

Hotel Central Palace

Varun

9837-22996

SALE DEED

Mr
Rajveer

Consideration	Rs. 22,90,500/-
Market value	Rs. 22,90,500/-
No. of Stamp Sheets	
Adjustment of stamp duty paid at the time of registration	Rs. 1,43,500/-
Stamp Duty paid on sale deed	Rs. 4,00,100/-
Avas Vikas Duty	included
Total Stamp Duty Paid	Rs. 5,43,600/-

Main Locality : Rajpur Road, Dehradun.
Locality : Rajpur Road, Dehradun.

Description of property : All that property forming part of property No. 21, Rajpur Road, Dehradun, having total area of 620 sq.mts. out of which 133.12 sq.fts. i.e. 149 sq.mts. is covered by shops.

Circle Rate : Land : Rs. 4500/- per sq.mts.
Construction : Rs. 550 per sq.ft. x 300

Distance from Main Road : On Rajpur Road.

Name & address of the seller : Shri Anantbir Singh son of Brig. Jasbir Singh, resident of 3, Chander Road, Dehradun (hereinafter referred to as the "Sellers") of the one part; AND Smt. Anna Amarbir Singh wife of Late Shri Amarbir Singh, resident of 3, Chander Road, Dehradun through her attorney Shri Parvinder Singh Kochhar son of Sd. Harbhajan Singh Kochhar, resident of G-38, Race Course, Dehradun.

Name & address of the purchaser: M/s Inter National Associate (a partnership firm), registered office at 9, Rajpur Road, Dehradun through Partner Shri D. S. Mann son of Shri H.S. Mann, resident of 35, Curzon Road, Dehradun. (2) Shri J. B. Agarwal son of Late Shri Surajbhan, resident of 13, Raja Road, Dehradun, (3) Shri Satish Chandra Kapoor son of Shri Moti Lal Kapoor, resident of 67, Chakrata Road, Dehradun.

Printed



0266 781470

SALE DEED

This Deed of Sale is made at Dehradun on this the 30th day of October 2003 BY Shri Anantbir Singh son of Brig. Jasbir Singh, resident of 3, Chander Road, Dehradun (hereinafter referred to as the "Sellers") of the one part; AND Smt. Anna Amarbir Singh wife of Late Shri Amarbir Singh, resident of 3, Chander Road, Dehradun through her attorney Shri Parvinder Singh Kochar son of Sd. Harbhajan Singh Kochar, resident of G-38, Race Course, Dehradun (hereinafter referred to as the "Consenting Party") of the second part:

IN FAVOUR OF

M/s Inter National Associate (a partnership firm), registered office at 57/19, Rajpur Road, Dehradun through Partners (1) Shri D. S. Mann son of Shri H.S. Mann, resident of 35, Curzon Road, Dehradun, (2) Shri J. D. Agarwal son of Late Shri Surajbhan, resident of 18, Raja Road, Dehradun, (3) Shri Satish Chand Kapoor son of Shri Moti Lal Kapoor, resident of 67, Chakrata Road, Dehradun, (hereinafter referred to as the "Purchase") of the other part.



Satish Chand Kapoor

(2)



