

23.05.2014

To,
The Chief/Sr. Manager
Bank of Baroda,
Retail Loan Factory,
Dehradun.

Dear Sir,

Sub :- Tile opinion report certifying non encumbrance of all that property forming part of Khasra No. 2149/3 situated at Mauza East Hope Town, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun belonging to Shri Ajit Pal son of Late Shri Ranjeet Pal resident of Village Jhivherhedi, East Hope Town, Pargana Pachwa Doon, District Dehradun

I, referee to your request to me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/proposed to be granted to **Shri Ajit Pal son of Late Shri Ranjeet Pal resident of Village Jhivherhedi, East Hope Town, Pargana Pachwa Doon, District Dehradun** (borrower)

1. Description of area of property proposed to be mortgaged. Specific number(s) and adress of property along with boundaries and measurement
All that property forming part of Khasra No. 2149/3 situated at Mauza East Hope Town, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun measuring 244.97 Sq. Mts. bounded and butted as under:-
East : Land of others, side measuring 16.44 Mts.
West : Land of others, side measuring 16.44 Mts.
North : Land of others, side measuring 14.88 Mts.
South : 12 ft. wide road, side measuring 14.84 Mts.
2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial) If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned.
The property is situated outside the municipal limits and a building plan has been sanctioned by the Mussoorie Dehradun Development Authority, Dehradun, hence the land is non agricultural.
3. Name of mortgagor and his status in A/c (whether sole proprietor, partner, Director, Karta, Trustee, Agent or Guarantor or co-borrower).
Shri Ajit Pal son of Late Shri Ranjeet Pal resident of Village Jhivherhedi, East Hope Town, Pargana Pachwa Doon, District Dehradun
4. Whether any minor, lunatic or undischarged insolvent is involved confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.
N. A.

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5. Whether the property is Freehold or Leasehold, If Leasehold then period of lease, and if Freehold, whether Urban Land Ceiling Act Applies and permission to be obtained. Property is Freehold/Bhumidhari. The provisions of Urban Land Ceiling Act have been repealed in the State of Uttarakhand.
6. Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available. Self acquired.
7. Whether the Mortgagor is Co-owner / Joint owner and /or any partition of the property is made between the members of the family through partition deed. If yes, whether original registered partition deed is available or it is only a family settlement. N. A.
8. Whether the Mortgagor is in exclusive possession of the property of it is leased /rented out to third party. As per information provided by the mortgagor / borrower the property is in the possession of the seller/present owner.
9. Whether the property is mutated in the municipal /revenue records and Mortgagor's name is reflecting the if not, the reason thereof. Yes.
10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage. No.
11. Whether all the Original Title Deed, including antecedent Title Deed and other relevant documents are available. Please give details list. Yes, the original title deed in the name of the mortgagor/borrower will be available.
12. Whether the Advocate has personally visited the Sub-Registrar/Revenue / Municipal Office and examined the records. Yes.
13. Whether the search is being made for the period of 30 years. If no, reasons thereof. Yes.
14. Details of documents examined/scrutinized (This should be in chronological order with serial numbers/type/nature of document, date of execution, parties, date of registration details including the details of revenue/society records etc.)
 - i) Copy of sale deed dated 20.05.2004 in favour of the borrower bearing serial no. 2534.
 - ii) Khatauni.
 - iii) Copy of building plan sanctioned by the Mussoorie Dehradun Development Authority, Dehradun vide map no. S-190/13-14 dated 24.09.2013.

[Signature]

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15. Tracing the chain of title in favour of the Mortgagor/ owner starting from the earliest document available. The nature of document / deed conveying the title should be mentioned with description of parties alongwith the type or right it creates

All that property forming part of Khasra No. 2149/3 situated at Mauza East Hope Town, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun measuring 324.16 Sq. Mts. was purchased by Shri Ajit Pal son of Late Shri Ranjeet Pal resident of Village Jhivrehedi, East Hope Town, Pargana Pachwa Doon, District Dehradun from Shri Madan son of Shri Suggan and Shri Suresh Kumar, Shri Balbir Pal, Shri Rakesh Kumar sons of Late Shri Dalla residents of Village Jhivrehedi, Pargana Pachwa Doon, District Dehradun vide sale deed dated 28.05.2004 duly registered in the office of the Sub-Registrar, Vikas Nagar in book no. 1 volume 2 on page 99 and in additional file book no. 1 volume 427 on pages 169 to 184 at serial no. 2534 dated 28.05.2004.

