

GEETA MEHTA

Advocate

IN PANEL OF :-

Punjab National Bank, Central Bank of India
The Nainital Bank Ltd., Bank of Maharashtra

Office: Chamber No. 53
First Floor Hall, Opp. Bar Association
District Court, Dehradun.
Mob.: 9410776142

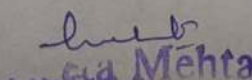
Date: 08-01-2024

The Branch Manager,
Punjab National Bank,
Tilak Road, Dehradun

SPECIAL REPORT ON TITLE

REGARDING: SEARCH REPORT / NON-CUMBRANCE CERTIFICATE IN RESPECT OF All that Property/land described in old khatauni of Khata no. 126 (According to Fasli year 1422 to 1427) and new present khatauni of Khata no. 259 (According to Fasli year 1428 to 1433) bearing Khasra no. 110 having land area 63.77 Sq. Mtrs. Situated at Mauza Dudhali, Pargana Parwa Doon, Tehsil Doiwala, Distt. Dehradun (Uttarakhand).

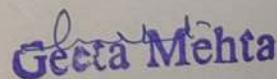
ASPECT TO BE CONSIDERED	COUNSEL'S STATEMENT
A- PARTICULARS	
1. Name of the borrowers with address	Smt. Rekha Kothari W/o Shri Gopal Kothari R/o 58, Shivnagar, Defence Colony, Distt. Dehradun, Uttarakhand.
2. Name of the person offering mortgage with parentage/ constitution and address.	Smt. Rekha Kothari W/o Shri Gopal Kothari R/o 58, Shivnagar, Defence Colony, Distt. Dehradun, Uttarakhand.
3. Details of the property to be mortgaged : As per title deed –	All that Property/land described in old khatauni of Khata no. 126 (According to Fasli year 1422 to 1427) and new present khatauni of Khata no. 259 (According to Fasli year 1428 to 1433) bearing Khasra no. 110 having land area 63.77 Sq. Mtrs. Situated at Mauza Dudhali, Pargana Parwa Doon, Tehsil Doiwala, Distt. Dehradun (Uttarakhand), bounded and butted as under:- Schedule A :- East: Property of other, S.M. 34 Ft. West: Property of Shri Subhash Rawat, S.M. 34 Ft North: Main Dudhali Doiwala Road, S.M. 17 Ft. South: Land of Shri Subhash Rawat & land of schedule B, S.M. 17 Ft.


Geeta Mehta
Advocate

<p style="text-align: center;">As per present position –</p>	<p>Schedule B :- East: Property of other, S.M. 9 Ft. 4 Inch West: Land of Shri Subhash Rawat, S.M. 9 Ft. 4 Inch North: Land of schedule A, S.M. 11 Ft. 7 Inch South: Property of Shri Subhash Rawat, S.M. 11 Ft. 7 Inch</p> <p>Confirm from valuation report.</p>
<p>B – INVESTIGATIONS</p>	
<p>1. Details of the title deeds/ documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)</p>	<ol style="list-style-type: none"> 1. Original and Certified of Sale deed which is duly registered in the office of Sub-Registrar-IV Dehradun at Book No. 1 Vol. 7338 Page 1 to 26 at Sr. no. 6370 on dated 25-05-2023. 2. Original and Certified of Sale deed which is duly registered in the office of Sub-Registrar-II Dehradun at Book No. 1 Vol. 7370 Page 153 to 180 at Sr. no. 2918 on dated 19-06-2021 3. Copy of latest khatauni of khata no. 259 (According to Fasli year 1428 to 1433) of Muaza Dudhali. 4. Copy of Map sanctioned by MDDA, Dehradun
<p>2. Whether certified copies have been obtained from the Registrar's office</p>	<p style="text-align: center;">YES</p>
<p>3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?</p>	<p style="text-align: center;">YES</p>
<p>4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?</p>	<p style="text-align: center;">YES</p>
<p>5. Whether the registration particulars number & date and page particulars as given in title deed tally with the particulars as stated in the certified copy as Obtained from the Registrar's office?</p>	<p style="text-align: center;">YES</p>
<p>6. Whether the photographs of the parties affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?</p>	<p style="text-align: center;">YES</p>

7. Whether the contents of the given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the Registrar's office/ If not variations be specified. What is its effect.	YES
8. Whether the property has been mutated in the name of the person offering the mortgage?	YES
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	YES
10. Whether there is any bar under any local law for creation of mortgage of the property to be mortgaged? (In some States, there are legal restrictions' on creation of the mortgage of agricultural property for non- agricultural purposes)	No
11. Where there are restrictions regarding sale of the property to be mortgaged ? (In some States, there are restrictions for sale of property to residents outside the State).	No
12. Whether all the approvals, clearance /sanctioned required for creation of the mortgage have been obtained ? If not obtained, what are such sanction/ approvals and clearances yet to be obtained.	Not Applicable
13. Whether the property is ancestral/or under joint ownership or the minor is having interest in the property. If so it effect thereof.	Not Applicable
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894.	Not Applicable
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located.	Not Applicable
16. In case of lease hold property whether permission/ NOC from the Lessor is required for creation of mortgage. Whether permission of the Lessor/NOC is obtained.	Not Applicable
17. What is the rate of sharing unearned income with Lessor in the event of the sale of the property?	Not Applicable

18. Whether copy of the title deed favouring Lessor is made available to examine the validity of the lease.	Not Applicable
19. Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20. Whether the permission of the Income Tax Authorities/ Assessing Officer is required under the provisions of the Income Tax Act for creation of Mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the Income Tax Department.	Not Applicable
21. In respect of the agricultural land whether land is declared surplus or under consolidation of holdings.	Not Applicable
22. Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	YES, Khatauni obtained and as per revenue records no dues are outstanding towards the mortgagor.
23. Whether the owner's title valid, absolute, clear and marketable one?	YES
24. Based on the documents available, whether the owner's title is salable?	YES
25. Based on the documents available, whether the owner's title is transferable?	YES
26. Whether the mortgaged property is enforceable under SARFAESI Act- 2002	YES


Geeta Mehta
 (Geeta Mehta) Advocate
 Advocate

CHAIN OF TITLE

That the present owner Smt. Rekha Kothari W/o Shri Gopal Kothari acquired and purchased the **Property/land described in old khatauni of Khata no. 126 (According to Fasli year 1422 to 1427) and new present khatauni of Khata no. 259 (According to Fasli year 1428 to 1433) bearing Khasra no. 110 having land area 63.77 Sq. Mtrs. Situated at Mauza Dudhali, Pargana Parwa Doon, Tehsil Doiwala, Distt. Dehradun (Uttarakhand)** from (1) Shi Ranjeet Singh S/o Late Shri Pratap Singh (2) Shri Rafal Singh S/o Late Shri Mayaram vide Sale deed which is duly registered in the office of Sub-Registrar-IV Dehradun at Book No. 1 Vol. 7338 Page 1 to 26 at Sr. no. 6370 on dated 25-05-2023 and name of present owner is mutated in the revenue records as per khatauni of khata no. 259 (According to Fasli year 1428 to 1433) of Muaza Dudhali.

