

# ASTUSHILP CONSULTANTS

ARCHITECTS \* INTERIOR DESIGNERS \* GOVT. REGISTERED VALUERS

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E-mail : vastushilp2000@gmail.com

vastushilp2000@yahoo.com

To,

The Branch Manager

State Bank of India, (SME)

Branch Address :- Haridwar Road, Roorkee

## VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL	
SI.No.	Name of Panel Valuer	Vr. Dinesh Kumar Jain
1	Purpose for which the valuation is made	To assess market value for loan State Bank of India, SME, Haridwar Road Roorkee
2	a) Date of inspection	12-01-2022
	b) Date on which the valuation is made	13-01-2022
3	List of documents provided by bank for	Copy of Sale Deed No. 4620 / 2013 Copy of TIR Dated 22-07-2020 Advocate by Deepak Vaish
4	Name of person accompanied	Sh. Mahendra Bhandari
5	Name of the owner's and his/their address (es) with phone No. (Details of share in case of joint ownership)  Contact No.	Smt. Manisha Batra W/o Sh. Pradeep Batra House No. 290(7), 19, Civil Lines Roorkee Pargana & Tehsil Roorkee Distt Haridwar 9997424312 Sh. Mahendra Bhandari
6	Breif description of the property	Commercial (Freehold)
7	Location of the property a) Nearby Landmark b) Plot No./Survey No. c) T.S.No./Village d) Ward/Taluka e) Mandal/District	19, Civil Lines Roorkee Near Prakash Hotel, Civil Lines Roorkee House No. 290(7) 19, Civil Lines Roorkee Roorkee Haridwar
8	Postal Address of the property	Smt. Manisha Batra W/o Sh. Pradeep Batra House No. 290(7), 19, Civil Lines Roorkee Pargana & Tehsil Roorkee Distt Haridwar
9	City/Town Residential area Commercial area Industrial area	-- Commercial area --
10	Classification of the area i) High/Middle/Poor ii) Urban/Semi-urban/Rural	Middle class Urban
11	Coming under Corporation limit/Village Panchayat/Municipality	Nagar Nigam
12	Whether covered under any State/Central Govt. enactment(e.g.Urban Land Celing Act) or notified under agency area/schedule	Haridwar Roorkee Development Authority
13	In case it is an agricultural land,any conversion to house site plots is contemplated.	NA

D:\Excel\SBI\Manisha Batra

Interior Designers : BANK OF INDIA, UNION BANK OF INDIA, INDIAN OVERSEAS BANK, UCO BANK, CENTRAL BANK OF INDIA, BANK OF BARODA, CANARA BANK, THE NAINITAL BANK LTD., PUNJAB NATIONAL BANK, RESERVE BANK OF INDIA., DENA BANK

Valuer Approved By : CENTRAL BOARD OF DIRECT TAXES, CHIEF COMMISSIONER OF INCOME TAX, L.I.C. OF INDIA, UTI INFRA STRUCTURE TECHNOLOGIES & SERVICES LTD., BANK OF INDIA, INDIAN OVERSEAS BANK



14	Boundaries of the property.	(As per Deed)	(As per Site)
	North	Road 3.04 M Wd	Road 3.04 M Wd
	South	Prince Lodge	Prakash Sweets
	East	Gaffar Ahmed	---
	West	Property of Gaffar Ahmed	Snacks Point
		Property of Jaswant Kaur	Property of Sardar Ji
15	Dimension of the site	(As per Deed)	(As per Site)
	North	8.68 M	8.83 M
	South	9.60 M	9.60 M
	East	4.87 M	5.48 M
	West	4.97 M	4.97 M
16	Latitude, Longitude and Coordinates of the site	29° 52' 08"	77° 53' 25"
17 (a)	Extent of the area (As per Deed)	45.07	Sqm
17 (b)	Extent of the area (As per Site)	48.25	Sqm
17 (c)	Extent of the site considered for valuation (least of 17 a and 17 b)	45.07	Sqm
18	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	Owner Rs.	
II.	<b>CHARACTERISTICS OF THE SITE</b>		
1	Classification of locality	Expanding	
2	Development of surrounding areas	Unadequate	
3	Possibility of frequent flooding	No	
4	Feasibility of the civic amenities like school, hospital, bus stop, market etc.	Within 2 Km.	
5	Level of land with topographical conditions	Level	
6	Shape of land	Rectangular	
7	Type of use to which it can be put.	Commercial	
8	Any usage restriction	It should be Commercial	
9	Is plot in Town planning approved layout	No	
10	Corner plot or intermittent plot	Intermittent	
11	Road facilities	Yes	
12	Type of road available at present	C. C. Road	
13	Width of road-is it below 20 ft. or more than 20 ft. wide	Less than 6.09 M Wd	
14	Is it a land-locked land	No.	
15	Water potentiality	Yes	
16	Underground sewerage system	Yes	
17	Power supply is available in the site	Yes	
18	Advantage of the site	NA	
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 sea-coast / tidal level must be incorporated)	NA	



