

Dehradun

VALUATION REPORT

Call 78 248880721

OF Land & Building (Residential Use)

FOR Sh. Sumit Kumar S/o Sh. Lajpat Rai Gulyani

LOCATION Ward No. 95, H.No. 24, Street No. 04, Lane No. 6, Vivekanand Gram, Phase No. 2, Mauza Nathanpur Pargana Parwadoon, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.

PURPOSE For Bank Loan From State Bank of India, SME Roorkee Branch

Fair Market Value of property (Land & Building) ₹ 5748792.00

Rupees Fifty Seven Lacs Fourty Eight Thousand Seven Hundred Ninety Two Only.

Realizable value of property (Land & Building) ₹ 5173913.00

Rupees Fifty One Lacs Seventy Three Thousand Nine Hundred Thirteen Only.

Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- BRIDCUL (Uttarakhand Govt.)

PREPARED BY:-



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

Ar. M.S. Negi

B. Arch. FIIA, FIV

Reg.No. CA/2006/38812

Telefax : 05947-254005, M.0-9837203193,

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GST No. 05ACQPN1216P129

Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN

Date: August 17, 2021

Ref. No.: MSN/Val-1296/21-22

To,

The Chief Manager, State Bank of India, SME Roorkee Branch

Subject :- Valuation report of Property (Land & Building) of Sh. Sumit Kumar S/o Sh. Lajpat Rai Gulyani

This is to certify that immovable property (Land & Building) belongs in the Name of Sh. Sumit Kumar S/o Sh. Lajpat Rai Gulyani, R/o- Moolchand Road Samastipur, Bihar

The aforesaid property is situated at - Ward No. 95, H.No. 24, Street No. 04, Lane No. 6, Vivekanand Gram, Phase No. 2, Mauza Nathanpur Pargana Parwadoon, Tehsil- Dehradun, Distt.-Dehradun, Uttarakhand
Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land & Building is situated in Khata Khatauni No.-413, Khasara No. 885 Ka
- The total land area is 104.08 Sqm.

The land status is Residential Use with fully ownership title as per land documents

The property is registered in the name of Sh. Sumit Kumar S/o Sh. Lajpat Rai Gulyani in Bahi No. 1, Zild 3952, Page No. 45-70 in Serial No. 9393 on Dated 13.12.2011 as per registered Sale deed.

As on date the Value of the property as follows

Fair Market Value of property (Land & Building)	₹ 5748792.00
Rupees Fifty Seven Lacs Fourty Eight Thousand Seven Hundred Ninety Two Only.	
Realizable value of property (Land & Building)	₹ 5173913.00
Rupees Fifty One Lacs Seventy Three Thousand Nine Hundred Thirteen Only.	
Distress value of property (Land & Building)	₹ 4886473.00
Rupees Forty Eight Lacs Eighty Six Thousand Four Hundred Seventy Three Only.	
Guideline Value of the property as per Govt. approved Circle rate (Land & Building)	₹ 2985468.00
Rupees Twenty Nine Lacs Eighty Five Thousand Four Hundred Sixty Eight Only.	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on August 16, 2021
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date:

August 17, 2021

Place:

Dehradun



Ar. M.S. Negi
Signature and seal of
Registered Valuer

FORMAT-A**VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING**

(To be filled in by the Approved Valuer)

I- GENERAL

- 1- Purpose for which the valuation is made : To assess current market value
- 2- a) Date of inspection : August 16, 2021
- b) Date on which the valuation is made : August 17, 2021
- 3- List of documents produced for perusal :
- i) Sale Deed : Yes on Dated 13.12.2011
- ii) Approved Map : Yes on Dated 07.10.2010
- 4- Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Sh. Sumit Kumar S/o Sh. Lajpat Rai Gulyani
- Phone No. : 7979845535
- Share : Sole Ownership
- 5- Brief description of the property (including leasehold / freehold etc) : Freehold Land
- 6- Location of property :
- a) Plot No. / Survey No. : Khata Khatauni No.-413, Khasara No. 885 Ka
- b) Door No. : House No. 24
- c) T. S. No. / Village : Ward No. 95, H.No. 24, Street No. 04, Lane No. 6, Vivekanand Gram, Phase No. 2, Mauza Nathanpur Pargana Parwadoon
- d) Ward / Taluka : Dehradun
- e) Mandal / District : Distt.-Dehradun
- 7- Postal address of the property : Ward No. 95, H.No. 24, Street No. 04, Lane No. 6, Vivekanand Gram, Phase No. 2, Mauza Nathanpur Pargana Parwadoon, Tehsil-Dehradun, Distt.-Dehradun, Uttarakhand.
- 8- City / Town/Village : Town
- Residential Area : Yes
- Commercial Area : No
- Industrial Area : No
- 9- Classification of the area :
- i) High / Middle / Poor : Middle Class
- ii) Urban / Semi Urban / Rural : Smi Urban Area
- 10- Coming under Corporation limit / Village Panchayat / Municipality : Under MDDA
- 11- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area : No
- 12- In case it is an agricultural land, any conversion to house site plots is contemplated : Residential Property



13- Boundaries of the property

	<u>As per Sale deed:-</u>	<u>As per actual Site:-</u>
North	Land of Sh. Shashi Karoriya	H.No. 25 (Sh. S.S. Mehar)
South	Land of Other	H.No. 23 (Sh. Ajay Kumar)
East	20 ft Wide Road	20 ft Wide Road
West	Land of Other	H.No. 38 (Sh. S.P. Rudola)

14- 14.1 Dimensions of the site

	<u>As per Sale Deed:-</u>	<u>As per actual Site:-</u>
North	40'-0"	40'-0"
South	40'-0"	40'-0"
East	28'-0"	28'-0"
West	28'-0"	28'-0"

Note:- The said property is clearly demarked.

14.2 Latitude, Longitude and Coordinates of the site : ENCLOSURE-'C'

15- Extent of the site : 104.08 Sqm.

16- Extent of the site considered for valuation (least of 14 A & 14 B) : 104.08 Sqm.

17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. : Owner Occupied

I- CHARACTERISTICS OF THE SITE

- 1- Classification of locality : Smi Urban Area
- 2- Development of surrounding areas : Other residential property near to site.
- 3- Possibility of frequent flooding / submerging : No
- 4- Feasibility to the Civic amenities like school, hospital, bus stop, market etc. : Within 1.5-2 Km. approx
- 5- Level of land with topographical conditions : Plain
- 6- Shape of land : Rectangular
- 7- Type of use to which it can be put : Residential Use
- 8- Any usage restriction : No
- 9- Is plot in town planning approved layout? : Yes
- 10- Corner plot or intermittent plot? : Intermittent plot
- 11- Road facilities : Connected by 20 ft wide road from East side.
- 12- Type of road available at present : Bitumin Road
- 13- Width of road – is it below 20 ft. or more than 20 ft. : 20 ft
- 14- Is it a land – locked land? : No
- 15- Water potentiality : Good
- 16- Under Ground Sewerage System : Yes
- 17- Is power supply available at the site? : Yes
- 18- Advantage of the site :

1- The aforesaid property is located at 900 Mtr. (approx) distance from Nehrugram/Ring Road.

2- The said property is one side open which is conneted with 20 ft wide road from East side.

3- The location of the property is good for residential type of activities.

19- Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast / tidal level must be incorporated)

N.A.



Part – A (Valuation of land)

1- Size of plot

North & South : North- 40'-0", South- 40'-0"
East & West : East- 28'-0", West- 28'-0"

2- Total extent of the plot

: 104.08 Sqm.

3- Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)

: Rate of the locality varies from @ Rs. 36000/- to 38000/- Sqm.

4- Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)

: @ Rs. 9450/-per Sqm.

Value of Land as per Govt. approved Circle rate : **Rs. 983556.00**

As per Distt. Collector circle rate Dehradun dated 13 January 2020, the aforesaid property is located at 900 Mtr. (approx) distance from Nehrugram/Ring Road and having govt. circle rate @Rs.9450.00/- per sq.m. for Non- Agricultural land of the given locality/area.

As per the Govt. approved circle rate of the property is Rs. 9000.00/- per Sqm. for non-agriculture land in this locality, The aforesaid property is located at 900 Mtr. (approx) distance from Nehrugram/Ring Road. The said property is one side open which is conneted with 20 ft Wide Road from East side. So there will be 5% increase in basic circle rate for road widening hance rates are RS. 9450.00/ per Sqm. The market rate are higher than the basic govt. circle rate because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. The location of the property is good for residential type of activities. The above factors appreciate the rates of the property.