That above named (1) Shi Ranjeet Singh S/o Late Shri Pratap Singh (2) Shri Rafal Singh S/o Late Shri Mayaram purchased above property having same area 63.77 Sq. Mtrs. from (1) Smt. Kamla W/o Late Shri Narayan Singh (2) Shri Sanjay Singh Rawat (3) Shri Ajay Singh Rawat S/o Late Shri Narayan Singh vide Sale deed which is duly registered in the office of Sub-Registrar-II Dehradun at Book No. 1 Vol. 7370 Page 153 to 180 at Sr. no. 2918 on dated 19-06-2021.

That initially named Shri Narayan Singh S/o Shri Mukundi was the recorded owner and bhunidhar of above land bearing khasra no. 110 area 0.0192 Hect. with other part of land from the fasli year 1388 meaning thereby the year 1981 and after the death of Shri Narayan Singh his land devolved to his legal heirs above prior owners named (1) Smt. Kamla W/o Late Shri Narayan Singh (2) Shri Sanjay Singh Rawat (3) Shri Ajay Singh Rawat S/o Late Shri Narayan Singh and by virtue of succession and their names mutated in revenue records vide succession order dated 19-11-2020 passed by Revenue Inspector, Doiwala, Dehradun in form Pa Ka 11 Kha which is duly endorsed in khatauni of khata no. 259 (According to Fasli year 1428 to 1433) of Muaza Dudhali.

That the chain of title is complete for 13 years.


Geeta Mehta
Advocate

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Advocate

IN PANEL OF :-

Punjab National Bank, Central Bank of India
The Nainital Bank Ltd., Bank of Maharashtra

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District Court, Dehradun.
Mob.: 9410776142

Date: 08-01-2024

The Branch Manager,
Punjab National Bank,
Tilak Road, Dehradun

CERTIFICATE

Reg: All that Property/land described in old khatauni of Khata no. 126 (According to Fasli year 1422 to 1427) and new present khatauni of Khata no. 259 (According to Fasli year 1428 to 1433) bearing Khasra no. 110 having land area 63.77 Sq. Mtrs. Situated at Mauza Dudhali, Pargana Parwa Doon, Tehsil Doiwala, Distt. Dehradun (Uttarakhand).

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar / Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of Sub-registrar Dehradun :-

1. Certified copy of Sale deed which is duly registered in the office of Sub-Registrar-IV Dehradun at Book No. 1 Vol. 7338 Page 1 to 26 at Sr. no. 6370 on dated 25-05-2023.
2. Certified copy of Sale deed which is duly registered in the office of Sub-Registrar-II Dehradun at Book No. 1 Vol. 7370 Page 153 to 180 at Sr. no. 2918 on dated 19-06-2021
3. Copy of latest per khatauni of khata no. 259 (According to Fasli year 1428 to 1433) of Muaza Dudhali.
4. Copy of Map sanctioned by MDDA, Dehradun

I shall be liable/responsible if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the Indian Banks' Association Or Reserve Bank of India Or Any other Such Body for circulation amongst Banks/Financial Institutions.

Geeta Mehta
Advocate

As per your instructions and pursuant to my search conducted in the office of Sub-Registrar, **Dehradun** from the period **2010 to 2024** vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No Encumbrance has been found in respect of the above mentioned property.

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

- a) Name of Lender:
- b) Date of Opinion: **08-01-2024**
- c) Remarks: No

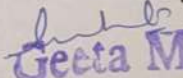
I find following defects/no defects in the title of the person offering mortgage:- **No Defect**

I hereby certify that **Smt. Rekha Kothari W/o Shri Gopal Kothari** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage.

The valid mortgage can be created by depositing the following title deed. The said title deeds are genuinely registered and are not duplicate or fake as observed by me :-

1. Original Sale deed which is duly registered in the office of Sub-Registrar-IV Dehradun at Book No. 1 Vol. 7338 Page 1 to 26 at Sr. no. 6370 on dated 25-05-2023.
2. Original Sale deed which is duly registered in the office of Sub-Registrar-II Dehradun at Book No. 1 Vol. 7370 Page 153 to 180 at Sr. no. 2918 on dated 19-06-2021
3. Copy of latest per khatauni of khata no. 259 (According to Fasli year 1428 to 1433) of Muaza Dudhali.
4. Copy of Map sanctioned by MDDA, Dehradun

Yours faithfully,


Geeta Mehta
(Geeta Mehta)
Advocate

- Enclosures :**
1. Special report
 2. Chain of Title
 3. Certified copy of Title Deed and link deeds
 4. Search Report

GEETA MEHTA

Advocate

IN PANEL OF :-

Punjab National Bank, Central Bank of India
The Nainital Bank Ltd., Bank of Maharashtra

Office: Chamber No. 53
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Mob.: 9410776142

Date: 08-01-2024

The Branch Manager,
Punjab National Bank,
Tilak Road, Dehradun

SEARCH REPORT

Search report relates to searches made in:

- A. Sub-Registrar Office : **Dehradun**
- B. Registrar of Companies : **N.A.**
- C. Courts : **No.**
- D. Other offices :
 - i) Office of the Co-operative Society : **N.A.**
 - ii) _____ Development Authority : **N.A.**
- E. Any other documents
 - a) Receipts for payment of Municipal Taxes etc : **N.A.**
- 1. Sub-Registrar / Registrar of Assurance Office :

The encumbrance certificate was obtained from the Sub Registrar : **Dehradun** for the period from **2010 to 2024** and the same disclosed following encumbrances (Certificate enclosed):

- a)
- b)
- c)

(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

Geeta Mehta
Advocate

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on **08-01-2024** for the period from **2010 to 2024** at the following sub registrar / offices:-

a) **Sub-Registrar Office Dehradun.**

b)

c)

The search report disclosed the followings encumbrances:-

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:- N.A.

ROC	Information

4. Inspection of Court records disclosed: N.A.

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Name of Order

5. Searches made / Inspections carried out in the following offices disclosed :

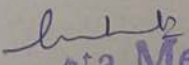
Office	Date of Search / Inspection	Information
Sub-Registrar Dehradun	08-01-2024	All the documents were property registered over there

6. A study of the following documents disclosed:

Details of documents perused	Information
AS PER CHAIN OF TITLE AND SPECIAL REPORT ON TITLE	All the documents were property registered over there

Defects noticed are indicated in the Certificate given by me.

