

Date :

27-12-2017

ANNEXURE- B: - REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

01.	A). Name of the branch/business unit/ office seeking opinion	RASMECCC-CUM-SARC, BHEL, Ranipur Haridwar			
	B). Reference no. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL			
	C). Name of the borrower	AJANTA ART SERVICES.			
02.	A). Name of the unit/concern/company/person offering the property/(ies) as security	Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed R/o Nehru Park, Railway Station Rishikesh, Pargana Parwadoon, Distt. Dehradun			
	B). Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed R/o Nehru Park, Railway Station Rishikesh, Pargana Parwadoon, Distt. Dehradun			
	C). State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	GUARANTOR			
03.ds	Complete or full description of the immovable property/(ies) offered as security including following details-	Plot no-14 bearing khasra no 268 area 306.9 square yard i.e. 256.70 square meters situated at Rishikesh Haridwar Pashulok Marg, Degree college ke samne, Pargana Parwadoon, Distt. Dehradun bounded and butted as under- East-Road 20 feet wide side 42 feet 6 inch, West-Plot no 13 side 42 feet 6 inch, North-Plot no 12 side 65 feet, South-Plot no 16 side 65 feet.			
	A). Survey no.	Khasra no 268.			
	B). Door no.(in case of house property)	Plot no-14.			
	C). Extent/area including plinth/ built up area in case of house property	Area 250 square yard i.e. 209.10 square meter			
	D). Locations like of the place, village, city, registration, sub-district etc. Boundaries.	Rishikesh Haridwar Pashulok Marg, Degree college ke samne, Pargana Parwadoon, Distt. Dehradun			
04.	A). Particulars of the documents scrutinized serially and chronologically. Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: only originals or certified extracts from the registering/land/revenue/other authorities be examined.	Original leminated sale deed dated 06-01-1985 with the office of Sub-Registrar Dehradun.			
	Sr. No.	Date of Document	Name/ nature of documents	Original/ certified copy certified extract/ photocopy etc	In case of copies whether original is verified or not by Advocate.
	1.	06-01-1985	Sale Deed	Original	Yes
	2.				
	3.				
05.	a) Whether certified copy of all the documents are obtained	N.A.			

Date :

	b) i) Whether the all pages in the certified copies of title documents which are obtained directly from the Sub-Registrar's office have been verified page by page with the original documents submitted?	N.A.
	b) ii) Where 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 original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	N.A.
06.	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
	B). If such online/computer records are available whether any verification or cross checking are made and the comments/ findings in this regard.	YES
	C). Whether the genuineness of the stamp paper if possible to be got verified from any online portal and if so whether such verification was made?	NO
07.	A). Property offered as security falls within the jurisdiction of which sub-registrar office?	RISHIKESH
	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/ general. If so please name all such offices?	NO
	C). Whether search has been made at all the office named at (b) above?	N.A.
	D). Whether the search in the office of registering authorities or any other record reveal registration of multiple title documents in respect of the property in question?	N.A.
08.	Chain of title tracing the title from the oldest title deed to the latest deed establishing title of the property in question from the predecessors in title-/ interest to the current title holder. And wherever minor's interested 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 In the case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 year is mandatory. (separate sheet can be used)	1-The schedule property was the property of Smt. Urmila Singh w/o sh. S. P. Singh R/o Garhwali Marg Rishikeshm Dehradun & Smt. Urmila Singh w/o sh. S. P. Singh above named purchased the schedule property by way sale deed dated 26-11-1979 registered on 08-04-1980 with the office of Sub-Registrar Dehradun from Bharat Mandir Inter College Society Rishikesh Distt. Dehradun through Manager Sh. Harshwardhan Sharma. 2-Lastly Smt. Urmila Singh w/o sh. S. P. Singh R/o Garhwali Marg Rishikeshm Dehradun transferred the schedule property by way of sale deed dated 09-01-1985 registered with the office of Sub-Registrar Dehradun in favor of Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed R/o Nehru Park, Railway Station Rishikesh, Pargana Parwadoon, Distt. Dehradun The chain of title is complete.
09.	Nature of the title. of the intended mandatory over the property (Whether full ownership rights leasehold rights occupancy)	Full ownership.

Date :