PART - A (Valuation of land)			
1	Size of plot	Consideration for Valuation	
	North	8.68 M	
	South	9.60 M	
	East	4.87 M	
	West	4.97 M	
2	Total extent of the plot	45.07	Sqm
3	Prevalling market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 90000 - 110000 /- per Sqm Rs. 100000.00 per Sqm	
4	Guideline rate obtained from the Registrar's office (an evidence there of to be enclosed)	Rs. 0.00 Per Sqm for Commercial	
	Composite Circle Rate of Building	Rs. 122000.00 Per Sqm for Commercial	
5	Assessed/adopted rate of valuation	Rs. 100000.00	Sqm
6	Estimated value of land	Rs. 4507000.00	
PART - B (Valuation of Building)			
1	TECHNICAL DETAILS OF THE BUILDING		
a.	Type of building	RCC. Framed	
b.	Type of construction/year	"B" 2005	
c.	Age of the building	16	Year
d.	Residual Life	44	Year
e.	Numbers of floors and height of each floor	Four, 3.0 M	
f.	Plinth area floorwise,	Ground Floor	45.00 Sqm
		First Floor	45.00 Sqm
		Second Floor	45.00 Sqm
		Third Floor	45.00 Sqm
g.	Condition of the building		
	i) Exterior	Ordinary	
	ii) Interior	Ordinary	
h.	Date of issue and validity of layout of approved map / plan	Not Available	
i.	Approved map / plan issuing authority	Not Available	
j.	Whether genuineness or authenticity of approved map / plan is verified	NIL	
k.	Any other comments by our empanelled valuers on authentic of approved plan	NIL	

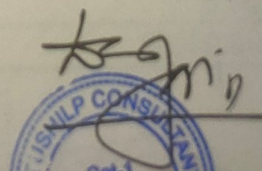

  
 Surveyor/Consultant



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

Sl. No.	Description	Ground Floor	First & Other Floor
1	Foundation	RCC	NA
2	Basement	No	NA
3	Superstructure	Brick	Brick
4	Joinery/door and windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wood	Wood
5	RCC work	RCC	RCC
6	Plastering	Cement	Cement
7	Flooring, Skirting, dadoing	Marble/Kota	Marble/Kota
8	Special finish as marble, granite, wooden	NA	NA
9	Roofing including weather proof course	NA	NA
10	Drainage	Sewer	No.

Sl. No.	Description		
2	<b>COMPOUND WALL</b>	:	NA
	Height,	:	--
	Length	:	--
	Type of construction	:	--
3	<b>ELECTRICAL INSTALLATION</b>	:	Yes
	Type of wiring	:	Concealed
	Class fittings (Superior / Ordinary / Poor)	:	Ordinary
	Number of light points	:	Available on Site
	Fan points	:	
	Spare plug points	:	
	Any others item	:	
4	<b>PLUMBING INSTALLATION</b>	:	Yes
a.	No. of water closers and their type	:	Available on Site
b.	No. of wash basin	:	
c.	No. of urinals	:	
d.	No. of bath tubs	:	
e.	Water meters, taps etc	:	
f.	Any other fixtures	:	





### Details of Valuation

Sl. No.	Particulars of item	Plinth area Sq. M.	Roof Ht M	Age of Building Years	Estimated Replacement Rate of cons.	Replacement cost	Depreciation 2.0%	Net value after depreciation
1	Ground Floor	45.00	3.0	16	12000.00	540000.00	172800.00	367200.00
2	First Floor	45.00	3.0	16	12000.00	540000.00	172800.00	367200.00
3	Second Floor	45.00	3.0	16	12000.00	540000.00	172800.00	367200.00
4	Third Floor	45.00	3.0	16	12000.00	540000.00	172800.00	367200.00
<b>Total</b>		<b>180.00</b>					<b>Total</b>	<b>1468800.00</b>

<b>PART-C (Extra items)</b>		(Amount in Rs.)
1	Portico	0.00
2	Ornamental front door	0.00
3	Sit out/varendah with steel grills	0.00
4	Overhead water tank	0.00
5	Extra steel/collapsible gates	0.00
<b>Total</b>		<b>0.00</b>

<b>PART-D (Armenities)</b>		(Amount in Rs.)
1	Wardrobes	0.00
2	Galzed tiles	0.00
3	Extra sinks and bath tub	0.00
4	Marble stone/ceramic tiles flooring	0.00
5	Interior decorations	0.00
6	Architectural elevation works	0.00
7	Aluminium works	0.00
8	Aluminium hand rails	0.00
9	Panelling works	0.00
10	False ceiling	0.00
<b>Total</b>		<b>0.00</b>

<b>PART-E (Miscellaneous)</b>		(Amount in Rs.)
1	Separate toilet room	0.00
2	Separate labour room	0.00
3	Separate water tank/sump	0.00
4	Tress, gardening	0.00
<b>Total</b>		<b>0.00</b>

<b>PART-F (Service)</b>		(Amount in Rs.)
1	Water supply arrangements	15000.00
2	Drainage arrangements	20000.00
3	Compound Wall	0.00
4	E.B. deposits, fitting etc.	30000.00
5	Pavement	0.00
<b>Total</b>		<b>65000.00</b>



### TOTAL ABSTRACT OF THE PROPERTY

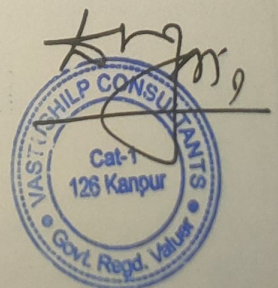
Part - A	Land	:	4507000.00	
Part - B	Building	:	1468800.00	
Part - C	Extra items	:	0.00	
Part - D	Amenities	:	0.00	
Part - E	Miscellaneous	:	0.00	
Part - F	Services	:	65000.00	
Present value			6040800.00	
Is it a marketable property		:	6040800.00	
If yes	a	Factors influcing for a higher value	:(+)value of Machines list attached	0.00
	b	Factor affecting the marketablity	:-	0.00
Market value = present value		: +/-	6040800.00	
Deduct for extra covered area		:-	700000.00	
			Total Rs.	5340800.00
			Say Rs.	5300000.00
			Realisable Value Rs.	4505000.00
			Distress Value Rs.	4240000.00
			Circle Rate Value (Land + Building) Rs.	21441600.00
			Insurance Value of the building Rs.	1250000.00

(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) Saleability  
ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Quaries if any will be entertain within ten days of sanctioned of loan.

