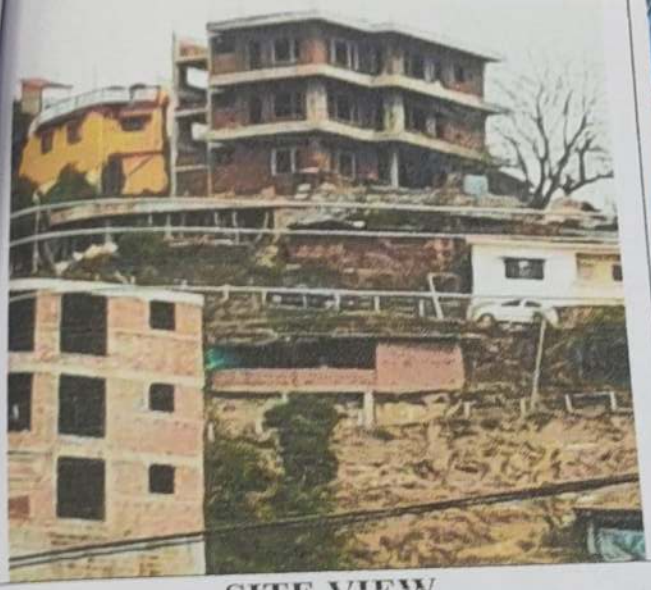
(Name of the Branch Manager with Official Seal)

15. **Enclosures**

d)	Photograph of the property	Annexure-I
f)	Google Map location of the property	Annexure-II

ANNEXURE-I

PHOTO OF HOUSE OF MR. TREPAN SINGH S/O LATE MR.TRILOK SINGH RAWAT LOCATED AT BALKRISHNA VATIKA, MERRY VILLE ESTATE, BARLOWGANJ, MUSSOORIE, DEHRADUN



SITE VIEW

FRONT VIEW

INTERNAL VIEW

INTERNAL VIEW