

**Parkash Chugh**  
B.A. LL.B. Advocate  
Chamber no.186,  
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District Courts, ROHTAK

Mobile 94160-52532

**Residence:**  
951-A/20, Shakti Nagar,  
Green Road, ROHTAK 124001

Ref. No.....

Dated: 07/02/19

Annexure B

1	a) Name of the Branch/ Business Unit/Office seeking opinion	State Bank of India, Rohtak
	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	P. Dass Forging Private Ltd. Rohtak through its Director Manish Kumar s/o Sh. Vijay Pal r/o 893/22 Delhi Road Wardhman Park Rohtak
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	P. Dass Forging Private Ltd. Rohtak through its Director Manish Kumar s/o Sh. Vijay Pal r/o 893/22 Delhi Road Wardhman Park Rohtak
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	The present owner/s is/are mortgaging his/her/their following land as borrowers
3	Complete or full description of the immovable property/ (ies) offered as security including the following details. (a) Survey No. (b) Door/House no. ( in case of house property) (c) Extent/ area including plinth/ built up area in case of house property (d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Plot measuring 3055 Sq. Yards forming part of Khewat No.506 Khatoni no.609 Killa no.34/14/11/2(0-13), 15/4(2-16), 16/1/1(5-18), 17/1/1(1-3), 35/11/1/1(0-15), 20/2/1(1-0) total measuring 12 Kanals 5 Marlas being 101/245 share situated at mouja Kutana Tehsil & District Rohtak now Sainik colony Rohtak, within Municipal limits Rohtak and bounded as under:- East: 192' Property of Vijay, Suresh, Ajay, Brij Bhushan West: 248' Property of P.Dass Forging North: 125' Property of others South: 136' Rohtak Bhiwani Railway Line
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.	Sale deed no.3885 Book No.1 Volume no.4 page 173 dated 28.6.2017 registered in the office of Joint Sub Registrar Rohtak  Sale deed no.12147 Book No.1 Volume

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	<p><b>Note :</b> Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p> <p>Sl. No. Date</p> <p>Name/ Nature of the Document</p> <p>Original/certified copy/ certified extract/ photocopy, etc.</p> <p>In case of copies, whether the original was scrutinized by the Advocate.</p>	<p>no.15 page 36.75 dated 22.11.2018 registered in the office of Joint Sub Registrar Rohtak</p> <p><b>(Original title deeds verified from the bank)</b></p>
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes
6.	<p>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?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.</p> <p>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?</p>	<p>No</p> <p>N.A.</p> <p>N.A.</p>
7.	<p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>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?</p> <p>c) Whether search has been made at all the offices named at (b) above?</p>	<p>Sub Registrar Rohtak</p> <p>No</p> <p>N.A.</p>

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<p>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?</p>	<p>No</p>
<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p><b>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)</b></p>	<p>I have examined the record from the office of Sub Registrar/Registrar for the last 30 years and found that the Property total measuring <u>15 Kanals 5 Marlas</u> was owned by Sh. Purshotam Dass and Satish Kumar sons of Sh. Shiv Lal vide Jamabandi for the year 1985-86, 1990-91. After the death of Satish Kumar, his share was inherited by his legal heirs Smt. Madhu widow, Niraj Kumar, Anish Kumar sons and Nidhi daughter of Satish Kumar and mutation no.1859 was sanctioned in their favour. Smt. Madhu obtained permission to sell the share of minors Neeraj Kumar, Anish Kumar and Nidhi which was granted by the court of Civil Judge Sr. Divn. Rohtak vide order dated 9.12.1996 and accordingly, they all sold property measuring <u>3 Kanals</u> out of the total property to the present owner vide sale deed no.4996 dated 17.12.1996 and mutation no.1913 was sanctioned in favour of present owner. The abovesaid owners also sold property measuring <u>12 Kanals 5 Marlas</u> to Sh. Vijay Pal son of Sh. Parmeshwari Dass, Sh. Suresh Kumar and Ajay Kumar sons of Sh. Parmeshwari Dass and Brij Bhushan son of Sh. Deen Dayal residents of Rohtak vide sale deed no.4997 dated 17.12.1996. After that Vijay Pal, Suresh Kumar, Ajay Kumar and Brij Bhushan sold property measuring <u>522 Sq. Yards</u> to the present owner vide sale deed no.12981 dated 30.3.2012 and property measuring <u>1736 Sq. Yards</u> vide sale deed no.1694 dated 30.5.2012 and mutations no.5910 and 6000 were sanctioned in favour of the present owner. After that Vijay Pal, Suresh Kumar, Ajay Kumar and Brij Bhushan sold property measuring <u>1175 Sq. Yards</u> to the present owner vide Sale deed no.3885 Book No.1 Volume no.4 page 173 dated 28.6.2017 registered in the office of Joint Sub Registrar Rohtak and mutation no.8472 and 9612 were sanctioned and they sold property measuring <u>1880 Sq. Yards</u> vide Sale deed no.12147 Book No.1 Volume no.15 page 36.75 dated 22.11.2018 registered in the office of Joint Sub Registrar Rohtak and mutation no.9682 has been sanctioned in favour of the present owner. In this way, present owner has become owner of property measuring <u>3055 Sq. Yards</u> as detailed above.</p> <p>The property is free from all encumbrances except the mortgage already created with State Bank of India Rohtak and there is no interest of</p>

3005  
12147

1175  
1880  
1175  
1880  
3055

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		any minor in the same
	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.)	Full ownership
	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.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;  grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,  the mortgagor is competent to create charge on such property, Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether; a) Such right is heritable and transferable, b) Mortgage can be created.	No
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.	There is no interest of any minor in the said property
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;	N.A.


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	<p>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 a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(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?</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> <p>(b) Whether will 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</p>	No

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	<p>ificate of the testator is available?</p> <p>What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p> <p>(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.)</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 in creation of charges on such properties?</p> <p>(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?</p>	<p>No</p> <p>No</p> <p>N.A.</p>
18.	<p>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.</p> <p>b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>	<p>No</p> <p>N.A.</p>
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/permissions 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>	<p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>

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Ct. No. 100



	<p>If the property is Agricultural and, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions 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 purposes or otherwise, whether requisite procedure followed/permission obtained.</p>	<p>No</p> <p>N.A.</p> <p>N.A.</p>
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
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 a valid mortgage or have any implication of its future enforcement?</p> <p>(c) Whether the title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.</p>	Affidavit be obtained from the owner/s that the property is not subject matter of any litigation
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,</p>	No

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	<p>Whether thrown on notchpot? 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>	
25.	<p>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.</p>	Resolution from Board of Directors be obtained
26.	<p>In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.</p>	No
27.	<p>(a) Whether any POA is involved in the chain of title?</p> <p>(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.</p> <p>(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).</p> <p>(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.</p>	No

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<p>e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</p> <p>i. Whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii. Whether the POA is a registered one?</p> <p>iii. Whether the POA is a special or general one?</p> <p>iv. Whether the POA contains a specific authority for execution of title document in question?</p> <p>(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?)</p> <p>(g) Please comment on the genuineness of POA?</p> <p>(h) The unequivocal opinion on the enforceability and validity of the POA?</p>	
<p>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.</p>	No
<p>29. 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</p>	No

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Court, 10/11



eement.  
 velopment agreement, POA, etc.;  
 a) Approval of building plan,  
 permission of appropriate/local  
 authority, etc.;  
 (i) Conveyance in favour of Society/  
 Condominium  
 concerned;  
 (j) Occupancy Certificate/allotment  
 letter/letter of  
 possession;  
 (k) Membership details in the Society  
 etc.;  
 (l) Share Certificates;  
 (m) No Objection Letter from the  
 Society;  
 (n) All legal requirements under the  
 local/Municipal laws, regarding  
 ownership of  
 flats/Apartments/Building Regulations,  
 Development Control Regulations, Co-  
 operative Societies' Laws  
 etc.;  
 (o) Requirements, for noting the Bank  
 charges on the  
 records of the Housing Society, if any;  
 (p) If the property is a vacant land and  
 construction is yet to  
 be made, approval of lay-out and other  
 precautions, if any.  
 (q) Whether the numbering pattern of  
 the units/flats tally in all  
 documents such as approved plan,  
 agreement plan, etc.

30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances except the mortgage already created with State Bank of India Rohtak
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 have inspected the record from the office of Sub Registrar/Registrar for the last 30 years and found that the property is already mortgaged with State Bank of India Rohtak
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No
34.	Details of RTC extracts/mutation	N.A.

  
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 Chamber of  
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	acts/ Katha extracts pertaining to the property in question.	
	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
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.	No
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report has not been provided
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of	There is no bar/restriction for creation of further mortgage

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	per registration of documents, payment of proper stamp duty etc.	
	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	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.	Original title deeds are already in possession of the bank
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.	Yes
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.	<b>Charge of bank be got recorded in revenue record and property tax receipt of M.C. be also obtained in the name of present owner.</b>
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	P. Dass Forging Private Ltd. Rohtak through its Director Manish Kumar s/o Sh. Vijay Pal r/o 893/22 Delhi Road Wardhman Park Rohtak
47.	Whether the Real Estate Project comes under Real Estate(Regulation and Development) Act, 2016	N.A.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/plot in question are verified with the list of number and types of	N.A.

  
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 Chambers 113  
 113, 114, 115



documents for plot booked as  
uploaded by the promoter in the  
website for Real Estate Regulatory  
Authority

No Rasta is available to the above said property. There is another adjacent property of present owner vide sale deed no.4996 dated 17.12.1996 and Rasta is available on the said property and as such sale deeds of both the properties be kept in bank possession.

Mutation No.8472 regarding property purchased vide sale deed no.3885 dated 28.6.2017 was sanctioned but another mutation no.9612 was also wrongly sanctioned regarding the same sale deed and as such mutation no.8472 should be got cancelled and meanwhile an affidavit be obtained from the owner that they will not misuse the said mutation.

