

O.

9305

स्ट्री

079

विभाग

जिला

## फुटकर शुल्क की अदायगी की रसीद

(रसीद पुस्तक ख)

तारीख और महीना

6-3-19

H. O.P. Chugh A.M. W.

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

SF. Rs. 1-4-10 to up to Date

प्राप्त की हुई रकम का जोड़ और विवरण

A14

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं० पुस्तक नं०

रजिस्ट्री होने की मिति रजिस्ट्री तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

फीस

फीस

फीस

नकल

हिफाजत

बलाश

अनुवाद

कमिशन

**Prakash Chugh**  
A. LL.B. Advocate  
Room no.186,  
Bar Room Canteen,  
District Courts, ROHTAK

Mobile 94160-52532

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

f. No.....

Dated: 08/3/19

**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	Bhagwan Precision Private Limited 893 Ashiyana Vardhman Park, Delhi Road Rohtak through its Director Sh. Vijay Pal
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Vijay Pal son of Sh. Parmeshwari Dass s/o Sh. Devki Nandan r/o H.No.803 Wardhman Park Delhi Road Rohtak, Suresh Kumar and Ajay Kumar sons of Sh. Parmeshwari Dass s/o Sh. Devki Nandan rs/o Bansal Bhawan Jhajjar Road Rohtak and Sh. Brij Bhushan son of Sh. Deen Dayal s/o Sh. Devki Nandan r/o Subhash Nagar Rohtak
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Joint
	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 of land measuring about 2098 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) situated at mouja Kutana Tehsil & District Rohtak now Sainik colony Rohtak, within Municipal limits Rohtak and bounded as under:- East: 138'-6" Road West: 191' Property of M/s P.Dass Forging North: 92'-9" Gali South: 151' Property of Railway (Dimensions and boundaries are mentioned as per valuation report dated 27.2.2019 of Sh. K.K.Narang Bank approved valuer)
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	Sale deed no.4997 Book No.1 Vol. No.636 Page 47 dated 17.12.1996 O/o Sub Registrar Rohtak  (Original verified from the bank)



	<p>tracts 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>	
	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>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>Sub Registrar Rohtak</p> <p>No</p> <p>N.A.</p> <p>No</p>
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the	I have examined the record from the office of Sub Registrar/Registrar from 1.4.1988 to upto date and found that Property total measuring 15 Kanals 5 Marlas was owned by Sh. Purshotam Dass and Satish Kumar sons of Sh. Shiv Lal

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

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

4997 -  
12.5 m  
245 m<sup>2</sup> 9  
7412 h

2250  
1175  
3925

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 12 Kanals 5 Marlas to the present owners vide sale deed no.4997 dated 17.12.1996. After that present owners sold the property measuring 2258 Sq. Yards out of the total property to M/s P.Dass Forging vide sale deed no.12981 dated 30.3.2012 and sale deed no.1694 dated 30.5.2012.

After that above said owners further sold land measuring 1175 Sq. Yards to M/s P. Dass Forging vide sale deed no.3885 dated 28.6.2017 and further sold land measuring 1880 Sq. Yards vide sale deed no.12147 dated 22.11.2018 to M/s P.Dass Forging.

Now The present owners are owners of property measuring 2098 Sq. Yards detailed above.

The property is free from all encumbrances except the mortgage already created with State Bank of India Rohtak and there is no interest of any minor in the same.

12/4 54

245/9

7412

2250

1175

33

SD 31

3005 - 1175

1247 1000

12981 2250

5313

2098

2050

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
10.	If leasehold, whether; a) lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease, d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.

6/4



	<p>instruction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	
	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 <b>except the mortgage already created with State Bank of India Rohtak</b>
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 from 1.4.1987 to upto date 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.	<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>	No
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	N.A.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36.	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/ partition of the property is legally valid?</p> <p>(c) Whether the property has clear access as per documents?</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
37.	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>(a) Document in relation to electricity connection;</p> <p>(b) Document in relation to water connection;</p> <p>(c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>(d) Other utility bills, if any.</p>	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,	No

	<p>utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.</p> <p>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.</p> <p>(If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)</p>	
		As per valuation report
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.	There is no bar/restriction for creation of further mortgage but the charge of bank be got recorded in revenue record and property tax receipt from MC in the name of present owners be obtained.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original title deed is 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.	No
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Vijay Pal son of Sh. Parmeshwari Dass s/o Sh. Devki Nandan r/o H.No.803 Wardhman Park Delhi Road Rohtak, Suresh Kumar and Ajay Kumar sons of Sh. Parmeshwari Dass s/o Sh. Devki Nandan rs/o Bansal Bhawan Jhajjar Road Rohtak and Sh. Brij Bhushan son of Sh. Deen Dayal s/o Sh. Devki Nandan r/o Subhash Nagar Rohtak
47.	Whether the Real Estate Project comes under Real Estate(Regulation and Development) Act, 2016	N.A.



