

AR. SURESH VOHRA
N. D. Arch M.I.C.A.

S.C. VOHRA & ASSOCIATES
ARCHITECTS PLANNERS & GOVERNMENT APPROVED VALUER

Regd Off: B-577, Sukant Lok-I, Gurgaon -122002
Ph: 9999146288
E-Mail: sureshvohra2@gmail.com

Ref.: SCVA/V/SBI- SME Vatika Gur/2019-20/rkjippl/1064
Dated: 20th February 2020

SID - 0013

VALUATION REPORT OF

PROP NO.-6, KHASRA NO. - 98, ALWAR NO.-II (SONAVA) ALWAR, ROOPBAAS ROAD,
DISTT. ALWAR, RAJASTHAN.

NAME OF CUSTOMER (S)/ BORROWAL UNIT:-M/S R.K. JAIN INFRA PROJECT PVT. LTD.

NAME OF OWNER :-MR. RAKESH KUMAR JAIN



SCVA/V/SBI- SME Vatika Gur/2019-20/rkjippl/1064
SBI-SME Vatika - Ms. Swati



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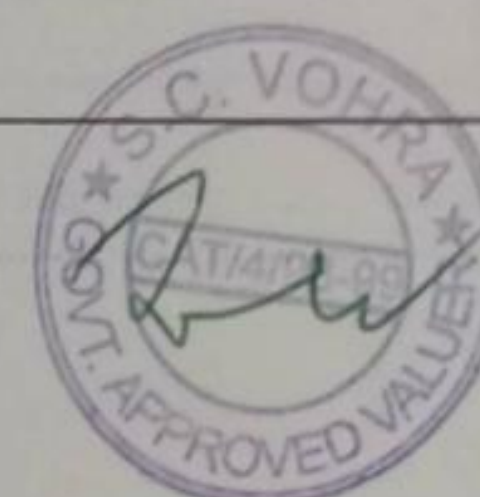
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ANNEXURE-I

Name & Address of Branch : State Bank of India –SME Vatika Gur.
 Name of Customer (s)/ Borrowal unit : M/s R.K. Jain Infra Project Pvt. Ltd.
 for which valuation report is sought)

1	Customer Details				
	Name	Mr. Rakesh Kumar Jain			
	Applicant / Apl. No.				
2	Property Details				
	Address	Prop No.-6, Khasra No.- 98, Alwar No.-II (Sonava) Alwar, Roopbaas Road, Distt. Alwar, Rajasthan.			
	Nearby Landmark/Google Map Independent access to the property	Near Circuit House Longitude :- 76.6194138 N Latitude :- 27.5556519 E			
3	Document Details				
	Layout Plan	No	Name of Approving Authority Municipal Corporation Alwar-II, Rajasthan	Approval No: -Not Available.	
	Building Plan	No	Municipal Corporation Alwar-II, Rajasthan	Approval No: -Not Available.	
	Construction Permission	No	Municipal Corporation Alwar-II, Rajasthan	Approval No: -Not Available.	
	Legal Documents	Yes	Yes, Conveyance Deed Dated – 24-03-2006		
4	Physical Details				
	Adjoining Properties	North:- Road 30ft wide	South:- Adj. Vacant.	East:- Circuit House	West:- Plot No.-5.
	Matching of Boundaries	Yes	Plot demarcated:-Yes	Approved land use:- Residential	Type of Property:- Residential
	No of rooms	Living/Dining:- One	Bed Rooms:- Three	Toilets:- Two	Kitchen:- One
	Total No of Floors:- G.F.+ ½	Floor on which the property is located:- Ground floor & First floor	Approx age of the Property :- 14 Years	Residual age of the Property:- 46 Years	Type of structure –RCC framed /stone/ BB Masonry: RCC frame & brick masonry in cement mortar
5	Tenure/ Occupancy Details				
	Status of Tenure	Owned/Rented: Owner Occupied	No of years of Occupancy :Not Available	Relationship of tenant or owner : N.A.	

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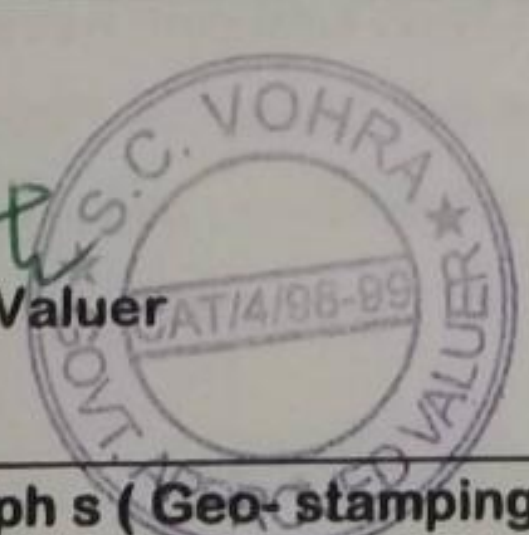


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Continuation Sheet - 2/5

6. Stage of Construction				
Stage of Construction:- Completed			If under construction ,extent of Completion:- N.A.	
7	Violations if any observed: Approved building plans are not submitted.			
	Nature and extent of violations			
8	Area Details of the property			
	Site Area:- 406.80sq.yd	Plinth area:- G.F. - 1592-00sft F.F. - 804-00sft	Carpet area:- G.F. - 1114-00sft F.F. - 603-00sft	Saleable area:- G.F. - 1592-00sft F.F. - 804-00sft
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.			
	Summary of Valuation			
	i. Guideline Value (land) :- @ Rs. 7360-00/-sq.yd X 406.80sq.yd =Rs. 2994048-00			
	ii. Fair Market Value :- Rs. 15927700-00			
	iii. Realizable Sale value @ 85% :- Rs. 13538545-00			
	iv. Distress value @ 75% :- Rs.11945775-00			
9A	Variation in the market rates & circle rates is more than 20% because of demand of property in area of Alwar Adjoining to Industrial HUB Bhiwadi, In my opinion above stated market value is reasonable as prevailing in the market.			
10	Assumption s/Remarks	i. Qualifications in TIR/Mitigation suggested, if any ii. Property is SARFAESI compliant:-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., Mortgaged with the Bank v. Details of last two transactions in the locality/area to be provided, if available.- Nil vi. Any other aspect which has relevance on the value or marketability of the property:- Nil		
11	Declaration	i. The property was inspected by the undersigned on 18 th February 2020 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. We have submitted Valuation report directly to the Bank		
12	Name address & signature of valuer with Wealth Tax Registration No.	Signature of the Valuer  Date of Valuation: 20 th February 2020		
13	Enclosures Documents & Photograph s (Geo- stamping with date) etc.-: Photographs attached			

FRESH VOHRA
Arch M.T.C.A.

S.C. VOHRA & ASSOCIATES

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Ref: SCVA/V/SBI- SME Vatika Gur/2019-20/rk/jpp/1064

Dated: 20th February 2020

The Valuation Report is prepared as on 18th February 2020 in order to assess the fair market value of the property. The Valuation Report is prepared on the basis of information and documents supplied by the owner / bank, enquiries made and a visit at site, subject to verification of Ownership Documents by a Legal Advisor.

The premise is one & a half storied building constructed on a plot exists in a locality of Alwar No.-II (Sonava) Alwar, Roopbas Road, Distt. Alwar, Rajasthan.

The entire building is of RCC frame & Brick masonry in cement mortar, Plastered inside & outside, Marble flooring is laid, Doors / Windows are made of Commercial wood the entire building is distempered inside & snowcem painted outside. Doors / windows are enamel painted.

No sale instance is available as per survey conducted and enquiries made from the general public and local brokers, Cost of land varies from Rs. 33000-00/-sq.yd. to Rs. 35000-00/-sq.yd. depending upon its size, shape, location & orientation etc. I consider cost of land @ Rs. 34000-00/-sq.yd. & value of the property is worked out as follows.

(A) LAND

I	Cost of land @ Rs. 34000-00/-sq.yd. for 406.80sq.yd	Rs.13831200-00
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(B) BUILDING CONSTRUCTION

I.	Cost of building construction of Ground floor & First floor @ Rs. 1250-00/-sft. for (1592-00 + 804-00) = 2396-00sft	Rs.2995000-00
II.	Less Depreciation @ 30% (-)	Rs. 898500-00
III.	Net value of building construction	Rs.2096500-00
IV.	Total value of the property	Rs. 15927700-00
V.	Realizable value of the property @ 85% of Rs. 15927700-00	Rs. 13538545-00
VI.	Distress value of the property @ 75% of Rs. 15927700-00	Rs. 11945775-00

ASSESSMENT

Taking all factors into account I assess value of the above stated property Rs.15927700-00 (Rupees one crore fifty nine lac twenty seven thousand & seven hundred only) Realizable value of the property is Rs.13538545-00 (Rupees one crore thirty five lac thirty eight thousand five hundred & forty five only) and Distress value of the property is Rs.11945775-00 (Rupees one crore nineteen lac forty five thousand seven hundred & seventy five only) for both building construction and land value as on 18th February 2020.

WE CONCUR WITH THE
VALUATION GIVEN
OF THE PROPERTY AS PER
PREVAILING MARKET RATE IN
AND AROUND THE AREA

SIGNATURE OF REGD. VALUER

SCVA/V/SBI- SME Vatika Gur/2019-20/rk/jpp/1064
SBI-SME Vatika - Ms. Swati

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:-25-04-2019.

-: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. : Ref. No. : Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain. In the A/c of M/s R.K. Jain Infra Project Pvt. Ltd.
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 Rakesh Kumar Jain s/o Shri Gian Chand Jain. : 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	: A Residential Plot/House No. 06, Khasra No.-98, situated at Village Alwar No.-02 (Sonawa), Tehsil & District Alwar, Rajasthan, Admeasuring Plot Area 406.80 sq. yards, Boundary of Property as under:- East:- Wall of Circuit House, West:- Plot No.-05, North:- Govt. Road, South:- Other Plots.



etc. Boundaries.

4. Particulars of the documents scrutinized serially & 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. No	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
01	07-06-2010	Office Order for Name Transfer No. 3190/10 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain.	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
02	08-03-2010	Sale Deed executed by Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain. (Registration / Document No. 2010001658).	Certified Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
03	29-07-2009	Office Order for Name Transfer No. 3223/09 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao.	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
04	28-02-2004	Sale Deed executed by Shri Gopi Chand s/o Shri Gopal Dass in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao. (Registration / Document No. 801).	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
05	24-11-2003	Lease Free Certificate No. 875 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
06	24-11-2003	Lease Deed executed by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass. (Registration / Document No. 4074).	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).



	07	24-11-2003	Land Allotment Letter No. 873 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.	Photostat Copy. (Original already mortgage with SBI, Firozpur Jhirka, Mewat, HR).
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 originals receipts of fees paid for obtaining certified copy of documents/search/encumbrances certificate along with the TIR. 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? 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 original produced. (In case original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			: Yes, Certified Copy of Sale Deed dated 08-03-2010 is obtained from the Sub Registrar at Alwar office and compared with the documents made available by the proposed mortgagor. Receipt of Requisite fees issued by the sub registrar enclosed. Compared with the Photostat of the title deed and found it similar and identical. Compared with the Photostat 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/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 Alwar.
(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 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. <i>(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).</i>	: As mentioned in Separate Sheets of brief history. Enclosed as Annexure-'I'. <i>I made the Search for the Period of 2003-2019 (as property in question is belongs to Urban Improvement Trust (U.I.T.), Alwar and allotted by Urban Improvement Trust (U.I.T.), Alwar in favour of Allottee on dated 24-11-2003, hence no need to search prior 2003).</i>
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.).	: Lease Hold Rights.
10.	If leasehold, whether (a)lease deed is duly stamped and	: Lease Hold Rights.

