

VASTUSHILP CONSULTANTS

INTERIOR DESIGNERS & GOVT. REGISTERED VALUERS

85/6, Devpura Haridwar-249401
01334-227667, Mobile : 9837044914, 9411326866
vastushilp2000@yahoo.com, vastushilp2000@gmail.com
"ANUKOOL", 46, Naya Haridwar Colony, Haridwar, Fax : 01334-225625

Interior Designers :
Central Bank of India, Union Bank of India, Punjab National Bank
Bank of India, Allahabad Bank, Bank of Baroda, Indian Overseas Bank

Valuer Approved by :
Central Board of Direct Taxes, Chief Commissioner of Income Tax, L.I.C.
Syndicate Bank, Punjab National Bank, Bank of Baroda, L.I.C.H.F.L.
Union Bank of India, Oriental Bank of Commerce, Kurmanhal Bank Ltd.
Central Bank of India, State Bank of India, Bank of India, Axis Bank
The Nainital Bank Ltd, State Bank of Patiala, Canara bank, IDBI Bank

STATE BANK OF INDIA, RASMECCC, SECTOR-5 BHEL, HARIDWAR

VALUATION REPORT OF THE PROPERTY SITUATED AT PLOT NO.547, BANKHANDI MARG, RISHIKESH,
PARGANA PARWADOON, DISTT. DEHRADUN.
Ref. No. SG/2011-12/973/GUPTA ENTERPRISES

11/8/2011

- 1 Date of valuation
- 2 The name of persons or person in whose name the property stands registered as on date & address of correspondence.
- Ph. No.
- Khasra no, village name, taluka etc., Municipal no.

Sh. Pankaj Gupta S/o Sh. Jitendra Kumar Gupta

Ph. No. 9897696365

Plot No. 547, Bankhandi Marg, Rishikesh, Pargana Parwadoon, Distt. Dehradun.

3a

of the property

3b BOUNDARIES -

- East- Heera Lal Marg
- West- Sh. Hukum Chand and Sh. Satish Kumar
- North- Sh. Balbir Singh
- South- Road

4 Situation of the property (Postal Address)

- East- 22.55 M
- West- 22.55 M
- North- 24.38 M
- South- 24.38 M

Sh. Pankaj Gupta
Plot No. 547, Bankhandi Marg, Rishikesh, Pargana Parwadoon, Distt. Dehradun

Free Hold

- 5 Whether it is lease hold or free hold
- 6 Municipal Valuation for tax purposes (if available)

NA

7 Area of land

549.96 Sqm

8 Valuation of land as per document

Rs.200000/-

(Circle rate of Land @ 8800/-+ 30000/-)

4839648/-

Market rate of land @18000/- Sqm

9899280/-

9 Built-up-area of the building (floor wise)

One, 3.04 M

G.F. : 92.93 Sqm., G.F.II -40.89 Sqm., G.F.III-58.00

10 Appearance of building

Ordinary

11 Type of construction / Year / Residual Life

"B"/Load Bearing /1996 ,G.F.II 2003/50 Year

12 Status of property (please tick)

Residential

Commercial

Industrial

Municipality

Development Authority

Village Panchayat

13 Approving Authority

D:\Excel\SB\N\Pankaj Gupta



- 14 Value of built-up area : 953170/-
 (Built up areas cost per Sqm.) : 4000/-, 5000/- & 6500/-
 Based on age, quality : 44228/-
- 15 Summary of valuation :
 a. Value of Land : 9899280/-
 b. Net value of built up area : 908942/-
 c. Add extra for boundary wall : NA
 c. Total value : 10808222/- **Say Rs. 1,08,00,000/-**
- 16 Please state if the entire property is used by
 owners themselves or rented to third party (please : Owner
 give details)
- 17 Remarks : NA

CERTIFICATION

- The present market value of the above property with the existing conditions and specifications in my opinion is **Rs. 1,08,00,000/-**
(Rupees One Hundred Eight Lac Only)
- The relevant documents for the subject property produced :
 (i) Photocopy of Sale Deed-documents No. 1935/96
 registered in the office of sub-registrar : Rishikesh
 (ii) Khata/Khatauni : NA
 (iii) Municipal record - NA
- This valuation report is only an assessment of cost and legal aspects have not been considered in this report.
- The property was inspected personally by me on 09-08-2011
- The Realisable value is 15%, The forced value is estimated to be about 25%, and auctioned value is estimated to be about 35% less than the present market value.
- Market value of land/property has been taken after survey of the area, by enquiry from local people and property dealers and no comparative rates are available.

Valuation done by

Dinesh Kumar Jain
 (Dinesh Kumar Jain)
 B.Sc. B.Arch. F.I.I.A. F.I.

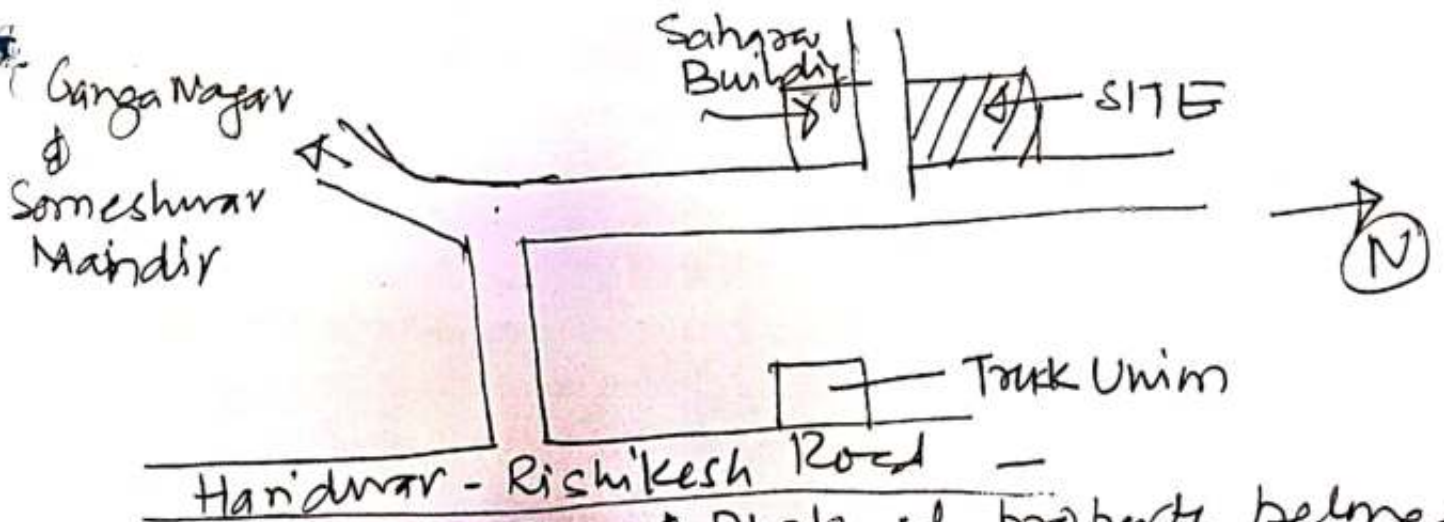


Date : 11/8/2011
 Place : Haridwar

*Property Inspected by me &
 I agree with the value
 given by the valuer in the Report.*

10/01/2014
 सुमेर सिंह (2570181)
 (उप प्रबन्धक)
 भारतीय स्टैंडर्ड बैंक
 रैसमैक, रानीपुर (हरिद्वार)

Photograph & Location Map



D:\Excel\SBI\Pankaj Gupta

Key Plan & Photo of property belongs to Shri Pankaj Gupta located at 547, Bankhandi Marg Rishikesh³

Signature





PARIKALP CONSULTANTS

* ARCHITECTURAL PLANNERS * GOVT. APPROVED VALUERS
* STRUCTURAL DESIGNERS * VASTU PLANNERS * SURVEYORS

ER. VIPIN GUPTA F.I.V.
B.E. (CIVIL), CHARTERED ENGINEER
GOVERNMENT APPROVED VALUER
Panel Valuer of L.I.C., G.I.C., C.C.I.T., C.B.I., P.N.B.,
S.B.I., P.N.B.H.F.L., O.B.C., I.O.B., Vijaya Bank,
B.O.B., Bank of Maharashtra, Union Bank,
Karnataka Bank Ltd., Corporation Bank etc.
Regd. Engineer of Hardwar Development Authority
Corporate Member of Institution of Engineers (India)
Fellow Member of Institution of Valuers (India)
Authorized Structural Engineer - Govt. of Uttarakhand
Former Engr. - C.B.R.I. Roorkee, D.I.P.L. New Delhi

Office : F-21, Surya Complex, Avas Vikas, NEW HARDWAR - 249 407. Phone : 9219525670 (O), 9837176009 (M)
e-mail : parikalp@yahoo.co.in

VALUER APPROVED BY THE GOVERNMENT OF INDIA, MINISTRY OF FINANCE
CHIEF COMMISSIONER OF INCOME TAX, DEHRADUN
REGISTRATION NO. : 13/2002-2003 CAT. - 8A(2)

M/S A.R. Enterprises

A/C - 30504507129

Date : 16-06-2016

Ref. No. - V 8520

To,
The AGM, SBI, RASMECCC, Sector - 5, Branch Premises, BHEL, Ranipur, Hardwar.
Your Ref. no. - 2016-17 / SUMER / 58, Dated 05-04-2016.