**Parkash Chugh**  
B.A. LL.B. Advocate  
Room no.186,  
Near Bar Room Canteen,  
District Courts, ROHTAK

Mobile 94160-52532

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

Ref. No.....

Dated: 08/03/2019

Annexure C

### Certificate of Title

1. I have examined the Original Title Deeds relating to the schedule property/(ies) to be offered as security by way of further Equitable Mortgage and that the documents of title referred to in the Opinion are valid as evidence of Right, title and Interest and that the said Equitable Mortgage created on the basis of original title deeds 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 the other relevant factors and undertake to re-examine the original title deeds as and when produced and
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. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on the basis of original title deeds. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
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 on the basis of the certified copies 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 1.4.1988 to upto date pertaining to the Immovable Property/(ies) covered by above said Title Deeds **except the mortgage already created with State Bank of India Rohtak**. The property is free from all Encumbrances **except the mortgage already created with State Bank of India Rohtak**.
6. In case of subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
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 Vijay Pal son of Sh. Parmeshwari Dass s/o Sh. Devki Nandan r/o H.No.803 Wardhman Park Delhi Road Rohtak, Suresh Kumar and Ajay Kumar sons of Sh. Parmeshwari Dass s/o Sh. Devki Nandan rs/o Bansal Bhawan Jhajjar Road Rohtak and Sh. Brij Bhushan son of Sh. Deen Dayal s/o Sh. Devki Nandan r/o Subhash Nagar Rohtak has / have an absolute, clear and Marketable title over the

the property/ (ies) except the mortgage already created with State Bank of India. I further certify that the above title deeds are genuine and a further valid mortgage created on the basis of the original title deeds and the said Mortgage would be enforceable.

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

Original sale deed no. 4997 Book No. 1 Vol. No. 636 Page 47 dated 17.12.1996 O/o Sub Registrar Rohtak

Photo copy of order dated 9.12.1996

Photo copy of sale deed no. 12981 dated 30.3.2012

Photo copy of sale deed no. 1694 dated 30.5.2012

Photo copy of sale deed no. 3885 dated 28.6.2017

Photo copy of sale deed no. 12147 dated 22.11.2018

Photo copy of Jamabandi for the year 1985-86, 1990-91, 1995-96, 2000-2001, 2005-2006, 2010-2011, 2015-2016

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

12. It is certified that the property is SARFAESI compliant.

#### SCHEDULE OF THE PROPERTY (IES)

Plot of land measuring about 2098 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) situated at mouja Kutana Tehsil & District Rohtak now Sainik colony Rohtak, within Municipal limits Rohtak and bounded as under:-


East: 138'-6" Road

West: 191' Property of M/s P.Dass Forging

North: 92'-9" Gali

South: 151' Property of Railway

(Dimensions and boundaries are mentioned as per valuation report dated 27.2.2019 of Sh. K.K.Narang Bank approved valuer)

  
Om Parkash Chugh  
Advocate

ATTESTED  
For REGISTRAR  
ROHTAK  
6/3/19

5 का बाहिस्ता बराबर 1/2 भाग है। मुकदमा नं० 2 से 5 को उपरोक्त अर

का 1/2 भाग बरखे इन्तकाल नं० 1859 पिरास्त में मिला हुआ है। मुकदमा

3, 4 व 5 नाबातमान की तरफ से उनका हिस्सा उपरोक्त अराजी देने की





### Affidavit

We, Vijay Pal son of Sh. Parmeshwari Dass s/o Sh. Devki Nandan r/o H.No.803 Wardhman Park Delhi Road Rohtak, Suresh Kumar and Ajay Kumar sons of Sh. Parmeshwari Dass s/o Sh. Devki Nandan rs/o Bansal Bhawan Jhajjar Road Rohtak and Sh. Brij Bhushan son of Sh. Deen Dayal s/o Sh. Devki Nandan r/o Subhash Nagar Rohtak do hereby solemnly affirm and declare as under:-

