

REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS
GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15
FIV - 21696
MIE-1570263
IBBI ENRL No. 2018002600

139-140, Pocket-1, Sector-25, Rohini,
Delhi-110085

Mob:- +91-9212037910, 8076273122
Email Add. realvaluel4@gmail.com,
rvibhardwaj14@gmail.com.

**VALUATION REPORT
OF**

**IMMOVABLE PROPERTY
SITUATED AT**

PROPERTY BEARING PVT SHOP NO. 27, PART OF KHEWAT NO. 1718, KHATONI
NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720, KHATONI NO. 1787,
RECT. NO. 132, KILA NO. 22/1, NEAR WAREHOUSE, DELHI ALWAR ROAD,
NEAR BSNL TELEPHONE EXCHANGE, TEHSIL FEROPUR JHIRKA,
DISTT. NUH, HARYANA

OWNER
MR. SOMYA JAIN S/O MR. RAKESH KUMAR
A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/004

Date: 19.04.2019

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/004

Name & address of Branch :

Date: 19.04.2019

Name of Customer (s)/ Borrowal unit :
(For which valuation report is sought)

STATE BANK OF INDIA, SME BRANCH,
MG ROAD, GURGAON

Mr. Somya Jain S/o Mr. Rakesh Kumar
R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana

A/c: M/s R. K. Jain Infra Pvt Ltd

1. Customer Details

Name of the property owner
(with address & Phone Nos.)

Mr. Somya Jain S/o Mr. Rakesh Kumar
R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana

A/c: M/s R. K. Jain Infra Pvt Ltd

Apl no.

:-

2. Property Details

Address

Property bearing Pvt Shop No. 27, part of Khewat No. 1718, Khatori No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatori No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Dist. Nuh, Haryana

Nearby Landmark/Google Map
Independent access to the
property

The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Ferojpur Jhirka, Haryana

3. Document Details

Layout Plan

Layout Plan of Ferojpur Jhirka, Nuh, Haryana

Building Plan

Not available since vacant plot

Construction Permission

As above

Legal Documents

Title Investigation Report Dt. 16.05.2018 raised by
"Advocate Altaf Hussain"

4. Physical Details

Adjoining Properties/
Boundaries of the Property

Not mentioned in
documents

Actual

North

-

Road 20' wide

South

-

Property of Mrs. Rambai

East

-

Property of Mrs. Rambai

West

-

Property of Mr. Umar

Latitude

27° 47' 21.7" NL

Longitude

76° 57' 01.7" EL

Matching of Boundaries

Cannot comment since boundaries are not mentioned in
documents

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

Plot demarcated	1	Yes
Approved land use	1	Commercial
Type of Property- Plotted Flat	1	Plotted
Description of property	1	The property under valuation is a vacant commercial plot measuring 75.55 sq yds. It is under possession of the owner.
Total No of Floors	1	Not applicable since vacant plot
Floor on which the property is located	1	As above
Approx age of the Property	1	As above
Residual age of the Property	1	As above
Type of structure - RCC framed / Stone BB masonry	1	As above
5. Tenure / Occupancy Details :		
Status of Tenure Owned/Rented	1	Vacant plot under the possession of the owner
No of years of Occupancy	1	Not applicable
Relationship of tenant with the owner		Not applicable
6. Stage of Construction :		
Stage of Construction Under Construction / Completed	1	Not applicable since vacant plot
If under construction, extent of completion	1	Not applicable
7. Violations if any observed :		
Nature and extent of violations	1	Not applicable
8. Area Details of the property :		
Site Area	1	75.55 sq yds
Plinth area	1	Not applicable
Carpet area	1	Not applicable
Saleable area	1	75.55 sq yds
Remarks	1	Nil



REAL VALUE CONSULTANTS

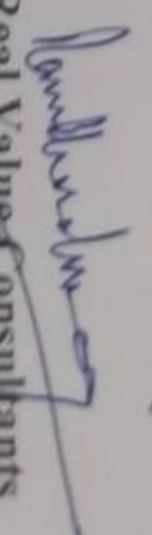

(PANEL VALUER OF IMMOVABLE PROPERTIES)

9. Valuation	
i.	Mention the value as per Government Approved Rates also
ii.	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection. amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.
Summary of Valuation	
Guideline Value	
i) Land	: 75.55 sq yds x Rs. 22,000/- per sq yd = Rs. 16,62,100/-
Guideline Value (a + b)	: Rs. 16,62,100/-
i) Fair Market Value	: Land Rate prevails between Rs. 30,000/- to Rs. 35,000/- per sq yd. Adopted land rate is Rs. 32,000/- per sq yd. 75.55 sq yds x Rs. 32,000/- per sq yd = Rs. 24,17,600/- Say, Rs. 24.18 Lakh
ii) Realizable Value (15% less than the present Market value)	: Rs. 20.55 Lakh
iii) Forced/ Distress Sale value (25% less than the present Market value)	: Rs. 18.14 Lakh
iv) Value of the property for insurance purpose	Not applicable since vacant plot
10. Assumptions / Remarks	
i.	Qualifications in TIR/Mitigation suggested, if any
ii.	Property is SARFAESI compliant:: Y/N
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.
v.	Details of last two transactions in the locality /area to be provided, if available.
vi.	Any other aspect which has relevance on the value or marketability of the property



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(PANEL VALUER OF IMMOVABLE PROPERTIES)

11.	DECLARATION	
i.	The property was inspected by the undersigned on 18.04.2019 in the presence of Mr. Rakesh (+91-9813175280).	
ii.	The undersigned does not have any direct/indirect interest in the above property.	
iii.	The information furnished herein is true and correct to the best of our knowledge.	
iv.	I have submitted Valuation report directly to the Bank.	
12.	Name address & signature of valuer with Wealth Tax Registration No.	
<div> <div> Date : 19.04.2019 Place : New Delhi </div> <div>  For Real Value Consultants (Ravi Mohan Bhardwaj) CAT-1/624/174/2014+15 </div> <div>  </div> </div>		
13.	Enclosures Documents & Photograph's (Geo-stamping with date) etc.	
	1. Photograph's attached 2. Google map attached	

REAL VALUE CONSULTANTS
(PANEL VALUER OF IMMOVABLE PROPERTIES)



PHOTOGRAPHS OF PROPERTY BEARING PVT SHOP NO. 27, PART OF KHEWAT
NO. 1718, KHATONI NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720,
KHATONI NO. 1787, RECT. NO. 132, KILA NO. 22/1, NEAR WAREHOUSE, DELHI
ALWAR ROAD, NEAR BSNL TELEPHONE EXCHANGE, TEHSIL FEROPUR
JHIRKA, DISTT. NUH, HARYANA



REAL VALUE CONSULTANTS
VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15

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ravibhardwaj14@gmail.com.

VALUATION REPORT

OF

IMMOVABLE PROPERTY

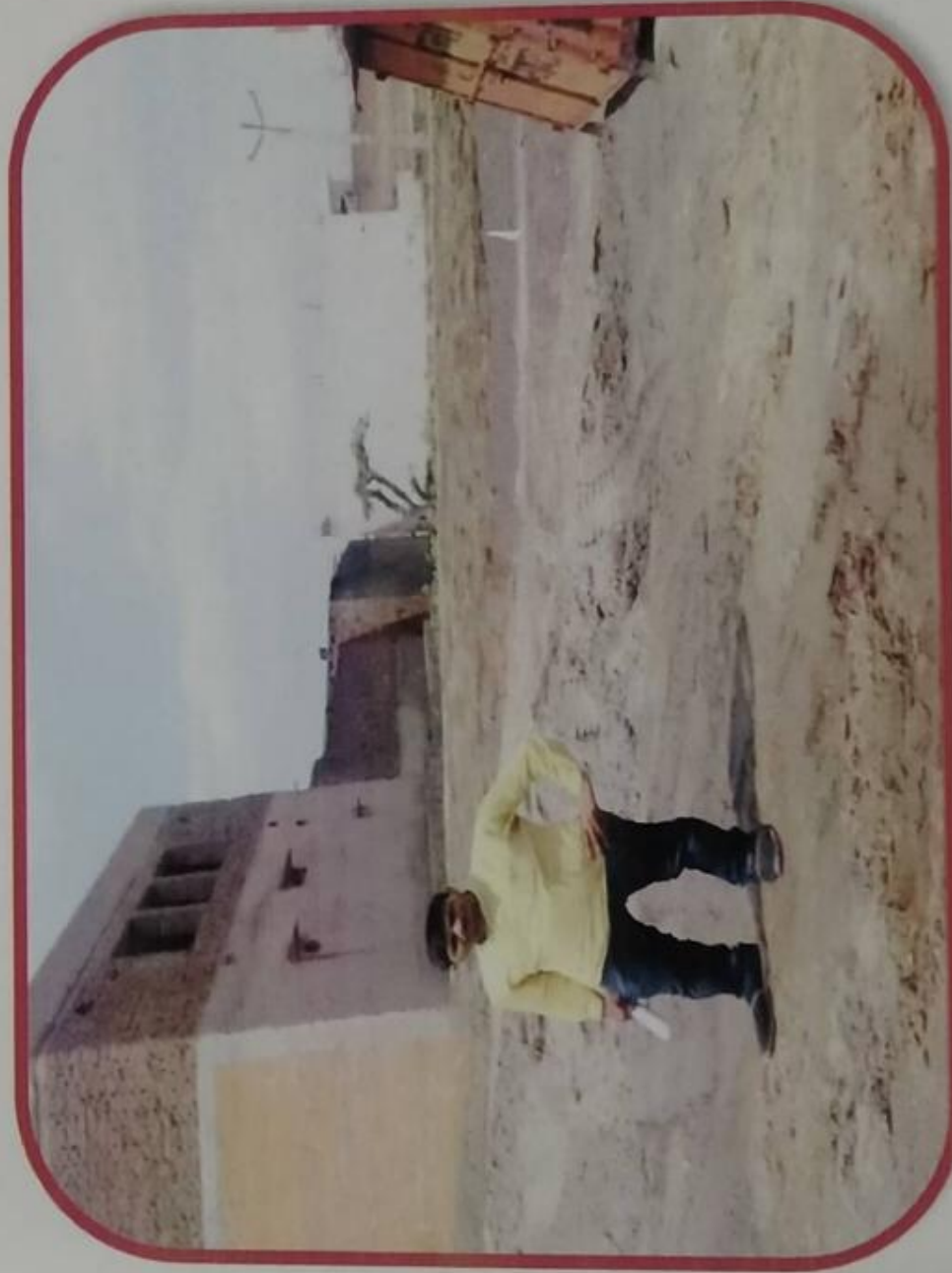
SITUATED AT

PROPERTY BEARING PVT SHOP NOS. 86, 87, 88, 89 & 90, PART OF KHEWAT NO. 1718,
KHATONI NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720,
KHATONI NO. 1787, RECT. NO. 132, KILLA NO. 22/1, NEAR WAREHOUSE,
DELHI ALWAR ROAD, NEAR BSNL TELEPHONE EXCHANGE,
TEHSIL FEROJPUR JHIRKA, DISTT. NUH, HARYANA

OWNER

MR. SOMYA JAIN S/O MR. RAKESH KUMAR

A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

**STATE BANK OF INDIA, SME BRANCH,
MG ROAD, GURGAON**

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/002

Date: 19.04.2019

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref : SB/SME-MG ROAD GURGAON/2019-20/002 Date:19.04.2019

Name & address of Branch :		: STATE BANK OF INDIA, SME BRANCH, MIG ROAD, GURGAON	
Name of Customer (s)/ Borrowal unit : (for which valuation report is sought)		: Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd	
1.	Customer Details		
	Name of the property owner (with address & Phone Nos.)	: Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd	
	Apl no.	: --	
2.	Property Details		
	Address	: Property bearing Pvt Shop Nos. 86, 87, 88, 89 & 90, part of Khewat No. 1718, Khatoni No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatoni No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Distt. Nuh, Haryana	
	Nearby Landmark/Google Map Independent access to the property	: The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Ferojpur Jhirka, Haryana	
3.	Document Details		
	Layout Plan	: Layout Plan of Ferojpur Jhirka, Nuh, Haryana	
	Building Plan	: Not available since vacant plot	
	Construction Permission	: As above	
	Legal Documents	: Title Investigation Report Dt. 16.05.2018 raised by "Advocate Altaf Hussain"	
4.	Physical Details		
	Adjoining Properties / Boundaries of the Property	Not mentioned in documents	Actual
	North	-	Property of Mr. Mahender & Mr. Jitu
	South	-	Road 20' wide
	East	-	Property of Mrs. Rambai
	West	-	Other's Property
	Latitude	27° 47' 21.7" NL	
	Longitude	76° 57' 01.7" EL	



Our 1

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Matching of Boundaries	:	Cannot comment since boundaries are not mentioned in documents
Plot demarcated	:	Yes
Approved land use	:	Commercial
Type of Property- Plotted/ Flat	:	Plotted
Description of property	:	The property under valuation is a vacant commercial plot measuring 208.33 sq yds. It is under possession of the owner.
Total No of Floors	:	Not applicable since vacant plot
Floor on which the property is located	:	As above
Approx age of the Property	:	As above
Residual age of the Property	:	As above
Type of structure –RCC framed /Stone/BB masonry	:	As above
5. Tenure / Occupancy Details :		
Status of Tenure Owned/Rented	:	Vacant plot under the possession of the owner
No of years of Occupancy	:	Not applicable
Relationship of tenant with the owner	:	Not applicable
6. Stage of Construction :		
Stage of Construction Under Construction / Completed	:	Not applicable since vacant plot
If under construction ,extent of completion	:	Not applicable
7. Violations if any observed :		
Nature and extent of violations	:	Not applicable
8. Area Details of the property :		
Site Area	:	208.33 sq yds
Plinth area	:	Not applicable
Carpet area	:	Not applicable
Saleable area	:	208.33 sq yds
Remarks	:	Nil



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Valuation	
i.	Mention the value as per Government Approved Rates also
ii.	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. <i>Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection. amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.</i>
Summary of Valuation	
Guideline Value i) Land	: 208.33 sq yds x Rs. 22,000/- per sq yd = Rs. 45,83,260/-
Guideline Value (a + b)	: Rs. 45,83,260/-
i) Fair Market Value	: Land Rate prevails between Rs. 28,000/- to Rs. 32,000/- per sq yd. Adopted land rate is Rs. 30,000/- per sq yd. 208.33 sq yds x Rs. 30,000/- per sq yd = Rs. 62,49,900/- Say, Rs. 62.50 Lakh
ii) Realizable Value (15% less than the present Market value)	: Rs. 53.13 Lakh
iii) Forced/ Distress Sale value (25% less than the present Market value)	: Rs. 46.88 Lakh
iv) Value of the property for insurance purpose	Not applicable since vacant plot
10. Assumptions / Remarks	
i. Qualifications in TIR/Mitigation suggested, if any	Yes
ii. Property is SARFAESI compliant:: Y/N	Yes
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc	No
iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Already Mortgaged
v. Details of last two transactions in the locality /area to be provided, if available.	Not available
vi. Any other aspect which has relevance on the value or marketability of the property	No



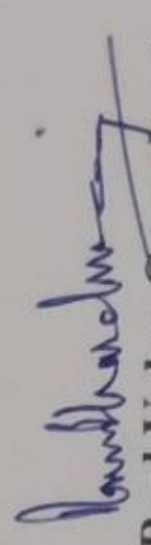
REAL VALUE CONSULTANTS
(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION

- The property was inspected by the undersigned on 18.04.2019 in the presence of **Mr. Rakesh (+91-9813175280)**.
- i. The undersigned does not have any direct/indirect interest in the above property.
 - ii. The information furnished herein is true and correct to the best of our knowledge.
 - iv. I have submitted Valuation report directly to the Bank.

12. Name address & signature of valuer with Wealth Tax Registration No.

Date : 19.04.2019
Place : New Delhi


For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2014-15



13. Enclosures Documents & Photograph's (Geo-stamping with date) etc.

- 1. Photograph's attached
- 2. Google map attached

र (ग) नगर पालिका क्षेत्र/कस्बे में स्थित सड़क पर स्थित भूमि के वरें जो उपरोक्त (क) व (ख) के अन्तर्गत ना आती हों।

सड़क/पहुंच मार्ग का नाम	वर्ष 2018-19 (01-01-2018 से 30-09-2018) के कलैक्टर रेट (प्रति वर्गगज)	वर्ष 2018-19 (01-10-2018 से 31-03-2019) के कलैक्टर रेट (प्रति वर्गगज)	प्रतिशत हर किस्म
1 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल पम्प तक दोनों ओर व्यवसायिक प्लॉट 50 फीट की गहराई तक (सड़क के बाद मिलकियत में से)	22000/-	22000/-	0%
2 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल पम्प तक दोनों ओर व्यवसायिक प्लॉट 50 फीट के बाद 2 एकड़ की गहराई तक (सड़क के बाद मिलकियत में से)	13000/-	13000/-	0%

नोट :-

कॉलम संख्या 1 में उल्लेखित नगर पालिका/कस्बा क्षेत्र में स्थित सड़क पर खसरा नम्बरान की सूची Annexure-C पर उपलब्ध है।

सब रजिस्ट्रार
फिरोजपुर झिरका

जिला राजस्व अधिकारी
नूह।

उपमंडल अधिकारी (नाम)
फिरोजपुर झिरका

कलैक्टर
नूह।

GUIDELINE CIRCLE RATES



REAL VALUE CONSULTANTS
VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15

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IBBI ENRL No. 2018002600

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Delhi-110085

Mob:- +91-9212037910, 8076273122

Email Add. realvalue14@gmail.com,

ravibhardwaj14@gmail.com

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PROPERTY BEARING PVT SHOP NO. 57, PART OF KHEWAT NO. 1718, KHATONI
NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720, KHATONI NO. 1787,
RECT. NO. 132, KILA NO. 22/1, NEAR WAREHOUSE, DELHI ALWAR ROAD, NEAR BSNL
TELEPHONE EXCHANGE, TEHSIL FEROPUR JHIRKA, DIST. NUH, HARYANA

OWNER

MR. SOMYA JAIN S/O MR. RAKESH KUMAR

A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/006

Date: 19.04.2019

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/006

Date: 19.04.2019

Name & address of Branch :		:	STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON
Name of Customer (s)/ Borrowal unit : (for which valuation report is sought)		:	Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd
1. Customer Details			
Name of the property owner (with address & Phone Nos.)		:	Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd
Apl no.		:	--
2. Property Details			
Address		:	Property bearing Pvt Shop No. 57, part of Khewat No. 1718, Khatoni No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatoni No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Distt. Nuh, Haryana
Nearby Landmark/Google Map Independent access to the property		:	The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Firojpur Jhirka, Haryana
3. Document Details			
Layout Plan		:	Layout Plan of Ferojpur Jhirka, Nuh, Haryana
Building Plan		:	Not available since vacant plot
Construction Permission		:	As above
Legal Documents		:	Title Investigation Report Dt. 16.05.2018 raised by "Advocate Altaf Hussain"
4. Physical Details			
Adjoining Properties / Boundaries of the Property		:	Not mentioned in documents
North		:	-
South		:	-
East		:	-
West		:	-
Latitude		:	27° 47' 21.7" NL
Longitude		:	76° 57' 01.7" EL



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Matching of Boundaries		:	Cannot comment since boundaries are not mentioned in documents
Plot demarcated	:	Yes	
Approved land use	:	Commercial	
Type of Property- Plotted/ Flat	:	Plotted	
Description of property	:	The property under valuation is a vacant commercial plot measuring 37.77 sq yds. It is under possession of the owner.	
Total No of Floors	:	Not applicable since vacant plot	
Floor on which the property is located	:	As above	
Approx age of the Property	:	As above	
Residual age of the Property	:	As above	
Type of structure –RCC framed /Stone/BB masonry	:	As above	
5. Tenure / Occupancy Details :			
Status of Tenure Owned/Rented	:	Vacant plot under the possession of the owner	
No of years of Occupancy	:	Not applicable	
Relationship of tenant with the owner	:	Not applicable	
6. Stage of Construction :			
Stage of Construction Under Construction / Completed	:	Not applicable since vacant plot	
If under construction ,extent of completion	:	Not applicable	
7. Violations if any observed :			
Nature and extent of violations	:	Not applicable	
8. Area Details of the property :			
Site Area	:	37.77 sq yds	
Plinth area	:	Not applicable	
Carpet area	:	Not applicable	
Saleable area	:	37.77 sq yds	
Remarks	:	Nil	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Valuation

- i. Mention the value as per Government Approved Rates also
- ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.
Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection, amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.