Yours faithfully,


(Geeta Mehta)
Advocate



सत्यमेव जयते



IN-UK97660550228067W

INDIA NON JUDICIAL

Government of Uttarakhand

₹10

e-Stamp

₹10 ₹10 ₹10 ₹10

Certificate No.	: IN-UK97660550228067W
Certificate Issued Date	: 08-Jan-2024 04:27 PM
Account Reference	: NONACC (SV)/ uk1259604/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK125960401946448541429W
Purchased by	: PNB
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PNB
Second Party	: NA
Stamp Duty Paid By	: PNB
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



₹10



सतेन्द्र सिंह नेगी
स्टाम्प विक्रेता
लाईसेन्स नं०- 83
कोट कम्पाउण्ड, देहरादून

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IN-UK97660550228067W

AFFIDAVIT

BEFORE MANAGER, PUNJAB NATIONAL BANK, TILAK ROAD, DEHRADUN.

Affidavit of Smt. Rekha Kothari W/o Shri Gopal Kothari R/o 58, Shivrinar, Defence Colony, Distt. Dehradun, Uttarakhand.

.....Deponent

I, the above named Deponent, do hereby solemnly affirm and state on oath as under:-

1. That the Deponent's name and address as mentioned herein above is correct.
2. That the Deponent is the absolute owner and in possession of all that property more-fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest of any kind or nature whatsoever in the said land till date.
3. That the Deponent has not created any mortgage, charge or encumbrance of any kind or nature whatsoever on or in respect of the said land. The said land is free from all sort of encumbrances, claims or demand of any kind of nature whatsoever. No adverse claim of any kind exists against the said land
4. That the Deponent has not any time deposited any of the title deeds relating to the said land with any person or persons whomsoever, as and by way of security, equitable mortgage by deposit of title deeds, charge, lien or trust or any manner whatsoever and that the said land is free from all encumbrances, claims and demands. No claim has ever been made against the Deponent or against the said land on the ground of any deposit of all or any of the title deeds, documents or writings or any one or more of them as security or on other ground whatsoever.
5. That Deponent assure to the bank that till date no litigation is pending in respect of the scheduled land nor any decree for attachment before judgment, after judgment, injunction, appointment of Receiver, appointment of Liquidator has been passed by any court or board or authority or tribunal.
6. That there are no land revenue assessment, income tax, wealth tax, expenditure tax or any other taxes, cesses, dues, assessments due and payable by the Deponent for which the said land is liable to be attached nor the Deponent has received any notice under The Payment of Taxes Act, The Transfer of Land (Amendment) Act, The Income Tax Act, The Wealth Tax Act, The Expenditure Tax Act, The Gift Tax Act or any other Act issued or pending against the Deponent over the said land.
7. That the said land is not subject matter of any suit or legal proceedings nor any attachments before or after judgment nor has any trust secret or otherwise, been created in respect of the said land.
8. That the Deponent has not availed any loan from any Bank or Financial Institution against the said land. That the Deponent is not in any arrears of any liability of payment towards principal loan amount or interest thereon.
9. That the Deponent has not avail any loan of any amount for any purpose from any other Bank, any nationalized or private bank or any other Financial Institution or leasing company, engaged in providing loans.

10. That the Deponent has agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims, demands, charges and expenses whatsoever in respect of her said land.
11. That the Deponent has not done or cause to be done any such work, acts or things regarding her said land, which may directly or indirectly effect the bank's valuable right and interest, adversely.
12. That the Deponent assured to the Bank that he has personally verified and checked the title chain of Scheduled land, which is found to be clear, but if in future any type of defect is found regarding Deponent's land mentioned in schedule of declaration in that circumstances the whole liability would be of Deponent and Deponent would not have a right to file any type of claim/compensation against the bank, its employees, workers or panel advocates. Besides it, in that circumstances the Deponent would be under obligation to repay the total principal loan amount alongwith interest and other incidental charges to the bank.
13. That the Deponent is ready and willing to mortgage said land, as security by way of equitable mortgage to the Bank in terms to secure the loan. The Deponent is hereby declare and confirm that so long, as the entire loan amount availed from the above bank is not fully adjusted in full and final with other incidental charges, the Deponent will not transfer the said land in any manner to anybody. The Deponent will not do or cause to be done any such work acts or things regarding said land, which may directly or indirectly affects the bank's valuable rights and interest being it's a security offered by the Deponent, adversely.

SCHEDULE PROPERTY

All that Property/land described in old khatauni of Khata no. 126 (According to Fasli year 1422 to 1427) and new present khatauni of Khata no. 259 (According to Fasli year 1428 to 1433) bearing Khasra no. 110 having land area 63.77 Sq. Mtrs. Situated at Mauza Dudhali, Pargana Parwa Doon, Tehsil Doiwala, Distt. Dehradun (Uttarakhand), bounded and butted as under :-

Schedule A

East : Property of other, S.M. 34 Ft.
West : Property of Shri Subhash Rawat, S.M. 34 Ft
North : Main Dudhali Doiwala Road, S.M. 17 Ft.
South : Land of Shri Subhash Rawat & land of schedule B, S.M. 17 Ft.

Schedule B

East : Property of other, S.M. 9 Ft. 4 Inch
West : Land of Shri Subhash Rawat, S.M. 9 Ft. 4 Inch
North : Land of schedule A, S.M. 11 Ft. 7 Inch
South : Property of Shri Subhash Rawat, S.M. 11 Ft. 7 Inch

... Deponent

Verification : I, the above named Deponent, do hereby verify that the contents of paras 1 to 13 of this affidavit are true to my personal knowledge and belief.

Verified at Dehradun on

..... Deponent

क्रमांक A



Rajni



विक्रय पत्र
(वांछित विवरण)

6370/23

1. मालियत विक्रयपत्र : रु. 12,06,000/-
2. बाजारी मूल्य : रु. 12,06,000/-
(सर्किल रेट के अनुसार)
3. कुल स्टाम्प शुल्क देय : रु. 45,300/-
4. मुख्य क्षेत्र : ग्रामीण क्षेत्र
5. क्षेत्र : मौजा दुधली
6. मुख्य मार्ग से दूरी : विक्रीत भूमि मुख्य मोथरोवाला-दुधली
डोईवाला मार्ग पर 5 मीटर से अधिक व 12
मीटर से कम चौड़े रास्ते पर स्थित है।
7. भूमि विवरण : भूमि खाता सं० 00259 (फसली वर्ष 1428
से 1433) के खसरा नम्बर 110 रकबा
63.77 वर्गमीटर स्थित मौजा दुधली,
तहसील डोईवाला, परगना परवादून, जिला
देहरादून।
8. भूमि का प्रकार : आवासीय
9. सर्किल रेट : रु० 18000/- प्रति वर्गमीटर
10. विक्रेतागण का नाम व पता : 1-श्री रणजीत सिंह पुत्र स्व० श्री प्रताप
सिंह निवासी- ग्राम दुधली, पो० नागल
बुलन्दावाला, तहसील डोईवाला, जिला
देहरादून एवं 2-श्री रफल सिंह पुत्र स्व०
श्री मायाराम निवासी ग्राम व पो० नागल
बुलन्दावाला, तहसील डोईवाला, जिला
देहरादून।
11. क्रेता का नाम व पता : (PAN-CCBPS8477G) (PAN-AXNPS9243G)
श्रीमती रेखा कोठारी पत्नी श्री गोपाल
कोठारी निवासी-58, शिवनगर, डिफेन्स
कॉलोनी, जिला देहरादून, उत्तराखण्ड।
(PAN: LMKPK1586L)
12. ई० स्टाम्प की संख्या : IN-UK53958579143609V
13. रचियता : श्री मनमोहन कण्डवाल, एडवोकेट।