5- Assessed / adopted rate of valuation

: @ Rs.36000/- per Sqm.

6- Estimated value of land

Rs. 3746880.00

Part – B (Valuation of Building)

1- Technical details of the building

a) Type of Building (Residential / Commercial / Industrial) : Residential Building

b) Type of construction (Load bearing / RCC / Steel Framed) : RCC Framed Construction

c) Year of construction : 2013 Years

d) Estimate future life : 67 Years

e) Number of floors and height of each floor including basement, if any : Ground & First Floor with floor 3.5 mtr height from plinth level.

f) Plinth area floor-wise

S.No.	Floors	Builtup Area
i)	Ground Floor	58.44 Sq.m.
ii)	First Floor	58.44 Sq.m.

g) Condition of the building

i) Exterior – Excellent, Good, Normal, Poor : Good

ii) Interior – Excellent, Good, Normal, Poor : Good

h) Date of issue and validity of layout of approved map / plan : Approval No. R-1119/10-11 on dated 07.10.2010

i) Approved map / plan issuing authority : Map Approved from MDDA

j) Whether genuineness or authenticity of approved map / plan is verified : Yes

k) Any other comments by our empanelled valuers on authentic of approved plan : No



Specifications of construction (floor-wise) in respect of

S.N.	Description	Ground Floor	First Floor
1-	Foundation	Footing & Foundation	-
2-	Basement	No	-
3-	Superstructure	Load bearing Structure	Load bearing Structure
4-	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of	MS Gate, Sal/Sheesham wooden work in doors & windows	Sal/Sheesham wooden work in doors & windows
5-	RCC works	Slab, Beam & Column	Slab, Beam & Column
6-	Plastering	Yes	Yes
7-	Flooring, Skirting, dadoing	Marble Flooring	Marble Flooring
8-	Special finish as marble, granite, wooden paneling,	No	No
9-	Roofing including weather proof course	RCC Roofing	RCC Roofing
10-	Drainage	Yes	Yes

2- Compound wall

a) Height

b) Length

c) Type of construction

: Yes

: 5 ft

: As per site

: Brick Masonary

3- Electrical installation

a) Type of wiring

b) Class of fittings (superior / ordinary / poor)

c) Number of light points

d) Fan points

e) Spare plug points

f) Any other item

: Yes

: Conduit

: Ordinary

: 15 approx

: 8 approx

: 10 approx

: No

: Yes

4- Plumbing installation

a) No. of water closets and their type

b) No. of Sink

c) No. of urinals

d) No. of bath

e) Water meter, taps, etc.

f) Any other fixtures

: Yes

: 4 approx

: 1 approx

: 2 approx

: 2 approx

: -

: 2 geysers

Details of valuation

S.N.	Particulars of items	Plinth Area (Sq.m.)	Roof Ht. (m)	Age of Building	Estimated replacement rate of construction Rs.
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
1-	Ground Floor	58.44	3.65	8	17500.00
2-	First Floor	58.44	3.65	8	16500.00

Particulars of items	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
<u>2</u>	<u>7</u>	<u>8</u>	<u>9</u>
Ground Floor	1022700.00	74657.00	948043.00
First Floor	964260.00	70391.00	893869.00
Total			1841912.00

Part - C- (Extra Items)

	(Amount in Rs.)
1- Portico	0.00
2- Ornamental front door	0.00
3- Sit out/ Verandah with steel grills	0.00
4- Overhead water tank	25000.00
5- Extra steel/ collapsible gates	15000.00
6- Shape of land	consider in land rate
Total	40000.00

Part - D- (Amenities)

	(Amount in Rs.)
1- Wardrobes	0.00
2- Glazed tiles	0.00
3- Extra sinks and bath tub	0.00
4- Marble / ceramic tiles flooring	0.00
5- Interior decorations	0.00
6- Architectural elevation works	0.00
7- Paneling works	0.00
8- Aluminum works	0.00
9- Aluminum hand rails	0.00
10- False ceiling	0.00
Total	0.00

Part E- (Miscellaneous)

	(Amount in Rs.)
1- Separate toilet room	0.00
2- Separate lumber room	15000.00
3- Separate water tank/ sump	50000.00
4- Trees, gardening	0.00
Total	65000.00

Part F- (Services)

	(Amount in Rs.)
1- Water supply arrangements	0.00
2- Drainage arrangements	0.00
3- Boundary/Retaining wall	55000.00
4- C. B. deposits, fittings etc.	0.00
5- Pavement	0.00
Total	55000.00



Total abstract of the entire property		
Part- A	Land	₹ 3746880.00
Part- B	Building	₹ 1841912.00
Part- C	Extra Items	₹ 40000.00
Part- D	Amenities	₹ 0.00
Part- E	Miscellaneous	₹ 65000.00
Part- F	Services	₹ 55000.00
	Total	₹ 5748792.00
	Say	₹ 5748792.00

Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as: i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed.

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

Present Fair Market Value of Property ₹ 5748792.00

Rupees Fifty Seven Lacs Fourty Eight Thousand Seven Hundred Ninety Two Only.

Realisable Value of Property ₹ 5173913.00

Rupees Fifty One Lacs Seventy Three Thousand Nine Hundred Thirteen Only.

The Book value of the property as of ₹ 1800000.00

Rupees Eighteen Lacs Only.

The Distress value of the property ₹ 4886473.00

Rupees Forty Eight Lacs Eighty Six Thousand Four Hundred Seventy Three Only.



Ar. M.S. NEGI
Signature and seal of
Registered Valuer

Date- August 17, 2021
Place- Dehradun

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 ₹ 5748792.00 (Rupees Fifty Seven Lacs Fourty Eight Thousand Seven Hundred
Ninety Two Only.)

Signature
Name of the Branch
Manager with Official
seal

Date- August 17, 2021

FORMAT-B

DECLARATION FROM VALUERS

I hereby declare that

- a) I am a citizen of India
- b) The information furnished in my valuation report dated August 17, 2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the
- c) I have no direct or indirect interest in the property valued; August 16, 2021 The work is not
- d) I have personally inspected the subcontracted to any other valuer and carried out by myself.
- e) I have not been removed/ dismissed from service/ Employment earlier.
- f) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- g) I have not been found guilty of misconduct in my professional capacity.
- h) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- i) I have not sub-contract the work to any other valuer and carry out the work myself.
- j) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- k) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- l) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Format - F signed copy of same to be taken and kept along with this declaration)
- m) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- n) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- o) Further, I hereby provide the following information.



S.N.	Particulars	Valuer Comment
1-	Background information of the asset being valued;	: Approach Distance from Main motor road, Surrounding development, distance of Basic civic Amenities, type of connected road etc.
2-	Purpose of valuation and appointing authority	: For Bank Loan purpose from State Bank of India, SME Roorkee Branch
3-	Identity of the valuer and any other experts involved in the valuation;	: M.S. Negi & Associates, Dehradun
4-	Disclosure of valuer interest or conflict, if any;	: No
5-	Date of appointment, valuation date and date of report;	: August 17, 2021
6-	Inspections and/or investigations undertaken;	: M.S. Negi & Associates (Site Engineer- Er. Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	: Rates are taken according to site visit
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	: Plinth Area Rate Concept
9-	Restrictions on use of the report, if any;	: Only For Bank Loan purpose from State Bank of India, SME Roorkee Branch
10-	Major factors that were taken into account during the valuation;	: Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property .
11-	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	:

