केनरा बैंक Canara Bank

भारत सरकार का उपक्रम | A Government of India Undertaking

सिंडिकेट Syndicate

OFFICE: RAH II MEERUT

LETTER OF SANCTION TO BRANCH

Ref No: **11/HL/SUNIL/9249/NV** Date: **18.12.2021**

TO

Mrs. Neelima Kapoor W/o Mr. Sunil Kapoor
Mr. Sunil Kapoor S/o Mr. Subhash Chand Kapoor
Both R/o 738, Brahampuri, Kabari Bazar, Meerut

Applicants

1. **Mrs. Neelima Kapoor W/o Mr. Sunil Kapoor**
2. **Mr. Sunil Kapoor S/o Mr. Subhash Chand Kapoor**

Based on the recommendation of the branch, we have sanctioned **CANARA HOUSING LOAN SCHEME (PRODUCT CODE 619)** to the captioned borrowers as per the following terms & conditions.

Name of the Borrowers	**1. Mrs. Neelima Kapoor W/o Mr. Sunil Kapoor** **2. Mr. Sunil Kapoor S/o Mr. Subhash Chand Kapoor** Both R/o 738, Brahampuri, Kabari Bazar, Meerut
Nature of Loan	**Housing Loan for construction of House on already owned Residential House [Product Code: 619]**
Project Cost	**Rs. 20,30,000/- (Rs. Twenty Lakh Thirty Thousand Only)** as per Estimate submitted by the Panel Valuer Jain & Associates out of which Rs 8,30,000/- spent by the applicants.
Quantum	**Rs. 12,00,000/- (Rs. Twelve Lakh Only)**
Purpose	Housing Loan for Construction on Already owned residential House
Margin	Rs. 8,30,000/- (40.89%)
Rate of Interest **Normal Risk : CS :2 and woman applicant RLLR + 0.05% = 6.95%**	6.95% (RLLR), RLLR @ {6.90%+0.05% (For woman beneficiary YES+ Normal Risk customer) as per HO Cir. 437/2020 dt. 06.06.2020 and ROI as per HO Circular 165/2020 dt. 24.03.2020 & Cir No 166/2020 dated 24.03.2020 and Cir No 258/2021. The interest rate is linked to RLLR. The borrower shall pay interest as per above circulars based on Repo Linked Lending Rate (RLLR) compounded monthly/quarterly/half yearly. The actual lending rate which is linked to the RLLR shall be subject to review and variation at the time interval specified by the Bank. The change in RLLR notified by the Bank on its website and notice board of the Bank/Branch shall be conclusive notice to the borrower in respect of such change of Base rate. The Borrower hereby specifically waives serving notice by the Bank for any variation in interest rate including enhancement from time to time as may be directed by the head office of the bank. Overdue interest @ 2% shall be charged on the delayed installments Whenever interest rates are changed, Bank reserves right to adjust future repayments by either changing Equated Monthly Installments or the loan tenure.
Repayment	To be repaid in 243 equated monthly installments. (including three months moratorium)
Recovery Mechanism	Deduction of EMI of Rs. 9,268/- By way of draw down or SI from operative account (110028692291).
Repayment Holiday	THREE MONTHS

Neelima Kapoor

Sunil Kapoor

Relaxation	NIL
Security - Prime	EMT of **A portion of Residential House bearing No. 759, admeasuring 45.20 Sq Yard or 39.48 Sq Mtr. Situated at Mohalla, Brahampuri, Meerut- 250002.** Boundaries of Site : **East : 25 feet / House of Hari Prakash** **West : 25 feet / House of Nitesh Kapoor** **North : 17 feet / Rasta 12 feet wide** **South : 17 feet / House of Gopal Ram**
Disbursement:	To be made in stages, subject to physical inspection and ensuring end utilization. Branch to follow guidelines stipulated under Cir. No. 244/2019.
Processing Fee	Ni.

PREDISBURSEMENT CONDITIONS:

- Margin Money to be brought in by the borrower.
- Branch to ensure KYC compliance, due diligence and genuineness of the income
- Branch to obtain sufficient number of PDCs of regular account or apply SI from operative account of applicant **Mrs. Neelima Kapoor and Mr. Sunil Kapoor**

OTHER CONDITIONS:

- Branch to immediately send copy of NF-967.
- **BRANCH TO ENSURE TO TAKE THE LATEST HOUSE TAX RECEIPT IN THE NAME OF MRS. NEELIMA KAPOOR AFTER COMPLITION OF HOUSE AND SUBMIT TO RAH II.**
- **Advice the borrower a Life Insurance Cover with Canara HSBC Oriental Bank of Commerce Life Insurance Co. Ltd. Under Group Insurance Scheme (Cir. No.229/2009 & 402/2010)**
- **Ensure that the House/Flat is insured against all risks and the policy is assigned in favor of the bank (Preferably Bajaj Allianz / New India Assurance / TATA AIG Ltd.)**
- Branch to mandatory obtain photograph of property with due verification of House and keep it with loan papers for record.
- Branch to ensure correctness of EMI and ensure entire loan will be repaid within stipulated time period and no liability should be outstanding after the expiry of Loan time period.
- Branch to comply with all sanction terms and conditions and submit certificate of loan papers obtained.
- All terms and conditions as applicable to such type of advances as per manuals and circulars issued and revised from time to time are to be strictly adhered to.
- The Bank may revoke in part or in full or withdraw/stop financial assistance at any stage by giving reasonable notice to the borrower. Credit facilities sanctioned are to be availed within 3 months from the date of sanction, failing which the limit will automatically stand cancelled.

Divisional Manager

All terms and condition mentioned in sanction letter accepted by us.

Neelima Kapoor
Sunil Kapoor

Date: 20.12.2021

Signature of Borrower/s/Guarantor

Kamal Bhargava
Advocate

Phones : 2660234, 9412082828
e-mail : bhargava_vs@yahoo.co.in
101, NAYA BAZAR, SADAR,
MEERUT CANTT 250 001

December 16, 2021

The Divisional Manager,
Canara Bank,
RAH – 2,
Meerut

Smt. Neelima Kapoor wife of Shri Sunil Kapoor resident of Mohalla Brahampuri, Meerut

A. Description of documents scrutinized:

Sl. No.	Date of Document	Name of Document/s	Whether Original / Certified / True Copy / Photostat
1	27.04.2016	Gift Deed # 4743	Original
2	14.06.2007	Sale Deed # 6068	Original
3	08.05.1979	Sale Deed # 4173	Original
4	02.03.1974	Sale Deed # 1382	Original
5	27.04.2016	Gift Deed # 4744	Certified copy
6	16.12.2016	Payment Receipt – Mutation Fee	Photostat

B. Description of property:

Item No.	Survey No.	Extent of area	Location	Boundaries	
1	A portion of Residential House bearing No. 759	45.20 square yards or 39.48 square meters	Mohalla Brahampuri, Meerut	East	25 feet / House of Hari Prakash
				West	25 feet / House of Nitesh Kapoor
				North	17 feet / Rasta 12 feet wide
				South	17 feet / House of Gopal Ram