	to whether lease deed permits. Sub-leasing mortgage by sub lessee also.	
	E). Whether the leasehold rights permits for the creation of any super structure (if applicable)?	N.A.
	F). Right to get renewal of the leasehold rights and nature thereof	N.A.
1.	If govt. Grant / allotment / lease-cum/ sale agreement whether ;	NO
	Grant / agreement etc. Provides for alienable rights to the mortgagor with or without condition.	N.A.
	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.	If occupancy right whether;	NO
	A). Such right is heritable and transferable	N.A.
	B). Mortgage can be created	N.A.
13.	Nature of minor's interest if any and if so whether creation of mortgage could be possible the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	NO
14.	If the property has been transferred by way of gift/ settlement deed.	NO.
	A). The gift/ settlement deed is duly stamped & registered	N.A.
	B). The gift/ settlement deed has been attested by two witnesses.	N.A.
	C). The gift/ settlement deed transfer the property to Donee	N.A.
	D). Whether the Donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by action.	N.A.
	E). Whether there is any restriction on the donor in executing the gift/ settlement deed in question.	N.A.
	F). Whether the Donee is in possession of the gifted property.	N.A.
	G). Whether any life interest is revised for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	N.A.
	H). Any other aspect affect the validity of the title passed through the gift/ settlement deed	N.A.
15.	A). In case of partition /family settlement deeds whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	NO
	B). Whether mutation has been effected and whether the mortgage is in possession of his share	N.A.
	C). Whether the partition made is valid in law and the mortgage has acquired a mortgagable title thereon.	N.A.
	D). In respect of partition by a decree of court whether such decree has become final and all other condition/ 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.

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	C). Whether the property is mutated on the bases of will?	N.A.
	D). Whether the original will is available?	N.A.
	E). Whether the original death certificate of the testator is available?	N.A.
	F). What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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 deed is to be explained.)	N.A.
17.	A). Whether the property is subjected to any <i>wakf</i> rights?	NO
	B). Whether the property belongs to church / temple or any religious /other institution having any restriction in creation of charges on such properties?	N.A.
	C). Precaution / permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	A). Whether the property is a half /joint family property, mortgage is created for family benefits/legal necessity, whether the major coparceners have no objection/ join in execution, minor's share if any, right of female member 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 subjected to the right of any trust?	NO
	B). Whether the trust is a private or public trust and whether trust deed specifically authorized the mortgage of the property?	N.A.
	C). If so additional precautions/ permission 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 agriculture land, whether the local laws permit mortgage of agriculture land and whether there are any restriction for creation enforcement of mortgage.	No
	B). In case of agriculture property other relevant records/ documents as per the local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	C). In case of conversion of agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N.A.
21.	Whether the property is affected by any local laws or other regulation having a bearing on the certain security (viz. Agricultural laws weaker section minorities, land laws SEZ regulation coastal zone regulation environmental clearance etc.)	NO
22.	A). Whether the property is subject to any pending or proposed land acquisition proceeding?	NO
	B). whether any search / enquiry is made with the land acquisition office and the outcome of search/enquiry.	N.A.
23.	A). Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO
	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/markings which points out any litigation/ attachment/	N.A.

Date :

	B). Property belonging to partners, whether thrown on hotchpots? 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 authorization to create mortgage/ execution of documents charges, registration of any prior charges with the company registrar (roc) articles of association/ provision for common seal etc.	NO
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company of Limited Liability Partnership (LLP) Firm? Yes/No.	N.A.
	b) 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.
	b) iii) Whether the search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ?	N.A.
	b) iv) If search reveals encumbrance/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.	NO
27.	A). Whether any POA is involved in the chain of title.	Yes.
	B). Whether the POA is involved is one coupled with interest i.e. a development agreement cum power of attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable	N.A.
	C). In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builders viz. Companies/ firms/ individual or property concerns in favour of their partners/ employees/ authorized representatives to sign flat allotment letters, NOCs, agreement of sale, sale deed etc. In favour of buyers of flats/ units (builder's POA) or (ii) other type of POA (common POA)	N.A.
	D). In case of builder's POA whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	N.A.
	E). In case of common POA (i.e. POA other than builder's POA) please clarify the following clauses in respect of POA.	No
	I. Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	II. Whether the POA is a registered one?	
	III. Whether the POA is a special or general one?	
	IV. Whether the POA contain a specific authority for execution of title document in question?	
	F). Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in the question? (Please clearly whether the same has been	N.A.

PRAVEEN KUMAR

Date :

	H). The unequivocal opinion on the enforceability and validity of the POA?	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the power given therein and whether the same is properly executed/ stamped authenticated in term of the law of the place where it is executed.	NO
29.	If the property is a flat/ residential / commercial complex, check and comment on the following. A). Promoters / land owners title to the land / building. B). Development agreement power of attorney. C). Extent of authority of the developer/ builder. D). Independent title certification of the land / or building in question. E). Agreement of sale (duly registered) F). Payment of proper stamp duty. G). Requirement of registration of sale agreement development agreement POA etc. H). Approval of building plan permission of appropriate / local authority etc. I). Conveyance in favor of society condominium concerned. J). Occupancy certificate allotment letter/ letter of permission K). Membership details in the society etc. L). Share certificates. M). No objection letter from the society. N). All legal requirements under the local / municipal laws regarding ownership of flats/ apartments/ building regulations development control regulations. Co-operative societies law etc. P). If the property is a vacant land and construction is yet to be made approval of lay out and other precaution, if yes Q). Whether the numbering pattern of the unites/ flats tally in all documents such as approval 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.	1-I have inspected the available Maintainable & visible records index II in the office of Sub-Registrar Rishikesh for a period from 01-01-1998 to 27-12-2017 up to date and found the property is clear, marketable and free from encumbrances except the earlier charge in favor of SBI by way of Equitable Mortgage.
31.	The period covered under the encumbrances certificate and the name of the person in whose favour the encumbrance is certified and if so satisfaction of charge, if any.	1-The period covered under the encumbrance's certificate is 20 years and the schedule property has already been mortgaged with SBI by way of Equitable Mortgage. 2-Search receipt no 125/59 dated 27-12-2017 issued by Sub-Registrar office Rishikesh is enclosed herewith.
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid what remedy?	Municipal Corporation Tax is applicable over the schedule property.
33.	A). Urban land ceiling clearance whether required and if so, Details thereon. B). Whether No Objection Certificate under the Income Tax Act is required/ obtained.	NO
34.	Details of RTC the extracts/ mutation extracts/Katha extracts pertaining to the property in question.	N.A.
35.	Whether the name of mortgagor is reflected as owner in the revenue / municipal / Village records?	In Municipal records.
36.	A). Whether the property offered as security is clearly Demarcated.	A) The property offered as security is clearly demarcated.