1. That we are owners in possession of following property:-

Plot of land measuring about 2098 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) situated at mouja Kutana Tehsil & District Rohtak now Sainik colony Rohtak, within Municipal limits Rohtak and bounded as under:-

East: 138'-6" Road

West: 191' Property of M/s P.Dass Forging

North: 92'-9" Gali

South: 151' Property of Railway

(Dimensions and boundaries are mentioned as per valuation report dated 27.2.2019 of Sh. K.K.Narang Bank approved valuer)

Vide sale deed no.4997 Book No.1 Vol. No.636 Page 47 dated 17.12.1996 of Sub Registrar Rohtak

2. That the said property is free from all encumbrances *except the mortgage already created with State Bank of India Rohtak* and title deed is genuine.
3. That I am now further mortgaging the said property with SBI 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 in case, the loan/limit is sanctioned and the property detailed above is equitably mortgaged to the bank, we shall not sell, mortgage, lease, gift or alienate the property in any manner, whatsoever during the currency of the loan/limit.

*Vijay Pal*  
Deponents

### Verification:-

Verified that the contents of para no.1 to 5 of the affidavit are true and correct to the best of our knowledge and belief, no part of it is false and nothing is concealed therein.

Rohtak  
Dated:

*Vijay Pal*  
Deponents

ATTESTED

SANDEEP MITTAL  
ADVOCATE  
NOTARY PUBLIC  
ROHTAK

ATTESTED

For REGISTRAR  
ROHTAK

6/3/19

5 का बां हिस्सा बराबर 1/2 भाग है । मुकदमा नं० 2 से 5 को उपरोक्त अराज  
का 1/2 भाग बच्ये इन्तकाल नं० 1859 पिरारदा में मिलता हुआ है । मुकदमा नं०  
3 , 4 व 5 नाबातमान की तरफ से उनका हिस्सा उपरोक्त अराज की देयने की



जयदाद नगरपालिका रोहताक की सीमा के अन्दर है ।

जयदाद निर्धारित कीमत पर बय की जा रही है ।

नवल बयनामा अराजी अरबन मालीयती 3,40,000/-रुपये बर स्टैम्प 52700/-रुपये

₹ 25000/- + 25000/- + 500\*5 + 200/- ₹ नं० 3801/16-12-76 खजाना

रोहताक ।

हम के ॥ १॥ श्री प्रसोतम दास पुत्र श्री शिवलाल पुत्र श्री जाली राम ॥ २॥ श्री मती

मधु चिखपा श्री सतीश कुमार पुत्र श्री शिवलाल निवासी पेय कमरुचन्द अनाज मण्डी

रोहताक स्वयम् ॥ ३॥ नीरज कुमार ॥ ४॥ अनिश कुमार नाबालगान पुत्राश्व श्री सतीश

कुमार पुत्र श्री शिवलाल ॥ ५॥ निधि नाबालगान पुत्री श्री सतीश कुमार पुत्र श्री शिव

लाल निवासी पेय कमरुचन्द अनाज मण्डी रोहताक बजिरवा श्री मती मधु मुकिरा नं०

2 माता लुद मुकररमुदा गार्डियन के हैं, स्वस्थ चित्त और स्थिर बुद्धि से प्रतीक्षा

करते और लिख देते हैं इस बात पर कि अराजी खेपट नं० 227/206 खतौनी नं०

356, किलाजात नं०  $\frac{34}{14/11, 15/4, 16/1/1, 17/1, 11/1/3}$   
1-6, 2-16, 5-18, 3-10, 0-15

$\frac{35}{20/2/1/1}$  1-0, बारबदा 15 कनाल 5 मरोले, मौजा कुताना तह० त जिला रोहताक,