The said khasra plot was recorded in the names of Shri Dalla son of Shri Nanu and Shri Madan, Shri Pappu sons of Shri Suggan since the fasli year 1360 i.e. 1953.

On the death of Shri Dalla his share in the said khasra plot has been duly mutated in the names of Shri Suresh Kumar, Shri Balbir, Shri Rakesh Kumar in the revenue records.

After the purchase the name of Shri Ajit Pal has been duly mutated in the revenue records.

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Shri Ajit Pal has sold portions of the said khasra plot to various persons measuring 79.19 Sq. Mts.

Shri Ajit Pal has got a building plan sanctioned from Mussoorie Dehradun Development Authority, Dehradun vide map no. S-190/13-14 dated 24.09.2013 in respect of an area of 244.97 Sq. Mts.


As such the borrower has a clear marketable title to the said property and he is entitled to create an equitable mortgage by deposit of the documents mentioned in para 18 below.

16. Whether there is any No.
doubt/suspicion about the
genuineness of the original
documents. If yes, then specify

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17. Final certificate of the Advocate confirming that title of the property (s) to be mortgaged is examined by him and the same is / are clear and marketable. The borrower has a clear marketable title to the property and the chain of title is complete. The Security by way of equitable mortgage by deposit of the original title deed is a good security and the Bank interest is secured by such security. The property is free from all recorded encumbrances. The bank can advance Loan to the borrower and in case the borrowers fail to repay the loan, Bank can enforce the Collateral Security and recover the Loan amount, by sale of mortgaged property.
18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the document available.
- i) Original sale deed dated 20.05.2004 in favour of the borrower bearing serial no. 2534.
 - ii) Khatauni.
 - iii) Copy of building plan sanctioned by the Mussoorie Dehradun Development Authority, Dehradun vide map no. S-190/13-14 dated 24.09.2013.
 - iv) Search Receipt.
 - + v) Affidavit of the borrower on Rs. 10/-
 - vi) Declaration / undertaking from the borrower.
19. Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s)/property(s) in Co-operative Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required. No.


(S. M. Joshi)
Advocate

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

22AA 030946

1 MAY 2014

निर्गत किया
कोड सं. 001

BEFORE THE CHIEF MANAGER, BANK OF BARODA, DEHRADUN

AFFIDAVIT OF SHRI AJIT PAL SON OF LATE SHRI RANJEET PAL
RESIDENT OF VILLAGE JHIVERHEDI, EAST HOPE TOWN, PARGANA
PACHWA DOON, DISTRICT DEHRADUN

.....DEPONENT

I/we, the deponent above named, do hereby solemnly declare and affirm as under :-

1. That I/we am acquainted with the facts deposed to hereunder.
2. That the deponent/s is/are the sole and absolute owner of the property fully described in the Schedule given in the report issued by S. M. Joshi, Advocate, by virtue of the Sale deed in favour of the deponent and hereinafter to be referred as the said property. No other person has any share, right, title or interest of any kind or nature in the said property.
3. That I am entitled to deal with the said Property in any manner.

4. That I declare and say that I have not created any mortgage, charge or encumbrance of any kind or nature whatsoever in respect of the said property. I further declare and say that the said property is free from all recorded encumbrances, claims and demands of any kind or nature whatsoever. I further declare and say that no adverse claim of any kind exist against the deponent or the said property. I say that I have not received any notice of any intended or compulsory acquisition of the said property is reserved for any particular purpose.

5. That I further declare and say that the only title deed, document or writing in respect of the said property, which is my possession are those and specified and mentioned in the Second Schedule hereunder written. I further declare and say that I have not deposited any of the Title Deed, nor created any lien, charge in any manner whatsoever, and that the said property is free from all encumbrances, claims and demands. No claims has ever been made against the deponent or the said property on the ground of all or any of the title deed, document or writing or any one or more of them as security or on any other ground whatsoever.

6. That I say that there is no land revenue, assessment, Income Tax, Wealth Tax, Expenditure Tax or any other Taxes, Cesses, Assessment due and payable by me for which the said property is liable to be attached nor have I received any notice under the Payment of Taxes act. The Transfer of Property Act, The Income Tax Act, or any other Act issued or pending against me over the said property is not subject mater of any Suit or Legal proceedings nor any attachment before or after judgment nor has trust secret or other wise created in respect of the said property.