Date :

	documents?	
37.	Whether the property can be identifying from the following documents, and discrepancy/ doubtful circumstances, if any relevant on such scrutiny? A). Documents in relation to electric connection. B). Documents in relation to water connection. C). Documents in relation to Sale Tax registration, If any applicable; D). Other utility bills, if any.	1- Electric connection. 2-Water connection.
38.	In respect to 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 value report and/or approved/ sanctioned plan are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and or approved plan are not available at the time of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The value report is not available.
40.	Any bar/ restriction for creation of mortgage under any local or special enactments, detail of paper registration of documents, payments of paper stamp duty.	
41.	Whether the Bank will be able to enforce SARFAESI Act, If required against the property offered as security?	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 precautions to be taken by the bank in this regard.	N.A.
43.	Whether the governing law/ constitutional documents of the mortgage (other than neutral person) permits creation of mortgage and additional precaution. If any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of the title as per local laws.	NO
45.	Additional suggestion, if any to safeguard the interest of Bank/ ensuring the precautions of the security.	NO
46.	The specific person who are required to create mortgage/ to deposit documents crating mortgage.	Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed R/o Nehru Park, Railway Station Rishikesh, Pargana Parwadoon, Distt. Dehradun
47	1) Whether the project comes under the Real Estate (Regulation & Development) Act 2016? YES/NO	No.
	2) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished. Whether the registered agreement to sale as prescribed in the above Act/rules there under is executed.	N.A.
	3) Whether the details of the apartment/plot in question are verified with the list of number and types of apartment or plot booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

Date: 27-12-2017.

Place: HARDWAR

PRAVEEN KUMAR
S. Advocate

Date :

27-12-2017

ANNEXURE - C CERTIFICATE OF TITLE

1. I have examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable Mortgage** 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 creations of Equitable Mortgage and I further certify that:
2. I have examined the documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue Records. I also confirm having verified and checked the records of the relevant Government offices/ Sub Registrar office property /Revenue Records, Municipal/Panchayat office, Land Acquisition office registrar of companies office, Waqf Board (wherever Applicable). I do not find anything adverse which would prevent the title Holders from creating a valid mortgage. I am liable/ responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following security of property / Municipal Records and relative Title Deeds Certified Copies of such title deeds obtained from the concerned Registrar office and encumbrances Certificate. I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquires.
5. There are no prior Mortgage/Charges /encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1998 to 27-12-2017 pertaining to the Immovable Property covered by above said Title Deeds. The schedule property has already been mortgaged with SBI by way equitable mortgage.
6. In case of second / subsequent charge in favor of the Bank, there are no other mortgage / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever in inapplicable).
7. Minor/(s) and his/her interest in the property/ies is to the extent of (specify the share of the Minor with Name) (N.A.)
8. The mortgage if created will be available to the bank for the liability of the intending borrower **AJANTA ART SERVICES**.
9. I certify that Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed absolute, clear and marketable title over the schedule property. I further Certify that the above title deeds are genuine and a valid equitable mortgage can be created and the said mortgage would be enforceable and the schedule property is SARFAESI Compliant.
10. In Case of creation of Mortgage by deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.
 - 1-Original Original leminated sale deed dated 06-01-1985 with the office of Sub-Registrar Dehradun.
 - 2-Affidavt of Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed.
 - 3-Certified copy of house tax assessment of the schedule property issued by Municipal Council Rishikesh in the name of present owner Mohd. Naeem Farukhi (M. N. Farukhi) s/o sh. Abdul Hameed.
 - 4-05% stamp duty on loan amount with maximum limit of Rs. 10,000/-.

THE SCHEDULE OF PROPERTY

Plot no-14 bearing khasra no 268 area 306.9 square yard i.e. 256.70 square meters situated at Rishikesh Haridwar Pashulok Marg, Degree college ke samne, Pargana Parwadoon, Distt. Dehradun bounded and butted as under-
East-Road 20 feet wide side 42 feet 6 inch,
West-Plot no 13 side 42 feet 6 inches,
North-Plot no 12 side 65 feet,
South-Plot no 16 side 65 feet.

