

RA-1, Khera, Mohalla, Saharanpur Chowk, Dehradun  
10, Arhat Bazar, Saharanpur Chowk, Dehradun  
P.O. 2721615, 2723232 (Q), 2626464  
No. 135-2626464

**Sanjay Sharma**  
Advocate & **Notary**

Dated: 11/3/2005

The Branch Manager  
Punjab National Bank  
Naya Gaon, Dehradun

Reg. : Opinion on investigation of title and obtaining of search report in respect of all that land of khata-khatauni No. 78, bearing khasra no. 211, measuring 0.012 hect. out of 0.0310 hect., mauza Hasanpur, Tehsil Vikas Nagar, Distt. Dehradun.

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

I have answered all the queries in the Special Report which is enclosed.

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

I hereby certify that Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o 11, Hasanpur, Tehsil Vikas Nagar, Pargana Pachhiwa Doon, Distt. Dehradun has clear valid and marketable title over the said property and is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed i.e.

1. Sale Deed dated 11.8.2004

The search report of which is annexed hereto, conducted by me, for the period from 1.1.1977 to \_\_\_\_\_ do not disclose any encumbrances (such as) encumbrances as stated thereto.

I find no defects in the title of the person offering mortgage

**Sanjay Sharma**  
Advocate

Encl:

1. Special Report
2. Chain of title
3. Search Report

## SPECIAL REPORT ON TITLE

Reg.: Property situated at mauza Hasanpur, Tehsil Vikas Nagar, Distt. Dehradun belongs to Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS	
1. Name of the Borrower with address	Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun
2. Name of the person offering Mortgage with parentage/ constitution and address	-do-
3. Details of the property to be mortgaged: As per present position	All that land of khata-khatauni No. 78, bearing khasra no. 211, measuring 0.012 hect. out of 0.0310 hect. mauza Hasanpur, Tehsil Vikas Nagar, Distt. Dehradun.
B. INVESTIGATIONS	
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)	Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun has purchased the said land from Sh. Naurang, S/o Lal Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun vide Sale Deed dated 11.8.2004 which is duly registered in the office of Sub-Registrar, Dehradun in book no. I, vol. 2, page 139, a.f.b.1, vol. 446, pages 775/784 as document no. 3554 dated 11.8.2004. Whereas previous owner Sh. Naurang was the



	owner of the said land since fasli 1384 i.e. year 1977. As such the required chain of title is complete.
2. Whether documents given to the counsel are original one or mere copies of documents?	Original
3. Whether documents given as original title deeds raise any doubt or suspicion? Where the branch disbursing the loan is	No
4. Whether the particulars of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
5. Whether the property has been mutated in the name of the person offering the mortgage?	Yes
6. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situate?	Yes
7. Whether there is any bar under any local law for creation of the 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, there is no bar in respect of mortgage created by the bank, as at the time of creation of mortgage, bank does not take possession of the property.
8. Whether there are any restrictions regarding sale of the property to be	Residents outside the state can purchase the property in case the

Sd/-  
Sd/-

mortgaged? (In some States there are restrictions for sale of property to residents outside the State)

outsider should be agriculturist of the state or in case the outsider is not the agriculturist then he can purchase maximum 500 sq. mtrs. Land any where in the State. No restriction has been imposed by the State Govt. of Uttaranchal for purchase of property situated within Nagar Nigam, Nagar Panchayat, Nagar Parishad and Cantt. Board.

9. Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained.

No clearance is required.

*Sanjay Sharma*  
**Sanjay Sharma**  
Advocate & Notary

Date:

11/3/05

Place: Dehradun



Dated 11/3/05

## Non-Encumbrance Certificate

(Meant for Punjab National Bank, Naya Gaon, Dehradun)

This is to certify that:-

1. I have searched the relevant records with regard to the following immovable property, which is intended to be mortgaged/charged in the office of Sub Registrar of Assurances Dehradun for the period 1.1.1977 to 3.4.1998 and Sub-Registrar, Vikas Nagar, Dist. Dehradun for the period 6.4.1998 to as indexed upto date which is available for inspection and also verify the facts of the title with Revenue/Nagar Nigam/Avas Vikas authorities, it reveals that there is no recorded encumbrance in respect of all that land of khata-khatauni No. 78, bearing khasra no. 211, measuring 0.012 hect. out of 0.0310 hect., mauza Hasanpur, Tehsil Vikas Nagar, Distt. Dehradun, bounded and butted as under:-