C. Tracing of party's title at least for the last 13/30 years. If connected title deeds reveal any circumstances or incidences which necessitate further tracing of party's title, it shall also be done:

S. No.	Particulars	Details	
1	Nature	**Certified Copy of Gift Deed**	
	Date	27. 04. 2016	
	Executed by	**Smt. Namrata Kapoor** wife of Shri Nitesh Kapoor resident of Mohalla Brahampuri, Meerut	
	In favour of	**Smt. Neelima Kapoor** wife of Shri Sunil Kapoor resident of Mohalla Brahampuri, Meerut	
	Registration	Sub Registrar	Meerut

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	details	Bahi No.	I
		Zild	11281
		Page No.	1/26
		Number	4743
		Date	27. 04. 2016
2	Nature	**Certified Copy of Sale Deed**	
	Date	14. 06. 2007	
	Executed by	**Smt. Anandi Devi** wife of Shri Jagdish Prasad Gupta resident of 759, Brahampuri, Meerut	
	In favour of	**Smt. Neelima Kapoor** wife of Shri Sunil Kapoor and **Smt. Namrata Kapoor** wife of Shri Nitesh Kapoor residents of Brahampuri, Meerut.	
	Sale consideration	₹ 3,25,000 /=	
	Registration details	Sub Registrar	Meerut
		Bahi No.	I
		Zild	4002
		Page No.	105/124
		Number	6068
		Date	14. 06. 2007
3	Nature	**Certified Copy of Sale Deed**	
	Date	08. 05. 1979	
	Executed by	**Smt. Kelawati** wife of Shri Salekh Chand resident of Village Abdullapur, Post Khas, Pargana, Tehsil and District Meerut	
	In favour of	**Smt. Anandi Devi** daughter of Shri Kishan Ram Arya resident of 311, Mohalla Brahampuri, Meerut	
	Sale consideration	₹ 25,000/=	
	Registration details	Sub-Registrar	Meerut
		Bahi No.	I
		Zild	2298
		Page No.	196/199
		Number	4173
		Date	19. 06. 1979
4	Nature	**Certified Copy of Sale Deed**	
	Date	02. 03. 1974	
	Executed by	**Shri Banarsi Das** son of late Lala Tej Ram resident of Village Agheda, Post Mujjakipur, Pargana, Tehsil and District Meerut	
	In favour of	**Smt. Kelawati** wife of Shri Salekh Chand resident of Village Abdullapur, Post, Pargana, Tehsil and District Meerut	
	Sale consideration	₹ 15,500 /=	
	Registration details	Sub Registrar	Meerut
		Bahi No.	I
		Zild	1869
		Page No.	323/325
		Number	1382
		Date	11. 04. 1974
5	Nature	**Certified Copy of Gift Deed**	
	Date	27. 04. 2016	

Internal

	Executed by	**Smt. Neelima Kapoor** wife of Shri Sunil Kapoor and **Smt. Namrata Kapoor** residents of Mohalla Brahampuri, Meerut	
	In favour of	**Shri Nitesh Kapoor** son of Shri Subhash Chand Kapoor resident of Mohalla Brahampuri, Meerut	
	Registration details	Sub Registrar	Meerut
		Bahi No.	I
		Zild	11281
		Page No.	27/62
		Number	4744
		Date	27. 04. 2016
6	**Copy of Payment Receipt – Mutation Fee** dated **16. 12. 2021** of Meerut Nagar Nigam		

Shri Banarsi Das

⇩

Smt. Kelawati

As per Sale Deed dated 02.03.1974 # 1382

⇩

Smt. Anandi Devi

As per Sale Deed dated 08.05.1979 # 4173

⇩

Smt. Neelima Kapoor and Smt. Namrata Kapoor

As per Sale Deed dated 14.06.2007 # 6068

⇩

Smt. Namrata Kapoor

Gifted her share

⇩

Smt. Neelima

As per Gift Deed dated 27.04.2016 # 4743

SINCE 1964
VISHNU SARAN BHARGAVA
LAW CHAMBER

- In the instant case **Shri Banarsi Das** was the owner of **property / ahata / house** measuring **162 square yards** situated at **Mohalla Brahmpuri, Meerut City**.

- **Shri Banarsi Dass** executed a **Sale Deed** dated **02. 03. 1974** bearing No. **1382** for entire property / ahata in favour of **Smt. Kelawati.**

- **Smt. Kelawati** further executed a **Sale Deed** dated **08. 05. 1979** bearing No. **4173** in favour of **Smt. Anandi Devi** again for entire portion / house.

- **Smt. Anandi Devi** executed a **Sale Deed** dated **14. 06. 2007** bearing No. **6068** in favour of **Smt. Neelima Kapoor** and **Smt. Namrata Kapoor** for a **Residential House** bearing No. **759** measuring **78.96 square meters** or **94.44 square yards.**

- **Smt. Neelima Kapoor** and **Smt. Namrata Kapoor** jointly executed a **Gift Deed** dated **27. 04. 2016** bearing No. **4744** in favour of **Shri Nitesh Kapoor** for (half) portion of **House No. 759** measuring **39.48 square meters** or **45.21 square yards.**

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- On the other hand **Smt. Namrata Kapoor** executed a **Gift Deed** dated **27. 04. 2016** bearing No. **4743** in favour of **Smt. Neelima Kapoor** for her portion or share of **House No. 759** measuring **19.74 square meters** or **23.60 square yards.**

- Thus, at present **Smt. Neelima Kapoor is owner of portion of House** bearing **No. 759** measuring **19.74 + 19.74 = 39.48 square meters** or **23.60 +23.60 = 45.20 square yards.**

D. Encumbrance certificate for a period of 13/30 years for all the items of properties subject to "C" above :

Certificate of Search bearing No. **22021256003208** for the period **01.01.2010** to **09.12.2021** from Sub-Registrar Meerut whereby the property has been certified to be free from encumbrances. This certificate is self-explanatory. Reliance has been placed on this certificate. Search Receipt Nos. **13** for the period **2008–2009** and **2202125603709** for the period **2010–2021** are also enclosed.