	<p>registered</p> <p>(b) lessee is permitted to mortgage the leasehold right,</p> <p>(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.</p> <p>(e) Whether the leasehold rights permits for the creation of any super structure (if applicable)?</p> <p>(f) Right to get renewal of the leasehold rights and nature thereof.</p>	<p>Lease Terms is 99 years commencing from 24-11-2003.</p>
11.	<p>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.</p>	: N.A.
12.	<p>if occupancy right, whether:</p> <p>(a) Such right is heritable and transferable.</p> <p>(b) Mortgage can be created.</p>	: Lease Hold Right.
13.	<p>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.</p>	: N.A.
14.	<p>if the property has been transferred by way of Gift/Settlement Deed, whether</p> <p>(a) The Gift/Settlement Deed is duly stamped and registered;</p> <p>(b) The Gift/Settlement Deed has been attested by two witness</p> <p>(c) The Gift/Settlement Deed transfer the property to Donee;</p>	: N.A.

	<p>(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</p> <p>(e)Whether there is any restriction on the Donor in executing the gift/settlement deed in question</p> <p>(f)Whether the Donee is in possession of the gifted property;</p> <p>(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</p> <p>(h)Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	
15.	<p>(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.</p> <p>(b)Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(c)Whether the partition made is valid 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>	: N.A.
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>	: N.A.

	<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>	
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.	<p>(a) Whether the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the major coparceners have no objection/join in execution, minor's share if any, rights of female members etc.</p> <p>(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>	: N.A.
19.	<p>(a) Whether the property belongs to any trust or is subject to the rights of any trust?</p> <p>(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?</p> <p>(c) If so additional precautions/</p>	: N.A.



	<p>permission to be obtained for creation of valid mortgage?</p> <p>(d) Requirements if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.</p>	
20.	<p>(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.</p> <p>(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?</p> <p>(c) In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed / permission obtained.</p>	: 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 Regulations, Environmental Clearance etc.).	: No.
22.	<p>(a) Whether the property is subject to any pending or proposed land acquisitions proceeding?</p> <p>(b) Whether any search/enquiry is made with the land acquisition office and the outcome of such search/enquiry.</p>	: No.
23.	<p>(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?</p> <p>(b) If, so, whether such litigation would adversely affect the creation of</p>	<p>: <i>No Litigations / Court attachments / injunction / stay orders & Attachments as per information an undertaking in this regard may be taken from borrowers.</i></p> <p>N.A.</p>

	<p>a valid mortgage or have any implication of its future enforcement?</p> <p>(c) Whether the title documents have any court seal/marketing which points out any litigation/attachment/security to court in respect of the property in question? In such please comment on such seal/marketing.</p>	No.
24.	<p>(a) In case of partnership firm, Whether the property belongs to the firm and the deed is properly registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?</p> <p>(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.</p>	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 /provisions for common seal etc.	N.A.
26.	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite 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/</p>	N.A.



developer and as such is irrevocable as per law.

(c) In case the title document is executed by the POA holder, please clarify Whether the POA involved is (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).

(d) In case of Builder's POA whether a certified copy of POA is available and the same has been verified /compared with the original POA.

(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.

i. Whether the original POA is verified and the title investigation is done on the basis of original POA?

ii. Whether the POA is a registered one?

iii. Whether the POA is a special or general one?

iv. Whether the POA contains a specific authority for execution of title document in question?

(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)

(g) Please comment on the genuineness of POA?

(h) The unequivocal opinion on the



	enforceability and validity of the POA?	
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N.A.
29.	<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 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/</p>	N.A.



	<p>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 Except present equitable mortgaged with the State Bank of India.</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 Alwar for the Period of 2003-2019 (As property in question is belongs to Urban Improvement Trust (U.I.T.), Alwar and allotted by Urban Improvement Trust (U.I.T.), Alwar in favour of Allottee on dated 24-11-2003, hence no need to search prior 2003). I certify that the property is free from registered mortgage.</i>
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Obtained Latest Property Tax Receipt.
33.	<p>(a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>(b) Whether No Objection Certificate under the Income Tax Act is required/obtained.</p>	<p>N.A.</p> <p>Certificate under Section-281 of Income Tax Act on the Bank's record.</p>
34.	Details of RTC extracts/mutation	N.A.

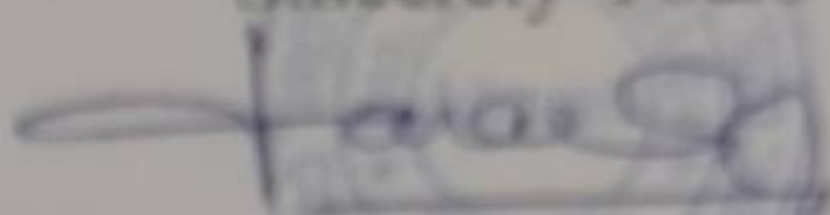


	extracts/Katha extract pertaining to the property in question.	
35.	Whether the name of mortgagor is reflected as owner in the Revenue/Municipal/Village records?	Yes.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally 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.	<i>Boundaries are mentioned in the Sale Deed and Valuation Report are same.</i>
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. <i>(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.).</i>	<i>Yes, Valuation Report is available on the Bank's record. Boundaries are mentioned in the Sale Deed and Valuation Report are same.</i>



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 Rakesh Kumar Jain s/o Shri Gian Chand Jain. In the A/c of "M/s R.K. Jain Infra Project Pvt. Ltd."
47.	a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N. b) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, c) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A. N.A. N.A.



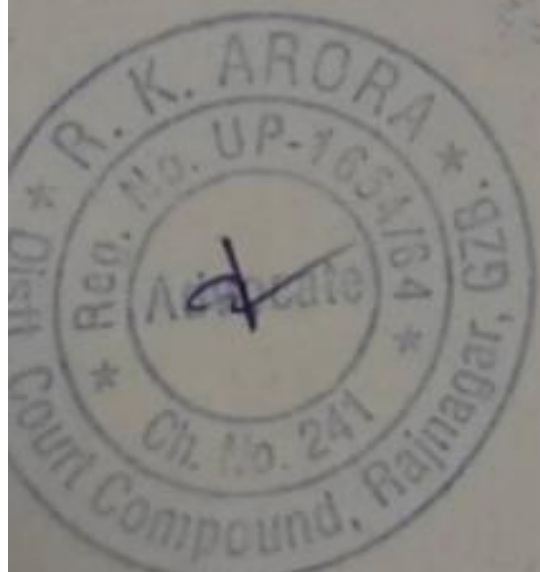
d) Whether the details of the apartment /plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.
Dated:-25-04-2019.	<p>Sincerely Yours</p>  <p>(RAKESH KUMAR ARORA) ADVOCATE</p>

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

1. That property in question i.e. A Residential Plot/House No. 06, Khasra No.-98, situated at Village Alwar No.-02 (Sonawa), Tehsil & District Alwar, Rajasthan, Admeasuring Plot Area 406.80 sq. yards, Boundary of Property as under:-

East:- Wall of Circuit House,
West:- Plot No.-05,
North:- 30 ft. wide Road,
South:- Other Plots.

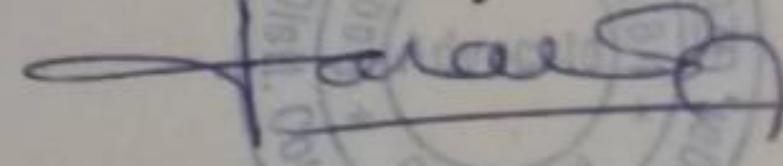
2. That in respect the property/plot in question on dated 24-11-2003 a Land Allotment Letter No. 873 was issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.
3. That in respect the property/plot in question on dated 24-11-2003 a Lease Deed was executed by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass, which was duly registered in the office of Sub Registrar at Alwar vide entry in Book No. I, Jild No. 644 on page no. 144 and Addl. Book No.-I, Jild No. 1656 on pages 350 to 357 at Registration/Document No. 4074 on dated 27-11-2003.
4. That in respect the property/plot in question on dated 24-11-2003 a Lease Free Certificate No. 875 was issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.
5. That in respect the property/plot in question on dated 28-02-2004 a Sale Deed was executed by Shri Gopi Chand s/o Shri Gopal Dass in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao, which was duly registered in the office of Sub Registrar at Alwar vide entry in Book No. I, Jild No. 650 on page no. 88 and Addl. Book No.-I, Jild No. 1679 on pages 139 to 152 at Registration/Document No. 801 on dated 28-02-2004.
6. That in respect the property/plot in question on dated 29-07-2009 an Office Order for Name Transfer No. 3223/09 was issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao.
7. That in respect the property/plot in question on dated 08-03-2010 a Sale Deed was executed by Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain, which was duly registered in the office of Sub Registrar at Alwar vide entry in Book No. I, Jild No. 892 on page no. 25 and Addl. Book No.-I, Jild No. 2647 on pages 212 to 220 at Registration/Document No. 2010001658 on dated 08-03-2010.



8. That in respect the property/plot in question on dated 07-06-2010 an Office Order for Name Transfer No. 3190/10 was issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain.
9. That now above said Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain has a valid, clear marketable title over the property in question with leasehold, mortgagable and transferable rights.
10. That property in question already equitable mortgaged with the State Bank of India.
11. 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:- 25-04-2019.

Sincerely Yours,



(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

Date:- 25-04-2019.

ANNEXURE 'C-1'**Certificate of Title on the Basis of Certified Copies of the Title Deeds**

I have examined the Certified copies of original title Deeds intended to the deposited relating to the schedule property (ies) to be offered as security by way of Registered/**Equitable***/ English Mortgage and that the Certified copies of document of title referred to in the opinion are valid as secondary evidence of Right, title and interest and that the said Registered/Equitable Mortgage to be created on production of original title Deeds will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:-

- I have examined the Certified copies of documents in details, taking into account all the Guidelines in the check list vide Annexure 'B' and the other relevant factors and undertake to re-examine the original title Deeds as and when produced and
- I confirm having made a search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar (s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage on production of original title Deeds. I am liable/ responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- Following scrutiny of land Records/Revenue Records and relative certified copies of 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 certified copies of 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 2003 to 2019 (*as property in question is belongs to Urban Improvement Trust (U.I.T.), Alwar and allotted by Urban Improvement Trust (U.I.T.), Alwar in favour of Allottee on dated 24-11-2003, hence no need to search prior 2003*) pertaining to the immovable property/ (ies) covered by above said certified copies of



Title Deeds. The property appears to be free from all Encumbrances **Except present equitable mortgaged with State Bank of India.**

- 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/Borrower/Mortgager i.e. Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain. **In the A/c of "M/s R.K. Jain Infra Project Pvt. Ltd."**
- I certify that Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain has an absolute, clear and marketable title over the scheduled property (ies). I further certify that the above certified copies of title Deeds appear to be genuine and a valid mortgage can be created on the basis of the original title Deeds and the said mortgage would be enforceable.
- **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 creation of mortgage by the deposit of title Deed we/I certify that the deposit of original title Deeds/documents the certified copies of which have been examined would create a valid and enforceable mortgage.
 1. **Original** Office Order for Name Transfer No. 3190/10 dated 07-06-2010 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain.
 2. **Original** Sale Deed dated 08-03-2010 executed by Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao in favour of Shri Rakesh Kumar Jain s/o Shri Gian Chand Jain. **(Registration / Document No. 2010001658).**
 3. **Original** Office Order for Name Transfer No. 3223/09 dated 29-07-2009 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao.
 4. **Original** Sale Deed dated 28-02-2004 executed by Shri Gopi Chand s/o Shri Gopal Dass in favour of Smt. Saroj Yadav D/o Late Shri Bihari Lal Rao. **(Registration / Document No. 801).**
 5. **Original** Lease Free Certificate No. 875 dated 24-11-2003 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.