Summary of Valuation

Guideline Value			
i) Land	:	37.77 sq yds x Rs. 22,000/- per sq yd =	Rs. 8,30,940/-
Guideline Value (a + b)	:	Rs. 8,30,940/-	
i) Fair Market Value	:	Land Rate prevails between Rs. 30,000/- to Rs. 35,000/- per sq yd. Adopted land rate is Rs. 32,000/- per sq yd.	
ii) Realizable Value (15% less than the present Market value)	:	37.77 sq yds x Rs. 32,000/- per sq yd = Rs. 12,08,640/- Say, Rs. 12.09 Lakh	
iii) Forced/ Distress Sale value (25% less than the present Market value)	:	Rs. 9.07 Lakh	
iv) Value of the property for insurance purpose		Not applicable since vacant plot	
10. Assumptions / Remarks			
i. Qualifications in TIR/Mitigation suggested, if any			Yes
ii. Property is SARFAESI compliant:: Y/N			Yes
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc			No
iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.		Already Mortgaged	
v. Details of last two transactions in the locality /area to be provided, if available.		Not available	
vi. Any other aspect which has relevance on the value or marketability of the property		No	

REAL VALUE CONSULTANTS
(PANEL VALUER OF IMMOVABLE PROPERTIES)

DECLARATION

- i. The property was inspected by the undersigned on 18.04.2019 in the presence of Mr. Rakesh (+91-9813175280).
- ii. The undersigned does not have any direct/indirect interest in the above property.
- iii. The information furnished herein is true and correct to the best of our knowledge.
- iv. I have submitted Valuation report directly to the Bank.

12. Name address & signature of valuer with Wealth Tax Registration No.

Date : 19.04.2019
Place : New Delhi

Ravi Mohan Bhardwaj
For Real Value Consultants
(Ravi Mohan Bhardwaj)
CAT-1/624/174/2014-15



13. Enclosures Documents & Photograph's (Geo-stamping with date) etc.

1. Photograph's attached
2. Google map attached

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

‘ (ग) नगर पालिका क्षेत्र/कस्बे में स्थित सड़क पर स्थित भूमि के वर्ष जो उपरीक्षा (क) व (ख) के अन्तर्गत ना आती हों।

सड़क/पहुंच मार्ग का नाम	वर्ष 2018-19 (01-01-2018 से 30-09-2018) के कर/कटकर रेट (प्रति वर्गफुट)	वर्ष 2018-19 (01-10-2018 से 30-09-2019) के कर/कटकर रेट (प्रति वर्गफुट)	प्रतिशत दर
1 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल फीट तक दोनों ओर व्यवसायिक प्लॉट 50 मिलिकियत में से)	22000 / -	22000 / -	0%
2 दिल्ली अलवर रोड पर रेस्ट हाउस से पट्टोल फीट के बाद 2 एकड़ की गहाराई तक (सड़क के बाद मिलिकियत में से)	13000 / -	13000 / -	0%

नोट :-

कॉलम संख्या 1 में उल्लेखित नगर पालिका/कस्बा क्षेत्र में स्थित सड़क पर उपर्युक्त नम्बरान की सूचि Annexure-C पर उपलब्ध है।

सब रजिस्ट्रार
फिरोजपुर हिस्सा

जिला राजस्व अधिकारी
नूंह।

उपमण्डल अधिकारी (नग) फिरोजपुर हिस्सा

GUIDELINE CIRCLE RATES



REAL VALUE CONSULTANTS
VALUERS, ENGINEERS & CONSULTANTS

GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15
FIV - 21696
MIE-1570263
IBBI ENRL No. 2018002600

139-140, Pocket-1, Sector-25, Rohini,
Delhi-110085

Mob:- +91-9212037910, 8076273122
Email Add. realvalue14@gmail.com,
ravibhardwai14@gmail.com.

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PROPERTY BEARING PVT SHOP NOS. 33 & 34, PART OF KHEWAT NO. 1718,
KHATONI NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720,
KHATONI NO. 1787, RECT. NO. 132, KILA NO. 22/1, NEAR WAREHOUSE,
DELHI ALWAR ROAD, NEAR BSNL TELEPHONE EXCHANGE,
TEHSIL FEROPUR JHIRKA, DIST. NUH, HARYANA

OWNER

MIR. SOMYA JAIN S/O MR. RAKESH KUMAR

A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/005

Date: 19.04.2019

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/005

Name & address of Branch :

Date: 19.04.2019

Name of Customer (s)/ Borrowal unit :
(for which valuation report is sought)

STATE BANK OF INDIA, SME BRANCH,
MG ROAD, GURGAON

Mr. Somya Jain S/o Mr. Rakesh Kumar
R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana

A/c: M/s R. K. Jain Infra Pvt Ltd

Property Details

Address

Property bearing Pvt Shop Nos. 33 & 34, part of Khewat No. 1718, Khatoni No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatoni No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Distt. Nuh, Haryana

Nearby Landmark/Google Map Independent access to the property

The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Firojpur Jhirka, Haryana

Document Details

Layout Plan

Layout Plan of Ferojpur Jhirka, Nuh, Haryana

Building Plan

Not available since vacant plot

Construction Permission

As above

Legal Documents

Title Investigation Report Dt. 16.05.2018 raised by "Advocate Altaf Hussain"

Physical Details

Adjoining Properties / Boundaries of the Property

Not mentioned in documents

Actual

North : - Property of Mr. Ranjain

South : - Property of Mr. Rajender

East : - Property of Mr. Sanjay & Mr. Ramesh

West : - Road 20' wide

Latitude 27° 47' 21.7" NL

Longitude 76° 57' 01.7" EL

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Matching of Boundaries		:	Cannot comment since boundaries are not mentioned in documents
Plot demarcated		:	Yes
Approved land use		:	Commercial
Type of Property- Plotted/ Flat		:	Plotted
Description of property		:	The property under valuation is a vacant commercial plot measuring 94.44 sq yds. It is under possession of the owner.
Total No of Floors		:	Not applicable since vacant plot
Floor on which the property is located		:	As above
Approx age of the Property		:	As above
Residual age of the Property		:	As above
Type of structure - RCC framed /Stone/BB masonry		:	As above
5. Tenure / Occupancy Details :			
Status of Tenure Owned/Rented		:	Vacant plot under the possession of the owner
No of years of Occupancy		:	Not applicable
Relationship of tenant with the owner		:	Not applicable
6. Stage of Construction :			
Stage of Construction Under Construction / Completed		:	Not applicable since vacant plot
If under construction ,extent of completion		:	Not applicable
7. Violations if any observed :			
Nature and extent of violations		:	Not applicable
8. Area Details of the property :			
Site Area		:	94.44 sq yds
Plinth area		:	Not applicable
Carpet area		:	Not applicable
Saleable area		:	94.44 sq yds
Remarks		:	Nil



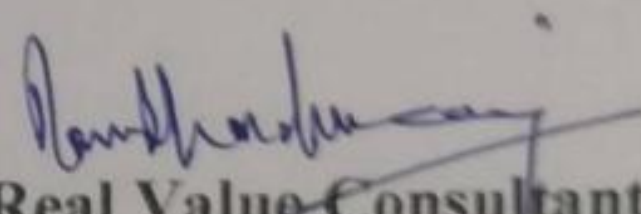

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

9.	Valuation
i.	Mention the value as per Government Approved Rates also
ii.	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. <i>Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection. amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.</i>
Summary of Valuation	
Guideline Value	
i) Land	: 94.44 sq yds x Rs. 22,000/- per sq yd = Rs. 20,77,680/-
Guideline Value (a + b)	: Rs. 20,77,680/-
i) Fair Market Value	: Land Rate prevails between Rs. 30,000/- to Rs. 35,000/- per sq yd. Adopted land rate is Rs. 32,000/- per sq yd. 94.44 sq yds x Rs. 32,000/- per sq yd = Rs. 30,22,080/- Say, Rs. 30.22 Lakh
ii) Realizable Value (15% less than the present Market value)	: Rs. 25.69 Lakh
iii) Forced/ Distress Sale value (25% less than the present Market value)	: Rs. 22.67 Lakh
iv) Value of the property for insurance purpose	Not applicable since vacant plot
10.	Assumptions / Remarks
i.	Qualifications in TIR/Mitigation suggested, if any
ii.	Property is SARFAESI compliant:: Y/N
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.
v.	Details of last two transactions in the locality /area to be provided, if available.
vi.	Any other aspect which has relevance on the value or marketability of the property

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

11.	DECLARATION
i.	The property was inspected by the undersigned on 18.04.2019 in the presence of Mr. Rakesh (+91-9813175280).
i.	The undersigned does not have any direct/indirect interest in the above property.
ii.	The information furnished herein is true and correct to the best of our knowledge.
iv	I have submitted Valuation report directly to the Bank.
12.	Name address & signature of valuer with Wealth Tax Registration No.
	<p>Date : 19.04.2019 Place : New Delhi</p> <p style="text-align: right;"> For Real Value Consultants (Ravi Mohan Bhardwaj) CAT-1/624/174/2014-15</p> <p style="text-align: right;"></p>
13.	Enclosures Documents & Photograph's (Geo-stamping with date) etc.
	<p>1. Photograph's attached 2. Google map attached</p>

REAL VALUE CONSULTANTS


(PANEL VALUER OF IMMOVABLE PROPERTIES)

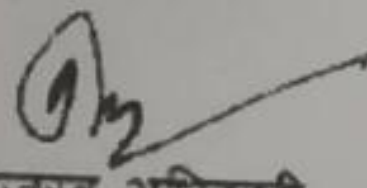
(ग) नगर पालिका क्षेत्र/कस्बे में स्थित सडक पर स्थित भूमि के दरें जो उपरोक्त (क) व (ख) के अन्तर्गत ना आती हों।


	सडक/पहुंच मार्ग का नाम	वर्ष 2018-19 (01-01-2018 से 30-09-2018) के कलैक्टर रेट (प्रति वर्गगज)	वर्ष 2018-19 (01-10-2018 से 31-03-2019) के कलैक्टर रेट (प्रति वर्गगज)	प्रतिशत हर किस्म
1	दिल्ली अलवर रोड पर रेस्ट हाउस से पट्रोल पम्प तक दोनो और व्यवसायिक प्लॉट 50 फीट की गहराई तक (सडक के बाद मिलकियत मे से)	22000/-	22000/-	0%
2	दिल्ली अलवर रोड पर रेस्ट हाउस से पट्रोल पम्प तक दोनो और व्यवसायिक प्लॉट 50 फीट के बाद 2 एकड की गहराई तक (सडक के बाद मिलकियत मे से)	13000/-	13000/-	0%

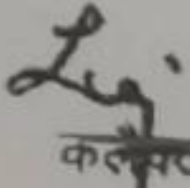
नोट :-

कॉलम संख्या 1 में उल्लेखित नगर पालिका/कस्बा क्षेत्र में स्थित सडक पर खसरा नम्बरान की सूची Annexure-C पर उपलब्ध है।


सब रजिस्ट्रार
फिरोजपुर झिरका


जिला राजस्व अधिकारी
नूहं।


उपमण्डल अधिकारी (ना10)
फिरोजपुर झिरका


कलैक्टर
नूहं।

GUIDELINE CIRCLE RATES



REAL VALUE CONSULTANTS

VALUERS, ENGINEERS & CONSULTANTS
GOVT. APPROVED VALUER (WEALTH TAX)
BE(CIVIL), M.Sc (Real Estate Valuation)
CAT-1/624/174/2014-15
FIV - 21696
MIE-1570263
IBBI ENRL No. 2018002600

139-140, Pocket-1, Sector-25, Rohini,
Delhi-110085

Mob:- +91-9212037910, 8076273122

Email Add. realvalue14@gmail.com,
ravibhardwaj14@gmail.com.

VALUATION REPORT OF IMMOVABLE PROPERTY SITUATED AT

PROPERTY BEARING PVT SHOP NOS. 69, 63, 62, 59, 58, 55, 52, 51, 48, 47, 44, 43, 40, 39 & 36,
PART OF KHEWAT NO. 1718, KHATONI NO. 1785, RECT. NO. 132, KILA NO. 21/2 &
KHEWAT NO. 1720, KHATONI NO. 1787, RECT. NO. 132, KILLA NO. 22/1,
NEAR WAREHOUSE, DELHI ALWAR ROAD, NEAR BSNL TELEPHONE EXCHANGE,
TEHSIL FEROPUR JHIRKA, DISTT. NUH, HARYANA

OWNER

MR. SOMYA JAIN S/O MR. RAKESH KUMAR

A/C: M/S R. K. JAIN INFRA PVT LTD



ON BEHALF OF

STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON

Our Ref : SBI/SME-MG ROAD GURGAON/2019-20/003

Date: 19.04.2019

AL VALUE CONSULTANTS

ANEL VALUER OF IMMOVABLE PROPERTIES)

Ref : SBI/SME-MG ROAD GURGAON/2019-20/003

Date: 19.04.2019

& address of Branch :	: STATE BANK OF INDIA, SME BRANCH, MG ROAD, GURGAON
ie of Customer (s)/ Borrowal unit : r which valuation report is sought)	: Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd

1. Customer Details

Name of the property owner (with address & Phone Nos.)	: Mr. Somya Jain S/o Mr. Rakesh Kumar R/o. Ward No. 4, Ferojpur Jhirka, Dist. Nuh, Haryana A/c: M/s R. K. Jain Infra Pvt Ltd
Apl no.	: --

2. Property Details

Address	: Property bearing Pvt Shop Nos. 69, 63, 62, 59, 58, 55, 52, 51, 48, 47, 44, 43, 40, 39 & 36, part of Khewat No. 1718, Khatoni No. 1785, Rect. No. 132, Kila No. 21/2 & Khewat No. 1720, Khatoni No. 1787, Rect. No. 132, Killa No. 22/1, Near Warehouse, Delhi Alwar Road, Near BSNL Telephone Exchange, Tehsil Ferojpur Jhirka, Distt. Nuh, Haryana
Nearby Landmark/Google Map Independent access to the property	: The Property is situated 200 m from BSNL Telephone Exchange & 500 m from Ambedkar Chowk, Firojpur Jhirka, Haryana

3. Document Details

Layout Plan	: Layout Plan of Ferojpur Jhirka, Nuh, Haryana
Building Plan	: Not available since vacant plot
Construction Permission	: As above
Legal Documents	: Title Investigation Report Dt. 16.05.2018 raised by "Advocate Altaf Hussain"

4. Physical Details

Adjoining Properties / Boundaries of the Property	:	Not mentioned in documents	Actual
North	:	-	Road 20' wide
South	:	-	Others property
East	:	-	Road 12' wide
West	:	-	Property of Mr. Ramjan
Latitude	:	27° 47' 21.7" NL	
Longitude	:	76° 57' 01.7" EL	
Matching of Boundaries	:	Cannot comment since boundaries are not mentioned in documents	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Plot demarcated	:	Yes
Approved land use	:	Commercial
Type of Property- Plotted/ Flat	:	Plotted
Description of property	:	The property under valuation is a vacant commercial corner plot measuring 566.66 sq yds. It is under possession of the owner.
Total No of Floors	:	Not applicable since vacant plot
Floor on which the property is located	:	As above
Approx age of the Property	:	As above
Residual age of the Property	:	As above
Type of structure –RCC framed /Stone/BB masonry	:	As above
5. Tenure / Occupancy Details :		
Status of Tenure Owned/Rented	:	Vacant plot under the possession of the owner
No of years of Occupancy	:	Not applicable
Relationship of tenant with the owner	:	Not applicable
6. Stage of Construction :		
Stage of Construction Under Construction / Completed	:	Not applicable since vacant plot
If under construction ,extent of completion	:	Not applicable
7. Violations if any observed :		
Nature and extent of violations	:	Not applicable
8. Area Details of the property :		
Site Area	:	566.66 sq yds
Plinth area	:	Not applicable
Carpet area	:	Not applicable
Saleable area	:	566.66 sq yds
Remarks	:	Nil



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Valuation

- Mention the value as per Government Approved Rates also
- In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.

Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection. amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.