East - Land Sh. Sanjeev  
West - 20ft. wide road  
North - Land of seller  
South - Land of Sh. Pappu

as described in the Sale Deed dated 11.8.2004 which is duly registered in the office of Sub-Registrar, Dehradun in book no. 1, vol. 2, page 139, a.f.b.1, vol. 446, pages 775/784 as document no. 3554 dated 11.8.2004 executed by Sh. Naurang, S/o Lal Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun In favour of Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun.

2. On the basis of search made I confirms: That Sh. Kashmir Singh, S/o Sh. Naurang Singh, R/o vill. Hasanpur, Tehsil Vikas Nagar, Pargana Pachhwa Doon, Distt. Dehradun is borrower/guarantor has legal and marketable title of the said immovable property. As he has purchased the said land from above mentioned person i.e. his father in

Sanjay Sharma

the year 2004. Whereas previous owner Sh. Naurang was the owner of the said land since fasli 1384 i.e. year 1977. As such the required chain of title more than a period of twelve years is complete. The name of present owner has been mutated in revenue record vide order no. 2813 dated 18.8.2004, which is clearly evident from the mutation order. Hence the present owner has acquired good marketable and transferable title over the said property. It is good security for bank loan and fit for creating equitable mortgage in favour of bank after depositing original title deed i.e. sale deed dated 11.8.2004.

3. Also further certified that the document tendered by Sh. Kashmir Singh aforesaid, who is the owner of the said property is the original sale deed of the said immovable property.

*Sanjay Sharma*  
Sanjay Sharma  
Advocate

Encl. :

1. Sub-Registrar, Receipt No. 03/6766024
2. Sale deed dated 11.8.2004
3. Photo copy of Mutation order
4. Affidavit of present owner
5. No dues affidavit of borrower

Note: This Non-encumbrance Certificate is being issued as per loans and advances. Head Office Circular No. 113 dated 30.11.2002.



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J. Singh

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No clearance is required.

*Sanjay Sharma*  
Sanjay Sharma  
Advocate & Notary

Date: 11/3/05

Place: Dehradun

4, Khadri Mohalla, Saharanpur Chowk, Dehradun  
50, Arhat Bazar, Saharanpur Chowk, Dehradun  
(R) 2721116, 2723232 (O) 2626464

NOTARY 20850555

0135-2626464

**Sanjay Sharma**  
Advocate & Notary

Dated 11/3/05

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(Meant for Punjab National Bank, Naya Gaon, Dehradun)

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1. I have searched the relevant records with regard to the following immovable property, which is intended to be mortgaged/charged in the office of Sub Registrar of Assurances Dehradun for the period 1.1.1977 to 3.4.1998 and Sub-Registrar, Vikas Nagar, Dist. Dehradun for the period 6.4.1998 to as indexed upto date which is available for inspection and also verify the facts of the title with Revenue/Nagar Nigam/Avas Vikas authorities, it reveals that there is no recorded encumbrance in respect of all that land of khata-khatauni No. 78, bearing khasra no. 211, measuring 0.012 hect. out of 0.0310 hect., mauza Hasanpur, Tehsil Vikas Nagar, Distt. Dehradun, Bounded and butted as under:-

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the year 2004. Whereas previous owner Sh. Naurang was the owner of the said land since fasli 1384 i.e. year 1977. As such the required chain of title more than a period of twelve years is complete. The name of present owner has been mutated in revenue record vide order no. 2813 dated 18.8.2004, which is clearly evident from the mutation order. Hence the present owner has acquired good marketable and transferable title over the said property. It is good security for bank loan and fit for creating equitable mortgage in favour of bank after depositing original title deed i.e. sale deed dated 11.8.2004.

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Sanjay Sharma  
Advocate

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Note: This Non-encumbrance Certificate is being issued as per loans and advances. Head Office Circular No. 113 dated 30.11.2002.