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer: **ER. VIPIN GUPTA**

Registration No.: 13/2002-2003 CAT- 8A(2)
(With State Commissioner of Income Tax)

| | | | | | |
|---|---------------------------------|--|---|---|--------------------|
| 1 Customer Details | | | | | |
| Name :- Sh. Pankaj Gupta S/O Sh. Jitendra Kumar Gupta A/C - M/S A.R. Enterprises | | | | | Apl. No. |
| CaseType :- | | | | | |
| 2 Asset Details | | | | | |
| Address :- | | Gupta Enterprises, Property no. - 547, Heera Lal Marg, Gram - Bankhandi, Rishikesh, Paragana - Parwadun, Distt. - Dehradun. | | | |
| Nearby Landmark | | Parshuram Chowk | | | |
| 3 Document Details :- | | | | | |
| Layout Plan | Yes / No | As per Bank record | Name of Approving Authority | | Approval No. |
| Building Plan | Yes / No | | Hardwar - Rishikesh Development Authority | | As per Bank record |
| Construction Permission | Yes / No | | | | |
| Legal Documents | Yes / No | | List of Documents | 1) Photocopy of Sale deed no. - 1935 dated 24-06-1996. Area of land = 5920.00 Sq.ft. = 549.96 Sq.m. Area of land as per site measurements = 6400.00 Sq.ft. | |
| 4 Physical Details | | | | | |
| Adjoining Properties (As per sale deed) | East : 74'-0" Heera Lai Marg | West : 74'-0" House of Sh. Hukum Chand & Sh. Satish Kumar | North : 80'-0" House of Balbir Singh | South : 80'-0" Purana Chura Bhatta Road | |

PARIKALP CONSULTANTS
V 8520

Page 1 of 4



| As per site measurements | | East : 80'-0" Heera Lal Marg | | West : 80'-0" House of Sh. Hukum Chand & Sh. Satish Kumar | | North : 80'-0" House of Balbir Singh | | South : 80'-0" Purana Chuna Bhatta Road | |
|--------------------------|-----------------|--|-----------------|---|-------------------|--|------------------|--|--|
| Matching of Boundaries | | Yes | Plot Demarcated | Yes | Approved land use | Residential & commercial | Type of Property | Commercial | |
| No. of rooms | Living / dining | 0 | Bed Rooms | 0 | Toilets | 1 | Kitchen | 0 | |
| Total no. of Floors | G.F. only | Floor on which the property is located | Whole property | Appox. Age of the property (in years) | 13 | Residual life of the property (Approx. in years) | | 27 | |
| | | | | Year of construction | 2003 | Type of structure :- | | Load bearing shed construction | |

| | | | | | | | | | |
|---|--|-----|--|---------------------------|--|-----|--|---------------------------------|--|
| 5 Tenure/ Occupancy Details : - Self - Occupied | | | | | | | | | |
| Status of tenure | | --- | | No. of years of Occupancy | | --- | | Relationship of tenant to owner | |

| | | | | | | | | | |
|---------------------------|--|-----------|--|--|---|--|--|-------|--|
| 6 Stage of Construction:- | | | | | | | | | |
| Stage of Construction:- | | Completed | | | If under construction, extent of completion | | | N. A. | |

| | | | | | | | | | |
|---------------------------------|--|--|--|--|-------|--|--|--|--|
| 7 Violation if any observed | | | | | | | | | |
| Nature and extent of violations | | | | | N. A. | | | | |

| | | | | | | | | | |
|--|--------|----------------------|--------|-------------|--------|---------------|--------|---------|--|
| 8 Area Details of the Property (SQ.M.) | | | | | | | | | |
| Site Area | 549.96 | Plinth area G.F. - I | 208.00 | Carpet area | 187.20 | Saleable area | 549.96 | Remarks | |
| | | G.F. - II | 45.00 | Carpet area | 40.50 | | | | |

| | | | | | | | | |
|---|--------------------------------|----------------------------------|--------|-------|------------|---------------|---------------|--|
| 9 | Valuation | | | | | | | |
| <u>Market rate value of the property :-</u> | | | | | | | | |
| Sl. No. | Description | Roofing / flooring / joinery | Area | Unit | Rate (Rs.) | Depre. Factor | Amount (Rs.) | |
| 1 | Present market value of land | N.A. | 549.96 | Sq.m. | 35000.00 | N.A. | = 19248600.00 | |
| 2 | Value of G.F.- I Construction | Tin Shed / Tiles & Bricks / M.S. | 208.00 | Sq.m. | 4000.00 | 0.71 | = 590720.00 | |
| 3 | Value of G.F.- II Construction | Tin Shed / Bricks / M.S. | 45.00 | Sq.m. | 3000.00 | 0.71 | = 95850.00 | |
| Present market value of the property | | | | | | | = 19935170.00 | |
| Present realizable value of the property | | | | | | | = 17000000.00 | |
| (Rupees one crore seventy lakhs only) | | | | | | | | |


PARIKALP CONSULTANTS
V 8520

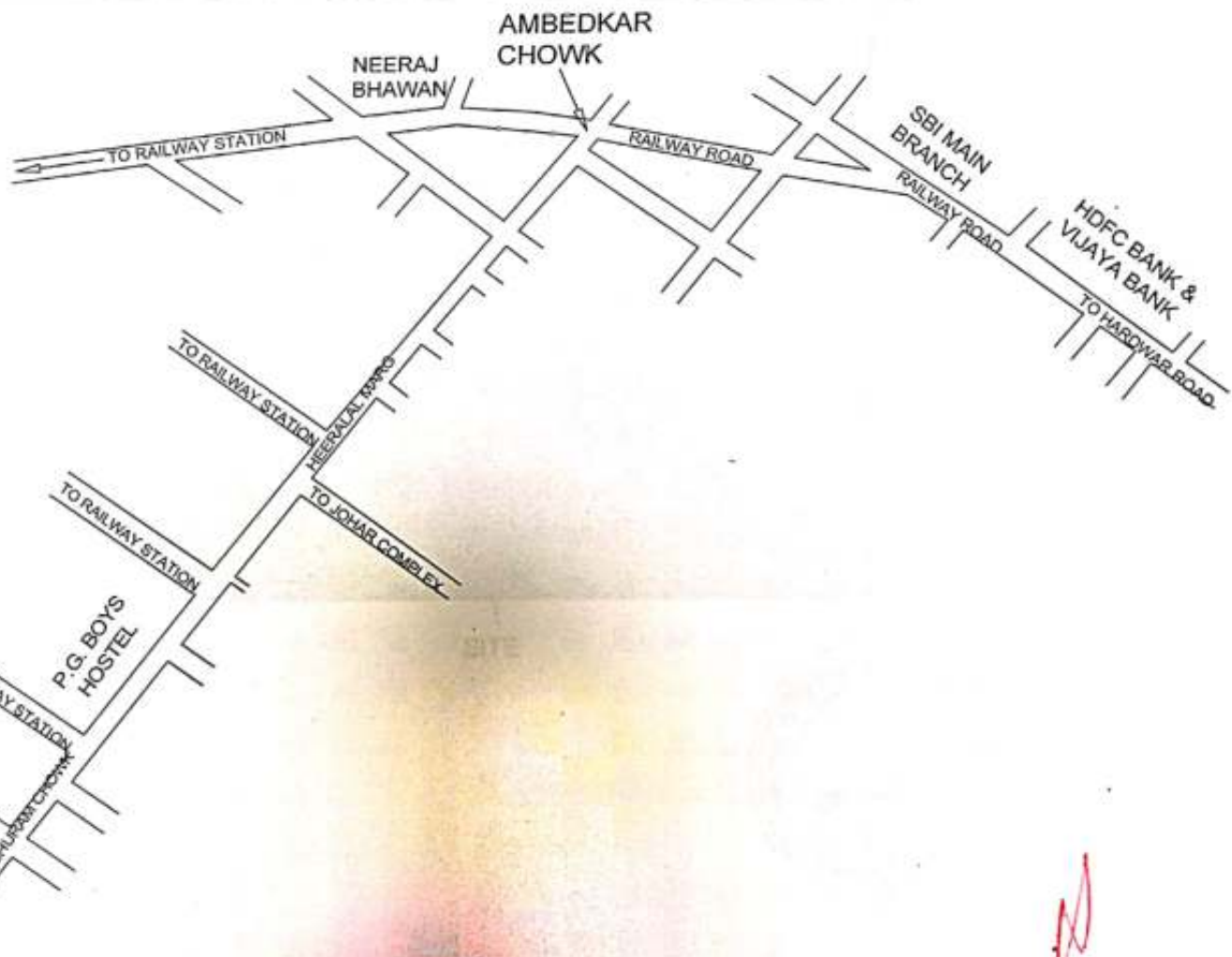
Used the prop on 20.02.17 for the valuation
Consent with the valuation
Agreed to
State Bank of India
11522
Given by
Value