Date: 27-12-2017

Praveen Kumar


PRABHAKAR KUMAR
Advocate
Ch. No.-509, Civil Court, Roshnabad
Haridwar, M. 9917607307
E mail : praveenadvocate25@gmail.com

Dated: 05.10.2012

ANNEXURE-III

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1. Date of Inspection : 03.10.2012
2. Name and Address of the Valuer : As above on the Letter-head.
3. List of Document handed over to the Valuer by the Branch :
 - (a) Allotment letter
(1) Xerox copy of sale deed dated 09.01.1985, Regd. Vide book No.1, Vol. 2360, Page 57/58, No. 405 dated 14.01.1985
 - (b)
 - (c) (2) Building Plan (sanctioned) by the H.D.A., vide No. 76/494/R/86 dated 27.01.1988
4. Details of enquiries made/visits to Govt. Offices for arriving at fair market value. :
 - (a) Land rate prevailing around the location ascertained by market survey.
 - (b) Official circle rates are available in a book let form.
 - (c)
5. Sub-Registrar Value/Guideline Value/Rate : Rs. 61,08,979/-
6. Fair Market Value of the Property : Rs. 1,31,66,600/-
7. Factors for Determining its Market Value :
 - i) Location of the property.
 - ii) Type and condition of the construction work.
 - iii) Prevailing market rates.
8. Conservative Market Value of the Property **Around : Rs. 1,05,33,000/-**
9. Distress Value of the Property **Around : N.A.**
10. Present/Expected Income from the Property : N.A.
11. Any Critical Aspects Associated with Property : NIL
 - (i)
 - (ii)

(i)



Dated: 05.10.2012

ANNEXURE-III (Contd.)

12. Property Details :

13. Name(s) and address(es) of the owner(s)

SHRI M. N. FAROOQUE,

S/o Shri Abdul Hameed

R/o Nehru Park, Railway Road, Rishikesh.

> If the property is under Joint Ownership/
Co-ownership share of each such owner/are
the shares undivided,

: N.A.

> Brief description of the property
(Whether open land, house property,
Land area, built-up area, No. of floors etc.)

Basement commercial, G.F. + F.F. – Residential

: Total plot area... 256.64 sqm

Covd. Area . . Basement – 55.98 sqm

G. Floor . . . 151.90 sqm

F Floor. . . . 48.57 sqm.

> Dimensions of the site

As per deed

Actuals

North :

65'0"

65'0"

South :

65'0"

65'0"

East :

42'6"

42'6"

West :

42'6"

42'6"

> Location of the Property
(Plot/Door No., Survey No. etc.)

: Khasra No. 298, Plot No.14,
Ganga Vihar, Haridwar Pashulok Marg,
Rishikesh,
District Dehradun.

> Postal address

> Boundaries of the Property,

North : Property bearing plot no.12

South : Property bearing Plot No. 16

East : 20 ft. wide road

West : Property bearing Plot No. 13

> Route Map

: Enclosed

Any specific identification marks
(like electric pole No., dug well etc.)

: An electric pole is standing about 18' away from
centre of the plot on side of road.

> Whether covered under Corporation
Panchayat/Municipality

: Municipality

> Whether covered under any Land Ceiling
Act of State/Central Government

: No

> Is the land free hold/lease hold

: Free hold

(ii)



Dated: 05.10.2012

ANNEXURE-III (Contd.)

- > Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.
- > Type of the property – Whether:
- | | | |
|---------------------|---|----------------------------|
| 1. Agriculture | : | / |
| 2. Industrial | : | / |
| 3. Commercial | : | -- |
| 4. Institutional | : | - |
| 5. Government | : | - |
| 6. Non-Government | : | -- |
| 7. Others (Specify) | : | Residential cum commercial |
- > In case of Agricultural Land:
- | | | |
|--|---|----------|
| 1. Any conversion to House site is obtained: | : | |
| 2. Whether the land is dry or wet | : | |
| 3. Availability of Irrigation facilities | : |N.A. |
| 4. Type of Crops grown | : | |
| 5. Annual yield or income | : | |
- > Year of acquisition/purchase : 1985
- > Value of purchase price : Rs. 26,000/-
- > Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Owner occupied.
- > Classification of the Site :
- | | | |
|---|---|---|
| (a) Population Group | : | URBAN |
| (b) High/Middle/Poor Class | : | Middle class |
| (c) Residential/Non-Residential | : | Residential area. |
| (d) Development of surrounding area | : | Developed area |
| (e) Possibility of any threat to the Property (Floods, Calamities etc.) | : | Rishikesh comes in an earth quake prone area. |
- > Proximity of Civic Amenities (Like School, hospital, bus stop, market etc.) : Within 1.00 km. radius.
- > Level of the land (Plain, Rocky etc.) : Plain

(iii)



Dated: **05.10.2012**

ANNEXURE-III (Contd.)