E. Evidence of possession:
As per **Sale** and **Gift Deeds** dated **6068** and **4743** dated **14. 06. 2007** and **27. 04. 2016** respectively as referred to hereinabove in point "B" possession of property is with **Smt. Neelima Kapoor.**

F. The documents to be deposited (original / certified) for creation of valid and enforceable mortgage and the specific persons who are required to create mortgage / to deposit documents creating the mortgage :

Sl. No.	Date of Document	Name of Document/s	Whether Original / Certified / True Copy / Photostat
1	27.04.2016	Gift Deed # 4743	Original
2	14.06.2007	Sale Deed # 6068	Original
3	08.05.1979	Sale Deed # 4173	Original
4	02.03.1974	Sale Deed # 1382	Original
5	27.04.2016	Gift Deed # 4744	Certified copy
6	16.12.2016	Payment Receipt – Mutation Fee	Photostat
7	13.12.2021	Certificate of Search	Original

G. Certificate of Title:

Whether the party has an absolute, clear and marketable title over the property/ies proposed to be mortgaged	As mentioned above **Smt. Neelima Kapoor** is present owner of the property detailed herein above.
Whether the party can execute valid simple mortgage / equitable mortgage in favour of the bank	Yes – equitable mortgage can be created in favour of bank by deposit of title deeds at a place notified for the purpose.
Whether any of the property	On the basis of papers before me, none.

intended to be given by way of mortgage is subject to any minor's or any other claims	

Certificate to be issued by the Advocate who scrutinized the documents:

I have gone through the original **Sale** and **Gift Deeds** dated **6068** and **4743** dated **14. 06. 2007** and **27. 04. 2016** respectively referred to above and intended to be deposited relating to the property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created are deposited in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and I further certify that:-

1. I have made a search in the land / revenue records and do not find any adverse features, which would prevent the titleholders from creating a valid mortgage.

2. I have visited the Sub-Registrar's Office on **10. 12. 2021** and verified the records / details of the property belonging to **Smt. Neelima Kapoor**.

3. There are no prior mortgages / charges whatsoever as could be seen from the encumbrance certificate for the period from **01. 01. 2010** to **09. 12. 2021** pertaining to the immovable property/ies covered by the above said title deeds.

4. There are prior mortgages / charges to the extent of ____ which are liable to be cleared or satisfied by complying with the following
None

5. There are claims from minor/s and his/their interest in the property/ies is to the extent of _____ (specify the share of minor's with name)
Not Applicable

6. The undivided share of the minor/s is (whether there is claim or not) _____ (specify the share of minor/s)
Not Applicable

7. The property/ies is/are subject to the payment of Rs ____ (specify the liability that is fastened or could be fastened on the property/ies)
Not Applicable

8. Provisions of Urban Ceiling Act are not applicable / permission obtained
Not Applicable

9. Holding / acquisition is in accordance with the provisions of the Land Reforms Act.
Not Applicable

VISHNU CHANDRA SHARMA
ADVOCATE
LAW CHAMBER

10. The mortgage if created will be available to the bank for the liability of the intending borrower **Smt. Neelima Kapoor**.

I certify that as mentioned above **Smt. Neelima Kapoor** has a valid and marketable title in the property/ies shown above by **Sale** and **Gift Deeds** dated **6068** and **4743** dated **14. 06. 2007** and **27. 04. 2016** respectively coupled with documents referred to in para A supra.

Additional information / precautions:

(a) This report is submitted on the basis of papers produced before me and referred to herein.

(b) It is advisable that bank official / approved architect valuer should physically verify the property on the spot to ascertain its location, number, area, measurements, boundaries, identity, free access, etc. **This should be done before disbursement of loan / credit facility applied for.**

SINCE 1964

(c) In the instant case **Smt. Neelima Kapoor** has applied for **mutation of his name in the record of Nagar Nigam Meerut**. This may be done within a reasonable time of say two months or so. Thereafter a fresh certified copy of kar nirdharan suchi should be obtained from Nagar Nigam Meerut wherein name of **Smt. Neelima Kapoor** would be recorded as owner.

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(d) Provisions of the **SARFAESI Act** are applicable to property.

(e) At the time of creation of equitable mortgage stamp duty at the rate of 0.5% of the loan amount subject to the maximum of Rs 10,000/- shall be payable.

VISHNU SARAN BHARGAVA
LAW CHAMBER

Kamal Bhargava
Advocate

Place : Meerut
Date : 16. 12. 2021

Enclosure: As above

Internal

APPENDIX VI

CERTIFICATE

INSPECTION / VERIFICATION OF RECORDS OF LANDED PROPERTY AT SUB-REGISTRAR'S OFFICE, MEERUT

The Divisional Manager
Canara Bank,
RAH – 2,
Meerut

Dear Sir,

Sub: Verification of records of landed property at Sub-registrar's Office Meerut

* * * * *

SINCE 1964
VSR
VISHNU SAIN BHARGAVA
LAW CHAMBER

This is to confirm that I have visited the Sub-registrar's Office at Meerut on **10.12.2021** and verified the details of the property standing in the name of **Smt. Neelima Kapoor.**

The property details are as under:

Item No.	Survey No.	Extent of area	Location	Boundaries	
1	A portion of Residential House bearing No. 759	45.20 square yards or 39.48 square meters	Mohalla Brahampuri Meerut	East	25 feet / House of Hari Prakash
				West	25 feet / House of Nitesh Kapoor
				North	17 feet / Rasta 12 feet wide
				South	17 feet / House of Gopal Ram

Further, I certify as under:

1. That I have verified the certified copy of material title deeds, i.e., deed Nos. **6068** and **4743** dated **14. 06. 2007** and **27. 04. 2016** respectively, etc. from the Office of Sub Registrar and confirm that the original deed available with the Bank is/are genuine.

2. That there are no prior charges over the said property and **Smt. Neelima Kapoor** is the absolute owner of the said property as per the records available and verified by me in the Sub-registrar's Office.

Kamal Bhargava
Advocate

Place : Meerut
Date : 16. 12. 2021

Internal

APPENDIX - II

CHECKLIST FOR THE GUIDANCE OF THE ADVOCATES FOR SUBMISSION OF LEGAL SCRUTINY REPORT

S. No.	Particulars	Remarks
1	Nature of Title (Ownership / Leasehold / Occupancy/ Govt. Grant	Ownership
2	If Leasehold, Whether a) Lease deed is duly stamped and registered b) Lessee is permitted to mortgage the Leasehold right c) Duration of the Lease/unexpired period of lease 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.	 Not Applicable Not Applicable Not Applicable Not Applicable
3	If Govt. grant / allotment / Lease cum Sale agreement, whether: a) Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions b) The mortgagor is competent to create charge on such property.	 Not Applicable Not Applicable
4	If, Occupancy right, whether a) Such right is heritable and transferable b) Mortgage can be created.	 Not Applicable Not Applicable
5	a) Whether provisions of Urban Land Ceiling Act applicable / permission obtained. b) Whether NOC under Income Tax Act is required / obtained. c) Whether records with the Registrar of Assurances verified (If applicable).	Not Applicable Not Applicable Not Applicable
6	Whether there are claims from Minor/s and his/ their interest in the property/ies. Specify the share of minor/s with name.	Not Applicable
7	In case of Agricultural land, the position regarding creation and enforceability with regard to local laws.	Not Applicable
8	In case of conversion of Agricultural land for	Not Applicable