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

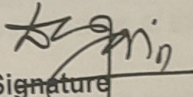




As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 5300000.00 (Rupees Fifty Three Lakh Only). The Realisable value of the above property is Rs. 4505000.00 (Rupees Four Crore Sixty Two Lakh Fourty Thousand Only). The book value of the above property as on 13-01-2020 is Rs. 21441600.00 (Rupees Two Crore Fourteen Lakh Forty One Thousand Six Hundred Only ) and the distress value Rs. 4240000.00 (Rupees Forty Two Lakh Forty Thousand Only).

Place :- Haridwar

Date 13-01-2022

  
Signature

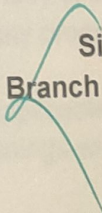
(Name and Official seal of the Approved Valuer)



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)

Date :-

Encl:-

- 1) Declaration-cum-undertaking from the valuer (Annexure-IV)
- 2) Model code of conduct for valuer (Annexure V)



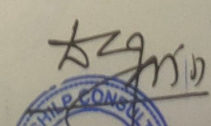
(Annexure-IV)

Undertaking to be submitted by Individuals/ proprietor/ partners/directors

DECLARATION- CUM- UNDERTAKING

I VR. DINESH KUMAR JAIN son of Late sh. Naresh Chand Jain do hereby solemnly affirm and state that:

- 1 I am a citizen of India.
- 2 I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- 3 The information furnished in my valuation report dated 13-01-2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- 4 I have personally inspected the property on 12-01-2022 The work is not sub-contracted to any other valuer and carried out by myself.
- 5 Valuation report is submitted in the format as prescribed by the Bank.
- 6 I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- 7 I have not been removed/dismissed from service/employment earlier.
- 8 I have not been convicted of any offence and sentenced to a term of imprisonment.
- 9 I have not been found guilty of misconduct in professional capacity.
- 10 I have not been declared to be unsound mind.
- 11 I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- 12 I am not an undischarged insolvent.
- 13 I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- 14 I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- 15 My PAN Card number ACCPJ8070F / GST number as applicable is 05ACCPJ8070F1ZU.
- 16 I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- 17 I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- 18 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.
- 19 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.
- 20 I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration).
- 21 I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).



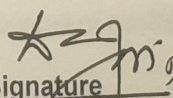


- 22 I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- 23 My CIBIL Score and credit worthiness is as per Bank's guidelines.
- 24 I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- 25 I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- 26 Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Not Available
2	Purpose of valuation and appointing authority	Bank Loan, State Bank of India, SME, Haridwar Road Roorkee
3	Identity of the valuer and any other experts involved in the valuation.	Only Valuer
4	Disclosure of valuer interest or conflict, if any	NIL
5	Date of appointment, valuation date and date report.	11-01-2022, 13-01-2022
6	Inspections and/or investigations undertaken.	12-01-2022
7	Nature and sources of the information used or relied upon.	Local Survey
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Local Survey
9	Restrictions on use of the report, if any;	Other than bank loan from
10	Major factors that were not taken into account during the valuation.	Market Value
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.	1) Valuation has been carried out for bank loan.

Place :- Haridwar

Date 13-01-2022

  
Signature

(Name and Official seal of the Approved Valuer)





**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
- 9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 till the time the valuation report becomes public, whichever is earlier.



- 18 As an independent valuer, the valuer shall not charge success fee.
- 19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

- 20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

- 21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- 22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality.**