Summary of Valuation

	Guideline Value		
	i) Land	:	566.66 sq yds x Rs. 22,000/- per sq yd = Rs. 1,24,66,520/-
	Guideline Value (a + b)	:	Rs. 1,24,66,520/-
	i) Fair Market Value	:	Land Rate prevails between Rs. 30,000/- to Rs. 35,000/- per sq yd. Adopted land rate is Rs. 33,000/- per sq yd. 566.66 sq yds x Rs. 33,000/- per sq yd = Rs. 1,86,99,780/- Say, Rs. 1.87 Cr.
	ii) Realizable Value (15% less than the present Market value)	:	Rs. 1.59 Cr.
	iii) Forced/ Distress Sale value (25% less than the present Market value)	:	Rs. 1.40 Cr.
	iv) Value of the property for insurance purpose		Not applicable since vacant plot

10. Assumptions / Remarks

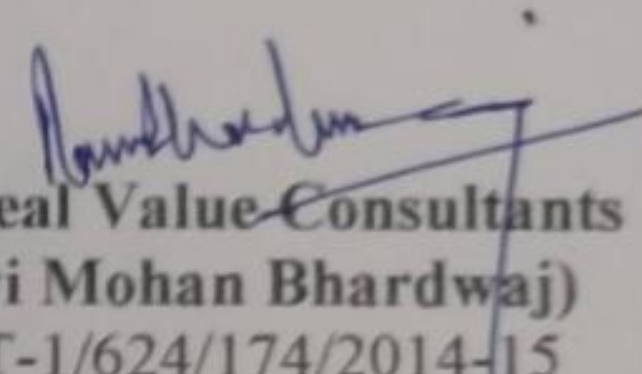

i.	Qualifications in TIR/Mitigation suggested, if any	Yes
ii.	Property is SARFAESI compliant:: Y/N	Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc	No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Already Mortgaged
v.	Details of last two transactions in the locality /area to be provided, if available.	<u>Not available</u>
vi.	Any other aspect which has relevance on the value or marketability of the property	No

WE CONCUR WITH THE VALUATION AS PER MARKET RATE IN THE AREA



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

11.	DECLARATION
i.	The property was inspected by the undersigned on 18.04.2019 in the presence of Mr. Rakesh (+91-9813175280).
i.	The undersigned does not have any direct/indirect interest in the above property.
ii.	The information furnished herein is true and correct to the best of our knowledge.
iv	I have submitted Valuation report directly to the Bank.
12.	Name address & signature of valuer with Wealth Tax Registration No.
<p>Date : 19.04.2019 Place : New Delhi</p> <p style="text-align: right;"> For Real Value Consultants (Ravi Mohan Bhardwaj) CAT-1/624/174/2014-15</p> <p style="text-align: right;"></p>	
13.	Enclosures Documents & Photograph's (Geo-stamping with date) etc.
	<p>1. Photograph's attached 2. Google map attached</p>

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

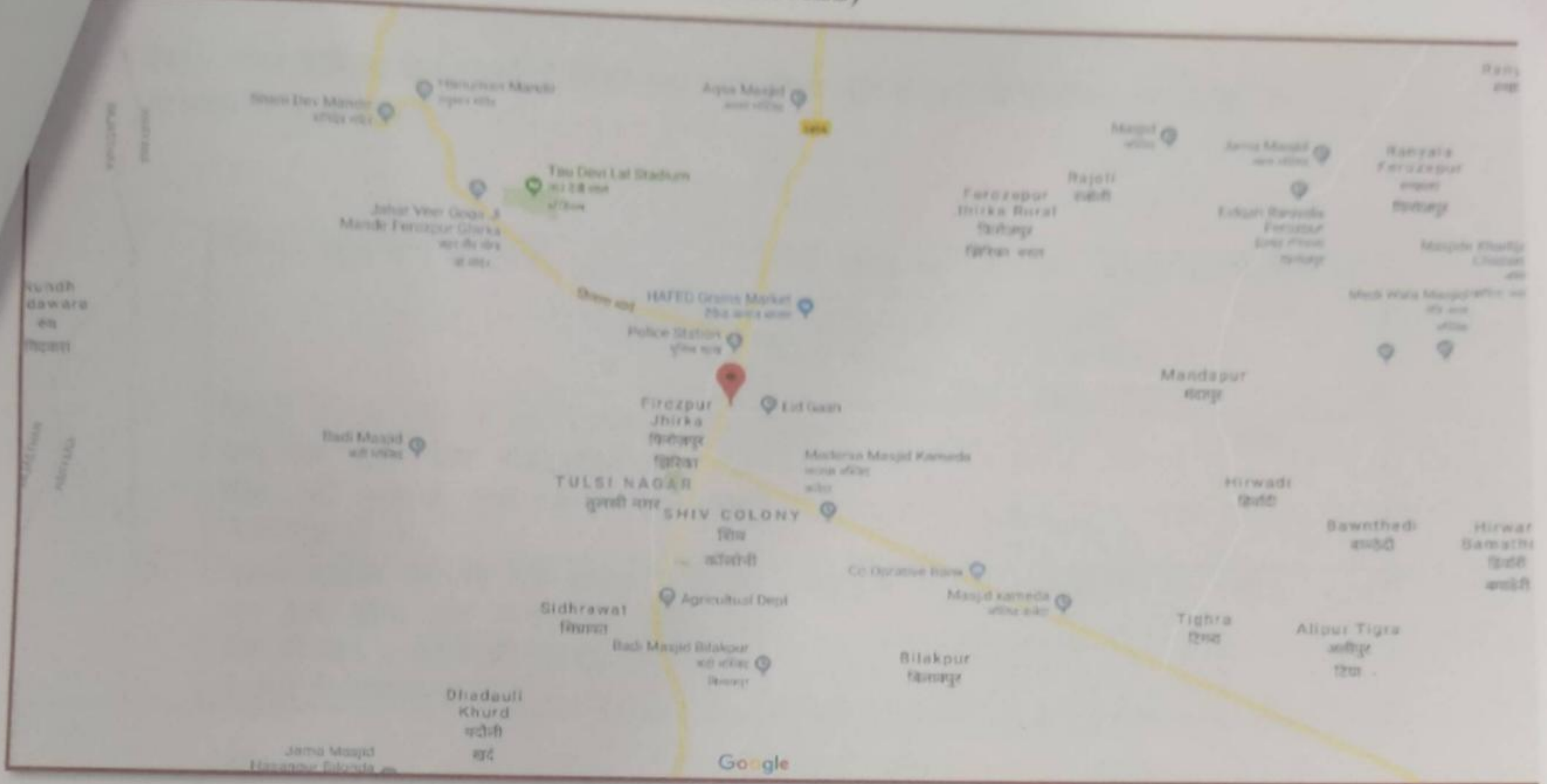


PHOTOGRAPHS OF PROPERTY BEARING PVT SHOP NOS. 69, 63, 62, 59, 58, 55, 52, 51, 48, 47, 44, 43, 40, 39 & 36, PART OF KHEWAT NO. 1718, KHATONI NO. 1785, RECT. NO. 132, KILA NO. 21/2 & KHEWAT NO. 1720, KHATONI NO. 1787, RECT. NO. 132, KILLA NO. 22/1, NEAR WAREHOUSE, DELHI ALWAR ROAD, NEAR BSNL TELEPHONE EXCHANGE, TEHSIL FEROJPUR JHIRKA, DISTT. NUH, HARYANA



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



GOOGLE LOCATION MAP



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

(ग) नगर पालिका क्षेत्र/कस्बे में स्थित सडक पर स्थित भूमि के दरें जो उपरोक्त (क) व (ख) के अन्तर्गत ना आती हों।

	सडक/पहुच मार्ग का नाम	वर्ष 2018-19 (01-01-2018 से 30-09-2018) के कलैक्टर रेट (प्रति वर्गगज)	वर्ष 2018-19 (01-10-2018 से 31-03-2019) के कलैक्टर रेट (प्रति वर्गगज)	प्रतिशत हर किस्म
1	दिल्ली अलवर रोड पर रेस्ट हाउस से पेट्रोल पम्प तक दोनो और व्यवसायिक प्लॉट 50 फीट की गहराई तक (सडक के बाद मिलकियत मे से)	22000/-	22000/-	0%
2	दिल्ली अलवर रोड पर रेस्ट हाउस से पेट्रोल पम्प तक दोनो और व्यवसायिक प्लॉट 50 फीट के बाद 2 एकड की गहराई तक (सडक के बाद मिलकियत मे से)	13000/-	13000/-	0%

नोट :-

कॉलम संख्या 1 में उल्लेखित नगर पालिका/कस्बा क्षेत्र में स्थित सडक पर खसरा नम्बरान की सूचि Annexure-C पर उपलब्ध है।

सब रजिस्ट्रार
फिरोजपुर झिरका

जिला राजस्व अधिकारी
नूह।

उपमण्डल अधिकारी (ना।0)
फिरोजपुर झिरका

कलैक्टर
नूह।

GUIDELINE CIRCLE RATES



SHIREESH TRIPATHI

ADVOCATE

Office: 203, 2nd Floor, Ansal Sumedha Building, RDC, Raj Nagar, Ghaziabad
Chamber: 516A, 1st Floor, Western Wing, Tis Hazari Court, Delhi 110054
Mobile No: 9891654061, 7838163043
Email ID: allindialawfirm@gmail.com, shireeshtripathi1@gmail.com
TIR: 22 FEB 2020 MG ROAD GURGAON

Ref. No.

To,
The Assistant General Manager,
State Bank of India,
SME Branch, M.G. Road,
Gurugram, H.R.

Annexure - B
Date: 18-02-2020

TITLE INVESTIGATION REPORT IN THE MATTER OF SHRI SOMYA JAIN S/O SHRI RAKESH KUMAR, FOR THE FREEHOLD PROPERTY BEARING KHEWAT/KHATA NO. 1718//1785, KILLA NO. 132-21/2 (2-15) & KHEWAT/KHATA NO. 1720//1787, KILLA NO. 132-22/1 (3-12), SITUATED AT NEAR WAREHOUSE, DELHI ALWAR ROAD, WITHIN THE MUNICIPAL LIMIT OF MUNICIPAL COMMITTEE, FIROZPUR JHIRKA, TEHSIL FIROZPUR JHIRKA, DISTRICT MEWAT (NUH), HARYANA, ADMEASURING AREA 01 KANAL 11 MARLA OR 930.00 SQ. YARDS.

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	SME Branch, M.G. Road, Gurugram.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c) Name of the Borrowers.	Shri Somya Jain s/o Shri Rakesh Kumar.
2.	a) Name of the unit/ concern/ company/person offering the property/ (ies) as security.	M/s R.K. Jain Infra Project Pvt. Ltd.
	b) Constitution of the unit/concern/person/body / authority offering the property for creation of charge.	Individual.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/Guarantor/Mortgagor
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	
	Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards.	
	(a) Survey No.	N.A.
	(b) Door/House no. (in case of house property)	N.A.
	(c) Extent/ area including plinth/ built up area in case of house property	01 Kanal 11 Marla or 930.00 sq. yards.
	(d) Locations like name of the place, village, city, registration, sub-district etc.	Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) &

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Boundaries.					Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards, Boundary of Property as under:- East:- As per site, West:- As per site, North:- As per site, South:- As per site.
4.	a) Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering /land/ revenue/ other authorities be examined.				
	S l. N o	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)	07-05-2018	Transfer Deed	Original	
	ii)	22-04-2014	Site Plan/Map No. 3(1)	Original	
	iii)	22-04-2014	Site Plan/Map No. 3(2)	Original	
	iv)	22-04-2014	Site Plan/Map No. 3(3)	Original	
	v)	22-04-2014	Site Plan/Map No. 3(4)	Original	
	vi)	02-07-2007	Sale Deed	Certified Copy	
	vii)	22-04-2019	Jamabandi for the Year 2015-16	Certified Copy	
	viii)	15-05-2018	Jamabandi for the Year 2010-11	Certified Copy	
	ix)	15-05-2018	Jamabandi for the Year 2005-06	Certified Copy	
	x)	15-05-2018	Jamabandi for the Year 2000-01	Certified Copy	
	xi)	15-05-2018	Jamabandi for the Year 1995-96	Certified Copy	
	xii)	15-05-2018	Jamabandi for the Year 1990-91	Certified Copy	
	xiii)	15-05-2018	Jamabandi for the Year 1985-86	Certified Copy	
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 along with the TIR.)				Certified copy of Transfer Deed dated 07-05-2018 & Sale Deed dated 02-07-2007 have been obtained from the office of Sub Registrar- Firozpur Jhirka (Mewat) and compared with the photocopy of the title deed and found it

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		similar and identical.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from sub-Registrar's office have been verified page by page with the original documents submitted?	Compared with the original of the title deed and found it similar and identical.
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Compared with the original of the title deed and found it similar and identical.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	NO
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	N.A.
	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 Office at Firozpur Jhirka (Mewat)
	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?	N.A.
	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?	NO
8.	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. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less	Property/land in question was ancestral property of Shri Mool Chand s/o Shri Sheel Chand. Further Shri Mool Chand s/o Shri Sheel Chand had died and leaving behind the following legal heirs i.e. Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand. Further Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand had mutated their names in the Jamabandi of Village Firozpur Jhirka for the Year 1995-96 at Khewat No. 1393//1286 & Khatauni No. 1506. Further the property/land (measuring area 02 Kanal 09 Marla) in question on dated 02-07-2007 a Sale Deed was executed by Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand in favour of Shri Rakesh Kumar s/o Shri Gian Chand, which was duly registered in the office of Sub Registrar at Firozpur Jhirka vide entry in Bahi No. I, Jild No. 191 on page no. 96 and Addl. Bahi No.-I, Jild No. 1130 on pages 05 to 06 at Registration /Document No. 632 on dated 02-07-2007. Further on dated 22-04-2014 a Site Plan/Map No.-3(1) was

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	than 30 years is mandatory. (Separate Sheets may be used)	<p>approved/ sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.</p> <p>Further on dated 22-04-2014 a Site Plan/Map No.-3(2) was approved/ sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.</p> <p>Further on dated 22-04-2014 a Site Plan/Map No.-3(3) was approved/ sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.</p> <p>Further on dated 22-04-2014 a Site Plan/Map No.-3(4) was approved/ sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.</p> <p>Further in respect the property/land (measuring area 01 Kanal 11 Marla) in question on dated 07-05-2018 a Transfer Deed was executed by Shri Rakesh Kumar s/o Shri Gian Chand in favour of Shri Somya Jain s/o Shri Rakesh Kumar, which was duly registered in the office of Sub Registrar at Firozpur Jhirka vide entry in Bahi No. I, Jild No. 215 on page no. 07 and Addl. Bahi No.-I, Jild No. 1445 on pages 61 to 62 at Registration /Document No. 127 on dated 07-05-2018.</p> <p>Further Shri Somya Jain s/o Shri Rakesh Kumar had mutated his name in the Jamabandi of Village Firozpur Jhirka for the Year 2015-16 at Khewat No. 1718//1624 & Khatauni No. 1785.</p> <p>Now above said Shri Somya Jain s/o Shri Rakesh Kumar has a valid, clear marketable title over the property in question with freehold, mortgagable and transferable rights.</p>
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.).	Free Hold Right
10.	If leasehold, whether;	N.A.
	a) Lease Deed is duly stamped and registered.	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	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.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	the mortgagor is competent to create charge on such property,	N.A.
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court	

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	permission to be obtained and the reasons for coming to such conclusion.	
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. (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 mortgagable 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 / complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any testamentary documents /wills?	NO
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of will?	N.A.
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
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	N.A.

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	of charges on such properties?	
	(c) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	(a) Where 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?	N.A.
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?	N.A.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N.A.
	(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?	N.A.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	N.A.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	N.A.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No Litigations / Court attachments / injunction / stay orders & Attachments as per information an undertaking / affidavit may be taken in this regard from the borrowers.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal/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.	NO
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	N.A.

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	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.	N.A.
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization 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.
	b)i) Whether the property (to be mortgaged) is purchased by the above company from any other No change. company or Limited Liability Partnership (LLP) firm ? Yes /No	N.A.
	b)ii) if yes , whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser)?	N.A.
	b)iii) Whether the above search of charges reveals any prior charges /encumbrance , on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	N.A.
	b)iv) If the search reveals encumbrances /charges, whether such charge /encumbrances have been satisfied ? yes / no	N.A.
26.	In case of Societies, Association, the required authority / power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27.	(a) Whether any POA is involved in the chain of title?	NO
	(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.	N.A.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders 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).	N.A.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	N.A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	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?)	N.A.
	(g) Please comment on the genuineness of POA?	N.A.

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	(h) The unequivocal opinion on the enforceability and validity of the POA?	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the 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.	<p>If the property is a flat / apartment or residential / commercial complex, check and comment on the following:</p> <p>(a) Promoter's/Land owner's title to the land / building;</p> <p>(b) Development Agreement/Power of Attorney;</p> <p>(c) Extent of authority of the Developer / builder;</p> <p>(d) Independent title verification of the Land and/or building in question;</p> <p>(e) Agreement for sale (duly registered)</p> <p>(f) Payment of proper stamp duty;</p> <p>(g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>(h) Approval of building plan, permission of appropriate / local authority, etc.;</p> <p>(i) Conveyance in favour of Society / Condominium concerned;</p> <p>(j) Occupancy Certificate / allotment letter / letter of possession;</p> <p>(k) Membership details in the Society etc.;</p> <p>(l) Share Certificates;</p> <p>(m) No Objection Letter from the Society;</p> <p>(n) All legal requirements under the local / Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	N.A.
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.	<p>I have seen Papers of property and records available in the office of Sub Registrar Office at Firozpur Jhirka (Mewat) for the last Thirty Years started from the year 1991 (Receipt Enclosed). I certify that the property is free from any registered encumbrances Except present equitable mortgaged with the State Bank of India.</p>
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what	Latest property tax receipt obtained

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	remedy?	
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. Certificate under the Income Tax Act is on bank's record
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	N.A.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	YES
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (c) Whether the property has clear access as per documents?	YES YES YES
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; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Can be identified and may demand from the borrowers.
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.	Boundaries are not mentioned in sale deed in these circumstances boundaries are mentioned in valuation report is relevant.
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.)	Boundaries are not mentioned in sale deed in these circumstances boundaries are mentioned in valuation report is relevant.
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 SARFESI Act, if required against the property offered as security?	YES
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., and 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 cases.	N.A.
44.	Additional aspects relevant 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.	Obtain Latest Property Tax Receipt & Affidavit from the Mortgagor.
46.	The specific persons who are required to create mortgage / to	Shri Somya Jain s/o Shri

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	deposit documents creating mortgage.	Rakesh Kumar.
47.	a) Whether the Real Estate project comes under Real Estate (regulation and Development) Act, 2016? Yes / No.	N.A.
	b) Whether the project is registered with the Real Estate Regulatory Authority? if so the details of such registration are to be furnished . Whether the registered agreement for sale as prescribed in the above Act/ Rules there under is executed?	N.A.
	c) Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plot website of Real Estate Regulatory Authority?	N.A.

Place: Delhi.
Date:18-02-2020.



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 Registered /Equitable*/English Mortgage (*please specify the kind of mortgage) and that the document of title referred to in the opinion are valid evidence of right, title and interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:-

1. I have examined the documents in details, taking into account all the Guidelines in the check list vide Annexure 'B' and the other relevant factors.
2. I confirm having made a search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar Office(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.
3. Following scrutiny of land Records/Revenue Records and relative title deeds, certified copies of such title deeds obtain from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deed. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance certificate for the period of thirty years i.e. from the year 1991 to 2020 pertaining to the immovable property/ (ies) covered by above said Title Deeds. The property is free from all Encumbrances Except present equitable mortgaged with the State Bank of India.
5. In the case of second/subsequent charge in favour of the Bank, there are no other mortgage/charges other than already stated in the Loan documents and agreed to by the mortgagor and the Bank (Delete, whichever is inapplicable).
6. Minor(s) and his/their interest in the property/ (ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable)
.....**N.A.**
7. The Mortgage if created will be available to the Bank for the liability of the Intending Borrower i.e. **"M/s R.K. Jain Infra Project Pvt. Ltd."** through its Authorized Signatory.
8. I certify that Shri Somya Jain s/o Shri Rakesh Kumar has an absolute, clear and marketable title over the scheduled 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.
9. I certify that the mortgage over the said property/ies can be enforced through process of law including under the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), for recovery of dues to the Bank.
10. In case of mortgage by the deposit of title deed we/I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
 - a) Original Transfer Deed dated 07-05-2018.
 - b) Certified Copy of Sale Deed dated 02-07-2007.
 - c) Certified Copy of Jamabandi dated 22-04-2019 for the Year 2015-16.
 - d) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2010-11.
 - e) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2005-06

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	deposit documents creating mortgage.	Rakesh Kumar.
47.	a) Whether the Real Estate project comes under Real Estate (regulation and Development) Act, 2016? Yes / No.	N.A.
	b) Whether the project is registered with the Real Estate Regulatory Authority? If so the details of such registration are to be furnished . Whether the registered agreement for sale as prescribed in the above Act/ Rules there under is executed?	N.A.
	c) Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plot website of Real Estate Regulatory Authority?	N.A.