Encls.

Certified copy of Sale deed no.3885 Book No.1 Volume no.4 page 173 dated 28.6.2017 registered in the office of Joint Sub Registrar Rohtak

Certified copy of Sale deed no.12147 Book No.1 Volume no.15 page 36.75 dated 22.11.2018 registered in the office of Joint Sub Registrar Rohtak

Photo copy of sale deed no.1694 dated 30.5.2012

Photo copy sale deed no.12981 dated 30.3.2012

Photo copy of sale deed no.4997 dated 17.12.1996

Photo copy of order dated 9.12.1996

Photo copy of Jamabandi for the year 1985-86, 1990-91, 1995-96, 2000-2002, 2005-2006, 2010-2011, 2015-2016

Photo copy of mutations no.5910 and 6000, mutation no. 9612 & mutation no.9682

Inspection Receipts

Affidavit

  
**Om Parkash Chugh**  
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Green Road, ROHTAK 124001

Ref. No.....

Dated: 07/2/19

Annexure C

CERTIFICATE OF TITLE

1. I have examined the original title deed/s relating to the schedule property(ies) available in the bank and offered as security by way of equitable mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said equitable mortgage is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that:-
2. I have examined the documents in detail, taking into account all the guidelines in the check list vide Annexure B and other relevant factors.
3. I confirm having made a search in the land/revenue records in the office of Sub Registrar. I do not find anything adverse which would prevent the title holder from creating a valid mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land records/Revenue records, I hereby certify the genuineness of the revenue documents. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior mortgage/charges/encumbrances, whatsoever, as could be seen from the Encumbrance Certificate for the period from 1.4.1988 to upto date pertaining to the immovable property covered by the abovesaid revenue documents. The property is free from all Encumbrances **except the mortgage already created with State Bank of India Rohtak.**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgagors/charges other than already stated in the loan documents and agreed to by the mortgagor and the Bank.
7. Minor(s) and his/their interest in the property(ies) is to the extent of Nil
8. The mortgage, if created, will be available to the Bank for the liability of the intending borrower
9. I certify that P. Dass Forging Private Ltd. Rohtak through its Director Manish Kumar s/o Sh. Vijay Pal r/o 893/22 Delhi Road Wardhman Park Rohtak has an absolute, clear and marketable title over the schedule property(ies) **except the mortgage already**

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District Courts, ROHTAK





हरियाणा HARYANA

46AA 502077

नकासा क्रमांक नं० 12147  
दिनांक 22/11/18 को नं० 2 सत्या लक्ष है।

For Sub Registrar  
ROHTAK-5-2-19



Stamp

12147

जायदाद नगर निगम सीमा रोहतक के अन्दर है।

बयनामा निर्धारित रेट क्रम संख्या 151 के अनुसार है।

नकल बयनामा, सकनी मालयती - 1,03,40,000 / -रुपये

ई स्टाम्प -7,24,000 / -रुपये

ई स्टाम्प नम्बर RAQ2018K2 GRN 42089410 दिनांक 17.11.2018

हम, 1. विजय पाल पुत्र श्री पनमेशवरीदास सुपुत्र श्री देवकी नन्दन निवासी मकान

नम्बर 893 आशियाना अपोजिट बैंक रोहतक(आधार नं. 814875245426) व

2. सुरेश कुमार पुत्र श्री पनमेशवरीदास सुपुत्र श्री देवकी नन्दन निवासी मकान

नम्बर 893 बी दिल्ली रोड़, श्री कुंज वर्धमान कालोनी, रोहतक(आधार नं.

769502126114) व

3. अजय कुमार पुत्र श्री पनमेशवरीदास सुपुत्र श्री देवकी नन्दन निवासी मकान

नम्बर 893-सी वर्धमान कालोनी नजदीक बजंरंग भवन मन्दिर रोहतक(आधार नं.

524274716943) व

Vijay Pal

Regis. Officer  
Suresh Kumar

M. J. Kumar

ATTESTED

For Sub Registrar  
ROHTAK 5-2-19



4. बृजमूषण सुपुत्र श्री दिनदयाल निवासी मकान नम्बर 35 सुमाष नगर रोहतक  
(आधार नं. 847357248970) के हैं।

जो कि स्वस्थ चित और स्थिर बुद्धि से प्रतिज्ञा करते और लिख देते हैं। इस तरह पर  
कि एक किता प्लाट रकबा 3055 वर्ग गज जिसकी सीमाये व पैमाईश इस प्रकार  
हैं:-

पूर्व :- 192 फुट, जमीन विजय, सुरेश, अजय, बृजमूषण,  
पश्चिम :- 248 फुट, जायदाद श्री पी.दास फोरजिंग,  
उत्तर :- 125 फुट, जायदाद दीगरान,  
दक्षिण :- 136 फुट, रोहतक-भिवानी रेलवे लाईन(रेलवे भूमि).

वाक्या सैनिक कालोनी रोहतक अन्दरून नगर निगम रोहतक मिन जुमला खेवट नम्बर  
506 खतोनी नं. 609 किला नम्बरान किला नम्बर 34 / / 14 / 11 / 2(0-13) 15 / 4(2-16)  
16 / 1 / 1(5-18) 17 / 1 / 1(1-3) 35 / / 11 / 1 / 1(0-15) 20 / 2 / 1 / 1(1-0) किते 6  
रकबा 12 कनाल 5 मरले मौजा कुताना तहसील व जिला रोहतक जो कि कुल भूमि का  
101 / 245 भाग है। मलकियत मकबुजा हमारा बहिस्सा बराबर बरूये जमाबन्दी साल  
2015-2016 है। हमने अपने उक्त प्लाट रकबा 3055 वर्ग गज में से रकबा 1175 वर्ग गज  
पी.दास फोरजिंग प्रा. लि. को बरूये बयनामा नं. 3885 तिथि 28 / 6 / 2017 महकमा सब  
रजिस्ट्रार साहब रोहतक के बय किया हुआ है बाकी रकबा 1880 वर्ग गज शेष है। जो कि  
कुल भूमि रकबा 12 कनाल 5 मरले का 62 / 245 भाग रकबा बकदर 3 कनाल 2 मरले है।  
बिला भार है। प्लाट मजकूर की बाबत कोई किसी प्रकार का वाद नहीं चला हुआ और ना  
ही किसी भी अदालत का रोक आदेश है। जिसे बय करने का हमें पूरा अधिकार प्राप्त है।  
अब हमने प्लाट मजकूर रकबा 3055 वर्ग गज का 1880 / 3055 भाग रकबा बकदर  
1880 वर्ग गज जो कि कुल भूमि रकबा 12 कनाल 5 मरले का 62 / 245 भाग  
रकबा बकदर 3 कनाल 2 मरले मय जुगला हक आशायश व रिहायश, राह व रास्ता,  
निकास पानी, हवा, रोशनी आदी के व जो भी हक हकुक हमें इसमें बतौर मालिक काबिज

Vijay Pal

Pratap Kumar

M. of 15/11/17  
ATTESTED

For Sub Registrar  
ROHTAK 5-2-19



हासिल हैं मय हकुक दाखली व खारजी आदि के बदले मुबलिंग 1,03,40,000 / - रुपये  
( एक करोड़ तीन लाख चालीस हजार रुपये) आधे जिसके मुबलिंग 51,70,000 / - रुपये  
होते हैं में बदस्त पी.दास फोरजिंग प्रा. लि. रोहतक बजरिये डायरेक्टर मनीष कुमार  
पुत्र श्री विजय पाल निवासी मकान नं. 893/22 दिल्ली मार्ग वर्धमान पार्क,  
रोहतक (आधार नं. 898220676669) के पास विक्रय कर दिया है। कब्जा मौका पर  
क्रेता का करा दिया है। सालम बिक्री धन इस प्रकार प्राप्त कर लिये हैं -

- 1- यह कि बाया विजय पाल ने मुबलिंग 25,85,000 / - रुपये बरूये चैक नम्बर 268118  
तिथि 19/11/2018 जारीकर्ता भारतीय स्टेट बैंक मैन ब्रान्च रोहतक के प्राप्त कर लिये हैं।
- 2- यह कि बाया सुरेश कुमार ने मुबलिंग 25,85,000 / - रुपये बरूये चैक नम्बर 268119  
तिथि 19/11/2018 जारीकर्ता भारतीय स्टेट बैंक मैन ब्रान्च रोहतक के प्राप्त कर लिये हैं।
- 3- यह कि बाया अजय कुमार ने मुबलिंग 25,85,000 / - रुपये बरूये चैक नम्बर 268120  
तिथि 19/11/2018 जारीकर्ता भारतीय स्टेट बैंक मैन ब्रान्च रोहतक के प्राप्त कर लिये हैं।
- 4- यह कि बाया बृजभूषण ने मुबलिंग 25,85,000 / - रुपये बरूये चैक नम्बर 268121 तिथि  
19/11/2018 जारीकर्ता भारतीय स्टेट बैंक मैन ब्रान्च रोहतक के प्राप्त कर लिये हैं।

इस तरह सालम बिक्री धन प्राप्त कर चुके हैं। कुछ भी लेना शेष नहीं रहा है। अगर  
किसी कानुनी त्रुटि या नुक्स मलकीयत की वजह से विक्रित प्लॉट या इसका कोई भाग क्रेता  
के कब्जा से निकल जाये तो हम विक्रेता कुल बिक्री धन मय हर्जा व खर्चा क्रेता को वापिस देने  
के बाध्य होंगे। इस विक्रय पत्र का सारा खर्चा खरीद स्टाम्प फीस रजिस्ट्री क्रेता ने लगाया है  
आयन्दा के लिये हमारा व हमारे किसी भी वारिस व उत्तराधिकारी का विक्रीत प्लॉट में कोई हक  
व हिस्सा बाकी नहीं रहा है तमाम हक हकुक क्रेता को पहुच गये हैं और वह इसका पूर्ण तया  
मालिक काबिज व स्वामी बन गया है अगर किसी ने इस विक्रय की बाबत कोई आक्षेप किया या  
कोई विवाद हुआ तो उसके उत्तरदायी हम विक्रेता होंगे। उक्त रकबा 3055 वर्ग गज में से हमने  
रकबा 1175 वर्ग गज पी.दास फोरजिंग प्रा. लि. को बरूये बयनामा नं. 3885 तिथि  
28/6/2017 महकमा सब रजिस्ट्रार साहब रोहतक के बय किया हुआ है अब वह सालम