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VISHNU SHARAN BHARGAVA
LAW CHAMBER

	commercial purposes, whether requisite procedure / permissions complied with / obtained.	
9	a) In case of partition / settlement deeds, whether original deed is available for deposit. If not the modality / procedure to be followed to create a valid mortgage. b) Whether mutation has been effected and the mortgagor is in possession and enjoyment of his share. c) Whether the partition is valid in law?	Not Applicable Not Applicable Not Applicable
10	a) In case of partnership firm, whether the property belongs to the firm and registered. b) Whether the person/s creating the mortgage has/have the authority to execute on behalf of the firm.	Not Applicable Not Applicable
11	In case of Limited Companies, verify the Borrowing Power Resolution, authority to create mortgage/ execution of documents, any prior charges with ROC, MOA/AOA, provision for common seal etc.	Not Applicable
12	In case of Societies / Associations, verify requisite resolutions, bye laws, powers to borrow, encumbrances etc.,	Not Applicable
13	In case of POA holder, verify the genuineness of POA and the extent of powers. Whether the POA is properly executed / stamped / authenticated/ enforceable as per the Law of the place.	Not Applicable
14	If the property is a flat / apartment or residential / commercial complex, verify a) Promoter's / Land owner's title to the land/building. b) Whether the flats are developed by the Land owner or constructed on joint development basis. c) Development agreement / POA d) Extent of Authority of the Developer / Builder e) Whether the construction is approved by the competent authority	Residential House Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable

SINCE 1964
VISHNU SARAN BHARGAVA
LAW CHAMBER

	f) Independent title verification of the land or building in question.	Not Applicable
	g) Agreement of sale (duly registered).	Not Applicable
	h) Whether it is a second / subsequent sale	Not Applicable
	i) Payment of proper stamp duty.	Not Applicable
	j) Conveyance in favour of the Society / Condominium concerned.	Not Applicable
	k) Occupancy certificate / allotment letter / letter of possession.	Not Applicable
	l) Membership details in the Society etc.	Not Applicable
	m) Share certificates	Not Applicable
	n) NOC from the Society	Not Applicable
	o) Latest maintenance charges paid receipt from Society	Not Applicable
	p) Whether proportionate share in land is transferred to the mortgagor	Not Applicable
	q) Documents evidencing possession such as Telephone Bill, Electricity Bill, Tax paid receipt etc.	Not Applicable
	r) Other legal requirements under the local / municipal laws with regard to ownership of flats / apartments / building regulations, Society laws, etc.	Not Applicable
15	In case of joint family property and mortgage created for family benefit / legal necessity, verify whether major co-parceners have no objection, joined in execution, rights of female members, minor shares etc.,	Not Applicable
16	Genealogical tree is to be drawn up wherever the title has been acquired by succession.	Not Applicable
17	Pending litigations / court attachments / injunction / stay orders / acquisition by the Govt. / Local authorities etc., if any.	Not Applicable
18	Any other matter affecting the proposed creation of mortgage not covered elsewhere.	Not Applicable

VISHNU SARAN BHARGAVA
LAW CHAMBER

Kamal Bhargava
Advocate

4443

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

25 APR

उत्तर प्रदेश UTTAR PRADESH

BP 585129 BP 585129

दान पत्र (गिफ्ट डीड) कार्यालय तृतीय

स्टाम्प शुल्क मय आवास शुल्क–23000/–रूपये ।

1– दान किया जा रहा पोर्शन मकान नगरीय क्षेत्र में स्थित है ।

2– दान किये जा रहा पोर्शन मकान का बाजारी मूल्य अंकन 3,81,000/–रूपये है।

3– दान किये जा रहे पोर्शन मकान में नक्शानुसार ग्राउण्ड फ्लोर पर 19.74 वर्गमीटर कवर्ड है जिसका निर्माण द्वितीय श्रेणी का 10 वर्ष पुराना है जिसकी छत आर0बी0सी0 की है जिसका रेट अंकन 7000/–रूपये प्रतिवर्गमीटर निर्धारित है तथा एक लोहे का गेट लगा है जिसकी आधे की मालियत 5,000/–रूपये मानते हुए स्टाम्प अदा किया गया है।

4– दान किये जा रहे पोर्शन मकान के नीचे की भूमि का सर्किल रेट 12,000/–रूपये प्रतिवर्गमीटर निर्धारित है ।

Namrta Kapoor Neelima Kapoor

Internal

स्टाम्प का मूल्य अंकों में (शब्दों में)

खरीदार का नाम पुत्र

पता

लेखपत्र का प्रकार एवं मूल्य

एवं स्टाम्प खरीदने का प्रयोजन

स्टाम्प विक्रेता का नाम भवानी शंकर

लाइसेन्स संख्या/वर्ष M-1-302/3-96

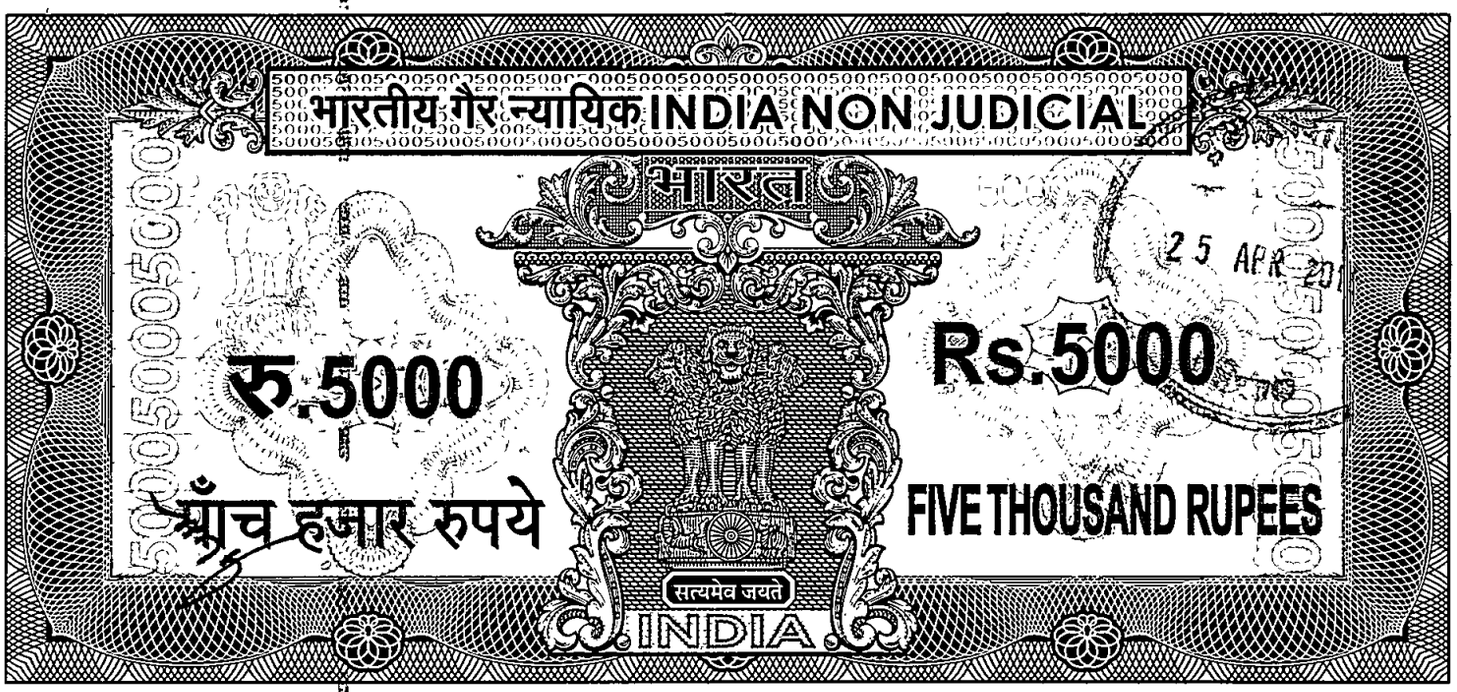
विक्रय स्थल का नाम झालावाड़, झालावाड़ राज.

