

• Valuers • Industrial & EIT Consultants • Chartered Engineers • NPA Management  
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File No. : VR/SBI/109/01/2022

Dated: 19.01.2022

# ASSESSMENT REPORT

OF

## IMMOVABLE PROPERTY

### SITUATED AT

PART OF KHASRA NO.476, HOUSE TAX OLD NO.162/4 & NEW NO.504,  
VILLAGE – MALAKPUR LATEEFPUR (SOLANIPURAM), WITH IN LIMIT OF  
NAGAR NIGAM ROORKEE, PERGANA & TEHSIL- ROORKEE, DISTRICT –  
HARIDWAR (U.K)

### OWNER's

SH. PRAVEEN TYAGI S/O SH. JANESHWAR PRASAD TYAGI

A/C:

### REPORT PREPARED FOR

ON BEHALF OF STATE BANK OF INDIA SME, CIVIL LINES ROORKEE BRANCH  
DISTRICT – HARIDWAR (UK) AS PAPER DEEDS INFORMATION PROVIDE BY BANK  
OPINION AND MAXIMUM PROSPECTIVE ASSESSMENT IS SUBMITTED

**\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager:**  
valuers.spn@rkassociates.org. We would appreciate your feedback in order to improve our services.

ASSET/ PROPERTY UNDER VALUATION



PROPERTY OF THE OWNER

SITUATED AT

PART OF KHASRA NO.476, HOUSE TAX OLD NO.162/4 & NEW NO.504,  
VILLAGE – MALAKPUR LATEEFPUR (SOLANIPURAM), WITH IN LIMIT OF  
NAGAR NIGAM ROORKEE, PERGANA & TEHSIL- ROORKEE, DISTRICT –  
HARIDWAR (U.K)



3  
13

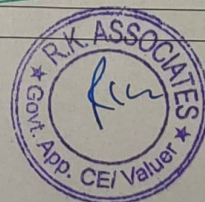
TO,  
CHIEF MANAGER  
STATE BANK OF INDIA  
SME ROORKEE  
DISTRICT: HARIDWAR U.K.  
SURVEYOR: MR. PRASHANT GOSWAMI

**CURRENT – PRICE ASSESSMENT ONLY OPINION – REPORT**  
**(IN RESPECT OF LAND / SITE AND BUILDING)**

<b>GENERAL</b>		
Purpose for which the valuation is made		New- Valuation for Housing / TL/ CC Limit
a)	Date of inspection	: 17.01.2022
b)	Date on which the valuation is made	: 19.01.2022
List of documents produced for perusal		
i)		: <b>Site visit</b>
ii)		: <b>1-Copy of Sale Deed No. 4763 Dt. 14.11.2005</b> <b>2-Copy of Gift Deed No. 7539 Dt. 18.07.2019</b>
iii)		: <b>Site photo graph</b>
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. Praveen Tyagi S/O Sh. Janeshwar Prasad Tyagi R/O House No.504, Mohalla – Solanipuram Roorkee, Pergana & Tehsil – Roorkee District – Haridwar U.K Single Ownership (Full Share)
Brief description of the property (Including leasehold/freehold etc.)		: This is Ground + 2 Floor Residential Property under Valuation (Freehold)
Location of property		
a)	Plot No. / Survey No.	: Khasra No.476,
b)	Door No.	: House No.504
c)	T. S. No. / Village	: Malakpur Lateefpur (Solanipuram)
d)	Ward / Taluka	: Roorkee
e)	Mandal / District	: Haridwar U.K
Postal address of the property		: Kharsa No.476, House Tax Old No.162/4 & New No.504, Village – Malakpur Lateefpur (Solanipuram), Pergana & Tehsil – Roorkee, District – Haridwar U.K
8.	City / Town	: City
	Residential Area	: Residential Area
	Commercial Area	: No
	Industrial Area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit/ Village Panchayat / Municipality	: Nagar Nigam
11	Whether covered under any State / Central Govt. enactments (e.g. Urban	: No



	Land Ceiling Act) or notified under agency area / scheduled area / cantonment area														
2	In case it is an agricultural land, any conversion to house site plots is contemplated	:													
13	Boundaries of the property	:	<b>As per Sale Deed &amp; Gift Deed</b>												
	East	:	Road 15'0" Wide												
	West	:	Property of Major Sunil												
	North	:	Road 20'0" Wide												
	South	:	Property of Smt. Uma Sinha												
		:	<b>As per Site</b>												
	East	:	Road 15'0" Wide												
	West	:	Property of Major Sunil												
	North	:	Road 20'0" Wide												
	South	:	Property of Smt. Uma Sinha												
14.1	Dimensions of the site	:	<table><tr><td>A</td><td>B</td></tr><tr><td>As per Sale Deed &amp; Gift Deed</td><td>Actuals</td></tr><tr><td>East</td><td>50'0"</td></tr><tr><td>West</td><td>50'0"</td></tr><tr><td>North</td><td>40'0"</td></tr><tr><td>South</td><td>40'0"</td></tr></table>	A	B	As per Sale Deed & Gift Deed	Actuals	East	50'0"	West	50'0"	North	40'0"	South	40'0"
A	B														
As per Sale Deed & Gift Deed	Actuals														
East	50'0"														
West	50'0"														
North	40'0"														
South	40'0"														
15	Extent of the site	:	As Per Deed Area 2000.0 Sq.ft or = <b>185.80 Sq.mt.</b>												
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	2000.0 Sq.ft or = <b>185.80 Sq.mt.</b>												
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Owner occupied												
II.	<b>CHARACTERISTICS OF THE SITE</b>	:													
1.	Classification of locality	:	Residential Locality												
2.	Development of surrounding areas	:	Yes												
3.	Possibility of frequent flooding / submerging	:	No												
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	All With 1.0 to 2.0 Kms												
5.	Level of land with topographical conditions	:	Yes												
6.	Shape of land	:	Rectangular												
7.	Type of use to which it can be put	:	Residential												
8.	Any usage restriction	:	No												
9.	Is plot in town planning approved layout?	:	Yes												
10	Corner plot or intermittent plot?	:	Corner Plot												
11	Road facilities	:	15'0" & 20'0" Wide Two Side Road												
12	Type of road available at present	:	CC Road												
13	Width of road – is it below 20 ft. or more than 20 ft.	:	15'0" & 20'0" Wide Two Side Road												
14	Is it a land – locked land?	:	No												



Water potentiality	:	Yes
Underground sewerage system	:	No
Is power supply available at the site?	:	Yes
Latitude, Longitude and Coordinates of the site	:	Google Map Attached
Advantage of the site	:	Yes
1 :		The Property is Located at 2.0 K.M approx. distance from Haridwar – Roorkee Road

**Part – A (Assessment of land)**

1.	Size of plot	:	
	North & South	:	NA
	East & West	:	NA
2.	Total extent of the plot	:	2000.0 Sq.ft or = <b>185.80 Sq.mt.</b>
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Difference is due to demand & supply gap in the market
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 16,170/- per Sq.mt
5.	Assessed / adopted rate of valuation	:	Rs.40,000/- to Rs. 42,000/= per Sq.mt. prospective Market Rate
6.	Estimated value of land	:	= 185.80 Sq.mt X Rs.40,000/- per Sq.mt <b>Rs. 74,32,000/=</b>