Vijay Pal  
Rajis Kumar  
Suresh Kumar

ATTESTED

For Sub Regist.  
ROHTAK 5-2-19



प्लॉट रकबा 3055 वर्ग गज की मालिक काबिज व स्वामी बन गई है हम विक्रेता का उक्त सालम प्लॉट रकबा 3055 वर्ग गज में कोई हक व हिस्सा बाकी नहीं रहा है।

दस्तावेज हजा फरीकैन के कहने के अनुसार लिखा गया और फरीकैन को पढ़ कर सुनाया व समझाया गया और फरीकैन ने सुन व समझ कर अपने अपने अंगूठाजात / हस्ताक्षर किये हैं।

दस्तावेज हजा का इन्द्राज कागजात माल में हमारी गैर हाजरी में दर्ज व तसदीक हो सकेगा हमें कोई उजर व एतराज ना होगा। इस तरह पर यह बयनामा लिख दिया कि सनद रहे दिनांक 21.11.2018 मुकाम रोहतक।

ड्राफ्टीड बाई- भारत जैन एडवोकेट, रोहतक।

**BHARAT JAIN**  
Advocate  
E-No. P/3818/2010  
District Courts, Rohtak  
Office : 1174/23, D.L.F. Colony,  
ROHTAK-124001

विक्रेता

विजय पाल सुरेश कुमार अजय कुमार बृजभूषण  
*Vijay Pal Suresh Kumar Ajay Kumar Brijbhushan*

*Manish Bansal*  
क्रता

पी.दास फोरजिंग

प्रा.लि. रोहतक

बजरिये मनीष कुमार

डायरेक्टर

*रोशन लाल*  
गवाह

रोशन लाल पुत्र श्री दीवानचन्द

सिविल रोड़, रोहतक।

*Din Dayal*  
गवाह

दीनदयाल पुत्र श्री देवकी नन्दन

मं. नं. 35 सुभाष नगर, रोहतक।

नकल भुताविक आस्त है  
*Brijbhushan*  
*Ajay Kumar*  
*Suresh Kumar*  
*Vijay Pal*

ATTESTED

For Sub Registrar

ROHTAK-5-2-19



हदबस्त नंबर : 96

# रजिस्टर इंतकाल

तहसील : रोहतक

जिला : रोहतक

वर्क संख्या : 1

तहसील : रोहतक														
जिला : रोहतक														
वर्क संख्या : 1														
नाम तरफा या चाह	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	नंबर खाता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	किस्म या तारीख इंतकाल मय बै जररहन	फीस दाखिला खारज	रिपोर्ट पटवारी या तसदीक गिरदावर कानूनगो		
9681,9612	बृजभुषण पुत्र	बदस्तूर	सालम खेवट		पी.दास फोरजिंग	बदस्तूर		बै बरुये		वसिका न.		पटवारी		
	दिनदयाल पुत्र				प्रा.लि.बजरिये		सालम खेवट	12147/1						
	देवकी नन्दन		किते 6		डायरेक्टर मुनीश कुमार									
36/7411 भाग	विजयपाल पुत्र		12-5		पुत्र		किते 6	दिनांक						
	पनमेशवरीदास पुत्र		गैर मजरुआ		विजयपाल पुत्र		12-5	22-11-2018						
	देवकी नन्दन				पनमेशवरी दास		गैर मजरुआ	बदले मुल्य						
36/7411 भाग	सुरेश कुमार,				1880/7411 भाग			10340000/-						
	अजय कुमार पुत्रान				वासीदेह			( एक करोड़						
	पनमेशवरीदास पुत्र				बाकी बदस्तूर			तीन लाख						
	पनमेशवरी दास				5531/7411 भाग			चालीस हजार						
	हर दो समभाग							)						
72/7411 भाग	विजयपाल पुत्र													
	पनमेशवरीदास पुत्र													
	देवकीनन्दन													
434/7411 भाग	वासीदेह													
	सुरेश कुमार पुत्र													
	पनमेशवरीदास पुत्र													



**Annexure- F**

**Checklist on identification and physical verification of the existing/ proposed movable properties mortgaged / to be mortgaged as primary/ collateral security**

Physical verification of the properties mortgaged / to be mortgaged to the Bank must be meticulously carried out in cases of all loans as detailed below.

Name of the Branch / Business Unit

Name(s) of the Inspecting Officials

: M/S P. Dals forging Pvt. Ltd.

: 1. Sh. Bhupesh Sharma (Rmr)

2. Sumit Kumar (CSO)

No.	Parameters	Details	Checked (Y/N)
1.	Name of the title holder of the property(ies)	M/S P Dals forging Pvt. Ltd.	Y
2.	Whether Borrower(s) or Guarantor(s)	Borrower	Y
3.	Constitution of the Borrower(s)/Guarantor(s)	Pvt. Ltd. Co.	Y
4.	Description of documents scrutinized	Sale Deed.	Y
5.	Description of property(ies) Address	Sainik Colony, Rontale	Y
	Survey / Door No.		
	Extent		
	Location	Sainik Colony, Rontale	Y
	Boundaries	East Property of Shivraj Pat	Y
		West Road.	Y
		North Property of Friends Engineering	Y
		South Rontale Bhiwani Railway Station	Y
6.	Location Details	Sainik Colony.	Y
7.	Prominent Landmark		
8.	Nearest Bus stop	Rontale	Y
9.	Details of enquiries made with neighbours regarding ownership / valuation	Neighbour	Y



# IN CREATIONS

VALUED VALUER & REGD. ARCHITECT

12356703, INCOME TAX NO:CCIT/PKL/2011-12/34AB/07

Rohtak/RTK-RMME/Industrial/LV/001/2018-19/December/45

103, G.F., Munjal Complex,  
Delhi Road, Rohtak  
Ph : 9992020621, 9355621621

## ANNEXURE-II FORMAT OF VALUATION REPORT

(to be used for all properties of value above Rs.5 crores )

Address of Branch  
Rohtak -MME

for which valuation report is sought)

### 1. Introduction

a)	Name of the Property Owner (with address & phone nos.)	Industrial (Multi-Storied) Property , M/s P. Dass Forging Pvt. Ltd. , Plot no: 1058 ,Property I.D 270CIUI, Part Of Killa No 34/14/1(1-6),15/4(2-16)16/1/1(5-18),17/1(3-10,35/11/1/3(0-15)20/2/1/1(1-0)Situatd at : Fattak Bhiwani Railway Line Sainik Colony , Rohtak.
	Name of Customer (s) / Borrowal unit:	Industrial (Multi-Storied) Property , M/s P. Dass Forging Pvt. Ltd. , Plot no: 1058 ,Property I.D 270CIUI, Part Of Killa No 34/14/1(1-6),15/4(2-16)16/1/1(5-18),17/1(3-10,35/11/1/3(0-15)20/2/1/1(1-0)Situatd at : Fattak Bhiwani Railway Line Sainik Colony , Rohtak.
b)	Purpose of Valuation	Bank Requirements-Market Value & Distress Value
c)	Date of Inspection of Property	22- Dec-2018
d)	Date of Valuation Report	22- Dec-2018
e)	Name of the Developer of Property (in case of developer built properties)	N.A

### 2. Physical Characteristics of the Property

a)	Location of the Property	M/s P. Dass Forging Pvt. Ltd. , Plot no: 1058 , Situatd at :Fattak Bhiwani Railway Line Sainik Colony , Rohtak.		
	i. Nearby landmark	5970.44 Sqmtr or 7138.00 Sqyds (Two Plot Clubbed Together) Solid		
	ii. Postal Address of the Property	Yes		
	iii. Area of the plot/land (supported by a plan)	Attached Main Road Other Industrial Properties		
	iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Plot no 1058 Property I.D 270CIUI Sainik Colony Rohtak Rohtak		
	v. Independent access/approach to the property etc.			
	vi. Google Map Location of the Property with a neighborhood layout map			
	vii. Details of roads abutting the property			
	viii. Description of adjoining property			
	ix. Plot No. Survey No.			
	x. Ward/Village/Taluka			
	xi. Sub-Registry/Block			
	xii. District			
	xiii. Any other aspect			
b)	Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified	Plinth Area:(New Constructed) A GF(Steel Shutter ) :- 14500.00 Sqft FF :- 14500.00 Sqft GF :- 14500.00 Sqft	Building (Old Constructed)B GF(CNC Shed):- 13140.00 Sqft GF(Raw Material Shed) :- 2400. Sqft GF ( Office ) :- 2100.00Sqft GF( Forging Shed) +Tool Room ):-1092.00 Sqft	Carpet Area:- 49786.00 Sq.ft.
				Saleable Area: 62232.00 Sq.ft.
c)	Land Area Of Site	5970.44 Sqmtr or 7138.00 Sqyds (Two Plot Clubbed Together)		



$$\begin{aligned}
 &= 121.61 \text{ (00 Sqft)} @ \text{Rs. } 1,000/- = \text{Rs. } 1,21,61,000/- \\
 &\text{Internal Stairs} : 7.600 \text{ Sqft} @ \text{Rs. } 100,00/- = \text{Rs. } 76,00,000/- \\
 &\text{Door} : 21.00 \text{ (00 Sqft)} @ \text{Rs. } 1,00,00/- = \text{Rs. } 21,00,000/- \\
 &\text{Roof Stairs} : 1.00 \text{ (Room)} : 1,092.00 \text{ Sqft} @ \text{Rs. } 10,000/- = \text{Rs. } 10,92,000/- \\
 &\text{Total} = \text{Rs. } 1,87,32,000/- \\
 &\text{Less: } 50\% \text{ (90,66,000)} = \text{Rs. } 20,22,000/- \\
 &\text{Rs. } 1,87,32,000/- - 1) \text{ Rs. } 20,22,000/- = \text{Rs. } 1,67,10,000/- \\
 \end{aligned}$$