विक्रय का दिनांक 26/4/18

स्टाम्प विक्रेता

BP 585129

Internal



उत्तर प्रदेश UTTAR PRADESH BP 585130 BP 585130

5- दान किये जा रहे पोर्शन मकान के 50 मीटर की त्रिज्या में कोई वाणिज्य बहुल गतिविधियाँ नहीं है ।

6- उक्त दान पत्र में उ0प्र0 सरकार की अधिसूचना संख्या 2756/11-2008-500(165)/2007 दिनांक 30.6.2008 के अनुसार स्टाम्प छूट का लाभ प्राप्त किया गया है ।

7- दानकर्ता एवं दानगृहीता द्वारा स्टाम्प अधिनियम की धारा 27(1) का अनुपालन किया गया है ।

Namrta Kapoor Neelima Kapoor





Internal

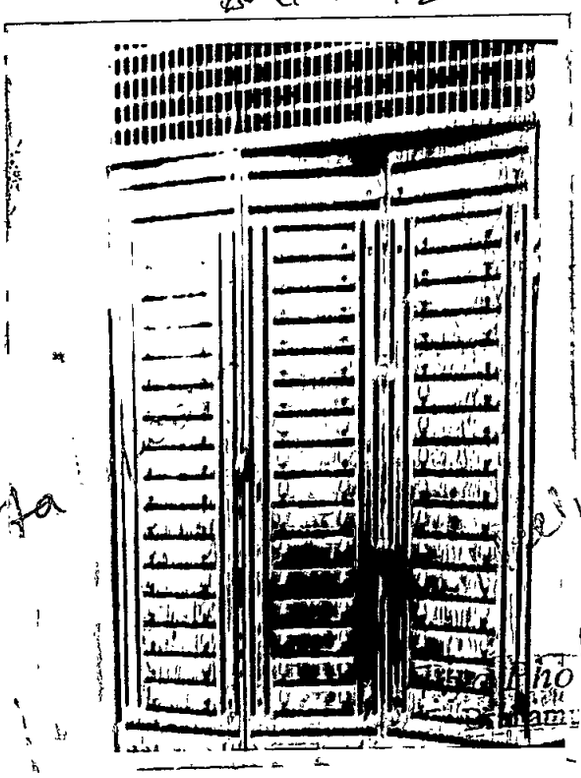
शपथपत्र का प्रकार एवं मूल्य
एवं स्टाम्प बेचने का प्रयोजन
स्टाम्प विक्रेता का नाम — शबनम ज्ञान
लाईसेन्स संख्या/वर्ष — MT-80/95-96
विक्रय स्थल का नाम — इस्लामाबाद, हापुड़ रोड़, मेरठ
विक्रय का दिनांक — 26/4/96 — ह० स्टाम्प विक्रेता

Attested
Photo/Signature
V. K. Sharma (Shastri)
Advocate



Attested
Photo/Signature
Y. K. Sharma (Shastri)
Advocate

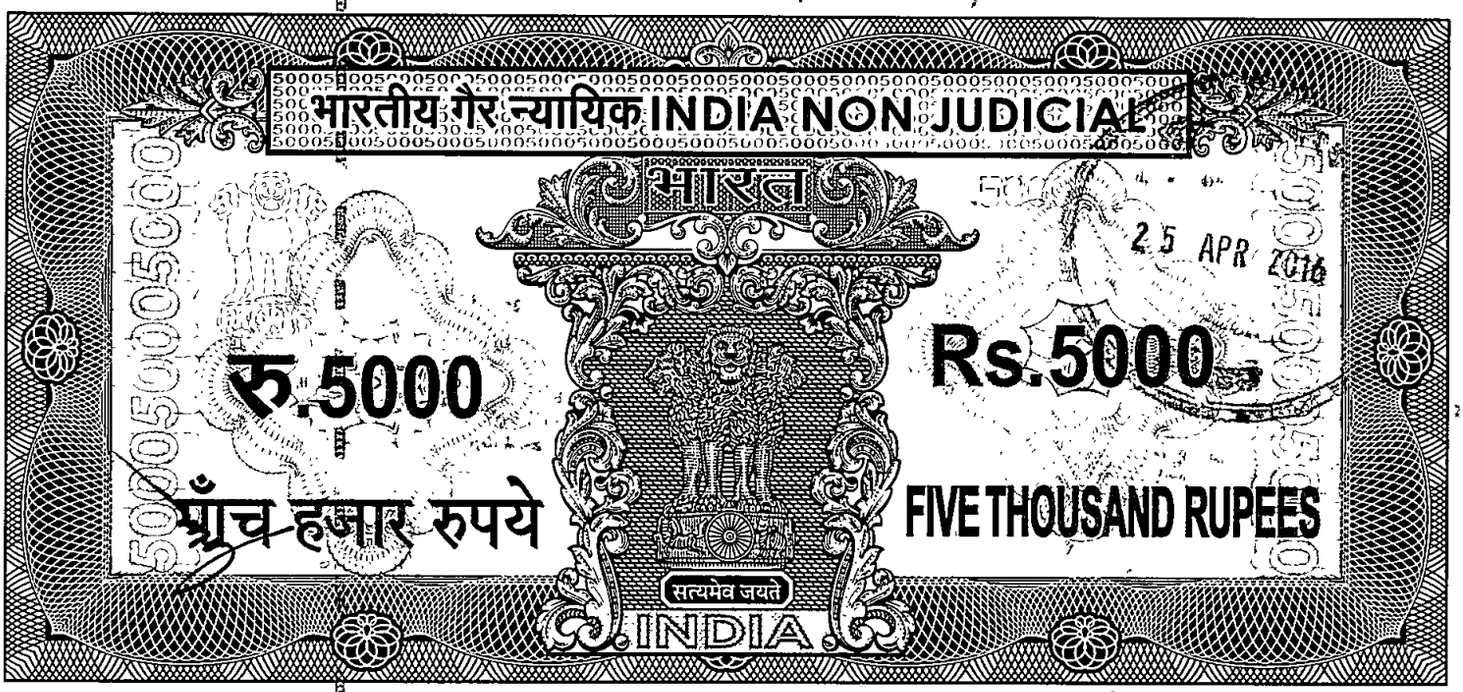








Internal



उत्तर प्रदेश UTTAR PRADESH BP 585131 BP 585131

(3)