Date: 14.06.2016

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY, ( COMPRISING LAND AND EXISTING  
STRUCTURE ON GROUND FLOOR), SITUATED IN MAUZA HASANPUR, PARGANA PACHWA DOON, TEHSIL  
VIKAS NAGAR, DISTT - DEHRADUN**  
(Sale Deed dated 11.08.2004)

Name of owner:

Shri Kashmir Singh S/o Shri Naurang Singh  
(R/o Village Hasanpur, Tehsil Vikas Nagar, Distt - Dehradun)

Location of property:

Land khata khatauni No. 78 (Fasli year 1410-1415), Land khasra No. 211, situated in Mauza Hasanpur,  
Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt - Dehradun

**Purpose:** Assessment of the fair market value.

**AREA STATEMENT**

Particular	As per Sale deed	As per site	Adopted	Remark
Total plot area....	120.00 sqmt	120.00 sqmt	120.00 Sqmt	(Presently occupied by a kacha green coloured structure not considered in valuation.)
Road widening area.....			15.90 Sqmt	
Net land area.....			104.10 Sqmt or 124.39 Sqyd	
<b>Building</b>				
Particular	As per Sale deed	As per site	Adopted	
Ground Floor (measured at site).....	27.88 Sqmt	27.88 Sqmt	27.88 Sqmt or 300 Sqft	

Fair market value .....	Rs. 99,512
Realizable value.....	Rs. 84,585
Distress / forced value.....	Rs. 74,634
Circle rate value.....	Rs. 1,30,610

**Encl:**

(i) Photographs of property .....	Page No. 2
(ii) Location Plan .....	3
(iii) Valuation Report .....	4-7
(iv) Copy of Circle Rate .....	(Attached)
(v) Copy of Sale Deed .....	(Attached)

Ref. By: Punjab National Bank, Naya Gaon Branch, Dehradun



# LOCATION PLAN ( NTS )

LOCATION COORDINATES  
 $30^{\circ}21'8.15''N$   $77^{\circ}49'39.66''E$

SINGLE STORIED STRUCTURE  
(OWNED BY SH. KASHMEER SINGH)  
LAND AREA 0.012 HECT. OR 120 SQ.M.

ASAN NADI

ASAN NADI

ASAN NADI

ASAN NADI

ASAN PUR VILLAGE RD

TO HASAN PUR VILLAGE

TO DHARMA WALA

SHIMLA BY PASS RD TO NAYAGAON

BASIC  
SCHOOL  
DANDA  
PUR

15' WIDE ASAN NADI RASTA  
PUSHIA

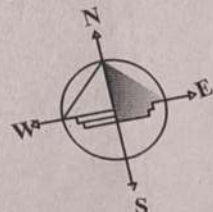
10' WIDE  
KACHA  
RASTA

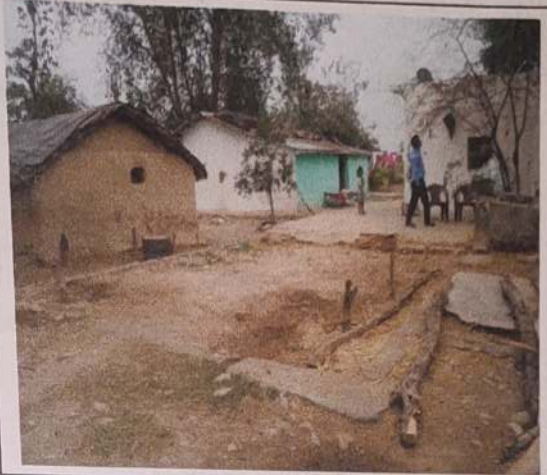
LAND OF  
SELLAR SM 75.46'

LAND OF  
SH PAPU SM 75.46'

LAND OF  
SARJEV SM 12.11'

ABOUT 550MT





Actual Photographs of Property



Name & Address of Branch

Punjab National Bank, Naya Gaon Branch, Dehradun

Customer Details

1. Name Shri Kashmir Singh S/o Shri Naurang Singh  
Apl no.

Property Details

2. Address Land khata khatauni No. 78 (Fasli year 1410-1415), Land khasra No. 211, situated in Mauza Hasanpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt - Dehradun  
Near Land mark Basic School Dandapur (Ref. locaton plan on page 3)

Document Details

Yes / No

Name of approving authority

Approval No.