Guideline value / value of IP as per Circle rates

| Sl. No. | Description | Area | Unit | Rate (Rs.) | Multip. Factor | Amount (Rs.) |
|----------------------------------|--|--------|-------|------------|----------------|--------------------|
| 1 | Value of land (Page no. - 7, Sl. no. - 3 (C)7, S.R. - Rishikesh) | 549.96 | Sq.m. | 14000.00 | 1.20 | 9239328.00 |
| 2 | Value of shed construction | 253.00 | Sq.m. | 12000.00 | 0.870 | 2641320.00 |
| Value of I.P. as per circle rate | | | | | | 11880648.00 |

| | | |
|----|-------------------------------------|--|
| 10 | Assumptions / Remarks | N.A. |
| 11 | Declaration | 1) The property was inspected by the undersigned on 31-05-2016 . 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished here in is true and correct to the best of our knowledge. |
| 12 | Name, address & signature of valuer | ER. VIPIN GUPTA, PARIKALP CONSULTANTS F - 21, Surya Complex, Avas Vikas, New Hardwar - 249407 Signature of valuer  Date of valuation 16-06-2016. |
| 13 | List of Documents enclosed | Location map |
| 14 | List of Photo enclosed:- 3 photos | |





SITE



M/s Gupta Enterprises

M/s A.R. Enterprises

Arun Kumar Mamgain

Panel Advocate :
State Bank of India
Oriental Bank of Commerce and
Distt. Co-Op. Bank,

Advocate

Residence :
2/1, Nehru Marg
Rishikesh

☎ : 2432294, M: 9837375036

Ref :

Date : 20.06.2014

NON-ENCUMBRANCE CERTIFICATE

To,

The Asstt. General Manager
RASMECCC-CUM-SARC
Sector-V, BHEL, Ranipur
Haridwar.

Sub : Sale-Deed dt. 24.06.1996 executed by Shri Gurudev Singh S/o Shri Jasoda Singh, R/o 547 Bankhandi Gram, Rishikesh, Distt. Dehradun in favour of Shri Pankaj Gupta S/o Shri Jitendra Kumar Gupta, R/o 33, Heeralal Marg, Rishikesh, Distt. Dehradun regarding property bearing Municipal No.547, area 549.96 sq.m. or 657.77 sq.yd., situated at Bankhandi Gram, Rishikesh, Distt. Dehradun, which is bounded & butter as under :-

East : Heeralal Marg, side 74 ft.
West : Property Sh. Hukam Chand & Satish Kumar, side 74 ft.
North : Property Sh. Balbir Singh, side 80 ft.
South : Road (Purana Chuna Bhatta), side 80 ft.

INDEX INSEPCION REPORT

I have search out the Index Register Part-II of Sub-Registrar, Dehradun and Rishikesh for the period w.e.f. 1.1.1984 to 1998 and 1.1.1998 to 20.06.2014. I have find no act of recorded encumbrances **except SBI**.

Therefore, the property of **Shri Pankaj Gupta** under scrutiny is free from any recorded encumbrances and it can be treated as safe security and fit for mortgage **except SBI**.

Thanking you,

Encl:

1. Search Receipt No. 172/60 of Sub-Registrar, Dehradun dt. 19.06.2014.
2. Search Receipt No. 65/100 of Sub-Registrar, Rishikesh dt. 20.06.2014.


(Arun Kumar Mamgain)

Advocate
Arun Kumar Mamgain
Advocate
Regd. No. UP3722/91. UA2147/04

Annexure-B : Report of Investigation of Title in respect of Immovable Property.

| | | |
|------|--|--|
| 1.a) | Name of the Branch/BU seeking opinion | RASMECCC-CUM-SARC, Sector-V, BHEL, Ranipur, Haridwar. |
| b) | Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. | SS/2014-15/420 dt. 04.06.2014 |
| 2.a) | Name of the unit/concern/company/person offering the property/(ies) as security. | M/s A.R. Enterprises through Prop. Smt. Bhavna Gupta and M/s Gupta Enterprises through Prop. Sh. Pankaj Gupta. |
| b) | Constitution of the unit/concern/person/body/ authority offering the property for creation of charge. | Prop. Firm |
| c) | State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Shri Pankaj Gupta as guarantor |
| 3. | Complete or full description of the immovable property/(ies) offered as security including the following details | |
| a) | Survey No. | Municipal No.547, |
| b) | Door No. (in case of house property) | |
| c) | Extent/area including plinth/built up area in case of house property | 549.96 sq.m. or 657.77 sq.yd., |
| d) | Locations like of the place, village, city, registration, sub-district etc. Boundaries | Bankhandi Gram, Rishikesh, Distt. Dehradun, which is bounded & butter as under :- East : Heeralal Marg, side 74 ft. West : Property Sh. Hukam Chand & Satish Kumar, side 74 ft. North : Property Sh. Balbir Singh, side 80 ft. South : Road (Purana Chuna Bhatta), side 80 ft. |
| 4.a) | Particulars of the documents scrutinised serially and chronologically. | Certified copy of Sale-Deed dt. 24.06.1996 regd. on 23.07.1996. |

Arun Kumar Mangain

-2-

b) Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified.

Note : Only original or certified extracts from the registering/and/revenue/other authorities be examined.

| Sl. No. | Date | Name/Nature of the document | Original/certified copy/ certified extract/photocopy etc. | In case of copies, whether the original was scrutinized by the Advocate |
|---------|---|-----------------------------|---|---|
| i) | 24.06.1996 | Sale-Deed | Certified copy | Yes |
| ii) | | | | |
| iii) | | | | |
| iv) | | | | |
| 5. | Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR?) | | | Yes |
| 6. | a) Whether the records of registrar office or revenue authorities relevant to the proper 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. | | | No |
| | c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made? | | | No |
| 7. | a) Property offered as security falls within the jurisdiction of which sub-registrar office? | | | Sub Registrar, Dehradun |
| | b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices? | | | No |
| | c) Whether search has been made at all the offices named at (b) above? | | | Yes |
| | d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question? | | | N.A. |
| 8. | <p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrance for a period of not less than 30 years is mandatory. (Separate sheets may be used)</p> | | | |
| | <p>The brief history of the property is that Shri Pankaj Gupta S/o Shri Jitendra Kumar Gupta, R/o 33, Heeralal Marg, Rishikesh, Distt. Dehradun has purchased the said property from Shri Gurudev Singh S/o Shri Jasoda Singh, R/o 547 Bankhandi Gram, Rishikesh, Distt. Dehradun through sale-deed dt. 24.06.1996, which is regd. with S.R. Dehradun at Bk.No.1, zild 185, pg. 101, ADF Bk.No.1, zild 459, pg. 471-482 at No. 1935 on 23.07.1996. The name of Sh.Pankaj Gupta is mutated in Municipal record.</p> | | | |

