



Central Registry of Securitisation Asset Reconstruction and Security Interest of India
2nd Floor, West Block, Sector 5, Connaught Place
New Delhi - 110028

Addition of Security Interest Creation

Service Tax No.: ASRCC375GAD0001
PAN: XACECC750K
Name of the Institution: PUNJAB NATIONAL BANK
Date: 12-06-2018
Creation No: 200044585277
Generated by: V. Jyoti Singh(A001501159)

Transaction Details

Transaction Date: 12-06-2018 (2:55:14)
Previous Address of Security Interest
Security Interest Type: Equitable Mortgage
Security Interest Type Other:
Security Interest Creation Date by Bank: 06-06-2018
Security Interest Registration Date in CERSAI Portal: 12-06-2018
Master: Kamesh Kumar Sharma(A001515643)
Trustee: V. Jyoti Singh(A001501159)
Security Interest ID: 400411210000
Asset ID: 3200000
Asset Description: Plot ID old 344-346, Locality: Sugam purvi, District: Ghaziabad, State: Uttar Pradesh, Pin Code: 201006

Transaction Fee: ₹ 100.00
Stamp Duty @ 14%: ₹ 14.00
Search Bharat Cess @ 0.5%: ₹ 0.50
Krishi Kalyan Cess @ 0.5%: ₹ 0.50

Addition Tax: NIL

Total Fee: ₹ 100.00
Service Tax @ 14%: ₹ 14.00
Search Bharat Cess @ 0.5%: ₹ 0.50
Krishi Kalyan Cess @ 0.5%: ₹ 0.50

Service Tax @ 14%, Search Bharat Cess @ 0.5%, Krishi Kalyan Cess @ 0.5% has already been paid to CERSAI as per number 200044771585.

This is a computer generated report and does not require a

Date: 12-06-2018 12:



Central Registry of Securitization Asset Reconstruction and Sundry Interests of India
2nd Floor, Raj Bhava, Jorhat, Assam Building,
6, V. K. Prasad Road, New Delhi - 110001

Addition of Security Interest Chitran

Security Tax No.: ANEC3770C8D001
PAN : ANEC3770C
Name of the Institution : PUNJAB NATIONAL BANK
Date : 12-08-2016
Chitran No: 20004666377
Generated by : Vijendra Singh/A001501159

Termination Details

Transaction Date: 12-08-2016 12:53:14
Process: Addition of Security Interest
Security Interest Type: Equitable Mortgage
Security Interest Type Other
Security Interest Creation Date in bank: 06-06-2016
Security Interest Registration Date in CERSAI Portal: 12-08-2016
Mortg: Rajeev Kumar Sharma/A0015150453
Checker: Vipendra Singh/A001503159)
Security Interest ID: 400013230681
Asset ID: 200013203001
Asset Description: Plot ID:old 344 346, Locality : Indira park, District : Gurgaon, State : Haryana, Pin Code : 201004

Fee Charged: ₹ 100.00
Service Tax @ 14%: ₹ 14.00
Swatch Bharti cess @ 0.5%: ₹ 0.50
Krishi Kalyan Cess @ 0.5%: ₹ 0.50

Additional Fee: Nil

Total Fee: ₹ 100.00
Service Tax @ 14%: ₹ 14.00
Swatch Bharti cess @ 0.5%: ₹ 0.50
Krishi Kalyan Cess @ 0.5%: ₹ 0.50

Service Tax @ 14 %, Swatch Bharti cess @ 0.5 %, Krishi Kalyan Cess @ 0.5 % has already been paid to CERSAI as per Chitran number 200044771585

AUCHITYA LAW COMPANY

Advocates & Legal Consultants
Avadhesh Kumar Tyagi

Advocate

Ref W-6/11

Dated: 08-11-2012

314

To,

THE ASSISTANT GENERAL MANAGER,
PUNJAB NATIONAL BANK,
G.T. ROAD, GHAZIABAD,
DISTRICT GHAZIABAD.

Ref: - Property Situated at A Residential House Nagar Nigam old No. 344,346 and New 321, 323, Measuring 97.34 sq mtr., situated in Bajariya East, Ghaziabad, Tehsil & District Ghaziabad.

Belonging to Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report, which is enclosed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I hereby certify that Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad has a clear, valid and marketable title over the above said property and Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad has already mortgage with Punjab National Bank, GT Road, Ghaziabad.

The valid mortgage can be created by deposit of the following title deeds. The said title deeds are genuine as observed by me. I have verified the original title deed dated 28-09-2000 with the certified copy obtained from the sub registrar Ghaziabad regarding the


A Tyagi

genuineness of the document and find that the title deed mentioned above is genuine in accordance with the certified copy obtained.

The said property is already equitable mortgage with Punjab National Bank, GT Road, Ghaziabad.

The search report of which is annexed hereto, conducted by me, for the period from 01-01-2000, Fee receipt No. 12109 dated 08-11-2012 for the searches made for the period from 2000 in the available records of the Sub-Registrar Ghaziabad.

I find no defects in the title of the person-offering mortgage:-

I have returned the title deed and other documents shown to me to Branch Punjab National Bank, GT Road, Ghaziabad.

The bank should also verify the actual physical possession of the property.

The report is submitted accordingly.

YOURS SINCERELY


ANIL TYAGI
ADVOCATE

Encl: Special Report
Chain of Title
Search Report

Cellular No - 0 9810005035 PH - 01204115020 E-mail - tyagiadv@yahoo.co.in

Court:- Chamber no. 296 Civil Court Ghaziabad.