Place: Delhi.
Date: 18-02-2020.



ANNEXURE 'C'
CERTIFICATE OF TITLE

I have examined the original title deeds intended to the deposited relating to the schedule property (ies) and offered as security by way of Registered /Equitable*/English Mortgage (*please specify the kind of mortgage) and that the document of title referred to in the opinion are valid evidence of right, title and interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:-

1. I have examined the documents in details, taking into account all the Guidelines in the check list vide Annexure 'B' and the other relevant factors.
2. I confirm having made a search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar Office(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.
3. Following scrutiny of land Records/Revenue Records and relative title deeds, certified copies of such title deeds obtain from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deed. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance certificate for the period of thirty years i.e. from the year 1991 to 2020 pertaining to the immovable property/ (ies) covered by above said Title Deeds. The property is free from all Encumbrances *Except present equitable mortgaged with the State Bank of India.*
5. In the case of second/subsequent charge in favour of the Bank, there are no other mortgage/charges other than already stated in the Loan documents and agreed to by the mortgagor and the Bank (Delete, whichever is inapplicable).
6. Minor(s) and his/their interest in the property/ (ies) is to the extent of
(Specify the share of the Minor with Name). (Strike out if not applicable)
.....**N.A.**
7. The Mortgage if created will be available to the Bank for the liability of the Intending Borrower i.e. **"M/s R.K. Jain Infra Project Pvt. Ltd."** through its **Authorized Signatory.**
8. I certify that Shri Somya Jain s/o Shri Rakesh Kumar has an absolute, clear and marketable title over the scheduled 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.
9. I certify that the mortgage over the said property/ies can be enforced through process of law including under the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), for recovery of dues to the Bank.
10. In case of mortgage by the deposit of title deed we/I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-
 - a) Original Transfer Deed dated 07-05-2018.
 - b) Certified Copy of Sale Deed dated 02-07-2007.
 - c) Certified Copy of Jamabandi dated 22-04-2019 for the Year 2015-16.
 - d) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2010-11.
 - e) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2005-06

Shivam

- q) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2000-01.
- r) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1995-96
- s) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1990-91.
- t) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1985-86.
- u) Copy of Site Plan/Map No. 3(1) dated 22-04-2014.
- v) Copy of Site Plan/Map No. 3(2) dated 22-04-2014.
- w) Copy of Site Plan/Map No. 3(3) dated 22-04-2014.
- x) Copy of Site Plan/Map No. 3(4) dated 22-04-2014.
- y) Latest Property/Maintenance Tax Receipt.
- o) Affidavit of the Mortgagor.

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

12. It is certified that the property is in SARFAESI Compliance.

SCHEDULE OF THE PROPERTY (IES)

Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards.

Enclosed:-

- 1 Original Receipt issued by Sub Registrar at Firozpur Jhirka.
- 2 Certified Copy of Transfer Deed dated 07-05-2018.

Place: Delhi.

Date: 18-02-2020.



- i) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2000-01.
- g) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1995-96
- h) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1990-91.
- i) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1985-86.
- j) Copy of Site Plan/Map No. 3(1) dated 22-04-2014.
- k) Copy of Site Plan/Map No. 3(2) dated 22-04-2014.
- l) Copy of Site Plan/Map No. 3(3) dated 22-04-2014.
- m) Copy of Site Plan/Map No. 3(4) dated 22-04-2014.
- n) Latest Property/Maintenance Tax Receipt.
- o) Affidavit of the Mortgagor.

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

12. It is certified that the property is in SARFAESI Compliance.

SCHEDULE OF THE PROPERTY (IES)

Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards.

Enclosed:-

- 1 Original Receipt issued by Sub Registrar at Firozpur Jhirka.
- 2 Certified Copy of Transfer Deed dated 07-05-2018.

Place: Delhi.

Date: 18-02-2020.



शुल्क अदायगी का रसीद
(रसीद पुस्तक ख)

तारीख और महीना

17-02-2020

जानने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान
Shireesh Tripathi (Delhi)

प्राप्त हुई रकम का जोड़ और विवरण

संयुक्त सब रजिस्ट्रार
रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर
फिरोजपुर झिरका (नूंह)
पुस्तक नं.

रजिस्ट्री होने के तिथी

इबारत जोरी के शब्दों की संख्या

रजिस्ट्री

फीस	फीस	फीस	फीस
हिफाजत	45/2	तलाश	अनुवाद
			कमीशन

State Bank of India.

5. 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.
6. Minor/(s) and his/ their interest in the property/(ies) is to the extent of N.A. (Specify the share of the Minor with Name).
7. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrowers, **"M/s R.K. Jain Infra Project Pvt. Ltd." through its Authorized Signatory.**
8. I certify that Shri Somya Jain s/o Shri Rakesh Kumar has/have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
 - a) Original Transfer Deed dated 07-05-2018.
 - b) Certified Copy of Sale Deed dated 02-07-2007.
 - c) Certified Copy of Jamabandi dated 22-04-2019 for the Year 2015-16.
 - d) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2010-11.
 - e) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2005-06
 - f) Certified Copy of Jamabandi dated 15-05-2018 for the Year 2000-01.
 - g) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1995-96
 - h) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1990-91.
 - i) Certified Copy of Jamabandi dated 15-05-2018 for the Year 1985-86.
 - j) Copy of Site Plan/Map No. 3(1) dated 22-04-2014.
 - k) Copy of Site Plan/Map No. 3(2) dated 22-04-2014.
 - l) Copy of Site Plan/Map No. 3(3) dated 22-04-2014.

Shivam

C1:

ified copies of the Title Deeds

intended to be deposited relating to the way of Equitable Mortgage and that the evidence of Right, title and Interest and created after execution of title deed in favour of Registered/ Equitable Mortgage and I

taking into account all the Guidelines in the ant factors.

d/ Revenue records. I also confirm having fice of Sub Registrar- VII & IX, New Delhi. I vent the Title Holders from creating a valid is caused to the Bank due to negligence on

ue Records, relative Title Deeds, certified concerned registrar office and encumbrance ess of the Title Deeds. Suspicious/ Doubt, if nquiries.

umbrances whatsoever, as could be seen iod of thirty years i.e. from the year 1991 to /(ies) covered by above said Title Deeds. xcept present equitable mortgaged with the

- m) Copy of Site Plan/Map No. 3(4) dated 22-04-2014.
- n) Latest Property/Maintenance Tax Receipt.
- o) Affidavit of the Mortgagor.

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

11. It is certified that the property is in SARFAESI Compliance.

SCHEDULE OF THE PROPERTY (IES)

Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards.

Enclosed:-

- 1 Original Receipt issued by Sub Registrar at Firozpur Jhirka.
- 2 Certified Copy of Transfer Deed dated 07-05-2018.

Place: Delhi.

Date: 18-02-2020.





क्रि.सं. व. २०११ — क्रि.सं. ११२५१


राष्ट्र — ३००

स्टाम्प — १०१

राजा कीर्ति — १००

चंद्रिका कीर्ति — ०२

संसाधन

संयुक्त  सब रजिस्ट्रार
फिरोजपुर शिरका (नूंह)
२१७/०२/२०२०



Indian-Non Judicial Stamp
Haryana Government



Date : 07/05/2018

VAG2018E6
34881100



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Rakesh Kumar

Na

Sector/Ward : Na

LandMark : Na

Fp jhirka

District : Nuh

State : Haryana

9996057311



Buyer / Second Party Detail

Somay Jain

r : Na

Sector/Ward : Na

LandMark : Na

e: Fp jhirka

District : Nuh

State : Haryana

9992159006

Hastrantrannaama

127

07/05/18

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

हस्तान्तरण नामा

हरियाणा सरकार की अधिसूचना नम्बर S.O./C.A. 2/1899-S.9/

2014 DATED 16-06-2014 के अन्तर्गत (खून के रिस्ते में)

शब्द - 300
स्टाम्प - 101/-रु०
प्लॉट - फिरोजपुर झिरका
स्टाम्प नं० VAG2018 E6 दिनांक 07-05-2018
बा - 1 कनाल 13 मरला

असाधित
सब रजिस्ट्रार
फिरोजपुर झिरका (नूह)
17/02/2019

मनके राकेश कुमार पुत्र ज्ञानचन्द पुत्र सुमत लाल निवासी फिरोजपुर

[Signature]

[Signature]

हस्तान्तरण नामा

झिरका, तहसील फिरोजपुर झिरका, जिला नूंह का हूं जो कि आराजी जरई खेवट/खाता

नम्बर 1718/1785, कीला नम्बर 132

21/2

2-15 चाही रकबा 2 कनाल 15 मरला का 10/55

भाग बाकदर 0 कनाल 10 मरला व खेवट/खाता नम्बर 1720/1787, कीला नम्बर 132

22/1

3-12

चाही रकबा 3 कनाल 12 मरला का 21/72 भाग बाकदर 1 कनाल 1 मरला व खेवट/खाता

नम्बर 1871/2040, खसरा नम्बर 305मिन

1-2 गैर मु0 रकबा 1 कनाल 2 मरला का 7/66 भाग

बाकदर 0 कनाल 2 मरला, कुल तादादी रकबा 1 कनाल 13 मरला वाका मौजा फिरोजपुर

झिरका का मैं बरूये जमाबन्दी साल 2015-2016 के मालिक व विस्वेदार हूं। जो कि हर प्रकार

से भार रहित है। और उक्त भूमि के सम्बन्ध में कोई केस न्यायालय में लम्बित नहीं है और ना ही

कोई बन्दी आदेश है। आज मैंने अपनी ठीक बुद्धि और शुद्ध अन्तः करण से आराजी उक्त को

अपने पुत्र बनाम सौम्य जैन पुत्र राकेश कुमार पुत्र ज्ञानचन्द निवासी फिरोजपुर झिरका,

तहसील फिरोजपुर झिरका, जिला नूंह को हस्तान्तरण कर दी है। कब्जा मौके पर व

मालिकाना दे दिया है अब मेरा व मेरे वारिसान का आराजी उक्त से कोई वास्ता नहीं रहा है। मेरा

सहस्र

सब रजिस्ट्रार
जपुर झिरका (नूंह)
27/02/2025

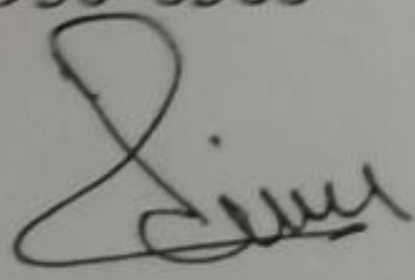
राजेश प्रसाद गुप्ता
कौजा नवीन-1972
फिरोजपुर झिरका (नूंह)

हस्तान्तरण नामा

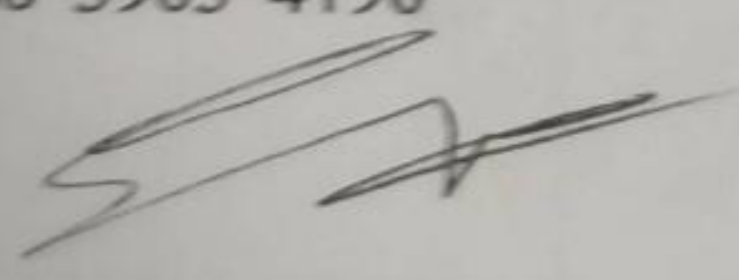
पुत्र उक्त भूमि का मालिक काबिज बन गया है। चूंकि उक्त भूमि मैंने अपने पुत्र को ही दी है बदले में कोई राशि प्राप्त नहीं की है। आराजी उक्त का दाखिल खारिज हस्तान्तरण कागजात माल में दर्ज व मन्जूर करा दूंगा। उक्त भूमि में दो अदद दुकानात कुल रकबा 94.44 वर्ग गज बनी हुई है। जिसका नक्शा प्रस्ताव नम्बर 3(6) दिनांक 29-01-2014 व एक दुकान कुल रकबा 75.55 वर्ग गज, जिसका प्रस्ताव नम्बर 3(3) दिनांक 29-01-2014 व पांच अदद दुकानात कुल रकबा 208.33 वर्ग गज प्रस्ताव नम्बर 3(2) दिनांक 29-01-2014, व एक दुकान कुल रकबा 37.77 वर्ग गज प्रस्ताव नम्बर 3(4) दिनांक 29-01-2014 को व 15 अदद दुकानात कुल रकबा 566.66 वर्ग गज प्रस्ताव नम्बर 3(1) दिनांक 29-01-2014 नक्शाजात नगरपालिका फिरोजपुर झिरका से स्वीकृत है। जो यह दुकानात उक्त भूमि में बनी हुई है। अतः यह हस्तान्तरणनामा तहरीर कर दिया कि सन्द रहे लिखित दिनांक 07-05-2018 वार सोमवार।

रं0 नं0 314 शुल्क मय नकल 140/-रुपये।

मिकर (हस्तान्तरण कर्ता)
राकेश कुमार
3241 7930 8568



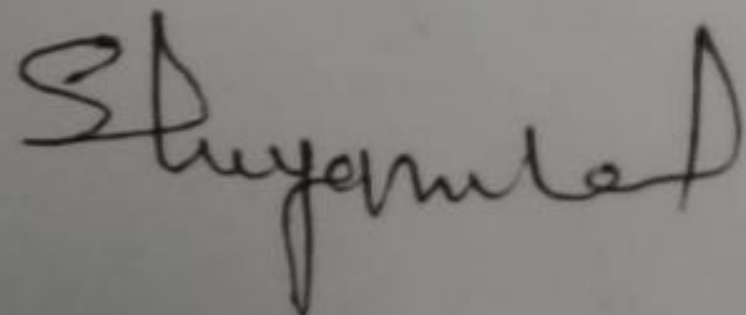
मिकर (प्राप्त कर्ता)
सौम्य जैन
6828 5905 4190



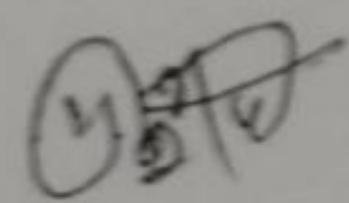
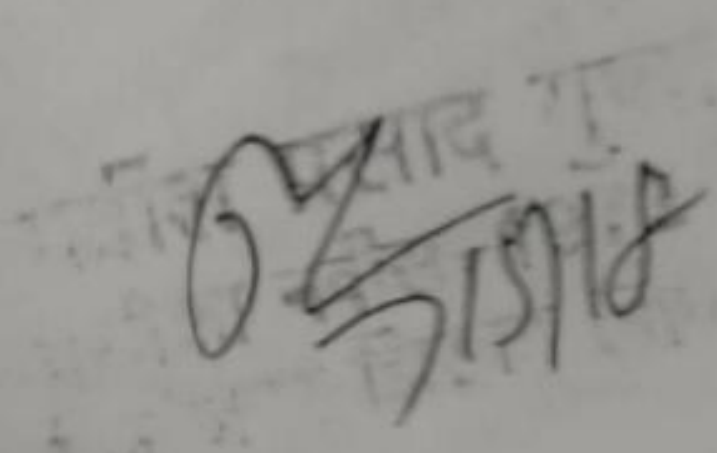
संसाधित

संयुक्त सब रजिस्ट्रार
फिरोजपुर झिरका (नूंह)
17/02/2020

गवाह नं0 1
श्याम लाल नम्बरदार फि0पु0झिरका,
तहसील फिरोजपुर झिरका।
8254 3238 0575



गवाह नं0 2
राजेश कुमार पुत्र बलवीर शर्मा नि0फि0पु0झिरका,
तहसील फिरोजपुर झिरका।
9500 8458 3626

RAKESH KUMAR ARORA

Advocate

ON PANEL:

- State Bank of India
- Bank of Baroda
- Central Bank of India
- Punjab National Bank
- United India Insurance Co. Ltd.
- The Oriental Insurance Co. Ltd.
- The New India Assurance Co. Ltd.
- National Insurance Co. Ltd.
- Life Insurance Corporation of India
- Uttar Pradesh Roadways

E-mail: rakesharora3131@gmail.com

Chamber No. 241,
District Courts Compound,
Raj Nagar, Ghaziabad (U.P.)

&

District Courts Compound,
Gautam Budh Nagar (Noida)

Residence-Cum-Office:

B-393 Swaran Jyanti Puram, Ghaziabad
Mob: +91 9871142626

Ref. No.

Dated:-05-05-2019.

-:DETAILED:-

-:TITLE INVESTIGATION REPORT:-

1.	(a) Name of the Branch / Business Unit seeking opinion. (b) Reference No and date of the letter under the cover of which the documents tendered for security are forwarded. (c) Name of the Borrower.	: The Assistant General Manager, State Bank of India, SME Branch, M.G. Road, Gurugram, H.R. : Shri Somya Jain s/o Shri Rakesh Kumar. In the A/c of M/s R.K. Jain Infra Project Pvt. Ltd. : Shri Somya Jain s/o Shri Rakesh Kumar. : Individual. : Borrower/Guarantor/Mortgagor.
2.	(a) Name of the Unit/ Concern/ Company/ person offering the property/ies as security. (b) Constitution of the Unit/Concern/ Person/body/authority offering the property for creation of charges (c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor).	: Shri Somya Jain s/o Shri Rakesh Kumar. : Individual. : Borrower/Guarantor/Mortgagor.
3.	Complete or full description of the immovable property (ies) offered as security including the following details. (a) Survey No. (b) Door/House No.(in case of house property). (c) Extent/area including plinth/built up area in case of house property (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	: A Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards, Boundary of Property as under:- East:- As per site, West:- As per site,



		Chand for the Year 2010-11 at Khewat No. 1624//1529 & Khatauni No. 1708.	Certified Copy
09	15-05-2018	Jamabandi of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 2005-06 at Khewat No. 1529//1453 & Khatauni No. 1615.	Certified Copy
10	15-05-2018	Jamabandi of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 2000-01 at Khewat No. 1453//1393 & Khatauni No. 1552.	Certified Copy
11	15-05-2018	Jamabandi of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 1995-96 at Khewat No. 1393//1286 & Khatauni No. 1506.	Certified Copy
12	15-05-2018	Jamabandi of Village Firozpur Jhirka in the name of Shri Mool Chand s/o Shri Sheel Chand for the Year 1990-91 at Khewat No. 1286//1194 & Khatauni No. 1420.	Certified Copy
13	15-05-2018	Jamabandi of Village Firozpur Jhirka in the name of Shri Mool Chand s/o Shri Sheel Chand for the Year 1985-86 at Khewat No. 1194//1080 & Khatauni No. 1339.	Certified Copy
5.	<p>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 originals receipts of fees paid for obtaining certified copy of documents/search/encumbrances certificate along with the TIR.</p> <p>b)i) Whether all pages in the certified copies of title documents which are obtained directly from sub-Registrar's office have been verified page by page with the original documents submitted?</p> <p>b) ii) Where the certified copies of the title documents are not available, the</p>		<p>Yes, Certified Copy of Transfer Deed dated 07-05-2018 is obtained from the Sub Registrar at Firozpur Jhirka (Mewat) office and compared with the documents made available by the proposed mortgagor.</p> <p>Receipt of Requisite fees issued by the sub registrar enclosed.</p> <p>Compared with the original of the title deed and found it similar and identical.</p> <p>Compared with the original of the title deed and found it similar and identical.</p>

	copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with original produced. <i>(In case original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).</i>	
6(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No.
(b)	If Such online/computer records are available, whether any verification or cross checking are made and the comments/finding in this regards.	
(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?	
7(a)	Property offered as security fails within the jurisdiction of which sub-registrar office?	: Sub Registrar Office at Firozpur Jhirka (Mewat).
(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 office named at (b) above?	N.A.
(d)	Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	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	: As mentioned in Separate Sheets of brief history. Enclosed as Annexure-'I'. I made the Search for the Period of



	title/interest or other 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. (In case of property offered as security for loans of Rs 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory).	Thirty Years i.e. 1990-2019.
9.	Nature of title of the intended mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/possessory right or Inam or Govt. Grantee/Allottee etc.)	: Free Hold Rights.
10.	If leasehold, whether (a) lease deed is duly stamped and registered (b) lessee is permitted to mortgage the leasehold right, (c) duration of the lease/unexpired period of lease 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 super structure (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, grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, 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.	: Free Hold Right.