[Signature]

| | | |
|-----|---|-----------------|
| S. | Nature of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.) | Ownership right |
| 10. | If leasehold, whether; a) lease Deed is duly stamped and regd. 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. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof. | N.A. |
| 11. | 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. c) 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; a) Such right is heritable and transferable, 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 and the reasons for coming to such conclusion. | |
| 14. | If the property has been transferred by way of Gift Deed, whether : a) The Gift Deed is duly stamped and registered b) The Gift Deed has been attested by two witnesses c) The Gift Deed transfers the property to Donee d) Whether the Donee has accepted the gift by signing the Gift Deed or by a separated writing or by implication or by actions e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question. f) Whether the Donee is in possession of the gifted property; g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage. h) Any other aspect affecting the validity of the title passed through the gift/settlement deed. | N.A. |
| 15. | a) In case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. | N.A. |

| | | |
|-----|---|------|
| | b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. | |
| | c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. | |
| | d) In respect of partition by a decree of court whether such decree has become final and all other conditions/formalities are completed/compiled with. | |
| | e) Whether any of the documents in question are executed in counterparts or in more than one set? If so additional precaution to be taken for avoiding multiple mortgages. | |
| 16. | Whether the title documents include any testamentary documents/wills? | N.A. |
| | a) In case of wills, whether the will is registered will or unregistered will? | |
| | b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? | |
| | c) Whether the property is mutated on the basis of will? | |
| | d) Whether the original will is available? | |
| | e) Whether the original death certificate of the testator is available? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained) | |
| 17. | a) Whether the property is subject to any wakf rights? | N.A. |
| | b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties? | |
| | c) Precautions/permissions, if any in respect of the above cases for creating of mortgage? | |
| 18. | a) Whether the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc. | N.A. |
| | b) Please also comment on any other aspect which may adversely affect the validity of security in such cases? | |
| 19. | a) Whether the property belongs to any trust or is subject to the rights of any trust? | N.A. |
| | b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? | |
| | c) If so additional precautions/permissions to be obtained for creation of valid mortgage? | |
| | d) Requirement if any for creation of mortgage as per the central/state laws applicable to the trust in the matter. | |

| | | |
|-----|---|------------------------------|
| 20. | <p>a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcement of mortgage.</p> <p>b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?</p> | No, comes in Municipal area. |
| | c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained. | |
| 21. | Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.). | No |
| 22. | a) Whether the property is subject to any pending or proposed land acquisition proceedings? | No |
| | b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry. | |
| 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? | |
| | c) Whether the title documents have any court seal/ marking which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking. | |
| 24. | a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered. | N.A. |
| | b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? | |
| | c) Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm. | |
| 25. | Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc. | N.A. |
| 26. | In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws. | N.A. |
| 27. | a) Whether any POA is involved in the chain of title? | N.A. |

Shreya

| | | |
|-----|---|------|
| | <p>b) whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.</p> <p>c) In case of title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builder viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/Units (Builder's POA) or (ii) other type of POA (Common POA).</p> | |
| | 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. | |
| | e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. | |
| | i) Whether the original POA is verified and the title investigation is done on the basis of original POA? | |
| | ii) Whether the POA is a registered one? | |
| | iii) Whether the POA is a special or general one? | |
| | iv) Whether the POA contains a specific authority for execution of title document in question? | |
| | f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?) | |
| | g) Please comment on the genuineness of POA? | |
| | h) The unequivocal opinion on the enforceability and validity of the POA? | |
| 28. | Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed. | N.A. |
| 29. | If the property is a flat/apartment or residential/ commercial complex, check the comment on the following : | N.A. |
| | a) Promoter's/Land owner's title to the land/building. | |
| | b) Development Agreement/Power of Attorney | |
| | c) Extent of authority of the Developer/builder | |
| | d) Independent title verification of the Land and/or building in question | |
| | e) Agreement for sale (duly registered) | |
| | f) Payment of proper stamp duty | |


Shree Ganesh

| | | |
|-----|---|--|
| | 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 favour of Society/Condominium concerned | |
| | j) Occupancy Certificate/allotment letter/letter of possession | |
| | k) Membership details in the Society etc. | |
| | l) Share Certificate | |
| | 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' Laws etc. | |
| | o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; | |
| | p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any; | |
| | q) Whether the numbering pattern of the unit/flats tally in all documents such as approved plan, agreement plan etc. | |
| 30. | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Leins etc. and details thereof. | Free from all types of encumbrance etc. except SBI. |
| 31. | The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. | 31 years (1.1.1984 to 20.06.2014) NEC has been issued by me. 1. Receipt No. 172/60 of S.R., Dehradun dt. 19.06.2014. 2. Receipt No. 65/100 of S.R., Rishikesh dt. 20.06.2014. |
| 32. | Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy? | Copy of H. Tax receipt |
| 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. | N.A. |
| 34. | Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question. | Mutated in Municipal record |
| 35. | Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records? | Yes |
| 36. | a) Whether the property offered as security is clearly demarcated? | Yes |
| | b) Whether the demarcation/partition of the property is legally valid? | Yes |
| | c) Whether the property has clear access as per documents? | Yes |

(Signature)

| | | |
|-----|--|--|
| 37. | Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? | |
| | a) Document in relation to electricity connection/ | Yes |
| | b) Document in relation to water connection/ | Yes |
| | c) Document in relation to Sales Tax Registration, if any applicable/ | Yes |
| | d) Other utility bills, if any. | |
| 38. | In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same. | No |
| 39. | If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate). | N.A. |
| 40. | Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. | No |
| 41. | Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? | Yes, SARFAESI Act applies. |
| 42. | In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard. | N.A. |
| 43. | Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such case. | N.A. |
| 44. | Additional aspects for investigation of title as per local laws. | No |
| 45. | Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security. | No |
| 46. | The specific persons who are required to create mortgage/to deposit documents creating mortgage. | Shri Pankaj Gupta S/o Shri Jitendra Kumar Gupta, R/o 33, Heeralal Marg, Rishikesh, Distt. Dehradun |

Date : 20.06.2014
Place : Rishikesh


Signature of the Advocate
Arun Kumar Mangain
Advocate

Annexure-C :

CERTIFICATE OF TITLE

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

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable), I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, Relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1.1.1984 to 20.06.2014** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances **except SBI**.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/their interest in the property(ies) is to the extent of **NIL** (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers : **M/s A.R. Enterprises through Prop. Smt. Bhavna Gupta and M/s Gupta Enterprises through Prop. Sh. Pankaj Gupta.**

An Kumar Mangain

9. I certify that Shri Pankaj Gupta S/o Shri Jitendra Kumar Gupta, R/o 33, Heeralal Marg, Rishikesh, Distt. Dehradun has/have an absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable and **SARFAESI compliant, which is existing with SBI.**

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

- a) Title-Deed (Original & certified copy of Sale Deed dt. 24.06.1996 regd. on 23.07.1996)
- b) Search Receipt No. 172/60 of Sub-Registrar, Dehradun dt. 19.06.2014 and Search Receipt No. 65/100 of Sub-Registrar, Rishikesh dt. 20.06.2014.
- c) Copy of H.Tax receipt
- d) Affidavit

Note : Original sale-deed with other related documents are already kept in SBI.

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

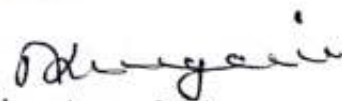
SCHEDULE OF THE PROPERTY/IES

Property bearing Municipal No.547, area 549.96 sq.m. or 657.77 sq.yd., situated at Bankhandi Gram, Rishikesh, Distt. Dehradun, which is bounded & butter as under :-

- East : Heeralal Marg, side 74 ft.
- West : Property Sh. Hukam Chand & Satish Kumar, side 74 ft.
- North : Property Sh. Balbir Singh, side 80 ft.
- South : Road (Purana Chuna Bhatta), side 80 ft.

Place : **Rishikesh**

Date : **20.06.2014**

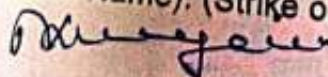

Signature of Advocate
Arun Kumar Mamgain
Advocate
Regd. No. UP3722/91. UA2147/04

ANNEXURE-C1 :

CERTIFICATE OF TITLE ON THE BASIS OF CERTIFIED COPIES OF THE TITLE DEEDS

I have examined the Certified copies of 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 certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced, and
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and check the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable), I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, Relative certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the basis of the certified copies of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1.1.1984 to 20.06.2014** pertaining to the Immovable Property/(ies) covered by above said certified copies of Title Deeds. The property is free from all Encumbrances **except SBI**.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/their interest in the property(ies) is to the extent of **NIL** (Specify the share of the Minor with Name). (Strike out if not applicable).