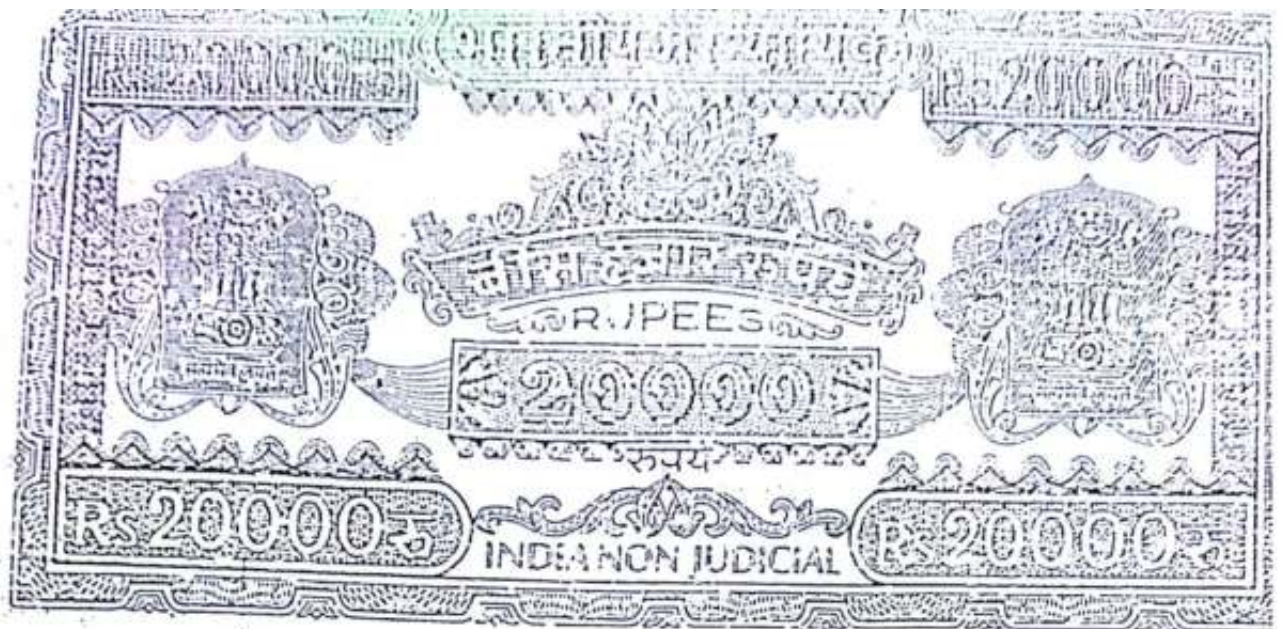


0200 78136

Both the terms "Seller", "Consenting Party" and the "Purchaser" used hereinafter unless repugnant to the context hereunder shall always include and mean their respective heirs, successors, assignees, administrators and legal representatives.



Handwritten signature: Anand Singh
Handwritten signature: Satish Singh



0900 79 11 61

WHEREAS Smt. Atal Kaur wife of Sd. Fateh Singh, resident of 13, Chander Road, Dehradun had purchased in public auction held u/s 20 of Displaced Persons, Compensation & Rehabilitation Act, 1954 property bearing Municipal No. 21, Rajpur Road, Dehradun and a sale certificate dated 18th July 1970 was executed in favour of Smt. Atal Kaur and which was registered in the office of the Sub Registrar, Dehradun in Book No. 1, Volume 996, Page 76, Additional File Book No. 1, Volume 993, Pages 223 to 224 as Document No. 4382 on 27 August, 1970.

Smt. Atal Kaur
Fateh Singh



देहरादून न्यायालय

३० ०९ २००१

कोटा नं. १६६६

0100 791367

AND WHEREAS Smt. Atar Kaur had sold a portion of property No. 21, Rajpur Road, Dehradun to Shri Anantbir Singh and Shri Amarbir Singh vide sale deed dated 09.08.1971 which is duly registered in the office of the Sub Registrar, Dehradun in Book No. 1, Volume 1047, Pages 95 to 99 at Serial No. 4291, Additional File Book No. 1, Volume 1049, Pages 345 to 346 dated 16.09.1971. The property so purchased is referred to as the "aforesaid property."

Satbir Singh

[Signature]

A. S. T. S. S.

[Signature] 11/6



कोटा नं०

30 OCT 2003

02CC 781366

कोटा नं०, देहरादून।

AND, WHEREAS Sd. Amarbir Singh had executed his last Will & Testament dated 16.09.1997 whereby he had bequeathed his half undivided share in the aforesaid property No. 21, Rajpur Road, Dehradun to his brother Shri Anantbir Singh.