**Part – B (Assessment of Building)**

1.	Technical details of the building	:	
a)	Type of Building (Residential / Commercial / Industrial)	:	Residential Building Ground + 2 Floor
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	Load Bering and Isolated footing. Load bearing 9" & 4' 1/2" structure with base constructed on masonry & concrete slab on cement mortar.
c)	Year of construction	:	Year of Construction 1998 & 2008 and Estimated Future Life 23 & 13 Year.
d)	Number of floors and height of each floor including basement, if any	:	Ground + 2 Floor and Height 11'0" approx
e)	Plinth area floor-wise	:	See detail of valuation
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	Good
ii)	Inferior - Excellent, Good, Normal, Poor	:	Good
g)	Date of issue and validity of layout of approved map / plan	:	Yes, Approved Map No.477/07-08, Dated – 20.02.2008
h)	Approved map / plan issuing authority	:	Map Approved by Concern Authority Roorkee District - Haridwar
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of	:	NA



approved plan

**SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF**

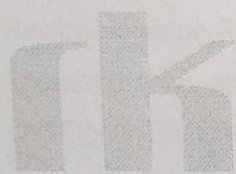
S. No.	Description	All floor	
1.	Foundation	Isolated Footing, load Bearing 9" pillar beam column structure on 9" & 4 1/2" brick walls with base constructed on masonry & cement mortar	
2.	Basement	No	
3.	Superstructure	Load bearing Structure	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Framed with Glass Works & M.S Iron.& Rolling Shutter	
5.	RCC works	Yes	
6.	Plastering	Yes	
7.	Flooring, Skirting, dadoing	Marble Flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	Marble Flooring	
9.	Roofing including weather proof course	RCC Roof	
10.	Drainage	Yes, Internal	

S. No.	Description	All floor		
2.	Compound wall	: Yes		
	Height	: 10' 0"		
	Length			
	Type of construction	: Load bearing		
3.	Electrical installation			
	Type of wiring	: Internal		
	Class of fittings (superior / ordinary / poor)	: ordinary		
	Number of light points	: Yes		
	Fan points	: Yes		
	Spare plug points	: Yes		
	Any other item	: Nil		
4.	Plumbing installation			
	a) No. of water closets and their type	: Yes		
	b) No. of wash basins	: Yes		
	c) No. of urinals	: Yes		
	d) No. of bath tubs	: Nil		
	e) Water meter, taps, etc.	: Nil		
	f) Any other fixtures	: Nil		



<b>VALUATION OF BUILDING CONSTRUCTION OR BUILT-UP UNIT</b>								
<i>(As per existing condition, specifications and after calculating depreciation &amp; improvements done)</i>								
Sr. no.	Particulars of item	Roof height (in ft)	Age of building	Plinth area (in Sq.ft)	Replacement rate of construction on Rs.	Replacement cost Rs.	Depreciation	Net value after depreciations Rs.
i.	<b>Ground Floor – Structure is based on Load bearing with Brick wall, RCC type roof with wooden – Door &amp; Window, Marble Flooring, Ht. 11.0 ft</b>							
	GF	11' 0"	23	1305.0	Rs. 1500/-	Rs.19,57,500/-	15%	Rs. 16,63,875/-
ii.	<b>First Floor – Structure is based on Load bearing with Brick wall, RCC type roof with wooden – Door &amp; Window, Marble Flooring, Ht. 11.0 ft</b>							
	GF	11' 0"	13	1305.0	Rs. 1400/-	Rs.18,27,000/-	5%	Rs. 17,35,650/-
iii.	<b>Second Floor - Structure is based on Load bearing with Brick wall, RCC type roof with wooden – Door &amp; Window, Marble Flooring, Ht. 11.0 ft</b>							
	GF	11' 0"	13	472.47	Rs. 1500/-	Rs. 7,08,705/-	5%	Rs. 6,73,270/-
	<b>Total Construction value</b>							<b>Rs. 40,72,795/-</b>
	<b>Say in Round Figures</b>							<b>Rs. 40,72,000/-</b>

(Rupees Forty Lacs and Seventy Two Thousand Only)

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ASSOCIATES

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part- A	Land	:	Rs. 74,32,000/=
Part- B	Building	:	Rs. 40,72,795/=
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous (Boundary Wall)	:	Nil
Part- F	Services	:	Nil
	Average Prospective Rate Assessment	:	Rs. 1,15,04,795/=
	Say	:	Rs. 1,15,05,000/=
	Realizable Value of the Property		Rs. 1,03,55,000/=
	Distress Value of the Property		Rs. 97,80,000/=
	Circle Rate Value		Rs. 61,55,556/=

As a result of my opinion, 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 Rs. 1,15,05,000/- (Rupees One Crore Fifteen Lacs and Five Thousand only). The Market value of the above property as of is Rs. 1,15,05,000/- (Rupees One Crore Fifteen Lacs and Five Thousand only). and the Realizable value Rs. 1,03,55,000/- (Rupees One Crore Three Lacs and Fifty Five Thousand only). and the distress value Rs. 97,80,000/- (Rupees Ninety Seven Lacs and Eighty Thousand only).



**DECLARATION**

I hereby declare that-

- a. The information furnished in my valuation report dated 19.01.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true assessment of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 17.01.2022- The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Place : Shahjahanpur U.P.

Date : 19.01.2022



Seal of the Approved Valuer

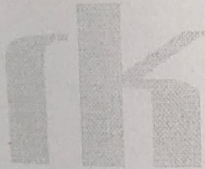
Opinion report based on documents given by bank / owner side

Page No:

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).



**Signature**  
**(Name of the Branch Manager**  
**with Official seal)**



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**PHOTOGRAPH OF VALUED PROPERTY**



17-Jan-2022 12:19:06 PM  
440 Solanipuram Road  
Solanipuram  
Roorkee  
Haridwar  
Uttarakhand



17-Jan-2022 12:23:23 PM  
Solanipuram  
Roorkee  
Haridwar  
Uttarakhand



17-Jan-2022 12:18:47 PM  
440 Solanipuram Road  
Solanipuram  
Roorkee  
Haridwar  
Uttarakhand



**VIPLow KUMAR**

**(Advocate)**

Chamber No. 3

Tehsil Campus Roorkee (Haridwar)

Authorised Panel Lawyer

S.B.I., P.N.B., B.O.B., U.B.I. B.O.I, The Nainital Bank



**Residence : House No.7**

Ram Nagar Roorkee

Distt. Haridwar (U.K.)

Mob. 9639414645

8791490235

Ref. No. 29/SBI/EM/2023

Dated 04.05.2023.....

**ANNEXURE-B**

**REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVALE PROPERTY**  
**COMPLETED BY THE PANEL ADVOCATE**

1.	(a) Name of the Branch / BU seeking opinion.	State Bank of India, SME Branch, Civil Lines Roorkee (Haridwar).
	(b) Reference No. and dated of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Instructions by Bank.
	(c) Name of the Borrower	<b>Shri Gaurav Tyagi S/o Shri Praveen Tyagi R/o House No. 504, Solanipuram Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar.</b>
2.	(a) Name of the unit / concern / company / person offering the property as security.	As above
	(b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	<b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi R/o House No. 5, Mohalla Amber Talab Roorkee at present R/o House No. 504, Solanipuram Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar is the present owner of this property by way of registered Sale Deed Dt. 14.11.2005 &amp; Gift Deed Dt. 17.07.2019, <u>who has already mortgaged this property in favour of State Bank of India, SME Branch, Roorkee by way of Equitable Mortgage.</u></b>
	(c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	As a Borrower.
3.	Complete or full description of the immovable property offered as security including the following details.	One Residential House North Facing bearing House Tax Old No. 162/4 & New No. 504, plot area measuring in East- 40 feet, West- 40 feet, North- 50 feet, South- 50 feet <b>having total area measuring 2000 Square feet i.e. 185.874 Square meter</b> , constructed Three Room, One Kitchen, One Latrine, Bathroom & Staircase on Ground Floor total covered area 65.525 Square meter & Three Room, One Kitchen, One Latrine, Bathroom & Staircase on First Floor total covered area 65.525 Square meter & One Room, Open Veranda & Staircase on Second Floor total covered area 21.95 Square meter <b>having total covered area of ground floor, first floor &amp; second floor is 153 Square meter</b> , which is bounded in East- Way 15 feet wide, West-

**VIPLAW KUMAR**

**(Advocate)**

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Mob. 9639414645

8791490235

Ref. No. ....