Rajni

Rajni

Rajni

भूमि खाता स0 00126 (फसली वर्ष 1422 से 1427) के खसरा नम्बर 110 रकबा 63.77 वर्गमीटर स्थित मौजा दुधली, तहसील डोईवाला, परगना परवादून, जिला देहरादून।



समिति
23/01/2022

Signature

Advocate, 9410776142

Online Nakal - UKNIK



सत्यमेव जयते

INDIA NON JUDICIAL

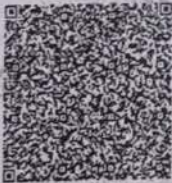
Government of Uttarakhand

₹45,300

e-Stamp

Certificate No. : IN-UK53958579143609V
 Certificate Issued Date : 25-May-2023 10:21 AM
 Account Reference : NONACC (SV)/ uk1200604/ DEHRADUN/ UK-DH
 Unique Doc. Reference : SUBIN-UKUK120060414102160100101V
 Purchased by : SMT REKHA KOTHARI
 Description of Document : Article Miscellaneous
 Property Description : MAUZA DUDHLI DOJWALA DEHRADUN
 Consideration Price (Rs.) : 12,06,000
 (Twelve Lakh Six Thousand only)
 First Party : RANJEET SINGH AND RAFAL SINGH
 Second Party : SMT REKHA KOTHARI
 Stamp Duty Paid By : SMT REKHA KOTHARI
 Stamp Duty Amount(Rs.) : 45,300
 (Forty Five Thousand Three Hundred only)

₹45,300 ₹45,300 ₹45,300 ₹45,300



अनुप कुमार शर्मा
 e-स्टाम्प विक्रेता, देहरादून

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PU 0006520675

विक्रय पत्र

1-श्री रणजीत सिंह पुत्र स्व० श्री प्रताप सिंह निवासी- ग्राम दुधली, पो० नागल बुलन्दावाला, तहसील डोईवाला, जिला देहरादून एवं 2-श्री रफल सिंह पुत्र स्व० श्री मायाराम निवासी ग्राम व पो० नागल बुलन्दावाला, तहसील डोईवाला, जिला देहरादून।

..... विक्रेतागण

तथा

श्रीमती रेखा कोठारी पत्नी श्री गोपाल कोठारी निवासी-58, शिवनगर, डिफेन्स कॉलोनी, जिला देहरादून, उत्तराखण्ड।

..... क्रेता

जो कि विक्रेतागण नीचे सूची में वर्णित भूमि, कि जिसका पूरा विवरण इस विक्रयपत्र के अन्त में सूची विक्रीत भूमि में दिया गया है के संयुक्त मालिक, काबिज, अध्यासी एवं अधिकारी हैं और नीचे सूची में वर्णित भूमि इस समय तक हर प्रकार के भार, बन्धन, रहन, जमानत, कुर्की, सीलिंग, कर्जों, अधिग्रहण, वाद-विवादों आदि से मुक्त स्वच्छ स्वामित्व की है और विक्रेतागण को नीचे सूची में वर्णित भूमि अपनी इच्छानुसार विक्रय/अंतरित करने का पूर्ण अधिकार प्राप्त है विक्रेतागण ने सूची में वर्णित भूमि को इसके पूर्व स्वामी 1-श्रीमती कमला पत्नी स्व० श्री नारायण सिंह 2-श्री संजय सिंह रावत 3-श्री अजय सिंह रावत पुत्रगण स्व श्री नारायण सिंह निवासीगण दुधली, निकट वन चौकी, देहरादून से दिनांक 19.06.2021 को क्रय की है, जिसका बही न०-1, जिल्द 7370 पृष्ठ 153/180 में दस्तावेज संख्या 2918 दिनांकित 19.06.2021 पर उपनिबन्धक कार्यालय देहरादून द्वितीय, में विधिवत दर्ज व पंजीकृत है, तथा उपरोक्त पूर्व विक्रेतागण को नीचे सूची में वर्णित भूमि उनके पिता व पति की मृत्यु के बाद विरासत के द्वारा प्राप्त हुई है, उपरोक्त पूर्व विक्रेतागण के पिता व पति 1388 फसली अर्थात् वर्ष 1981 से स्वामी व काबिज चले आ रहे हैं तथा वर्तमान विक्रेतागण का नाम राजस्व अभिलेखों में बतौर स्वामी दर्ज चला आ रहा है, जिसके आधार पर विक्रेतागण को सूची में वर्णित भूमि को अन्तरण, हस्तान्तरण, विक्रय आदि करने के पूर्ण अधिकार प्राप्त हैं।

और जो कि विक्रेतागण ने नीचे सूची में वर्णित भूमि क्रेता उपरोक्त को हर प्रकार के भार, बन्धन आदि से मुक्त सम्पूर्ण स्वामित्व अधिकार सहित मु० 12,06,000/-रुपये (अंकन बारह लाख छः हजार रुपये) में विक्रय करनी तथा क्रेता द्वारा विक्रेतागण से क्रय करनी तय पायी है जिसकी प्रतिज्ञापूर्ति में यह विक्रयपत्र सम्पादित किया जा रहा है।

2011/11/11

2 15/11/11

2011/11/11

अतः यह विक्रय विलेख निम्न साक्ष्यांकित करता है:-

1-यह कि विक्रेतागण ने स्वस्थ मन, मस्तिष्क व इन्द्रियों की दशा में बिना किसी के सिखलाये व बहकाये नीचे सूची में वर्णित भूमि, मय समस्त रास्ते हवा, पानी निकास व आवागमन आदि के समस्त अधिकार एवं सुखाधिकार आदि सहित व सम्पूर्ण स्वामित्व व अधिकार सहित कुल विक्रय मूल्य मु० 12,06,000/-रूपये (अंकन बारह लाख छः हजार रुपये) प्रतिफल के बदले में क्रेता को सदैव के लिये विक्रय कर दी है व बेच दी है। विक्रेतागण ने क्रेता द्वारा क्रय की गयी भूमि का विक्रय मूल्य मु० 12,06,000/-रूपये (अंकन बारह लाख छः हजार रुपये) निम्न द्वारा प्राप्त कर लिये हैं :-

अ- मु० 2,00,000/-रूपये द्वारा चैक स० 370921 भारतीय स्टेट बैंक, डिफेंस कालोनी, देहरादून दिनांक 20.01.2023