6. **Original** Lease Deed dated 24-11-2003 executed by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass. (**Registration / Document No. 4074**).
7. **Original** Land Allotment Letter No. 873 dated 24-11-2003 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Shri Gopi Chand s/o Shri Gopal Dass.
8. Latest Property/Maintenance Tax Receipt. If any.
9. Affidavit of the Mortgagor.

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

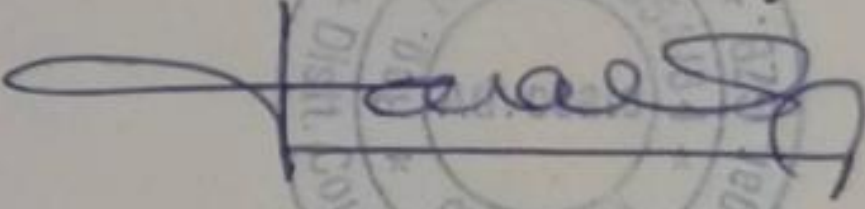
:-SCHEDULE OF THE PROPERTY:-

A Residential Plot/House No. 06, Khasra No.-98, situated at Village Alwar No.-02 (Sonawa), Tehsil & District Alwar, Rajasthan, Admeasuring Plot Area 406.80 sq. yards, Boundary of Property as under:-

East:- Wall of Circuit House,
West:- Plot No.-05,
North:- 30 ft. wide Road,
South:- Other Plots.

Date:-**25-04-2019**.

Yours Sincerely


(**Rakesh Kumar Arora**)
Advocate

Enclosed:-

- 1 Original Receipt issued by Sub Registrar at Alwar.
- 2 Certified Copy of Sale Deed dated 08-03-2010.

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : ALWAR-I**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 25-04-2019 12:17 PM

Fee Receipt No : 201902069002473 Receipt Date : 25/04/2019
Name : RAKESH KUMAR Document S. No. : 201901069002494

Address : ARORA ADV.

Document Type : NA

Face Value : Inspection And Search : ₹ 0 Evaluated Value : ₹ 0

Ord-Registration Fee	₹ 0	Fee for Memorandum Us_64_67	₹
CSI	₹ 0	Certified Copying fees Us_57	₹ 0
Stamp (Memorandum)	₹	Reg (Memorandum)	₹
Surcharge	₹ 0	Stamp Duty	₹ 0
Penalty	₹ 0	Inspection Fee	₹ 850
Us_25_34	₹ 0	Commission	₹ 0
Custody	₹	Others	₹ 0

From Year 2003 To Year 2019 Cash Amount Received : ₹ 0
Total Amount : ₹ 850

Mode of Payment (#Mode Number Amount#)
e-Registration Receipt RJ1025551904617 ₹ 850

Signature of presenter or applicant for
Copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR



राजस्थान RAJASTHAN

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विक्रय पत्र मुबलिंग 45,00,000/-

स्टाम्प फीस मु. 1,00,000/-

विक्रेता:—श्रीमती सरोज यादव पुत्री स्व. श्री बिहारीलाल राव आयु लगभग 52 साल जाति यादव निवासी ग्राम राताकला तहसील नारनोल जिला महेन्द्रगढ़ (हरियाणा) हाल निवासी उत्तरायण 6 रूपबास रोड़ शहर अलवर जो आगे चलकर इस दस्तावेज में पक्षकार संख्या एक विक्रेता के नाम से सम्बोधित किया जावेगा

क्रेता:—राकेश कुमार जैन पुत्र श्री ज्ञान चन्द जैन आयु लगभग 48 साल जाति जैन निवासी वाई नम्बर 4 फिरोजपुर झिरका जिला मेवात (हरियाणा) जो आगे चलकर इस दस्तावेज में पक्षकार संख्या दो क्रेता के नाम से सम्बोधित किया जावेगा

जो कि पक्षकार संख्या एक की खरीद शुदा पैदाकर्दा मिलकियत मकबूजा की जायदाद आवासीय प्लॉट नम्बर 6 पट्टा शुदा जो वाके खसरा नम्बर 98 अलवर नम्बर दो (सोनाना) अलवर जिला अलवर (राजस्थान) में स्थित है जिसमें मंजिल भूमितल पर कमरा 3, रसोई 2, बरामदा 1, टायलैट 2, लैट्रिन 1, जीना 1, गैलरी, पोर्च खपरेल पटाव, आगे पीछे खुला व गैलरी खुली तथा मंजिल प्रथम पर कमरा 1, बरामदा 2, जीना 2, टायलैट 1, स्टोर 1, पूजाघर 1, टॉवर व खुली छत मुताबिक संलग्न नक्शा पैमाईशी सिरे पूर्व 101 फुट, सिरे

Sanjay Kumar

फादो प्रति प्रमाणित

नय पञ्जीवक, अलवर प्रथम

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पश्चिम 101 फुट, सिरे उत्तर 46 फुट 6 इंच, सिरे दक्षिण 26 फुट कुल रकबा 406.80 वर्गगज जिसमें मंजिल भूमितल पर बना रकबा 159.65 वर्गगज = 1436.93 वर्गफुट (पटाव आर सी सी) व भूमितल पर पोर्च बना रकबा 17.22 वर्गगज = 155 वर्गफुट (खपरेल पटाव) व प्रथम मंजिल पर बना रकबा 89.38 वर्गगज = 804.46 वर्गफुट (पटाव आर सी सी) तथा भूमितल पर बाऊण्डीवाल रकबा 195.26 रनिंग मीटर जिसकी चार सीमाएँ इस प्रकार से हैं तरफ पूर्व को सर्किट हाऊस की दीवार, तरफ पश्चिम को मकान प्लाट नम्बर 5, तरफ उत्तर को सड़क 30 फुट चौड़ी जिधर मकान की आमद रफ्त निकास जारी, तरफ दक्षिण को अन्य प्लाट्स हैं। जो उपरोक्त वर्णित जायदाद की पड़त जमीन प्लाट नम्बर 6 को पक्षकार संख्या एक ने जरिये दस्तावेज बयानामा तहरीरी दिनांक 27.11.2003 एजिस्टर्ड दिनांक 28.02.2004 पुस्तक संख्या 1 जिल्द संख्या 650 पृष्ठ संख्या 88 क्रम संख्या 801 के कार्यालय उप पंजियक महोदय अलवर के द्वारा गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री से खरीद किया, बाद खरीद पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद का निर्माण कराया है जिसके बाद पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद प्लाट नम्बर 6 को कार्यालय नगर विकास न्यास अलवर के कार्यालय आदेश पत्र

Sanjay Kumar

काटो प्रति प्रमाणित
नग पञ्जीयक अलवर प्रथम



राजस्थान RAJASTHAN

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क्रमांक 3223/09 दिनांक 29.07.09 के अपने नाम परिवर्तन करा लिया है। जिस उपरोक्त वर्णित जायदाद की पक्षकार संख्या एक स्वयं एक मात्र तन्हा मालिक काबिज दखली है जिसमें पक्षकार संख्या एक के अलावा अन्य किसी का हक हिस्सा साझा बॉटा नहीं है, जो उपरोक्त वर्णित जायदाद इस वक्त हर भार बाजारी एवं सरकारी से पाक साफ है उपरोक्त वर्णित जायदाद को इस वक्त पक्षकार संख्या एक ने किसी भी दीगर व्यक्ति को रहन बय हिबा वगैरा नहीं कर रखी है और ना ही किसी भी बैंक संस्था आदि से कर्जा लेकर वो किसी की भी जमानत आदि देकर बन्धक कर रखी है और ना ही कोई किसी भी प्रकार का कोई विवाद है याने हर प्रकार के भार से मुक्त है इस वक्त पक्षकार संख्या एक को रूपयों की जायज जरूरत है इससे पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद प्लाट नम्बर 6 को मय नींव सीव आगा वीछा ऊपर नीचा हकूक आशायशी रिहायशी दखली मालकाना काबिजाना इस्तेमाली शामलाती के सहित एवं मय काठ किंवाड़ चौखट जंगले तामीर में लगे कुल सामान के सहित एवं मय नल, बिजली चालू कनेक्शनो एवं फिटिंग के सहित जो हक हकूक पक्षकार संख्या एक को आज दिन प्राप्त हैं या आईन्दा कभी भी प्राप्त हो के

Signature

Sanjay Kumar

कोटो प्रति भ्रमप्रणित

ना पंजीयक अलवर प्रथम



राजस्थान RAJASTHAN

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सहित बेचान मुबलिग 45,00,000/-पैंतालीस लाख रूपयों में पक्षकार संख्या दो राकेश कुमार जैन पुत्र श्री ज्ञान चन्द जैन आयु लगभग 48 साल जाति जैन निवासी वार्ड नम्बर 4 फिरोजपुर झिरका जिला मेवात (हरियाणा) को बय माले कलाम कतई करके जरे बय तमाम रकम 45,00,000/- पैंतालीस लाख रूपये में से 3,50,000/- तीन लाख पचास हजार रूपये जरिये चैक नम्बर 167019 दिनांक 19.09.2009 आई सी आई बैंक लि. शाखा अलवर के व 1,00,000/- एक लाख रूपये नकद जरिये ईकरारनामा दिनांक 19.09.2009 के व 32,00,000/- बत्तीस लाख रूपये जरिये ड्राफ्ट नम्बर 458513 दिनांक 25.02.2010 भारतीय स्टेट बैंक शाखा फिरोजपुर झिरका के तथा 8,50,000/- आठ लाख पचास हजार रूपये जरिये चैक नम्बर 005849 दिनांक 07.03.2010 भारतीय स्टेट बैंक शाखा फिरोजपुर झिरका के पक्षकार संख्या दो से पक्षकार संख्या एक ने प्राप्त कर लिये हैं। अब जरे बय में से पक्षकार संख्या एक को पक्षकार संख्या दो से कुछ भी लेना बाकी नहीं है। खर्चा बयनामा तमाम पक्षकार संख्या दो ने दिया है। कब्जा उपरोक्त वर्णित जायदाद खाली पर पक्षकार संख्या एक ने पक्षकार संख्या दो का मौके पर वास्तविक रूप से करवा दिया है। अब पक्षकार संख्या दो उपरोक्त वर्णित जायदाद का मालिक काबिज दखली