Layout Plan

3. Building plan

Construction Permission

Legal Documents

TIR, held with the bank.

During the site visit map was not available of the subject property.

Physical Details

Adjoining properties	East: Land of Sh. Sanjeev (SM 17.11 ft.)	West: Pushta (SM 17.11 ft.)	North: 10 ft wide road, through 15 ft wide road on western side and than land of others (SM 73.46 ft.)	South: Land of Sh. Pappu (SM 73.46 ft.)				
4. Matching of boundaries	Yes	Plot demarcated	Yes	Approved Land use	Agriculture	Type of property	House	
No. of Rooms	Living / Dining	Nil	Bed Room	2	Toilets	Nil	Kitchen	Nil
Total No. of Floors	One	Floor on which the property is located	G.F.	Age of the building	Old Structure	Residual age of the property	More than 10 Year	Type of structure: Load bearing with few columns

Tenure / Occupancy Details

5. Status of Tenure	Owned	No. of years of Occupancy	Nil	Relationship of tenant or owner	N.A.
6. Stage of Construction	Completed	If under construction, extent of completion: -			

Violations if any observed

7. Nature and extent of violations Nil

Area details of the property

8. Site area:	104.10 Sqmt	Plinth area:	27.88 Sqmt	Carpet area:	20.91 Sq.m.	Saleable area:	Remarks: It is a Single storied residential house, as already mentioned.
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9. Valuation

- (i) Mentioned the value as per Government Approved Rates also  
(ii) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.

Mentioned on page 7

Due to current market trend

Summary of Valuation

(i) Guideline Value .....	
a. Land .....	Rs.1,30,610
b. Building .....	
(ii) Fair market value .....	Rs.99,512
(iii) Realizable Value .....	Rs.84,585
(iv) Forced / Distress Sale Value .....	Rs.74,634

10. Assumptions/ Remarks

- (i) Qualification in TIR / Mitigation suggested, if any -  
(ii) Property is SARFAESI complaint: Yes  
(iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. No, it is a personal property  
(iv) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged Not yet, mortgage (as stated by owner)  
(v) Details of last two transaction in the locality / area to be provided, if available No comparative sales made in the recent past  
(vi) Any other aspect which has relevance on the value or marketability of the property Nil

11. Declaration

- (i) The property was inspected by the undersigned on dated 09.06.2016  
(ii) The undersigned does not have any direct / indirect interest in the above property  
(iii) The information furnished herein is true and correct to the best of our knowledge

12. Name address & signature of the valuer with Wealth Tax Registration No.

D.P. Gupta  
(Govt. approved Valuer)  
Registration No.: 220/1998 CAT-I  
Fellow Member Institution of Valuer  
(Fellowship No. F:9030)

Singnature of the Valuer



Date: 14.06.2016



Date: 14.06.2016


### ANNEXURE

**Brief description / situation of property:** The subject property is virtually a part of open land with a kacha (Temp.) structure shown green cloured in photograph. (Comprising land and existing structure on ground floor), Situated in Mauza Hasanpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt - Dehradun. It is accessed from 10 ft. wide kacha road facing this on northern side, about 500 Mt. from Shimla by pass road, important land mark is Basic School Dandapur, as shown in the annexed location plan, situated in middle class residential area of Mauza Hasanpur, It is accessible by available means of surface communication and amenities of life are available within 16 Kmt. radius there-from.

**It's boundaries are as under:**

As per site	As per sale deed
East: Land of Sh. Sanjeev (SM 17.11 ft.)	Land of Sh. Sanjeev (SM 17.11 ft.,)
West: Pushta (SM 17.11 ft.)	20 ft wide road (SM 17.11 ft.,)
North: 10 ft wide road, through 15 ft wide road on western side and than land of others (SM 73.46 ft.)	Land of Seller (SM 73.46 ft.,)
South: Land of Sh. Pappu (SM 73.46 ft.)	Land of sh. Pappu (SM 73.46 ft.,)

**Specifications are as under:**

Particulars	
1. Type of structure: 2. Foundation: 3. Walls: 4. Partitions 5. Roof 6. Floor: 7. Structure 8. Finishing 9. Joinery: Door Window 10. Services: Water supply / Electricity	Open land with a kacha structure. 