ब- मु० 3,00,000/-रूपये द्वारा चैक स० 370939 भारतीय स्टेट बैंक, डिफेंस कालोनी, देहरादून दिनांक 05.06.2023

स- मु० 3,00,000/-रूपये द्वारा चैक स० 370941 भारतीय स्टेट बैंक, डिफेंस कालोनी, देहरादून दिनांक 05.06.2023

द- मु० 2,00,000/-रूपये द्वारा चैक स० 370922 भारतीय स्टेट बैंक, डिफेंस कालोनी, देहरादून दिनांक 08.01.2023

य- मु० 2,06,000/-रूपये पूर्व में

विक्रेतागण उपरोक्त कुल विक्रय मूल्य की प्राप्ति श्रीमान सब रजिस्ट्रार महोदय, देहरादून के समक्ष उपरोक्त वर्णित अनुसार क्रेता से एतद्वारा स्वीकार करता है और अब क्रेता से विक्रीत भूमि के विक्रय मूल्य की बाबत अन्य कोई धनराशि लेना शेष नहीं रह गया है, मुझ विक्रेतागण ने क्रेता से कुल विक्रय धन प्राप्त करके नीचे सूची में वर्णित भूमि से आज दिन मौके पर अपना मालिकाना व वास्तविक कब्जा उठाकर क्रेता को उसका मालिकाना व वास्तविक कब्जा सौंप दिया है। आज से क्रेता विक्रीत भूमि का एकमात्र मालिक, स्वामी, काबिज, अध्यासी व अधिकारी विक्रेतागण के स्थान पर व विधिनुसार सम्पूर्ण अन्तरण योग्य स्वामित्व अधिकार सहित हो गयी है।

2-क्रेता को अधिकार प्राप्त है कि वह विक्रीत भूमि को जिस प्रकार चाहें अपने उपयोग व उपभोग में लाये, किराये पर दे, निर्माण, परिवर्तन, परिवर्द्धन, संशोधन आदि करें अर्थात् जिस प्रकार चाहे लाभ अर्जित करें व आवश्यकतानुसार रहन, विक्रय, दान आदि करके धनोपार्जन व पुण्य प्राप्त करे कि जिसमें विक्रेतागण को कोई आपत्ति नहीं होगी। आज से विक्रीत भूमि से विक्रेतागण अथवा उनके अपने उत्तराधिकारी विधिक प्रतिनिधियों आदि का कोई सम्बन्ध किसी तौर पर नहीं रह गया है। यदि भविष्य में अन्य किसी व्यक्ति ने प्रकट होकर विक्रीत भूमि में अपना स्वामित्व या अधिकार प्रदर्शित किया तो ऐसी प्रत्येक कार्यवाही निर्मूल, शून्य व प्रभावहीन होगी एवं समझी जायेगी। क्रेता को अधिकार होगा कि वह विक्रीत भूमि राजस्व अभिलेखों में अपने नाम दर्ज करा ले, जिसमें विक्रेतागण को कोई आपत्ति नहीं होगी। विक्रीत भूमि की बाबत इस विक्रयपत्र सम्पादन की तिथि से करें आदि की अदायगी का उत्तरदायित्व क्रेता का होगा। आज से पूर्व इस बाबत कुल उत्तरदायित्व विक्रेतागण का रहेगा।

21/12/23 24/12/23

Reflex

3-यह कि यदि भविष्य में क्रेता को विक्रेतागण से सूची में वर्णित विक्रीत भूमि की बाबत किसी प्रकार का कोई दस्तावेज अंकित कराने अथवा बयान दिलाने की आवश्यकता पड़ती है तो ऐसी कार्यवाही विक्रेतागण, क्रेता के अनुरोध पर करने के लिये सदैव तत्पर रहेंगा।

4-यह कि भविष्य में यदि विक्रीत की जा रही भूमि या उसका कोई भाग विक्रेतागण के किसी दोष या स्वामित्व या अधिकार अन्तरण में किसी प्रकार की कमी के कारण क्रेता के स्वामित्व या अध्यासन से निकल जाता है तो उस दशा में होने वाली अनुपातिक समस्त हानि की क्षतिपूर्ति मय हर्जे-खर्चे सहित क्रेता, विक्रेतागण उसके वारिसान व उसकी हर प्रकार की चल-अचल भूमि से प्राप्त करने की अधिकारी होगी और विक्रेतागण को किसी प्रकार की कोई आपत्ति करने के अधिकार नहीं होंगे।

5-यह कि इस विक्रय विलेख में शब्द "विक्रेतागण" व "क्रेता" में सभी पक्षों के अपने-अपने वारिसान, उत्तराधिकारी, हित प्रतिनिधि, स्थानापन्न आदि सिवाये उन स्थलों को छोड़कर कि जहां प्रसंग में ऐसा प्रयोजन सार्थक ना हो, समान रूप से सम्मिलित समझे जायेंगे।

वांछित विवरण

- (1) विक्रेतागण एवं क्रेता के मध्य पूर्व में कोई लिखित विक्रय अनुबन्ध पत्र अंकित नहीं है।
- (2) विक्रेतागण एवं क्रेता अनुसूचित जाति व अनुसूचित जनजाति से सम्बन्धित नहीं है।
- (3) विक्रीत भूमि सीलिंग के प्रावधानों से मुक्त है तथा विक्रीत भूमि की बाबत कोई सीलिंग वाद लम्बित नहीं है।
- (4) विक्रीत भूमि नगर पालिका सीमा के बाहर है।
- (5) विक्रीत भूमि पर कोई वृक्ष, निर्माण व बाउन्ड्रीवाल आदि नहीं है।
- (6) क्रेता के पति के नाम उत्तराखण्ड में सितम्बर 2003 से पूर्व की सम्पत्ति है।
- (7) विक्रीत भूमि मुख्य मोथरोवाला-दूधली-डोईवाला मार्ग पर 5 मीटर से अधिक व 12 मीटर से कम चौड़े रास्ते पर स्थित है।
- (8) यह कि सूची में वर्णित भूमि, का सर्किल रेट मु0 18000/-रुपये प्रतिवर्गमीटर नियत है, 5 प्रतिशत वृद्धि उपरान्त भूमि का मूल्यांकन मु0 12,06,000/-रुपये होता है, जिस पर क्रेता महिला है व प्रथम बार छूट का लाभ ले रही है, नियमानुसार 3.75 प्रतिशत की दर से मु0 45,300/-रुपये का स्टाम्प शुल्क अदा किया जा रहा है।
- (9) यह कि प्रश्नगत सम्पत्ति Real Estate Act, 2016 एवं यथ प्रख्यापित Uttarakhand Real Estate (Regulation and Development General) Rules, 2017 में परिभाषित Real Estate Project {Group