Amarbir Singh
Satbir Singh



बनियार को

30 OCT 2003

फोवागार, देहरादून।

0300 781351

is Rs. 22,90,500/- . A sum of Rs. 2,35,000/- was paid as stamp duty at the time of agreement. Since a portion of the property which was subject matter of the agreement is being sold by the present sale deed, proportionate stamp duty amounting to Rs. 1,43,500/- is being adjusted and the balance stamp duty is being paid at the time of this sale deed.

SCHEDULE OF PROPERTY:

All that property forming part of property No. 21, Rajpur Road, Dehradun, having total area of 620 sq.mts. out of which 1603.12 sq.ft. i.e. 149 sq.mts. is covered by shops, and delineated by red lines in plan attached.

Saunder *Harish*
[Signature] *[Signature]*

8/10/14

JE.....

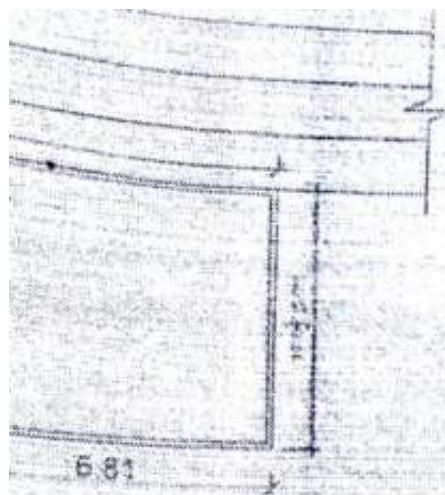
महोदय विकास अधिकरण

राजिवाजीपाध्यक्ष
नरसरी-देहरादून
विकास प्राधिकरण
देहरादून

ADD./ ALT. COMMERCIAL BUILDING
PLAN FOR M/S INTERNATIONAL
ASSOCIATES THROUGH IT'S
PARTNER SHRI D.S. MANN,
SITUATED AT PROPERTY NO. 21
(NEW NO. 80) RAJPUR ROAD,
DEHRADUN.

AREA STATEMENT	SQMT
TOTAL LAND AREA AS PER SALE DEED	1471.57
SOLD AREA OF LAND	54.30
BALANCE AREA AS PER SALE DEED	1417.27
TOTAL LAND AREA AS PER SITE	1316.42
DISPUTED LAND AREA (DEDUCTED)	57.23
ROAD WIDENING AREA	8.36
NET LAND AREA	1250.83
EXISTING BASEMENT AREA	407.73
EXISTING GROUND FLOOR AREA	444.59
EXISTING FIRST FLOOR AREA	407.73
EXISTING SECOND FLOOR AREA	407.73
COMPOUNDING THIRD FL. IN S.S.B.	3.12
COMPOUNDING THIRD FLOOR AREA	22.68
PROPOSED THIRD FLOOR AREA	381.93
TOTAL THIRD FLOOR AREA	407.73
TOTAL COVD. AREA OF ALL FLOORS	1667.78
TOTAL COMPOUNDED AREA IN S.S.B.	3.12
GROUND COVERAGE	35.54 %
F.A.R	1.33
TOTAL AREA OF TOILET (4X9.71)	38.84
AREA OF STAIRCASE	38.85
NET COVD. AREA FOR REQ. PARKING	1592.08
REQUIRED PARKING=(1592.08/100)X2.0=31.84 EGS	

PROPOSER'S PROPERTY OF OTHERS



TOTAL THIRD FLOOR AREA	407.73
TOTAL COVD. AREA OF ALL FLOORS	1667.78
TOTAL COMPOUNDED AREA IN S.S.B	3.12
GROUND COVERAGE	35.54 %
F.A.R	1.33
TOTAL AREA OF TOILET (4X9.71)	38.84
AREA OF STAIRCASE	35.85
NET COVD. AREA FOR REQ. PARKING	1592.08
REQUIRED PARKING = $(1592.08/100) \times 2.0 = 31.84$ ECS.	