- 25 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

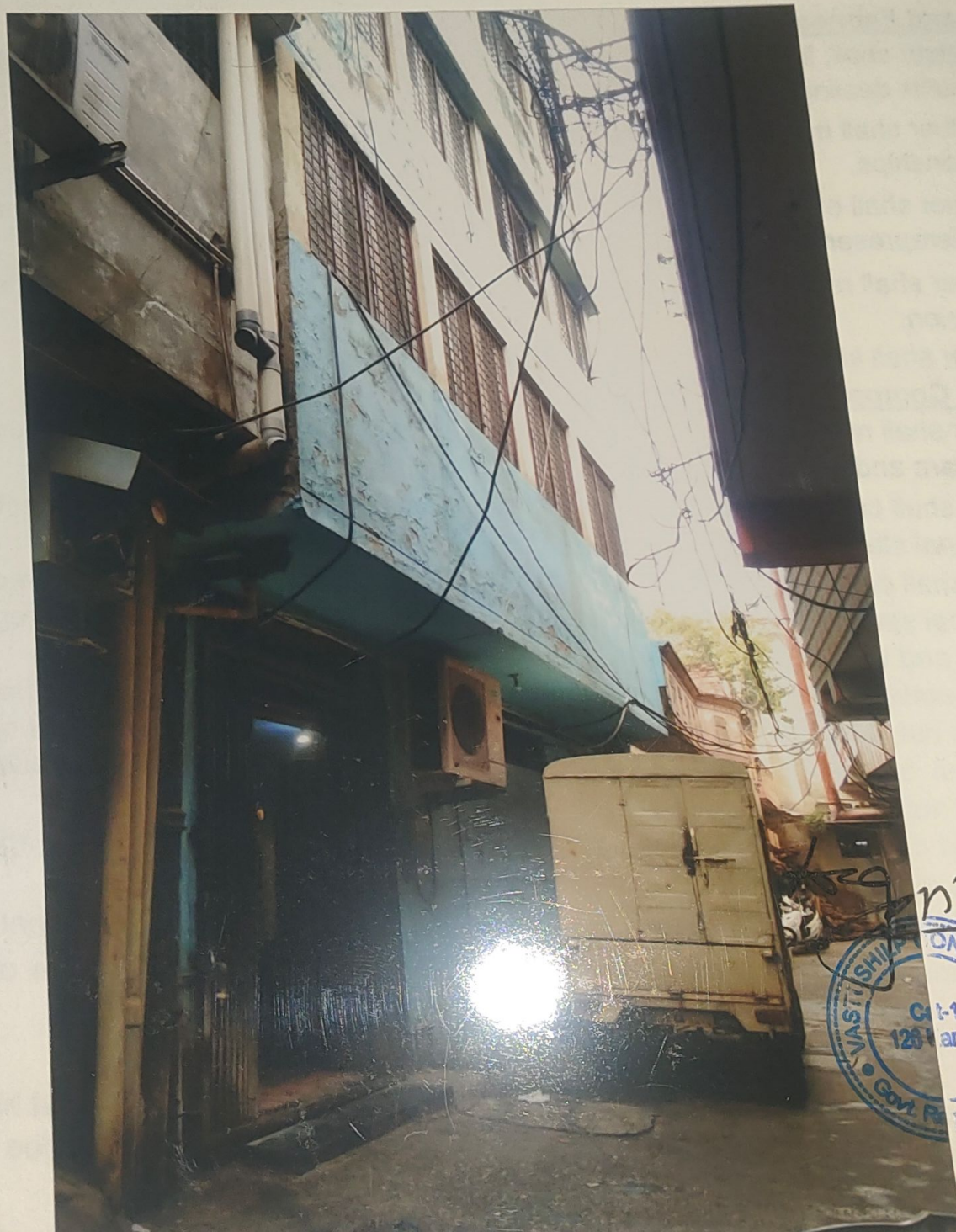
#### **Remuneration and Costs.**

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

- 29 A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.







Miscellaneous

- 31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer,
- 32 A valuer shall follow this code as amended or revised from time to time.

Signature of the valuer :

*Kzgm*

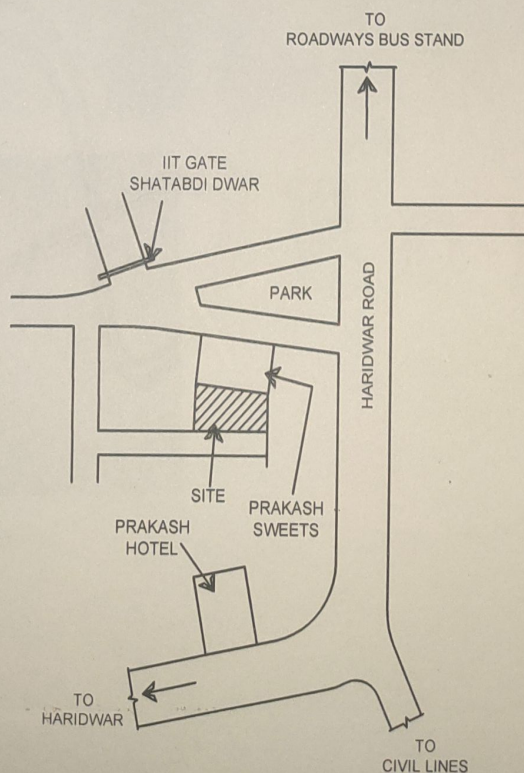
Name of the Valuer :

Vr. DINESH KUMAR JAIN

Address of the Valuer :

85/6, Devpura Haridwar,  
249201, Haridwar

Photographs & Location Map



Place :- Haridwar

Date 13-01-2022

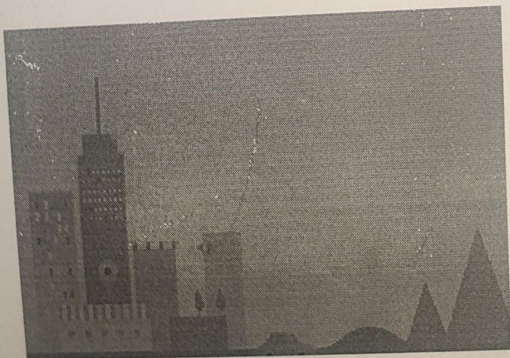
D:\Excel\SB\Manisha Batra

KEY PLAN





Google Maps 29°52'08.5"N 77°53'24.5"E



29°52'08.5"N 77°53'24.5"E

29.869019, 77.890129



Directions



Save



Nearby



Send to your  
phone



Share



## विक्रय पत्र

**4620**

बैनामा- 10,00,000/- रुपये

बाजारी मालियत- 15,84,000/-रुपये

स्टाम्प शुल्क- 59,500/- रुपये

इकरारनामे मे अदा स्टाम्प शुल्क- शून्य

वर्तमान मे दिया गया स्टाम्प शुल्क- 59,500/-रुपये कुल शीटो की संख्या- 15

विक्रीत सम्पत्ति का कुल क्षेत्रफल-(हैक्टेयर अथवा मीटर मे)- 485 वर्ग फिट

अर्थात 45.074 वर्ग मीटर

विक्रीत सम्पत्ति का विवरण- आवासीय मकान

(कृषि/आवासीय/व्यवसायिक/औद्योगिक/ और सम्पत्ति यदि भवन है तो निर्माण का वर्ष और निर्माण का प्रकार एवं एक मंजिला अथवा बहुमंजिला)