various farm provisions related to prop-

A.M. - Flood Area Risk Pl. Floor Space Index permitted & consumed		
	(around coverage)	N/A
	(comment on whether (X) - Occupancy	N/A
	(certificate has been issued or not	No
	(comment on unauthorized constructions if any	Yes, Some portion within 100M setback
	Transferability of developmental rights if any,	
	Building by-laws provision as applicable to the	
	property viz setbacks, height restriction etc.	N/A
VII	Planning area/zone	Industrial
VIII	Developmental controls	Yes
IX	Zoning regulations	Industrial
X	(comment on the surrounding land uses and adjoining properties in terms of uses	Industrial
XI	(comment on demolition proceedings if any	Detail With Owner
XII	(comment on compounding regularization proceedings	Detail With Owner
XIII	Any other Aspect	N/A

a) Ownership Documents  
1. Sale Deed, Gift Deed, Lease Deed

4. Document Details and Legal Aspects of Property		
a)	Ownership Documents i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the Property	As Per Sale Deed No. 3885 & 12147 Dated 28/06/2017 & 22/11/2018 & Electricity Bill ( A/c No 6192170000 & Name P. Dass Forging Pvt. Ltd. ) House Tax Receipt
b)	Name of the Owner's	M/S P. Dass Forging Pvt. Ltd. Through its Auth. Director Sh Vijay Pal S/o Sh Parmeshwar (In case of M/S P. Dass Forging Pvt. Ltd. )
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	Detail With Owner
e)	Notification of acquisition if any	As Per Customer
f)	Notification of road widening if any	As Per Customer
g)	Heritage restriction, if any	N.A
h)	Comment on transferability of the property ownership	N.A
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	N.A
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	As Per Customer
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	Sanctioned drawing Not Available, constructed as per municipal bye laws.



Agricultural Land if yes, any		N.A
Property is SARFAESI compliant		Yes
Documents, receipts related to electricity, Municipal tax and other building taxes to be verified as applicable to be enclosed with the report.		Electricity Bill ( A/c No 6352170000 & Name P. Dams Forging Pvt. Ltd.)
Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged		Yes
Qualification in TIR/mitigation suggested if any.		Yes
Any other aspect		Yes
<b>5. Economic Aspects of the Property</b>		
i. Reasonable letting value ii. If property is occupied by tenant <ul style="list-style-type: none"> <li>- Number of tenants</li> <li>- Since how long (tenant- wise)</li> <li>- Status of tenancy right</li> </ul>		Self Occupied
Rent received per month (tenant-wise) with a comparison of existing market rent iii. Taxes and other outgoings iv. Property Insurance v. Monthly maintenance charges vi. Security charges vii. Any other aspect		N.A
<b>6. Socio-Cultural Aspects of the Property</b>		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Located In Authorized Area
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a)	<b>Description of the functionality and utility of the property in terms of:</b> <ul style="list-style-type: none"> <li>i. Space allocation</li> <li>ii. Storage Spaces</li> <li>iii. Utility spaces provided within the building</li> <li>iv. Car Parking facility</li> <li>v. Balconies, etc.</li> </ul>	Detail with Owner
b)	Any other aspect	



**ANNEXURE-II**  
**FORMAT OF VALUATION REPORT**

*(to be used for all properties of value above Rs. 5 crores)*

Name & Address of Branch

: S.B.I, RASMECCC, Rohtak .

Name of Customer (s)/ Borrowal unit:

P. Dass Forging Private Ltd. Rohtak .

*(for which valuation report is sought)*

<b>1. Introduction</b>		
a)	Name of the Property Owner(with address & phone nos.)	P. Dass Forging Private Ltd. Rohtak through Sh Vijay Pal S/o Sh Parmeshwari Dass Mob No : 9896316551, 9896345270
b)	Purpose of Valuation	Fair Market Value.
c)	Date of Inspection of Property	20.12.18.
d)	Date of Valuation Report	20.12.18.
e)	Name of the Developer of Property (in case of developer built properties)	N.A.
<b>2. Physical Characteristics of the Property</b>		
a)	<p>Location of the Property</p> <p>i. Nearby landmark</p> <p>ii. Postal Address of the Property</p> <p>iii. Area of the plot/land (supported by a plan)</p> <p>iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.</p> <p>v. Independent access/approach to the property etc.</p> <p>vi. Google Map Location of the Property with a neighborhood layout map</p> <p>vii. Details of roads abutting the property</p> <p>viii. Description of adjoining property</p> <p>ix. Plot No. Survey No.</p> <p>x. Ward/Village/Taluka</p> <p>xi. Sub-Registry/Block</p> <p>xii. District</p> <p>xiii. Any other aspect</p>	<p>Property No 270, Property ID No 270C1U1 constructed on Plot of Land Measuring 4083 Sqyds , Part of Killa No 34/14/11(1-6),15/4(2-16) ,16/1/1(5-18),17/1(3-10),35/11/1/3(0-15),20/2/1/1(1-0) ,Marla Situated at Mouja Kutana , Now Sainik colony , Rohtak . Near Link Road Railway Level Crossing , Bhiwani Hissar Link Road , Rohtak .</p> <p>7128 Sqyds</p> <p>Solid</p> <p>Near Link Road Railway Level Crossing , Bhiwani Hissar Link Road , Rohtak .</p> <p>Attached.</p> <p>Near Link Road Railway Level Crossing , Bhiwani Hissar Link Road , Rohtak .</p> <p>Industrial Area.</p> <p>Near Link Road Railway Level Crossing , Bhiwani Hissar Link Road , Rohtak .</p>
b)	Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified	Detail in Valuation.



Property of Vijay Pal  
Road  
Property of Friends Engineering  
Rohtak Bhiwani Railway Line  
(Railway Land)

Item	Value	Notes
1. Master Plan provisions related to property in terms of land use		

FAR.

PERMISSIBLE AREA	125%
UTILIZED	124%

Covered Area 50820 Sft  
Not Required.

Deviations are Within Permissible compounding Limit.

As Per Bye Laws.  
Non- Planned Area  
Self Development.  
Industrial.

NIL.

Unauthorized construction can be compounded.

No

a)	<p>Ownership Documents</p> <p>i. Sale Deed, Gift Deed, Lease Deed</p> <p>ii. TIR of the Property</p>
----	--

The Property has been purchased from 1 Parshottam Das S/o Sh Shiv Lal 2. Smt Madhu Widow Satish Kumar 3. Neeraj Kumar 4. Anish Kumar S/o Sh Satish Kumar & Others Vide Sale deed No. 4996, Book No. 1, Volume No. 636, Page No. 47, dt. 17.12.1996. P.Dass Forging Private Limited Through Sh Vijay Pal  
3 Kanal or 1815 Sqyds


The Property has been purchased from 1.Sh Vijay pal 2. Suresh Kumar . Ajay Kumar Ss/o Sh Parmeshwari Das 4. Brijbushan S/o Sh Deen Dayal Vide Sale deed No. 1694 , Book No. 1 , Volume No. 2, Page No. 28, dt. 30.05.2012.

P.Dass Forging Pvt. Ltd. Director Manish Kumar **1736 Sqyds**

The Property has been purchased from 1. Sh Vijay Pal 2. Suresh Kumar . Ajay Kumar Ss/o Sh Parmeshwari Das 4. Brijbushan S/o Sh Deen Dayal Vide Sale deed No. 12147 , Book No. 1 , Volume No. 15, Page No. 36 -75, dt. 22.11.18.





		<p>P Dass Forging Pvt Ltd Director Manish Kumar <b>1880 Sqyds</b></p> <p>The Property has been purchased from 1. Sh Vijay Pal 2. Suresh Kumar Ajay Kumar S/o Sh Parmeshwari Das 4. Brijbushan S/o Sh Deen Dayal Vide Sale deed No. 12981. Book No. 1. Volume No. 16, Page No. 140, dt. 30.03.2012</p> <p>P Dass Forging Pvt Ltd Director Manish Kumar <b>522 Sqyds</b></p>
		<p>The Property has been purchased from 1. Sh Vijay Pal 2. Suresh Kumar. Ajay Kumar Ss/o Sh Parmeshwari Das 4. Brijbushan S/o Sh Deen Dayal Vide Sale deed No. 3885, Book No. 1, Volume No. 4, Page No. 173, dt. 28.06.2017.</p> <p>P.Dass Forging Pvt. Ltd. Director Manish Kumar</p> <p style="text-align: right;"><b>1175 Sqyds</b></p>
		<b>Total Property 7128 Sqyds</b>
b)	Name of the Owner/s	P. Dass Forging Private Ltd. Rohtak through Sh Vijay Pal S/o Sh Parmeshwari Dass
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold.
d)	Agreement of easement if any	No.
e)	Notification of acquisition if any	No
f)	Notification of road widening if any	No
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	Transferable.
i)	Comment on existing mortgages/charges/ Encumbrances on the property, if any	No.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known.
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	M.C Limit.  Deviations are Within Permissible compounding Limits.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	Not Required as it is Industrial Area.
m)	Whether the property is SARFAESI compliant	
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	<p>With the Owner.</p> <p>No.</p> 
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Already mortgaged.