अन्दर सीमा नगरपालिका रोहताक, बल्ये जमाबन्दी साल 1990-91, मलकीया व

मकानजा, मा मुकरान हैं । जिसमें मुकुर नं० 1 का 1/2 भाग और मुकुरान नं० 2 से

5 का बाहिस्ता बराबर 1/2 भाग है । मुकुरान नं० 2 से 5 को उपरोक्त अराजी

का 1/2 भाग बल्ये इन्काल नं० 1859 धिरारत में मिला हुआ है । मुकुरान नं०

3, 4 व 5 नाबालगान की तरफ से उनका जिरसा उपरोक्त अराजी केमने की

ATTESTED  
For REGISTRAR  
ROHTAK  
6/3/19



यह दस्तावेज दफ्तर स्व रजिस्ट्रार रोहताक में आज मंगलवार दिनांक 19/12/98 शाका, गद्ये 4/5 बजे श्री प्रसोतम दास रोहताक बाया ने बागरज रजिस्ट्री पेश की ।

बाया श्री प्रसोतम दास

मजबूत दस्तावेज हजा श्री प्रसोतम दास बाया व श्री मती मधु पिथिया निवासी रोहताक स्वयं व बतौर गार्डियन मुन्दरा दस्तावेज हजा बाया व दीनदयाल निवासी रोहताक मुतरी को पकड़ लिया गया व समझाया गया कि तकमील को उन्होंने चुन व समझकर दुरुस्त व सही तस्लीम व इस्बाल किया । समन के मु0 346000/- (तीन लाख पालीस हजार केवल) बाधक करन्ती नोट मुतरी ने बाया को हमारे सामने बाधक हमार अफा जिये को श्री - चर सिंह नम्बरदार रोहताक व श्री जिले सिंह सुपुत्र श्री रामलाल रोहताक गवाहान ने जनाबत किया । गवाह अफवल, गवाह दीयम को जनाबत करता गवाह अफवल को हम बहेसियत नम्बरदार के जानते हैं ।

बाया

बाया

मुतरी

प्रसोतम दास श्री मती मधु

श्री - चर सिंह

गवाह अफवल

नम्बरदार श्री जिले सिंह

तस्लीम की जाती है कि निम्नानात अमुंठाजात फरीक हमारे सामने जम्बत हजे दस्तावेज नं0 4997 बही नं0 1 पर आज प्रजेलकट तिथि 17/12/98 तदनुसार 26 प्रजेलकट शाका 19/12/98

ATTESTED

For REGISTRAR ROHTAK

6/1/99

REGISTRAR

REGISTRAR

इजाजत मुकरान नं० 2 को बागुलगा नीरज कुमार आदि नाम जनरल पीपलक,  
बादाल तन्त्री के. सी. शर्मा सीपिल जज रोहतक, केस नं० 111 आफ जी आफ 1996  
तारीख पेसला 9-12-96 मिली हुई है। उपरोक्त अराजी मा मुकरान की तरफ से  
किसी किरम के बर, रहन या हवससौरके ताबे नहीं है। इस वक्त मा मुकरान ने  
अपनी अराजी में से बारबारा 12 कनाल 5 मरले यानि कि सालिम अराजी का  
245/305 भाग, बाह्दर रतबा 12 कनाल 5 मरले बामय जमी हकूक, दाखली व तारण  
-जी, मुतलका व मुन्तलका, आ व बामय जुमला अधिकारों, आमद व रफद, अस्तईश  
व रिहाईश, हवा, रोशनी, निकास पानी, तागीर आदि हरकिस्म के बिल्ईवज मु०  
3,40,000/-रुपये & तीन लाख वालीस हजार रुपये आधे जिसके 1,70,000/-रुपये  
होते हैं में श्री विजयपाल पुत्र श्री परमेश्वरी दास पुत्र श्री देवकी नन्दन निवासी  
मकान नं० 803 वर्धमान पार्क देहली रोड़ रोहतक, श्री सुरेश कुमार व श्री अजय कुमार  
पुत्रान् श्री परमेश्वरी दास पुत्र श्री देवकी नन्दन निवासी बंस्त भवन झण्डर रोड़  
रोहतक व श्री बृजभूषण पुत्र श्री दीनदयाल पुत्र श्री देवकी नन्दन निवासी मकान नं०  
285 मन्दिर वाली गली किला रोड़ रोहतक के पास बाहिस्ता बराबर बय कर दी  
है। कब्जा छाली उपरोक्त अराजी मौका पर छाले क्रेतागप कर दिया है।