PROVIDED PARKING

PROVIDED PARKING IN OPEN = $77.12/23 = 3.35$ ECS

PROVIDED PARKING IN SET BACK =
 $1250.83 - (444.59 + 77.12) = 729.12/23 \times 50\% = 15.85$ ECS

PROVIDED PARKING IN BASEMENT = $407.73/32$
 $= 12.74$ ECS

TOTAL PROVIDED PARKING = $3.35 + 15.85 + 12.74$
 $= 31.94$ E.C.S.

SCHEDULE OF DOOR & WINDOW

ROLLING SHUTTER	R/S	3.00X2.10
DOOR	D1	1.50X2.10
DOOR	D2	1.20X2.10
DOOR	D3	0.90X2.10
DOOR/ WINDOW	D/W	3.00X2.10
DOOR/ WINDOW	D/W1	5.00X2.10
WINDOW	W1	2.40X1.20
WINDOW	W1	2.40X1.20
VENTILATOR	V1	2.40X0.60
VENTILATOR	V2	0.90X0.60

LEGEND

INSPECTION CHAMBER	I.C.	
SOAK PIT	S.P.	
SEPTIC TANK	S.T.	
RAIN WATER PIPE	R.W.P.	
SPRINKLERS SYSTEM		

EXISTING AREA SHOWN AS	
PROPOSED AREA SHOWN AS	
COMPOUNDING AREA SHOWN AS	
AREA TO BE DEMOLISH SHOWN AS	

DATE :
 SCALE : 1:150, 200
 DRAWN BY : ANIL YADAV

CERTIFIED THAT :



C-0082/S-6/20/2

चाद सं. दिनांक 22/04/2014
प्रमाणित।

Sd/-
6.4.14

JE.....

म.दे.विकास नि.क.सं.