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फोटो प्रति प्रमाणित
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रहेगा जिसे समस्त हक व अधिकार प्राप्त होंगे। उपरोक्त वर्णित जायदाद तमाम या उसका कोई भी अंश कबजे पक्षकार संख्या दो से किसी के भी उज ऐतराज करने पर अथवा पक्षकार संख्या एक को बय करने का हक ना होने पर निकल जावेगी तो पक्षकार संख्या दो को अपना दिया धन मय हर्जा लागत के सहित पक्षकार संख्या एक की जात खास से वो पक्षकार संख्या एक की दीगर चल अचल सम्पति से वो पक्षकार संख्या एक के वारिसान से वसूल करने का हक पक्षकार संख्या दो और पक्षकार संख्या दो के वारिसान को होगा। उपरोक्त विक्रय हो रही जायदाद को पक्षकार संख्या दो पक्षकार संख्या एक की गैर हाजरी में भी अपने नाम पर कार्यालय नगर विकास न्यास अलवर में व सभी सम्बन्धित विभागों में ट्रॉसफर अपने खर्च से करवा सकेगा जिसमें पक्षकार संख्या एक की पूर्ण सहमति हर समय पर मान्य रहेगी। उपरोक्त विक्रय हो रही जायदाद से आज के बाद पक्षकार संख्या एक और पक्षकार संख्या एक के वारिसान का कोई ताल्लुक सरोकार वास्ता किसी भी किस्म का बाकी नहीं रहा है अगर रखेंगे तो वह गलत और बेअसर होगा। उपरोक्त विक्रय हो रही जायदाद को नवशा पक्षकार संख्या एक व पक्षकार संख्या दो ने दो किता में बनवा कर बरंग सुर्ख में दर्शायी जायदाद पर पक्षकार संख्या एक व पक्षकार संख्या दो ने हस्ताक्षर कर संलग्न बयनामा कर दिया है जो नक्शा आईन्दा इस बयनामा का अंश माना और जाना जावेगा। उपरोक्त विक्रय हो रही जायदाद में नल, बिजली के कनेक्शन चालू हैं जिन नल, बिजली के कनेक्शन को पक्षकार संख्या दो पक्षकार संख्या एक की गैर हाजरी में भी अपने नाम पर मय सिक्युरेटी के सहित ट्रॉसफर अपने खर्च से करवा सकेगा जिसमें पक्षकार संख्या एक की पूर्ण सहमति हर समय पर मान्य रहेगी। उपरोक्त जायदाद प्लॉट

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नम्बर 6 की एक मुश्त लीज राशि कार्यालय नगर विकास न्यास अलवर में पूर्व विक्रेता गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री के नाम जमा है जिसका लीज मुक्ति प्रमाण पत्र क्रमोंक 875 दिनांक 24.11.2003 के कार्यालय नगर विकास न्यास अलवर से मिल चुका है। उक्त विक्रय हो रही जायदाद की आज तक की पैनेल्टी व नल, बिजली के बिल व भवनकर, सम्पत्तिकर व नगरियकर व अन्य कोई एकम सरकारी, गैर सरकारी बाकी निकलेगी तो वह तमाम पक्षकार संख्या एक अदा करेगी तथा आज के बाद से आने वाली पैनेल्टी व नल, बिजली के बिल व भवनकर, सम्पत्तिकर, नगरियकर वगैरा जो कुछ भी आवेगे या लगेगे वह तमाम पक्षकार संख्या दो देगा। उपरोक्त विक्रय हो रही जायदाद से सम्बन्धित जो भी पुराने कागजात पत्रादि असल पक्षकार संख्या एक के पास मौजूद हैं वह तमाम पुराने असल कागजात पत्रादि हवाले पक्षकार संख्या दो के कर दिये हैं। उक्त विक्रय हो रही जायदाद प्लॉट नम्बर 6 की लीजडीड (पट्टा) कार्यालय नगर विकास न्यास अलवर से रजिस्टर्ड दिनांक 27.11.2003 पुस्तक संख्या 1 जिल्द संख्या 644 पृष्ठ संख्या 144 क्रम संख्या 4074 के कार्यालय उप पंजियक महोदय अलवर के द्वारा पूर्व विक्रेता गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री के नाम हो चुकी है। जो उपरोक्त जायदाद रेल्वे स्टेशन से करीबन 2 किलो मीटर दूर हैं, बस स्टैण्ड से करीबन 4 किलो मीटर दूर है, जो जायदाद चूना, पत्थर कली बजरी ईट-सेडी सीमेन्ट आदि की बनी है जिसका पटाव आर सी सी व खपरेल का है जो जायदाद करीबन 05 साल पुरानी बनी है।

अतः बढुरुस्ती होश हवाश में यह दस्तावेज बयनामा स्टाम्प किता 4 व सादा फार्म 3 कुल कीमती 1,00,000/- एक लाख रूपये जिसमें 25,000/- पच्चीस हजार रूपये के

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चार किता स्टाम्प जिनका सीरियल नम्बर 044849 व 044850 व 044851 व 044852 रजिस्टर नम्बरी 24/04 पर सनद लिख दिया ताकि सनद रहे समय पर काम आवे इस लिखित दस्तावेज बयनामा में पंक्ति 10/ हैं, शब्द 13 छूट हैं दर्ज रजिस्टर वसीका नवीस में क्रम संख्या 189 पर है मसोदा बाई सतीश प्रकाश भार्गव वसीका नवीस तहसील कार्यालय अलवर दिनांक 08.03.2010 कहे विक्रेता पक्षकार संख्या एक व क्रेता पक्षकार संख्या दो के लिखा पढ़कर सुना दिया सुन समझकर पढ़कर हस्ताक्षर निशानी अंगूठे किये।

हस्ता. पक्षकार संख्या एक विक्रेता

हस्ता. पक्षकार संख्या दो क्रेता

Sanjay Singh
P.F.

संख्या 16/03/20



सतीश प्रकाश भार्गव

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फोटो प्रति प्रमाणित
नप पंजीयक अलवर प्रथम

ADVOCATE
Office: 203, 2nd Floor, Ansal Sumedha Building, RDC, Raj Nagar, Ghaziabad
Chamber: 516 A, 1st Floor, Western Wing, Tis Hazari Court, Delhi 110054
Mobile No: 9891654061, 7838163043

Email ID: allindialawfirm@gmail.com, shreeshtiripathi1@gmail.com
TIR: 23 APR 2019 SBI SME GURUGRAM
Ref. No. Annexure - B
Date: 25.04.2019

To,
The Asst. General Manager
State Bank of India
SME M G Road, Gurugram

TITLE INVESTIGATION REPORT IN THE MATTER OF SH. RAKESH KUMAR JAIN S/O SH. GIAN CHAND JAIN FOR THE PROPERTY BEARING H. NO. 06, KHASARA NO. 98, SITUATED IN VILLAGE ALWAR NO. 02 (SONAWA), TEHSIL & DISTRICT ALWAR, RAJASTHAN

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	SME 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 Borrower.	Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain for M/s R.K. Jain Infra Project Pvt. Ltd.
2.	a) Name of the unit/ concern/ company/ person offering the property/ (ies) as security.	Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan
	(a) Survey No.	N.A.
	(b) Door/House no. (in case of house property)	H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan
	(c) Extent/ area including plinth/ built up area in case of house property	406.80 sq. yds.
	(d) Locations like name of the place, village, city, registration, sub-district etc.	H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan
	Boundaries.	E: Wall of Circuit House, W: Plot No.-05, N: Govt. Road, S: Other Plots.
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.	In case of copies, whether the original

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		extract/ photocopy, etc.	was scrutinized by the Advocate.
	i) 24.11.2003 Allotment letter ii) 24.11.2003 Lease deed iii) 24.11.2003 Lease free certificate iv) 28.02.2004 Sale deed v) 29.07.2009 Mutation letter vi) 08.03.2010 Sale deed vii) 07.06.2010 Mutation letter	Photocopy Photocopy Photocopy Photocopy Photocopy Certified copy Photocopy	
5.	a) 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.)		
	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 photocopy 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 photocopy 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-Alwar
	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		
	Urban Improvement Trust Alwar allotted H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan to Sh. Gopi Chand S/o Sh. Gopal Dass and issued a lease free certificate No. 875 in his favour on 24.11.2003 and executed a lease deed in his favour which was registered on 27.11.2003 in Book No. 1/1, Volume No. 644/1656 on page no. 144/350 to 357 at Registration / Document No. 4074 in the office of Sub Registrar-Alwar. Further Sh. Gopi Chand S/o Sh. Gopal Dass sold the said property to Smt. Saroj Yadav D/o Late Sh. Bihari Lal Rao and executed a sale deed in her favour which was registered on 28.02.2004 in Book No. 1/1, Volume No. 650/1679 on page no. 88/139 to 152 at Registration / Document No. 801 in the office of Sub Registrar-		

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	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. (Separate Sheets may be used)	Alwar. Further Urban Improvement Trust Alwar issued an Office Order for Name Transfer No. 3223/09 in favour of Smt. Saroj Yadav D/o Late Sh. Bihari Lal Rao on 29.07.2009. Further Smt. Saroj Yadav D/o Late Sh. Bihari Lal Rao sold the said property to Sh. Rakesh Kumar Jain S/o Sh. Ghan Chand Jain and executed a sale deed in his favour which was registered on 08.03.2010 in Book No. 1/1, Volume No. 892/2647 on page no. 25/212 to 220 at Registration / Document No. 2010001658 in the office of Sub Registrar-Alwar. Further an office order for name transfer letter dated 07.06.1990 for Name Transfer No. 3190/10 was issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Sh. Rakesh Kumar Jain S/o Sh. Ghan Chand Jain for the said property. As such Sh. Rakesh Kumar Jain S/o Sh. Ghan Chand Jain is the owner of H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan.
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.)	Lease Hold Right
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, d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof.	Yes -- Balance period of 99 years from 24.11.2003 N.A. N.A. N.A. 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. N.A. N.A.
12.	If occupancy right, whether; a) Such right is heritable and transferable, b) Mortgage can be created.	N.A. N.A. N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	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 witnesses; c) The Gift/Settlement Deed transfers 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	N.A. N.A. N.A. N.A. N.A. N.A. N.A. N.A.

5.	through the gift/settlement deed.	
	(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.
17.	(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.
	(a) Whether the property is subject to any wakf rights?	N.A.
	(b) Whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties?	N.A.
	(c) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	N.A.
	(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.
19.	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
	(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.

Shivam

21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.).	N.A.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A. 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, / affidavit may be taken from the mortgagor in this regard. N.A.
24.	(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/marketing which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marketing. (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.	NO N.A. N.A. N.A. N.A.
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc. 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. 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? (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. (c) In case the title document is executed by the POA holder, please clarify whether the POA involved is viz. Companies / Firms / (i) one executed by the Builders Individual or Proprietary Concerns in favour of their Partners /	N.A. N.A. N.A.