Dated .....

	Property of Major Sunil, North- Way 20 feet wide, South- Property of Smt. Uma Sinha, <b>bearing Part of Khasra No. 476, Situated at Village- Malakpur Lateefpur (Within Limits of Nagar Nigam Roorkee),</b> Pargana & Tehsil-Roorkee, Distt.-Haridwar.
(a) Survey No.	Part of Khasra No. 476.
(b) Door / House no. (In case of house property)	House Tax Old No. 162/4 & New No. 504.
(c) Extent / area including plinth / built up area in case of house property.	Total plot area measuring 2000 Square feet i.e. 185.874 Square meter & total covered area 153 Square meter.
(d) Locations like name of the place, village, City, registration, sub-district etc., boundaries.	Situated at Village-Malakpur Lateefpur (Within Limits of Nagar Nigam Roorkee), Pargana & Tehsil-Roorkee, Distt.-Haridwar.
4. (a) Particulars of the documents scrutinized serially and chronologically.	<p>1- Certified Copy of Khatoni for Khata No. 588, Khasra No. 476m of 1424 to 1429 fasli of Village-Malakpur Lateefpur (Within Limits) in the names of Shri Ram Gopal S/o Shri Jagmohan &amp; Smt. Shyam Lata W/o Shri Jagmohan.</p> <p>2- Certified Copy of Sale Deed Dt. 06.07.1995 executed by Shri Anil Kumar Agarwal general power of attorney holder on behalf of Shri Ram Gopal S/o Shri Jagmohan &amp; Smt. Shyam Lata W/o Shri Jagmohan in favour of Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna which was registered vide Document No. 1391 on Dt. 06.07.1995 in the office of Sub-Registrar Roorkee.</p> <p>3- Original Sale Deed Dt. 14.11.2005 executed by Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna in favour of Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi &amp; <b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi</b> which was registered vide Bahi No. 1, Jild No. 195/2983, Pages 198/137 to 146 at Sl. No. 4763 on Dt. 14.11.2005 in the office of Sub-Registrar Roorkee.</p> <p>4- Original Gift Deed Dt. 17.07.2019 executed by Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi in favour of <b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi</b> which was registered vide Bahi No. 1, Jild No. 4781, Pages 199 to 226 at Sl. No. 7539 on Dt. 18.07.2019 in the office of Sub-Registrar Roorkee.</p> <p>5- Copy of House Tax Receipt for House Tax No. 504 in the name of Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi issued by Nagar Nigam Roorkee.</p>

**IPLOW KUMAR****(Advocate)**

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Ref. No. ....

Dated .....

		<b>Note: Original Sale Deed Dt. 14.11.2005, Document No. 4763 &amp; Gift Deed Dt. 17.07.2019, Document No. 7539 is already mortgaged with State Bank of India, SME Branch, Roorkee.</b>
	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:-</b> Only originals or certified extracts from the registering / land / revenue / other authorities be examined.	As above.
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 mortgager? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	Yes
	(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?	Yes
	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. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously.	N.A. as above.
6.	(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?	Yes, records of revenue authorities is available on online portal <a href="http://www.bhulekh.uk.gov.in">www.bhulekh.uk.gov.in</a>
	(b) If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.	Yes, record of revenue authorities available on online portal is cross checked & found in order.
	(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?	N.A.
7.	(a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office Roorkee
	(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?	No

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Dated .....

	(c) Whether search has been made at all the offices name at (b) above?	N.A.
	(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?	No
8.	<p>Chain of titles 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><b>In case of property offered as security for loans of Rs. 1.00 crore and above, search or title / encumbrance for a period of not less than 30 years is mandatory. (Separate Sheets may be used).</b></p>	<p>The property in question with other property was the personal ancestral property of Shri Ram Gopal S/o Shri Jagmohan &amp; Smt. Shyam Lata W/o Shri Jagmohan R/o 22, Shanti Nagar Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar and their names are also recorded in revenue records with transferable rights since 1396 fasli i.e. Calendar Year 1988.</p> <p>2- Later on Shri Anil Kumar Agarwal general power of attorney holder on behalf of Shri Ram Gopal S/o Shri Jagmohan &amp; Smt. Shyam Lata W/o Shri Jagmohan transferred the property in question with other property in favour of Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna R/o 88/112, Kanoongoyan Street Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar at present R/o A-701, Abhiyant Apartment, Vasundhara Enclave, New Delhi through registered Sale Deed Dt. 06.07.1995 which was registered vide Document No. 1391 on Dt. 06.07.1995 in the office of Sub-Registrar Roorkee.</p> <p>3- Later on Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna transferred the residential house plot area 2000 Square feet i.e. 185.874 Square meter, bearing Part of Khasra No. 476 (the property in question) in favour of Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi &amp; <b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi</b> R/o House No. 5, Amber Talab Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar through registered Sale Deed Dt. 14.11.2005 which was registered vide Bahi No. 1, Jild No. 195/2983, Pages 198/137 to 146 at Sl. No. 4763 on Dt. 14.11.2005 in the office of Sub-Registrar Roorkee.</p> <p>4- And lastly Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi transferred his 1/2 share in which residential house plot area 2000 Square feet i.e. 185.874 Square meter, bearing Part of Khasra No. 476 (part of the property in question) executed by in favour of <b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi</b> R/o House No. 5, Mohalla Amber Talab Roorkee at present R/o House No. 504, Solanipuram Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar through</p>

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		<p>registered Gift Deed Dt. 17.07.2019 which was registered vide Bahi No. 1, Jild No. 4781, Pages 199 to 226 at Sl. No. 7539 on Dt. 18.07.2019 in the office of Sub-Registrar Roorkee.</p> <p><b>Thus the Chain of title is complete in all respect.</b></p> <p><u>I further certify that the provision of the SARFAESI Act 2002 are applicable to this property.</u></p>
9.	Nature of title of the intended Mortgage over the property (whether full ownership right, leasehold Rights, Occupancy, possessory Rights of Inam Holder of Govt. Grantee / Allottee etc.)	Full Ownership rights.
10.	If leasehold, whether	N.A.
	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 lease hold 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, grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property.	N.A.
	Whether 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.	I occupancy right, whether,	Self occupied
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Equitable Mortgage
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 for coming to such conclusion.	There is no interest of any minor in the property.