20/11/2017

25/11/2017

Reddy

Housing, Mixed Development Projects, (Residential, Commercial तथा Industrial Projects, Commercial Projects अथवा Plotted Development Projects)} के अन्तर्गत नहीं है। द्वारा उक्त वर्णित अधिनियम का किसी भी प्रकार से उल्लंघन नहीं किया जा रहा है।

(10) यह कि विक्रीत सम्पत्ति के अक्षांश व दक्षांश 30.211456 व 78.060917 है।

सूची विक्रीत भूमि

भूमि खाता स0 00126 (फसली वर्ष 1422 से 1427) के खसरा नम्बर 110 रकबा 63.77 वर्गमीटर स्थित मौजा दुधली, तहसील डोईवाला, परगना परवाडून, जिला देहरादून, जिसकी सीमायें निम्न प्रकार हैं:-

सूची अ

- | | | |
|------------|---|--|
| पूरब में | - | सम्पत्ति अन्य, सीमा में नाप 34 फीट। |
| पश्चिम में | - | सम्पत्ति श्री सुभाष रावत, सीमा में नाप 34 फीट। |
| उत्तर में | - | मुख्य दूधली-डोईवाला मार्ग, सीमा में नाप 17 फीट। |
| दक्षिण में | - | भूमि श्री सुभाष रावत एवं भूमि सूची ब, सीमा में नाप 17 फीट। |

सूची ब

- | | | |
|------------|---|--|
| पूरब में | - | सम्पत्ति अन्य, सीमा में नाप 9 फीट 4 इंच। |
| पश्चिम में | - | भूमि श्री सुभाष रावत, सीमा में नाप 9 फीट 4 इंच। |
| उत्तर में | - | भूमि सूची अ, सीमा में नाप 11 फीट 7 इंच। |
| दक्षिण में | - | सम्पत्ति श्री सुभाष रावत, सीमा में नाप 11 फीट 7 इंच। |

अतः यह विक्रय विलेख आज दिनांक 25.05.2023 को स्थान देहरादून में साक्षीगण के समक्ष अंकित व निष्पादित किया ताकि समयानुसार काम आवे व सनद रहे।

25/5/23 25/5/23

रजिस्ट्रेशन अधिनियम 1908 की धारा 32-ए के अनुपालन हेतु फिंगर प्रिंट्स
विक्रेता स0 1 का नाम एवं पता—श्री रणजीत सिंह पुत्र स्व0 श्री प्रताप सिंह
निवासी— ग्राम दुधली, पो0 नागल बुलन्दावाला, तहसील डोईवाला, जिला देहरादून।
बायें हाथ (Left Hand) की अंगुलियों के चिन्ह—

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



दायें हाथ (Right Hand) की अंगुलियों के चिन्ह—

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



विक्रेता स0 1 के हस्ताक्षर

विक्रेता स0 2 का नाम एवं पता— श्री रफल सिंह पुत्र स्व0 श्री मायाराम निवासी
ग्राम व पो0 नागल बुलन्दावाला, तहसील डोईवाला, जिला देहरादून।
बायें हाथ (Left Hand) की अंगुलियों के चिन्ह—

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



दायें हाथ (Right Hand) की अंगुलियों के चिन्ह—

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



विक्रेता स0 2 के हस्ताक्षर

Refly

क्रेता का नाम एवं पता- श्रीमती रेखा कोठारी पत्नी श्री गोपाल कोठारी
निवासी-58, शिवनगर, डिफेंस कॉलोनी, जिला देहरादून, उत्तराखण्ड।
बायें हाथ (Left Hand) की अंगुलियों के चिन्ह-
अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

दायें हाथ (Right Hand) की अंगुलियों के चिन्ह-

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

साक्षी सं0 1.....

श्री गोपाल कोठारी

पुत्र श्री गणुराम कोठारी

निवासी शिवनगर, डिफेंस कॉलोनी,

जिला देहरादून

Adhar No. 8712 7120 8942

साक्षी सं0 2.....

श्री ओम प्रकाश

पुत्र श्री कुंवर सिंह

निवासी-नागल बुलन्दावाला

जिला देहरादून।

Adhar No. 3044 3136 5735

पक्षकारों द्वारा उपलब्ध कराये गये दस्तावेजों व तथ्यों के आधार पर कि जिन्हें
इस विलेख में उल्लिखित अनुसार पक्षकारों द्वारा पढ़कर स्वीकार किया गया मेरे द्वारा
तैयार कराया गया।

मनमोहन कण्डवाल,
एडवोकेट

24/11/11

मानचित्र विक्रीत भूमि

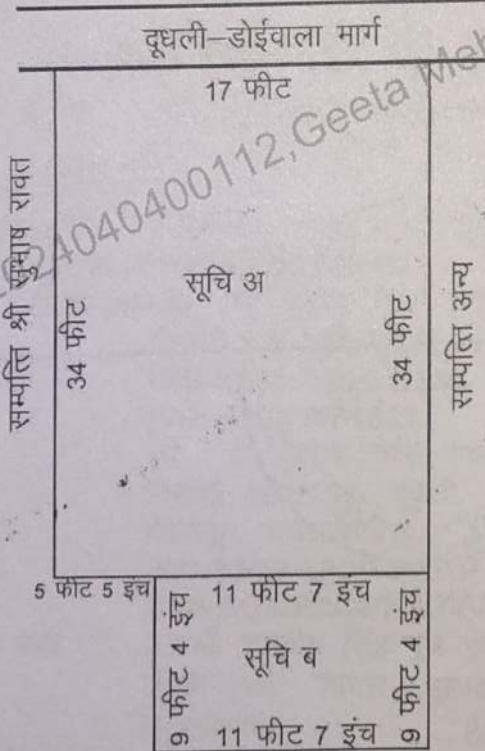
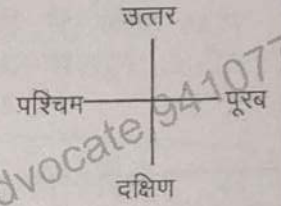
भूमि खाता स0 00126 (फसली वर्ष 1422 से 1427) के खसरा नम्बर 110 रकबा 63.77 वर्गमीटर स्थित मौजा दुधली, तहसील डोईवाला, परगना परवाडून, जिला देहरादून।

विक्रेतागण : 1-श्री रणजीत सिंह पुत्र स्व0 श्री प्रताप सिंह

2-श्री रफल सिंह पुत्र स्व0 श्री मायाराम

क्रेता : श्रीमती रेखा कोठारी पत्नी श्री गोपाल कोठारी

NOT TO SCALE



भूमि/सम्पत्ति श्री सुभाष रावत

विक्रेतागण.....

क्रेता.....