हम कि श्रीमति नम्रता कपूर पत्नि श्री नितेश कपूर निवासी मौहल्ला ब्रह्मपुरी मेरठ ---------- आधार कार्ड नं0 5513 1161 1161 ----------दानकर्ता ।। व

श्रीमति निलिमा कपूर पत्नि श्री सुनील कपूर निवासी मौहल्ला ब्रह्मपुरी मेरठ ---------- आधार कार्ड नं0 2961 8479 6824 ----------दानगृहीता ।।

जो कि निम्न सीमित व मापानुसार एक पोर्शन मकान नं0 759 मय आराजी तहती उक्त पोर्शन 19.74 वर्ग मीटर यानि 23.60 वर्ग गज स्थित मौहल्ला ब्रह्मपुरी मेरठ की मैं दानकर्ता विक्रय पत्र लि0ति0 14-06-2007 जिसकी रजिस्ट्री दिनांक 14-06-2007 को बही नं0 1 जिल्द 4002 पृष्ठ 105 ता 124 में नम्बर 6068 पर हुई इकरारी श्रीमति आनन्दी देवी बनाम मुझ दानकर्ता आदि द्वारा क्रय कर व्यक्तिगत स्वामिनी व पूर्णतः अधिकारिणी हूँ मेरा उक्त पोर्शन मकान आज की

Namrta Kapoor

Neelima Kapoor

Internal

क्रमांक 2

स्टाम्प का मूल्य अंकों में (शब्दों में)

खरीदार का नाम ..... पुत्र

पता .....

लेखपत्र का प्रकार एवं मूल्य .....

एवं स्टाम्प देने का प्रयोजन .....

स्टाम्प विक्रेता का नाम शबनम खान

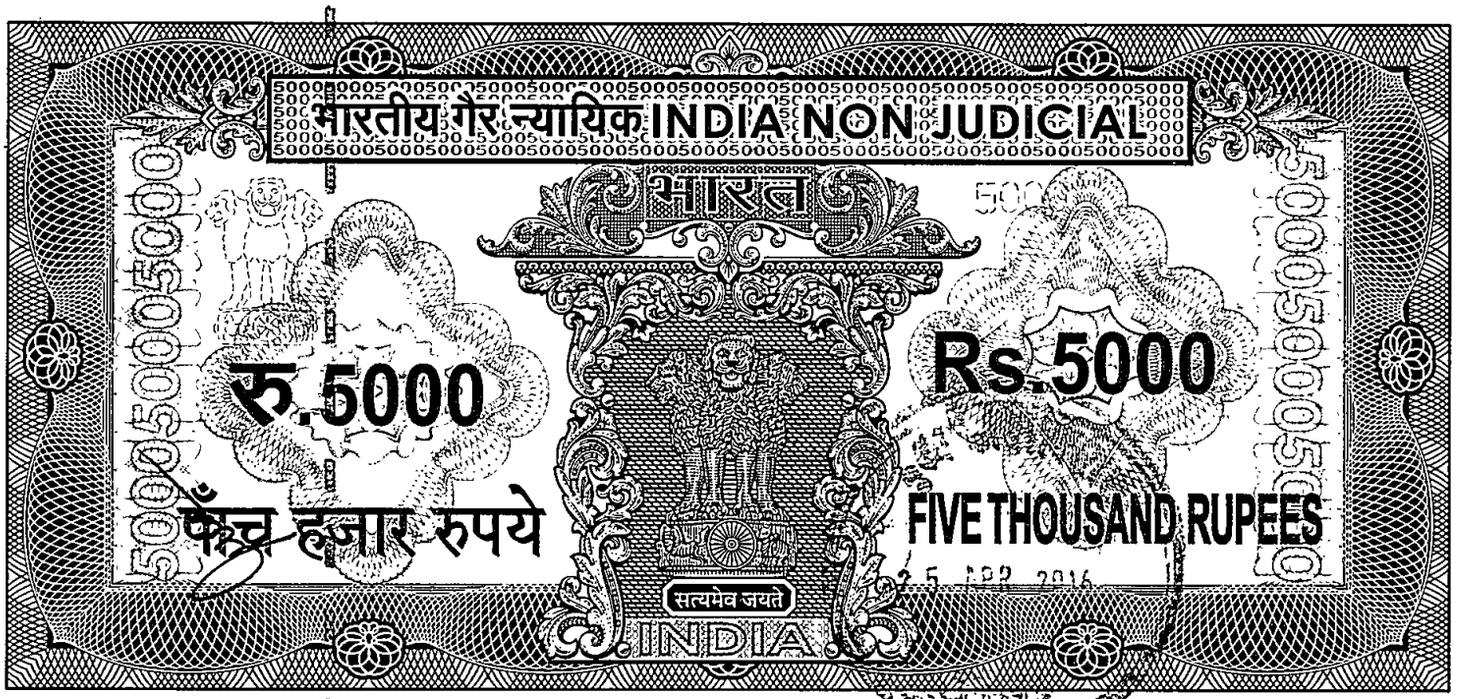
लाईसेन्स संख्या/वर्ष MT-80/95-96

विक्रय स्थल का नाम इस्लामाबाद, हापुड़ रोड, मेरठ

विक्रय का दिनांक 26/4/96 स्टाम्प विक्रेता

BP 585131 BP 585132

Internal



उत्तर प्रदेश UTTAR PRADESH

BP 584461

तिथि तक प्रत्येक प्रकार के ऋण तथा भार आदि से मुक्त है । मैं अपनी जेठानी श्रीमति निलिमा कपूर से विशेष स्नेह करती हूँ और अपने उक्त पोर्शन मकान को अपनी जेठानी को दान करना चाहती हूँ अतः मैंने अपने उक्त पोर्शन मकान को अपने सारे ही अधिकार स्वामित्व तथा आधिपत्य आदि सहित स्वयं इच्छानुसार स्थिर बुद्धि व स्वस्थ इन्द्रियों की अवस्था में बिना कोई विक्रय मूल्य प्राप्त किये **श्रीमति निलिमा कपूर पत्नि श्री सुनील कपूर निवासी मौहल्ला ब्रह्मपुरी मेरठ** को दान कर दिया