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**(Advocate)**

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Tehsil Campus Roorkee (Haridwar)

Authorised Panel Lawyer

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14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Yes, the 1/2 part of this property is transferred through registered gift deed.
(a)	The Gift / Settlement Deed is duly stamped and registered.	Yes
(b)	The Gift / Settlement Deed has been attested by two witnesses.	Yes
(c)	The Gift / Settlement Deed transfers the property to Donne.	Yes
(d)	Whether the Donne has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions.	Yes
(e)	Whether there is any restriction on the Donor in executing the gift / settlement deed in question.	No
(f)	Whether the Donne is in possession of the gifted property.	Yes
(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.	No
(h)	Any other aspect affecting the validity of the title passed through the gift / settlement deed.	No
15.	(a) In case of partition / 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 mortgage able 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 testamentary documents / wills?	No
(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.



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	(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? (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?	No
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
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.
	(c) If so 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.
20.	(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.	N.A., as the property in question is a residential house on the spot, situated at Village-Malakpur Lateefpur (Within Limits of Nagar Nigam Roorkee).
	(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., as above.

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	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	N.A., as above.
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
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation is pending in any court could be ascertained available records.
	(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.	N.A.
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(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.
25.	(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 Yes, POA is common. No, certified copy of POA
	(b) i) Whether the property (to be mortgaged) is purchased by the above company from any other Company or Limited Liability Partnership (LLP) firm?	N.A. Power of Attorney

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	(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)?	N.A.
	(iv) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	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?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify 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.	N.A.
	(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).	Individual.
	(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.	No
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Yes, POA is common.  No, certified copy of POA  Yes General Power of Attorney.  Yes

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	(f) 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?)	As per available records the General Power of Attorney holder, the executants of registered General Power of Attorney detailed above is alive & the General Power of Attorney detailed above is fully effective and it was not revoked or cancelled.
	(g) Please comment on the genuineness of POA?	The above General Power of Attorney detailed above is duly registered in the office of Sub-Registrar Roorkee.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Transfer of the property on the basis of General Power of Attorney detailed above is legal & valid.
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 residential/commercial complex, check and comment on the following:	No
	(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.

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	(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.	I have inspected the available, maintain and visible records Index-2 <sup>nd</sup> in the office of Sub-Registrar of Roorkee for a period of 31 years i.e. 01.01.1993 to 04.05.2023 up to date vide Inspection Receipt No. 90/98 Dt. 04.05.2023 and found the property is clear, marketable and free from encumbrances, <b>except the earlier charge in favour of State Bank of India, SME Branch, Roorkee by way of Equitable Mortgage.</b>
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.	As above.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	N.A., as the provision of Urban Land Ceiling Act, area not applicable in the State of Utrakhand.
	(b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	N.A.
34.	Details of RTC extracts / mutation extracts / Khata extract pertaining to the property in question.	Yes, copy of House Tax Receipt to be obtained.
35.	Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	Yes, the name of present owner / mortgagor is also recorded in Nagar Nigam Roorkee records.
36.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation / partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	Yes, this property is a residential house.
	(a) Document in relation to electricity connection.	Yes
	(b) Document in relation to water connection.	Yes
	(c) Document in relation to Sales Tax Registration, if any applicable.	N.A.
	(d) Other utility bills, if any.	N.A.

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Checklist  
properties  
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out in  
Ref. No. ....  
KUMAR  
Advocate)  
No. 3  
Campus Roorkee (Haridwar)  
Authorised Panel Lawyer  
P.N.B., B.O.B., U.B.I. B.O.I, The Nainital Bank

Dated .....

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.	No
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 is available at the time of preparation of TIR.
40.	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
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant.	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.	<b>Original Sale Deed &amp; Gift Deed is already deposited with State Bank of India, SME Branch, Roorkee.</b>
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.	N.A.
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Spot inspection & Identity of persons executing document in favour of Bank is recommended to be verified.
46.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	<b>Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi R/o House No. 5, Mohalla Amber Talab Roorkee at present R/o House No. 504, Solanipuram Roorkee, Pargana &amp; Tehsil-Roorkee, Distt.-Haridwar.</b>

**VIPILOW KUMAR**  
Bank Advocate  
Tehsil Compound Roorkee  
12-06-15

VIKAS KUMAR  
(Advocate)  
No. 3

Tehsil Compound Roorkee (Haridwar)

Panel Lawyer

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47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016?	No
	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/Rule there under is executed?	No
	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 by the promoter in the website of Real Estate Regulatory Authority?	N.A.

Submitted by

VIPILOW KUMAR  
(Advocate)

Date: 04.05.2023

Place: Roorkee

VIPILOW KUMAR

Bank Advocate

Tehsil Compound Roorkee

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U.A.-1687/2004

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Notarised Panel Lawyer  
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
ANNEXURE-C

CERTIFICATE OF TITLE

I have examined the original title deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable 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 of creation of Equitable Mortgage and I further certify that:-

1. 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.
2. 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.
3. 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.
4. There are prior mortgage / charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1993 to 04.05.2023, pertaining to the immovable property covered by above said title deeds. The property is free from all Encumbrances, except the earlier charge in favour of State Bank of India, SME Branch, Roorkee by way of Equitable Mortgage.
5. Minor(s) and his/their interest in the property(ies) is to the extent of.....(Specify the share of the minor with name) N.A.
6. The mortgage if created, will be available to the bank for the liability of the intending borrower, **Shri Gaurav Tyagi S/o Shri Praveen Tyagi** R/o House No. 504, Solanipuram Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar.
7. I certify that **Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi** R/o House No. 5, Mohalla Amber Talab Roorkee at present R/o House No. 504, Solanipuram Roorkee, Pargana & Tehsil-Roorkee, Distt.-Haridwar, has/have an absolute, clear and marketable title over the schedule property, except the earlier charge in favour of State Bank of India, SME Branch, Roorkee by way of Equitable Mortgage. I further certify that the above title deeds are genuine and a valid mortgage is already created and the said mortgage would be enforceable.

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 equitable mortgage.

  
VIJAY KUMAR



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**Documents Required for creation of a valid equitable mortgage in favour of Bank.**

- 1- Certified Copy of Khatoni for Khata No. 588, Khasra No. 476m of 1424 to 1429 fasli of Village-Malakpur Lateefpur (Within Limits) in the names of Shri Ram Gopal S/o Shri Jagmohan & Smt. Shyam Lata W/o Shri Jagmohan.
- 2- Certified Copy of Sale Deed Dt. 06.07.1995 executed by Shri Anil Kumar Agarwal general power of attorney holder on behalf of Shri Ram Gopal S/o Shri Jagmohan & Smt. Shyam Lata W/o Shri Jagmohan in favour of Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna which was registered vide Document No. 1391 on Dt. 06.07.1995 in the office of Sub-Registrar Roorkee.
- 3- Original Sale Deed Dt. 14.11.2005 executed by Shri Adeep Kumar Khanna S/o Shri Ram Bahadur Khanna in favour of Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi & **Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi** which was registered vide Bahi No. 1, Jild No. 195/2983, Pages 198/137 to 146 at Sl. No. 4763 on Dt. 14.11.2005 in the office of Sub-Registrar Roorkee.
- 4- Original Gift Deed Dt. 17.07.2019 executed by Shri Janeshwar Prasad Tyagi S/o Shri Hardev Singh Tyagi in favour of **Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi** which was registered vide Bahi No. 1, Jild No. 4781, Pages 199 to 226 at Sl. No. 7539 on Dt. 18.07.2019 in the office of Sub-Registrar Roorkee.
- 5- Copy of House Tax Receipt for House Tax No. 504 in the name of Shri Praveen Tyagi S/o Shri Janeshwar Prasad Tyagi issued by Nagar Nigam Roorkee.
- 6- 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.