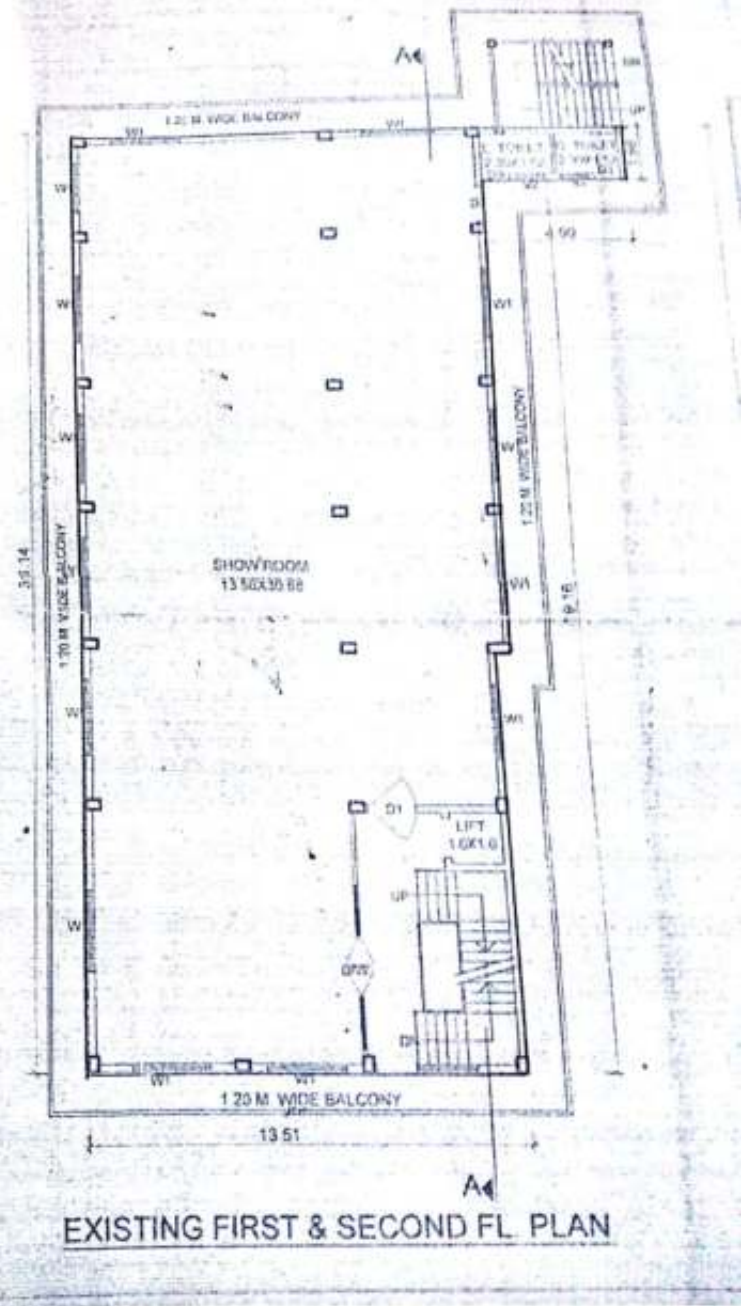
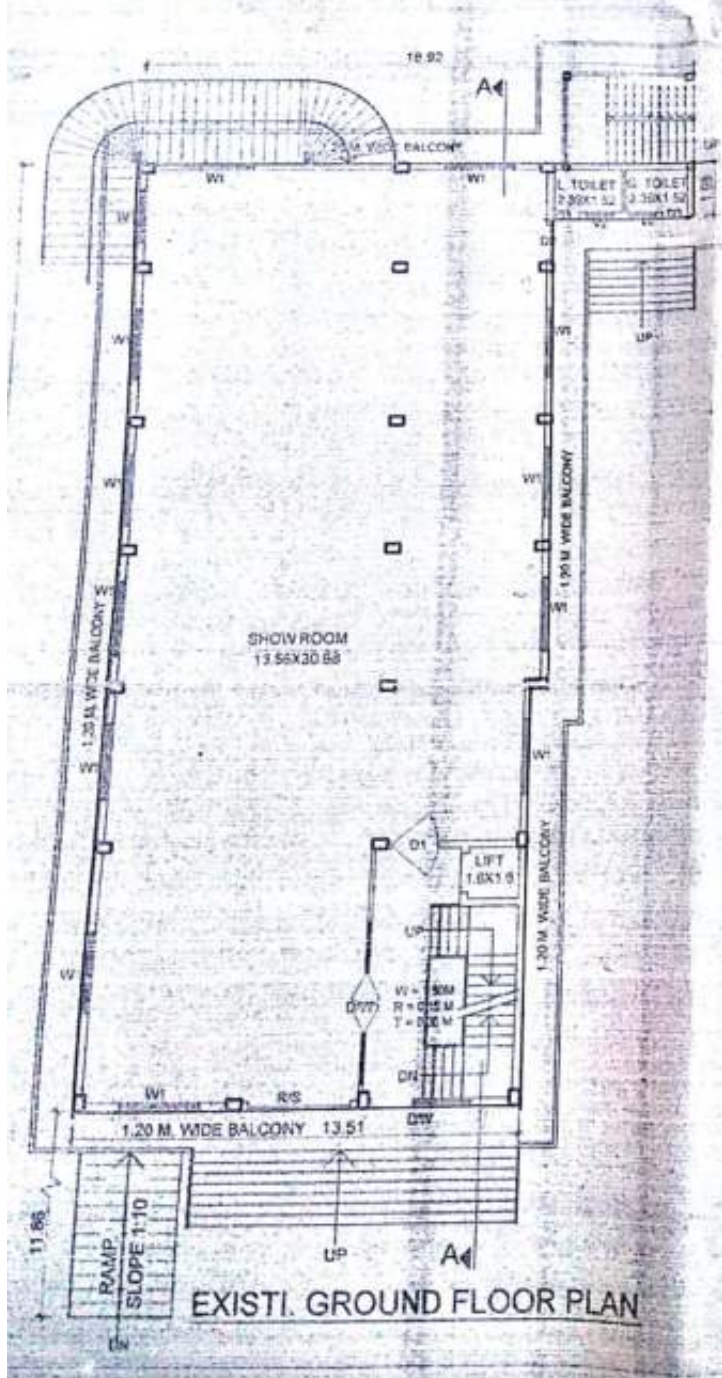