Evaluation

Land:

Market inquiry dated 09.06.2016 shows that the prevailing land rate for the smaller plot in this area is Rs. 1,000 - 1,200/- Sq.yd., average being Rs. 1,100/- Per Sq.yd.

Since the subject property is about 500 mt. from Shimla by pass Road on a 10 ft. wide lane, a deduction of 20% is considered in the land rate. Hence the net rate of land: Rs. 1,100 x 80% = 880/- Per Sqyd., Say Rs. 800/- Per Sq.yd., which is being considered in this report.

Details are as under:

Particulars	Cost on market rate	Cost on circle rate
Net land area.....	104.10 Sqmt or 124.39 Sqyd	104.10 Sqmt or 124.39 Sqyd
Land rate applied.....	Rs. 800/- Per Sq.yd.	Rs. 1050/- Per Sq.mt.
Cost of land .....(a)	Rs. 99,512	Rs. 1,30,610

2. Valuation building

Not Considered

Market value of the Property .....	Rs. 99,512
Realisable Value of the property (Less 15% of fair market value) .....	Rs. 84,585 ✓
Distress Value of the property (Less 25% of fair market value) .....	Rs. 74,634
Circle Rate Value of the property. ....	Rs. 1,30,610

Page No. 7





ग्रामीण क्षेत्र

1	2	3	4	5	6	7	8	9	10	11
		14	आमवाला	105 लाख	3300	21000	62000	57000	15000	12000
		15	ढाकी मयचक	105 लाख	3300	21000	62000	57000	15000	12000
		16	माजरा जूलौ	105 लाख	3300	21000	62000	57000	15000	12000
		17	कांसवाली कोठरी	105 लाख	3300	21000	62000	57000	15000	12000
		18	बदामावाला	105 लाख	3300	21000	62000	57000	15000	12000
		19	बैरागीवाला	105 लाख	3300	21000	62000	57000	15000	12000
		1	धूलकोट खालसा	150 लाख	3500	20000	60000	55000	15000	12000
		2	धूलकोट माफी	150 लाख	3500	20000	60000	55000	15000	12000
		3	रामपुर भाउवाला	120 लाख	2500	20000	60000	55000	15000	12000
		4	धर्मावाला	120 लाख	2500	20000	60000	55000	15000	12000
		5	धौलास	105 लाख	2500	20000	60000	55000	15000	12000
		6	राजावाला	105 लाख	2500	20000	60000	55000	15000	12000
		7	प्रतीतपुर कल्याणपुर	105 लाख	2500	20000	60000	55000	15000	12000
		8	छरबा	105 लाख	2500	20000	60000	55000	15000	12000
		9	नौगांव	105 लाख	2500	20000	60000	55000	15000	12000
		10	जामन खाता	105 लाख	2500	20000	60000	55000	15000	12000
		11	बख्तावरपुर ग्रांट	105 लाख	2500	20000	60000	55000	15000	12000
		12	चौकी	105 लाख	2500	20000	60000	55000	15000	12000
		13	मैहूवाला खालसा	105 लाख	2500	20000	60000	55000	15000	12000
		14	लखनवाला खास	105 लाख	2500	20000	60000	55000	15000	12000
		15	लखनवाला नेवट	105 लाख	2500	20000	60000	55000	15000	12000
		16	केदारवाला	105 लाख	2500	20000	60000	55000	15000	12000
		17	बडोवाला	105 लाख	2500	20000	60000	55000	15000	12000
		18	हसनपुर	105 लाख	2500	20000	60000	55000	15000	12000
				105 लाख	2500	20000	60000	55000	15000	12000