Office GZB: No. 1, Second Floor, Plot No. B-10, RDC, Court Road, Raj nagar Ghaziabad. Fax - 4115020

Office Noida: No. 111, First Floor Hukum Singh Market, Sector-27, Atta, Noida, Ph. - 2535249

AUCHITYA LAW COMPANY

Advocates & Legal Consultants

Avadhesh Kumar Tyagi

Advocate

Ref W-6/11

Dated: 08-11-2011

Ref: - Property Situated at A Residential House Nagar Nigam old No. 344,346 and New 321, 323, Measuring 97.34 sq mtr., situated in Bajariya East, Ghaziabad, Tehsil & District Ghaziabad.

Belonging to Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad.

A. PARTICULARS: -

1. Name of the Borrower with address:	Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad.
2. Name of the person offering Mortgage with parentage /constitution and address:	Mrs. Sarla Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kavi Nagar, Ghaziabad, Tehsil & District Ghaziabad. Mortgagor
3. Details of the property to be mortgaged: As per title deed.	A Residential House Nagar Nigam old No. 344,346 and New 321, 323, Measuring 97.34 sq mtr., situated in Bajariya East, Ghaziabad, Tehsil & District Ghaziabad, and boundary are as under:- East:- Saduk Nagar Nigam West:- Thana Kotwali North:- Others Property No. 505/9 South:- House No. 343
As per present position	To be obtained from Valuar

B. INVESTIGATION: -

A. Tyagi

1. Details of the title deeds (documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	The property in question was belonging to Mr. Kanti Prasad S/o Mr. Late Devi Sharan R/o House No. 124, Mohalla Kasmihya Lal, Ghaziabad, Tehsil & District Ghaziabad on the basis of family settlement on 01-04-1987, Suit No. 875/87 passed by order VII Additional Civil Judge, Ghaziabad, dated 06-07-1987. Further Sale Deed dated 28-09-2000 executed by Mr. Kanti Prasad S/o Mr. Late Devi Sharan R/o House No. 124, Mohalla Kasmihya Lal, Ghaziabad, Tehsil & District Gurgaon, Huda Nagar & Mr. Rajeev Kumar & Mr. Vinod Kumar S/o Mr. Kanti Prasad, R/o House No. 124, Mohalla Kasmihya Lal, Ghaziabad, Tehsil & District Ghaziabad in favour of Mrs. Sarita Tyagi W/o Mr. Subhash Chand Tyagi R/o KH-199, New Kari Nagar, Ghaziabad, Tehsil & District Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, vide entry in Book no. 1, Volume No. 4916 on pages No. 81 to 90 Document no. 5583 on 28-09-2000.
2. Whether documents given to the counsel are original one or mere copies of documents?	As desired I have perused the following documents placed before me for my legal opinion with regard to subject property. Original of Sale Deed dated 28-09-2000
3. Whether documents given as original title deeds raise any doubt or suspicion?	No, I have not doubt of property in question.
4. Whether the particulars of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes. All the chain documents provided to me tally with the particulars as stated in the records of the sub registrar's office Ghaziabad.
5. Whether the property has been mutated in the name of the person offering the mortgage?	Yes, Latest house tax receipt in favour of mortgagee

A. Tyagi

6.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes. The said property is already mortgaged with Punjab National Bank, GT Road, Ghaziabad.
7.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions or creation of the mortgage of agricultural property for non-agricultural purposes).	No. There is no bar under any local law for creation of the mortgage of the property to be mortgaged.
8.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the state).	No. The said property is already equitable mortgage with the Punjab National Bank, GT Road, Ghaziabad.
9.	Whether all the approvals, clearance/sanctions required for creation of the mortgage obtained, what are such sanctions, approvals and clearances yet to be obtained.	Yes.

YOURS SINCERELY


A.K. TYAGI
ADVOCATE

Cellular No - 0 9810005035 PH - 01204115020 E-mail - tyagiadv@yahoo.co.in
Court: Chamber no. 296 Civil Court Ghaziabad.
Office GZB: No. 1, Second Floor, Plot No. B-10, RDC, Court Road, Raj nagar Ghaziabad. Fax. - 4115020
Office Noida: No. 111, First Floor Hukum Singh Market, Sector-27, Atta, Noida, Ph. - 2535249

LETTER OF CONFIRMATION

Pl. off. Chhatrapati
GATE 20/10/2017

Dear Sir,
People National Bank
c/o P. Road Chhatrapati
Dear Sir,

Ref: Loans against security of CC: Limit of Rs. 200lac sanctioned to Mr. Bhaurao Pooja & company where I have already on 21-11-16 deposited with you in your Office the original title deeds of my/our property situated at Chhatrapati with intent to create mortgage of that same as security for the total amount of Rs. 200lac under the deposit bonds such as cash credit and other limits sanctioned to me/you

*The Bank has at my/our request sanctioned the following limits:

Cash Credit Rs. 200lac by enhancement from Rs. 250lac

I/We confirm having already agreed with you on 21-11-16 to continue to be held with you an additional security for the further liability of Mr. Bhaurao Pooja & company where I/We come to know in respect of the addressed enhanced limits besides interest and other charges.