Shivam

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?	N.A.
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?	Kindly consider the report of the valuer
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 mortgagor.
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.	Kindly consider the report of the valuer
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.)	Kindly consider the report of the valuer
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, property is already mortgaged with SBI
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.	NO
46.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain
47.	a) Whether the Real Estate project comes under Real Estate (regulation and Development) Act, 2016? Yes / No. 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: Noida
Date: 25.04.2019



Annexure - C1: Certificate of Title on the Basis of Certified copies of the Title Deeds
 have examined the certified copy of the Title Deed of the borrower already deposited, relating to the
 edule property/(ies) to be offered as security by way of Registered/ Equitable/English Mortgage
 edule property/(ies) of documents of title referred to in the Opinion are valid as secondary
 Equitable Mortgage to be created

Government of Rajasthan
 REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
 SUB-REGISTRAR : ALWAR-I

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 25-04-2019 12:11 PM

Fee Receipt No	: 201902069002472	Receipt Date	: 25/04/2019
Name	: SHIREESH TRIPATHI	Document S. No.	: 201901069002493
	: ADV.		
Address	: NA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified Copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection Fee	: ₹ 850
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 850
		Total Amount	: ₹ 850

From Year 2003 To Year 2019

Mode of Payment (#Mode Number Amount#)
 # e-Registration Receipt RJ1025551904595 ₹ 850

Signature of presenter or applicant for
 Copy or Search certificate

Cashier

Signature of recipient
 and date of return receipt

SUB-REGISTRAR

(3) Certificate of Title on the Basis of Certified copies of the Title Deeds

the certified copy of the Title Deed of the borrower already deposited, relating to the (ies) to be offered as security by way of Registered/ Equitable/English Mortgage title and Interest and that the said Registered/ Equitable Mortgage to be created will satisfy the requirements of creation of Registered/ Equitable and I further certify that:

I have examined the Documents in detail, taking into account all the Guidelines in the check list and the other relevant factors and undertake to re-examine the original title deeds when if produced.

I confirm having made a search in the Land/ Revenue records. I also confirm having verified and the records from the office of Sub Registrar-Alwar. I do not find anything adverse which would the Title Holders from creating a valid Mortgage on production of the original title deeds. I am responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in following search.

Following scrutiny of Land Records/ Revenue Records and relative certified copies of Title Deeds, certified copy of such title deed obtained 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, except the existing one with SBI, could be seen from the Encumbrance Certificate for the period from 2003 to 2019 pertaining to the immovable Property/(ies) covered by above said Certified copy Title Deed. The property appears to be free from all Encumbrances.

In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank Delete, whichever is inapplicable).

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).

The Mortgage if created will be available to the Bank for the Liability of the Intending borrower/guarantor: Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain

I certify that Sh. Rakesh Kumar Jain S/o Sh. Gian Chand Jain has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deed of seller appear to be genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deed / documents and the certified copy of mother title deed, which have been examined would create a valid and enforceable mortgage:-

- a. Original Land Allotment Letter No. 873 dated 24.11.2003 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Sh. Gopi Chand.
- b. Original Lease Deed dated 24.11.2003 Regn. No. 4074 executed by Urban Improvement Trust (U.I.T.), Alwar in favour of Sh. Gopi Chand.
- c. Original Lease Free Certificate No. 875 dated 24.11.2003 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Sh. Gopi Chand.
- d. Original Sale Deed dated 28.02.2004 Regn. No. 801 executed by Sh. Gopi Chand in favour of Smt. Saroj Yadav.
- e. Original Office Order for Name Transfer No. 3223/09 dated 29.07.2009 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Smt. Saroj Yadav.
- f. Original Sale Deed dated 08.03.2010 Regn. No. 2010001658 executed by Smt. Saroj Yadav in favour of Sh. Rakesh Kumar Jain.
- g. Original Office Order for Name Transfer No. 3190/10 dated 07.06.2010 issued by Urban Improvement Trust (U.I.T.), Alwar in favour of Sh. Rakesh Kumar Jain.
- h. Latest paid house/municipal tax receipt, electricity bill receipts.
- i. An affidavit/undertaking from the mortgagor regarding this Property and loan.

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

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

SCHEDULE OF THE PROPERTY (IES)

H. No. 06, Khasara No. 98, Situated in Village Alwar No. 02 (Sonawa), Tehsil & District Alwar, Rajasthan.

Encl: Receipt of Sub Registrar-Alwar dated 25.04.2019 & certified copy of Sale deed dated 08.03.2010.

Place: Noida

Date: 25.04.2019





राजस्थान RAJASTHAN

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विक्रय पत्र मुबलिग 45,00,000/-

स्टाम्प फीस मु.1,00,000/-

विक्रेता:-श्रीमती सरोज यादव पुत्री स्व. श्री बिहारीलाल राव आयु लगभग 52 साल जाति यादव निवासी ग्राम राताकला तहसील नारनोल जिला महेन्द्रगढ़ (हरियाणा) हाल निवासी उत्तरायण 6 रूपबास रोड़ शहर अलवर जो आगे चलकर इस दस्तावेज में पक्षकार संख्या एक विक्रेता के नाम से सम्बोधित किया जावेगा .

क्रेता:-राकेश कुमार जैन पुत्र श्री ज्ञान चन्द जैन आयु लगभग 48 साल जाति जैन निवासी वार्ड नम्बर 4 फिरोजपुर झिरका जिला मेवात (हरियाणा) जो आगे चलकर इस दस्तावेज में पक्षकार संख्या दो क्रेता के नाम से सम्बोधित किया जावेगा

जो कि पक्षकार संख्या एक की खरीद शुदा पैदाकर्दा मिलकियत मकबूजा की जायदाद आवासीय प्लॉट नम्बर 6 पट्टा शुदा जो वाके खसरा नम्बर 98 अलवर नम्बर दो (सोनावा) अलवर जिला अलवर (राजस्थान) में स्थित है जिसमें मंजिल भूमितल पर कमरा 3, रसोई 2, बरामदा 1, टायलैट 2, लैट्रिन 1, जीना 1, गैलरी, पोर्च खपरेल पटाव, आगे पीछे खुला व गैलरी खुली तथा मंजिल प्रथम पर कमरा 1, बरामदा 2, जीना 2, टायलैट 1, स्टोर 1, पूजाघर 1, टॉवर व खुली छत मुताबिक संलग्न नक्शा पैमाईशी सिरे पूर्व 101 फुट, सिरे

Sanjay Kumar

Sanjay Kumar

फोटो प्राप्ति प्रमाणित
नय पंजीक, अलवर प्रथम



राजस्थान RAJASTHAN

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पश्चिम 101 फुट, सिरे उत्तर 46 फुट 6 इंच, सिरे दक्षिण 26 फुट कुल रकबा 406.80 वर्गगज जिसमें मंजिल भूमितल पर बना रकबा 159.65 वर्गगज = 1436.93 वर्गफुट (पटाव आर सी सी) व भूमितल पर पोर्च बना रकबा 17.22 वर्गगज = 155 वर्गफुट (खंपरेल पटाव) व प्रथम मंजिल पर बना रकबा 89.38 वर्गगज = 804.46 वर्गफुट (पटाव आर सी सी) तथा भूमितल पर बाऊण्डीवाल रकबा 195.26 रनिंग मीटर जिसकी चार सीमाएँ इस प्रकार से हैं तरफ पूर्व को सर्किट हाऊस की दीवार, तरफ पश्चिम को मकान प्लाट नम्बर 5, तरफ उत्तर को सड़क 30 फुट चौड़ी जिधर मकान की आमद रफ्त निकास जारी, तरफ दक्षिण को अन्य प्लाट्स हैं। जो उपरोक्त वर्णित जायदाद की पड़त जमीन प्लाट नम्बर 6 को पक्षकार संख्या एक ने जरिये दस्तावेज बयनामा तहरीरी दिनांक 27.11.2003 रजिस्टर्ड दिनांक 28.02.2004 पुस्तक संख्या 1 जिल्द संख्या 650 पृष्ठ संख्या 88 क्रम संख्या 801 के कार्यालय उप पंजियक महोदय अलवर के द्वारा गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री से खरीद किया, बाद खरीद पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद का निर्माण कराया है जिसके बाद पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद प्लाट नम्बर 6 को कार्यालय नगर विकास न्यास अलवर के कार्यालय आदेश पत्र

Sanjay Kumar

Sanjay

फोटो प्रति प्रमाणित
उप पंजीयक, अलवर प्रथम



राजस्थान RAJASTHAN

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क्रमांक 3223/09 दिनांक 29.07.09 के अपने नाम परिवर्तन करा लिया है। जिस उपरोक्त वर्णित जायदाद की पक्षकार संख्या एक स्वयं एक मात्र तन्हा मालिक काबिज दखली है जिसमें पक्षकार संख्या एक के अलावा अन्य किसी का हक हिस्सा साझा बॉटा नहीं है, जो उपरोक्त वर्णित जायदाद इस वक्त हर भार बाजारी एवं सरकारी से पाक साफ है उपरोक्त वर्णित जायदाद को इस वक्त पक्षकार संख्या एक ने किसी भी दीगर व्यक्ति को रहन बय हिबा वगैरा नहीं कर रखी है और ना ही किसी भी बैंक संस्था आदि से कर्जा लेकर वो किसी की भी जमानत आदि देकर बन्धक कर रखी है और ना ही कोई किसी भी प्रकार का कोई विवाद है याने हर प्रकार के भार से मुक्त है इस वक्त पक्षकार संख्या एक को रूपयों की जायज जरूरत है इससे पक्षकार संख्या एक ने उपरोक्त वर्णित जायदाद प्लॉट नम्बर 6 को मय नींव सींव आगा पीछा ऊपर नीचा हकूक आशायशी रिहायशी दखली मालकाना काबिजाना ईस्तेमाली शामलाती के सहित एवं मय काठ किंवाड़ चौखट जंगले तामीर में लगे कुल सामान के सहित एवं मय मल, बिजली चालू कनेक्शनो एवं फिटिंग के सहित जो हक हकूक पक्षकार संख्या एक को आज दिन प्राप्त हैं या आईन्दा कभी भी प्राप्त हो के

Sanjay Kumar

Sanjay Kumar

फोटो प्रति प्रमाणित
रप पंजीक अलवर प्रथम



राजस्थान RAJASTHAN

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सहित बेचान मुबलिंग 45,00,000/-पैंतालीस लाख रूपयों में पक्षकार संख्या दो राकेश कुमार जैन पुत्र श्री ज्ञान चन्द जैन आयु लगभग 48 साल जाति जैन निवासी वार्ड नम्बर 4 फिरोजपुर झिरका जिला मेवात (हरियाणा) को बय माले कलाम कतई करके जरे बय तमाम रकम 45,00,000/- पैंतालीस लाख रूपये में से 3,50,000/- तीन लाख पचास हजार रूपये जरिये चैक नम्बर 167019 दिनाँक 19.09.2009 आई सी आई सी आई बैंक लि. शाखा अलवर के व 1,00,000/- एक लाख रूपये नकद जरिये ईकरारनामा दिनाँक 19.09.2009 के व 32,00,000/-बत्तीस लाख रूपये जरिये ड्राफ्ट नम्बर 458513 दिनाँक 25.02.2010 भारतीय स्टेट बैंक शाखा फिरोजपुर झिरका के तथा 8,50,000/-आठ लाख पचास हजार रूपये जरिये चैक नम्बर 005849 दिनाँक 07.03.2010 भारतीय स्टेट बैंक शाखा फिरोजपुर झिरका के पक्षकार संख्या दो से पक्षकार संख्या एक ने प्राप्त कर लिये हैं। अब जरे बय में से पक्षकार संख्या एक को पक्षकार संख्या दो से कुछ भी लेना बाकी नहीं है। खर्चा बयनामा तमाम पक्षकार संख्या दो ने दिया है। कब्जा उपरोक्त वर्णित जायदाद खाली पर पक्षकार संख्या एक ने पक्षकार संख्या दो का मौके पर वास्तविक रूप से करवा दिया है। अब पक्षकार संख्या दो उपरोक्त वर्णित जायदाद का मालिक काबिज दखली