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

It is certified that the property is Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) compliant.

**SCHEDULE OF THE PROPERTY**

One Residential House North Facing bearing House Tax Old No. 162/4 & New No. 504, plot area measuring in East- 40 feet, West- 40 feet, North- 50 feet, South- 50 feet **having total area measuring 2000 Square feet i.e. 185.874 Square meter**, constructed Three Room, One Kitchen, One Latrine, Bathroom & Staircase on Ground Floor total covered area 65.525 Square meter & Three Room, One Kitchen, One Latrine, Bathroom & Staircase on First Floor total covered area 65.525 Square meter & One Room, Open Veranda & Staircase on Second Floor total covered area 21.95 Square meter **having total covered area of ground floor, first floor & second floor is 153 Square meter**, which is bounded in East- Way 15 feet wide, West- Property of Major Sunil, North- Way 20 feet wide, South- Property of Smt. Uma Sinha, **bearing Part of Khasra No. 476, Situated at Village-Malakpur Lateefpur (Within Limits of Nagar Nigam Roorkee)**, Pargana & Tehsil-Roorkee, Distt.-Haridwar.

Submitted by

Date: 04.05.2023

**VIPLOW KUMAR**

7539  
2019 II  
(GIFT DEED)/दान-पत्र/हिबानामा

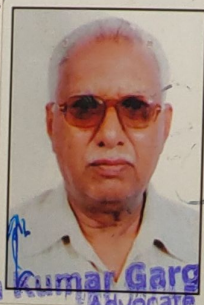
- 1- किस्म दस्तावेज- दान-पत्र/हिबानामा
- 2- कुल प्रतिफल की धनराशि- शून्य/कुछ नहीं
- 3- सर्किल दर से कुल बाजारी मालियत- 31,86,000/-रूपये
- 4- स्टाम्प शुल्क- 32,000/-रूपये
- 5- स्टाम्प सहित शीटों की कुल संख्या- 14
- 6- सम्पत्ति- आवासीय निर्मित मकान (लिण्टरपोश पक्का बना हुआ) मय छत के अधिकारों के खुले आसमान तक
- 7- सम्पत्ति का कुल क्षेत्रफल- 1000 वर्ग फिट अर्थात 92.936 वर्ग मीटर
- 8- सम्पत्ति स्थित-ग्राम/नगर/मौहल्ला- मौजा मलकपुर लतीफपुर रुड़की (अन्दर हद्द सीमा नगर निगम रुड़की) परगना व तहसील रुड़की जिला हरिद्वार।
- 9- सम्पत्ति का कवर्ड ऐरिया- मकान का कुल कवर्ड ऐरिया 153.00 वर्ग मीटर (लिण्टरपोश पक्का बना हुआ) जिसकी प्रथम श्रेणी की निर्धारित निर्माण दर-11,000/-रूपये प्रति वर्ग मीटर से आई कुल कीमत निर्माण-16,83,000/-रूपये
- 10- रेट लिस्ट में पृष्ठ संख्या व कालम संख्या- पृष्ठ-9 कालम-2(ख)1-क श्रेणी-04 के अनुसार सर्किल रेट-15,400/-रूपये प्रति वर्ग मीटर, रास्ते की चौड़ाई 05 मीटर से अधिक व 12 मीटर से कम होने के कारण 05 प्रतिशत अतिरिक्त सहित सर्किल रेट-16,170/-रूपये प्रति वर्ग मीटर से उपहार/गिफ्ट की जा रही सम्पत्ति की आराजी तहती की मालियत-15,02,840/-रूपये, जिसके कुल कवर्ड ऐरिये की मालियत-16,83,000/-रूपये सहित कुल सम्पत्ति की कुल मालियत-31,85,840/-रूपये
- 11- सम्पत्ति निम्नवर्णित जिसका दान/उपहार किया जा रहा है, सर्किल दर सूची में उल्लेखित प्रमुख राष्ट्रीय राजमार्ग व अन्य सम्पर्क/मुख्य मार्ग से 300 मीटर से अधिक दूरी पर स्थित है।
- 12- निम्नवर्णित सम्पत्ति का प्रथम पक्ष द्वारा बैनामा मालिक व काबिज है।
- 13- दोनो पक्षकारगण रिश्ते में सगे पिता-पुत्र है तथा उत्तराखण्ड राज्य के स्थायी निवासी हैं।
- 14- दोनो पक्षकारगण अनुसूचित जाति/जनजाति से नहीं हैं।
- 15- प्रमाणितकर्ता- पक्षकारगण के बताये अनुसार गवाहान की शिनाख्त पर सतीश कुमार गर्ग एडवोकेट, रुड़की

हम कि जनेश्वर प्रसाद त्यागी पुत्र श्री हरदेव सिंह त्यागी निवासी मकान नम्बर-5 मौहल्ला अम्बर तालाब रुड़की परगना व तहसील रुड़की, जिला हरिद्वार, उत्तराखण्ड (आई0डी0 आधार कार्ड नम्बर 6144 5848 2028 व पैन कार्ड नम्बर ए डी यू पी टी 1335 एल) ----- प्रथम पक्ष (हिबाकर्ता/दानकर्ता)

एवं

प्रवीण त्यागी पुत्र श्री जनेश्वर प्रसाद त्यागी निवासी मकान नम्बर-5 मौहल्ला अम्बर तालाब रुड़की, हाल निवासी मकान नम्बर-504, सोलानीपुरम रुड़की परगना व तहसील रुड़की, जिला हरिद्वार, उत्तराखण्ड (आई0डी0 आधार कार्ड नम्बर 4696 2987 5499 व पैन कार्ड नम्बर ए ए जी पी टी 9186 जे) ----- द्वितीय पक्ष (हिबागृहीता/दानगृहीता), के हैं।