DETAILS OF THE TITLE DEEDS DEPOSITED

AND OF THE PROPERTY COVERED THEREIN

1-Sale deed entered in Babi no 1, Jilad 4916 at pages 83 to 90 at no 5583 on 28-09-2003 in respect of House no 321 & 323 (Old no 344 & 346) situated at Bajaria Pooja, Chhatrapati measuring area 07.34sq mtrs belonging to Smt Sarla Tyagi

2-Sale deed entered in Babi no 1, Jilad 4925 at pages 237/245 at no 6075 on 01-11-2000 in respect of House no 305-0 situated at Bajaria Pooja, Chhatrapati measuring area 17.71sq mtrs belonging to Smt Sarla Tyagi

Yours faithfully,

(Signature)

I/We have created further mortgage by deposit of said title deed by constructive delivery on 21-11-06 and 11-04-08 as security for Rs. 200lac and Rs. 250lac respectively

(Signature)

भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

कलम 34(2) के अन्तर्गत

भारतीय गैर न्यायिक

Copy No 4943

/ 2012

4943

भारतीय गैर न्यायिक

121. 25/3/83 1084/83

87/90

विषय का क्रम 4,50,000/-करी ST 1-

महान्य दण्डी औरत द्वारा निर्धारित कर है कुल 4,50,000/-करी पर की गयी है ।

लान्च 40,000/-करी ST 1-

विश्व सम्पत्ति का विवरण- माल पञ्चमी नगर निगम-मुम्बई-344, माल 344, सीमांत नम्बर-321 व 323, इन्क 97.24 मई मीटर, जिला कारिया पूर्व, नागियाबाद गल्ली व जिला नागियाबाद गल्ली पूर्व में कोई इमारत नामा मागियाबाद गल्ली नही बिता है ।

हम कि की काली प्रमाण 95, लाना केरी माल निकली माल नम्बर-124, मोहला कनैया माल नागियाबाद गल्ली व जिला नागियाबाद पूर्व में बिता है ।

व की काली प्रमाण व विनिमय प्रमाण की काली प्रमाण निवालीका माल नम्बर-124, मोहला कनैया माल नागियाबाद गल्ली व जिला नागियाबाद विनिमय प्रमाण का ।

हम विषय में हम दोनों पक्ष के समस्त उत्तरदायित्वारी एवं कानूनी व

न्यायाधिकार प्रतिसाधक साम्यता समझे बाधे ।

माता प्रमाण 10/10/83 दिनांक 10/10/83



माता प्रमाण

माता प्रमाण

माता प्रमाण

माता प्रमाण

बदलाने परिकल्पित

PLAN OF H.NO. 344-345 MORALLA BAZARU PUKH GEB

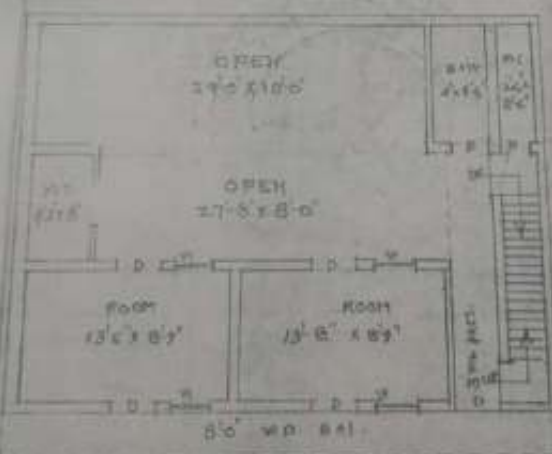
LAND AREA = 97.34 H
 CORR. ON G.F. = 97.34 H
 CORR. ON F.F. = 50.54 H
 TOTAL = 147.98 H



PURCHASER'S SIGN

Handwritten signature in Devanagari script.

G.F. PLAN



SELLER'S SIGN

Handwritten signature in Devanagari script.

F.F. PLAN

SCALE - 1" = 8'0"



BASED ON THIS SUPPLIED BY OWNER

U.S. Department of the Interior, Bureau of Land Management, 1015 North 3rd Street, Anchorage, Alaska 99503-2742. Tel: 907/261-5700. Fax: 907/261-5701. E-mail: alaska@blm.gov.

Office: G-18, Patel Nagar-II, GHAZIABAD-201 001 (I.P.)
Phone: 0126-4115485, Mobile: 9879023801, 9350303448
Jalvi Office: 2 & 1st Floor, Marsh Chamber,
Plot No. 15, LBC, Sector Enclave, New Delhi-110062
Mob: 9870023807, 9825320248, Fax: 0126-4115485
E-mail: praveenjan_valer@gmail.com

State Bank of India • State Bank of Mysore & Jaipur • Bank of Baroda • Punjab National Bank • Agricultural Bank • Oriental Bank of Commerce
Bank of India • Indian Overseas Bank • Union Bank of India • Narsimha Bank • Laxmi Vihar Bank • Mahanagar Bank • Vijaya Bank • UCB Bank
Export-Import Bank • Syndicate Bank • CBI Bank • PNB NPL • Coal NPL • State NPL • LIC NPL • SC NPL • SBI NPL • Orissa National Bank

Dated - 16.04.2012

TO,
THE MANAGER,
PUNJAB NATIONAL BANK,
G.T. ROAD,
GHAZIABAD (U.P.).

DEAR SIR,
FOLLOWING ARE THE DETAILS OF THE ABOVE PURPOSE

NAME OF OWNER : SMT. SARLA DEVI W/O SHRI SUBHASH CHAND TYAGI
ADDRESS OF THE PROPERTY : HOUSE NEW NOS.- 321/323, OLD NOS.- 344 & 345, OLD
BAZARIA POORVI, GHAZIABAD, TEHSIL & DISTT.-
GHAZIABAD (U.P.)