Namrta Kapoor

Neelima Kapoor





Internal

कमांक
स्टाम्प का मूल्य (शब्दों में)
खरीदार का नाम
पता
लाइसेन्स की संख्या एवं मूल्य
एवं स्टाम्प बेचने का प्रयोजन
स्टाम्प विक्रेता का नाम नसीर अहमद
लाइसेन्स संख्या/वर्ष MT-70/86-87
विक्रय स्थल का नाम कचहरी, कमिश्नरी, मेरठ
विक्रय का दिनांक 26/4/16 स्टाम्प विक्रेता

दान पत्र

प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	पृष्ठों की संख्या
0	381,000.00	7,620.00	80	7700.00	26

श्रीमती नम्रता कपूर Namrtakapoor
पत्नी श्री नितेश कपूर
व्यवसाय
निवासी स्थायी मौ0 ब्रहमपुरी मेरठ
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 27/4/2016 समय 2:29PM
वजे निवन्धन हेतु पेश किया।

Namrtakapoor

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बृजेश एस0 चौधरी
उपनिबन्धक तृतीय
मेरठ प्रेमपाल सिंह
27/4/2016 (नि0 लि0)

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

दान दाता

श्रीमती नम्रता कपूर Namrtakapoor
पत्नी श्री नितेश कपूर
पेशा
निवासी मौ0 ब्रहमपुरी मेरठ

दान गृहीता

श्रीमती निलिमा कपूर Neelima Kapoor
पत्नी श्री सुनील कपूर
पेशा
निवासी मौ0 ब्रहमपुरी मेरठ

ने निष्पादन स्वीकार किया।
जिनकी पहचान सुनील कपूर Sunil Kapoor
सुभाष चन्द कपूर
पेशा
निवासी ब्रहमपुरी मेरठ
व संदीप रामभूल Sandeep
पेशा
निवासी सिसौली मेरठ
ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बृजेश एस0 चौधरी
उपनिबन्धक तृतीय
मेरठ प्रेमपाल सिंह
27/4/2016 (नि0 लि0)

Internal



उत्तर प्रदेश UTTAR PRADESH

25 APR 2014 AM 351219

है तथा दानगृहीता ने भी उक्त दान को स्वीकार कर लिया है अतः मैंने अपने उक्त पोर्शन मकान को अपने सारे ही अधिकार स्वामित्व तथा आधिपत्य आदि से निकाल कर मौके पर खाली दानगृहीता के अधिकार स्वामित्व तथा आधिपत्य आदि में देकर उन्हें उक्त पोर्शन मकान की वास्तविक स्वामिनी व पूर्णतः अधिकारिणी बना दिया है दानगृहीता को अधिकार होगा कि वह उक्त पोर्शन मकान की स्वामिनी के रूप में अपना नाम मुझ दानकर्ता के नाम के स्थान पर नगर निगम के गृहकर विभाग में दर्ज करा लें तथा पानी कनेक्शन व बिजली कनेक्शन में भी दानगृहीता अपना नाम

Namrta Kapoor

Neelima Kapoor

Internal

क्रमांक
स्टाम्प का मूल्य 2 लाख (शब्दो में)
खरीदार का नाम पुत्र
पता
लेखपत्र का प्रकार एवं मूल्य
एवं स्टाम्प बेचने का प्रयोजन
स्टाम्प विक्रेता का नाम नसीर अहमद
लाइसेन्स संख्या/वर्ष MT-70/86-87
विक्रय स्थल का नाम कचहरी कम्पाउण्ड, मेरठ
विक्रय का दिनांक 26/4/16 स्टाम्प विक्रेता

दान दाता

Registration No.: 4743 Year : 2,016 Book No. 1

0101 नम्रता कपूर Namrta Kapoor

: नितेश कपूर

मौ0 ब्रहमपुरी मेरठ





Internal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

25 APR 2016 AM 351220

(6)

दर्ज करा लें । अब मुझ दानकर्ता का उक्त पोर्शन मकान के स्वामित्व से कोई सम्बन्ध किसी प्रकार का शेष नहीं रहा है और न ही भविष्य में होगा यदि इस दानपत्र के विरुद्ध किसी भी व्यक्ति के द्वारा कोई वाद विवाद प्रस्तुत किया जाता है तो वह इस दानपत्र की अपेक्षा व्यर्थ एवं निष्प्रभावी तथा अमान्य होगा और यह दानपत्र पूर्ण व उचित व मान्य होगा । अतः यह दान पत्र लिख दिया है कि प्रमाणित व उपयोगी हो इति

Namrta Kapoor

Neelima Kapoor

Internal

क्रमांक
स्टाम्प का मूल्य अंकन (अक्षरों में)
खरीदार का नाम पुत्र
पता
लखपत्र का प्रकार एवं मूल्य
एवं स्टाम्प खरीदने का प्रयोजन
स्टाम्प विक्रेता का नाम नसीर अहमद
लाईसेन्स संख्या/वर्ष MT-70/86-87
विक्रय स्थल का नाम कचहरी कम्पाउण्ड, मेरठ
विक्रय की दिनांक 26/12/16 ₹० स्टाम्प दिखाई

दान गृहीता

Registration No. : 4743 Year : 2,016 Book No. : 1

0201 निलिमा कपूर Neelima Kapoor
सुनील कपूर
मौ0 ब्रहमपुरी मेरठ





Internal

भारतीय गैर न्यायिक

भारत INDIA

22 APR 2016

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH V 853511

(7)

माप व सीमायें उक्त पोर्शन मकान सम्पूर्ण जिसका आधा भाग दान किया गया है:—

पूरबः— 25 फिट बादहू मकान हरीप्रकाश ।

पश्चिमः— 25 फिट बादहू पोर्शन नितेश कपूर ।

Namita Kapoor

Neelima Kapoor

Internal

क्रमांक
स्टाम्प की मूल्य अंकन (शब्दों में)
खरीदार का नाम पुत्र
पता
लेखपत्र का प्रकार एवं मूल्य
जिस स्टाम्प बेचने का प्रयोजन
स्टाम्प विक्रेता का नाम नसीर अहमद
लाइसेन्स संख्या/वर्ष MT-70/86-87
विक्रय स्थल का नाम कचहरी कम्पाउण्ड, मेरठ
विक्रय का दिनांक 26/4/16 स्टाम्प विक्रेता