8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers : M/s A.R. Enterprises through Prop. Smt.Bhavna Gupta and M/s Gupta Enterprises through Prop. Sh.Pankaj Gupta.

9. I certify that Shri Pankaj Gupta S/o Shri Jitendra Kumar Gupta, R/o 33, Heeralal Marg, Rishikesh, Distt. Dehradun has/have an absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable and SARFAESI compliant, which is existing with SBI.

10. In case of extension of charge by Deposit of title deeds, we certify that the deposit of original title deeds/documents, the certified copies of which have been examined, would create a valid and enforceable mortgage.

- a) Title-Deed (Original & certified copy of Sale Deed dt. 24.06.1996 regd. on 23.07.1996)
- b) Search Receipt No. 172/60 of Sub-Registrar, Dehradun dt. 19.06.2014 and Search Receipt No. 65/100 of Sub-Registrar, Rishikesh dt. 20.06.2014.
- c) Copy of H.Tax receipt
- d) Affidavit

Note : Original sale-deed with other related documents are already kept in SBI.

11. There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY/IES

Property bearing Municipal No.547, area 549.96 sq.m. or 657.77 sq.yd., situated at Bankhandi Gram, Rishikesh, Distt. Dehradun, which is bounded & butter as under :-

- East : Heeralal Marg, side 74 ft.
West : Property Sh. Hukam Chand & Satish Kumar, side 74 ft.
North : Property Sh.Balbir Singh, side 80 ft.
South : Road (Purana Chuna Bhatta), side 80 ft.

Place : Rishikesh

Date : 20.06.2014


Signature of Advocate
Arun Kumar Mangain
Advocate

आदेश

आदेश सं० 547/जे०/प्रवि०/71/2015-16 दिनांक 30-3-2015 के अनुसार लिपि की जा भवन मानचित्र सहाय स्वीकृत किया जाता है, उक्त आदेश का अनुपालन इस मानचित्र का अभिन्न अंग है।

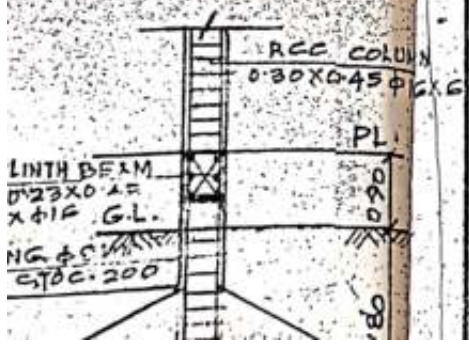
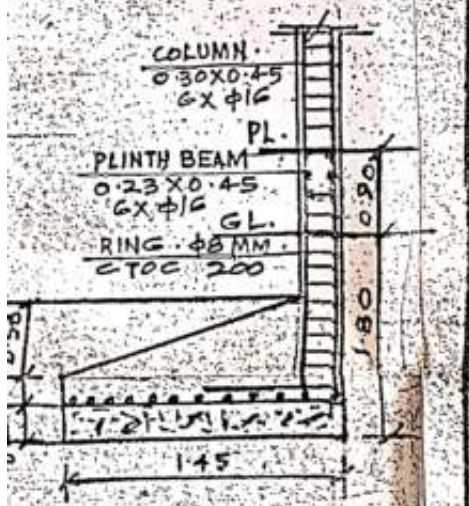
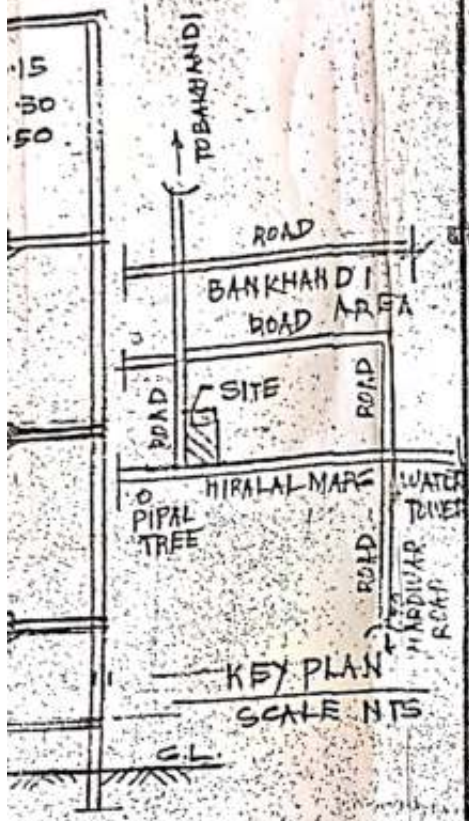
अवर अभियन्ता
हरिद्वार-रूड़की विकास प्राधिकरण
हरिद्वार

सहाय अभियन्ता
हरिद्वार-रूड़की विकास प्राधिकरण
हरिद्वार

अभियन्ता
हरिद्वार-रूड़की विकास प्राधिकरण
हरिद्वार

उप सचिव
हरिद्वार-रूड़की विकास प्राधिकरण
हरिद्वार

सचिव
हरिद्वार-रूड़की विकास प्राधिकरण
हरिद्वार



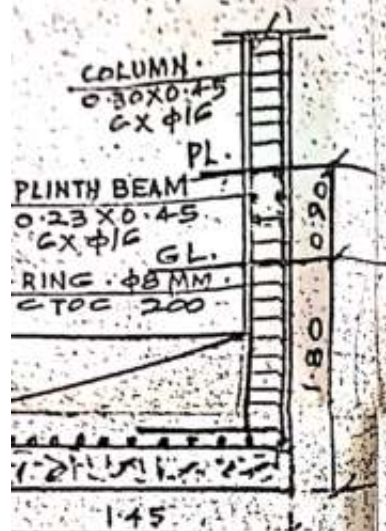
AREA DETAIL

| | |
|---------------------------------|-----------------------|
| TOTAL AREA OF LAND AS PER DEED | 549.96 M ² |
| TOTAL AREA OF LAND AT SITE | 538.80 M ² |
| ROAD WIDENING AREA | 41.80 M ² |
| NET AREA AFTER R/W | 496.99 M ² |
| PROP. COV. AREA BASEMENT | 116.67 M ² |
| PROP. COV. AREA G.F. (SHOP) | 135.20 M ² |
| PROP. COV. AREA F.F. (RES.) | 124.09 M ² |
| PROP. COV. AREA SF RES. | 124.09 M ² |
| TOTAL COV. AREA | 386.38 M ² |
| GROUND FLOOR DEMOL. COV. AREA | 125.01 M ² |
| F.F. 2ND F. DEMOL. COV. AREA | 98.86 M ² |
| MUMTY COV. AREA | 16.37 M ² |
| GROUND COVER | 27.81% FAR 0.73 |
| PARKING AT SITE | 3.20 EGS |
| REQD. PARKING 1.86+1.0 | 2.86 EGS |
| PROPOSED CONST. DEMOL. | 27.81% |
| EXISTING CONST. TO BE DEMOLISH. | |
| AFTER APPROVAL THE MAP, | |

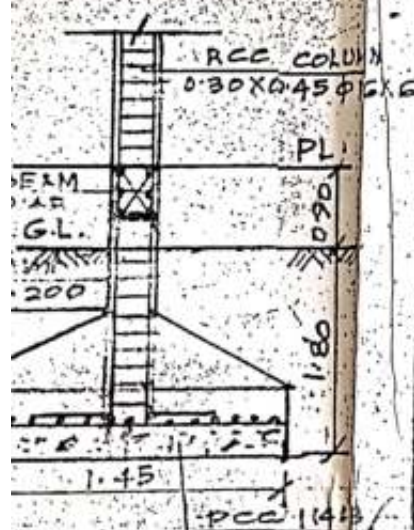
SCHEDULE OF DOORS, WINDOWS

| SLNO | SYMB | NAME | SIZE |
|------|----------------|------------|-------------|
| 1 | D | DOOR | 1.05 X 2.50 |
| 2 | D ₁ | " | 0.75 X 2.00 |
| 3 | W | WINDOW | 2.00 X 1.80 |
| 4 | W ₁ | " | 1.80 X 1.80 |
| 5 | W ₂ | " | 1.50 X 1.80 |
| 6 | V | VENTILATOR | 0.90 X 0.50 |
| 7 | RS | ROLL SHUT. | 2.75 X 2.75 |

PROPOSED COMMERCIAL HALL AND RESIDENCE CONSTRUCTION PLAN FOR SHRI PANKAJ GUPTA S/O SH JEETENDRA KUMAR GUPTA 547 BAN KHANDI GRAM HIRALAL MARG KANUNO 276



CENTRIC COLUMN



MIN. DETAIL

EMENT.