DATE OF INSPECTION : 14.04.2012
DATE OF VALUATION : 16.04.2012
MARKET VALUE OF THE PROPERTY : RS. 48,000 LAC
(RUPEES FORTY EIGHT LAC ONLY)

RELIZABLE VALUE OF PROPERTY(85%) : RS. 40.00 LAC
(RUPEES FORTY LAC EIGHTY THOUSAND ONLY)

VALUATION BILL	: RS. 2000.00/-
SERVICE TAX @ 12.36 %	: RS. 247.20/-
TOTAL	: RS. 2247.20/-

SAY RS. 2,245/-

(RUPEES TWO THOUSAND TWO HUNDRED FORTY EIGHT ONLY)

(PRAVEEN KUMAR JAIN)

12 APR 1977/PLA/VAL/PND/By G.Y. Ho and V. G. ...

Dated - 18.04.2013

ENCL. PHOTOGRAPH OF SITE

Page No: 1

Bank of India • State Bank of India • Life Bank of Bharat & Jugal • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
• Bank of India • Indian Overseas Bank • Union Bank of India • Rural Bank • Laxmi Vilas Bank • Madhyamika Bank • Vijaya Bank • UCO Bank
• State Bank • Sankar Co-op Bank • Syndicate Bank • COB Bank • PNB Ltd • Canara • City MFI • LIC MFI • GIC MFI • IDBI • Central Finance Corp.

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Part-

1. Purpose of valuation	To assess the present Market Value of the property for Punjab National Bank, G.T. Road, Ghaziabad (U.P.).
2. Date of valuation made	18.04.2012
3. Name of owner	Smt. Sarla Devi W/o Shri Subhash Chand Tyagi
4. If the Property is in under joint Ownership/ Co-ownership/joint ownership	Single Ownership
5. Brief Description of property	It is a House New Nos. - 321/323, which is constructed at Ground, First, Second floor, in Old Nos. - 344 & 345, Bazaria Poorvi, Ghaziabad, Tehsil & Distt. - Ghaziabad (U.P.) & Land Area- 116.42 Sq.Yd. or 97.342 Sq.Mtr.
6. Address/Location of property	House New Nos. - 321/323, Old Nos. - 344 & 345, Bazaria Poorvi, Ghaziabad, Tehsil & Distt. - Ghaziabad (U.P.)
7. Area of Land	116.42 Sq.Yd. or 97.342 Sq.Mtr.
Is the property situated in residential/ commercial/mixed/industrial area	Residential Area
Classification of locality High class/ Middle class/Lower class	Middle Class
Proximity of civic amenities	2 - 3 Kms.
Means of transport	By Surface Communication

12. Area of land supported by document proof : Lands - 116.42 Sq.Yd.
shape, size Shape - Rectangular Shape Size

13. Road, Street or lane on which the land is : Boundary Of House :

Praaveen Jain

M.E.
CAT-438/2002
& Registered Valuer from Ministry of Finance
& Estate Duty Act and Bank's Chartered &
Engineers, Surveyor & Loss Assessors, Soil
& Land Surveyors.

Praaveen Kumar Jain & Associates

Office : G-18, Patel Nagar-II, GHAZIABAD- 201 001 (U.P.)
Phone : 9125-4111488, Mobile : 9810633891, 9285332248
Delhi Office : F-8, 1st Floor, Maroon Chambers,
Plot No. 18, LSC, Saket Enclave, New Delhi-110002
Mob. : 9810633891, 9285332248, Fax : 9125-4111488
E-mail : praaveenjain.valuer@gmail.com

ARCHITECT, ENGINEERS & GOVT. APPROVED VALUERS

Member of :- State Bank of India • State Bank of Bikaner & Jaipur • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
• Bank of India • Indian Overseas Bank • Union Bank of India • Nandini Bank • Co-operative Bank • Maharashtra Bank • Vijaya Bank • UCB Bank
• Bank of Baroda • Kangra Co-op. Bank • Syndicate Bank • IDBI Bank • PNB NPL • Can. NPL • SBI NPL • LIC NPL • SDC NPL • SDFPL • Oriental • National Ins. Co.
ABCMIND

- | | | |
|--|---------------|------------------------------|
| | In North-East | - House Old Nos. - 505 & New |
| | | - Nos. - 522. |
| | In South-West | - House Old Nos. - 343. |
| | In North-West | - Police Station, |
| | In South-East | 16.0 ft. Wide Gali. |
| 14. If it is freehold/lessee hold | : | Free Hold |
| 15. If lease hold the name of lessor/lessee | : | N.A. |
| a) Initial Premium | : | N.A. |
| b) Ground rent payable per annum | : | N.A. |
| c) Unearned increase payable to lessor in the event of sale or transfer | : | N.A. |
| 16. Is there any restrictive covenant in regard to use of land | : | N.A. |
| 17. Are there any agreement of easement? If so attach a copy | : | N.A. |
| 18. Does the land fall in areas included in any town planning of government of any statutory body? If so give particulars | : | N.A. |
| 19. Has any contribution been made towards development or is any demands for such contribution still outstanding | : | N.A. |
| 20. Has the whole or part of land been notified for acquisition by the government of nay statutory body? Give date of the notification | : | N.A. |
| 21. Attach a dimensioned site plan | : | Map is not Approved |
| 22. Attach plan & elevation of all structures | : | Photo Attached |
| 23. Furnish Technical details of the building on a separate sheet/Annexure to form may be used) | : | Part-II, Valuation |
| 24. (1) Is the building owner occupied/ tenanted/ both? | : | By Owner |
| (2) If party owner-occupied/ specify | : | N.A. |



Kumar Jain

P.V. M.I.E.
 CAT 018/2002
 & Registered Valuer from Ministry of Finance
 & Estate Duty Act and Bank's Chartered &
 Joint Surveyor & Loss Assessors, Est
 and Surveyors.