कवर्ड ऐरिया (यदि निर्माण है तो)- विक्रीत मकान का कुल कवर्ड ऐरिया 485 वर्ग फिट अर्थात 45.074 वर्ग मीटर (आर0बी0सी0 लिण्टरपोश 20 वर्ष से अधिक पुराना अर्थात वर्ष 1992 से पूर्व का बना हुआ) जिसकी द्वितीय श्रेणी की निर्माण दर-7,800/-रुपये प्रति वर्ग मीटर से कीमत निर्माण-3,51,580/-रुपये, डेपरिसिएशन काटकर कीमत निर्माण-2,87,241-रु0 स्थित-ग्राम/नगर/मौहल्ला- **19, सिविल लाईन रुड़की (अन्दर हद्द सीमा नगर निगम रुड़की)** परगना व तहसील रुड़की जिला हरिद्वार ।

(मौजा या मौहल्ला, परगना, तहसील, नगरीय व अर्धनगरीय आदि )

क्रेता तथा विक्रेता अनुसूचित जाति अथवा जनजाति से संबन्धित है अथवा नहीं -

विक्रेता व क्रेता अनुसूचित जाति/जनजाति से नहीं हैं ।

विक्रेता का स्वामित्व का आधार- द्वारा विरासत

भूमि पट्टे आदि की है अथवा नहीं - नहीं

चकबन्दी चल रही है अथवा नहीं - नहीं

कृषि भूमि की स्थिति मे - नहीं

(बाग,सिंचित/असिंचित अथवा सर्किल दर सूची की श्रेणी के अनुसार सिंचित अथवा असिंचित)

रेट लिस्ट मे पृष्ठ संख्या व कालम संख्या- पृष्ठ-01 कालम-01 श्रेणी-03 के अनुसार

सर्किल रेट-28,750/-रुपये प्रति वर्ग मीटर (मकान का ऐरिया 50 वर्ग मीटर से कम होने के कारण) से मकान की कुल आराजी तहती की मालियत-12,95,888/-रुपये, कवर्ड ऐरिये

की मालियत-2,87,241/-रुपये सहित कुल मालियत-15,83,129/-रुपये

आवास विकास शुल्क के अन्दर है अथवा बाहर - लागू नहीं

मुख्य सड़क से दूरी (100 मीटर अथवा 100 मीटर से अधिक)- विक्रीत सम्पत्ति प्रमुख मार्ग हरिद्वार-दिल्ली जी0टी0 रोड़ (परगनाधिकारी निवास से सोलानी नदी पुल तक) से 50 मीटर की दूरी के अन्दर स्थित है

क्या क्रेता उत्तराखण्ड का कृषक है अथवा नहीं- सम्पत्ति अन्दर हद्द सीमा नगर निगम रुड़की होने के कारण लागू नहीं ।

फोटो व अंगुष्ठ प्रमाणितकर्ता- क्रेता व गवाहान की शिनाख्त पर

मौहम्मद इकबाल एडवोकेट रुड़की,

1/ Kurchaul

Mohi

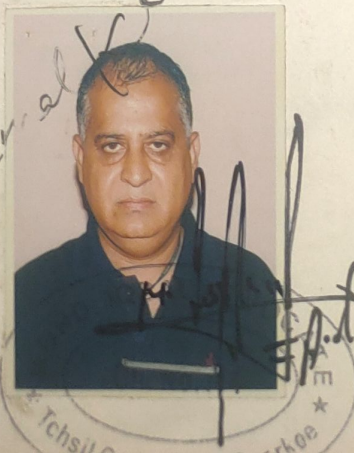


विक्रेता का नाम, पिता का नाम व पता:- श्री कमल चावला पुत्र स्व० श्री ठाकुर दास चावला निवासी द्वारा बाधराज ढिंगरा मकान नम्बर-114, रामनगर कैम्प रुड़की, परगना व तहसील रुड़की, जिला सहारनपुर, हाल निवासी मकान नम्बर-290, सिविल लाईन्स रुड़की, परगना व तहसील रुड़की, जिला हरिद्वार, उत्तराखण्ड राज्य- (आई०डी० नम्बर- यू०पी०/85/420/177202 व पैन कार्ड नम्बर ए बी एच पी सी 4446 एन)-

विदित हो कि प्रतिज्ञ (विक्रेता) निम्नलिखित सम्पत्ति के स्वामी व अधिकारी है जो इस समय तक हर प्रकार के भार तथा प्रतिबन्ध आदि से मुक्त है किसी प्रकार के हस्तान्तरण तथा बन्धक आदि नहीं है और कोई ऋण आदि किसी महकमे बैंक सोसायटी आदि से या व्यक्तिगत रूप से निम्नलिखित सम्पत्ति को बन्धक करके नहीं लिया हुआ है और निम्नलिखित सम्पत्ति को विक्रय व हस्तान्तरित करने में प्रतिज्ञ पूर्ण रूप से सक्षम है। अतः प्रतिज्ञ ने अपनी मन बुद्धि व इन्द्रियो की स्वस्थ दशा में बिना किसी जोर व दबाव के निम्नलिखित सम्पत्ति को बदले मुबलिग- 10,00,000/-रुपये (दस लाख रुपये) में हाथ श्रीमति मनीषा बत्रा पत्नी श्री प्रदीप बत्रा निवासी-399/9, सिविल लाईन्स रुड़की, परगना व तहसील रुड़की, जिला हरिद्वार, उत्तराखण्ड- (आई०डी० नम्बर यू०पी०/85/420/18608 व पैन नम्बर ए सी ए पी बी 9346 जी)-