- > Terrain of the Land : Normal
 - > Shape of the land (Square/rectangle etc.) : Rectangle
 - > Type of use to which it can be put to (for construction of house, factory etc.) : A residential – cum - commercial building is already existing at the site.
 - > Any usage restriction on the property : } It comes under H.D.A., hence covered by relevant bye laws.
 - > Whether the plot is under town planning approved layout : }
 - > Whether the plot is intermittent or corner : Intermittent
 - > Whether any road facility is available? : Yes
 - > Type of road available (B.T./Cement Road, etc.) : B.T. road.
 - > Front Width of the Road ? : 20 ft. wide road
 - > Source of water and water potentiality : Garhwal Jal Sansthan supply
 - > Type of sewerage system : Connected to main sewer line.
 - > Availability of Power supply : Available.
 - > Advantage of the site : Situated near to Holy river Ganges and main Rishikesh Haridwar Road.
 - > Disadvantage of the site : Nil
 - > Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, Registration No., Sale price and Area of Land Sold. : Not available.
 - > General Remarks : Nil
13. Rent Details :
- > Is the building owner occupied/ tenanted/both : Wholly owner occupied.
 - > If partly owner occupied, specify portion and extent of area under occupation : N.A.
 - > Name of the Tenant/Lessee/Licensees etc. : N.A.
 - > Portion in their occupation : N.A.

(iv)



Dated: **05.10.2012**

ANNEXURE-III (Contd.)

- > Has the tenant to bear the whole part of the cost of repairs and maintenance. Give Particulars : N.A.
- > If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant ? : N.A
- > Has any standard rent been fixed for the premises under any law relating to the control of rent ? : No
- > Present/expected income/rent from the property: N.A.
- > Valuation of the Property :

Part I : (Valuation of Land)

- 1. Dimensions of the Plot : 42'6" X 65'
- 2. Total Area of the plot : 256.64 sqm. or 306.94 sq. yds.
- 3. Prevailing Market Rate : Rs. 40,000/- to 42,000/- per sq. yd.
- 4. Guideline Rate obtained from the Registrar Office. : Rs. 14,000/- per sqm.
- 5. Assessed/adopted rate of valuation : Rs. 41,000/- per sq. yd x 90% i.e. Rs. 36,900/- per sq. yd.
 Making 10% deduction due to presence of a building on the plot of land.
- 6. Estimated Value of the Land : Rs. 36,900/- x 306.94 i.e. Rs. 1,13,26,086/-
- 7. The Conservative Value of the Land : Around Rs. 90,61,000/-

Part II: [Valuation of Building Property]

(A) Technical Details of the Building:

- Type of building (Residential/Commercial/Industrial) : Residential cum Commercial
- > Year of Construction : 1988
- > Future life of the property : Around 50 years, with proper maintenance and under normal circumstances.
- > No. of floors and height of each floor Including basement : Basement 9'0", G. Floor – 10'6", F. Floor – 10'0".
- > Plinth area of each floor : Basement – 55.98 sqm G. Floor – 151.90 sqm., F. Floor – 48.57 sqm.
- > Type of construction (Loading bearing/RCC/Steel Framed) : Load bearing walls.
- > Condition of the Building :
 - External : GOOD
 - Internal : GOOD

(v)



Dated: **05.10.2012**

ANNEXURE-III (Contd.)

- Whether the building/property is constructed strictly according to the sanctioned plan, details of Variations noticed if any and effect of the same on the valuation. **Yes.**

(B) Specifications of Construction :

Sl. No.	Description	Ground Floor	Other Floor
(a)	Foundation	Trench type filled with boulders masonry over C.C. base	
(b)	Basement	}	Walls of B/W in cement sand mortar and RCC slab roofing.
(c)	Superstructure		
(d)	Joinery/Doors & Windows	Chaukhats sal wood. Door shutters Shisham wood frame, ply board panelled and painted. Window – Glazed as well as jali shutters and grills fitted inbetween. In Beams and Roof slabs.	
(e)	RCC work	Both side plastered in cement sand mortar.	
(f)	Plastering	Basement and G. Floor – mosaic flooring, F. Floor – ceramic tiles flooring.	
(g)	Flooring, Skirting	Normal terracing on roof top.	
(h)	Any special finishing	Connected to public sewer line.	
(i)	Whether any weather proof Course is provided	Around 150' long, 5' high, 4.5" thick of plastered brickwork with 9" x 9" intermediate pillars.	
(j)	Drainage	Concealed type conduit wiring with average quality fittings.	
(k)	Compound wall (Height, Length, And type of construction)	W.C. – 6 Nos., W.B. – 8 Nos.	
(l)	Electric installation (Type of Wiring Closets of Fittings)	Nil	
(m)	Plumbing Installation (No. of water Closets and wash basins etc.)	Nil	
(n)	Bore Well	Plain cement concrete flooring in open area.	
(o)	Wardrobes, if any		
(p)	Development of open area in the House		

(C) Details of Valuation:

Particulars of Item	Plinth area (In sqm)	Estimated Replacement Rate	Replacement Cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
Basement	55.98	@ an average rate of Rs. 9,000/- per sqm.	23,08,050/-	5,53,950/-	17,54,100/-
G.F.	151.90				
F.F.	48.57				
Total	256.45				
					17,54,100/-

(vi)



Dated: **05.10.2012**

ANNEXURE-III (Contd.)