बही संख्या 1 जिल्द 7,338 के पृष्ठ 1 से 26 पर क्रमांक 6370

पर आज दिनांक 25 May 2023 को रजिस्ट्रीकरण किया गया।

Rumak
25/05/2023
रजिस्ट्रीकर्ता अधिकारी /

उप-निबंधक, देहरादून, चतुर्थ
25 May 2023

PRITI

MANJ

ERY

Digitally
signed by
PRITI MANJERY

Date:
2024.01.05

11:07:28
+05'30'

Reason: The map NO R/1896/23-24 is recommended for approval by AJAY KUMAR (Assistant Engineer, DLDA), and is approved by SHANTI SINGH RAWAT (Executive Engineer, DLDA), Date: 14.08.2023 05:08:57 PM Location: Dehradun


TITLE

PROPOSED RESIDENTIAL BUILDING FOR MRS. REKHA KOTHARI W/O MR. GOPAL KOTHARI, SITUATED AT KHASRA NO.110, MAUZA DHUDHLI, TEHSIL DOIWALA, PARGANA PARWADOON, DISTRICT DEHRADUN, UTTARAKHAND.

AREA STATEMENT

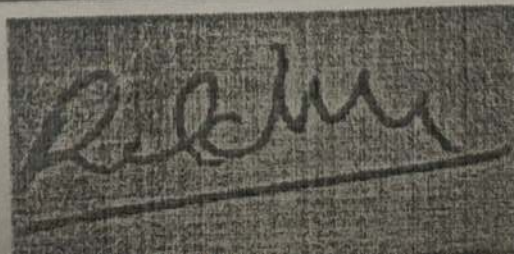
TOTAL PLOT AREA AS SITE	63.73 SQ.M.
ROAD WIDENNING AREA	10.05 SQ.M.
NET PLOT AREA	53.68 SQ.M.
GROUND FLOOR AREA	30.37 SQ MT.
STAIRCASE AREA	4.27 SQMT.
FIRST FLOOR RESIDENTIAL AREA	26.1. SQ.M.
SECOND FLOOR RESIDENTIAL AREA	26.1. SQ.M.
TOTAL COVERED AREA	82.57 SQ.M.
GROUND OPEN AREA	23.31 SQ.M.
GROUND COVERAGE	56.57 %
F.A.R (1.8 PERMISSIBLE)	1.53

LEGEND

	SCHEDULES OF OPENING			
	S.NO.	TYPE	DESCRIPTION	SIZE
R.W.P. -RAIN WATER PIPE S.T. -SEPTIC TANK S.P. -SOAK PIT I.C.-INSPECTION CHAMBER R.W.H.T. RAIN WATER HARVESTING TANK	1.	D1	DOOR	1.2 X 2.13
	2.	D2	DOOR	1.0 X 2.13
	3.	D3	DOOR	.77 X 2.13
	4.	W	WINDOW	1.84 X 1.30
	5.	W2	WINDOW	.88 X 914
	6.	W3	WINDOW	.90 X 914
	7.	V	VENTILATER	0.77 X 0.60
	SCALE 1:100			
	DATE 08-07-23			

Certified that:-

- 1* 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.
- 2* The structural design including safety from natural hazard including earthquake has been prepared by dully qualified structural engineer and these provisions shall be adhered to during the construction.



Digitally signed by SHANTI SINGH RAWAT
 Date: 2023.08.18 13:37:16 +05:30
 Reason: The Map no R/1696/23-24 is
 recommended for approval by AJAY KUMAR
 (Assistant Engineer, DLDA), and is approved by
 SHANTI SINGH RAWAT (Executive Engineer,
 DLDA), Date: 14.08.2023 05:08:57 PM
 Location: Dehradun

TITLE

PROPOSED RESIDENTIAL BUILDING
 FOR MRS. REKHA KOTHARI W/O MR.
 GOPAL KOTHARI, SITUATED AT KHASRA
 NO.110, MAUZA DHUDHLI, TEHSIL
 DOIWALA, PARGANA PARWADOON,
 DISTRICT DEHRADUN, UTTARAKHAND.

AREA STATEMENT

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LEGEND

SCHEDULES OF OPENING			
S.NO.	TYPE	DESCRIPTION	SIZE
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3.	D3	DOOR	.77 X 2.13
4.	W	WINDOW	1.84 X 1.30
5.	W2	WINDOW	.88 X .914
6.	W3	WINDOW	.90 X .914
7.	V	VENTILATER	0.77 X 0.60