Qualification in TIR/mitigation suggested if any.	No.
Any other aspect	Nil.
<b>5. Economic Aspects of the Property</b>	
Reasonable letting value	Rs 7/-p.Sft
Property is occupied by tenant	Self Occupied.
Number of tenants	N.A.
Since how long (tenant- wise)	N.A.
- Status of tenancy right	N.A.
- Rent received per month (tenant-wise)	N.A.
with a comparison of existing market rent	
iii. Taxes and other outings	
iv. Property Insurance	
v. Monthly maintenance charges	
vi. Security charges	
vii. Any other aspect	

### 6. Socio-cultural Aspects of the Property

a) Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Within M.C Limit, Rohtak.
b) Whether property belongs to social infrastructure like hospital, school, old age homes etc.	Good Potential because of Location.
	No.

### 7. Functional and Utilitarian Aspects of the Property

a) Description of the functionality and utility of the property in terms of: i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility v. Balconies, etc.	Sufficient Space. Sufficient . Provided . Provided . Available . Nil.
b) Any other aspect	No

### 8. Infrastructure Availability

a) Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage	Connected. Connected. Provided.
--	---------------------------------------



5

- Solid Waste disposal is done Periodically.  
Connected.  
Good.  
Yes, within 3 K.M.

All available Within 3 Km.

- All available Within 3 Km.

All available Within 3 Km.

Good.  
Moderate.  
Good.

- Land Rate Rs 15,000/-p. Sqyds

**Good Location.**

**Good Location.**

- |   |                   |
|---|-------------------|
| Medium Class .                                  |                   |
| Good.   |                   |
| Rich in Block C and Medium Class in Block A& B. |                   |
| Well, Maintained.                               |                   |
| Block A- 22 years                               | Block B- 6 years  |
| Block C- Under construction .                   |                   |
| Block A- 18 years                               | Block B- 34 years |
| Block C- 60 years                               |                   |
| Block A- 45% , Block B-85%, Block C- Nil .      |                   |
| Safe.   |                   |
| Safe.   |                   |
| No.   |                   |
| No.   |                   |
| No.   |                   |
| To be Supplied by the Owner.                    |                   |

Medium Class .	
Good.	
Rich in Block C and Medium Class in Block A& B.	
Well, Maintained.	
Block A- 22 years	Block B- 6 years
Block C- Under construction .	
Block A- 18 years	Block B- 34 years
Block C- 60 years	
Block A- 45% , Block B-85%, Block C- Nil .	
Safe.	
Safe.	
No.	
No.	
No.	
To be Supplied by the Owner.	

- |               |
|---------------|
| No            |
| Not Provided. |
| No.           |

No.



## 12. Architectural and aesthetic quality of the Property

Descriptive account on whether the building is a) modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Normal Building
--	-----------------

## 13. Valuation

Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Market Enquiry & Personal Experience
b) Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Market Enquiry.
c) Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	Rs 5,500/-p.Sqyds
Covered Area GF ( ACC Sheet Roofing ) 9720 Sft @ Rs 300/-Sft (dep. Rate ) <b>Block A</b> GF (RSJ Stone, PCC Flooring ) 3600 Sft @ Rs 400/-Sft (Dep. Rate) Office (RCC/Kota Flooring) 2100 Sft @ Rs 600/-p.Sft (Dep. Rate ) <b>Block B</b> ACC Sheet / PCC ht 18' 13140 Sft @ Rs 400/-p.Sft (Dep. Rate) (Middle Block) <b>Block C</b> GF (RCC/PCC ) 14980 Sft @ Rs 1000/-p.Sft (Dep. Rate) FF (RCC/PCC ) 14500 Sft @ Rs 900/-p.Sft (Dep. Rate) SF (Powdered coated Sheet /PCC) 14500 Sft @ Rs 400/-p.Sft (Semi Finish. Rate) Coverage Between <b>Block A-B</b> 4380 Sft @ Rs 200/-p.Sft (Dep. Rate) Between <b>Block B-C</b> 2900 Sft @ Rs 200/-p.Sft (Dep. Rate) Cost of Plot 7128 Sqyds @ Rs. 15,000/- p.Sqyds	29,16,000.00 14,40,000.00 12,60,000.00 52,56,000.00 1,49,80,000.00 1,30,50,000.00 58,00,000.00 8,76,000.00 5,80,000.00 4,61,58,000.00 10,69,20,000.00 <b>Rs. 15,30,78,000.00</b>
Guideline Value	Rs 3,92,04,000/-+Rs 4,61,58,000/-= Rs 8,53,62,000/-
d) Summary of Valuation i. Guideline Value ii) Land: iii) Building: iv. Fair Market Value v) Realizable Value vi. Forced/ Distress Sale value.	: Rs 8,53,62,000/- : Rs 10,69,20,000/- : Rs 4,61,58,000/- : Rs 15,30,78,000/- : Rs 13,01,16,300/- : Rs 12,24,62,400/-
e) i. In case of variation of 20% or more in the valuation proposed by the valuer and the	<b>I )Circle Rates area Prevailing for the Entire Locality irrespective of location.</b>



# Ankaj Kaushik

Advocate

Chamber No. 308

District Courts, Rohtak

Mobile: 92293441003

Ref. No.....

Dated: 5/1/21

## ANNEXURE-B

1.	a) Name of the Branch/Business Unit/Officer seeking opinion	State Bank of India, HUDA Commercial Complex Rohtak
	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	M/s P. Dass Forging Pvt. Ltd. Through its Director Sh. Vijay Pal s/o Sh. Parmeshwari Dass resident of 893 Wardman Colony, Near Bajrang Bhawan, Delhi Road, Rohtak
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 charge.	Borrower
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantors, etc.)	Borrower
3.	Complete or full description of the immovable property/(ies) offered as security including the following details: a) Survey No. b) Door/House No. (in case of house property) c) Extent/area including plinth / built up area in case of house property d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Property constructed on Plot of land measuring 4083 Sq. Yards forming part of Killa No. 34/14/11(1-6), 15/4(2-16), 16/11(5-18), 17/1(3-10), 35/11/1/3(0-15), 20/2/1/1(1-0), measuring 15 Kanals 5 Marlas situated at Mauja Kutana Teh. and District Rohtak and boundaries of which are as under: East: Property of Vijay Pal etc. West: Road 24' wide North: Property of Friends Engineering South: Property of Railway
4.	a) Particulars of the documents scrutinized – serially and chronologically.	



(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined			
S.No.	Date	Name/Nature of the Document	In case of copies, whether the original was scrutinized by the Advocate
		1. Original and Certified copy of Sale Deed No. 4996/1 dated 17.12.1996. 2. Certified copy of Sale Deed No. 4997/1 dated 17.12.1996 3. Photocopy of Order dated 9.12.1996. 4. Certified copy of Sale Deed No. 12981/1 dated 30.3.2012. 5. Certified copy of Sale Deed No. 1694/1 dated 30.5.2012. 6. Certified copies of Jamabandis for the year 1985-1986, 1990-1991, 1995-1996, 2000-2001, 2005-2006, 2010-2011, 2015-2016. 7. Certified copies of Mutations No. 1859, 1913, 1993, 5910, 6000. 8. Photocopy of Memo No. 49 dated 2.5.1997.	
		<b>(Original Title Deed/Sale Deed and Certified copies of Jamabandis and Mutations and other documents are already in custody of State Bank of India, HUDA Commercial Complex Rohtak and I have seen the original title deed/sale deeds and other documents which are in the custody of the Bank).</b>	
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 original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TIR.	Yes
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.	No
		c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.		a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Rohtak
		b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar - general. If so, please name all such offices?	No
		c) Whether search has been made at all the offices named at (b) above?	Yes
		d) Whether the searches in the offices of registering authorities or any other records	No

*[Signature]*



reveal registration of multiple title documents in respect of the property in question?

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. An wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

**In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used).**

The Property total measuring 14 Kanals 1 Marlas was owned by Sh. Parshwanath Dass and Sh. Satish Kumar sons of Sh. Shree Lal s/o Jambhwalji for the year 1980-1981, 1981-1986, 1986-1991, 1991-1996. After the death of above said Satish Kumar, his share was inherited by his legal heirs Shri Madhu widow, Neeraj Kumar, Anish Kumar sons and Nidhi daughter of Satish Kumar and a Mutation No. 1859 was also sanctioned in their favour. Shri Madhu obtained permission to sell the share of minors Neeraj Kumar, Anish Kumar and Nidhi which was granted by the Civil Judge, senior Division, Rohtak vide order dated 9.12.1996 and accordingly they all sold property measuring 3 Kanals out of the total property to the present owner M/s P. Dass Forging Pvt. Ltd. Through its Director Sh. Vijay Pal s/o Sh. Parmeshwari Dass resident of 893 Wardhman Colony, Near Bajrang Bhawan, Delhi Road, Rohtak vide Sale Deed No. 4996/1 dated 17.12.1996 registered in the office of Sub Registrar, Rohtak and a Mutation No. 1913 was also sanctioned in favour of present owner. The above said owners also sold property measuring 12 Kanals 5 Marlas to 1. Sh. Vijay Pal s/o Sh. Parmeshwari Dass s/o Sh. Devki Nandan r/o H.No. 803, Wardhman Park, Delhi Road, Rohtak, 2. Sh. Suresh Kumar, 3. Sh. Ajay Kumar sons of Sh. Parmeshwari Dass s/o Sh. Devki Nandan residents of Bansal Bhawan Jhajjar Road, Rohtak, 4. Sh. Brij Bhushan son of Sh. Deen Dayal s/o Sh. Devki Nandan r/o Subhash Nagar, Rohtak vide Sale Deed No. 4997/1 dated 17.12.1996 registered in the office of Sub Registrar, Rohtak and after that the above said owners got the land partitioned and Mutation No. 1993 of partition was sanctioned.