गवाह

Registration No.: 4743 Year : 2016 Book No. : 1

W1 सुनील कपूर

सुभाष चन्द कपूर

ब्रहमपुरी मेरठ





W2 संदीप

रामभूल

सिसौली मेरठ





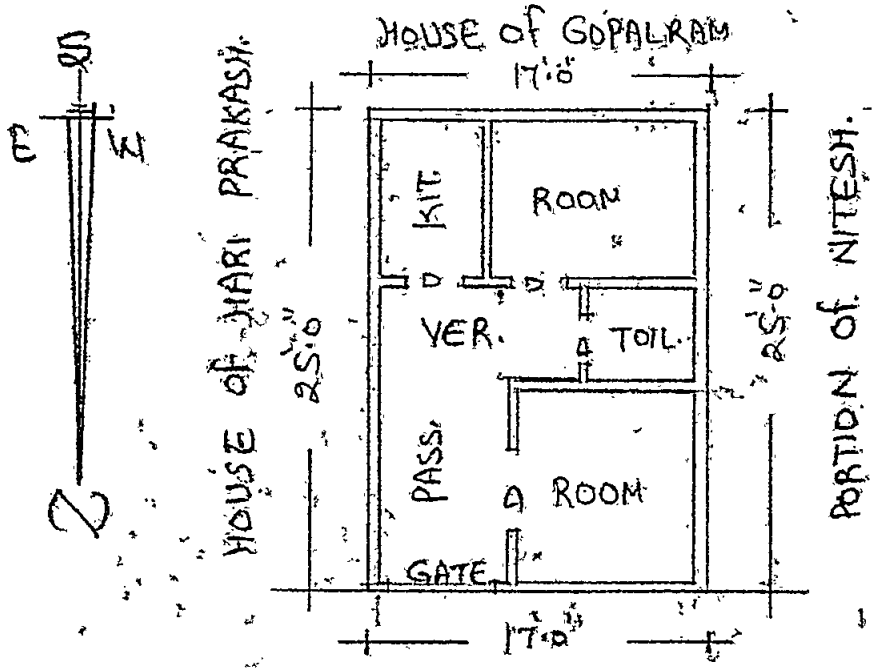
Internal

PLAN OF PART HOUSE No. 759, SITUATED AT BRAHMPURI, MEERUT.

LAND AREA:- 39.48 M^2 COVERED:- 39.48 M^2

1/2 SHAIR TO BE SOLD.

LAND AREA:- 19.74 M^2 COVERED:-19.74 M^2



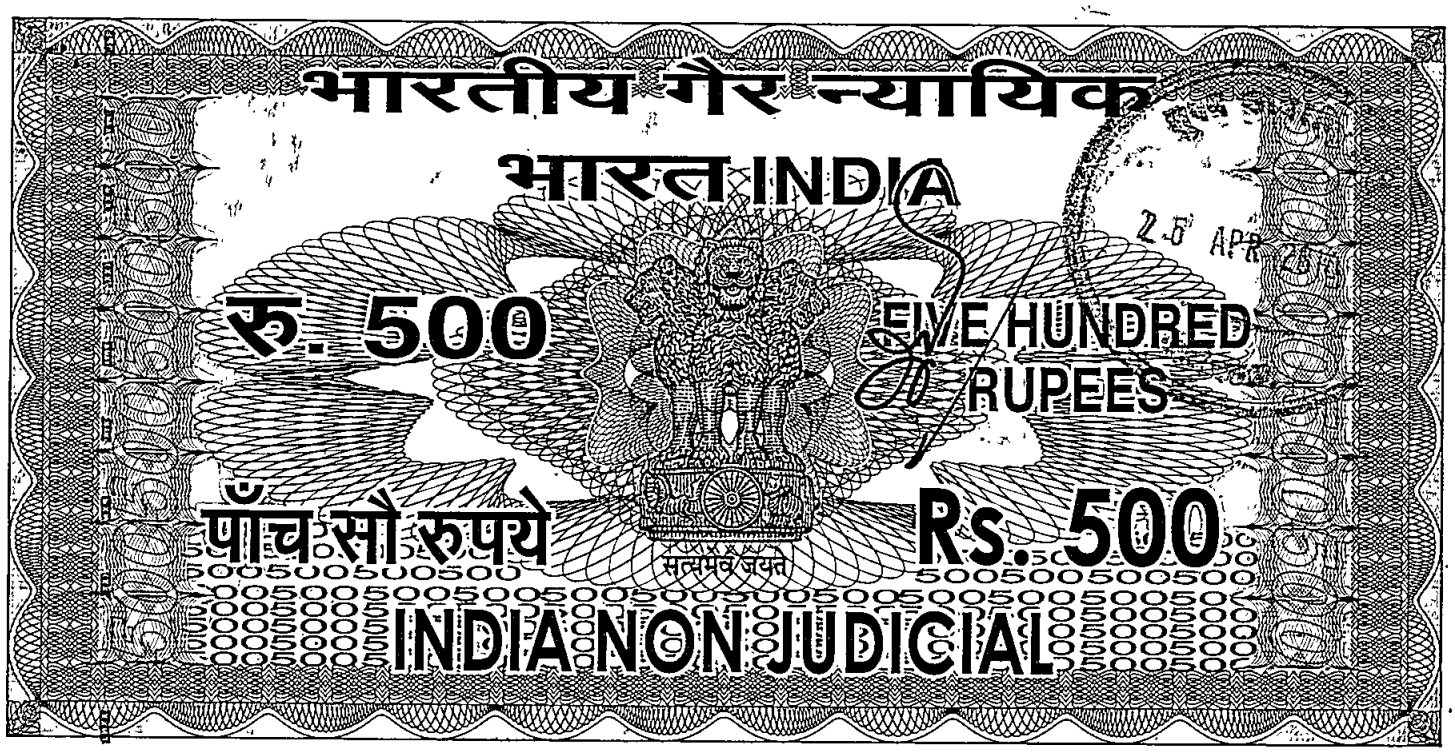
Namita Kapoor

S. K. JAIN
D/MAN
HARI LOK COLONY,
SAKET ROAD, MEERUT

Internal



Internal



उत्तर प्रदेश UTTAR PRADESH V 853848

(8)

उत्तरः- 17 फिट बादहू रास्ता 12 फिट चौड़ा ।

दक्षिणः- 17 फिट बादहू मकान गोपाल राम ।

Namrta Kapoor Neelima Kapoor

[redacted] [redacted]

s/o Sumit Kapoor w/o Sanjay Sh. Sh. Kanhaiyal Singh

s/o Shubash Kapoor R/o Sirohi Mkt

738, Baranhuameerut

दिनांक : 27-04-2016 ई0 मसविदा योगेन्द्र शास्त्री एडवोकेट व कम्पयूटर्स बाई डी0के0 मेरठ ।

Yogendra Shastri
(Advocate)
Near- Registrar Office
Kutcherry, Meerut

ACW
27/4/16

Internal

क्रमांक
स्टाम्प का मूल्यांकन (शब्दों में)
खरीदार का नाम पुत्र
पता
लेखपत्र का प्रकार एवं मूल्य
जो स्टाम्प बेचने का प्रयोजन
स्टाम्प विक्रेता का नाम नसीर अहमद
लाइसेन्स संख्या वर्ष MT-70/86-87
विक्रय स्थल का नाम कचहरी कमिश्नरेट, मेरठ
विक्रय का दिनांक
स्टाम्प विक्रेता

आज दिनांक **27/04/2016** को

वही सं. **1** जिल्द सं. **11281**

पृष्ठ सं. **1** से **26** पर क्रमांक **4743**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बृजेश एस0 चौधरी
उपनिबन्धक तृतीय
मेरठ
27/4/2016

Internal