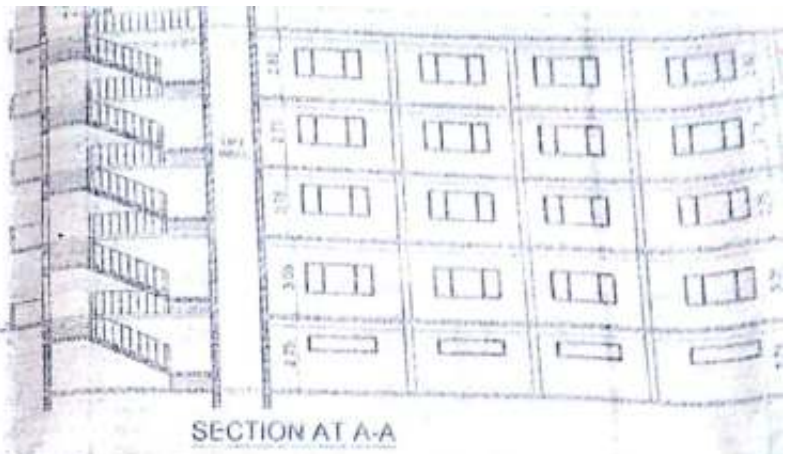
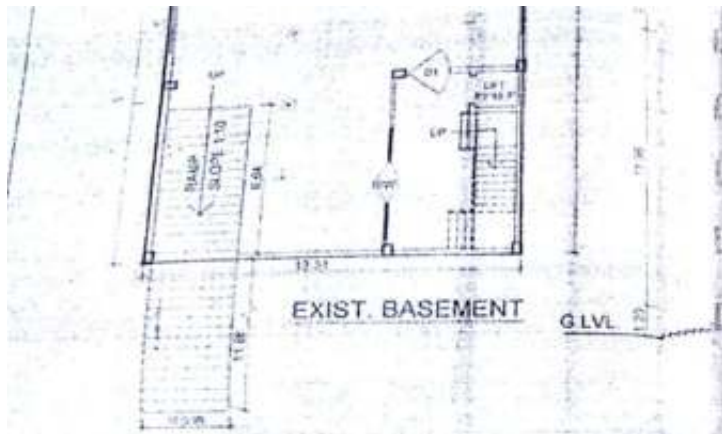
Sd/-
6.4.14