PART III: Valuation of other Amenities/Extra Items/Miscellaneous

(C) Details of Valuation:

Particulars of item	Plinth Area	Estimate Replacement Rate	Replacement Cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
Boundary wall	around 46 m	Rs. 1,600/- Per m L.S.	73,600	17,670	55,930
Main Gate					10,000
Plain CC paving in open area	around 90 sqm	300	27,000	6,500	20,500
					Total 86,430

PART IV:

Valuation of Proposed Construction/Additions/ Renovations if any: **N.A.**

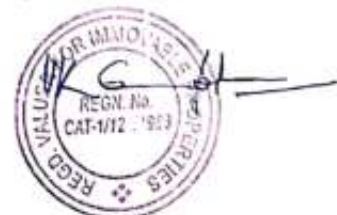
The Valuer has to enclose detailed calculation sheets: **N.A.**

SUMMARY OF VALUATION:

PART I - Land	:	Rs. 1,13,26,086/-
PART II - Building	:	Rs. 17,54,100/-
PART III - Other amenities	:	Rs. 86,430/-
PART IV -	:	--
TOTAL	:	Rs. 1,31,66,616/-; Say Rs. <u>1,31,66,600/-</u>
The overall conservative value of the Property	:	Around Rs. <u>1,05,33,000/-</u>

[The approved Valuer should discuss in detail his approach to the valuation of the Property and indicate how the value has been arrived at supported by necessary calculations / methodology of valuation.]

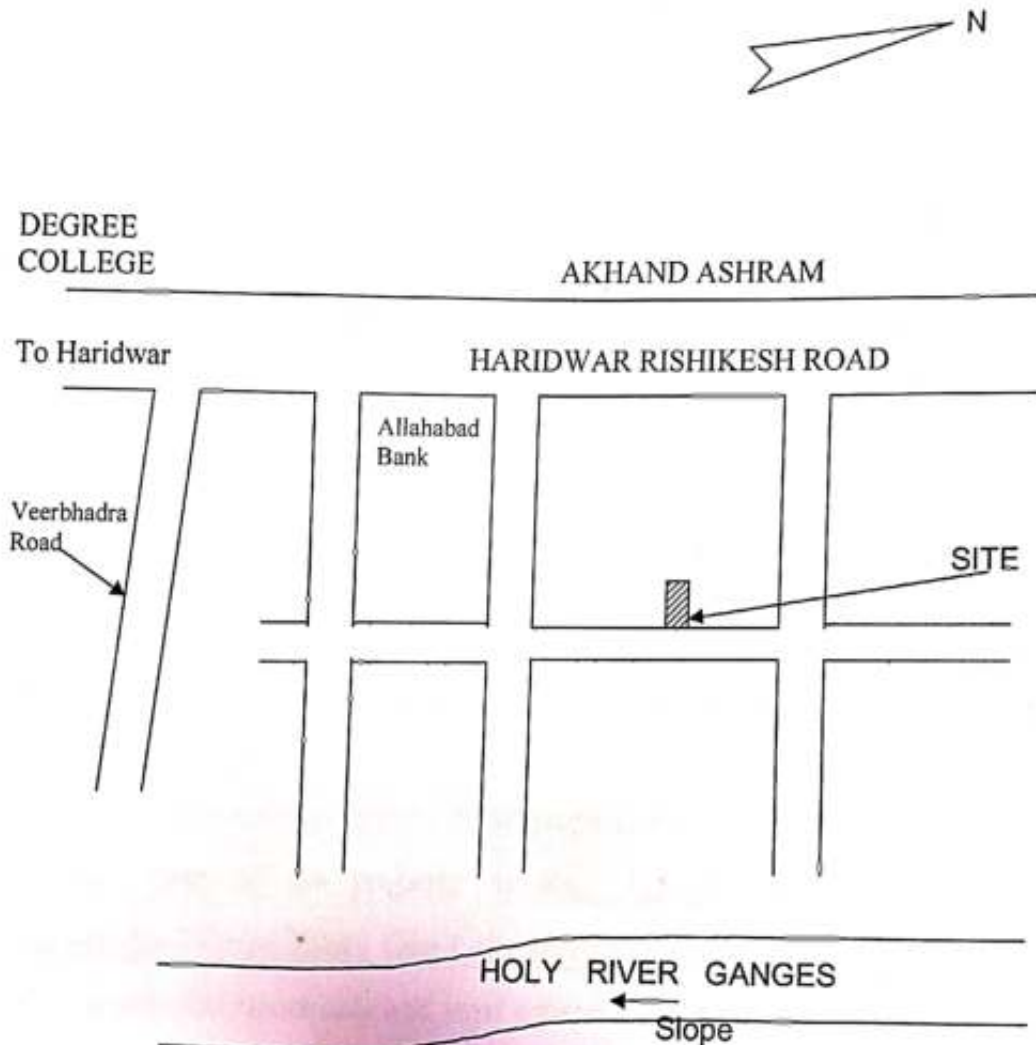
(vii)



Dated: 05.10.2012

ANNEXURE-III (Contd.)