6.67 M²

9X1305 138.20

138.20 - 3.0X4.73 (STR)

4.19 = 124.09

4.09 X 1.5 ÷ 100 = 1.86
ECS

| | |
|---------------------------------|------------------------|
| PROP. COV. AREA G.F. (SHOP) | 138.120 M ² |
| PROP. COV. AREA F.F. (RES.) | 124.09 M ² |
| PROP. COV. AREA SF RES. | 124.09 M ² |
| TOTAL COV. AREA | 262.21 M ² |
| GROUND FLOOR DEMOL. COV. AREA | 126.0 M ² |
| F.F. 2ND FLOOR DEMOL. COV. AREA | 98.86 M ² |
| MUMTY COV. AREA | 16.37 M ² |
| GROUND COVER 27.81% FAR 0.73 | |
| PARKING AT SITE | 3.20 ECS |
| REQD. PARKING 1.86 ÷ 10 | 2.86 ECS |

PROPOSED CONST. DEMOL. 27.81%
EXISTING CONST. TO BE DEMOLISH.
AFTER APPROVAL THE MAP,

SCHEDULE OF DOORS, WINDOWS

| SINO | SYMB | NAME | SIZE |
|------|----------------|------------|-------------|
| 1 | D | DOOR | 1.05 X 2.50 |
| 2 | D ₁ | " | 0.75 X 2.0 |
| 3 | W | WINDOW | 2.0 X 1.80 |
| 4 | W ₁ | " | 1.80 X 1.80 |
| 5 | W ₂ | " | 1.50 X 1.80 |
| 6 | V | VENTILATOR | 0.90 X 0.50 |
| 7 | RS | ROLL SHUT. | 2.75 X 2.75 |

PROPOSED COMMERCIAL HALL AND
RESIDENCE CONSTRUCTION PLAN FOR
SHRI PANKAJ GUPTA S/O SH JEETEN
DRA KUMAR GUPTA S47 BAN KHANDI
GRAM HIRA LAL MARG KH. NO. 276
RISHIKESH DIST. D. DUN (UK.)

CERTIFIED THAT THE BUILDING PLAN SUBMIT-
TED FOR APPROVAL SATISFY THE SAFETY
REQUIREMENTS REGARDING EARTHQUAKE

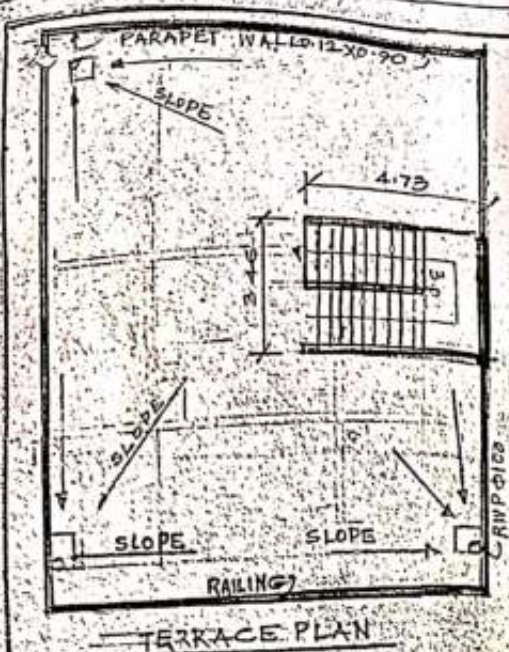
PROVISION OF STRUCTURE SAFETY FROM
NATURAL HAZARDS SHALL BE ADHERED.
DURING THE CONSTRUCTION THE STRUCT-
URE DESIGN ADOPTED AS PER NATIONAL
BUILDING CODE OF INDIA PART IV

DRN BY- A.P. CHHAMALWAN

APPLICANT SIG

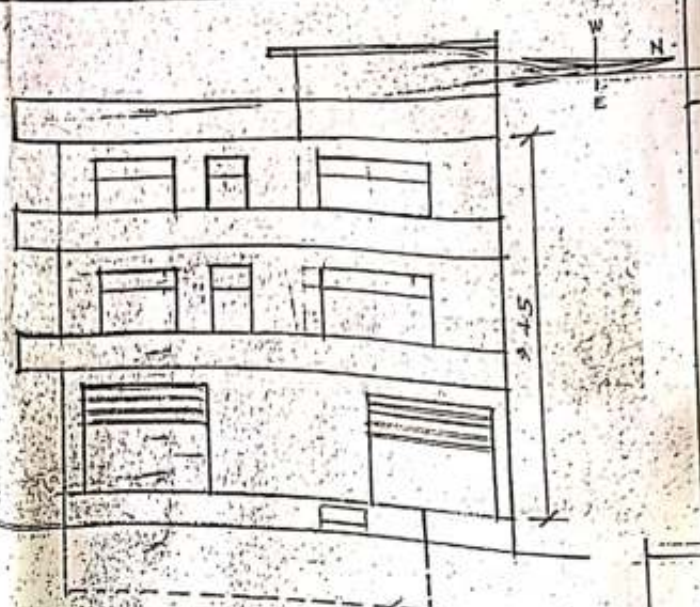
Ravindra Tanga
B.Tech. (CM)
Govind Nagar, Rishikesh
Licence No. 2116