Office: 10-12, Patel Nagar-II, DHAZIKHABAD, 201 301 (2/F)
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• Bank of India • Indian Overseas Bank • Union Bank of India • National Bank • Laxmi Vihar Bank • Maharashtra Sahakari Bank • UCB Bank
• Kanyas Co-op. Bank • Syndicate Bank • CBI Bank • PNB NF • Coal NF • Birla NF • LIC NF • SBI NF • VSNL • New India Assurance Co.

25. What is the floor space index permissible and percentage actually utilized : Part-II, Valuation

RENTS:

- | | | |
|---|---|------|
| 26. a.) Name of tenants / lessees / Licensees etc. | 1 | N.A. |
| b.) Monthly or annual rent/compensation licenses fee etc paid by each/
Expected rent value | 1 | N.A. |
| c.) Portions in their occupation | 1 | N.A. |
| d.) Gross amount received for the whole property | 1 | N.A. |
| 27. Are any of the occupants related to or close business associates of the owner? regard to use of land | 1 | N.A. |
| 28. Is separate amount being recovered for the fixtures like fans, geysers, refrigerator cooking range built in ward robes etc for service charges? If any give details | 1 | N.A. |
| 29. Give details of water and electricity charges, if any | 1 | N.A. |
| 30. Has the tenant to bear whole or part of the cost of repair maintenance? Give Particulars | 1 | N.A. |
| 31. If the lift is installed, who has to bear the maintenance & operation, owner or tenants | 1 | N.A. |
| 32. If the pump is installed, who has to bear the cost of maintenance & operation, owner or tenants | 1 | N.A. |
| 33. Who has to bear the cost of electricity charges for lighting of common space | 1 | N.A. |

Page No: 4

A.I.E. M.I.E.
 CAT-438/2002
 and Registered Valuer from Ministry of Finance
 and Estate Duty Act and Bank's Chartered &
 Surveyor, Surveyor & Loan Assessors, Soil
 Engineer, Surveyors.

Office: 15-19, Patel Nagar-II, DDA-2/2/20, 201 201 201 201
Phone: 2426-4111/448, Mobile: 9810015801, 9285300248
Dial Office: 7-2, 1st Floor, Mariah Chaudhary
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State Bank of India • State Bank of Bikaner & Jaipur • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
Bank of India • Indian Overseas Bank • Union Bank of India • HDFC Bank • Laxmi Vihar Bank • Maharashtra Sahakari • Vijaya Bank • UCB Bank
Karnataka Sahakari Bank • Syndicate Bank • COB Bank • PNB NPL • Can NPL • SBI NPL • LIC NPL • GC NPL • SBIPL • Oriental Insurance Co.

- SALES:**

- COST OF CONSTRUCTION:**

... M.I.E.
... 201/0102002
... Registered Valuer from Ministry of Finance
... Estate Duty Act and Bank's Chartered &
... Engineer, Surveyor & Loss Assessor, Soil
... & Land Surveyors.

Praveen Kumar Jain & Associates
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E-mail: praveen@praveen.com

ARCHITECT, ENGINEERS & DVT APPROVED VALUERS

... State Bank of India • State Bank of Bikaner & Jaipur • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
... State Bank of India • Indian Overseas Bank • Union Bank of India • Central Bank • Laxmi Vihar Bank • Mahanagar Bank • Vijaya Bank • UCO Bank
... State Bank of India • State Bank of Bikaner & Jaipur • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
... State Bank of India • Indian Overseas Bank • Union Bank of India • Central Bank • Laxmi Vihar Bank • Mahanagar Bank • Vijaya Bank • UCO Bank

ANNEXURE TO FORM -1

Technical Details	Main Building
1. Number of floors. Height of each floors areas	Ground floor - 10 Sq.ft. First floor - 10 Sq.ft. Second floor - 10 Sq.ft. As Per Calculation Sheet
2. Plinth area floor wise (as per IS: 3861-1996)	
3. Year Of construction	
a)Ground	1985
b)First	1985
c)Second	1985
4. Estimate of future life	43 years
5. Type of construction Load bearing walls RCC framed/steel frame	Load Bearing Structure
6. Type of foundation	Open Foundation
7. Walls:	
a)Ground	Brick work in cement Mortar
b)First	Brick work in cement Mortar
c)Second	Brick work in cement Mortar
8. Partitions	Brick work in cement mortar
9. Doors and Windows (Floor Wise)	
a)Ground	M.S., Wooden doors windows frames & shutters
b)First	M.S., Wooden doors windows frames & shutters
c)Second	M.S., Wooden doors windows frames & shutters
10. Flooring (Floor Wise)	
a)Ground	IPS Tiles Flooring
b)First	IPS Tiles Flooring
c)Second	IPS Tiles Flooring
11. Finishing (Floor Wise)	
a)Ground	Plastering



PART-II TECHNICAL REPORT

Valuation / Technical report of House New Nos. - 321/323 which is situated at Old Nos. - 344 & 346, Old Bazaria Poorvi, Ghaziabad, Tehsil & Distt. - Ghaziabad (U.P.) & owned by Smt. Sarla Devi Viro Smt. Subhash Chand Tyagi.