(झरना कमठान)  
अपर जिलाधिकारी (वित्त एवं राजस्व)  
देहरादून



# 3554

## विक्रय पत्र



मालियत विक्रय पत्र 30,000/- रुपये

वाजारी मूल्य जिस पर स्टाम्प दिया है 30,000/- रुपये

स्टाम्प सीट की संख्या 04

स्टाम्प शुल्क 3,000/- रु०

आवास विकास शुल्क सौदेत कुल स्टाम्प का योग 3,000/- रु०

मैं / हम कि श्री नौरंग पुत्र लालसिंह, निवासी ग्राम- हानपुर,  
तहसील-विकासनगर, परगना-पछवाइन, जिला-देहरादून,  
उत्तरांचल ।

... विक्रेता

के स्वामी व अध्यासी हैं और हमारी यह सम्पत्ति हर प्रकार के भार व बंधन से मुक्त है उसको  
श्री श्री नौरंग सिंह पुत्र श्री नौरंग सिंह, निवासी ग्राम- हानपुर,  
तहसील-विकासनगर, परगना-पछवाइन, जिला-देहरादून,  
उत्तरांचल ।

.... वेता

को विक्रय कर दिया है जिसकी एवज में विक्रय धन 30,000/- रुपये {तीस हजार रुपये}

नकद प्राप्त

को निम्न प्रकार प्राप्त किया

विवरण / सम्पत्ति अन्त में वर्णित है स्थित

नौरंग सिंह

नौरंग सिंह



1000Rs.



-1-

2981

विशेष पत्र

कोषाधिकारी

2 AUG 2004

विकास नंबर

मै-नौ रंग पुत्र लाल सिंह, निवासी ग्राम- हसनपुर, तहसील-विवातनगर,  
परगना-पछादून, जिला-देहरादून, उत्तरांचल वा है। .... विदेता

राम

श्री बलमोर सिंह पुत्र श्री नौ रंग सिंह, निवासी ग्राम- हसनपुर, तहसील-  
विवातनगर, परगना-पछादून, जिला-देहरादून, उत्तरांचल ... है।

विदित हो कि विदेता इस विशेष पत्र के अन्त में वर्णित भूमि का  
मालिक, काँबज, स्वामी, अधिकारी है और वर्णित भूमि हर प्रकार के भार,  
बंधन, कृपा, जमानत, रहन, बंध व वाद-विवाद से वाक साफ है और मुझे भूमि  
को विक्रय करने के समस्त बानूनी व मालिकाना अधिकार प्राप्त हैं।

और जो कि विदेता ने अपनी कुली व राजामन्दो से बिना किसी के  
सिखाये-बछाये वरन् अपनी इन्द्रियों की स्वस्थ व स्वस्थ दृष्टि में वर्णित  
भूमि मय का निवासी, ज्वा, पानी, रोशनी व मौके पर कायम प्राचीन रास्तों  
आदि की सुविधाओं से इस दृष्टि उचित तथ्यपूर्ण दस्तावेज मु०- 30,000/- रु०  
अर्थात् हजार रुपये में मुझे यह ज्ञात हो कि विक्रय कर दी है और कुल  
विक्रय मूल्य विक्रय पत्र पंजीकरण कराने से पूर्व ही नकद प्राप्त कर लिया है,  
मध्य कीमत कुछ लेना-देना शेष नहीं रहा है।

.. 2 पर

नौ रंग सिंह

*(Signature)*



1000Rs.

INDIA NON JUDICIAL

₹ 1000

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

-2-

2982

और जो कि विक्रेता ने विक्रीत भूमि से अपना कब्जा हटाकर व उठाकर अपने समान क्रेता महोदय का करा दिया है। क्रेता महोदय विक्रीत भूमि पर काँबज रहकर अपनी इच्छानुसार उसका उपयोग व उपभोग करे, विक्रय करे, दान करे, वसीयत आदि द्वारा हस्तान्तरित करे आदि।

और जो कि विक्रीत भूमि की बाबत आज से पूर्व के कोई कर, लगान व टैक्स आदि देय पाये गये तो उनको विक्रेता महोदय अदा करेगा व आज के बाद के समस्त कर, लगान व टैक्स आदि क्रेता महोदय अदा करेगा।