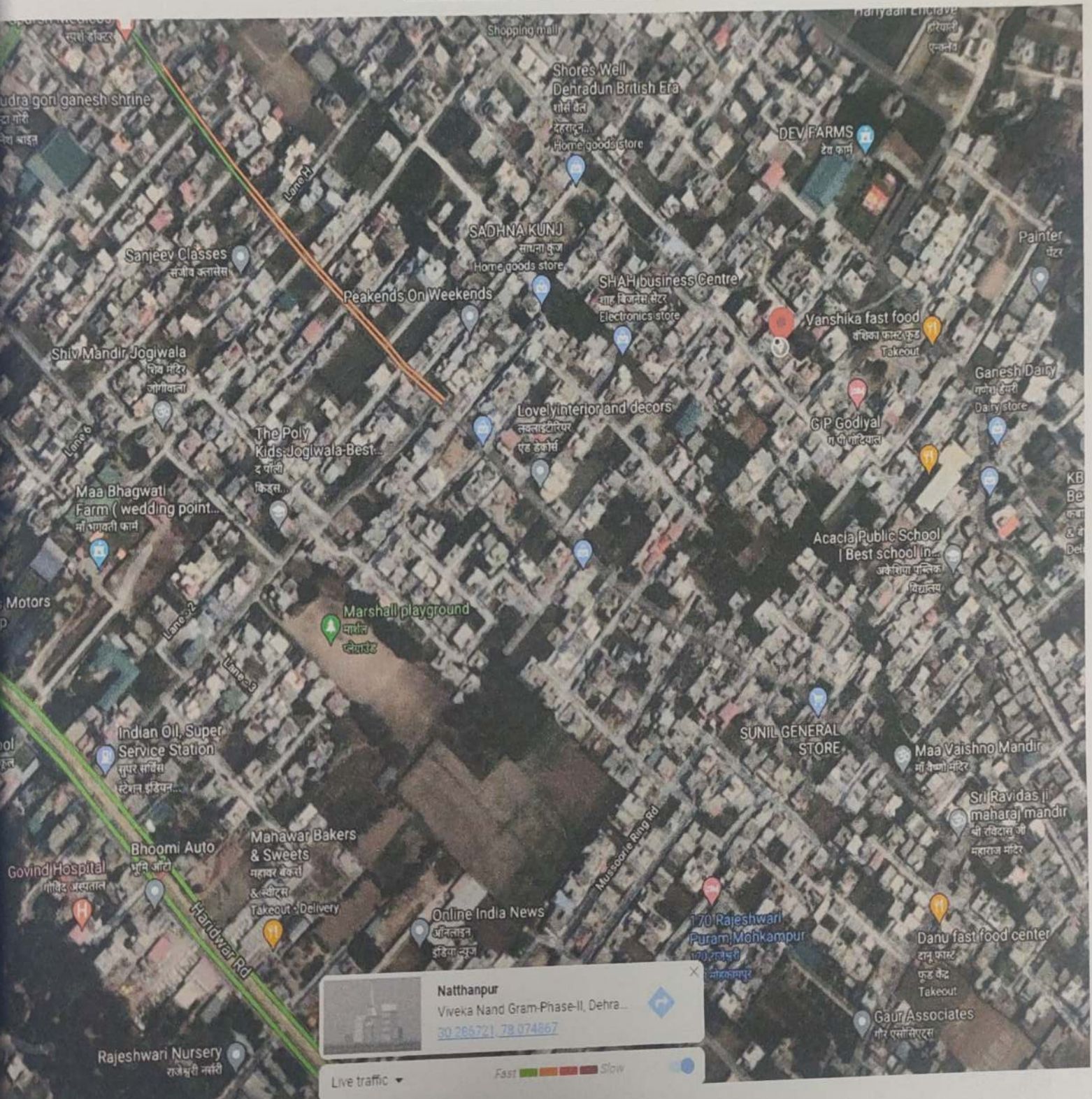


Ar. M.S. NEGI
Signature and seal of
Registered Valuer

August 17, 2021
Dehradun

GOOGLE MAP

30.286721, 78.074867

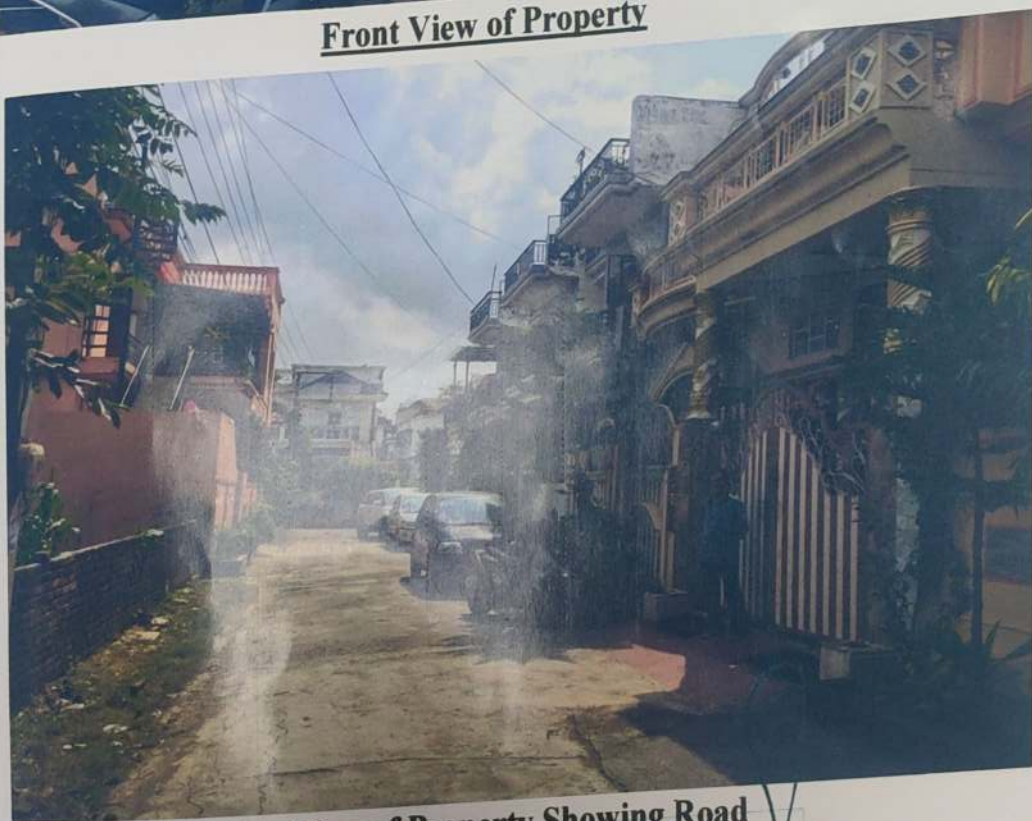


SITE PHOTOGRAPHS

ENCLOSURE 'D'



Front View of Property



Side View of Property Showing Road



Ar. M.S. NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Inner View of Property

Mahesh Pant
Advocate

Office: Chamber No. 18
Civil Court Compound
Dehra dun - Uttarakhand
Mobile No. 9412940050
Camp Office: 125-A Garhi Cantt, Dehradun
Phone No. 9412940050

Dated: 26-08-2021

To,

The AGM
State Bank of India
RACPC
Dehradun

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India RACPC Dehradun
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	21/28
	c) Name of the Borrower.	Shri Sumit Kumar (Borrower)
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Shri Sumit Kumar (Borrower)
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	
	a) Survey No.	All that property bearing Khasra No. 885 Ka area 104.08 sq. mtrs alongwith construction thereon situated at Mauza Natthanpur, Pargana Parwa Doon District Dehradun
	b) Door/House no. (in case of house property)	Total area 104.08 sq. mtrs alongwith construction thereon
	c) Extent/ area including plinth/ built up area in case of house property	
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mauza : Natthanpur, Pargana Parwa Doon District Dehradun bounded and butted as under: EAST: 20 Feet wide Road. Side

MAHESH CHANDRA PANT

Advocate

Reg. No. UK-358/G5

measuring 28 feet
 WEST: land of Others. Side
 measuring 28 feet
 NORTH: Land of Smt Shashi Koriya.
 Side measuring 40 feet
 SOUTH: Land of Other. Side
 measuring 40 feet

4.

- a) Particulars of the documents scrutinized-serially and chronologically.
 b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.
Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.

1. Sale Deed dated 13.12.2011 being document no. 9393
2. Sale Deed dated 01.02.2010 being document no. 715
3. Sale Deed dated 06.10.2009 being document no. 6138
4. Sale Deed dated 02.07.2002 being document no. 4321
5. Sanctioned Map dated 07.10.2010
6. Khataunies

Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	13.12.2011	Sale Deed	Original	
2.	01.02.2010	Sale Deed	Original	
3.	06.10.2009	Sale Deed	Original	
4.	02.07.2002	Sale Deed	Certified Copy	

5.

a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)

Yes, Relevant documents are verified with Sub Registrar, Office Dehradun

b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?