BRIEF DESCRIPTION :

House New Nos. - 321/323 has land area- 116.42 Sq. Yd. or 97.342 Sq. Mtr.

THE HOUSE CONSISTS OF :

- Ground - . Two Shop.
First - Four Bedroom, Two Kitchen, Two Toilet.
Second - Two Bedroom.

(A) CONSTRUCTION COST :

Floor	Area (Sq.ft.)	Rate(Rs.)	Cost(Rs.)	Depreciation (%)	Depreciation Cost	Total Amount
Ground	1022.00	550.00	562100.00	27	151767.00	410333.00
First	822.00	500.00	411000.00	27	110970.00	300030.00
Second	40.00	500.00	20000.00	27	5400.00	14600.00
Total	1884.00		993100.00		268137.00	724963.00

(B) LAND COST :

Land Area = 116.42 Sq. Yd. or 97.342 Sq. Mtr.

On the basis of market survey & neighboring properties, the prevalent market rate of land of House New Nos. - 321/323, Old Nos. - 344 & 346, Old Bazaria Poorvi, Ghaziabad, Tehsil & Distt. - Ghaziabad (U.P.) which is Residential Area is Rs. 34000/- Sq. Yd. to Rs. 36000/- Sq. Yd. But for Valuation purpose i.e. Rs. 35000/- Sq. Yd. has been adopted which is fairly reasonable.

COST OF LAND :

= 116.42 Sq. Yd. X 35000/- Sq. Yd. = Rs. 4074700.00

Total cost of existing structure and land (A+B)

= Rs. 724963 + Rs. 4074700.00

= Rs. 4799663.00

= Rs. 48.000 LAC

Say Rs. 48.000 LAC

Kumar Jain

11/11/2012

11/11/2012

11/11/2012

Registered Valuer from Ministry of Finance
State Duty Act and Bank's Chartered &
Engineer, Surveyor & Loss Assessors, Soil
& Land Surveyors.

Praveen Kumar Jain & Associates
Office : G-18, Patel Nagar-II, Ghaziabad-201 001 (U.P.)
Phone : 9120-4111455, Mobile : 9811053301, 935322244
Dial Office : F-4, 1st Floor, Mansarovar
Plot No. 15, LAC, Solani Enclave, New Delhi-110051
Mob : 9811053301, 935322244, Fax : 9120-4111455
E-mail : praveenkumarjain@gmail.com

ARCHITECT ENGINEERS & GOVT APPROVED VALUERS

State Bank of India • State Bank of Bikaner & Jaipur • Bank of Baroda • Punjab National Bank • Allahabad Bank • Oriental Bank of Commerce
Bank of India • Indian Overseas Bank • Union Bank of India • National Bank • Laxmi Vihar Bank • Mahanagar Bank • Vijaya Bank • UCB Bank
Karnataka Bank • Kannara Co-op Bank • Syndicate Bank • SBI Bank • PNB Bank • BSB Bank • LIC Bank • ICICI Bank • VSB Bank • Central Bank of India
(RUPEES FORTY EIGHT LAC ONLY)

MARKET VALUE OF THE PROPERTY

REALIZABLE VALUE OF THE PROPERTY (85%)

Rs. 48,000 LAC
RS. 40,80 LAC

Note :- (1) Map is not approved.

(2) The Condition of existing structure is not good.

(3) We have taken the covered area as per site measurements

(4) Property has been shown Mr. Guddu.

(5) There is two shops at ground floor.

PART -III DECLARATION OF VALUER

I hereby declare that -

1. The information furnished in part is correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property valued.
3. I have personally inspected the property on 14.04.2012.
4. I have not been convicted of any offence and sentence to a term of imprisonment.
5. I have not been guilty of misconduct in my professional capacity.
6. The particulars are based on information supplied by the owner(s) / Bank.

DATE - 16.04.2012

PRAVEEN KUMAR JAIN
G-18, PATEL NAGAR - III,
GHAZIABAD, U.P.

Page No: 9



0100 201654

विशेष पत्र अंकन 4,50,000/- रुपये का :-

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स्टाम्प ड्यूटी अवेयरड द्वारा निर्धारित दरों के अनुसार अंकन 4,87,000/- रुपये पर की गयी है ।

स्टाम्प 48,800/- रुपये का :-

विशेष सम्पत्ति का विवरण:- भवन नम्बरी नगर निगम-गुलाना-344 सधर 346, वर्तमान नम्बर-321 व 323, क्षेत्रका 97.34 वर्ग मीटर, स्थित झरिया पूर्वी, गाजियाबाद तहसील व जिला गाजियाबाद जिसका पूर्व में कोई इकरार नामा महायन्त्राय फ़ीकृत नहीं किया है ।

आनी उरुम

Rajeev Garg

बिनीता शर्मा

राजनी





MICC 057096

12/

हय कि श्री कान्ती प्रसाद पुत्र सागा धर्ती मदन निवासी मकान नम्बर-124,

मौडला कन्द्या लाल गावियाबाद तहसील व जिला गावियाबाद

प्रथम पक्ष विरुद्ध ।

व श्री राजीव कुमार व विनित कुमार पुत्र मम श्री कान्ती प्रसाद निवासी मम

मकान नम्बर-124, मौडला कन्द्या लाल गावियाबाद तहसील व जिला

गावियाबाद द्वितीय पक्ष मुद्दित कर्ता ।

इत विषय पत्र में हम दोनों पक्ष के समस्त उत्तराधिकारी एवं ध्यानिष्ठ व

न्यायाधिक प्रतिनिधि मम सम्मिलित समूह जावेंगे ।

व श्रीमती सरला त्यागी पत्नी श्री कुमार चन्द निवासी के.एच-199,

न्यू कवि नगर, गावियाबाद तहसील व जिला गावियाबाद द्वितीय पक्ष

केत ।

राजीव कुमार

सहकार

सरला

500Rs

INDIA NON-JUDICIAL

400 रु.

Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

13

विधिगत हो कि भवन नम्बरी नगर निगम गुराने 344 व 346, बालभान
नम्बर-321 व 323, दो मंजिला बेलफ 97.34 वर्ग मीटर, जिसमें ग्राउन्ड
फ्लोर पर 2-कमरे, बने हुये है, तथा फ्लट फ्लोर पर 2-कमरे, बैटरिन-बाथरूम
व किचन बने हुये है। ग्राउन्ड फ्लोर का कवर्ड रेरिया 97.34 वर्ग मीटर,
समस्त कवर्ड है। तथा फ्लट फ्लोर का कवर्ड रेरिया 50.17 वर्ग मीटर है।

निम्न सीमा स्थित कारिया पूर्वी, गाजियाबाद तहसील व जिला गाजियाबाद
का में ग्राम पक्ष विजिला अकेना सत्ता प्राप्त स्वामी व अधिपति हूं। उक्त

आती ग्राम राजव 6000

मनीष ठाकुर सारला

500Rs



14

सम्पन्नित इस प्रथम पक्ष विक्रेता को द्वारा पारितारिक क्रिमान दिनांक

1-4-87 ई० के अनुसार बाद संख्या-678/87 कान्ती प्रसाद क्लाम भोगता प्रसाद
रडबोलेट न्यायालय लक्ष्म अतिरिक्त सिक्किम जज गावियाथाद संस्थित दिनांक
6-7-87 ई० के आदेशानुसार श्रीमान जर्नाधन गोयल लक्ष्म अतिरिक्त सिक्किम जज

गावियाथाद दिनांक 13-8-87 ई० के आधार पर भिन्नी है। पारितारिक

क्रिमान दिनांक 1-4-87 ई० के अनुसार उपरोक्त सम्पत्ति बाद पक्ष में पिये

नये सेडूल नम्बर-1, में धारणी गयी है। जिसके आधार पर उपरोक्त सम्पत्ति

का में विक्रेता अंश सत्ता प्राप्त स्वामी व अधिपति हैं। तृतीय पक्ष क्रेता

मोती प्रिय

Rajeev Garg

मोती प्रिय

500Rs



151

की सन्तुष्टि के लिये इस विषयपर मैं हम द्वितीय पक्षी मुद्दिट काट के रूप में हस्ताक्षर किये है। उपरोक्त भवन में ग्राउन्ड फ्लोर पर जोग प्रकाश मर्मा आदि किरायेदार है। तथा फ्ल्ट फ्लोर पर शिमली कल्ला बट्टा व हवि बट्टा बहसितयत किरायेदार काकि है। इसके अतिरिक्त चिक्कय सम्पत्ति आज दिन तक हर प्रकार के बंधक भार सरकारी देनदारी व अन्य लोन आदि आदि से मुक्त है। कहीं अन्य जगह आड, रहन, बय, हिंदी, महायदाय आदि आदि में ग्रस्त नहीं है। गिनकियत गुण चिक्का में किरा प्रकार की कोई दोष व चुटि नहीं है, हर प्रकार के वाद विवाद से मुक्त है। चिक्कय सम्पत्ति से लाभ किरायेदारी अत्यन्त कम है, कौमल अच्छी मिल रही है। चिक्कय करने

anil pram Rajoo Dasg

बिनीश मर्मा सुरेश

500Rs.



16/

में लाभ है। अतः मेने अपनी कुर्मी व खजामन्दी से व मुद कुदि व स्वस्थ इन्फ्रमो की द्वाा में उपरोक्त सम्पत्ति को मये कब्जा आदि को आज की तारीख में बदले अंकन 4,50,000/-रुपये । चार लाख पचास हजार रुपये । आये जिसके अंकन 2,25,000/-रुपये होते हैमें हाथ कीमती सरला त्यागी उक्त क्रेता के द्य कतइ कर दी ओर बैच दी ओर हुल धनराशि क्रेता से निम्न प्रकार चलू पा ली । कुछ बाकी नहीं रहा है। किरायेदारान से खाली कराने की जिम्मेदार -नी क्रेता उक्त की होगी । उनको सर्वथा अधिकार है कि किय सम्पत्ति को जिस प्रकार चाहें बहैसियत मालकाना प्रयोग में लाये। स्वयं रहे, दूसरो को रोये या बेचे। यदि किय सम्पत्ति पर आज दिन तक मुा चिक्रेता की ओर से किली प्र प्रकार का कोई भार न्किला ओर न्किला हुआ भार क्रेता को अपने पास से