R.W.P. RAIN WATER PIPE
 S.T. SEPTIC TANK
 S.P. SOAK PIT
 I.C. INSPECTION CHAMBER
 R.W.H.T. RAIN WATER HARVESTING TANK



SCALE
 1:100

DATE
 08-07-23

Certified that:-

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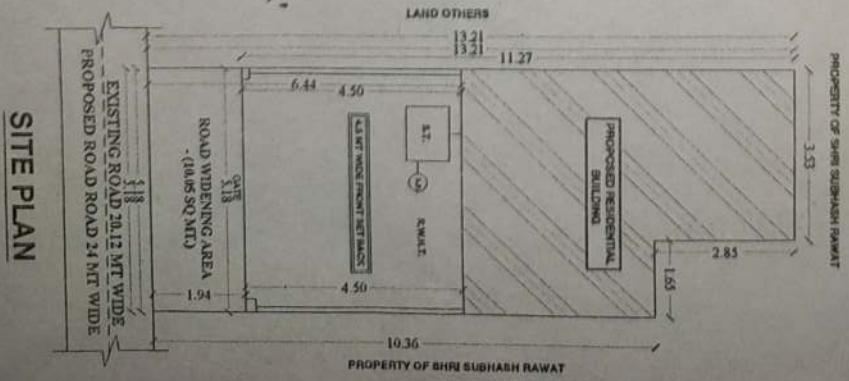
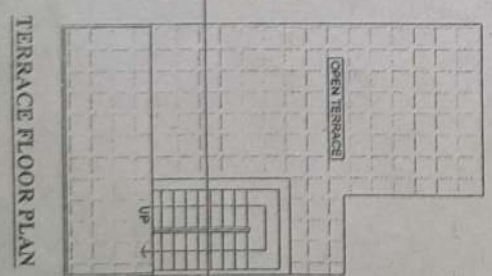
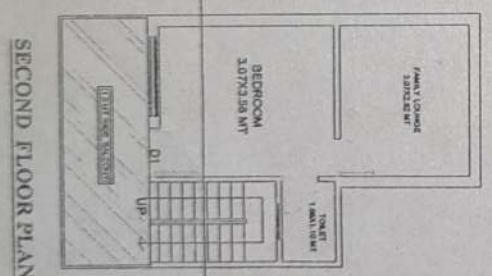
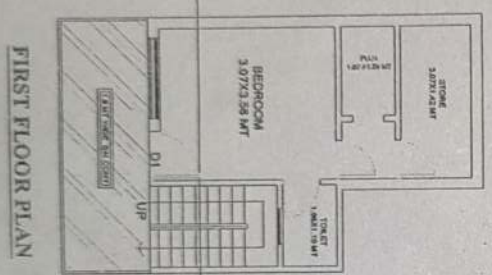
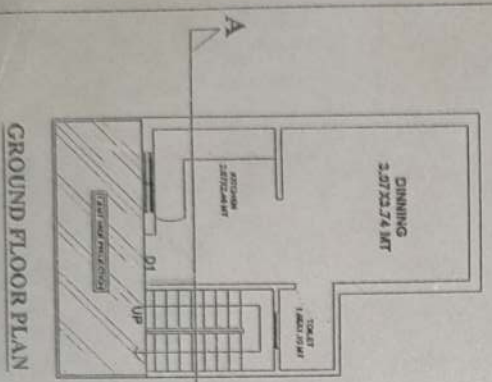
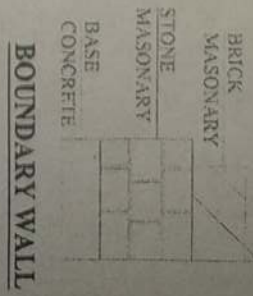
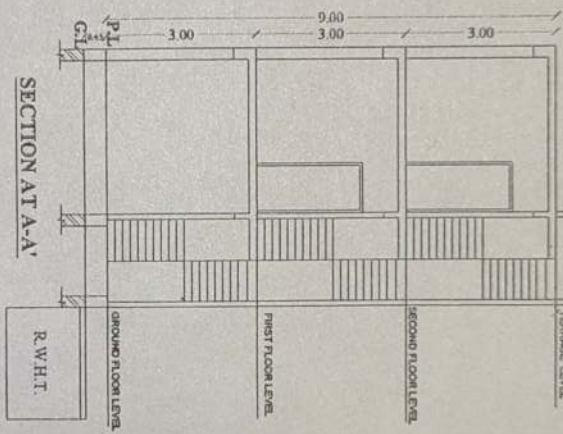
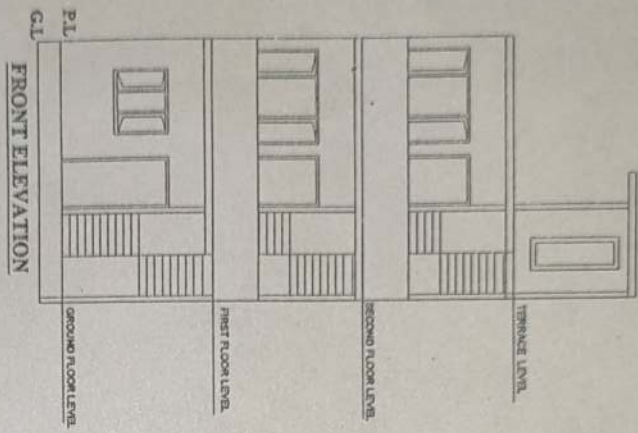
RISER
.15 M.

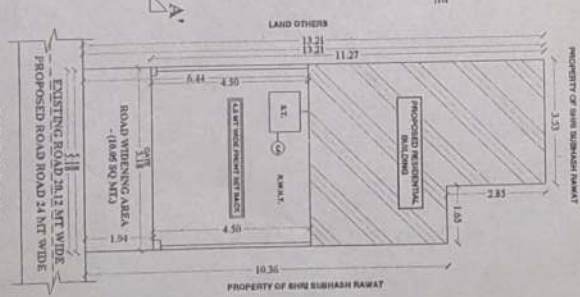
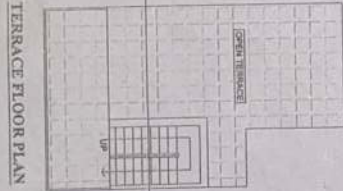
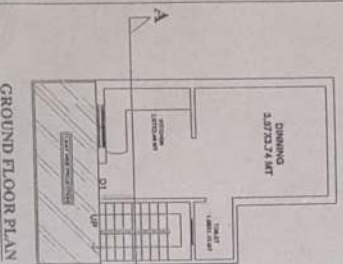
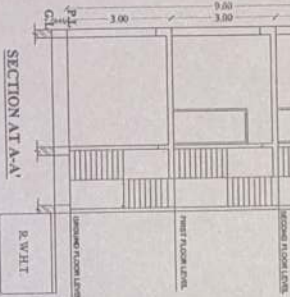
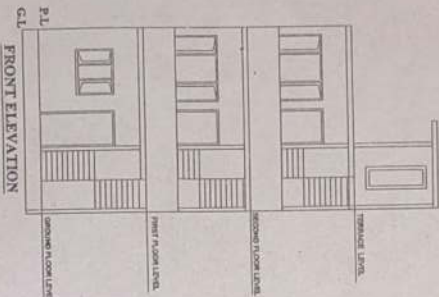
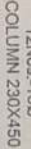
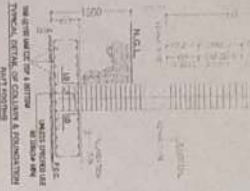
0.11M THICK
R.C.C.SLAB
STAIRCASE DET

DEAD WALL FOUNDATION
DETAIL [N.T.S.]

M-25
12Nos.-16Ø
COLUMN 230X450

EXISTING BUILDING
(TO BE DEMOLISH)
230





PROPOSED RESIDENTIAL BUILDING
FOR MRS. REKHA KOTHIARI W/O MR.
GOPAL KOTHIARI, SITUATED AT KHASRA
NO.110, MAUTZA DHUDDL, TEHSIL,
DOWLA PARGANA PARWADOON,
DISTRICT DEHRADUN, UTTARAKHAND.

AREA STATEMENT	
TOTAL PLOT AREA AS SITE	63.73 SQ.M.
ROAD WIDENING AREA	10.03 SQ.M.
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GROUND OPEN AREA	23.31 SQ. M.
GROUND COVERAGE	56.57 %
F.A.R (1.8 PERMISSIBLE)	1.53

LEGEND

SCHEDULES OF OPENING

NO.	TYPE	DESCRIPTION	SIZE
1	DR	DOOR	1.5 X 1.5
2	DR	DOOR	1.5 X 1.5
3	DR	DOOR	1.5 X 1.5
4	DR	DOOR	1.5 X 1.5
5	W	WINDOW	2.0 X 1.0
6	W	WINDOW	2.0 X 1.0
7	V	VENTILATION	0.5 X 0.5

DATE: 04/07/23

Corrected by:
1* The Building plans submitted for approval satisfy the safety requirements as indicated in annexes II and the gym is formally covered to the best of our knowledge and understanding.
2* The structural design including safety from natural hazard including earthquake has been approved by fully qualified structural engineers and these provisions shall be enforced by during the construction.

SIG. OF OWNER

SIG. OF OWNER

WINNER

SIC OF STRICTLY REF ENO

SIO OF ARCHITECT/ENGINEER

NATIONAL ARCHIVES
 8600 ARLING ROAD
 COLLETSVILLE, PA 17016
 TEL: 717-837-2371
 FAX: 717-837-2372
 WWW.NATIONALARCHIVES.GOV

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MODALIC No. EI105/2023
AMIE No. AM1979527
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Ravi Kishore