No

MAHESH CHANDRA PANT
 Advocate

<p>b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).</p>	<p>Title deeds are verified with original.</p>
<p>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p>	<p>No, Complete records of Sub Registrar and Revenue Authority are not available for verification through any online portal or computer system</p>
<p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.</p>	<p>N.A.</p>
<p>c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</p>	<p>No,</p>
<p>7. a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?</p> <p>c) Whether search has been made at all the offices named at (b) above?</p> <p>d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</p>	<p>Sub Registrar Office Dehradun</p> <p>Yes</p> <p>document can be registered in anyone of the four Sub Registrar Office at Dehradun</p> <p>Yes.</p> <p>yes.</p>
<p>8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)</p> <p>All that property bearing Khasra No. 885 Ka area 104.08 sq. mtrs alongwith</p>	

construction thereon situated at Mauza Natthanpur, Pargana Parwa Doon District Dehradun (morefully described in the Schedule of property) given at the foot of this certificate and have found that the said property is standing in the name of Shri Sumit Kumar son of Shri Lajpat Rai Gulyani resident of Mool Chand Road, Samastipur, Bihar.

Shri Sumit Kumar purchased the above property from Smt Neerja Sethi wife of Shri Sanjeev Sethi resident of 29/8, Ekta Colony, Circular Road, Dalanwala, Distt Dehradun vide sale deed dated 13.12.2011 duly registered in the office of the Sub Registrar Dehradun in book no. 1 volume 3952 on pages 45 to 70 at serial no. 9393 dated 13.12.2011.

After purchase the said land Smt Neerja Sethi has got a building plan sanctioned from MDDA Dehradun vide Map No. R-1119/10-11 dated 07.10.2010.

Smt Neerja Sethi purchased the land of above property bearing khasra no. 885 Ka area 104.08 sq. meters from Swati Sati daughter of Shri Virendra sati resident of Lower Nehrugram, Distt Dehradun vide sale deed dated 01.02.2010 duly registered in the office of the Sub Registrar Dehradun in book no. 1 volume 3145 on pages 151 to 188 at serial no. 715 dated 01.02.2010.

Swati Sati purchased the same from Shri Kapil Kohli son of Late Shri Sita Ram Kohli resident of 495 Rajpur Road Chandralok Colony Dehradun vide sale deed dated 06.10.2009 duly registered in the office of the Sub Registrar Dehradun in book no. 1 volume 2955 on pages 23 to 38 at serial no. 6138 dated 06.10.2009.

Shri Kapil Kohli purchased khasra no. 885 Ka area 223.05 sq. meters from Shri Indrajeet Singh son of late Shri Dalip Singh resident of Natthanpur Distt Dehradun vide sale deed dated 02.07.2002 duly registered in the office of the Sub Registrar Dehradun in book no. 1 volume 498 on page 154 and in ad file book no.1 volume 1182 on pages 213 to 224 at serial no. 4321 dated 02.07.2002.

Previously the khasra no. 885 ka alongwith other khasra numbers recorded in the names of Shri Jasbir Singh son of Shri Dalip Singh since fasli year 1379 i.e. 1972.

Whereas vide Court order of Upper Tehsildar Dehradun passed on 08.11.2001 in case No. 208 of 2001 the land bearing khasra no. 885 ka area 0.4750 Hect. alongwith other khasra number transferred in the name of Shri Inderjet Singh son of Shri Dalip Singh and his name duly mutated in the revenue records.

After purchased the name of Shri Sumit Kumar has been duly mutated in the Revenue Records.

The said property is already mortgaged with S.B.I.

According to above mentioned details and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free from all sort of encumbrances etc. and Shri Sumit Kumar holding a clear and marketable

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title with absolute transferable rights over the said property subject to mortgaged with S.B.I.

Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.

	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Absolute owner.
10.	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	the mortgagor is competent to create charge on such property?	N.A.
	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons	No

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for coming to such conclusion.

If the property has been transferred by way of Gift/Settlement Deed, whether:

No

a) The Gift/Settlement Deed is duly stamped and registered;

N.A

b) The Gift/Settlement Deed has been attested by two witnesses;

N.A

c) The Gift/Settlement Deed transfers the property to Donee;

N.A

d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?

N.A

e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?

N.A

f) Whether the Donee is in possession of the gifted property?

N.A

g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;

N.A

h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.

N.A

15. a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.

No

b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.

N.A

c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.

N.A.

d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.

N.A

e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?

N.A

16. Whether the title documents include any

No

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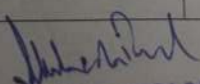
testamentary documents /wills?

	a) In case of wills, whether the will is registered will or unregistered will?	N.A
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A
	c) Whether the property is mutated on the basis of will?	N.A
	d) Whether the original will is available?	N.A
	e) Whether the original death certificate of the testator is available?	N.A
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A
17.	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.

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	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A
	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	MDDA approved a residential building plan over the same
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No, Affidavit in this regard should also be takes from the borrower.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Yes and none outcome on such search
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per search no litigation found. Affidavit in this regard should also be takes from the borrower.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No


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b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A
c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A
a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No
b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	N.A.
ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N.A.
iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	N.A.
iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	N.A.
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27.	a) Whether any POA is involved in the chain of title?	N.A.
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify	N.A.

whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.

c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A
d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	<p>i) Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii) Whether the POA is a registered one?</p> <p>iii) Whether the POA is a special or general one?</p> <p>iv) Whether the POA contains a specific authority for execution of title document in question?</p>	N.A.
	a) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	b) Please comment on the genuineness of POA?	N.A.
	c) The unequivocal opinion on the enforceability and validity of the POA.	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29.	If the property is a flat/apartment or	N.A.

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	residential/commercial complex, check and comment on the following:	
	a) Promoter's/Land owner's title to the land/building;	N.A.
	b) Development Agreement/Power of Attorney;	N.A.
	c) Extent of authority of the Developer/builder;	N.A.
	d) Independent title verification of the Land and/or building in question;	N.A.
	e) Agreement for sale (duly registered);	N.A.
	f) Payment of proper stamp duty;	N.A.
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
	h) Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
	i) Conveyance in favour of Society/Condominium concerned;	N.A.
	j) Occupancy Certificate/allotment letter/letter of possession;	N.A.
	k) Membership details in the Society etc.;	N.A.
	l) Share Certificates;	N.A.
	m) No Objection Letter from the Society;	N.A.
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The said property is presently mortgaged with SBI
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and	N.A.

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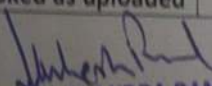
	if not paid, what remedy?	
	a) Urban land ceiling clearance, whether required and if so, details thereon.	Urbal Land Ceiling Act repealed in State of Uttarkhand
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	
4.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Yes
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes - in the revenue records
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	No Discrepancy in the property
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Property is identifiable No discrepancy
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available.

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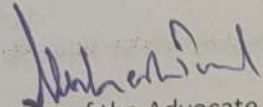
	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y/N)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	The said property is already mortgaged with SBI
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	None
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	The said property is already mortgaged with SBI
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Sumit Kumar
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N.A.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded	N.A.


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 Advocate

by the promoter in the website of Real Estate
Regulatory Authority?

te: 26-08-2021

Place: Dehradun


Signature of the Advocate

MAHESH CHANDRA PANT
Advocate

Reg. No. UK-358/j5

Certificate of title

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

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

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1-1-1991 to 25-08-2021** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances **subject to mortgage with S.B.I.**

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

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

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **Shri/Smt. Shri Sumit Kumar**

9. I certify that **Shri Sumit Kumar** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

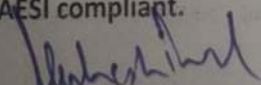
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

1. Original Sale Deed dated 13.12.2011 being document no. 9393
2. Original Sale Deed dated 01.02.2010 being document no. 715
3. Original Sale Deed dated 06.10.2009 being document no. 6138

(Already mortgaged with SBI RACPC)

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.