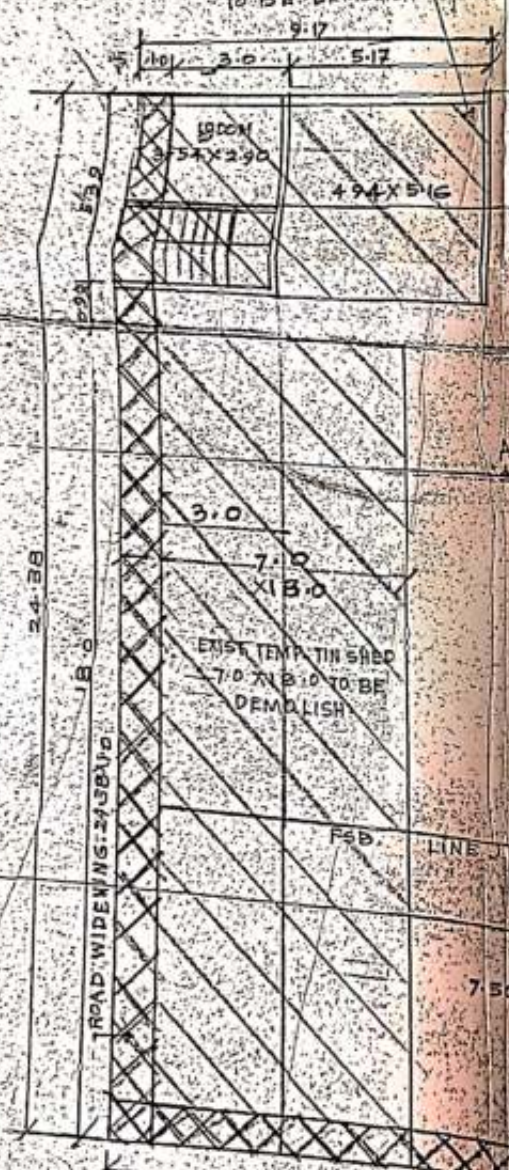


TERRACE PLAN

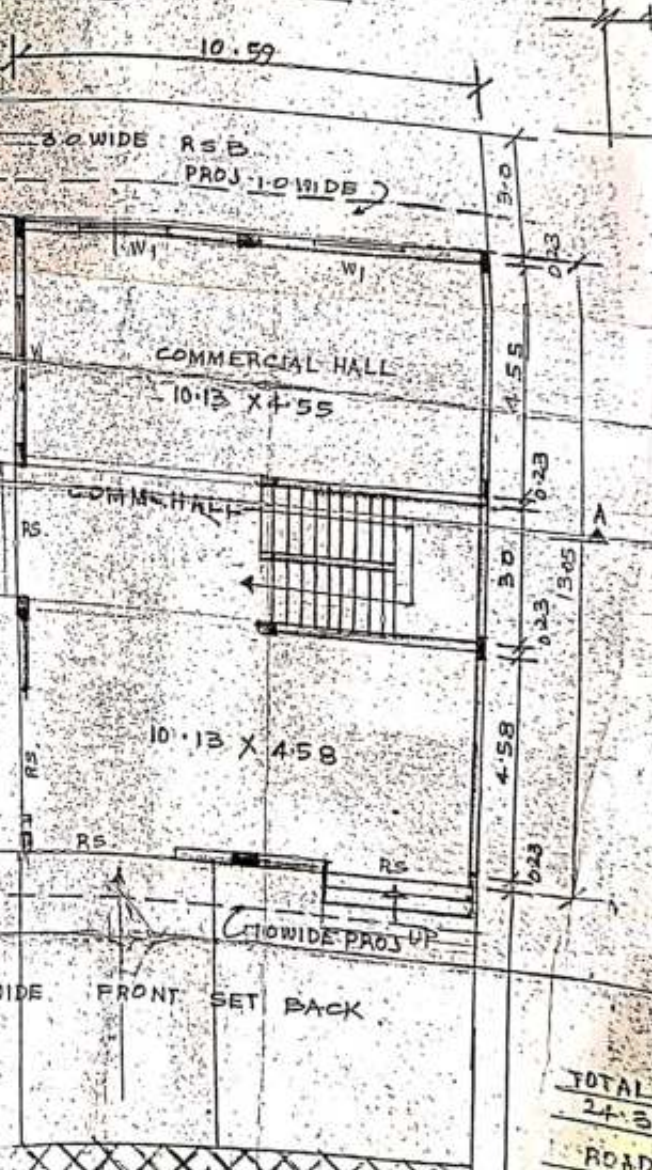
EXISTING CONST.
TO BE DEMOLISH



FRONT ELEVATION

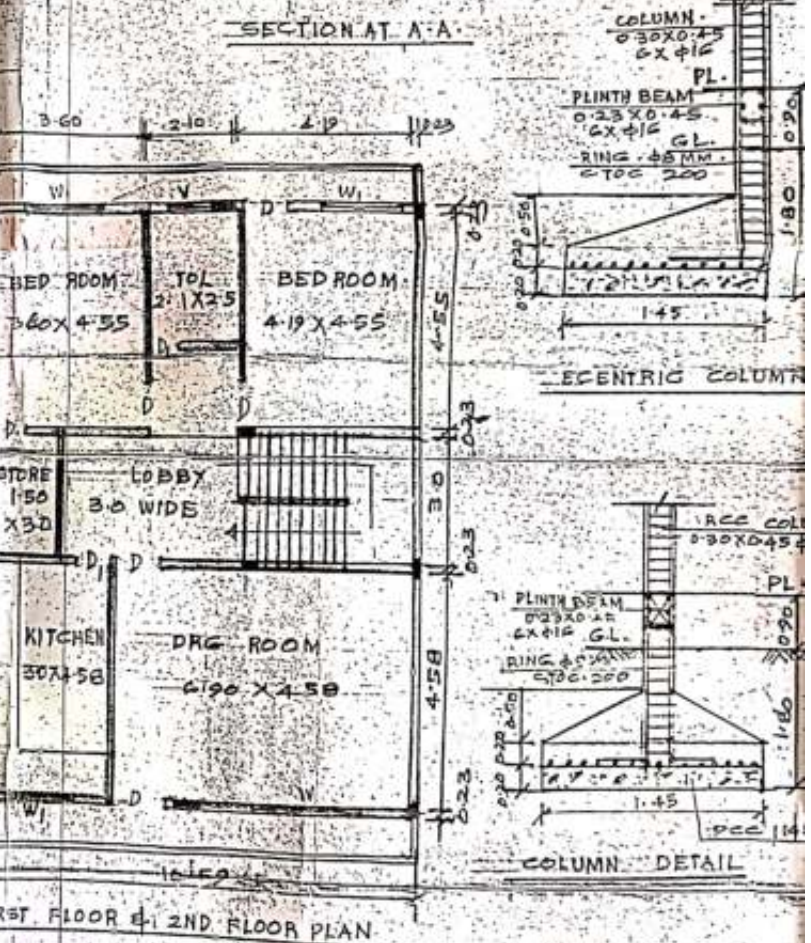
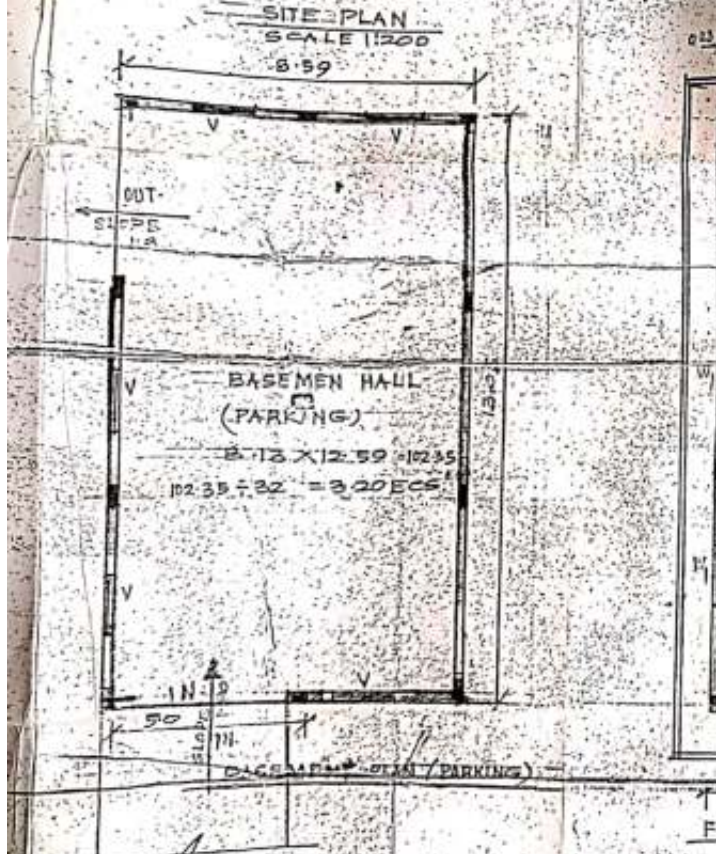
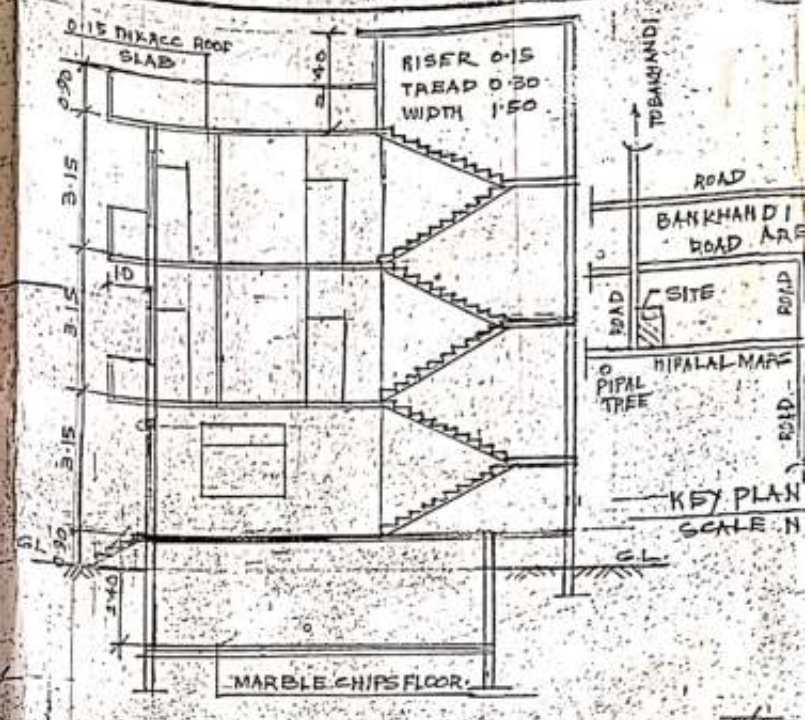
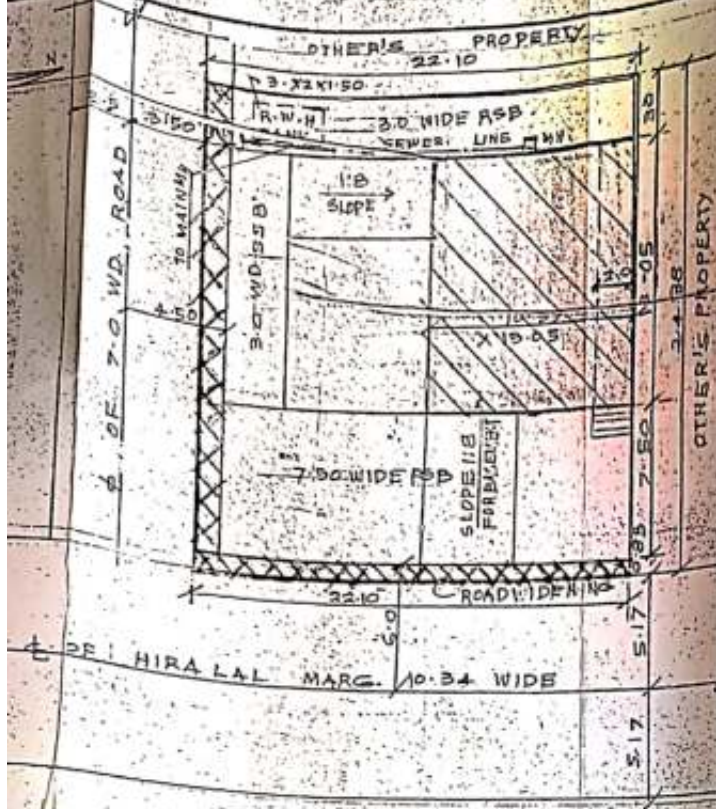