KEY PLAN
(Not to scale)



(viii)



Dated: 05.10.2012

ANNEXURE-III (Contd.)

METHODOLOGY OF EVALUATION:

The property has been evaluated for its present market value by land and building cost replacement method. The property is situated at a prime and attractive location and the land rate prevailing around the location is Rs. 40,000/- to Rs. 42,000/- per sq. yd. In this report an average rate of Rs. 41,000/- per sq. yd. has been adopted, with a deduction of 10% due to presence of a building there – upon.

Looking to the quality of construction work, its replacement value has been worked out by applying an average rate of Rs. 9,000/- per sqm.

Appropriate additions have been made for external works i.e. boundary wall, gate and plain CC paving in open area.

I certify that :

- The property has been valued by me personally.
- The rates for valuation of the property are in accordance with the Govt. approved rates/ prevalent market rates.
- There is no direct/indirect interest in the property valued.
- The fair value of the property is Rs. 1,31,66,600/-
(Rupees One Crore Thirty One Lacs Sixty Six Thousand and Six Hundred only)
- This is a technical report only and legal aspects are not covered in it.

Date 05.10.2012

Place: Dehra Dun.

Signature of the Valuer.



R.K.Taneja

B.Tech (Civil)
Panel Valuer for **State Bank of India**
Govt. Approved Valuer for **Immovable Properties**
Regd. No. 12 / 2002 Cat. 8 A (2)
Mobile : **9897551971**

C/o RKT Associates
Engineers, Valuers & Architects
HOTEL SURYA
64, Govind Nagar
RISHIKESH - 249201
Phone : **0135 - 2431971**

Annexure - I FORMAT OF VALUATION REPORT

(To be used for all properties of value upto Rs. 5 crore)

Name & Address of Bank : State Bank of India

Railway Road, Rishikesh

Name of Customer (s)/ Borrower unit : M/s Ajanta Art Services
(for which valuation report is south)

1. Customer Details

Name : Sh. M.N.Farooqui S/o Sh. Abdul Hameed
Ph. 9837055686

Apl. / Ref. No. :

2. Asset Details

Address : Mpl. Prop. No. 194, Khasra No. 298
Lane No. 2, Ganga Vihar
Rishikesh
Distt. Dehra Dun

Latti. : 30.09687469
Long. : 78.28725919

Nearby Landmark :

3. Document Details

Layout Plan :
Name of Approving Auth. :
Approval No. :
Building Plan : Approving Authority - H.R.D.A., Haridwar
Name of Approving Auth. : Building plan was sanctioned by H.D.A., Haridwar
Approval No. : vide No. 36 / 494 / R / 86, dated 27/01/1988
Construction Permission :
Name of Approving Auth. :
Approval No. :
Legal Documents : N.E.C. dated 27/12/2017 of bank's advocate Sh. Praveen Kumar
List of Documents : 1. Regd. Sale deed No. 405, dated 14/01/1985
2. N.E.C. dated 27/12/2017

4. Physical Details

Adjoining Properties :
East : 42'-6" : 20' wide road (Lane No. 2)
West : 42'-6" : other's plot
North : 65'-0" : plot of Dr. Puri
South : 65'-0" : house of Sh. Sondhi ji
Matching of Boundaries : Yes
Plot demarcated : Yes
Approved land use : Residential
Type of Property : Residencial
No. of rooms : 07
Living / Dining :
Bed rooms :
Kitchen : 02
Toilet : 04



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Dated 23/04/2018

M.n.farooqui

(2/3)

Annexure - I (Contd.)

Total no. of floors : three
Floor on which the property is located : Basement, G.Floor & F.Floor
Approx. age of the property : 32 years
Residual age of the property : 48 years with proper maintenance in normal circumstances
Type of structure : Load Bearing walls

5. Tenure / Occupancy Details

Status of Tenure : owned
No. of years of occupancy : around 33 years
Relationship of tenant to owner : not applicable

6. Stage of construction

Stage of construction : completed
If, under construction, extent of completion : -

7. Violations if any observed

Nature and extent of violations :

8. Area Details of the Property

Site area : 256.70 sqm.
Plinth area : 151.92 sqm. (G.Floor)
Carpet area :
Saleable area : 256.70 sqm.
Remarks :

9. Valuation

(Details of valuation report is enclosed in sepesrate attached sheet)

Summary of Valuation

i Guide Line Value
Land value : Rs. 42,58,653.00
Building value : Rs. 21,37,204.56
Total value : Rs. 63,95,857.56
Say Rs. 63,96,000/-
ii Fair Market Value : Rs. 1,37,90,000.00
iii Realizable Value : Rs. 1,10,32,000.00
iv Forced Sale Value : Rs. 1,03,42,500.00



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M.n.farooqui / Ajanta art services

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Dated 23/04/2018

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Annexure - I (Contd.)