*[Handwritten signature]*



		<p>Thereafter the above said Vijay Pal, Suresh Kumar, Ajay Kumar and Brij Bhushan sold property measuring 522 sq. yards to the present owner vide Sale Deed No. 12981/1 dated 30.3.2012 and also sold property measuring 1736 sq. yards to the present owner vide Sale Deed No. 1694/1 dated 30.5.2012 and on the basis of said sale deeds mutations No. 5910 and 6000 were sanctioned and in this way the present owner M/s P. Dass Forging Pvt. Ltd. Became owners in possession of property/land total measuring 4083 Sq. Yards i.e. property in question. The present owner also got sanctioned the site plan of the property vide Memo No. 49 dated 2.5.1997.</p> <p>There is no interest of any minor in the property.</p>
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full Ownership Right
10.	<p>If leasehold, whether;</p> <ol style="list-style-type: none"> <li>Lease Deed is duly stamped and registered</li> <li>Lessee is permitted to mortgage the Leasehold right,</li> <li>Duration of the Lease/unexpired period of lease,</li> <li>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.</li> <li>Whether the leasehold rights permits for the creation of any superstructure (if applicable)?</li> <li>Right to get renewal of the leasehold rights and nature thereof.</li> </ol>	N.A.
11.	<p>If Govt. grant/allotment/Lease-cum-/Sale Agreement, whether;</p> <p>grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,</p> <p>the mortgagor is competent to create charge on such property,</p> <p>whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid</p>	No permission from any authority is required for creation of mortgage.





	mission is available.	
	occupancy right, whether; a) Such right is heritable and transferable b) Mortgage can be created.	N.A.
	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.	There is no interest of any minor in the property.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	a) The Gift / Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	N.A.
	h) Any other affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed /complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions	N.A.



	to be taken for avoiding multiple mortgages?	
	Whether the title documents include any testamentary documents/wills?	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	
17.	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	a) Whether the property belongs to any trust or is 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	N.A.



	applicable to the trust in the matter.	
	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.	The property is not agricultural land.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance etc.).	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?  b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?  c) Whether the title documents have any court seal/making which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/making.	As per affidavit submitted by the owner, the property is not subject matter of any litigation.
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N.A.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
25.	Whether the property belongs to a Limited	Yes. The property belongs to Private Ltd.



	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.	Company. The resolution dated 3.12.2015 is already obtained.
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	N.A.
27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builder viz. Companies/Firms/individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
	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.	No
	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 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?	No
	f) Whether the POA was in fore and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the	No

*Person*



	same has been ascertained from the office of sub-registrar also?)	
	g) Please comment on the genuineness of POA?	No
	h) The unequivocal opinion on the enforceability and validity of the POA?	No
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.	No
29.	<p>If the property is a flat/apartment or residential commercial complex, check and comment on the following:</p> <ul style="list-style-type: none"> <li>a) Promoter's/Land owner's title to the land/building</li> <li>b) Development Agreement/Power of Attorney</li> <li>c) Extent of authority of the Developer/ builder</li> <li>d) Independent title verification of the Land and/or building in question</li> <li>e) Agreement for sale (duly registered)</li> <li>f) Payment of proper stamp duty</li> <li>g) Requirement of registration of sale agreement, development agreement, POA, etc.;</li> <li>h) Approval of building plan, permission of approximate/local authority, etc.</li> <li>i) Conveyance in favour of Society/ Condominium concerned</li> <li>j) Occupancy Certificate/allotment letter/letter of possession</li> <li>k) Membership details in the Society etc.</li> <li>l) Share Certificates</li> </ul>	No
	m) No Objection Letter from the Society	
	n) All legal requirements under the local/ Municipal Laws, regarding Ownership of Flats/Apartments/Building Regulations, Development Control Regulations, Cooperative Societies Laws etc.	





	<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 number 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.	The property is free from all encumbrances except the earlier mortgage created with State Bank of India, HUDA Commercial Complex Rohtak.
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.	Yes, I have perused the Sub Registrar Record from 1.4.1990 to upto date and have found that the property is free from all encumbrances except the earlier mortgage created with State Bank of India, HUDA Commercial Complex Rohtak.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A.
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>	N.A.
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question	No
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36.	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/partition of the property is legally valid?	Yes



	c) Whether the property has clear access as per documents?	Yes
	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	Yes
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.	N.A.
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?.	No
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 the 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	N.A.





	duly certified etc., as also any precaution to be taken by the Bank in this regard.	
	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.	N.A.
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	Applicants/Owners
47.	(i) The enclosed non-encumbrance certificate has been obtained by me directly from the office of Sub Registrar OR (ii) It is certified that there is no provision of issuing non-encumbrance certificate from the office of Sub Registrar.	N.A.

**Note:** 1. The property of the applicant is already mortgaged with State Bank of India, HUDA Commercial Complex Rohtak.  
2. The charge of the bank be got entered records of concerned Halqa Patwari.

**Encls:**

1. Photocopy and Certified copy of Sale Deed No. 4996/1 dated 17.12.1996.
2. Certified copy of Sale Deed No. 4997/1 dated 17.12.1996.
3. Photocopy of Order dated 9.12.1996.
4. Certified copy of Sale Deed No. 12981/1 dated 30.3.2012.
5. Certified copy of Sale Deed No. 1694/1 dated 30.5.2012.
6. Photocopies of Jamabandis for the year 1985-1986, 1990-1991, 1995-1996, 2000-2001, 2005-2006, 2010-2011, 2015-2016.
7. Photocopies of Mutations No. 1859, 1913, 1993, 5910, 6000.
8. Photocopy of Memo No. 49 dated 2.5.1997.
9. Inspection receipt.
10. Affidavit



**Pankaj Kaushik**  
Advocate



Ref. No. ....

Dated: 5/11/14

Annexure C

### CERTIFICATE OF TITLE

I have examined the Original Title Deeds and compared with certified copies, intended to be deposited relating to the schedule property/(ies) and offered as security by way of **EQUITABLE MORTGAGE** and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said equitable mortgage is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that.

2. I have examined that documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the land/revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable/ responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records / Revenue Records and relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the title deeds. Suspicious/doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1.4.1990 to till date** pertaining to the Immovable Property/(ies) covered by above said title deeds. The property is free from all Encumbrances **except the earlier mortgage created with State Bank of India, HUDA Commercial Complex Rohtak.**

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

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of NIL (Specify the share of the Minor with Name).

8. The mortgage if created, will be available to the Bank for the liability of the intending borrower, **M/s P. Dass Forging Pvt. Ltd. Through its Director Sh. Vijay Pal s/o Sh. Parmeshwari Dass resident of 893 Wardhman Colony, Near Bajrang Bhawan, Delhi Road, Rohtak**

9. I certify that **M/s P. Dass Forging Pvt. Ltd. Through its Director Sh. Vijay Pal s/o Sh. Parmeshwari Dass resident of 893 Wardhman Colony, Near Bajrang Bhawan, Delhi Road, Rohtak** have an absolute, clear and marketable title over the schedule property/(ies) **except the earlier mortgage created with State Bank of India, HUDA Commercial Complex Rohtak.** I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.



In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

1. Original and Certified copy of Sale Deed No. 4996/1 dated 17.12.1996.
2. Certified copy of Sale Deed No. 4997/1 dated 17.12.1996.
3. Photocopy of Order dated 9.12.1996.
4. Original Sale Deed No. 12981/1 dated 30.3.2012.
5. Original Sale Deed No. 1694/1 dated 30.5.2012.
6. Certified copies of Jamabandis for the year 1985-1986, 1990-1991, 1995-1996, 2000-2001, 2005-2006, 2010-2011, 2015-2016.
7. Certified copies of Mutations No. 1859, 1913, 1993, 5910, 6000.
8. Photocopy of Memo No. 49 dated 2.5.1997.

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

12. The property is fit for taking action under the SARFAESI Act 2002.

**SCHEDULE OF THE PROPERTY / IES**

Property constructed on Plot of land measuring 4083 Sq. Yards forming part of Killa No. 34/14/11(1-6), 15/4(2-16), 16/1/1(5-18), 17/1(3-10), 35/11/1/3(0-15), 20/2/1/1(1-0), measuring 15 Kanals 5 Marlas situated at Mauja Kutana Teh. and District Rohtak and boundaries of which are as under:

East: Property of Vijay Pal etc.

West: Road 24' wide

North: Property of Friends Engineering

South: Property of Railway

Place:

Date:



**Pankaj Kaushik**  
**Advocate**



I, Vijay Pal s/o Sh. Parmeshwari Dass resident of 893 Wardman Colony, Near  
Bajrang Bhawan, Delhi Road, Rohtak, Director of M/s P. Dass Forging Pvt. Ltd. do  
hereby solemnly affirm and declare as under:-

1. That I the above named deponent is owner in possession of:-

Property constructed on Plot of land measuring 4083 Sq. Yards forming part of Killa

No. 34/14/11(1-6), 15/4(2-16), 16/1/1(5-18), 17/1(3-10), 35/1/1/3(0-15), 20/2/1/1(1-0),  
measuring 15 Kanals 5 Marlas situated at Mauja Kutana Teh. and District Rohtak and  
boundaries of which are as under:  
East: Property of Vijay Pal etc.  
West: Road 24' wide  
North: Property of Friends Engineering  
South: Property of Railway  
vide registered Sale Deed No. 4996/1 dated 17.12.1996 registered in the office of Joint Sub  
Registrar, Rohtak

2. That the said property is undisputed, clear, free from all encumbrances, bears a  
marketable title and title deed is genuine **except the earlier mortgage created with  
State Bank of India, HUDA Commercial Complex Rohtak.**

3. That I am now mortgaging the property with **State Bank of India, HUDA Commercial  
Complex Rohtak.**

4. That the said property is not subject to any attachment or any process of Court nor is  
subject matter to any litigation pending before any Court.

5. That I have not transferred, alienated, mortgaged, charged, exchanged or gifted to  
anybody, my said property in any manner whatsoever either to registered or  
unregistered instrument/document or Court decree nor have taken any loan over the  
same from any bank, corporate body or individual. I am not given special/general power  
of attorney nor have entered into any agreement with anybody to deal with the property  
in any manner whatsoever. I further undertake to indemnify the bank on all accounts  
and under all circumstances so far as my title to the property and the loan of the bank is  
concerned.