13.	(b)Mortgage can be created. Nature of Minor's interest, if any and if so whether creation of mortgage could be possible the modalities /procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	: N.A.	
14.	If the property has been transferred by way of Gift/Settlement Deed, whether (a)The Gift/Settlement Deed is duly stamped and registered; (b)The Gift/Settlement Deed has been attested by two witness (c)The Gift/Settlement Deed transfer the property to Donee; (d)Whether the Donee has accepted the gift by signing the Gift/settlement 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 / family settlement deeds, whether the original deed is available for deposit if not the modality/procedure to be followed to create a valid and enforceable mortgage. (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	: N.A.	

	<p>in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(d) In respect of partition by decree of court, whether such decree has become final and all other conditions/formalities are completed/complies with.</p> <p>(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?</p>	
16.	<p>Whether the title documents include any testamentary documents/wills?</p> <p>(a) In case of wills, whether the will is registered will or unregistered will?</p> <p>(b) Whether will be in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>(c) Whether the property is mutated on the basis of will?</p> <p>(d) Whether the original will is available?</p> <p>(e) Whether the original death certificate of the testator is available?</p> <p>(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p>	: N.A.
17.	<p>(a) Whether the property is subject to any Wakf rights?</p> <p>(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction having any restriction in creation of charges on such properties?</p> <p>(c) Precautions/permission, if any in respect of the above cases for creation of mortgage?</p>	: N.A.
18.	(a) Whether the property is a HUF/ joint family property, mortgage is	: N.A.

	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. (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? (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/permission to be obtained for creation of valid mortgage? (d) Requirements if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	: N.A.
20.	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restriction for creation/enforcement of mortgage. (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? (c) In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed / permission obtained.	: N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (via Agricultural Laws, weaker sections, minorities, Land Laws SEZ regulations, Coastal Zone	: No.



	Regulations, Environmental Clearance etc.).	
22.	(a) Whether the property is subject to any pending or proposed land acquisitions proceeding? (b) Whether any search/enquiry is made with the land acquisition office and the outcome of such search/enquiry.	No.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? (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/mark which points out any litigation/attachment/security to court in respect of the property in question? In such please comment on such seal/mark.	No Litigations / Court attachments / injunction / stay orders & Attachments as per information an undertaking in this regard may be taken from borrowers. N.A. No.
24.	(a) In case of partnership firm, Whether the property belongs to the firm and the deed is properly registered. (b) Property belonging to partners, whether thrown on hotchpots? 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.	N.A.
25.	Whether the property belongs to a Limited Company, check the Borrowing Powers Board resolution authorization to create mortgage execution of documents registration of any prior charges with the company	N.A.



	registrar (ROC) articles of Association /provisions for common seal etc.		
26.	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	N.A.	
27.	<p>(a) Whether any POA is involved in the chain of title?</p> <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 the title document is executed by the POA holder, please clarify Whether the POA involved is</p> <p>(a) one executed by Builder via Companies / Firms / individual or Proprietary Concerns in favour of their partners /Employees/ authorized representatives to sign flat Allotment letters, NOC's, 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> <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.</p> <p>(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</p> <p>i. Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii. Whether the POA is a registered</p>	N.A.	

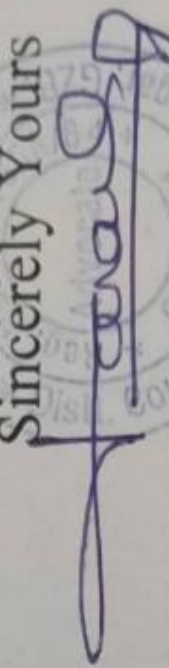
one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question? (f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the 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 and comment on the following: (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; (g) Requirement of registration of development agreement, POA, etc.;	N.A.

	<p>(h) Approval of building plan, permission of appropriate/ local Authorities ;</p> <p>(i) Conveyance in favour of Society/ Condominium concerned;</p> <p>(j) Occupancy Certificate/allotment letter/ Letter of possession;</p> <p>(k) Membership details in the Society etc.;</p> <p>(l) Share Certificates;</p> <p>(m) No Objection Letter from the Society;</p> <p>(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>		
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.		<i>That, the property in question is free from all kind of encumbrance, lien or an Agreement to transfer or any other encumbrance.</i>
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.		<i>I have seen papers of property and records available in the office of Sub Registrar Office at Firozpur Jhirka (Mewat) for the period of Thirty Years i.e. 1990 to 2019. I certify that the property is free from registered mortgage.</i>
32.	Details regarding property tax or land		Obtained Latest Property Tax Receipt.

	revenue or other statutory dues paid/payable as on date and if not paid, what remedy?		
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.	Certificate under Section-281 of Income Tax Act on the Bank's record.
34.	Details of RTC extracts/mutation extracts/Katha extract pertaining to the property in question.	N.A.	
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? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes, Property is clearly demarcated. Yes, Demarcation of the property is valid. Yes.	
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; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	By the Sale Deed and Property Tax Receipt.	
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 same.	Boundaries are not mentioned in the Sale Deed. In these circumstances boundaries as mentioned in the valuation report is relevant.	
39.	If the valuation report and/or approved / sanctioned plans are made available,	Yes, Valuation Report is available on the Bank's record. Boundaries are not	

<p>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.)</p>	<p>mentioned in the Sale Deed. In these circumstances boundaries as mentioned in the valuation report is relevant.</p>
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 SARFESI Act, if required against the property offered as security?	Yes, Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 are also applicable on the property in question.
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 cases.	N.A.
44. Additional aspects relevant 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.	Obtain Latest Property Tax Receipt & Affidavit from the Mortgagor.
46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Somya Jain s/o Shri Rakesh Kumar. In the A/c of "M/s R.K. Jain Infra Project Pvt. Ltd."



47.	<p>a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.</p> <p>b) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,</p> <p>c) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</p> <p>d) Whether the details of the apartment /plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
	Dated:-05-05-2019.	<p>Sincerely Yours</p>  <p>(RAKESH KUMAR ARORA) ADVOCATE</p>

ANNEXURE-'I'
BRIEF HISTORY OF THE OWNERSHIP OF THE PROPERTY

1. That property in question i.e. A Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards, Boundary of Property as under:-

East:- As per site,

West:- As per site,

North:- As per site,

South:- As per site.

2. That the property/land in question was ancestral property of Shri Mool Chand s/o Shri Sheel Chand.
3. That Shri Mool Chand s/o Shri Sheel Chand had died and leaving behind the following legal heirs i.e. Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand.
4. That Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand had mutated their names in the Jamabandi of Village Firozpur Jhirka for the Year 1995-96 at Khewat No. 1393//1286 & Khatauni No. 1506.
5. That in respect the property/land (measuring area 02 Kanal 09 Marla) in question on dated 02-07-2007 a Sale Deed was executed by Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand in favour of Shri Rakesh Kumar s/o Shri Gian Chand, which was duly registered in the office of Sub Registrar at Firozpur Jhirka vide entry in Bahi No. I, Jild No. 191 on page no. 96 and Addl. Bahi No.-I, Jild No. 1130 on pages 05 to 06 at Registration /Document No. 632 on dated 02-07-2007.
6. That in respect the property/land (Admeasuring Area 566.66 sq. yards) in question on dated 22-04-2014 a Site Plan/Map No.-3(1) was approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
7. That in respect the property/land (Admeasuring Area 208.33 sq. yards) in question on dated 22-04-2014 a Site Plan/Map No.-3(2) was approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.

8. That in respect the property/land (Admeasuring Area 75.55 sq. yards) in question on dated 22-04-2014 a Site Plan/Map No.-3(3) was approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
9. That in respect the property/land (Admeasuring Area 37.77 sq. yards) in question on dated 22-04-2014 a Site Plan/Map No.-3(4) was approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
10. That in respect the property/land (measuring area 01 Kanal 11 Marla) in question on dated 07-05-2018 a Transfer Deed was executed by Shri Rakesh Kumar s/o Shri Gian Chand in favour of Shri Somya Jain s/o Shri Rakesh Kumar, which was duly registered in the office of Sub Registrar at Firozpur Jhirka vide entry in Bahi No. I, Jild No. 215 on page no. 07 and Addl. Bahi No.-I, Jild No. 1445 on pages 61 to 62 at Registration /Document No. 127 on dated 07-05-2018.
11. That in respect the property/land (measuring area 01 Kanal 11 Marla) in question Shri Somya Jain s/o Shri Rakesh Kumar had mutated his name in the Jamabandi of Village Firozpur Jhirka for the Year 2015-16 at Khewat No. 1718//1624 & Khatauni No. 1785.
12. That now above said Shri Somya Jain s/o Shri Rakesh Kumar has a valid, clear marketable title over the property in question with freehold, mortgagable and transferable rights.
13. That, Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 are also applicable on the property in question.

Dated:- 05-05-2019.

Sincerely Yours,


(RAKESH KUMAR ARORA)
ADVOCATE

ANIL:
State Bank of India
Bank of Baroda
Bank of India
Central Bank of India
Punjab National Bank
United India Insurance Co. Ltd.

• The Oriental Insurance Co. Ltd.
• The New India Assurance Co. Ltd.
• National Insurance Co. Ltd.
• Life Insurance Corporation of India
• Uttar Pradesh Roadways

District Courts Compound,
Raj Nagar, Ghaziabad (U.P.)
&
District Courts Compound,
Gautam Budh Nagar (Noida)

Residence-Cum-Office:
B-393 Swaran Jyanti Puram, Ghaziabad
Mob: - +91 9871142626

E-mail: rakesharora3131@gmail.com

Date:- 05-05-2019.

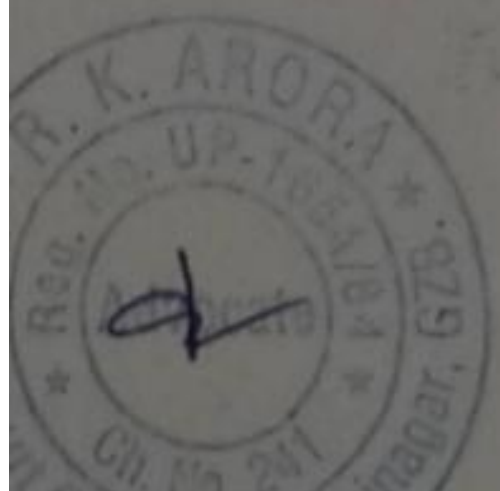
ANNEXURE 'C'
CERTIFICATE OF TITLE

I have examined the original title deeds intended to the deposited relating to the schedule property (ies) and offered as security by way of Registered /**Equitable***/English Mortgage (*please specify the kind of mortgage) and that the document of title referred to in the opinion are valid evidence of right, title and interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:-

- ❖ I have examined the documents in details, taking into account all the Guidelines in the check list vide Annexure 'B' and the other relevant factors.
- ❖ I confirm having made a search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar Office(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.
- ❖ Following scrutiny of land Records/Revenue Records and relative title deeds, certified copies of such title deeds obtain from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deed. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
- ❖ There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance certificate for the period from 1990 to 2019 pertaining to the immovable property/ (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
- ❖ In the case of second/subsequent charge in favour of the Bank, there are no other mortgage/charges other than already stated in the Loan documents and agreed to by the mortgagor and the Bank (Delete, whichever is inapplicable).



- ✧ Minor(s) and his/their interest in the property/ (ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).....N. A.
- ✧ The Mortgage if created will be available to the Bank for the liability of the Intending Borrower i.e. Shri Somya Jain s/o Shri Rakesh Kumar. **In the A/c of "M/s R.K. Jain Infra Project Pvt. Ltd."**.
- ✧ I certify that Shri Somya Jain s/o Shri Rakesh Kumar has an absolute, clear and marketable title over the scheduled 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.
- ✧ I certify that the mortgage over the said property/ies can be enforced through process of law including under the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), for recovery of dues to the Bank.
- ✧ In case of mortgage by the deposit of title deed we/I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.
 1. Original Transfer Deed dated 07-05-2018 executed by Shri Rakesh Kumar s/o Shri Gian Chand in favour of Shri Somya Jain s/o Shri Rakesh Kumar. **(Registration/ Document No. 127).**
 2. Certified Copy of Sale Deed dated 02-07-2007 executed by Shri Kailash Chand s/o Shri Mool Chand, Shri Joginder Kumar s/o Shri Mool Chand & Smt. Shobha w/o Shri Kailash Chand in favour of Shri Rakesh Kumar s/o Shri Gian Chand. **(Registration/Document No. 632).**
 3. Copy of Site Plan/Map No. 3(1) dated 22-04-2014 approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
 4. Copy of Site Plan/Map No. 3(2) dated 22-04-2014 approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
 5. Copy of Site Plan/Map No. 3(3) dated 22-04-2014 approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana.
 6. Copy of Site Plan/Map No. 3(4) dated 22-04-2014 approved/sanctioned by Secretary, Municipal Committee, Firozpur Jhirka, District Mewat, Haryana
 7. Certified Copy of Jamabandi dated 22-04-2019 of Village Firozpur Jhirka in the name of Shri Somya Jain s/o Shri Rakesh Kumar for the Year 2015-16 at Khewat No. 1718//1624 & Khatauni No. 1785.



8. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Rakesh Kumar s/o Shri Gian Chand for the Year 2010-11 at Khewat No. 1624//1529 & Khatauni No. 1708.
9. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 2005-06 at Khewat No. 1529//1453 & Khatauni No. 1615.
10. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 2000-01 at Khewat No. 1453//1393 & Khatauni No. 1552.
11. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Kailash Chand s/o Shri Mool Chand & Others for the Year 1995-96 at Khewat No. 1393//1286 & Khatauni No. 1506.
12. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Mool Chand s/o Shri Sheel Chand for the Year 1990-91 at Khewat No. 1286//1194 & Khatauni No. 1420.
13. Certified Copy of Jamabandi dated 15-05-2018 of Village Firozpur Jhirka in the name of Shri Mool Chand s/o Shri Sheel Chand for the Year 1985-86 at Khewat No. 1194//1080 & Khatauni No. 1339.
14. Latest Property/Maintenance Tax Receipt. If any.
15. Affidavit of the Mortgagor.

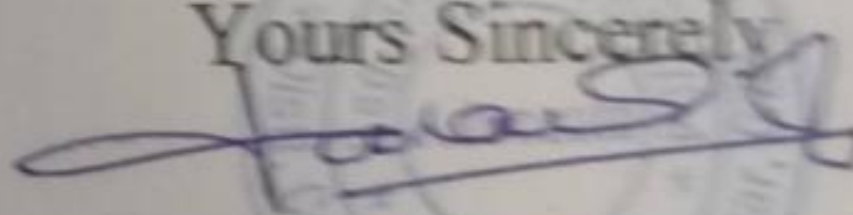
There are no legal impediments for creation of the mortgage under any applicable law /rules in force.

-:SCHEDULE OF THE PROPERTY:-

A Freehold Property Bearing Khewat/Khata No. 1718//1785, Killa No. 132-21/2 (2-15) & Khewat/Khata No. 1720//1787, Killa No. 132-22/1 (3-12), situated at Near Warehouse, Delhi Alwar Road, within the Municipal limit of Municipal Committee, Firozpur Jhirka, Tehsil Firozpur Jhirka, District Mewat (Nuh), Haryana, Admeasuring Area 01 Kanal 11 Marla or 930.00 sq. yards, Boundary of Property as under:-

East:- As per site,
West:- As per site,
North:- As per site,
South:- As per site.

Date:-05-05-2019.

Yours Sincerely

 (Rakesh Kumar Arora)
 Advocate

Enclosed:-

- 1 Original Receipt issued by Sub Registrar at Firozpur Jhirka.
- 2 Certified Copy of Transfer Deed dated 07-05-2018.

फार्म संख्या 3 रजिस्ट्री

No.

सब - रजिस्ट्रार विभाग.....

जिला

32

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

15/04/2019

तारीख और महीना

Rakesh Kumar Arora (Ado)

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Inspection

Last #32

15/04/2019

अदा की गई रकम का जोड़ और विवरण

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

पुस्तक नं.

वसीका नं.