10. Assumptions / Remarks

- i Qualification in TIR/Mitigation suggested, if any : TIR dated 27/12/2017 is available
- ii Property is SARFAESI compliant : Yes (as confirmed by Bank's advocate)
- iii Whether property belongs to social infrastructure : N.A.
like hospital, school, old age home etc.
- iv Whether entire piece of land on which the unit is : to be mortgaged in SBI, Rly. Rd., Rishikesh
set up/ property is situated has been mortgaged
or to be mortgaged.
- v Details of two transactions in the locality/ area to : N.A.
be provided, if available.
- vi Any other aspect which has relevance on the value : Market rates are high in comparison to GLR
or marketability of the property rates

11. Declaration

1. The property was inspected by the undersigned on 20/04/2018 in the presence of owner.
2. The undersigned does not have any direct/ indirect interest in the above property.
3. The information furnished herein is true and correct to the best of our knowledge.
4. I have submitted Valuation report directly to the Bank.
5. This is Technical report only & legal aspects are not covered in it.

12. Name, Address & Signature of valuer

Date of valuation 23/04/2018

Name of Valuer : Ravindra Kumar Taneja
Address : Hotel Surya
64, Govind Nagar, Rishikesh
Wealth Tax Registration No. 12 / 2002 Cat. 8 A (2)


(Signature of Valuer)

13. Enclosures Documents & Photograph

Photographs - Four Nos.
Details of valuation in separate sheet
Building details/ specifications
Sanctioned plan



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Phone: 0135 - 2431971

Dated 23/04/2018

m.n.farooqui

VALUATION

A - Building :-

S.No.	Particulars of items	Year of construction	Plinth area (sqm.)	Estimated replacement per sqm.	Replacement cost (Rs.)	Depreciation (Rs.)	Net value (Rs.)
1.	Basement	1986	55.98	15,000/-	8,39,700.00	2,68,704.00	5,70,996.00
2.	G.Floor	1986	151.90	15,000/-	22,78,500.00	7,29,120.00	15,49,380.00
3.	F.Floor	1986	48.57	15,000/- * 90%	6,55,695.00	2,09,822.40	4,45,872.60
4.	Boundary wall & gate etc.	1986	One job	L.S.	2,00,000.00	64,000.00	1,36,000.00
						Total	27,02,248.60

B - Land :-

Total area of land is 256.70 sqm. (as per sale deed)

Assuming market rate of land as per market survey in the subject locality is Rs. 48,000/- to Rs. 50,000/- per square metre.

So, safe land rate adopted i.e. Rs. 48,000/- per square metre.

Since, the land is married with building, hence it's rate is reduced to 90%

i.e. Rs. 48,000/- * 90% = Rs. 43,200/- per square metre.

Accordingly, the estimated value of the subject plot of land will be -

Area 256.70 sqm. @ Rs. 43,200/- per sqm. = Rs. 1,10,89,440/-

So, total valuation is building + land value

= Rs. 1,37,91,688.60

Say Rs. 1,37,90,000/-

So, current fair market value of property with existing condition and prevailing specifications is, in my opinion,
Rs. One crore thirty seven lac & ninety thousand only.

Realized value :- 20% (approx.) less than current fair market value i.e. Rs. 1,10,32,000/-

Distress value :- 25% (approx.) less than current fair market value i.e. Rs. 1,03,42,500/-



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Dated 23/04/2018

M.n.farooqui

Specifications / Details of the building :-

a : No. of floors and height of each floor

- i Basement : 2.74 m.
- ii Ground Floor : 3.20 m.
- iii First Floor : 3.05 m.
- iv Second Floor :

b : Plinth area floorwise

- i Basement : 55.98 sqm.
- ii Ground Floor : 151.90 sqm.
- iii First Floor : 48.57 sqm.
- iv Second Floor :

c : Year of construction : 1986

d : Type of construction- load bearing : Load bearing walls
walls/ RCC frame/ Steel frame

e : Type of foundation : Trench type

f : Doors & Windows : chauhats- m.s./ wooden, Shutters- wooden / paneled / m.s. / painted
outer doors have Jali shutters
windows - glazed as well as jali shutters & grill fitted in between

g : Flooring : tile / marble / crazy type flooring

h : Finishing : Inner walls faces distempered & outer faces with water proofing
cement paint

i : Roofing & Roof Terracing : R.C.C. roof & crazy type / standard roof terracing



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64, Govind Nagar

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Phone : **0135 - 2431971**

Dated 20/04/2018

Photographs of the property bearing Mpl. Prop. No. 194, Lane No. 2, Ganga Vihar, Rishikesh, Distt.
Dehra Dun belongs to Sh. M.N.Farooqui S/o Late Sh. Abdul Hameed.