Kamal Kurchauls

Manisha





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
15000

पन्द्रह हजार रुपये



FIFTEEN  
THOUSAND RUPEES

Rs.  
15000

उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (उडकी)  
कोड संख्या - 5500

22 MAY 2013

जिला हरिद्वार (उत्तराखण्ड)

154055

154055

(3)

को विक्रय व हस्तान्तरित कर दी है तथा कुल मूल्यराशि प्राप्त कर ली है। ततपश्चात इसके कोई मूल्यराशि क्रेता के जिम्मे शेष नहीं रही है और ना ही भविष्य में होगी। कब्जा व दखल क्रेता महोदय का विक्रेता ने बखूबी वाकई मौके पर करा दिया है और अपना कब्जा

Kamal Panchauls

Naresh



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

866538

कोषाधिकारी (रहस्यी)  
कोड संख्या - 5500

22 MAY 2013

जिला हरिद्वार (उत्तराखण्ड)

(4)

व दखल हर प्रकार से हटा लिया है । अब प्रतिज्ञ वचन देते है और प्रतिज्ञा करते है कि कृता महोदय सदैव निम्नलिखित सम्पत्ति पर अपना समस्त अधिकार व स्वामित्व सहित कब्जा करके लाभ हर प्रकार का प्राप्त करे हर प्रकार से अपने भोग व प्रयोग मे लावे और

Kamal Kuchaul

Manish



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

866213

कोषाधिकारी (रुड़की)  
कोड संख्या - 5500

17 MAY 2015

जिला हद्दिकार (उत्तराखण्ड)

(5)

जो चाहे सो करे, अब प्रतिज्ञ तथा उसके उत्तराधिकारी कों विक्रय की हुई निम्नलिखित सम्पत्ति तथा उसकी मूल्यराशि से कोई सम्बन्ध किसी प्रकार का नहीं रहा है और ना ही भविष्य में होगा । यदि बाद में किसी नुस्ख कानूनी के कारण या किसी वाद विवाद करने

Kamal Kachar

Manish



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

866483

जाधिकारी (रुड़की)  
कोड संख्या - 5500

22 MAY 2013

जा हरिद्वार (उत्तराखण्ड)

(6)

पर सम्पत्ति निम्नलिखित कुल या अंश कब्जा या दखल क्रेता उक्त से निकल जाये तो क्रेता को अधिकार होगा कि वह अपनी कुल या अंश मूल्यराशि मुझ प्रतिज्ञ से या मेरी/हमारी जात खास जायदाद से वसूल कर लेवे। इसमे मुझ प्रतिज्ञ या मेरे/हमारे

Kamal Chahal

Manisha





उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (राजकी)  
कोड संख्या - 5500

22 MAY 2013  
जिला हरिद्वार (उत्तराखण्ड)

(7)

धारसान को कोई उजर या आपत्ति नहीं होगी । नीज प्रतिज्ञ उन जुमला कानूनी जिम्मेदारी जो कि बरूये एक प्रतिज्ञ पर आमद होती है का पूरा पूरा पाबन्द व जिम्मेदार होगा व रहेगा । विक्रेता ने क्रेता का कब्जा व दखल मौके पर अपने समान करा दिया था । मय

Kamal Kurchal

Manish





उत्तराखण्ड UTTARAKHAND

41-5500

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20 MAY 2013

(उत्तराखण्ड)

(8)

जुमला हक हकूक हर प्रकार सहित । विक्रीत मकान से संबन्धित आज से पूर्व के हर प्रकार के विद्युत बिल, व हर प्रकार के टैक्स व कर आदि व ऋण आदि को अदा करने की पूरी जिम्मेदारी विक्रेता की ही होगी तथा नगर निगम के गृहकर रजिस्टर में क्रेता

Kamal Kishor

Harish





उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (रुइकी)  
कोड संख्या - 5500  
2 MAY 2013  
जिला हरिद्वार (उत्तराखण्ड)

(9)

महोदया का नाम ट्रांसफर कराने में विक्रेता पूरा पूरा सहयोग करेगा । विक्रीत सम्पत्ति विक्रेता की माता श्रीमति शकुन्तला देवी व पिता श्री ठाकुरदास चावला नें संयुक्त रूप से द्वारा रजिस्टर्ड बैनामा दिनांक-17.02.1987 को इकरारी सरदार इन्दर सिंह पुत्र सरदार

Kamal Kuchhal

Manish





सुखण्ड UTTARAKHAND

रुड़की (रुड़की)  
संख्या - 5500

2 MAY 2013

हरिद्वार (उत्तराखण्ड)

( 10 )

हरी सिंह निवासी-19, सिविल लाईन रुड़की, परगना व तहसील रुड़की जिला हरिद्वार से खरीद की हुई है, जिस बैनामें की रजिस्ट्री बही नम्बर 1 जिल्द नम्बर 1699 के पृष्ठ संख्या 164 से 166 में दस्तावेज नम्बर 1303 पर दिनांक 17.03.1987 को कार्यालय उप