6. That I have not obtained any kind of loan from any Bank or Financial institution against  
the above said property.

#### DEPONENTS

#### VERIFICATION:

Verified that the content of para no.1 to 6 of affidavit are true and correct to the best of  
my knowledge and belief.

Place:

Date:

DEPONENTS







वचन से उनका पिछला उपरोक्त अराजी केने की मुहरा नं० 2 को वाक्यद्वारा नीला कुंभार आदि बनाम अनरल पब्लिक, वा.आ.आ.जी के.सी. मर्चेंट्स लिमिटेड का रो.हा.क. केस नं० 111 आर.पी. आर. 1976 रा.सी.डि.के.आर. 9-12-76 पंजीकृत है। उपरोक्त अराजी मा.भुकरान की तरफ से किसी किरम के बर, रस, हकमस गैरेके लोडे नही है। इस वक्त मा.भुकरान ने अपनी अराजी में ये बातें उ.काल यापिन कि सा.दि.म अराजी का 60/305 भाग, वा.क.द.र रका. उ.काल या.मय जमी हक, दाखली व छारकी, मुलका व मु.रका.क, अ.म, बा.म.म. हक, अवपायी हर किरम व बा.म.म. दखलान हर किरम व बा.म.म. हक आमद व रपद, रा.ह. व रा.र.ता, ब.न.ता, व.द.ट, छाल आदि हर किरम के व बा.म.म. जु.म.ला.अ.मि.का. आमद व रपद, अरा.ई.म. व रि.हा.ई.म, हवा, रो.म.ने, नि.का.स पा.नी, ता.मी.र आदि हर किरम के बि.ल.ई.म.म. मु.० 1,00,000/- रुपये १ एक लाख रुपये आये जि 50,000/- रुपये होते है में पी.दा.स पो.र.मि.ग. प्रा.ई.वे.ट लि.० रो.ह.ल.क. ब.ज.रि.या. श्री वि.ज.य.पा.ल पु.व. श्री पर.मे.म.व.री दा.स नि.वा.ली म.कान नं० 893 वर्ष मान पार्क दे.ह.ल. रो.इ. रो.ह.ल.क. हा.य.रे.क्.टर उपरोक्त कम्पनी के पास बय कर दिया है। कल्ला छाल उपरोक्त अराजी मौका पर हवाले जेलागप कर दिया है। मा.भुकरान सा.दि.म. ज.र. ब.य. मु.० 1,00,000/- रुपये नकद रखल आपिसर रजि.र.ट्री कुंदा व.रू.ल. करेण। अ.र. बा.द.अ.जी ब.य.हा.जा में कोई नुक्स सा.बि.ल. हो गा और मलकीयत में कोई नुक्स पैदा होगा तथा किसी के उजर या दावा पर उपरोक्त अराजी या उसका कोई हिस्सा जेलागप के कल्ला से निकल जावेगा तो मा.भुकरान वा.प.सी. ज.र. स.म.न. के बा.म.म. हवा व छार्क के अपनी जाल छास व.जा.य.दा.द. हर तरह से जि.मि.म.ार. होय। वा.र.सा.न. व. का.ई.म.म.का.मान मा.भुकरान ब.य.हा.जा के पा.ब.न.द. होय। जु.म.ला. छर्च रजि.र.ट्री जेलागप ने अपनी गृह से छ.व.ई. कि.ये. है। मा.भुकरान इ.न.त.का.ल. ब.य.हा. त.र.दी.क. करा. दे.यें और मा.भुकरान को अपनी गैर हाजिरी में इ.न.त.का.ल. ब.य.हा.जा.

Handwritten signature

Madhu Singhal



17/

तस्मिन् दिने जाने में कोई उधार ना होगा। उपरोक्त अराजी बाराकदाउ का 18 15 वर्गमीटर की पैगार्शज व सीमायें निम्न प्रकार से हैं :- पूर्व :- 232 व 6 इंच, जमीन पिलयपाल आदि, पश्चिम :- 232 फुट 6 इंच, सकल 24 फुट चौड़ी उत्तर :- 70 फुट, सारता 24 फुट चौड़ा प्राइवेट व आगे पैगार्शज एकरी दूसरे दक्षिण :- 70 फुट, जमीन से लगे किमान, मा मुकरान में उपरोक्त अराजी जमीन से लेकर आकाश तक बच की है। लिहाजा यह बयानमा लिख देते हैं कि तमद रहे तिथि 17-12-1995 = 25 मार्च 1996 भाका, रेमा लाल मुजाल व सीका नवी स रोहतक रजि 0 नं 0 564

साक्षी	श्री प्रसन्नम दास	श्री मती मधु	साक्षी
श्री दीनदयाल	मुकिर नं 0 1	मुकिरा नं 0 2 स्वयं	श्री पुता सिंह पुत्र
पुत्र श्री देवकी		व गाईधन मुकिरान	दुलीचन्द निवासी
नन्दन निवासी		नं 0 3 से 5	नजदीक सदर थान
मन्दिर वाली गली			रोहतक।
विला रोड रोहतक।			

Madhu Singal

Swi Pul

नका मुताबिक असल सही व दुरुस्त है तिथि 17-12-1995.


Madhu Singal

MAHARAJA UNIVERSITY  
DEPARTMENT OF LAW  
ATMARA

ATTESTED



*Scanned by TapScanner*

ATTESTED  
  
 For REGISTRAR  
 ROHTAK 7/11/24

टुकाई जमान जिनको सीमाएं व पैमायाश इस प्रकार है:

Mykumoz Barmian  
 Yagafat  
 Pind Rukwa  
 जारी.....



नंबर 1 रकबा 180 वर्गगज

पूर्व	23 फुट	जमीन मालिकान ( विक्रेतागण )
पश्चिम	23 फुट	समूह सैनिक कालोनी
उत्तर	70 फुट	जायदाद दीगरान
दक्षिण	70 फुट	जायदाद पी. दास फोरजिंग प्रा. लि.

टुकड़ा नंबर 2 रकबा 342 वर्गगज

पूर्व	256 फुट 6 इंच	जायदाद विक्रेतागण
पश्चिम	256 फुट 6 इंच	जायदाद पी. दास फोरजिंग प्रा. लि.
उत्तर	12 फुट	जायदाद दीगरान
दक्षिण	12 फुट	रेलवे लाईन रोहतक से भिवानी

वाक्या मिन जुमला किला नंबरान 34//14/11, 15/4, 16/1/1, 17/1, 35//11/1/3, 20/2/1/1 मौजा कुताना हाल सैनिक कालोनी, रोहतक मलकियत मकबूजा हमारा बरूप जमाबंदी साल 2005-06 है, बिलाभार है। हमने उपरोक्त जायदाद कुल रकबा 522 वर्गगज का सौदा बय तिथि 20.12.1998 को मुबलिंग 1,04,400/- रुपये(एक लाख चार हजार चार सौ बहक पी. दास फोरजिंग प्रा. लि. रोहतक बजरिये डायरेक्टर मुनीश कुमार पुत्र विजय पाल निवासी रोहतक करके सालिम बिक्रीधन नकद प्राप्त करके कब्जा मौका पर उसी समय दे दिया था लेकिन किन्हीं कारणों से भूमि मजकूर का बयनामा नहीं हो सका। अतः अब भूमि मजकूर रकबा 522 वर्गगज मय जुमला हक अधिकारों के करके आसायश व रिहायश राह व रास्ता, हकूक दाखली खारजी के, निकास पानी हवा रोशनी आदि के जो भी हक हकूक हमें इसमें बतौर मालिक काबिज हासिल है, तहे जमीन से आसमान तक बदले मुबलिंग 1,04,400/- रुपये(एक लाख चार हजार चार सौ रुपये) आधे जिसके 52200/- रुपये होते हैं में बदस्त पी. दास फोरजिंग प्रा. लिमिटेड बजरिये डायरेक्टर मुनीश कुमार पुत्र विजय पाल निवासी रोहतक बय विक्रय कर दिया है। कब्जा मौका पर पहले ही तिथि 20.12.1998 को दे दिया था और उसी दिन सालम बिक्री धन नकद प्राप्त कर चुके हैं। अब इकरार यह हुआ है कि अगर किसी कानूनी त्रुटि या नुक्स मलकियत की वजह से बिक्रित जायदाद या इसका कोई भाग क्रेता के कब्जा से निकल जाये तो हमें विक्रेता कुल

जारी....

For REGISTRATION



कीधन मय हर्जा व खर्चा क्रेता को वापिस देने को बाध्य होंगे। इस विक्रयपत्र का द्वारा खर्चा खरीद स्टाम्प फीस रजिस्टरी क्रेता ने लगाया है। आयन्दा के लिये हमारा व हमारे किसी भी वारसान व उत्तराधिकारी का विक्रीत जायदाद में कोई हक व हिस्सा बाकी नहीं रहा है। तमाम हक हकूक क्रेता को पहुंच गये हैं और वह इसका पूर्णतया मालिक व स्वामी बन गया है। अगर किसी ने इस विक्रय की बाबत कोई आक्षेप किया या कोई विवाद हुआ तो उसके उत्तरदायी हम विक्रेता होंगे दस्तावेज हजा का इन्द्राज कागजात माल में हमारी गैरहाजिरी में क्रेता के नाम दर्ज व तसदीक हो सकेगा। हमें कोई उजर व एतराज न होगा।

इस तरह पर बयनामा लिख दिया है जो सुन व समझ कर, ठीक मानकर अपने हस्ताक्षर/अंगूठाजात कर दिये कि सनद रहे। इस बयनामा की पाबन्दी फरीकैन के वारसान पर भी होगी।

नोट: असल में जायदाद मजकूर हमने मुबल्लिग 1,04,400/- रूपये में बैय की हुई है लेकिन स्टाम्प ड्यूटी क्लैकटर रेट के अनुसार लगाई जा रही है।

दिनांक 30.03.2012 स्थान रोहतक

लेखक: रामधारी वसीका नवीस रोहतक (रजि. नंबर

406

विक्रेता

विजयपाल सुरेश कुमार अजय कुमार बृज भूषण पी.दास फोरजिंग प्रा.लि. रोहतक  
Vijaypal Surash Kumar Ajay Kumar Brij Bhushan P.D. Das Forging Private Ltd. Bजरिये मुनीश कुमार डायरेक्टर

क्रेता

Uday Bhand

गवाह

जोगेन्द्र पुत्र राम सिंह  
916/18, घनीपुरा रोहतक

गवाह

दीनदयाल पुत्र देवकी भन्दन  
35, सुभाष नगर, रोहतक

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ROHTAK

7/1/21

रजि. नं. 406

Ram Dhar

Ram Dhar

Documents Writer  
ROHTAK.