म.दे.विकास नि.क.सं.

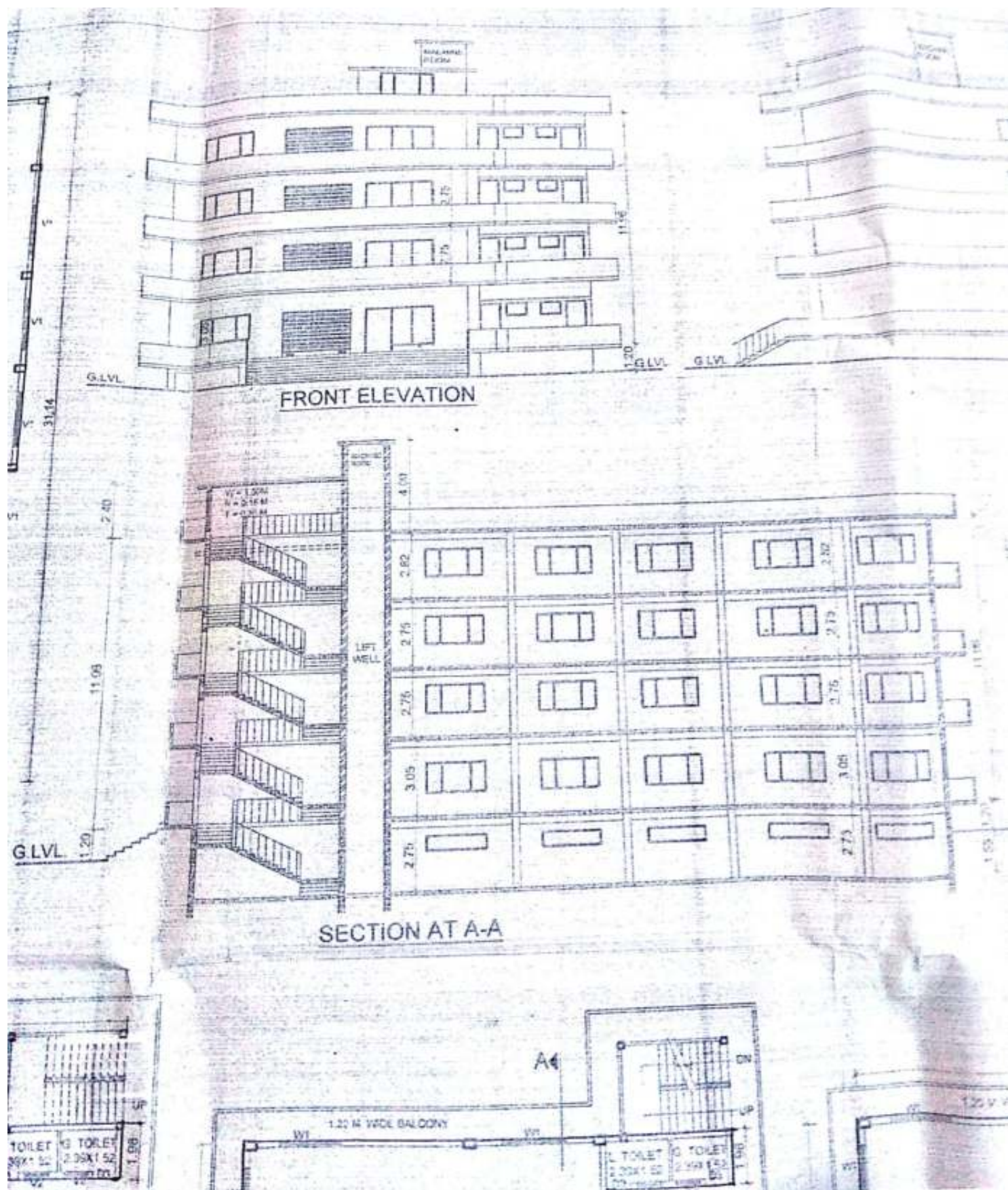
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ROAD WIDENING AREA	8.30
NET LAND AREA	1250.89
EXISTING BASEMENT AREA	407.73







Hotel Central Palace

File No.	RKA/DNCR/...../.....
Date of Receiving	

rk ASSOCIATES
REINFORCING YOUR BUSINESS

**CASE COLLECTION FORMAT
(GENERAL SURVEY FORM)**

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By	Deepak	NA	NA		NA
Survey	Deepak	25/9/18	25/9/18		
Preparation					

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI, SME Branch, Dehradun		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Aditya	8284080733	
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		30000 + GST		<input type="checkbox"/> Bank <input type="checkbox"/> Customer

CASE DETAILS

1.	Type of Property	Hotel
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2.	Owner/ Applicant Details	Name		Contact Number	Email Id
3.	Account Name	M/s Inter National Associates			
4.	Property Address	Property No-21, Rajput Road, D.Dyn			
5.	Who will coordinate on site for the site survey	Name		Contact Number	
6.	Preferred time of survey	Date		Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan, <input checked="" type="checkbox"/> lease deed 3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. No documents provided: <input type="checkbox"/>			
8.	Special Instructions if any:				
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature:				

IMPORTANT INSTRUCTIONS

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input checked="" type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input checked="" type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

GENERAL SURVEY FORM
(FOR PROPERTIES OTHER THAN FLATS)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../.....	Date:	Time:
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GENERAL DETAILS						
1.	Name of the Surveyor	Deepur				
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1" style="width:100%"> <tr> <th style="width:50%">Name</th> <th style="width:50%">Contact No.</th> </tr> <tr> <td>Vahun Thapa</td> <td></td> </tr> </table>	Name	Contact No.	Vahun Thapa	
Name	Contact No.					
Vahun Thapa						
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)				
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely				
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done				
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input checked="" type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land				
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:				
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input checked="" type="checkbox"/> General Value Assessment				
10.	Type of Loan Business Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					