Kamal Kanchaul

Mawsher





उत्तराखण्ड UTTARAKHAND

कोषाधिकारी (रुड़की)  
कोड संख्या - 5500

22 MAY 2013

जिला हरिद्वार (उत्तराखण्ड)

(11)

निबन्धक रुड़की में हुई है। विक्रीत सम्पत्ति विक्रेता को अपने माता पिता की मृत्यु के पश्चात बजरिय विरासत प्राप्त हुई है और विक्रेता ही अपने माता पिता का एक मात्र वारिस व उत्तराधिकारी है। शासनादेश सं0-299(1)/10-7-7-9/सन 2006 के

Kamal Kachal

Manish





UTTARANCHAL

A 452639

( 12 )

अनुसार क्रेता महिला होने के कारण 25 प्रतिशत स्टाम्प शुल्क की छूट प्राप्त करने की अधिकारी है उसी के ही अनुसार नियमानुसार स्टाम्प शुल्क अदा किया जा रहा है ।

Kamal Kishor

Naresh



विवरण सम्पत्ति जो विक्रय की गई है:- एक किता आवासीय अहाता मकान बतामीर पुख्ता उत्तर मुहाना (आर0बी0सी0 लिण्टरपोश 20 वर्ष से अधिक पुराना बना हुआ), जिसकी आराजी तहती की पैमाईश पूरब की ओर 16 फिट व पश्चिम की ओर 16 फिट 4 इन्च व उत्तर की ओर 28 फिट 6 इन्च व दक्षिण की ओर 31 फिट 6 इन्च है, जिसका कुल पैमाईश का कुल क्षेत्रफल 485 वर्ग फिट अर्थात 45.074 वर्ग मीटर है, मुतालिका गृहकर रजिस्टर नम्बर 290(7), स्थित 19, सिविल लाईन रुड़की (अन्दर हद्द सीमा नगर निगम रुड़की) परगना व तहसील रुड़की जिला हरिद्वार, जिसके हद्द पूरब में सम्पत्ति गफूर अहमद के वारिसान की व पश्चिम में मकान श्रीमति जसवन्त कौर पत्नी सरदार इन्दर सिंह व उत्तर में रास्ता गली नगरपालिका लगभग 10 फिट चौड़ी वास्ते आम्दोरफत व हक्के इस्तेमाल व दक्षिण में प्रिन्स लोज गफूर अहमद के वारिसान का है, जिसका भू-तल का कुल कवर्ड ऐरिया 485 वर्ग फिट अर्थात 45.074 वर्ग मीटर है, जो कुल निर्माण आर0बी0सी0 लिण्टरपोश बीस वर्ष से अधिक पुराना बना हुआ है, को मय कुल तामीरात अन्दरून व मय बिजली व पानी फिटिंग आदि व मय जुमला हक हकूक हर प्रकार सहित विक्रय किया है, जिस पर द्वितीय श्रेणी की निर्माण दर-7,800/-रूपये प्रति वर्ग मीटर की दर से डेपरिसिएशन काटकर आई निर्माण कीमत पर नियमानुसार स्टाम्प शुल्क अदा किया जा रहा है। मकान का नक्शा साथ में सलंग्न है, जो विक्रय पत्र का भाग है। विक्रेता व क्रेता महोदया एक दूसरे के परिचित है तथा विक्रेता व क्रेता महोदया के द्वारा उपलब्ध कराये गये रिकार्ड के अनुसार उक्त बैनामा ड्राफ्ट किया गया है।

विवरण वसूलयाबी जेरे समन:- कुल मूल्यराशि मुबलिंग-10,00,000/-रूपये (दस लाख रूपये) द्वारा डी0डी0 नम्बर 252853, दिनांकित-23.05.2013, पंजाब नैशनल बैंक, शाखा सिविल लाईन्स रुड़की, आज बैनामें पर विक्रेता ने क्रेता महोदया से रुबरू गवाहान हाशिया नकद प्राप्त कर स्वीकार कर लिये हैं। क्रेता महोदया की ओर विक्रेता की अब कोई भी मूल्यराशि शेष नहीं रही है। विक्रेता व क्रेता का पैन कार्ड साथ में सलंग्न है।

Kamal Kuchhal

Manisha



अतः यह विक्रय-पत्र अपनी मन, बुद्धि व इन्द्रियो की स्वस्थ दशा मे अपने पूर्ण होश हवाश मे बिना किसी जोर व दबाव के खबरु गवाहान हाशिया लिख दिया है कि प्रमाण रहे व समय पर काम आवे । इति ।

*Manisha*

*Kamal Chaudhary*

विक्रेता कमल चावला के

बांये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ



तर्जनी



मध्यमा



अनामिका



कनिष्ठका



दांये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ



तर्जनी



मध्यमा



अनामिका



कनिष्ठका



*Kamal Chaudhary*

विक्रेता के हस्ताक्षर



( 15 )

क्रेता श्रीमति मनीषा बत्रा के  
बांये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



दाये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठका



Manisha

क्रेता के हस्ताक्षर

गवाह नं०-1...

*Asst*  
अशोक कुमार मेहन्दिर्त्ता

इन्डिया राई मां माहेश्वर कटका  
प० व स० कटका रज० हरिद्वार

गवाह नं०-2...