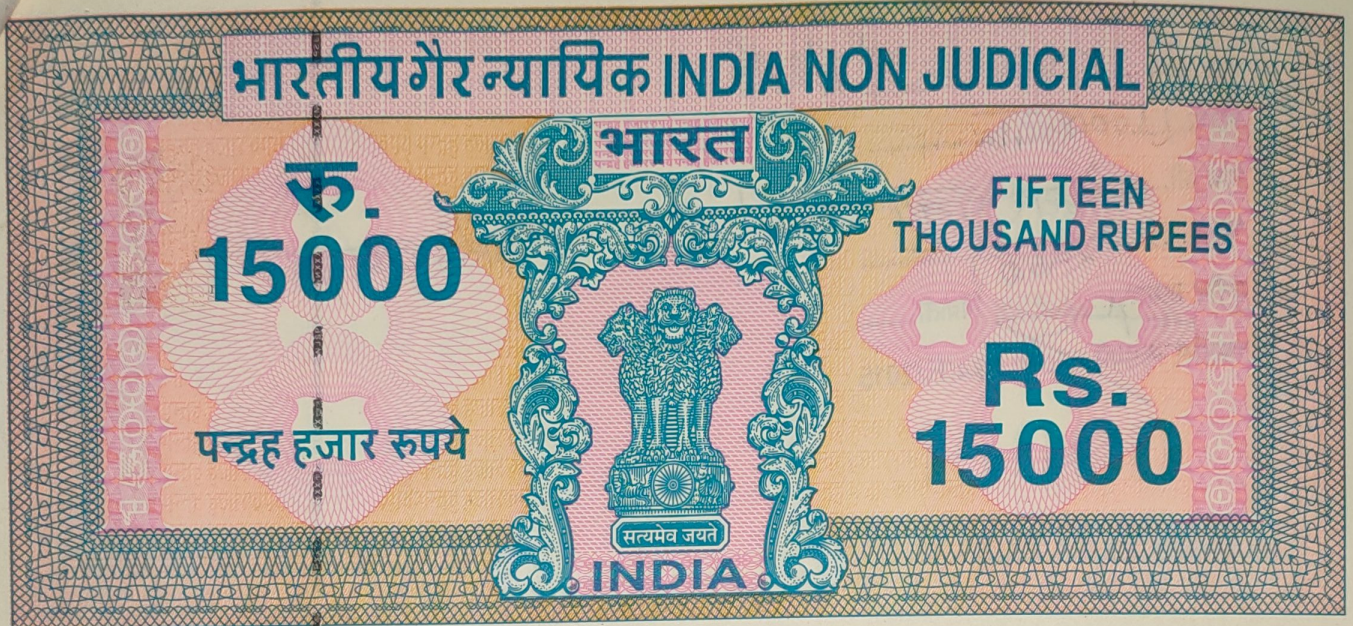
विदित हो कि मैं प्रथम पक्ष अपने पूर्ण होश हवाश मे हूं तथा अपनी सम्पत्ति निम्न वर्णित का मैं प्रथम पक्ष/दानकर्ता द्वारा पंजीकृत बैनामा मालिक व काबिज हूं। उक्त सम्पत्ति कुल 2000 वर्ग फिट मुझ प्रथम पक्ष/दानकर्ता ने अपने सगे पुत्र द्वितीय पक्ष/दान गृहीता प्रवीण त्यागी के साथ संयुक्त रूप से द्वारा रजि0 बैनामा दिनांक-14.11.2005 को इकरारी श्री अदीप कुमार खन्ना पुत्र श्री राम बहादुर खन्ना निवासी-88/112, मौहल्ला कानूनगोयान रुड़की परगना व तहसील रुड़की जिला हरिद्वार, हाल निवासी ए-701 अभियन्त अपार्टमेन्ट वसुन्धरा एनक्लेव नई दिल्ली से खरीद की थी। जिसकी रजि0 बही नम्बर-1 जिल्द नम्बर 195/418 के पृष्ठ संख्या-148/607 से 616 में दस्तावेज नम्बर 4763 पर दिनांक-14.11.2005 को कार्यालय उप निबन्धक रुड़की में दर्ज हुई थी। उक्त कुल क्रयशुदा सम्पत्ति में प्रथम पक्ष/दानकर्ता का अपना कुल 1/2 भाग सुनिश्चित है तथा



**Satis Kumar Garg**  
Advocate  
Registration No.-966/04  
Chamber No.-113  
Tehsil Compound, Roorkee



**Satish Kumar Garg**  
Advocate  
Registration No.-966/04  
Chamber No.-113  
Tehsil Compound, Roorkee



उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (उत्तराखण्ड)  
काड संख्या - 5500

17 JUL 2018

जिला-हरिद्वार (उत्तराखण्ड)

187045

187045

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अपने भाग की निम्नवर्णित सम्पत्ति/मकान का वर्तमान समय में प्रथम पक्ष/दानकर्ता ही तन्हा रूप से मालिक व काबिज व स्वामी चला आ रहा है तथा निम्नवर्णित सम्पत्ति/मकान में मुझ प्रथम पक्ष को हर प्रकार के मालकाना हक हकूक प्राप्त है नगर निगम अभिलेखों में प्रथम पक्ष/दानकर्ता का नाम बतौर स्वामी दर्ज चला आ रहा है तथा निम्न वर्णित सम्पत्ति हर प्रकार से पाक व साफ है तथा निम्न वर्णित सम्पत्ति को मुझ प्रथम पक्ष को हस्तान्तरित करने व उपहार में देने का पूर्ण अधिकार प्राप्त है तथा मैं प्रथम पक्ष कानूनन उपहार मे दी जा रही सम्पत्ति निम्नवर्णित को उपहार करने हेतु सक्षम हूं। आज मैं प्रथम पक्ष अपनी निम्नवर्णित सम्पत्ति/मकान का उपहार/दान स्वेच्छा से बिना किसी जोर व दबाव के अपने पूर्ण होशो हवाश में द्वितीय पक्ष के हक में कर रहा हूं।

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
15000

पन्द्रह हजार रुपये



FIFTEEN  
THOUSAND RUPEES

Rs.  
15000

उत्तराखण्ड UTTARAKHAND

कोपलीकरणारी (रु. 5000)  
कोड संख्या - 5500

17 JUL 2018

जिला-हरिद्वार (उत्तराखण्ड)

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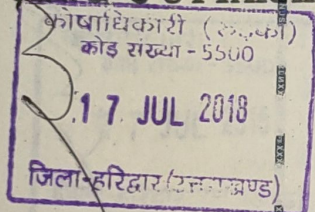
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द्वितीय पक्ष रिश्ते मे मुझ प्रथम पक्ष का सगा पुत्र है और मुझ प्रथम पक्ष को द्वितीय पक्ष से असीम प्यार, लगाव व स्नेह है, क्योंकि द्वितीय पक्ष, मुझ प्रथम पक्ष की बहुत सेवा व आदर सत्कार करता है और मेरी हर प्रकार की सुख-सुविधाओं का पूरा पूरा ख्याल रखता है। जिसकी ऐवज मे मैं प्रथम पक्ष अपनी निम्नवर्णित सम्पत्ति का द्वितीय पक्ष के हक मे उपहार/दान कर रहा हूं तथा द्वितीय पक्ष/दानगृहीता ने प्रथम पक्ष द्वारा किये जा रह उपहार को स्वेच्छा से स्वीकार कर लिया है। प्रथम पक्ष उक्त उपहार अपने सगे पुत्र/द्वितीय पक्ष से लगाव व स्नेह व प्यार के प्रतिफल मे, बिना किसी प्रतिफल राशि के निम्नवर्णित सम्पत्ति उपहार स्वरूप द्वितीय पक्ष के हक मे उपहार कर रहा है, जिसे मुझ द्वितीय पक्ष ने खबरू गवाहान हाशिया खुशी से कबूल व मंजूर कर लिया है तथा मुझ प्रथम पक्ष ने द्वितीय पक्ष का कब्जा व दखल मौके पर अपने जैसा ही वास्तविक करा दिया है व अपना कब्जा व दखल हर प्रकार से हटा लिया है। अब द्वितीय पक्ष ही द्वारा उपहार, सम्पत्ति निम्नवर्णित, का तन्हा मालिक व काबिज हमेशा बना रहेगा तथा उसे सम्पत्ति