GROUND FLDG
SCALE



PLAN.

| | |
|-------|--------------|
| TOTAL | 24.58 |
| ROAD | 22.10 X 0.83 |
| NET | 538 |



AREA OF LAND AT SITE
 $22.10 \times 10.34 = 228.10 \text{ M}^2$
 WIDENING AREA
 $0.83 \times 18.34 = 15.22$
 $1.0 \times 23.55 = 23.55$
 TOTAL = 41.99 M^2
 AREA AFTER R/W
 $228.10 - 41.99 = 186.11 \text{ M}^2$

G.F. DEMOLISH AREA (INCL. R/W)
 TIN SHED $18.0 \times 7.0 = 126.0 \text{ M}^2$
 $9.17 \times 5.39 = 49.43$
 TOTAL = 175.43 M^2
 FIRST FLOOR $9.17 \times 5.39 = 49.43 \text{ M}^2$
 F.FLOOR $9.17 \times 5.39 = 49.43 \text{ M}^2$
 TOTAL DEMOLISH = 274.29 M^2

COV. AREA BASEMENT
 $8.94 \times 13.05 = 116.67 \text{ M}^2$
 G.FLOOR COV. $10.59 \times 13.05 = 138.20$
 F.FLOOR COV. AREA $138.20 - 3.0 \times 4.73 = 132.97$
 $132.97 - 14.17 = 118.80$
 REQD. PARKING $124.09 \times 15 = 1861.35$

4.58

0.23

(PARKING)

$$8.12 \times 12.59 = 102.35$$

$$102.35 \div 32 = 3.20 \text{ ECTS}$$

1 IN 9
SLOPE

DISCHARGE DRAIN (PARKING)

1.50
X 3.0

3.0 WILD

KITCHEN
30.4 X 5.8

PRG ROOM
4.90 X 4

FIRST FLOOR & 2ND FLOOR

TOTAL AREA OF LAND AT SITE
 $24.38 \times 22.10 = 538.80 \text{ M}^2$

ROAD WIDENING AREA

$$22.10 \times 0.83 = 18.34$$

$$22.55 \times 1.0 = 23.55$$

$$\text{TOTAL} = 41.89 \text{ M}^2$$

NET AREA AFTER RIW

$$538.80 - 41.89 = 496.91 \text{ M}^2$$

G.F. DEMOLISH AREA (INCL. RW)

$$\text{GUN SHED } 18.0 \times 7.0 = 126.0 \text{ M}^2$$

$$9.17 \times 5.39 = 49.43 "$$

$$\text{TOTAL} = 175.43 \text{ M}^2$$

$$\text{FIRST FLOOR } 9.17 \times 5.39 = 49.43 \text{ M}^2$$

$$\text{FF FLOOR } 9.17 \times 5.39 = 49.43 \text{ M}^2$$

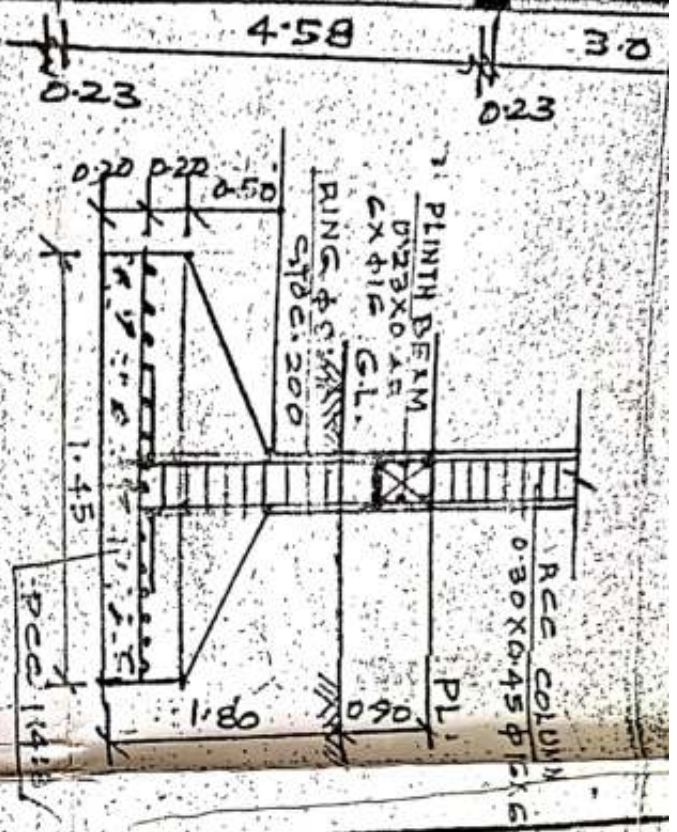
$$\text{TOTAL DEMOLISH} = 274.29 \text{ M}^2$$

BY E

DRG ROOM

4.90 X 4.58

2ND FLOOR PLAN



COLUMN DETAIL

COV. AREA BASEMENT.

$8.94 \times 13.05 = 116.67 M^2$

$G. FLOOR COV. 10.59 \times 13.05 = 138.20 M^2$

$F FLOOR COV. AREA 138.20 - 3.0 \times 4.73 (STP) = 124.09 M^2$

$138.28 - 14.17 = 124.09 M^2$

$REQD. PARKING 124.09 \times 1.5 \div 100 = 1.86 E.C.S.$

| | | |
|---|----|------------------------|
| 6 | V | 1.50 X 1.85 |
| 7 | RS | VENTILATOR 0.90 X 0.50 |
| | | ROLL SHUT. 2.75 X 2.75 |

PROPOSED COMMER CIAL HALL AND RESIDENCE CONSTRUCTION PLAN FOR SHRI PANKAJ GUPTA S/O SH JEETENDRA KUMAR GUPTA S47 BAN KHANDI - GRAM HIRA LAL MARG KH. NO 276 RISHIKESH DIST. D. DUY (UK.)

CERTIFIED THAT THE BUILDING PLAN SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS REGARDING EARTHQUAKE PROVISION OF STRUCTURE SAFETY FROM NATURAL HAZARDS SHALL BE ADHERED DURING THE CONSTRUCTION THE STRUCTURE DESIGN ADOPTED AS PER NATIONAL BUILDING CODE OF INDIA PART II

DRAWN BY - A.P. CHHAMALWAN

Signature

Ganesh Kumar
B.Tech. (CIVIL)
Govind Nagar, Rishikesh
Licence No. 2116

APPLICANT SIG.