OWNERSHIP DETAILS	
1. Legal Owner Name/s	M/s Inter National Associates
2. Property Purchaser Name	
3. Property Address under Valuation	Plot No- 21, Rajpur Road, D.Dun
4. Present Residence Address of the Owner/ Purchaser	
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> Lease Hold

LOCATION DETAILS						
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
	Road	Others Prop	Others Prop	Quality Hotel		
2. Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3. Landmark	Astley Hall & Also This property itself a landmark					
4. Ward Name/ No.						
5. Zone Name						
6. Main Road Name & Width	Name	Width	Distance from property			
	Rajpur Road					
7. Approach Road Name & Width						
8. Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input checked="" type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9. Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10. Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11. Category of Society/ Locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12. Utilities/ Facilities in the locality	<input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	100mtr	100mtr				
14. Any new development in surrounding area	No					

	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input checked="" type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input checked="" type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		1471.57 Sqm		
2.	Any conversion to the land use	No		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS			
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction	
2.	Covered Built-up Area	<input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area	
	(Tick one on the basis of which valuation is to be calculated)	As per Title deed	As per Map
3.	Total Number of Floors in the Building	Basement + Gf + Ff + Sf + Tf + Hf	

4.	Floor on which property is situated	Basement + Gf + FF + 1st + 2nd [fourth floor is not approved]	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	No	
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure	
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> REC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster	
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:	
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction	
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	
11.	Interior decoration	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction	
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input checked="" type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
15.	Class of Electrical fittings	<input checked="" type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
16.	Class of Sanitary/ Plumbing & water supply fittings	<input checked="" type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply	
18.	Fixed Wooden Work	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey	
19.	Age of Building/ Recent Improvements done	2014	
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor	
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building	
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally	

Boundary Wall (Only for individual property)		<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
		Running Mtr.	Height	Width	Finish
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial Make: _____ Capacity: _____			
25.	Power backup	<input checked="" type="checkbox"/> Inverter, <input type="checkbox"/> DG Set Make: _____ Capacity: _____			
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary			
27.	Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property		<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On still <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any				

Basement Card = 407.73 Sqmtr
 Gf Card area = 444.59 Sqmtr
 Ff Card area = 407.73 Sqmtr
 Sf Card area = 407.73 Sqmtr
 Tf Card area = 407.73 Sqmtr

On Basement => Parking

On GF => SBI, NRI Branch => Lease

Reception of Hotel Central palace, MD office, 1-Washroom,
 1-party Hall, 1-Driver Room

On FF => CBI Main Branch => Lease

Ambrosia Restaurant => Lease

On SF => 12 Room with attached Washroom, 2-Store

On TF => 12 Room with attached Washroom, 1-office, 2-Store

On fourth floor => Toss Cafe (This floor is not approved)

PARTNER OF THIS FIRM:- Devendra Singh MANN AND
 HARBJAJAN SINGH MANN

PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	2003
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments	CBI Rent - 180 000 / month SBI, Rent - 4,21,680 / month	
	2. Name:	Ambrosia Restaurant Rent - 125000 / month	
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.							
2.	Name of the Surveyor	Deepak						
3.	Borrower Name							
4.	Name of the Owner	M/s Inter National Associates						
5.	Property Address which has to be valued	Prop. No-21, Rajpur Road, D.D. Dura						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Vijay Napa</td> <td></td> </tr> </table>			Name	Contact No.	Vijay Napa	
Name	Contact No.							
Vijay Napa								
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		1417.27	1417.27					
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							

	property during survey	No
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: Varun Thakur
b. Relation:
c. Signature:
d. Date:

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: DEEPAK JOSHI
b. Signature: Deeshi
c. Date: 25/9/18