Sanjay Kumar

Sanjay Kumar

फोटो प्रात प्रमाणित
रा पंजीक अलवर प्रथम

Auth. Signature

(5)

रहेगा जिसे समस्त हक व अधिकार प्राप्त होंगे। उपरोक्त वर्णित जायदाद तमाम या उसका कोई भी अंश कब्जे पक्षकार संख्या दो से किसी के भी उज्र ऐतराज करने पर अथवा पक्षकार संख्या एक को बय करने का हक ना होने पर निकल जावेगी तो पक्षकार संख्या दो को अपना दिया धन मय हर्जा खर्चा लागत के सहित पक्षकार संख्या एक की जात खास से वो पक्षकार संख्या एक की दीगर चल अचल सम्पति से वो पक्षकार संख्या एक के वारिसान से वसूल करने का हक पक्षकार संख्या दो और पक्षकार संख्या दो के वारिसान को होगा। उपरोक्त विक्रय हो रही जायदाद को पक्षकार संख्या दो पक्षकार संख्या एक की गैर हाजरी में भी अपने नाम पर कार्यालय नगर विकास न्यास अलवर में व सभी सम्बन्धित विभागों में ट्रॉसफर अपने खर्चे से करवा सकेगा जिसमें पक्षकार संख्या एक की पूर्ण सहमति हर समय पर मान्य रहेगी। उपरोक्त विक्रय हो रही जायदाद से आज के बाद पक्षकार संख्या एक और पक्षकार संख्या एक के वारिसान का कोई ताल्लुक सरोकार वास्ता किसी भी किस्म का बाकी नहीं रहा है अगर रखेंगे तो वह गलत और बेअसर होगा। उपरोक्त विक्रय हो रही जायदाद का नक्शा पक्षकार संख्या एक व पक्षकार संख्या दो ने दो किता में बनवा कर बरंग सुर्ख में दर्शायी जायदाद पर पक्षकार संख्या एक व पक्षकार संख्या दो ने हस्ताक्षर कर संलग्न बयनामा कर दिया है जो नक्शा आईन्दा इस बयनामा का अंश माना और जाना जावेगा। उपरोक्त विक्रय हो रही जायदाद में नल, बिजली के कनेक्शन चालू हैं जिन नल, बिजली के कनेक्शनो को पक्षकार संख्या दो पक्षकार संख्या एक की गैर हाजरी में भी अपने नाम पर मय सिक्पूरेटी के सहित ट्रॉसफर अपने खर्चे से करवा सकेगा जिसमें पक्षकार संख्या एक की पूर्ण सहमति हर समय पर मान्य रहेगी। उपरोक्त जायदाद प्लॉट

Sanjivda

S. S. S.

फोटो प्राप्त प्रमाण

अप पंजीकृत अलवर प्रमाण

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नम्बर 6 की एक मुश्त लीज राशि कार्यालय नगर विकास न्यास अलवर में पूर्व विक्रेता गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री के नाम जमा है जिसका लीज मुक्ति प्रमाण पत्र क्रमांक 875 दिनांक 24.11.2003 के कार्यालय नगर विकास न्यास अलवर से मिल चुका है। उक्त विक्रय हो रही जायदाद की आज तक की पैनेल्टी व नल, बिजली के बिल व भवनकर, सम्पत्तिकर व नगरियकर व अन्य कोई रकम सरकारी, गैर सरकारी बाकी निकलेगी तो वह तमाम पक्षकार संख्या एक अदा करेगी तथा आज के बाद से आने वाली पैनेल्टी व नल, बिजली के बिल व भवनकर, सम्पत्तिकर, नगरियकर वगैरा जो कुछ भी आवेगे या लगेंगे वह तमाम पक्षकार संख्या दो देगा। उपरोक्त विक्रय हो रही जायदाद से सम्बन्धित जो भी पुराने कागजात पत्रादि असल पक्षकार संख्या एक के पास मौजूद हैं वह तमाम पुराने असल कागजात पत्रादि हवाले पक्षकार संख्या दो के कर दिये हैं। उक्त विक्रय हो रही जायदाद प्लॉट नम्बर 6 की लीजडीड (पट्टा) कार्यालय नगर विकास न्यास अलवर से रजिस्टर्ड दिनांक 27.11.2003 पुस्तक संख्या 1 जिल्द संख्या 644 पृष्ठ संख्या 144 क्रम संख्या 4074 के कार्यालय उप पंजीयक महोदय अलवर के द्वारा पूर्व विक्रेता गोपीचन्द पुत्र श्री गोपाल दास जाति खत्री के नाम हो चुकी है। जो उपरोक्त जायदाद रेल्वे स्टेशन से करीबन 2 किलो मीटर दूर है, बस स्टैंड से करीबन 4 किलो मीटर दूर है, जो जायदाद चूना, पत्थर कली बजरी ईट रोड़ी सीमेन्ट आदि की बनी है जिसका पटाव आर सी सी व खपरेल का है जो जायदाद करीबन 05 साल पुरानी बनी है।

अतः बदुरुस्ती होश हवाश में यह दस्तावेज बयनामा स्टाम्प किता 4 व सादा फार्म 3 कुल कीमती 1,00,000/- एक लाख रुपये जिसमें 25,000/- पच्चीस हजार रुपये के

Sanjinder

[Signature]

फोटो प्रति प्रमाणित
नय पंजीयक अलवर पथ

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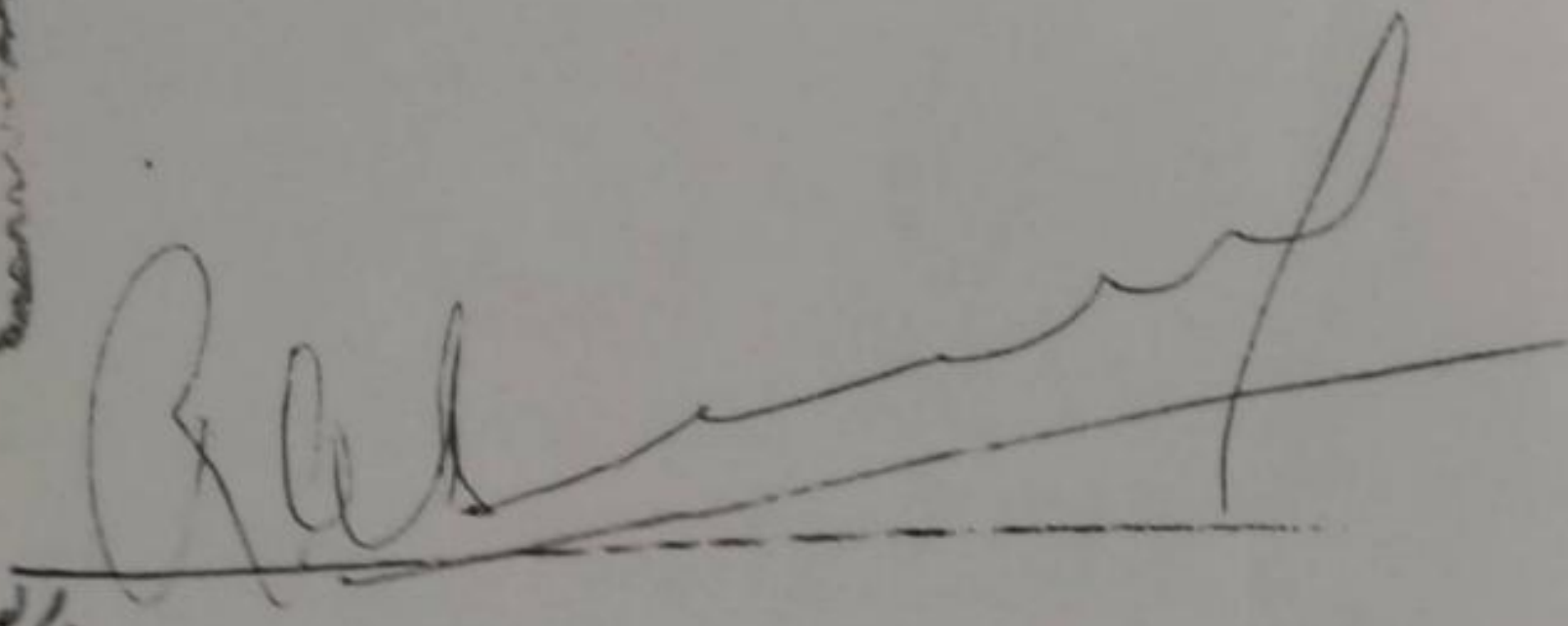
चार किता स्टाम्प जिनका सीरियल नम्बर 044849 व 044850 व 044851 व 044852 रजिस्टर नम्बरी 24104 पर सनद लिख दिया ताकि सनद रहे समय पर काम आवे इस लिखित दस्तावेज बयनामा में पंक्ति 101 हैं, शब्द 1380 हैं दर्ज रजिस्टर वसीका नवीस में क्रम संख्या 189 पर है मसोदा बाई सतीश प्रकाश भार्गव वसीका नवीस तहसील कार्यालय अलवर दिनांक 08.03.2010 कहे विक्रेता पक्षकार संख्या एक व क्रेता पक्षकार संख्या दो के लिखा पढ़कर सुना दिया सुन समझकर पढ़कर हस्ताक्षर निशानी अंगूठे किये।