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SCHEDULE OF THE PROPERTY (IES)

All that property bearing Khasra No. 885 Ka area 104.08 sq. mtrs alongwith construction thereon situated at Mauza Natthanpur, Pargana Parwa Doon District Dehradun bounded and butted as under:-

EAST: 20 Feet wide Road. Side measuring 28 feet

WEST: land of Others. Side measuring 28 feet

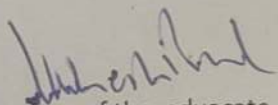
NORTH: Land of Smt Shashi Koriya. Side measuring 40 feet

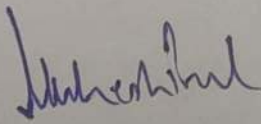
SOUTH: Land of Other. Side measuring 40 feet

Date : 26-08-2021

Encls:

- 1 Search Receipt
- 2 Affidavit
- 3 Sale Deed dated 13.12.2011 being document no. 9393
4. Sale Deed dated 01.02.2010 being document no. 715
5. Sale Deed dated 06.10.2009 being document no. 6138
6. Sale Deed dated 02.07.2002 being document no. 4321
7. Sanctioned Map dated 07.10.201
8. Khataunies


Signature of the advocate
MAHESH CHANDRA PANT
Advocate
Reg. No. UK-358/65


MAHESH CHANDRA PANT
Advocate
Reg. No. UK-358/65

9393



विक्रय पत्र हेतु वांछित विवरण

क्र. A 16244

1. मालियत विक्रयपत्र : ₹ 18,00,000/-
जिस पर स्टाम्प दिया गया
2. बाजारी मूल्य : ₹ 11,50,000/-
3. कुल स्टाम्प शुल्क देय : ₹ 74,000/-
4. मुख्य क्षेत्र : अर्धनगरीय/विशिष्ट ग्राम।
5. क्षेत्र : मौजा नत्थनपुर, परगना परवादून, जिला देहरादून।
6. सम्पत्ति : एक नवनिर्मित भवन स्थित भूमि खाता खतौनी संख्या 413 के भूमि खसरा संख्या 885क रकबा 104.08 वर्गमीटर, जिसमें भूतल व प्रथमतल पूर्णतः निर्मित हैं, स्थित मौजा नत्थनपुर, परगना परवादून, जिला देहरादून।
7. सम्पत्ति का प्रकार : साधारण निर्मित रिहायशी मकान।
8. मुख्य मार्ग से दूरी : मुख्य हरिद्वार रोड से 1 किलोमीटर व रिंग रोड से 500 मीटर से अधिक दूरी पर स्थित है।
9. सर्किल रेट : ₹ 3,000/- प्रति वर्ग मीटर (भूखण्ड) तथा ₹ 7800/- रुपये (निर्माण)
10. विक्रेता का नाम व पता : श्रीमती नीरजा सेठी पत्नी श्री संजीव सेठी निवासी 29/8, एकता कॉलोनी, सरकुलर रोड, डालनवाला, जिला देहरादून
PAN-ASKPS9810J
11. क्रेता का नाम व पता : श्री सुमित कुमार पुत्र श्री लाजपत राय गुल्यानी निवासी मूलचन्द रोड, समस्तीपुर, बिहार PAN-AHUPK8487C
12. पृष्ठा की संख्या : 11
13. रचियता : श्री के०के० चतुर्वेदी, एडवोकेट।

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Already Mortgage

in SBI RAFC D. D.

H.L - 32081036762

PM. 7979845535

Mr. S. S. S.

Original
Verified
by
Amit Verma

Result

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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बण्ड UTTARAKH



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विक्रय पत्र

यह विक्रय पत्र आज दिनांक 13/12/2011 को स्थान देहरादून में श्रीमती नीरजा सेठी पत्नी श्री संजीव सेठी निवासी 29/8, एकता कॉलोनी, सरकुलर रोड, डालनवाला, जिला देहरादून (जिसे इस विक्रय पत्र में आगे "विक्रेता" कहकर सम्बोधित किया गया है)।

.....विक्रेता

एवं

श्री सुमित कुमार पुत्र श्री लाजपत राय गुल्यानी निवासी मूलचन्द रोड, समस्तीपुर, बिहार (जिन्हें इस विक्रय पत्र में आगे "क्रेता" कहकर सम्बोधित किया गया है)

.....क्रेता

के मध्य निष्पादित किया गया।

विदित हो कि विक्रेता इस विक्रय पत्र के अन्त में दी गयी "सूची सम्पत्ति" में वर्णित सम्पत्ति की एकमात्र स्वामी एवं अध्यासी है एवं उपरोक्त सम्पत्ति में उसका कोई अन्य साझीदार अथवा भागीदार नहीं है। विक्रेता निम्न वर्णित सम्पत्ति पर अध्यासित चला आ रहा है और विक्रेता को निम्न वर्णित सम्पत्ति को अपनी इच्छानुसार हस्तान्तरित करने के पूर्ण अधिकार प्राप्त है।

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विदित हो कि भूमि के पूर्व स्वामी श्री जसवीर सिंह पुत्र श्री दलीप सिंह फसली वर्ष 1379 अर्थात 1972 से बतौर संक्रयणीय भूमिधर दर्ज व पंजीकृत नगर आ रहा है।

विदित हो कि अपर तहसीलदार, देहरादून द्वारा पारित आदेश दिनांक 08/11/2001 के द्वारा खसरा नम्बर 885क एकबा 0.4750 हैक्टयर भूमि श्री इन्दरजीत सिंह पुत्र श्री दलीप सिंह के नाम इस्तान्तरित हो गयी थी और उनका नाम राजस्व अभिलेखों में दर्ज व पंजीकृत है।

विदित हो कि श्री इन्दरजीत सिंह ने उपरोक्त भूमि खसरा संख्या 885क में से एकबा 223.05 वर्गमीटर श्री कपिल कोहली पुत्र स्व0 श्री सीताराम कोहली निवासी 495, राजपुर रोड, चन्द्रलोक कॉलोनी, देहरादून को द्वारा पंजीकृत विक्रयपत्र दिनांकित 02/07/2002 को विक्रय कर दी थी, उक्त विक्रय पत्र का इन्दरज कार्यालय सब रजिस्ट्रार, देहरादून, की बही नं0 1 की जिल्द 498 के पृष्ठ 154 ए0डी0फा0बुक संख्या 1 की जिल्द 1182 के पृष्ठ 213 से 224 में नं0 4321 पर दिनांक 02/07/2002 को पंजीकृत है।

विदित हो कि श्री कपिल कोहली ने भूमि एकबा 104.08 वर्गमीटर, स्वाति सती पुत्री श्री विरेन्द्र सती निवासी लोअर नेहरूग्राम जिला देहरादून को विक्रय कर

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दी थी। उक्त विक्रय पत्र का इन्दराज कार्यालय सब रजिस्ट्रार, देहरादून, की बही नं० 1 की जिल्द 2955 के पृष्ठ 23 से 38 में नं० 6138 पर दिनांक 06/10/2009 को पंजीकृत है।

विदित हो कि विक्रेता ने निम्न वर्णित भूमि बजरिये पंजीकृत विक्रयपत्र दिनांकित 01/02/2010 को इसके पूर्व स्वामी स्वाती सती पुत्री श्री विरेन्द्र सती निवासी लोअर नेहरूग्राम, जिला देहरादून से क्रय की थी। उक्त विक्रय पत्र का इन्दराज कार्यालय सब रजिस्ट्रार, देहरादून, की बही नं० 1 की जिल्द 3145 के पृष्ठ 151 से 188 में नं० 715 पर दिनांक 01/02/2010 को पंजीकृत है।

विदित हो कि विक्रेता ने सम्पत्ति क्रय करने के पश्चात एम०डी०डी०ए० से मानचित्र संख्या 1119/10-11 दिनांकित 07/10/2010 स्वीकृत कराकर उस पर भवन का निर्माण किया।

विदित हो कि विक्रेता अपनी उपरोक्त सम्पत्ति जिसका पूर्ण विवरण इस विक्रय पत्र के अन्त में दी गयी सूची सम्पत्ति में दिया गया है, को विक्रय करना चाहती है एवं क्रेता, विक्रेता से उनकी निम्न वर्णित सम्पत्ति को क्रय करना चाहता है। इस सम्बन्ध दोनों पक्षों के मध्य निम्न वर्णित सम्पत्ति का कुल विक्रय मूल्य ₹ 18,00,000/- रुपये (अठारह लाख रुपये) तय पाया गया है, जिस विक्रय मूल्य

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के बदले विक्रेता निम्न वर्णित सम्पत्ति को विक्रय करने एवं क्रेता क्रय करने हेतु सहमत है।