उत्तराखण्ड UTTARAKHAND

C 132092



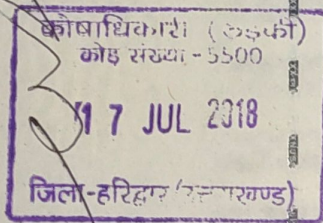
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निम्नवर्णित मे हर प्रकार के मालकाना हक हकूक प्राप्त होंगें, जो आज से पहले मुझ प्रथम पक्ष को प्राप्त थे तथा द्वितीय पक्ष को आज के बाद निम्न वर्णित सम्पत्ति को बतौर स्वामी किसी भी प्रकार से इस्तेमाल करने व निम्न वर्णित सम्पत्ति पर निर्माण आदि करने व ऋण आदि प्राप्त करने व आड व रहन आदि रखने व लीज आदि पर देने व निम्न वर्णित सम्पत्ति को विक्रय व हस्तान्तरित आदि करने व ऋण प्राप्त करने आदि का पूर्ण अधिकार प्राप्त होगा, तथा अपने हक मे राजस्व अभिलेखों व नगर निगम अभिलेखों व अन्य सम्बन्धित अभिलेखों आदि मे दाखिल-खारिज कराने (मेरे नाम के स्थान पर अपना नाम दर्ज कराने) का भी पूर्ण अधिकार प्राप्त होगा। निम्नवर्णित सम्पत्ति से सम्बन्धित आज के बाद के हर प्रकार के गृह कर व जल कर व विधुत बिल व हर प्रकार के ऋण आदि को जदा करने की पूर्ण जिम्मेदारी द्वितीय पक्ष/दानगृहीता की ही होगी। जिसमे किसी अन्य व्यक्ति को कोई उजर या आपत्ति करने का कोई अधिकार नही होगा। मैं प्रथम पक्ष आज अपनी निम्नवर्णित सम्पत्ति/मकान का दान स्वेच्छा से बिना किसी जोर व दबाव के अपने पूर्ण होश हवाश में कर रहा हूँ ।



उत्तराखण्ड UTTARAKHAND

C 132093



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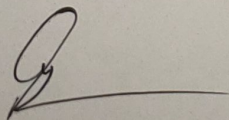
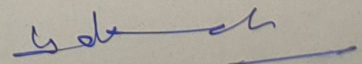
अतः मैं प्रथम पक्ष अपने पूर्ण होश हवाश मे व अपनी मन, बुद्धि व इन्द्रियो की स्वस्थ दशा मे खबरु गवाहान हाशिया द्वारा दान पत्र घोषणा करता हूं कि, मुझ प्रथम पक्ष के द्वारा आज किये जा रहे उक्त दान पत्र के आधार पर सम्पत्ति मकान निम्नवर्णित की मास्तिक व काबिज द्वितीय पक्ष/दानगृहीता ही होगा। उक्त उपहार को मुझ द्वितीय पक्ष ने अपने पूर्ण होश हवाश मे खबरु गवाहान हाशिया कबूल व मंजूर/स्वीकार कर लिया है तथा मेरे समान निम्नवर्णित सम्पत्ति मकान पर द्वितीय पक्ष मालकाना हक्क के साथ काबिज हो गई हैं।

अतः यह दान पत्र अपनी मन, बुद्धि व इन्द्रियों की स्वस्थ दशा में बिना किसी जोर व दबाव के खूब सोच व समझकर अपने पूर्ण होश हवाश में रूबरू गवाहान हाशिया लिख दिया है, ताकि प्रमाण रहे व समय पर काम आवे । इति ।

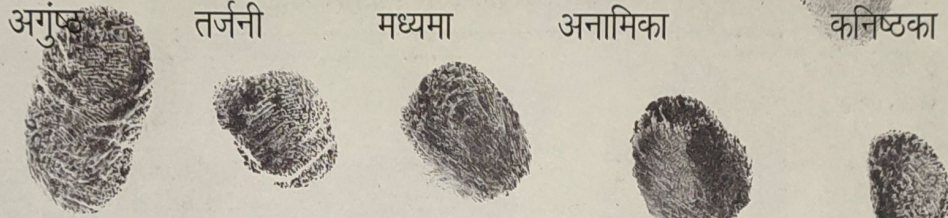
### विवरण सम्पत्ति

एक किता आवासीय निर्मित मकान बतामीर पुख्ता उत्तर मुहाना (लिण्टरपोश पक्का बना हुआ) मय छत के अधिकारों के खुले आसमान तक, जिसका नगर निगम हाउस टैक्स नम्बर पुराना-162/4 व नया-504 है, जिस कुल मकान की आराजी तहती की पैमाईश सलंग्न मानचित्र के अनुसार पूरब की ओर 40 फिट व पश्चिम की ओर 40 फिट व उत्तर की ओर 50 फिट व दक्षिण की ओर 50 फिट है, जिसका कुल पैमाईश का कुल क्षेत्रफल 2000 वर्ग फिट है, मुतालिका खसरा नम्बर 476 का भाग है, स्थित मौजा मलकपुर लतीफपुर रुड़की (अन्दर हद्द सीमा नगर निगम रुड़की) परगना व तहसील रुड़की जिला हरिद्वार, जिस कुल मकान के हद्द पूरब में रास्ता 15 फिट चौड़ा वास्ते आम्दोरफत व हक्के इस्तेमाल व पश्चिम में सम्पत्ति मेजर सुनील व उत्तर में रास्ता 20 फिट चौड़ा वास्ते आम्दोरफत व हक्के इस्तेमाल व दक्षिण में सम्पत्ति श्रीमती उमा सिन्हा की है। जिसके अन्दर भू-तल पर तीन कमरे व एक रसोई व एक लैटररीन-बाथरूम मय जीना बने हुये है, जिसका भू-तल का कवर्ड ऐरिया 65.525 वर्ग मीटर है व प्रथम तल पर तीन कमरे व एक रसोई व एक लैटररीन-बाथरूम मय जीना बने हुये है, जिसका प्रथम-तल का कवर्ड ऐरिया 65.525 वर्ग मीटर है व द्वितीय तल पर एक कमरा व एक खुला बरामदा मय जीना बने हुये है, जिसका द्वितीय-तल का कवर्ड ऐरिया 21.95 वर्ग मीटर है व शेष खुला सहन है। जिसमें निर्मित निर्माण का विस्तृत विवरण सलंग्न मानचित्र में अंकित है। जिसका भू-तल, प्रथम-तल व द्वितीय-तल का कुल कवर्ड ऐरिया 153.00 वर्ग मीटर है, कुल मकान में से अपना कुल सुनिश्चित 1/2 भाग जिसकी आराजी तहती का कुल क्षेत्रफल 1000 वर्ग फिट अर्थात् 92.936 वर्ग मीटर है, मय कुल तामीरात अन्दरून व मय कुल जुमला हक हक्क हर प्रकार सहित, का दान/उपहार किया है। मकान का मानचित्र साथ में सलंग्न है, जो इस विलेख का भाग है। पक्षकारगण के द्वारा उपलब्ध कराये गये रिकार्ड व मौखिक बताये अनुसार व गवाहान की शिनाख्त पर ही उक्त दस्तावेज ड्राफ्ट किया गया है ।

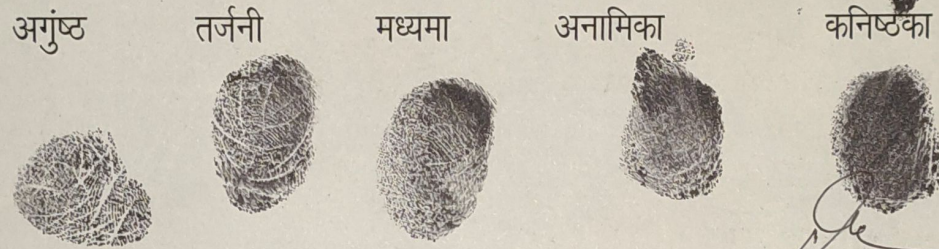
सम्पत्ति का अक्षान्तर 29.870704 व देशान्तर 77.903491