और जो कि क्रेता महोदय को अधिकार होता कि वह माल तामजात सरकारी से विक्रेता महोदय का नाम आरज करके अपना नाम और स्वामी दर्ज करा ऐसे यदि इसके लिये विक्रेता महोदय के हस्ताक्षर, ब्यान, शपथपत्र आदि की आवश्यकता हो तो ऐसी समस्त कार्यवाही विक्रेता, क्रेता महोदय के लिये पर करने के लिये सदैव तत्पर व पाबन्द होगा।

और जो कि विक्रीत भूमि या उसका कोई भाग स्वामित्व अधिकार की कमी के कारण या विक्रय दोष की कमी के कारण क्रेता महोदय या उनके वारिसान आदिसे निकल जावे तो क्रेता महोदय अपना कुल विक्रय मूल्य मधु दर्जा खर्चा व लागत वगैरह मधु सुद वानूनी विक्रेता व उनकी दोगर जायदाद से निज प्रकार वादे वसूल करे हत विक्रयपत्र के पाबन्द विक्रेता महोदय व उनके उत्तराधिकारी, स्थानापन्न व हित-प्रीतिनिधि होंगे।

... 3 पर

नौरंगसिंह



500Rs.

INDIA NON JUDICIAL

५००रु.

RS 500

पांच सौ रुपये FIVE HUNDRED RUPEES

-3-

वार्ड विवरण:

- 1- यह कि विक्रीत भूमि नगरपालिका/टाऊनशीप से बाहर है और शिमला रोड से 600 मीटर से अधिक दूरी पर स्थित है तथा औद्योगिक क्षेत्र से बाहर स्थित है।
- 2- यह कि विक्रेता स्वयं क्रेता को नो अनु सुक्ति जाति द जमाति के सदस्य नहीं है और दोनों भारतीय नागरिक हैं।
- 3- यह कि विक्रीत भूमि पर कोई पेड़, बाग या निमाण नहीं है और भूमि का पूर्व में कोई इतरास्मा नहीं हुआ है।
- 4- यह कि विक्रीत भूमि का सॉल रेट- 250/- रु प्रति क्वाड्रेटर है जिसके अनुसार भूमि की मालियत रु 0- 30,000/- रु होती है जिस पर नियमानुसार रु 0- 3,000/- रु का स्टाम्पशुल्क उदा किया गया है।
- 5- यह कि क्रेता के पिता के नाम पर मौजा- हसनपुर, तहसील- विकासनगर, जिला- देहरादून में कृषि भूमि है और क्रेता उत्तरांचल राज्य के वृद्ध परिवार का सदस्य है।
- 6- यह कि विक्रीत भूमि नव संपत्ति कर अधिनियम 1948 के अन्तर्गत विधेय की गयी है।

विवरण विक्रीत भूमि

भूमि खाता क्रमांक 10- 78 पर फसली वर्ष 1940 से 1945, भूमि द्वारा नं 0- 211 रखा- 0.0310 है मी से 0.012 है मौजा- हसनपुर, तहसील- विकासनगर, जिला- देहरादून जिसकी सीमाये निम्नवत है :-

मौजा- हसनपुर

4 पर



INDIA NON JUDICIAL

400 रु.

RS 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

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मुमतादे:

- पूरब मे : श्रीम सुजीव जी ।
- पश्चिम मे : श्रीम आ 20 फुट चौडा रस्ता सारता ।
- उत्तर मे : चिन्ता जी सुनि ।
- दक्षिण मे : पप्पु जी श्रीम ।

अतएव यह विवक्षित आज दिनांक 11/06/2009 को विकासनगर, जिला- देहरादून मे लिखा दिया गया कि सन्द् रहे व समय पर काम आवे, इतितीतीति

निराकरण

हो..... चिन्ता

हस्ताक्षर

हो..... देता

हस्ताक्षर 1.....

श्रीमती चोरवर्मा

हस्ताक्षर 2.....

श्रीमती 5/0 स्वरा-कद  
नि 0 गौडल वाला लक्ष्मी  
विकासनगर-देहरादून

राज्यता : श्री राजेश श्रीमती स्वरा, रकोवेटी विकासनगर देहरादून।

टाईमार्त : पवन सिंह नेगी विकासनगर ।