रजिस्ट्री होने के तिथी

तथा इबारत जोरी के शब्दों की संख्या

फीस 20/- फीस

फीस

फीस

फीस

नकल

हिफाजत

तलाश

अनुवाद

कमीशन



हरियाणा HARYANA

40AA 390985

किशन वसीका — 52.11.201

शब्द — 300

स्तर — 101

रजि. की. — 100

चक्र की. — 02

सहायक

सयुक्त सब रजिस्ट्रार
फिरोजपुर झरका (नं.)
० 15/5/19



Indian-Non Judicial Stamp
Haryana Government



Date : 07/05/2018

VAG2018E6

34881100



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Rakesh Kumar

Na

Sector/Ward : Na

LandMark : Na

Fp jhirka

District : Nuh

State : Haryana

9996057311



Buyer / Second Party Detail

Somay Jain

Na

Sector/Ward : Na

LandMark : Na

Fp jhirka

District : Nuh

State : Haryana

9992159006

Hastrantrannaama

127

07/05/18

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

हस्तान्तरण नामा

हरियाणा सरकार की अधिसूचना नम्बर S.O./C.A. 2/1899-S.9/

2014 DATED 16-06-2014 के अन्तर्गत (खून के रिस्ते में)

शब्द - 300
स्टाम्प - 101/-रु०
वाका - फिरोजपुर झिरका
स्टाम्प नं० VAG2018 E6 दिनांक 07-05-2018
रकबा - 1 कनाल 13 मरला

अशापित

h

सयुक्त सचिव रजिस्ट्रार
फिरोजपुर झिरका (नू.)
07/5/19

मनके राकेश कुमार पुत्र ज्ञानचन्द पुत्र सुमत लाल निवासी फिरोजपुर

Signature

Signature

हस्तान्तरण नामा

झिरका, तहसील फिरोजपुर झिरका, जिला नूंह का हूं जो कि आराजी जरई खेवट/खाता

132

नम्बर 1718/1785, कीला नम्बर -----

21/2

2-15 चाही रकबा 2 कनाल 15 मरला का 10/55

132

भाग बाकदर 0 कनाल 10 मरला व खेवट/खाता नम्बर 1720/1787, कीला नम्बर -----

22/1

3-12

चाही रकबा 3 कनाल 12 मरला का 21/72 भाग बाकदर 1 कनाल 1 मरला व खेवट/खाता

नम्बर 1871/2040, खसरा नम्बर 305मिन

1-2 गैर मु0 रकबा 1 कनाल 2 मरला का 7/66 भाग

बाकदर 0 कनाल 2 मरला, कुल तादादी रकबा 1 कनाल 13 मरला वाका मौजा फिरोजपुर

झिरका का मैं बरूये जमाबन्दी साल 2015-2016 के मालिक व विस्वेदार हूं। जो कि हर प्रकार

से भार रहित है। और उक्त भूमि के सम्बन्ध में कोई केस न्यायालय में लम्बित नहीं है और ना ही

कोई बन्दी आदेश है। आज मैंने अपनी ठीक बुद्धि और शुद्ध अन्तः करण से आराजी उक्त को

अपने पुत्र बनाम सौम्य जैन पुत्र राकेश कुमार पुत्र ज्ञानचन्द निवासी फिरोजपुर झिरका,

तहसील फिरोजपुर झिरका, जिला नूंह को हस्तान्तरण कर दी है। कब्जा मौके पर व

मालिकाना दे दिया है अब मेरा व मेरे वारिसान का आराजी उक्त से कोई वास्ता नहीं रहा है। मेरा

२०११/१८

सयुक्त सब रजिस्ट्रार
फिरोजपुर जिला (मं०)

[Signature]

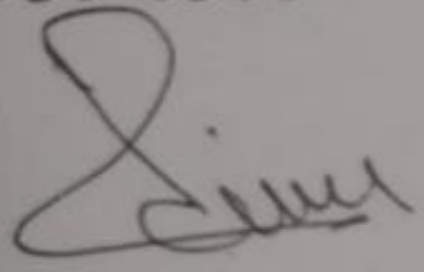
[Signature]
प्रासाद गुप्ता
उप-जमा नवीकरण अधिकारी
फिरोजपुर जिला (मं०)

हस्तान्तरण नामा

पुत्र उक्त भूमि का मालिक काबिज बन गया है। चूंकि उक्त भूमि मैंने अपने पुत्र को ही दी है बदले में कोई राशि प्राप्त नहीं की है। आराजी उक्त का दाखिल खारिज हस्तान्तरण कागजात माल में दर्ज व मन्जूर करा दूंगा। उक्त भूमि में दो अदद दुकानात कुल रकबा 94.44 वर्ग गज बनी हुई है। जिसका नक्शा प्रस्ताव नम्बर 3(6) दिनांक 29-01-2014 व एक दुकान कुल रकबा 75.55 वर्ग गज, जिसका प्रस्ताव नम्बर 3(3) दिनांक 29-01-2014 व पांच अदद दुकानात कुल रकबा 208.33 वर्ग गज प्रस्ताव नम्बर 3(2) दिनांक 29-01-2014, व एक दुकान कुल रकबा 37.77 वर्ग गज प्रस्ताव नम्बर 3(4) दिनांक 29-01-2014 को व 15 अदद दुकानात कुल रकबा 566.66 वर्ग गज प्रस्ताव नम्बर 3(1) दिनांक 29-01-2014 नक्शाजात नगरपालिका फिरोजपुर झिरका से स्वीकृत है। जो यह दुकानात उक्त भूमि में बनी हुई है। अतः यह हस्तान्तरणनामा तहरीर कर दिया कि सन्द रहे लिखित दिनांक 07-05-2018 वार सोमवार।

रं0 नं0 314 शुल्क मय नकल 140/-रूपये।

मिकर (हस्तान्तरण कर्ता)
राकेश कुमार
3241 7930 8568



मिकर (प्राप्त कर्ता)
सौम्य जैन
6828 5905 4190



2. 24/5/18

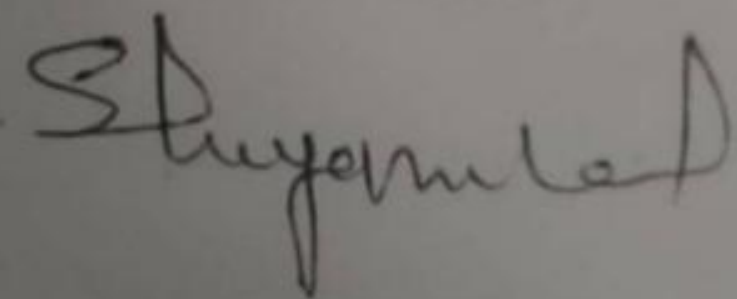
सयुक्त सब रजिस्ट्रार

फिरोजपुर झिरका

गवाह नं0 1

श्याम लाल नम्बरदार फि0पु0झिरका,
तहसील फिरोजपुर झिरका।

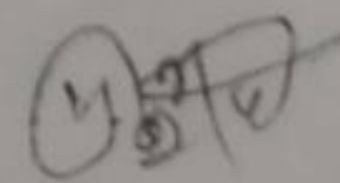
8254 3238 0575



गवाह नं0 2

राजेश कुमार पुत्र बलवीर शर्मा नि0फि0पु0झिरका,
तहसील फिरोजपुर झिरका।

9500 8458 3626



2

हस्तान्तरण नामा

झिरका, तहसील फिरोजपुर झिरका, जिला नूंह का हूं जो कि आराजी जरई खेवट/खाता

नम्बर 1718/1785, कीला नम्बर -----

132

21/2

2-15 चाही रकबा 2 कनाल 15 मरला का 10/55

132

भाग बाकदर 0 कनाल 10 मरला व खेवट/खाता नम्बर 1720/1787, कीला नम्बर -----

22/1

3-12

चाही रकबा 3 कनाल 12 मरला का 21/72 भाग बाकदर 1 कनाल 1 मरला व खेवट/खाता

नम्बर 1871/2040, खसरा नम्बर 305मिन

1-2 गैर मु0 रकबा 1 कनाल 2 मरला का 7/66 भाग

बाकदर 0 कनाल 2 मरला, कुल तादादी रकबा 1 कनाल 13 मरला वाका मौजा फिरोजपुर

झिरका का मैं बरूये जमाबन्दी साल 2015-2016 के मालिक व विस्वेदार हूं। जो कि हर प्रकार

से भार रहित है। और उक्त भूमि के सम्बन्ध में कोई केस न्यायालय में लम्बित नहीं है और ना ही

कोई बन्दी आदेश है। आज मैंने अपनी ठीक बुद्धि और शुद्ध अन्तः करण से आराजी उक्त को

अपने पुत्र बनाम सौम्य जैन पुत्र राकेश कुमार पुत्र ज्ञानचन्द निवासी फिरोजपुर झिरका,

तहसील फिरोजपुर झिरका, जिला नूंह को हस्तान्तरण कर दी है। कब्जा मौके पर व

मालिकाना दे दिया है अब मेरा व मेरे वारिसान का आराजी उक्त से कोई वास्ता नहीं रहा है। मेरा

हस्तान्तरण नामा

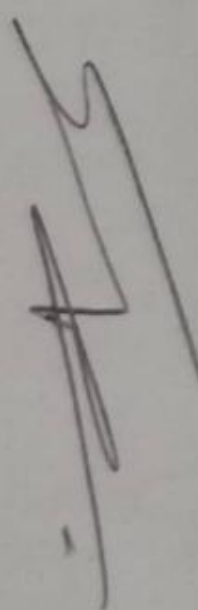
पुत्र उक्त भूमि का मालिक काबिज बन गया है। चूँकि उक्त भूमि मैंने अपने पुत्र को ही दी है बदले में कोई राशि प्राप्त नहीं की है। आराजी उक्त का दाखिल खारिज हस्तान्तरण कागजात माल में दर्ज व मन्जूर करा दूंगा। उक्त भूमि में दो अदद दुकानात कुल रकबा 94.44 वर्ग गज बनी हुई है। जिसका नक्शा प्रस्ताव नम्बर 3(6) दिनांक 29-01-2014 व एक दुकान कुल रकबा 75.55 वर्ग गज, जिसका प्रस्ताव नम्बर 3(3) दिनांक 29-01-2014 व पांच अदद दुकानात कुल रकबा 208.33 वर्ग गज प्रस्ताव नम्बर 3(2) दिनांक 29-01-2014, व एक दुकान कुल रकबा 37.77 वर्ग गज प्रस्ताव नम्बर 3(4) दिनांक 29-01-2014 को व 15 अदद दुकानात कुल रकबा 566.66 वर्ग गज प्रस्ताव नम्बर 3(1) दिनांक 29-01-2014 नक्शाजात नगरपालिका फिरोजपुर झिरका से स्वीकृत है। जो यह दुकानात उक्त भूमि में बनी हुई है। अतः यह हस्तान्तरणनामा तहरीर कर दिया कि सन्द रहे लिखित दिनांक 07-05-2018 वार सोमवार।

रं0 नं0 314 शुल्क मय नकल 140/-रूपये।

मिकर (हस्तान्तरण कर्ता)
राकेश कुमार
3241 7930 8568



मिकर (प्राप्त कर्ता)
सौम्य जैन
6828 5905 4190



गवाह नं0 1
श्याम लाल नम्बरदार फि0पु0झिरका,
तहसील फिरोजपुर झिरका।

गवाह नं0 2
राजेश कुमार पुत्र बलवीर शर्मा फि0पु0झिरका,
तहसील फिरोजपुर झिरका।



01AA 484358

हरियाणा HARYANA

मिस्त्र वसुका	—
मालगारी	— 4,70,000
राम	— 37,600/-
शिव प्रसाद	— 1000
सजिद प्रसाद	—
चरपा	— 2/-
बाबर	— 300
विशाल	—
समाधिपति	— 2/7/07

सब रजिस्ट्रार
फिरोजपुर जिला
1/8/07



632



(परत) देयनामा आराजी जरई मा0 4,70,000 /—रु0 स्टाम्प 37,600 /—रु0
नगरपालिका क्षेत्र के अन्दर जरई भूमि रेट 1500000 /—रुपये प्रति एकड़
स्टाम्प नं0 ११३/४ दिनांक 2-7-2007 उप खजाना फिरोजपुर झिरका।

माया कि 1- कैलाश चन्द पुत्र मूल चन्द दत्तक पुत्र शील चन्द 2/5 भाग, 2-
जोगीन्दर कुमार पुत्र मूल चन्द दत्तक पुत्र शीलचन्द 1/5 भाग, 3- श्रीमति शोभा पत्नी
श्री कैलाश चन्द पुत्र मूल चन्द 2/5 भाग निवासीयान फिरोजपुर झिरका,
तहसील फिरोजपुर झिरका के हैं। जो कि आराजी जरई खेवट/खाता नं0 1453/1552,

132

किला नम्बर _____

21	22
3-15	3-14 चाही रकबा 7 कनाल 9 मरला का 1/3 भाग बाकदर

2 कनाल 9 मरला वाका मौजा फिरोजपुर झिरका के हम खुद व बरूये इत्तकाल नं0 8036

मल मुलाखत करवाइला है।

—आराजी

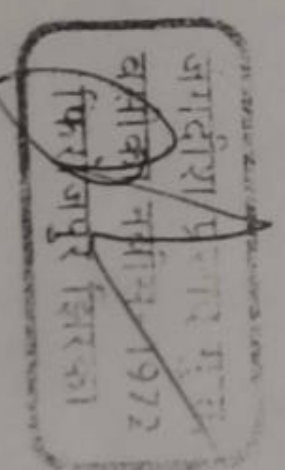
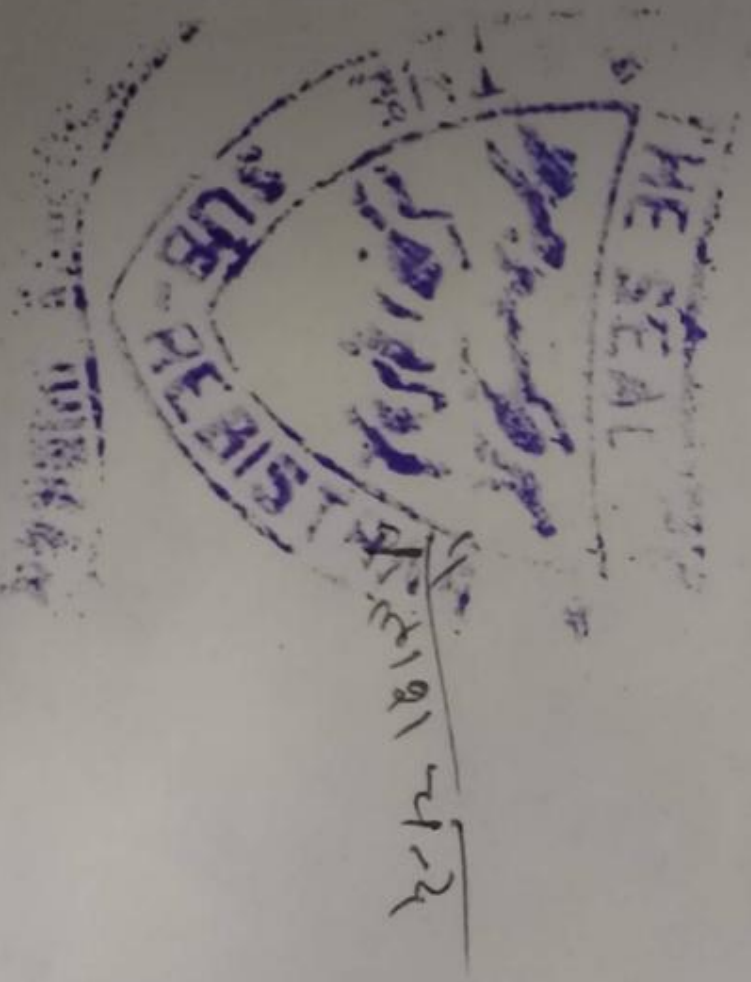
के ११/११/२००७





2 बेयनामा आराजी जरई मा0 4,70,000 /—रु0

बैय के मालिकान व विस्वेदारान हैं। जो कि हर प्रकार से भार रहित है। अब हमें बराये खर्च खानगी रूपये की जरूरत है इसलिए आज हमने अपनी ठीक बुद्धि और शुद्ध अन्तः करण से आराजी उक्त को बदले मु0 4,70,000 /—रूपये (चार लाख सत्तर हजार रूपया) आधे जिसके मु0 2,35,000 /—रूपये होते हे में बनाम राकेश कुमार जैन पुत्र ज्ञानचन्द पुत्र सुमत लाल निवासी फिरोजपुर झिरका, तहसील फिरोजपुर झिरका को बेय कर्तई कर दी है। कब्जा मौके पर व मालिकाना दे दिया है। कुल जरे बेय मु0 4,70,000 /—रूपये सालिम पहले घर पर नकद वसूल पा लिये है। अब हमारा व हमारे वारिसान का आराजी उक्त से कोई वास्ता नहीं रहा है। मुस्त्री हमारी तरह ही मालिक कबिज बन गया हैं। अगर किसी वजह से यह बेयनामा टूट गया तो कुल जरे बेय व खर्चा स्टाम्प व फीस जो कि मुस्त्री ने अदा किया हे कि वापसी के हम जिम्मेवार होंगे। यह बेयनामा दोनो फरीकेन के ब्यानों पर तहरीर किया है जो पढ़कर सुना दिया है और



सन् १३८५/११८८

Om

सब रजिस्ट्रार
फिरोजपुर
11/8/07

3 बेयनामा आराजी जरई मा10 4,70,000 /—रु0

इन्होने सही माना है। अतः यह बेयनामा तहशेर कर दिया कि सनद रहे। लिखित दिनांक
2-7-2007 वार सोमवार । रं0नं0 1103 शुल्क मय नकल 145 /—रुपये।

बायान :

कैलाश चन्द
के हाथान्तर

जोगीन्दर कुमार

श्रीमति शोभा

मुख्यी :
राकेश कुमार जैन

हिमा

बायान

गवाह नं0 1

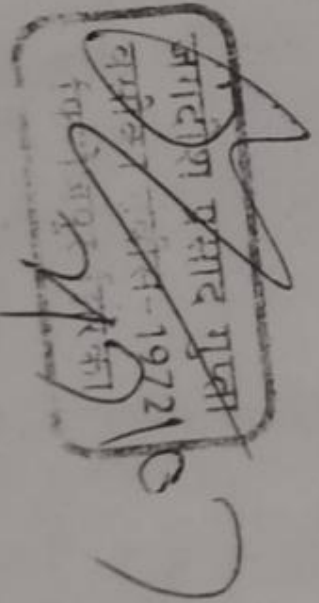
जगजीवन स0 नम्बरदार फिरोजपुर झिरका,
तहसील फिरोजपुर झिरका।