प्रथम पक्ष जनेश्वर प्रसाद त्यागी के  
बांये हाथ की अगुंलियों के चिन्ह

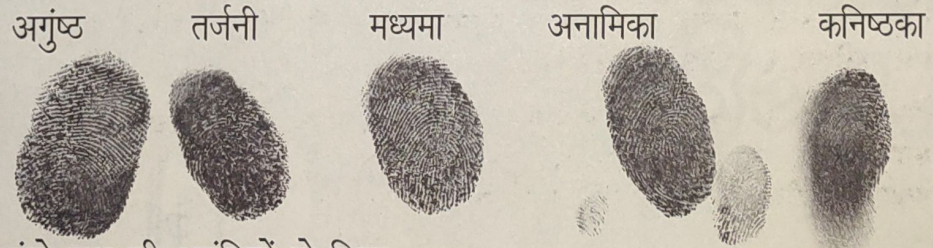


दांये हाथ की अगुंलियों के चिन्ह

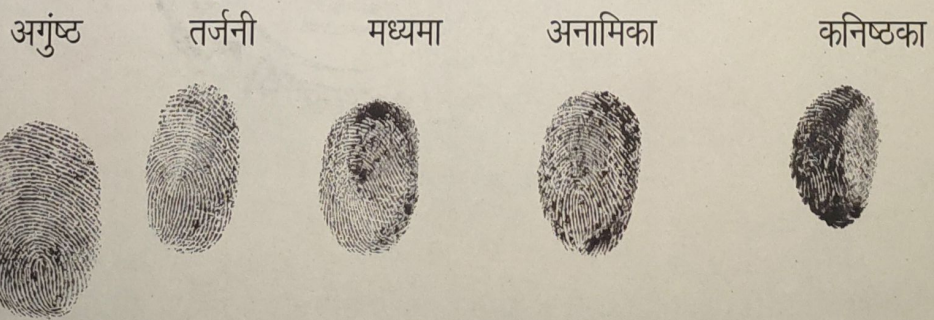


हस्ताक्षर प्रथम पक्ष

द्वितीय पक्ष प्रवीण त्यागी के  
बांये हाथ की अगुंलियों के चिन्ह



दांये हाथ की अगुंलियों के चिन्ह



हस्ताक्षर द्वितीय पक्ष









Imagery ©2019 Maxar Technologies 10 m




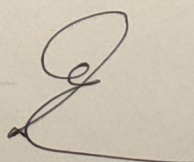
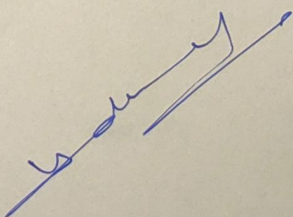
29°52'14.5"N 77°54'12.6"E

29.870704, 77.903491

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 Unnamed Road, Solanipuram, Roorkee, Uttarakhand 247667

 VWC3+79 Roorkee, Uttarakhand

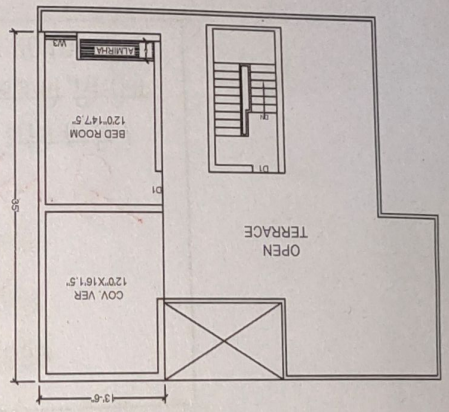
SH. PRAVEEN KUMAR S/O  
SH. JANESHWAR PRASAD TYAGI  
AT- SOLANI PURAM ROORKEE,  
TEH.-ROORKEE HARIDWAR [U.K.]

DONEY -

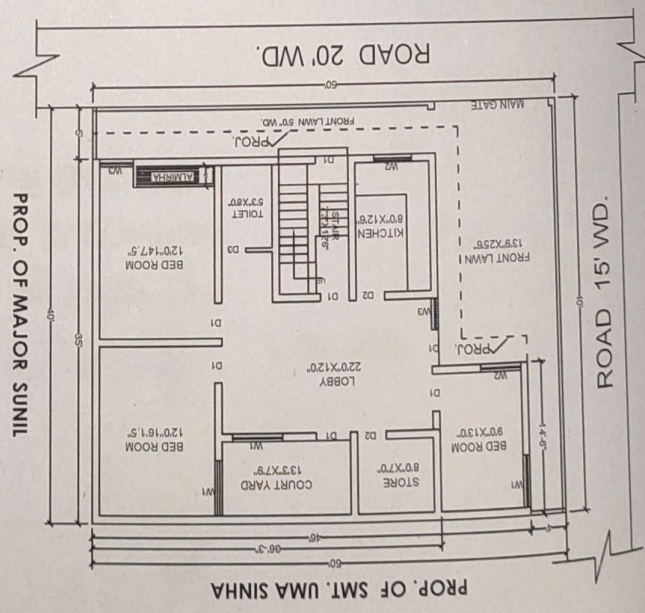
SH. JANESHWAR PRASAD TYAGI  
S/O SH. HARDEV SINGH TYAGI  
AT- SOLANI PURAM ROORKEE,  
TEH.-ROORKEE HARIDWAR [U.K.]

DOONR -

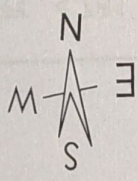
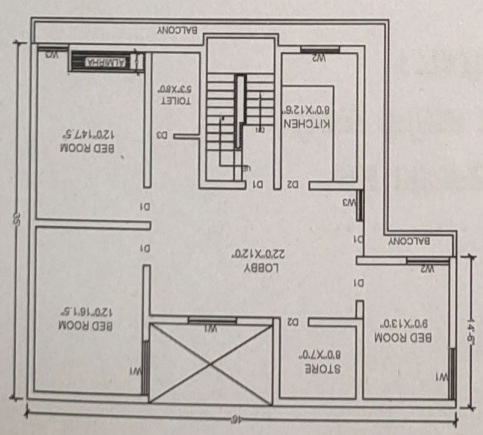
EXIST. SECOND/TERRACE FLOOR PLAN



EXIST. GROUND FLOOR PLAN



EXIST. FIRST FLOOR PLAN



EXISTING HOUSE PLAN SITUATED  
AT- MALAKPUR LATIPUR, PRAG. &  
TEH.- ROORKEE HARIDWAR [U.K.]

AREA-

- \* TOTAL PLOT AREA (GIFTED AREA) = 2000.00/2 = 1000.00 SQ.FT.
- = 92.94 SQ.MT.
- \* EX. GROUND FLOOR COVERD AREA
- = 65.525 SQ.MT.
- \* EX. FIRST FLOOR COVERD AREA
- = 65.525 SQ.MT.
- \* EX. SECOND FLOOR COVERD AREA
- = 21.95 SQ.MT.
- \* OPEN LAND
- = 27.415 SQ.MT.
- \* TOTAL COVERD AREA-
- = 153.00 SQ.MT.

SIG.OF OWNER

*[Signature]*

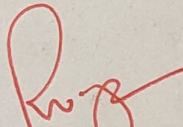
ER. MUKESH SAINI



DRAWN BY-

बही संख्या 1 जिल्द 4,781 के पृष्ठ 199 से 226 पर क्रमांक 7539

पर आज दिनांक 18 Jul 2019 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, रुड़की, द्वितीय  
18 Jul 2019