7. That I say that the Bank of Baroda has given and agreed to continue to deponent various banking and Financial Facilities to enable the said deponent to Continue Business/construct house/purchase property on the faith and assurances given by me that I shall not sell, charge, encumber, dispose off or deal with any of my property in any manner whatsoever until such time all the liabilities has been paid in fully by the said deponent and the deponent has got the discharge confirmed in writing.

8. That I say that I have agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims, demands, charges and expenses whatsoever in respect of the said property.

9. That I made this declaration solemnly, sincerely and consciously knowing the same to be true and knowing that on the faith of the said declaration Bank has given and agreed to continue to deponent various Banking and Financial Facilities.


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Deponent

VERIFICATION :-

I, the deponent above named, do hereby solemnly declare and verify that the contents of the above affidavit from Para 1 to 9 and schedule are true to my knowledge. No part of it is false and nothing material has been concealed. So help my God.

Verified at Dehradun on 23.05.2014.


Deponent

**DECLARATION / UNDERTAKING
BEFORE THE CHIEF MANAGER, BANK OF BARODA, KOTDWAR.**

**SHRI AJIT PAL SON OF LATE SHRI RANJEET PAL RESIDENT OF VILLAGE
JHIVERHEDI, EAST HOPE TOWN, PARGANA PACHWA DOON, DISTRICT
DEHRADUN**

I/we, the above named declarant do hereby solemnly declare and undertakes as under :-

1. That my above mentioned name, Father's name and address are true and correct and declarant is acquainted with the facts deposed to hereunder.
2. That the declarant is/are raising loan from Bank of Baroda, Dehradun, for Construction of House, on my property/Commercial purpose, detailed in the end of the Schedule of Property, given at the end and "hereinafter called the said Property". 70
3. That the declarant solemnly declare and undertake that the said property is not subject to any acquisition proceedings, attachments and no litigation is pending in any Court, Tribunals etc. in respect of the said property.
4. That the declarant solemnly declare and undertake that the said Property is free from all kinds of Sale, Transfer, attachments and encumbrance etc.
5. That the declarant solemnly declare and undertake that the declarant has got sanction map of residential house from the Competent Authority.
6. That the declarant solemnly declare and undertake, that the declarant will raise the construction on the said property as per the sanctioned plan and the declarant shall not violate the terms and condition of the Sanctioned Plan sanctioned by Competent Authority.

7. That the declarant solemnly declare and undertake that I shall not sell, transfer, alienate, the said property, until the entire loan amount given to me is full paid me and till the declarant gets the discharge confirmed from the Bank of Baroda, Dehradun.
8. That the declarant declare and undertake that in case, the declarant sell the said property, during the continuation of the aforesaid loan and the declarant will adjust the aforesaid Loan amount before the stipulated time then the declarant shall then pay Commercial rate of interest, together with pre-closure charge.

SCHEDULE OF PROPERTY

All that property forming part of Khasra No. 2149/3 situated at Mauza East Hope Town, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun measuring 244.97 Sq. Mts. bounded and butted as under:-

East : Land of others, side measuring 16.44 Mts.

West : Land of others, side measuring 16.44 Mts.

North: Land of others, side measuring 14.88 Mts.

South: 12 ft. wide road, side measuring 14.84 Mts.

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Declarant

962756982

BOB
VW

कार्यालय मसूरी देहरादून विकास प्राधिकरण देहरादून,
सहारनपुर रोड, निकट-ट्रान्सपोर्टनगर ।

पत्रांक: 2064 / लोक सूचना / 2012

दिनांक : 5-12-12

सेवा में,

श्री अजीत पाल,
पुत्र स्व० श्री रणजीत पाल,
ग्राम-झीवरहेडी
पोस्ट-कारबारी, शिमला बाईपास रोड,
देहरादून ।

महोदय,

लोक सूचना अधिकार अधिनियम-2005 के अन्तर्गत आपके आवेदन पत्र
क्रमांक-10959 दिनांक 12-11-12 के सन्दर्भ में मानचित्रकार म० दे० वि० प्रा० देहरादून
द्वारा दिनांक 04-12-12 को उपलब्ध करायी गयी सूचना/आख्या की सत्यापित प्रति
सलग्न कर प्रेषित की जा रही है ।
संलग्नक- उपरोक्तानुसार ।

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W Singh

लोक सूचना अधिकारी,
मसूरी देहरादून विकास प्राधिकरण,
देहरादून ।

ABD

9627256982

Ajeet Pal

Doon School,