हस्ता. पक्षकार संख्या एक विक्रेता

हस्ता. पक्षकार संख्या दो क्रेता

Sanjay Kumar
AEFDX 5447M

SALE 7673H



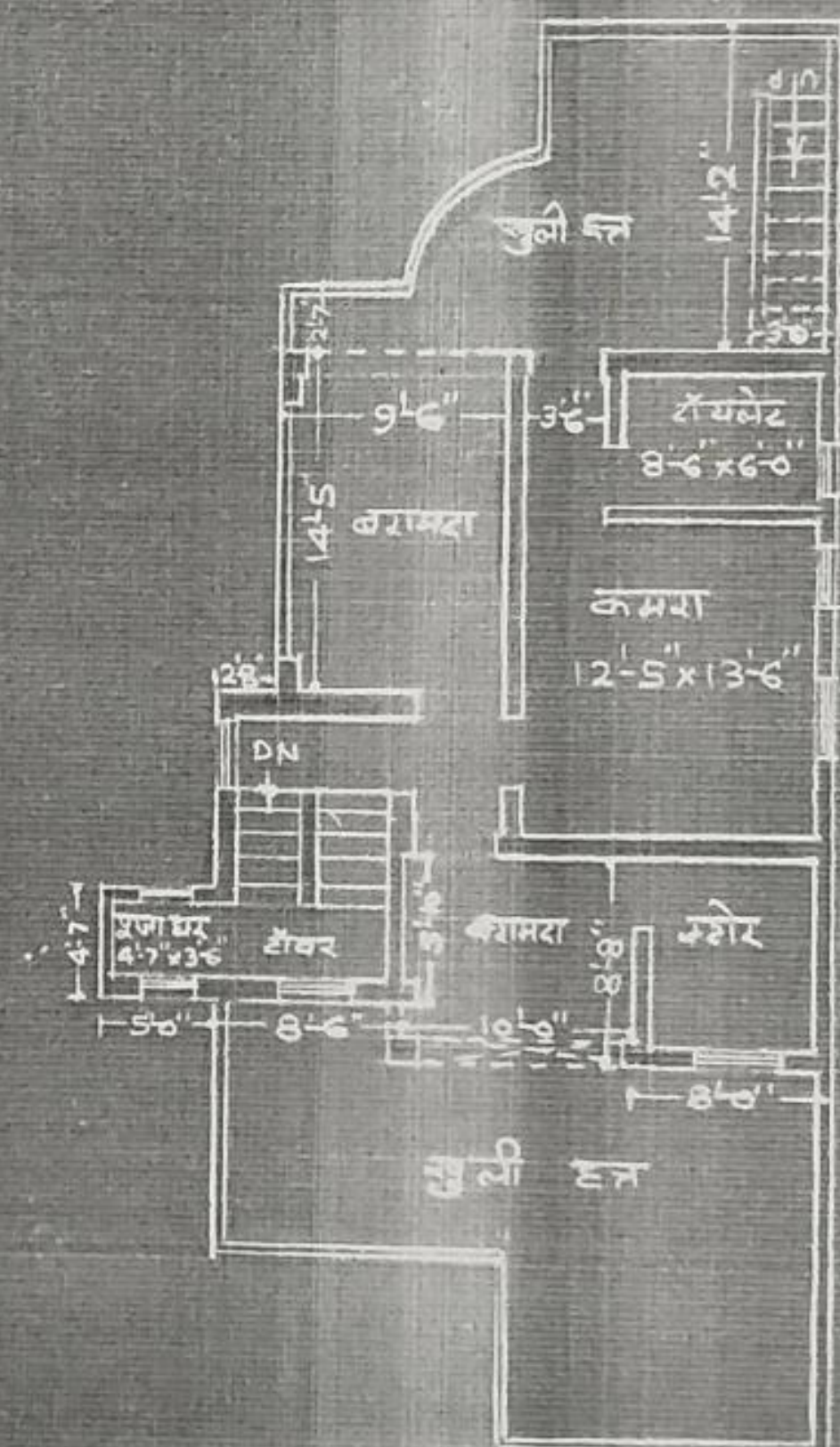
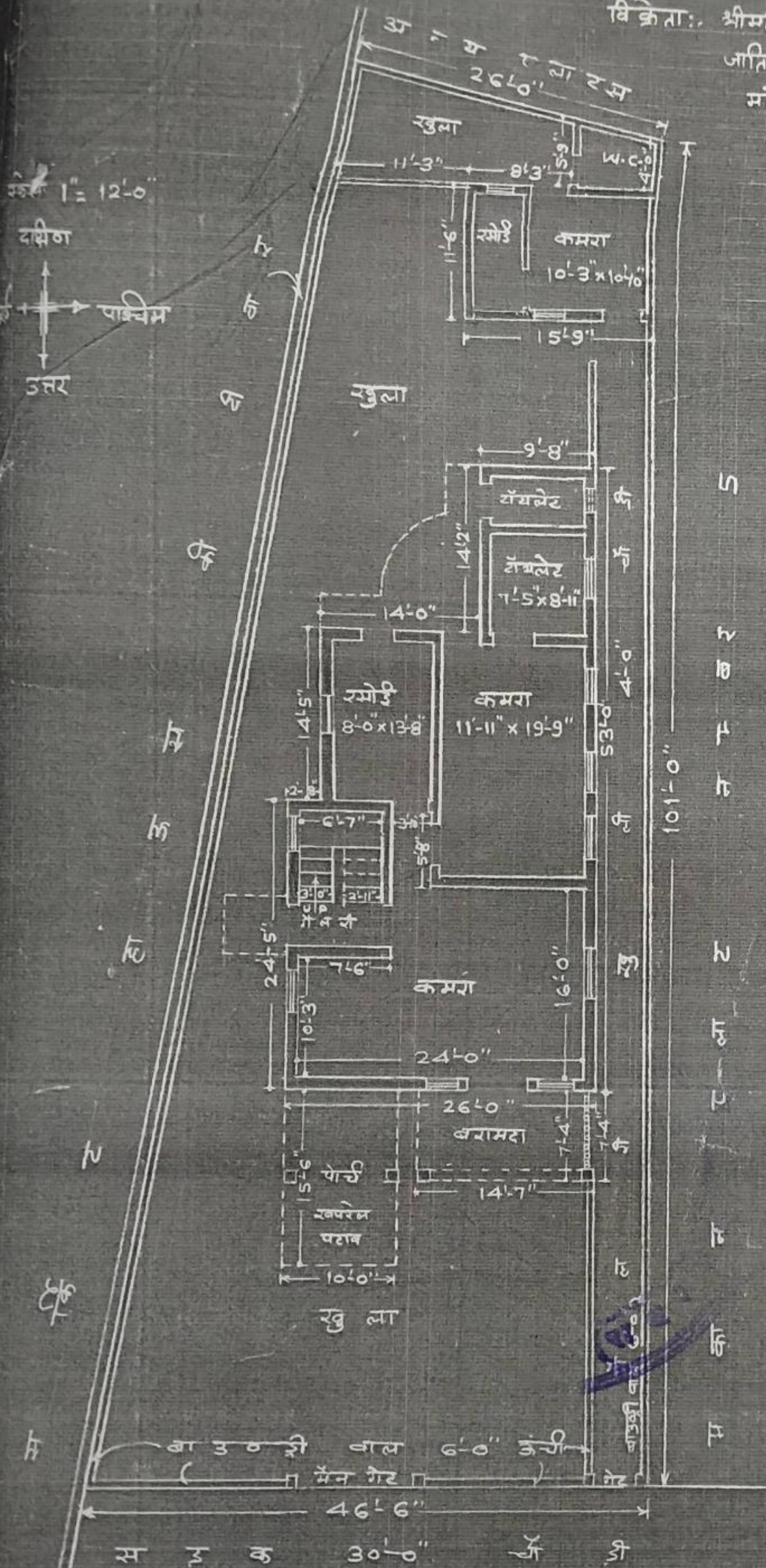
रजिस्ट्रार (तहसील)
श्री श्री नारायण सिंह
मोहरी - हनुमान
मोहरी - मोहरी



पक्षकार संख्या
श्री श्री नारायण सिंह
11/5/11 NEH
Kamal

फोटो प्रति प्रमाणित
श्री पंजीसक अलवर प्रथम

प्लॉट नं 6 रंग मुखी वाले ख. नं: 98 अलवर नं 2 (सोनावा) अलवर
 विक्रेता: श्रीमती सरोज यादव पुत्री श्री बिहारी लाल राव
 जाति यादव नि. ग्राम सोनावा तह. नारनौल जिला
 महेन्द्रगढ़ (हरियाणा) हास निवासी उचनयन 6, रूपनगर रोड
 शहर अलवर
 केता: शकेश कुमार जैन पुत्र श्री मानचन्द जैन
 जाति जैन निवासी वार्ड नं. 4, फिरोजपुर फिरोका
 जिला मेवात (हरियाणा)



(प्रथम - मंजिल)

सारा पाइसिशन व पैमडिश रंग मुखी
 101'-0" सर्किट हाऊस की दीवार
 101'-0" मकान प्लॉट नम्बर 5
 46'-6" सड़क 30'-0" चौड़ी बिचर मकान
 की आसपड़ोस विकास जारी
 26'-0" अन्य प्लॉट्स
 कुल रकबा 106.80 वर्गगज

भूमी तल पर बना रकबा 159.65 वर्गगज = 1436.93 वर्गफुट (RCC फलक)
 भूमी तल पर पोर्च बना रकबा 17.22 वर्गगज = 155 वर्गफुट (बलैस्टेड फलक)
 व प्रथम मंजिल पर बना रकबा 83.28 वर्गगज = 804.44 वर्गफुट (RCC फलक)
 तथा भूमी तल पर बाउंड्रीवाल रकबा 195.26 वर्गगज मीटर

हस्ताक्षर

हस्ताक्षर

DR. TARGAYA
 (B. Sc.)
 मेर. उद्योगिक विकास बोर्ड
 02-03-10

श्रीमती सुखला मकान आवासीय प्लान नं. ६ रंग मुर्खी वार्ड नं. १४ अलवर नं. २ (सोनगा) अलवर