MAYANK

S/o ASHOK KUMAR MEHNDIRATTA

# 86, SATTI STREET

ROORKEE - 247667

DIST. HARIDWAR

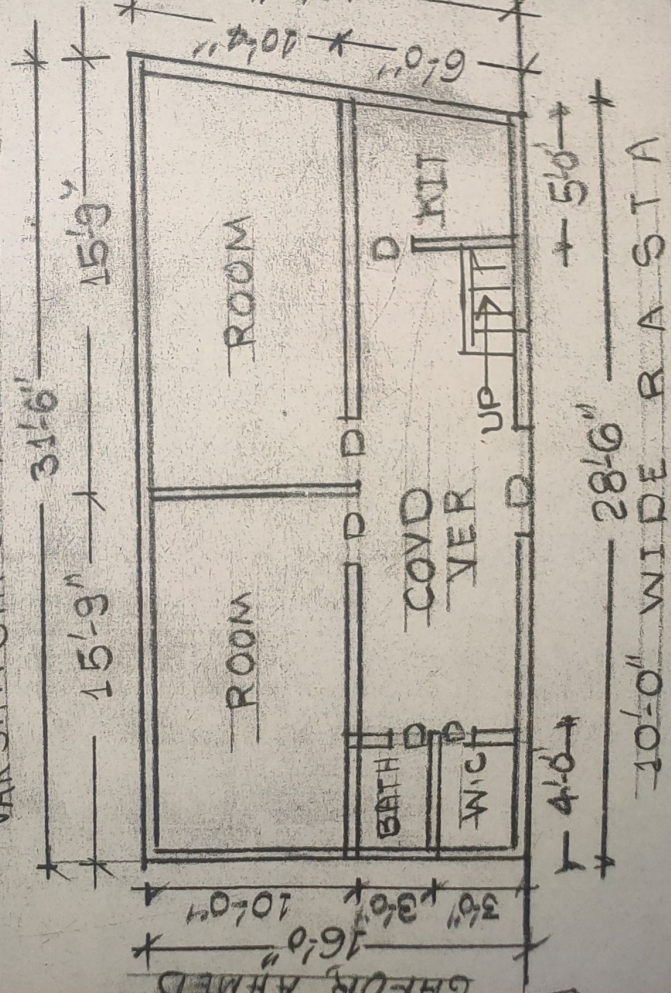
UTTARAKHAND



AL LAND AREA 485 SFT, LOVD AREA 485 SFT,  
 ER, SH. KAMAL CHAWLA S/O (late) SH. THAKUR DASS CHAWLA R/O THROUGH,  
 DHRAJ DIGRA, R/O H.NO - 114, RAM NAGAR CAMP ROORKEE AT PRESENT R/O  
 - 290, CIVIL LINES ROORKEE,  
 CHASED BY Smt MANISA BATRA W/O PRADEEP BATRA R/O 399/19 CIVIL LINES.

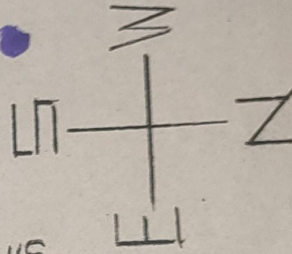
ORKEE,  
 DATED SITE AT H.NO. 290 (C) 19 CIVIL LINES ROORKEE.

VARSAN GAFUR AHMED PRINS LOG.



Kamal Kurchauly

Manish Singh



GROUND FLOOR PLAN



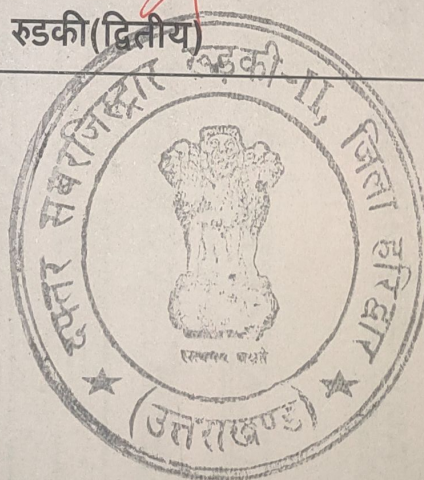


बही नम्बर 1 जिल्द 1,855 पृष्ठ 217 से 248

में नम्बर 4,620 पर आज दिनांक 23-May-2013

में रजिस्ट्री की गयी ।

उप निबन्धक रुडकी(द्वितीय)





(C)

4बी

## नगर निगम, रुड़की

बिल गृहकर

बुक नं० 469

बिल नं० 36

बनस्र श्री/श्रीमती मनीषा खन्ना 610 श्री प्रदीप खन्ना

पुत्री/पत्नी भवन सं० 961 मौहल्ला सि० लाईन

अवधि	2020-21
वार्षिक गृहकर	4027 - व्यवसायिक गृहकर बिल
बकाया गृहकर	16183 -
सरचार्ज	1925 -
कटौती	503 -
देय धनराशि	21632 + 20 FF = 21652 -

- नोट : 1. यदि इस बिल का भुगतान बिल प्राप्त के 15 दिवस के भीतर किया गया तो कर दाता बिल में दिखाई गई कटौती का हकदार होगा। इसके बाद कर की वसूलीयाबी बजरिये नोटिस व कुर्की वारन्ट की जायेगी।
2. बिल में दर्शायी गयी अवशेष धनराशि की कार्यवाही पर बिल का कोई प्रतिकृत प्रभाव नहीं पड़ेगा।

हस्ताक्षर लिपिक

तारीख

सहायक नगर आयुक्त  
सहायक नगर आयुक्त  
नगर निगम-रुड़की