Surash Kumar  
Vijaypal



093202100001247

गाँव : कुताना

नकल जमाबंदी (पड़त पटवार)

12

1	2	3	4	5	6	7	8	9	10	11	12	
खट या जमाबंदी न.	खतौनी	नाम तैरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्दे और किले का नम्बर	रकबा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	साल : 2015-2016	हिस्सा या हकीयत का पैमाना और बाछ का टंग	माल और सवाई के ब्यौरे सहित मांग	अभियुक्ति
506	609		पी.दास फोरजिंग प्रा.लि.बजरिये	मकबूला मालकान	34//	14/11/2	0-13 गै. मु.	कब्जा पड़ता बशरह खेवट न.1	8472 बै	लाल आरम्भ		
436			डायरेक्टर मुनीश कुमार पुत्र			15/4	मकान 2-16 गै. मु.		लाल समाप्त			
			विजयपाल पुत्र			16/1/1	मकान 5-18 गै. मु.		लाल आरम्भ			
			पनमेशवरी दास 74/245 भाग			17/1/1	प्लाट 1-3 गै. मु.		लाल समाप्त			
			विजयपाल पुत्र			35//	प्लाट		लाल आरम्भ			
			पनमेशवरीदास पुत्र			11/1/1	प्लाट 0-15 गै. मु.		लाल समाप्त			
			देवकी नन्दन			20/2/1/1	प्लाट 1-0 गै. मु.		लाल आरम्भ			
			171/980 भाग				प्लाट		लाल समाप्त			
			सुरेश कुमार,						लाल आरम्भ			
			अजय कुमार पुत्रान						रपट न 00054/13-01-2021			
			पनमेशवरीदास पुत्र						अनुसार M/S P. DASS			
			हर दो समभाग						FORGING PRIVATE LIMITED			
			171/490 भाग						बजरिय विजयपाल पुत्र			
			बृजभुषण पुत्र						पनमेशवरीदास ने खेवट			
			दिनदयाल पुत्र						506 व खेवट न. 507 का			
			171/980 भाग						अहना हिस्सा बदले मु.			
			बासीदेह						109900000 रु			
									( 10 करोड़ 99 लाख रु में			

किंते 6

कुल गैर मजराआ

12-5 गै.मु.

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12-5 गै.मु.

श्रीमती चन्द्रिका देवी 15/11/2021

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भारतीय गैर न्यायिक

दस  
रुपये  
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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

हरियाणा HARYANA

49AA 113277

नकल दस्तावेज नं०..... 4996  
दिनांक 17/12/96 बही नं०..... साय लफ है।

cy  
REGISTRAR  
ROHTAK

8/5/12

करान नं० 2 से 5 का बाहिस्ता बराबर 1/2 भाग.





जायदाद नगरपालिका रोहतक की सीमा के अन्दर है ।  
जायदाद निर्धारित कीमत पर बय की जा रही है ।

बकल बयनामा अराजी अरबन मालीयती 1,00,000/- रुपये बर स्टैम्प 15,500/-  
रुपये ₹ 15000/- + 500/- ₹ नं० 3800/16-12-96 छाना रोहतक ।

हम के ₹ 18 श्री प्रसोतम दास पुत्र श्री शिवलाल पुत्र श्री जाली राम ₹ 28 श्री मती  
मधु विधवा श्री सतीश कुमार पुत्र श्री शिवलाल निवासी पेघ कूरचन्द अनाज  
मण्डी रोहतक स्वयं ₹ 3 नीरज कुमार ₹ 4 अनिश कुमार नाबालगान पुत्राश्री  
सतीश कुमार पुत्र श्री शिवलाल ₹ 5 निधि नाबालगान सुपुत्री श्री सतीश कुमार  
पुत्र श्री शिवलाल निवासी पेघ कूरचन्द अनाज मण्डी रोहतक बजरिया श्री मती  
मधु मुकिरा नं० 2 माता खुद मुकर्ररुदा गार्डियन के हैं, स्वस्थ चित्त और स्थिर  
बुद्धि से प्रतीक्षा करते और लिख देते हैं इस बात पर कि अराजी छेवट नं०

227/206, छतोनी नं० 35, किलाजात नं० 34  
14/11, 15/4, 16/1/1  
1-6, 2-16, 5-18  
34 35  
17/1, 11/1/3, 20/2/1/1  
3-10, 15, 10  
कुताना तह० व जिला रोहतक, अन्दर सीमा नगरपालिका रोहतक, बरुये

जमाबन्दी साल 1990-91, मलकीया व मकबूजा मा मुकरान है । जिसमें मुकिर  
नं० 1 का 1/2 भाग और मुकिरान नं० 2 से 5 का बाहिस्ता बराबर 1/2 भाग  
है । मुकिरान नं० 2 से 5 को उपरोक्त अराजी का 1/2 भाग बरुये इन्तकाल नं०  
1859 विराक्त में मिला हुआ है । मुकिरान नं० 3, 4 व 5 नाबालगान की

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ROHTAK  
31/5/19



तर्फ से उनका हिस्सा उपरोक्त अराजी बेचने की इजाजत मुकदमा नं० 2 को बामुकदमा नीरज कुमार आदि बनाम जनरल पब्लिक, बाअदालत श्री के.सी. शर्मा, सिविल जज रोहतक, केस नं० 111 आफ जी आफ 1996 तारीख फैसला 9-12-96 मिली हुई है। उपरोक्त अराजी मामुकरान की तर्फ से किसी किस्म के बार, रहस्य व हकबस गैरके ताबे नहीं है। इस वक्त मामुकरान ने अपनी अराजी में से बारकबा 3 कनाल यानि कि सालिम अराजी का 60/305 भाग, बाकदर रक्बा 3 कनाल बामय जमी हकूक, दाखली व छारजी, मुतलका व मुन्सलका, अर्ब, बामय हकूक आबपाशी हर किस्म व बामय दरखतान हर किस्म व बामय हकूक आमद व रपद, राह व रास्ता, बन्ना, वदद, छाल आदि हर किस्म के व बामय जुमलाअधिकार आमद व रपद, असाईश व रिरहाईश, हवा, रोशनी, निकास पानी, तामीर आदि हर किस्म के बिल्डिंग मु० 1,00,000/-रुपये & एक लाख रुपये आधे जिर 50,000/-रुपये होते हैं में पी.दास फोरजिंग प्राईवेट लि० रोहतक बजरिया श्री विजयपाल पुत्र श्री परमेश्वरी दास निवासी मकान नं० 893 वर्ध मान पार्क देहली रोड रोहतक डायरेक्टर उपरोक्त कम्पनी के पास बय कर दिया है। कब्जा छाल उपरोक्त अराजी मौका पर हवाले क्रेतागप कर दिया है। मामुकरान सालिम जर बय मु० 1,00,000/-रुपये नकद रुबल आपिसर रजिस्ट्री कुंदा वसूल करेंगे। अगर बादअजी बयहाजा में कोई नुकस साबित हो गा और मलकीयत में कोई नुकस पैदा होगा तथा किसी के उजर या दावा पर उपरोक्त अराजी या उसका कोई हिस्सा क्रेतागप के कब्जा से निकल जावेगा तो मामुकरान वापसी जर समन के बामय हर्जा व खर्चा के अमनी जात छाल व जायदाद हर तरह से जिम्मेदार होंगे। वारसान व काईमकामान मामुकरान बयहाजा के पाबन्द होंगे। जुमला छर्च रजिस्ट्री क्रेतागप ने अपनी गृह से छर्च किये हैं। मामुकरान इन्तकाल बयहाजा

Madhu Singh



नदीक किछे जाने ये कोई उधर ना होमा । उधरोला असाकी बाराका 3 म-  
 । 18 15 वर्गमी की पेकाई व सी बाई निम्न प्रकार हे हे :- पूर्व :- 230 फ-  
 6 ईप, अमीन विमलपारा आ 15, पविषम :- 232 फूट 6 ईप, सहा 20 फूट की  
 उत्तर :- 70 फूट, रास्ता 24 फूट पीछा प्राईमिड व आमे केन्दी पेकी फूट  
 दक्षिण :- 70 फूट, अमीनरेतवे विभाग, मा मुकरान मे उधरोला असाकी अमीन-  
 लेकर आलाइ तक बव की हे । लिहाजा यह बयनामा देल देले हे 13 मसद  
 तिथि 17-12-1996= 28 मार्चकी 19 18 शाका, रोका सात मुनास वसीका  
 नवी स रोहताक राजि 0 नं 564

साक्षी  
 श्री दीनदयाल  
 पुत्र श्री देवकी  
 नन्दन निवासी  
 मन्दिर वाली गली  
 किला रोड रोहताक।

श्री प्रतेतम दास श्री मती मधु  
 मुकिर नं 1 मुकिरा नं 2 स्वयं  
 व गार्डियन मुकिरान  
 नं 3 से 5

साक्षी  
 श्री पूर सिंह पुत्र  
 दुलीचन्द निवासी  
 नजदीक लहर धान  
 रोहताक ।

Madhu Singal

Dim Dul

नकल मुताबिक अस्त सही व दुरुस्त हे तिथि 17-12-1996.

Madhu Singal

Stamp and signature of the official.

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