विक्रेता: श्रीमती सरोज शर्मा पुनर्निर्माण श्री विहारी लाल शर्मा

जोति शर्मा नि. ग्राम धारावाड़ा तह. नारनोड जिला

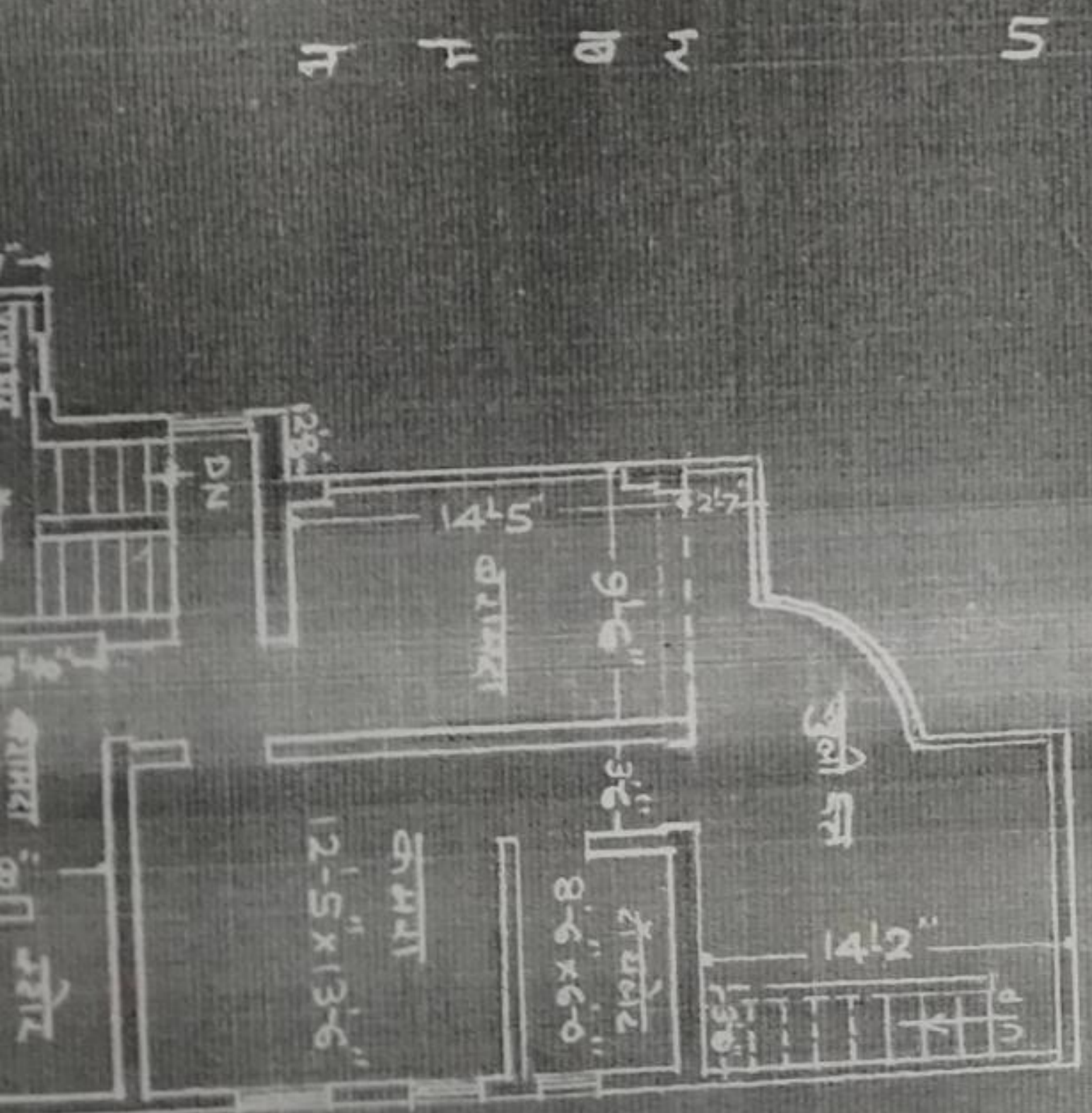
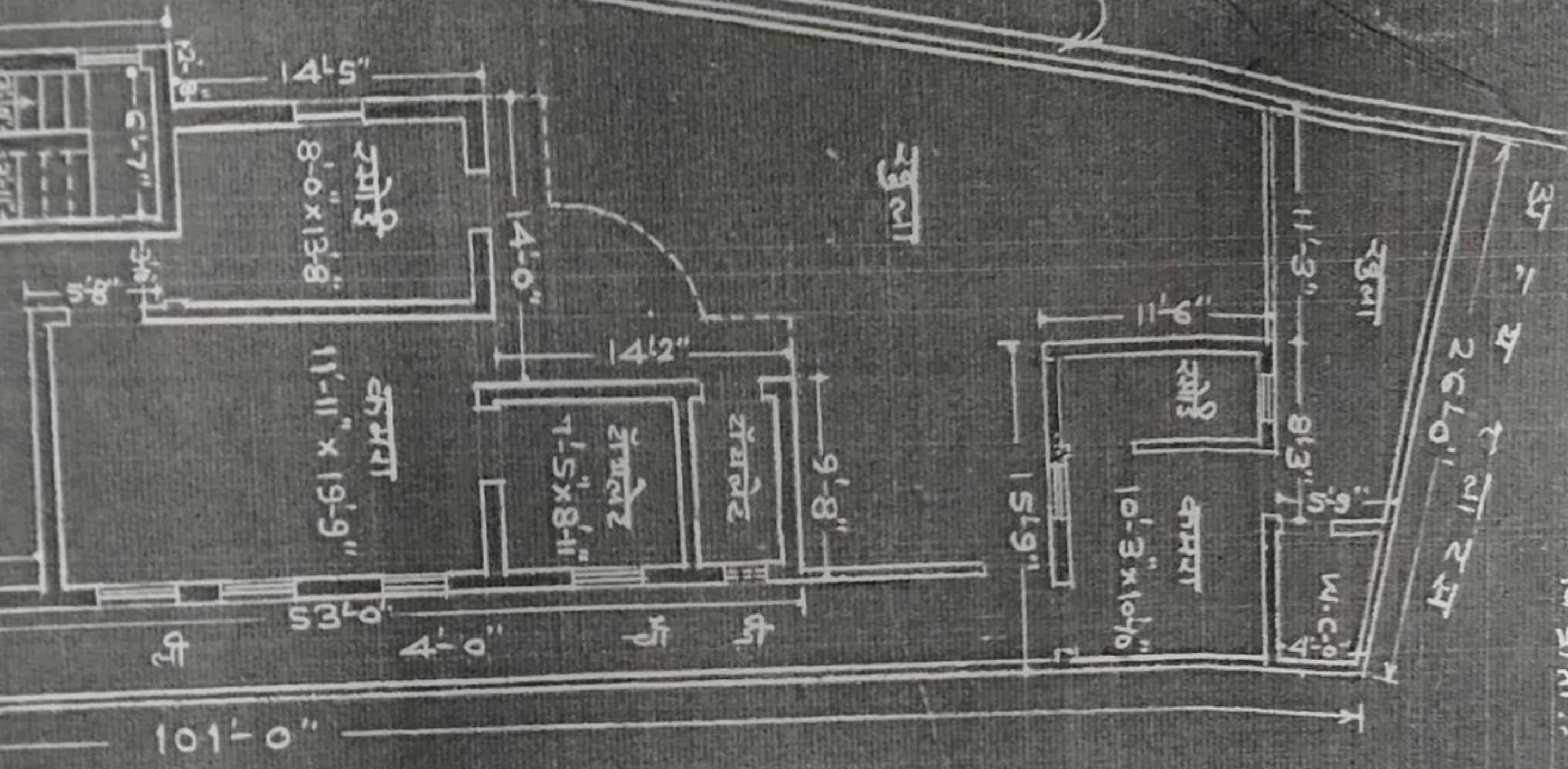
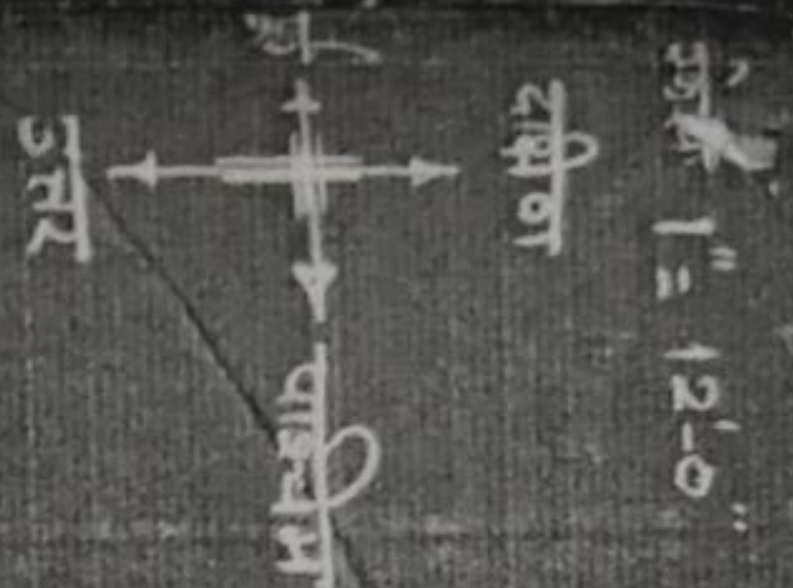
महेन्द्रगढ़ (हरियाणा) द्वारा विभाजित उद्योगधरा ६, रूपनगरी

शहर अलवर

क्रेता: राकेश कुमार जैन पुत्र श्री नानाचंद जैन

जोति जैन विभाजित वार्ड नं. ४, फिरोजपुर भिरका

जिला मेवात (हरियाणा)



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पृ- 101-0" सर्कट हाऊस की डिवा

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कुल रकबा ५००.३० वर्गानु

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इति यान वा पमाद्वे राना सुखे

०१-० मार्च हाऊस की दीवार

1-0 ਮਾਨ ਲਾਟ ਜਾਵੇ

६-६" ३०-०" चीनी विहार मकान

की आपस में विकास और

६०' अ-२ ला२अ

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को

भूनि तल पर बना रकबा । 59.65 कालाज = 436.93 वर्गफुट (RCC फलज)

भूमी तल पर पोर्न बनामका 17-22 वर्षीय 2-155 कीमुर (वर्गल भाग)

ब प्रथम प्रतिलिपि का नका 89.38 गीन = 80445 फुट (1000)

दशा मुनी तल पर बाउठुवाल नकन । २६-२८ रीत मीर

George

PIRGAVA

Sc) १२००

12.02.03.10

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Recital 17 Please See Page 17 of Register No. 4

Rakesh Kumar Jain
Partner of R K Jain Infos Projects Pvt Ltd, Farazpur, Haryana
attended at the State Bank of India (hereinafter referred to as "the Bank") on the 05

11 20 18, and there admitted, acknowledged and declared that the Bank of the Mortgage by deposit of Title Deeds relating to landed property of the firm created on the 24.03.2010 as aforesaid should also apply for and by available for the payment and discharge of all indebtedness and liability of the firm to the Bank in respect of Credit Account/Overdraft/Term Loan of the firm with the Bank with the extended drawing limit of Rs. 30,32,00,000/- (thirty crore thirty-two lacs only) inclusive of all interest, discount, commission charges and costs (as between Attorney and Client) and expenses payable to or incurred by the Bank in relation thereto and for indebtedness and liability of the firm to the Bank and that the title deeds should continue to remain with and said landed properties of the buildings and plant and machinery appertaining or fixed should continue to remain Rs. 30,32,00,000/- or such part thereof as might be due to the Bank of all other indebtedness and liabilities of the firm to the Bank with all relative interest, commission costs, charges and expenses (as between Attorney and Client) in relation of such mortgaged payable to or incurred by the bank as it such extended security as aforesaid had been originally created at the Bank at the time of the deposit of the title deeds on the said 24.03.2010 day of

to the effect that the said title deeds should continue and remain deposited with the Bank and should not be released or released until the whole of the money indebtedness and liabilities of Rakesh Kumar Jain and R. K. Jain Infos Projects Pvt Ltd. and Credit/Over Draft/Term Loan facility, now extended to or granted for the Rs. 30,32,00,000/- as aforesaid and also other indebtedness and liabilities of the firm to the Bank should have been paid and satisfied in full.

05.11.2018



M/s R. K. Jain Infra Projects Pvt Ltd
prop Director ① Rakesh Kumar Jain
② Sonny Singh Jain

Date

Rs. 500.00 lacs
Rs. 2500.00 lacs
Rs. 30.00 lacs
15/03/2018 Amount

Nature of Limit/Cash Credit/

1. Cash Credit
 2. Bank Guarantee
 3. Housing loan
- (Rakesh Kumar Jain) 3032.00 lacs

Name & Address of Depositor of
Title Deeds

(30.32 crore)
(Thirty crore thirty two lacs only)

Rakesh Kumar Jain
Ward NO. 4
Leazapur Chowk
Murai (HR) 122104

Particulars of Documents

1. Land Allotment letter NO. 873 dated 24.11.2003
2. Lease free certificate NO. 875 dated 24.11.2003
3. Reg. Lease Deed dated 24.11.2003
4. Reg. Sale Deed dated 28.02.2004
5. Office order for name of transfer NO. 3223/0
Dt 29.0
6. Reg. Sale deed dated 08.03.2010
7. Office order for Name transfer no. 3190/10 Dt
07.06.20

Executed by

Date of Execution

Description of Property

East Wall of Circuit House
West Plot NO. 5
North Govt Road
South Other plots

Signature
FD



C. Bruth Mawer

FP JHIRKA 01071 CREAED RECITAL EXTENTION CHARGE OF
M/S. RK JAIN INFRA PROJESTS PVT LTD.

SBI 1071

Sun 02/12/2018 18:19

To: SME BRANCH 04402 GURGAON LHODEL <sbi.04402@sbi.co.in>;

Cc: CMCRM3 ZODEL4 <cmcrm3.zodel4@sbi.co.in>;

2 attachments (755 KB)

recital Scan_20181130_104539 (2).pdf; recital page 1 Scan_20181202_181201.pdf;

FP JHIRKA 01071 CREAED RECITAL EXTENTION CHARGE OF M/S. RK JAIN INFRA PROJESTS PVT LTD

With reference to above pls find enclose herewith the ettention of charge created by FP JHIRKA 01071

Regards,

BM , SBI FPJHIRKA 01071



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