अब यह विक्रय पत्र निम्नलिखित का साक्षी है:-

1. यह कि उपरोक्त अनुबन्ध के अनुपालन में क्रेता द्वारा विक्रेता को विक्रय मूल्य ₹ 18,00,000/- रुपये (अठारह लाख रुपये) की धनराशि निम्न प्रकार अदा कर दी गई है :-
 - क. ₹ 21,000/- रुपये नकद
 - ख. ₹ 2,51,000/- रुपये चैक संख्या 839746 दिनांक 12/12/2011 द्वारा एस0बी0आई0 समस्तीपुर, बाजार ब्रान्च, बिहार।
 - ग. ₹ 15,28,000/- रुपये चैक संख्या 726873 दिनांक 13/12/2011 द्वारा एस0बी0आई0 कामर्शियल ब्रान्च, देहरादून।

जिस कुल विक्रय मूल्य की प्राप्ति विक्रेता, एतद द्वारा स्वीकार करती है।
2. यह कि विक्रेता ने अपनी सम्पत्ति जिसेका यथा सम्भव विवरण इस विक्रय पत्र के अन्त में दी गयी "सूची सम्पत्ति" में दिया गया है, को क्रेता को, विक्रय के द्वारा सभी अधिकारों सहित हस्तान्तरित कर दी है, कि क्रेता उसे बतौर एकमात्र स्वामी धारण करे और हर प्रकार से लाभ उठाये। विक्रीत सम्पत्ति का मौके पर वास्तविक और रिक्त अध्यासन क्रेता को सौंप दिया

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गया है आज से क्रेता निम्न वर्णित सम्पत्ति में विक्रेता के समतुल्य एकमात्र स्वामी एवं अध्यासी हो गया है और निम्न वर्णित सम्पत्ति से विक्रेता अथवा उसके किसी हित प्रतिनिधि सम्बन्धी आदि-आदि का किसी प्रकार का कोई सम्बन्ध नहीं रहा है। क्रेता को यह अधिकार होगा कि वह निम्न वर्णित सम्पत्ति को जिस प्रकार चाहे इस्तेमाल करे अथवा अपनी इच्छानुसार किसी भी व्यक्ति को किसी भी प्रकार से हस्तान्तरित करें इसमें विक्रेता को कोई आपत्ति नहीं होगी।

3. यह कि निम्न वर्णित सम्पत्ति हर प्रकार के भार, बन्धनों, कुर्ली, रहन, जमानत, अधिग्रहण आदि की कार्यवाहियों, अनुबन्धों एवं विवादों आदि-आदि से रहित है एवं स्वच्छ विक्रय योग्य स्वामित्व की है। यदि भविष्य में निम्न वर्णित सम्पत्ति की बाबत विक्रेता के स्वामित्व अधिकारों में किसी दोष अथवा उसके उक्त सम्पत्ति को विक्रय करने के अधिकारों के किसी दोष के कारण निम्न वर्णित सम्पत्ति अथवा उसका कोई भाग क्रेता के स्वामित्व अधिकार से कभी भी निकल जाये अथवा उसे इस कारण कोई हानि उठानी पड़े तो विक्रेता, क्रेता द्वारा उठायी गयी हानि की मय हर्जे-खर्चे के क्षतिपूर्ति करने के लिये उत्तरदायी होगी।

4. यह कि निम्न वर्णित सम्पत्ति की बाबत आज तक के समस्त बकाया कर, चार्जज व डिमाण्डस आदि की अदायगी का उत्तरदायित्व विक्रेता का होगा

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और आज के बाद वाजिब होने वाले समस्त कर, चार्ज व डिमाण्डस आदि की अदायगी की जिम्मेदारी क्रेता की होगी।

5. यह कि यदि भविष्य में क्रेता को निम्न वर्णित सम्पत्ति के स्वामित्व अधिकारों की पुष्टि के सम्बन्ध में विक्रेता से किसी दस्तावेज, लेखपत्र, शपथपत्र अथवा बयान आदि देने अथवा लिखने की आवश्यकता पड़े तो विक्रेता पूर्व सूचना मिलने पर एवं क्रेता के खर्च पर उक्त सभी कार्य करने के लिये तत्पर रहेगी।
6. यह कि क्रेता को अधिकार होगा कि वह निम्न वर्णित सम्पत्ति को कबत नगर निगम अभिलेखों व अन्य विभागों में विक्रेता का नाम खारिज कराकर अपना नाम बतौर स्वामी दर्ज कराये इसमें विक्रेता को कोई आपत्ति नहीं होगी।

वांछित विवरण

1. विक्रेता एवं क्रेता के मध्य पूर्व में कोई लिखित अनुबन्ध नहीं है।
2. विक्रेता एवं क्रेता अनुसूचित जाति व जनजाति से नहीं हैं एवं क्रेता, विक्रेता भारतीय मूल के नागरिक है।
3. विक्रीत सम्पत्ति सीलिंग के प्रावधानों से मुक्त है तथा विक्रीत भूमि की बावत कोई सीलिंग विवाद लम्बित नहीं है।

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4. विक्रीत सम्पत्ति में कोई बाग, पेड़, बाउन्ड्रीवाल आदि नहीं है।
5. विक्रीत सम्पत्ति अर्धनगरीय/विशिष्ट ग्राम में स्थित है।
6. विक्रीत सम्पत्ति औद्योगिक क्षेत्र में नहीं है।
7. विक्रीत सम्पत्ति आवासीय सम्पत्ति है जिसकी कीमत 30 लाख रुपये से अधिक नहीं है।
8. यह कि विक्रीत सम्पत्ति अर्धनगरीय/विशिष्ट ग्राम में मुख्य हरिद्वार रोड से 1 किलोमीटर व रिंग रोड से 500 मीटर से अधिक दूरी पर स्थित है। विक्रीत सम्पत्ति रिहायशी मकान है, जहां पर जिला अधिकारी द्वारा आवासीय भूमि का निर्धारित सर्किल रेट ₹ 3,000/- प्रति वर्ग मीटर है। विक्रीत सम्पत्ति में भूखण्ड का क्षेत्रफल 104.08 वर्गमीटर है जिसकी उचित बाजारी कीमत ₹ 3,12,240/- होती है एवं निर्मित क्षेत्रफल 104.08 वर्गमीटर है (पूर्ण निर्मित), जिसके निर्माण की उचित बाजारी कीमत निर्धारित दर ₹ 7800/- प्रति वर्गमीटर की दर से ₹ 8,11,824/- होती है। इस प्रकार विक्रीत सम्पत्ति का कुल उचित बाजारी मूल्य ₹ 11,24,064/- रुपये अर्थात् 11,50,000/- रुपये होता है। स्टाम्प शुल्क नियमानुसार विक्रय मूल्य ₹ 18,00,000/- रुपये ₹ 74,000/- रुपये का अदा किया जा रहा है।



उत्तराखण्ड

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यह कि इस विक्रय पत्र में जहां-जहां भी शब्द "क्रेता" एवं "विक्रेता" प्रयुक्त हुये है वहां-वहां उनमें सन्दर्भानुसार उनके हित प्रतिनिधि, वारिसान, सम्बन्धि, हस्तान्तरति, एडमिनिस्ट्रेटर्स एवं एक्जीक्यूटर्स आदि-आदि भी शामिल समझे जायेंगे।

सूची सम्पत्ति

एक नवनिर्मित भवन स्थित भूमि खाता खतौनी संख्या 413 के भूमि खसरा संख्या 885क रकबा 104.08 वर्गमीटर, जिसमें भूतल व प्रथमतल पूर्णतः निर्मित हैं, स्थित मौजा नव्थनपुर, परगना परवादून, जिला देहरादून जिसकी सीमायें व नाप निम्न प्रकार है :-

पूरव में	- 20 फिट चौड़ा रास्ता, सीमा पर नाप 28 फिट
पश्चिम में	- भूमि अन्य सीमा पर नाप 28 फिट
उत्तर में	- भूमि श्री. करोरिया, सीमा पर नाप 40 फिट
दक्षिण में	- भूमि अन्य, सीमा पर नाप 40 फिट

सूय अधिकार रास्ता आमद रफत एवं सभी सुखाधिकारों सहित।

अतः आज यह विक्रय पत्र दिनांक 13/12/2011 को स्थान देहरादून में पक्षकारों के द्वारा हस्ताक्षरित कर दिया गया है ताकि साक्ष्य रहे और समय पर काम आये।