माननी उरुग राजेश्वरी

मिनी गज शरला

500Rs



/7/

अदा करना पडा अथवा मुझ विवेका के अनाधिकार से या मेरे वारसान की वादेवारी आदि से विज्ञय सम्पत्ति कुल अथवा उसका कोई अंश देता के कब्जे मालकाना से निकल जावेगा तो हर ऐसी काा के उपस्थित होने पर देता को पूर्ण अधिकार होगा कि अपने पास से अदा किये गये भार की तथा कब्जे से निकल जाने वाली सम्पत्ति की धनराशि को मझे सूद कानूनी न्यायालय द्वारा मझे हल्ले खरचे मुझ विवेका व मेरे वारसान की धन अकल सम्पत्ति से बिस प्रकार घाहे वसूल करले । बाजारी कीमत यही है। निर्माण सी भूमि का है, लगभग 50 वर्ग से अधिक पुराना है। कैक्टर द्वारा भूमि की निर्धारित दर 3000/-रुपये प्रति वर्ग मीटर से भूमि की मालिकत 2,92,020/- रुपये व निर्माण की निर्धारित दर 2200/-रुपये प्रति वर्ग मीटर में 40 प्रतिशत

माता प्रताप Rajaw Gargy सिनी गार्ग

शरना



10/

सम्पुष्ट करके निर्माण की मात्रिका 1,94,713-20 पैसे होती है। जिस पर
स्टाम्प हटुटी जवा की मयी है। निम्न पत्र का समस्त भाग ज्ञात मे स्थान
दिया है। ज्ञान पत्र 10 का हाउस टेल्स, बाटल टेल्स, भीयर टेल्स व
अन्य टेल्स ज्ञान की उपयोगिता का वास्तविक रूप विज्ञान पर है, जोर ज्ञान
के बाद ज्ञान ज्ञान करें।

आन्तरी प्रमाण *Rajeshwar*

विनीत अर्पण सशता



1/1

आ : मा निम्नलिखित दिया कि प्रमाण रहे और समय पर काम उन्हें डालि-

होमा निम्नलिखित-

पुस्तक- सार्वभौमिक नियम,

पश्चिमी धाना कोठवाली,

माननी प्रमाण, Rajaw Ganga

विनीत राजी भरला



/10/

उत्तर-सम्पत्ति की मेसिजी नम्बरी फल गिण्डा पुराना-305/9, गण
नम्बर-322,

दक्षिण- दीवार मुस्तका बापू मकान नम्बर- पुराना-343, अन्य मासिक,

विवरण वक्त्याची कुल धनराशी का- कुल धनराशी डेन 4,50,000/- रुपये

का चेक नम्बर-078506 दिनांक 20-9-2000 दान जॉन सैन्ट्रल बैंक आय

आमन्ती उत्तर राजा राजा विनीत अर्ज सरना

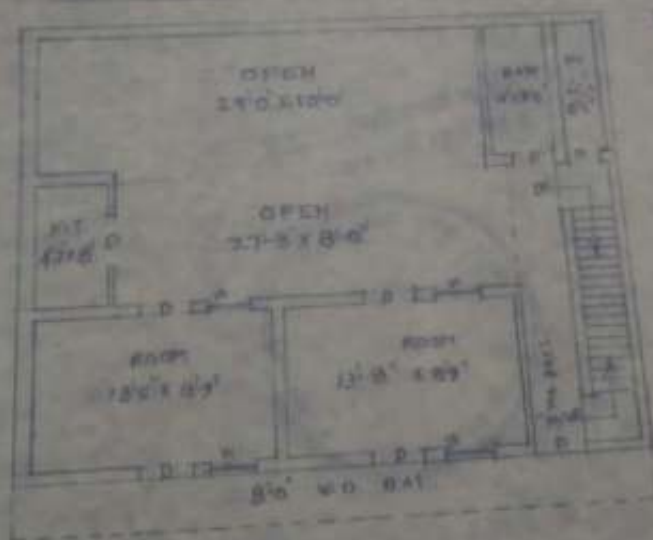
PLAN OF P. NO. 343-344 MURILIA BAZARA FORM 128

LAND AREA = 97.34 M²
 COVD. OF G.F. = 97.34 M²
 COVD. OF F.F. = 97.34 M²
 TOTAL = 194.68 M²



G.F. PLAN

PERMANENT SIGN
 Fajal Dang
 22/11/2021



F.F. PLAN

SCALE = 1" = 8'-0"

PERMANENT SIGN
 02/11/2021



BASED ON THIS SUPPLIED BY OWNER



उत्तर प्रदेश, GHAZIABAD
GOVT. OF INDIA

15AA 622372

Affidavit

Before: The Chief Manager, Punjab National Bank, G.T. Road, Ghaziabad.

Affidavit of Smt. Sarla Tyagi W/o Shri Subhash Tyagi Resident of KH-199, Ravi Nagar, Ghaziabad.

I, the above named deponent do hereby solemnly affirm and declare as under:-

1. That the deponent is owners of following immovable properties:-
House No.321 & 323 (Old No. 344 & 346) measuring 97.34 sq. metres situated in Bazaria East, Ghaziabad bounded as under:-

EAST: Road Nagar Nigam

WEST: Thana Kotwali

NORTH: Double Storyed Building No.322 (Old No.505/9)

SOUTH: Wall of Old No.343

House No.505/9 Measuring 37.71 sq.meters situated in Bazariya East, Ghaziabad bounded as under:-

EAST: Nali & Gali

WEST: Police Station

NORTH: G.T.Road

SOUTH: House No.343

3. That above stated House/Plot is unencumbered and is in possession of deponent.

That the deponent shall not encumber the stated House/Plot in any way or part with possession or dispose of any part thereof to any third party till the loan amount is fully repaid.

सहनी

DEPONENT.

Verification: We, the above named deponents do hereby verify that contents of Para Ito 4 are true to my knowledge and nothing material has been concealed. Verified at Ghaziabad on

सहनी

DEPONENT.
SARLA