Jagvin Das

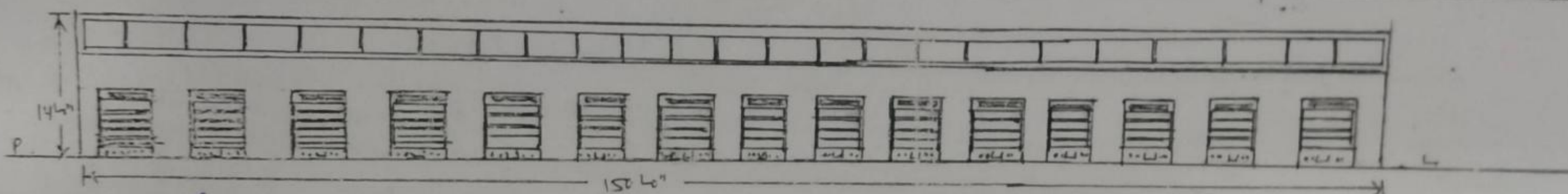
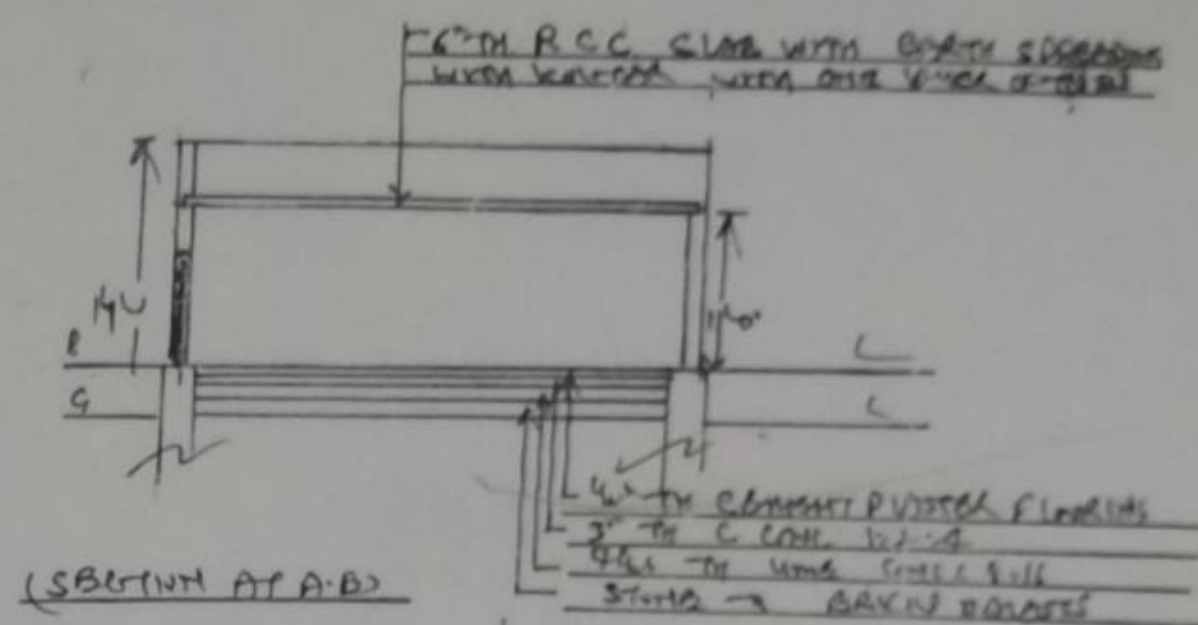
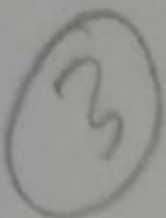
गवाह नं0 2

अर्जुन देव चावला मैम्बर कमेटी,
फिरोजपुर झिरका।

Arunand



सहायक
सब रजिस्ट्रार
फिरोजपुर झिरका
118107



FRONT		REAR		TIRLAK	
Muzamil S/o	Sanjay S/o	Sameer S/o	Girdhar S/o	Anil S/o	Dinesh S/o
Babul S/o	Hiralal S/o	Sh. R. K. S/o	Sibban Lal S/o	Heera S/o	Dalaut Ram S/o

[illegible]

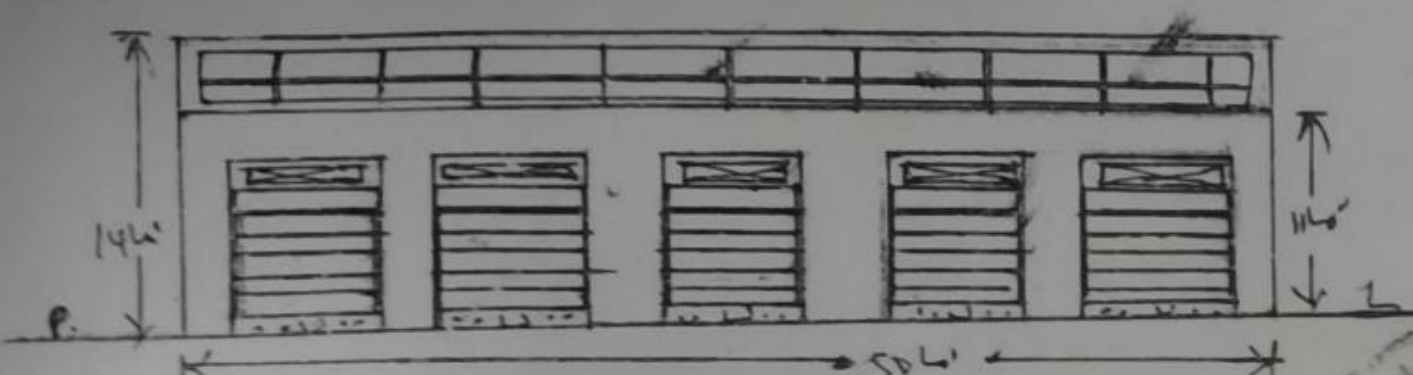
Ramjan slo
Abdul Gaffar.

20 FT. ROAD.

PROPOSED GROUND FLOOR PLAN of STORE

Secretary
Municipal Committee
100 2nd St.,
2

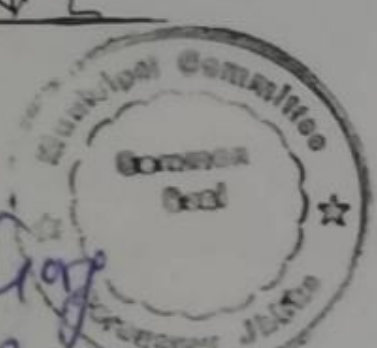
(a) 5



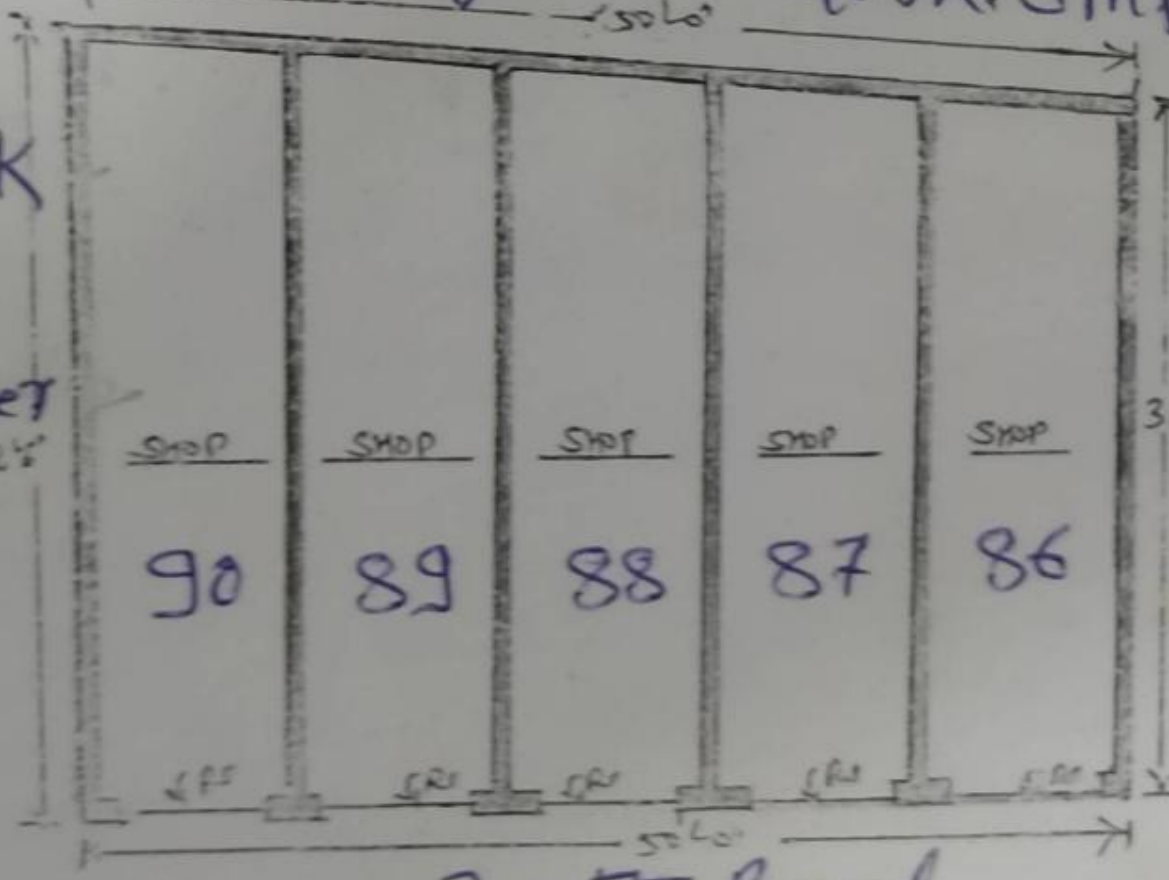
(FRONT ELEVATION)

Jito S/o
Vishnu singla

mahender S/o sh. om parkesh.



Deepak S/o
Rgender

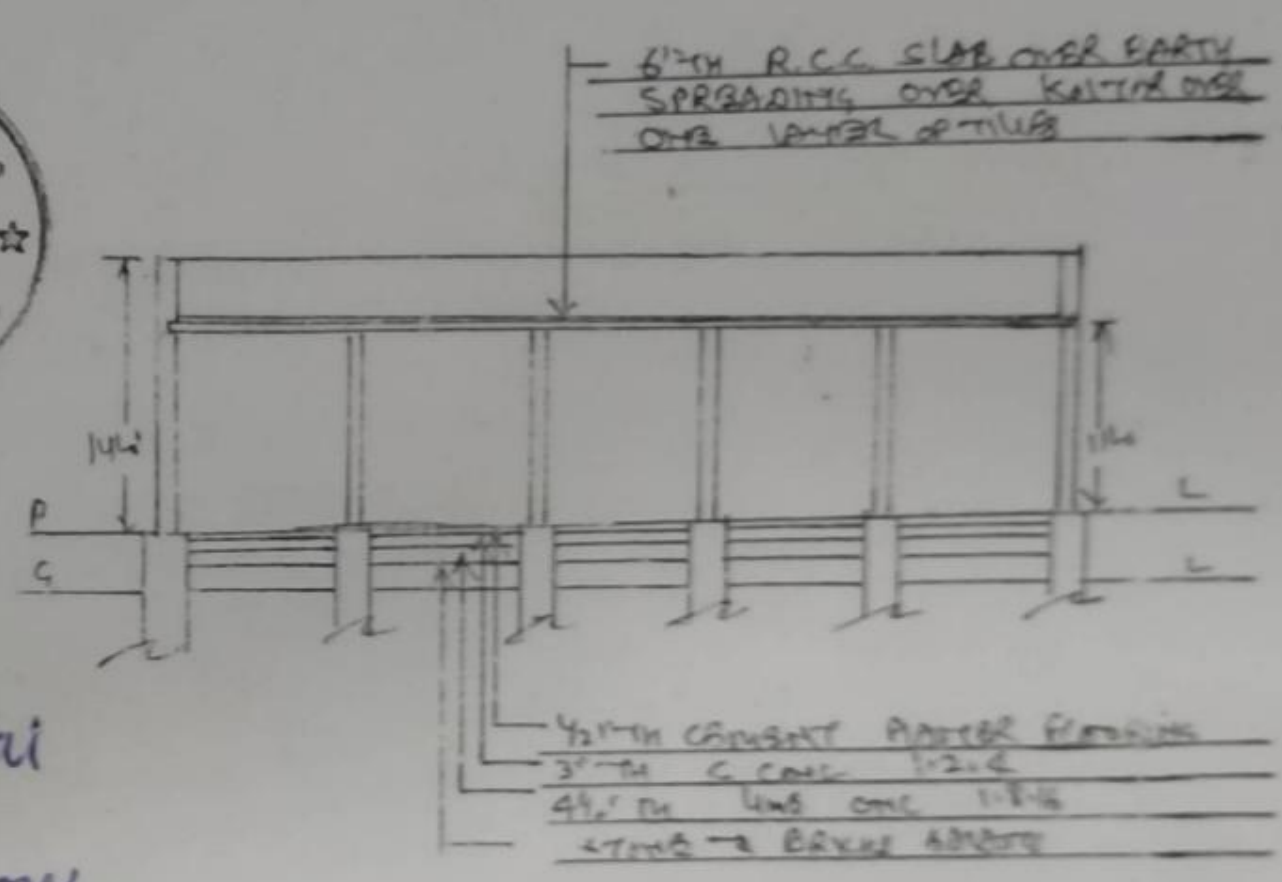


20 FT Road.

PROPOSED GROUND FLOOR OF SHOPS

Rambai W/o
Dhannu

SECRETARY
Municipal Committee
Porojpur Thirke



(SECTION AT A-B)

(SCALE: 1" = 10')

(PROPOSED SHOPS)

I EXIST POSITION -

II PROPOSED POSITION -

III M.C. WAY -

(NOTATION OF AREA)

TOTAL AREA OF THE PLOT - 208.33 SQ. YARDS

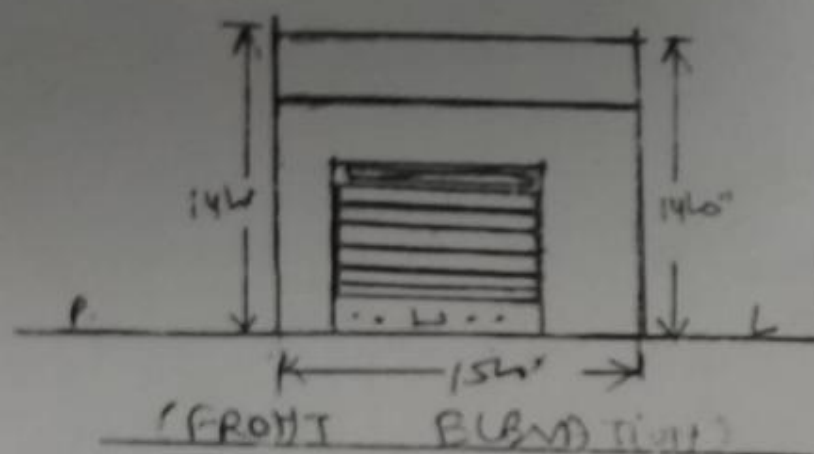
PROPOSED COVERED AREA OF THE SHOPS - 208.33 SQ. YARDS

PROPOSED OPEN AREA OF THE SHOPS - 0.00 SQ. YARDS

PROPOSED PLAN OF THE SHOPS OF SH. RAMBAI W/O DHANNU, CHAM, CHAND AND OTHERS AT ROAD NO. 3, POROJPUR THIRKE - 208.33 SQ. YARDS

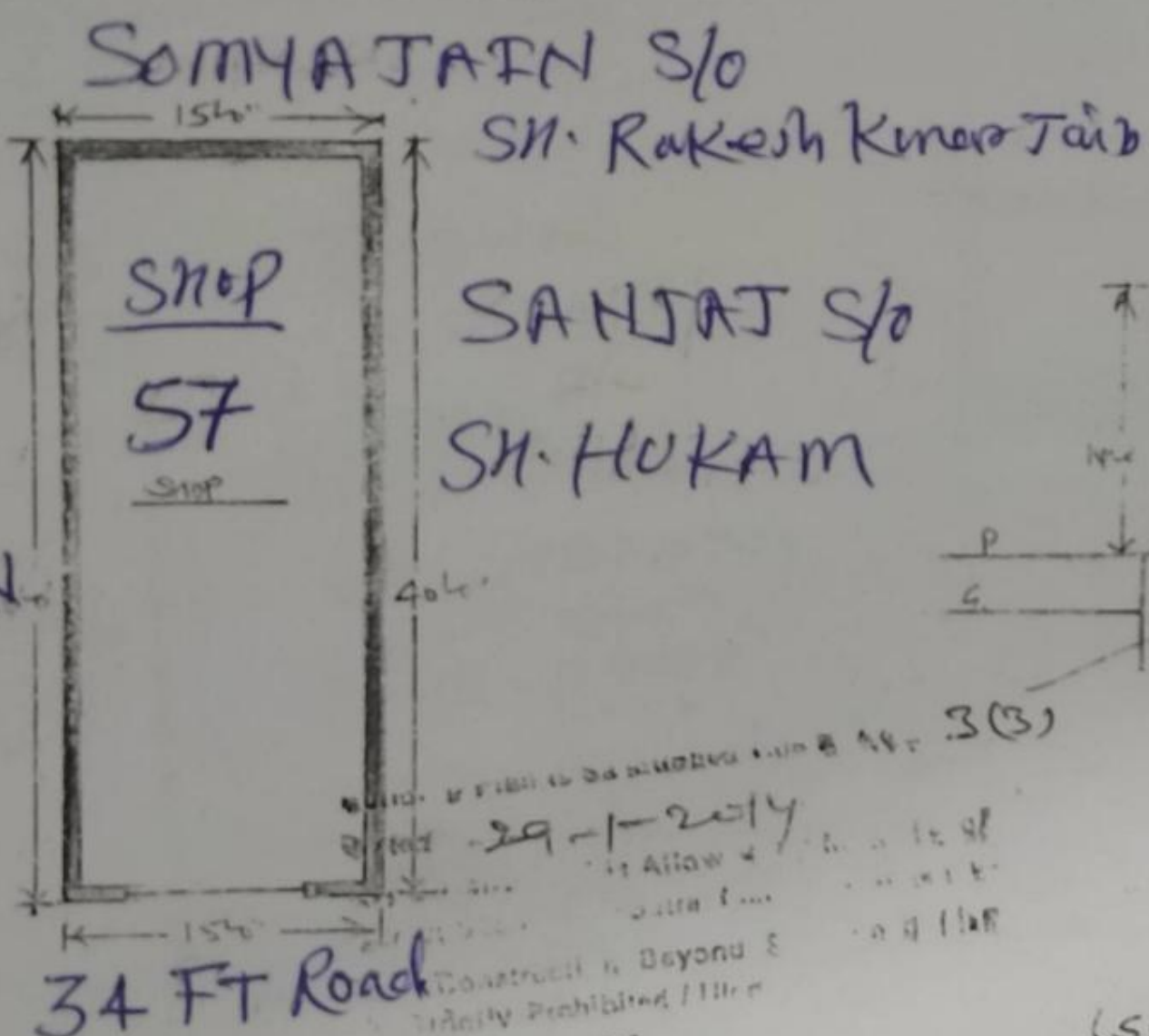
SECRETARY
Municipal Committee
Porojpur Thirke

(4)