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ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड

A 032492

1001
001

क्रेता का नाम व पता :- श्री सुमित कुमार पुत्र श्री लाजपत राय गुल्यानी निवासी
मूलचन्द रोड, समस्तीपुर, बिहार।

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



[Signature]

क्रेता के हस्ताक्षर

not



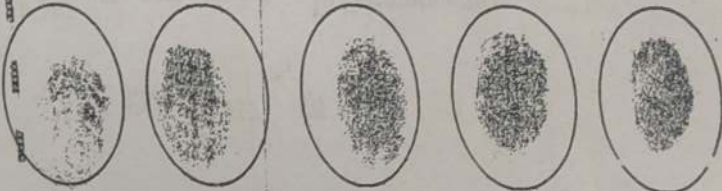
खण्ड UTTARAKHAND

A 032491

विक्रेता का नाम व पता :- श्रीमती नीरजा सेठी पत्नी श्री संजीव सेठी निवासी
28/8, एकता कॉलोनी, सरकुलर रोड, डालनवाला, जिला देहरादून।

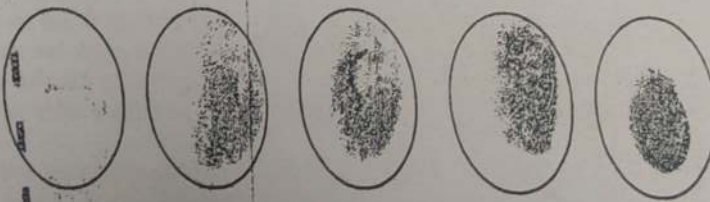
बायें हाथ (Left Hand) की अंगुलियों के चिन्ह

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



दायें हाथ (Right Hand) की अंगुलियों के चिन्ह

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका



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विक्रेता के हस्ताक्षर

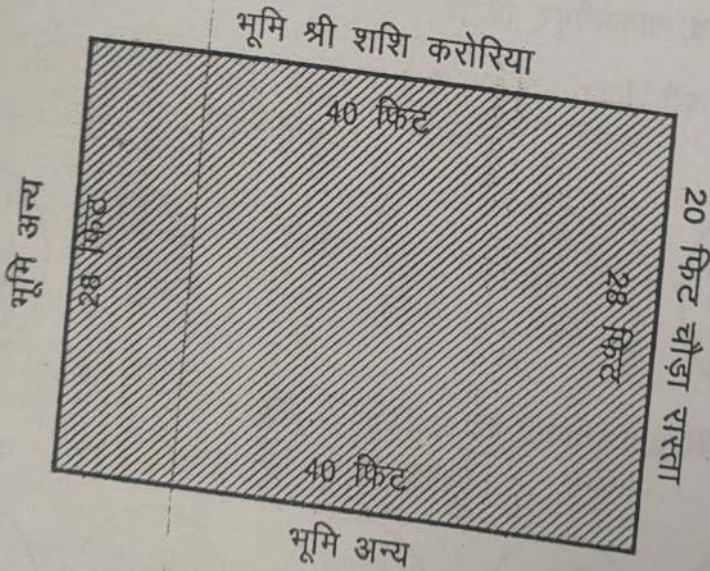
मानचित्र

एक नवनिर्मित भवन स्थित भूमि खाता खतौनी संख्या 413 के भूमि संख्या 885 के रकबा 104.08 वर्गमीटर, जिसमें भूतल व प्रथमतल पूर्णतः हैं, स्थित मौजा नत्थनपुर, परगना परवादून, जिला देहरादून।

विक्रेता :- श्रीमती नीरजा सेठी पत्नी श्री संजीव सेठी।
क्रेता :- श्री सुमित कुमार पुत्र श्री लाजपत राय गुल्यानी।

NOT TO SCALE

N
↑



Prokhi
हो विक्रेता

Prokhi
हो क्रेता

सी नम्बर

1

जिल्द

3,952

पृष्ठ

45

से

70

नम्बर

9,393

पर

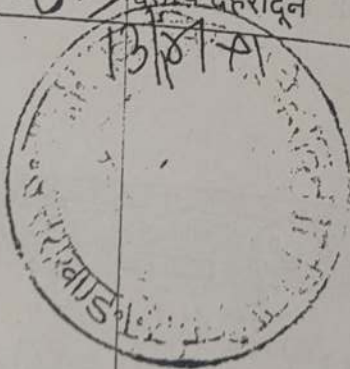
आज

दिनांक

13-December-2011

जिस्ट्री की गयी ।

उप निबन्धक द्वितीय देहरादून



Mussoorie Dehradun Development Authority

working for you and helping you

कार्यालय मसूरी देहरादून विकास प्राधिकरण देहरादून ।

SECTOR : 3

Dated: 7/10/10

मानचित्र R-1119/10-11

NEERJA SETHI
SEKTA COLONY,
CIRCULAR ROAD, DALANWALA,
DEHRADUN

DEHRADUN
DEHRADUN

01-OCT-10

आपके प्रार्थना पत्र दिनांक
885 KA, NATHANPUR

के सन्दर्भ में प्रस्तावित आपका
में स्थित निर्माण का संलग्न मानचित्र

स्वीकृत/आम/कालोनी
निकासि प्रतिबन्धों के साथ स्वीकृत किया जाता है ।

मानचित्र स्वीकृति की दिनांक से पाँच वर्ष तक वैध है उसके बाद कोई निर्माण कार्य नहीं किया जायेगा ।
मानचित्र की इस स्वीकृति से शासकीय विभाग में स्थानीय निकाय या किसी अन्य व्यक्ति के अधिकार तथा स्वामित्व किसी प्रकार प्रभावित नहीं होते ।

मानचित्र जित प्रयोजन हेतु स्वीकृत कराया गया है केवल उसी प्रयोग में लाया जायेगा । प्रयोजन में परिवर्तन होने का पूरा निर्माण अनधिकृत माना जायेगा ।

4. यदि भविष्य में किसी विकास कार्य हेतु विकास व्यय मांगा जायेगा तो वह बिना किसी आपत्ति के देगा होगा तथा उक्त क्षेत्र के विकास से सम्बन्धित किसी परियोजना विकास कार्य हेतु अतिरिक्त विकास शुल्क बिना किसी आपत्ति के जमा करना होगा ताकि उक्त क्षेत्र से प्राप्त विकास शुल्क से ही उक्त क्षेत्र का विकास कार्य सम्पादित किया जा सके ।

5. क्षेत्र विकास कार्य के उपयुक्त नहीं होगा वहाँ शासन अथवा किसी स्थानीय निकाय की विकास कार्य करने की जिम्मेदारी नहीं होगी ।
6. मानचित्र स्वीकृति के बाद से मानचित्र जारी किए गए क्षेत्र में उक्त क्षेत्र में किसी सरकारी भूमी या सड़क की चौड़ाई बढ़ाने से बचें किन्तु अन्य विकास कार्य के लिए मानचित्र को प्रभावित न करते हों ।

7. बिजली की लाईन से 05 फीट के अन्दर कोई निर्माण कार्य नहीं किया जायेगा ।
8. मानचित्र मानचित्र की एक प्रति सदैव निर्माण स्थल पर ही रखनी होगी ताकि मौके पर कर्मों भी जाय की जा सके तथा निर्माण स्वीकृत मानचित्र स्थापित करने नियमों के अनुसार ही कराया जायेगा तथा भवन के स्वामित्व की जिम्मेदारी भी आवेदक की होगी ।

9. सड़क सर्वेसलेन तथा सरकारी भूमि पर कोई निर्माण सामग्री बिल्डिंग मैटेरियल नहीं रखा जायेगा तथा गन्दे पानी की निकासी का प्रबंध स्वयं करना होगा ।
10. निर्माण कार्य समाप्त होने के 03 माह के अन्दर आप निर्माण स्वीकृत मानचित्र के अनुसार पूरा होने का प्रमाण पत्र प्राधिकरण से प्राप्त करें ।

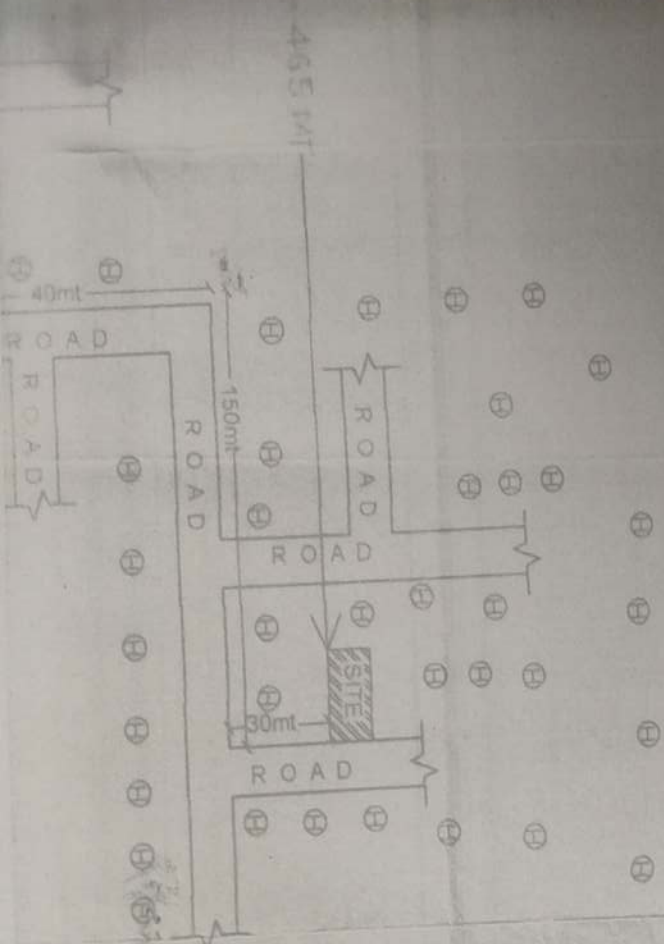
तदोपलब्ध ही भवन को प्रयोग में लायेंगे । अन्यथा स्वीकृति निरस्त कर दी जायेगी ।
11. निर्माण के अन्दर यदि कोई युद्ध आता है तो उसको काटने से पूर्व अनुमति प्राप्त करनी होगी ।
12. पानी की निकासी के लिये वैध छोड़ना होगा ।

13. यदि अनुमति प्राप्त करने के बाद किसी भी समय उपाध्यक्ष अथवा उनके द्वारा अधिकृत इस बात से सन्तुष्ट है कि उक्त अनुमति तथ्यों को घुसा का अथवा कभी एवं जाली तथ्य प्रस्तुत करके प्राप्त की है तो उक्त अधिकारी को यह अधिकार होगा कि उक्त अनुमति को निरस्त कर सकते हैं वह उक्त मानचित्र के अन्तर्गत किया गया निर्माण अवैध माना जायेगा ।

14. इस मानचित्र की स्वीकृति को मानचित्र के स्वामित्व का प्रमाण नहीं माना जायेगा और किसी न्यायालय के केवल मानचित्र को भूस्वामित्व के साक्ष्य नहीं माना जायेगा ।
15. सीलिंग नूरी, नजूल भूमि अथवा अन्य सार्वजनिक भूमि पर अतिक्रमण पाये जाने पर यह स्वीकृति स्वतः निरस्त मान ली जायेगी ।

16. रोड वाइडनिंग के क्षेत्र में वाउण्ड्रीवाल गेट अथवा सार्वजनिक भूमि पर अतिक्रमण पाये जाने पर यह स्वीकृति स्वतः निरस्त मान ली जायेगी ।
17. भीम ऋतु में पेयजल की कमी हो देखते हुए 15 अप्रैल से 30 जून तक निर्माण नहीं किया जायेगा ।
18. पर्वतीय नू-भाग में कोई हिल कटिंग नहीं की जायेगी ।
19. भवन निर्माण करते समय भूकम्प व सुस्वास्तीक तकनीकी प्रयोग में लाना अनिवार्य होगा ।
20. भवन के अग्रतर भाग में 2 फेड़ लगाना अनिवार्य होगा ।

सो अभियन्ता/सचिव/उपाध्यक्ष
मसूरी देहरादून विकास प्राधिकरण
देहरादून ।



RECOMMENDED
FOR SANCTIONED

22/10/11

PROPOSED HOUSE PLAN FOR SMT. NEERJA SETHI
W/O SH. SANJEEV SETHI SITUATED AT KH. NO. 188 KA,
MOUZA NATHAN PUR, PARAGANA PAHWADON,
DIST. D. DUN, UTTARAKHAND.

AREA STATEMENT

TOTAL PLOT AREA	104.08 SQ. MT.
ROAD WIDENING AREA	12.38 SQ. MT.
NETT PLOT AREA	91.70 SQ. MT.
PROP. G.F. COVD AREA	58.44 SQ. MT.
PROP. F.F. COVD AREA	58.44 SQ. MT.
TOTAL COVD. AREA	116.88 SQ. MT.
TOTAL OPEN LAND AREA	33.20 SQ. MT.
COVERAGE -	83.73%
F.A.R.	1.27

22/10/11
22/10/11

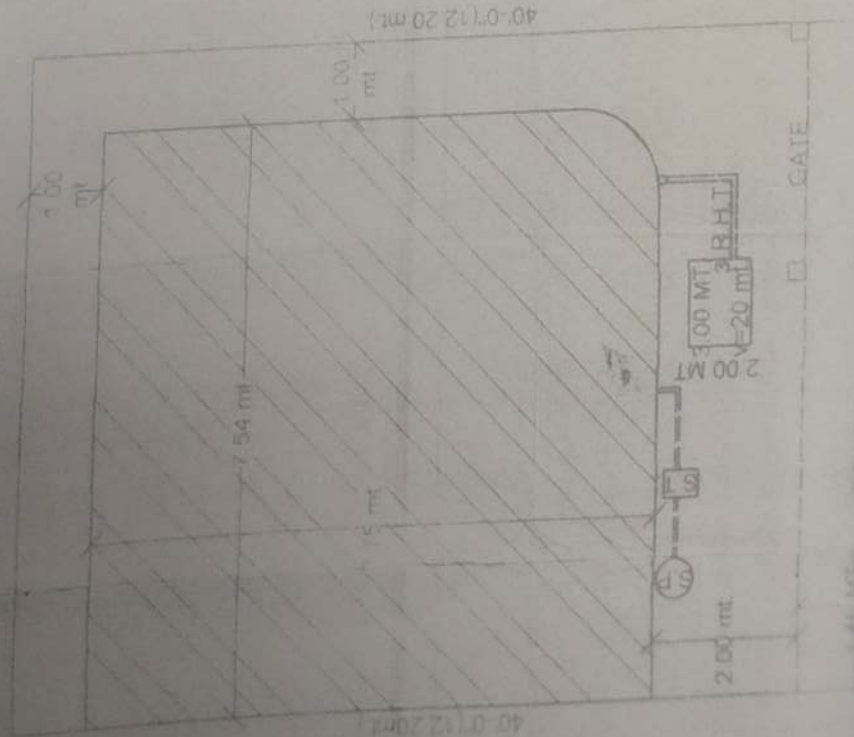
VIVEKANAND
GRAM
PHASE 2

ENCASE

AN (N.T.S.)

PROPERTY OF OTHERS

28-0' (8.54 mt)



40.0' (12.20 mt)
PROP. OF SELLER

D1		
D2		
W	WINDOWS	
W1		6-0" X 4-0"
W2		5-0" X 3-0"
V	VENTILATOR	5-0" X 2-0"

LEGEND

RWP	RAIN WATER PIPE
IC	INSPECTION CHAMBER
DC	DISCONNECT CHAMBER
	WASTE WATER
ST	W.C. WASTE
SP	SEPTIC TANK
NTS	SOAK PIT
	NOT TO SCALE

SCALE
1" = 8'-0"
(1:100)

OR AS SHOWN IN DRAWING

Date - 13/09/2010

Drawn By -

1. THE BUILDING PLANS ARE SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED IN ANNEXURE-II AND THE INFORMATION GIVEN IS FATUALLY TO THE BEST OF KNOWLEDGE & UNDERSTANDING
2. PROVISIONS FOR STRUCTURAL SAFETY FROM NATURAL HAZARDS SHALL BE ADHERED TO DURING CONSTRUCTION

SIG. OF ARCHITECT / LIC. SUP

SIG. OF OWNER

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