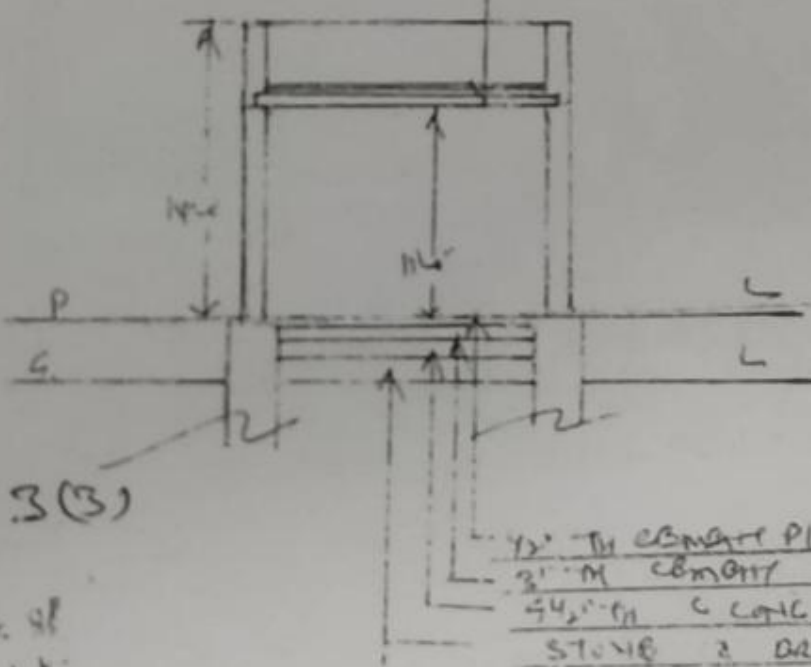


5

GIRDHARI S/o
SH. BIBBAN LAL



6" TH R.C.C SLAB WITH RASHT
SPREADING WITH KOTPAK WITH
ONE LAYER OF TUBES



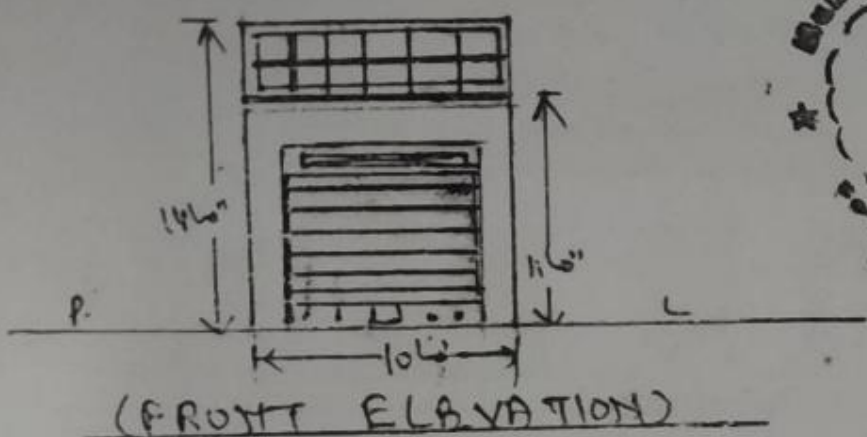
1/2" TH CEMENT PLASTER FLOORING
3" TH CEMENT CON. 1:2:4
5 1/2" TH C. CONC 1:2:4
STONE & BRICK WALLS

(SECTION AT A-B)

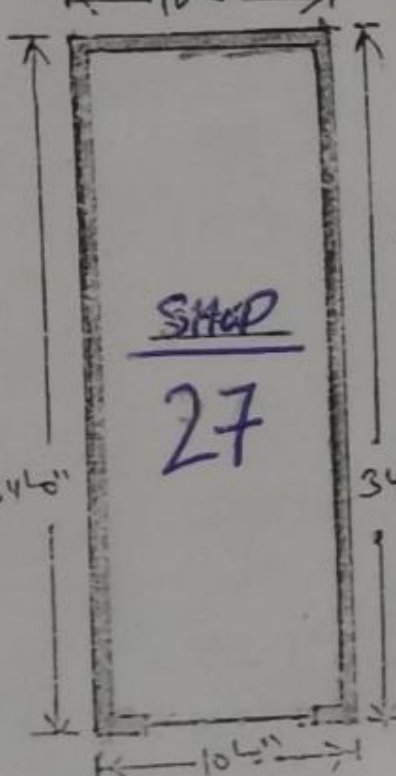
Secretary
Municipal Committee
Panchsagar Jalgaon

<p>SCALE = 1" = 12'-0"</p>	
EXIST POSITION	PROPOSED POSITION
M.C. ROAD	
DETAIL OF AREA	
TOTAL AREA OF THE PLOT	
76.55 SQ YARDS	
PROPOSED COVERED AREA OF THE PLOT	
76.55 SQ YARDS	
PROPOSED COVERED AREA OF THE SHOP IN CUB. MT. = 181.76	
PROPOSED PLOM. OF THE SHOP OF SH. RAKESH JAIN S/O SH. GYAN CHAND JAIN SITUATED AT WARD No. 3 MADHUVI ROAD, PANCHSAGAR, JALGAON DIST. MEWAR (M.H.)	
OWNER'S SIGN	
<p><i>[Signature]</i></p>	
DATE	
<p>29-1-2014</p>	

6



Rambai w/o Dhanu



20 FT Road

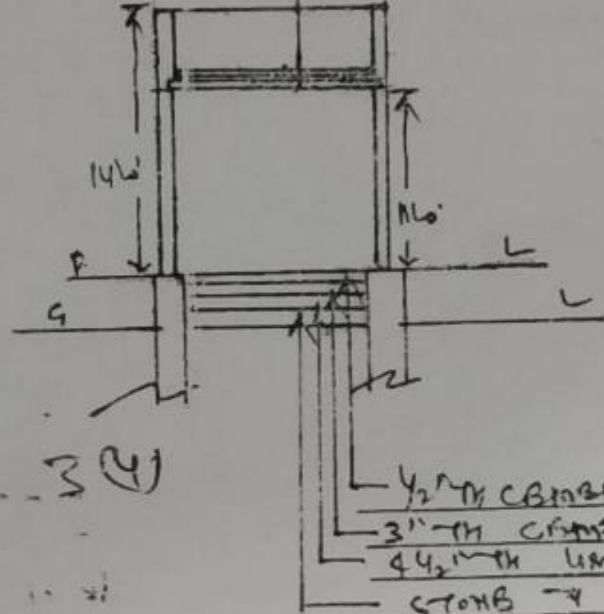
(PROPOSED) GROUND FLOOR PLAN

UMAR S/O
Sri. SHANUHA

Dated 29-1-2014
To Construct is Allowed
No. 3, HANU WARE HOUSE ROAD
PERIODE PUR THIRKA DIST
MALAYALAM (MUN)

Secretary
Municipal Committee
Thiruvananthapuram

6" TH A.C.S SLAB OVER BATH
SPREADING WITH INSULATION
ONE LAYER OF TILES



(SECTION AT A-B)

4" TH CEMENT PLASTER FLOORS
3" TH CEMENT CONC. 1:2:4
4" TH LIME CONC. 1:5:10
STONE & BRICKS ABOVE

(SCALE: 1" = 12'6")

(REFERENCES)

- I EXIST POSITION
- II PROPOSED POSITION
- III M.C. WAY

(DETAIL OF AREA)

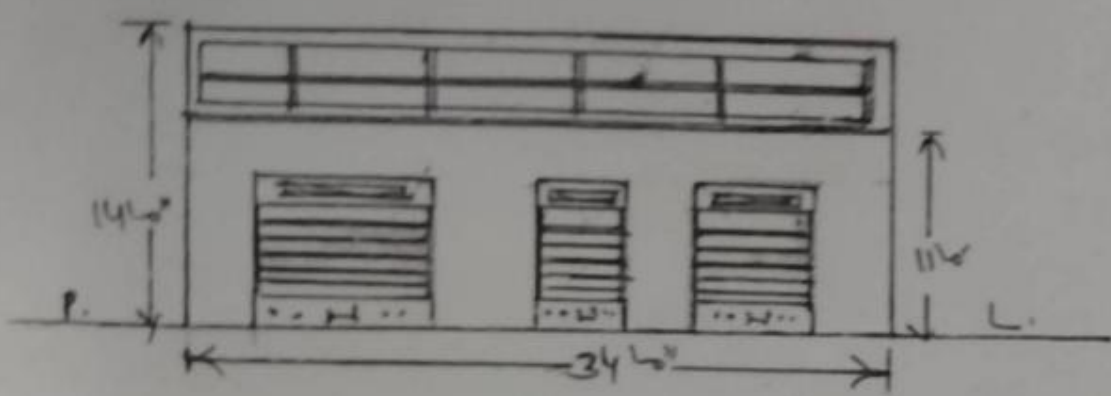
TOTAL AREA OF THE PLOT
= 37.77 SQUARES
PROPOSED COVERED AREA OF THE
PLOT FOR SHOPS = 37.77 SQUARES
PROPOSED COVERED AREA OF THE
PLOT IN ONE MILE 105.84 MILE AT

PROPOSED PLAN OF THE SHOP OF
SH. RAMESH JAIN S/O SH. SHANU
CHAND JAIN SITUATED AT NO. 3,
HANU WARE HOUSE ROAD
PERIODE PUR THIRKA DIST
MALAYALAM (MUN)

Signature

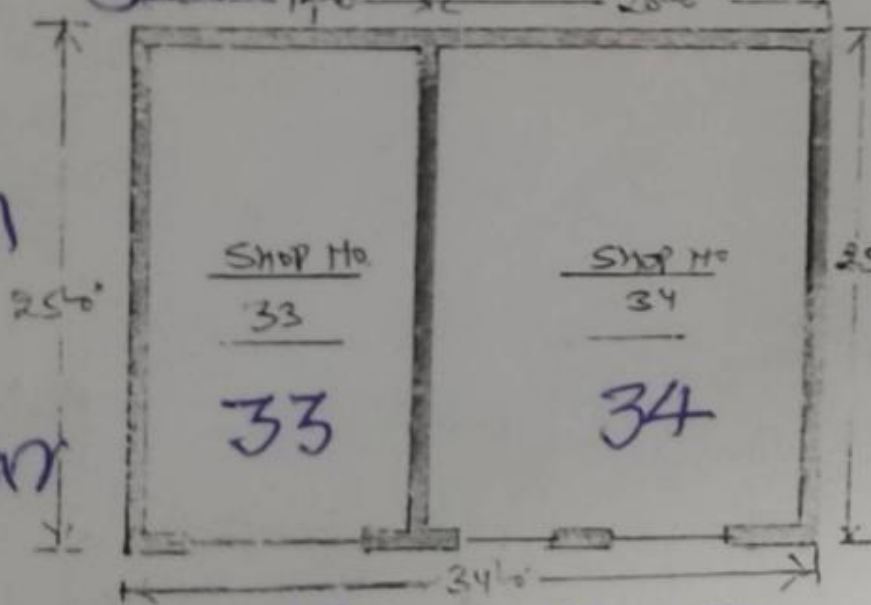
Signature

NARAYAN KUNIAK
D/THIRUVANANTHAPURAM
PERIODE PUR THIRKA DIST



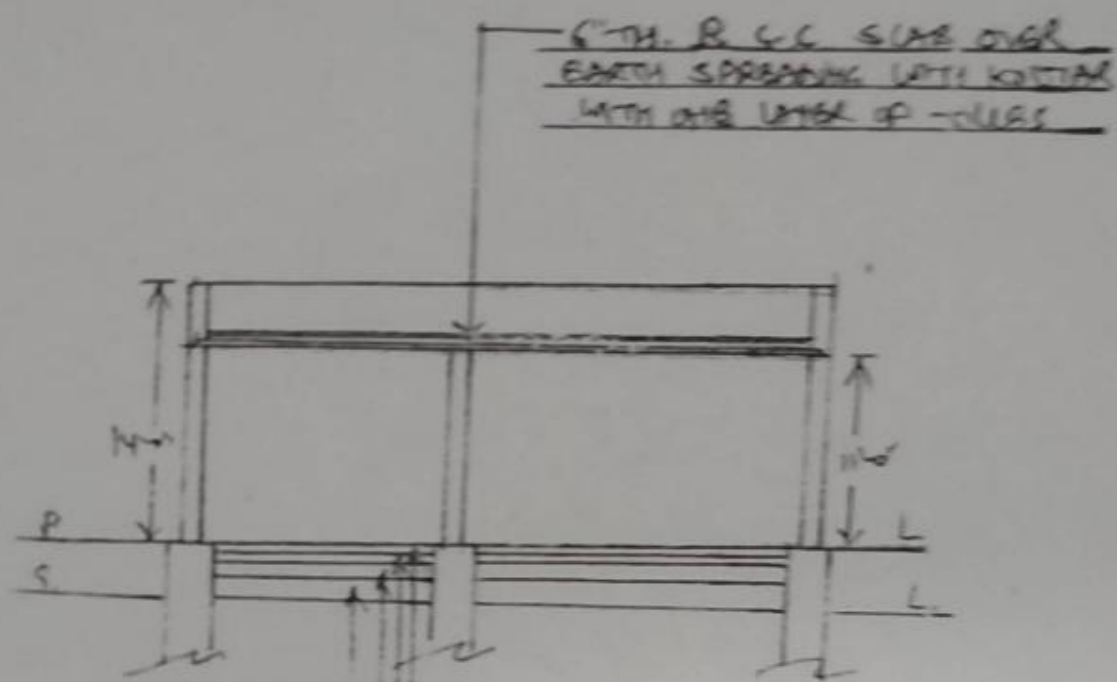
(FRONT ELEVATION)

Sonyal Saw S/o
Sh. R. K. S/o
Ramesh S/o
Rangoo Ram.



Road 20 FT

PROPOSED GROUND FLOOR PLAN OF SHOPS



6" TH. R.C.C. SLAB OVER
EARTH SPREADING WITH KOTING
WITH 100 MM LAYER OF -CLAY

4 1/2" TH. LIGHT PLASTER FLOORS
3" TH. C. CONC. 1:2:4
4 1/2" TH. CONC. 1:2:4
STONE TO BRICK RAFTS

(SECTION AT A-B)

Dated 29-1-2014

Rajender
S/o
Om Chund.

Secret
Municipal
Porozpu

(Scale 1/2" = 1'-0")

(REFERENCES)

1. EXIST. POSITION
2. PROPOSED POSITION
3. R.C. WORK

(DETAILS OF AREA)

TOTAL AREA OF THE SITE
= 94.44 SQ. YARDS
PROPOSED COVERED AREA OF THE
PLAN FOR SHOPS = 94.44 SQ. YARDS
PROPOSED COVERED PART OF
THE SHOPS IS CURRENT 25% HEIGHT

PROPOSED PLAN OF THE
SHOPS OF SH. RAMESH JAIN
S/O SH. GYAN CHAND JAIN
SITUATED AT WARD NO. 3,
HEAR WARE-HOUSE COMPLEX
FEROZE PUR JHARKA TEHIL
FEROZE PUR JHARKA DIST
MAHARAJGARH

P. D. N. B. / 2

10

पटवारी कानूनगो फार्म नं. 10

7362 D.I.R. - Item No. 1-H.G.P. Pk

जमाबन्दी गांव मिरीपुरा तहसील मिरीपुरा जिला मेरठ साल 2000-2001

1	2	3	4	5	6	7	8	9	10	11	12
खेवट या जमाबन्दी नम्बर	खतौनी नम्बर	नाम तरफ या पत्नी और जमा सहित नम्बरदार का नाम	विवरण सहित मालिक का नाम	विवरण सहित काश्तकार का नाम	कुएं या सिंचाई के साधन का नाम	नम्बर खसरा या मुख्ते और किले का नम्बर	रकबा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाड का ढंग	माल और सवाई के ब्यौरे सहित नाम	अभ्युक्ति
✓ 1453 ✓ 1393	1552	कैलाशचरण 2/5 भाग जोगिन्दर कुमार 1/5 भाग विनीत कुमार 2/15 भाग सुरान सुल्तान हुसैन सुर् सुरिचरण व मोमिनी पत्नी कैलाशचरण सुर् सुल्तान 4/15 भाग माम्मान अन्ना विनीत कुमार 1/15 भाग व हरीशचरण- सुरचरण सुरान सुल्तान हमदायत शारदा :-	कैलाशचरण	कैलाशचरण		132 6/2 15 16 21 22 24/2 25/2 मिती 7	2-7 118 773 773 315 314 17 6.3 32-6 118		कैलाशचरण सुरान सुरिचरण सुरिचरण सुरिचरण सुरिचरण सुरिचरण सुरिचरण सुरिचरण सुरिचरण	500 माल 350 1000 150	7529 रु 7528 रु 8636 रु 8060 रु 8061 रु 8062 रु 8056 रु

मान जे.
सबजाई की जाती है कि
नकल पुनर्विक्रय असा के है उजरत
सब जावता वसूल या कर दी गई
15/5/18

P.T.O

मिरीपुरा 29/11/07 के नकल की जा 10
132 21-22 रु का ताकी खसरा 7-9 का
1/5 भाग का खसरा 2-9 (14.82.25)
कमिशन मालिक रजिस्ट्रार सुर् सुल्तान
जानपन वामी मिरीपुरा मिरीपुरा
कमिशन 2041-28 लाख रु का
माल खसरा के साथ विल भाग
मालिक मालिकी की भाग रु 9

पटवारी कानूनगो फार्म नं. 10

जमाबन्दी गांव - पिरौतपुर मियाँ

तहसील - पिरौतपुर मियाँ

जिला - झुझारवा

साल 1995-96

1	2	3	4	5	6	7	8	9	10	11	12
		नाम तरफ या पत्नी और जमा सहित नम्बरदार का नाम	विवरण सहित मालिक का नाम	विवरण सहित काश्तकार का नाम	हक के हस्ताक्षर के हस्ताक्षर	नम्बर सेसुयाने के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	अभ्युक्ति
393	1506		जमाग चन्द 2/5 भाग जोति-डर कुआ 1/5 भाग विनीत कुआ 2/15 भाग कुशन सुलपन दलोन पुर-डिमपन व बाभरान पत्नी केलाचन-पुर सुलपन 4/15 भाग मालान आना विनीत कुआ 1/5 भाग व हरीचन- रामपन कुशन सुलपन- दलोन बाभरान	खुलना		132 6/2 15 16 21 22 24/2 25/2	9-7 -416 7-13 -416 7-13 -416 3-15 -416 3-14 -416 1-1 -416 6-3 -416	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	7529 7528 6034 6175 6212 6217
1534	1808		सुनीलचन अग्र पिरौतपुर मियाँ	आमददा पुन आवागमन पुर... रामान देव-डी हस्ताक्षर		305 फिन	1-2 -416	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	हस्ताक्षर के हस्ताक्षर के हस्ताक्षर	

मालान नौ, सुसदिक की जाती है कि
मालान नौ, सुसदिक की जाती है कि
मालान नौ, सुसदिक की जाती है कि

साल 1990-91 ✓

1	2	3	4	5	6	7	8	9	10	11	12
विशेष या जमाबन्दी का नंबर	जमीन का मालिक का नाम	विवरण सहित मालिक का नाम	विवरण सहित कृषक/कार का नाम	साल का नाम	साल का नाम	साल का नाम	साल का नाम	साल का नाम	साल का नाम	साल का नाम	अवधि
1286 1194	1420	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						132	2-7		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						6/2	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						15	773		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						16	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						21	773		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						22	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						24/2	773		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						25/2	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						133	313		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						11/1	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						20/2	313		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						21/1	412		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि
						10	40-16		सिर्गुसिमा जमाबन्दी गांव	सिर्गुसिमा जमाबन्दी गांव	अवधि

मान जी, ससंदीक की जाती है कि ससंदीक असल के है उजरत नकल मुताबिक असल पा कर हो गई। सब जाबत वदल पा कर हो गई।

P 70

[illegible]