मा मुकरान सालिम जर बय मु० 3,40,000/-रुपये नकद स्वल् आपिस्तर रजिस्ट्री कुंदा  
वहूल करे। अगर बादअजी बयहाजा में कोई नुकस ताबित होगा और मलकीयत में  
कोई नुकस पेदा होगा तथा किसी के उजर या दावा पर उपरोक्त अराजी या उसका  
कोई हिस्ता क्रेतागप के कब्जा से निकल जावेगा तो मा मुकरान वापसी जर समन के  
बामय छर्चा व छर्चा के अपनी जाल खास व जायदाद हरतरह से जिमेदार होंगे।  
वारसन व काईममकामान मा मुकरान बयहाजा के पाबन्द होंगे। जुमला छर्च रजिस्ट्री  
क्रेतागप ने अपनी गृह से छर्च किये हैं। मा मुकरान इन्तकाल बयहाजा तसदीक करा दें  
और मा मुकरान को अपनी गैर हाजिरी में इन्तकाल बयहाजा तसदीक दिये जाने में

ATTESTED

For REGISTRAR  
ROHTAK

6/3/97

/3/...



कोई उजर ना होगा । मामुकरान ने उपरोक्त अराजी बाग्य हक आबपाकी व बाग्य देखतान हर किस्म व बाग्य हक आमद व रफ्त, राह व रास्ता, बन्ना, पदद, छाल आदि हर किस्म के बय की हे । उपरोक्त अराजी की पैगईश व सीमाये नम प्रकार से हे :- पूर्व :- 130 फुट सधक शारेआम, पश्चिम:- 256 फुट जमीन पी.दास कोराजिंग प्रा0 लि0 रोहतक, उत्तर:- 300 फुट, जमीन किरी दुसरे की, दक्षिण:- 315 फुट + 55 फुट, जमीन रेलवे किभाग, मामुकरान ने उपरोक्त जमीन, जमीन से लेकर आकाश तक बय की हे । लिहाजा यह बयनामा लिख देते हे कि स्तद रहे तिथि 17-12-1996= 26 मार्गशीर्ष 1918 शका, रमेश लाल गुजाल वसीका नवीस रोहतक रजि0 नं0 565

साक्षी  
श्री प्रसन्न  
दास पुत्र श्री  
देवकी न.दास  
12/12/96  
21/12/96  
21/12/96

श्री प्रसन्न दास  
मुकिर नं0 1

श्री मती मधु  
मुकिर नं0 2 स्वयं  
व गार्डियन मुकिरान नं0  
3 से 5

Madhu Singal

साक्षी  
श्री 12/12  
11/12/96  
श्री 21/12  
21/12/96  
21/12/96

Madhu Singal

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

Madhu Singal

Madhu Singal  
SAMEER  
MOH. S. SINGH  
BASTAR

ATTESTED

ATTESTED

For REGISTRAR  
ROHTAK

6/3/19

**D. SAHNI**Engineer Civil (Retd.)  
Chartered EngineerM. : 09992585255  
09729087887Head Office :  
493/23, D.L.F. Colony  
Rohtak-HaryanaBranch Office :  
#20 Tau Devi Lal Complex,  
Panipat-132103

SONU JAIN

M. : 90344-48049  
72066-19438, 99914-86634**Approved / Panel Valuer**BOI, PNB, Pb & Sind Bank,  
Bank of India, BOM & Karnataka Bank

T/PKL/Tech. Br./2013-14/B/6621 Dt. 14.2.14 and

मुआवजा/पंचो/2017-18/8967 दिनांक 27.02.2018 upto 26.02.2021

ANNEXURE - 1

**FORMAT OF VALUATION REPORT**  
(to be used for all properties of value upto Rs. 5 Crores)

Name & Address of Branch : S.B.I. Main Branch, Rohtak  
 Name of Owner & Address : Sh. Vijay Pal, Suresh Kumar, Ajay Kumar  
 (for which valuation report is sought) S/o's Sh. Parmishwari Dass  
 & Sh. Brijbhushna S/o Sh. Deen Dayal  
 M/s Bhagwan Precision Pvt. Ltd.

<b>1</b>	<b>Customer Details – Joint Ownership</b>							
	Name	M/s Bhagwan Precision Pvt. Ltd. Sh. Vijay Pal, Suresh Kumar, Ajay Kumar S/o' s Sh. Parmishwari Dass & Sh. Brijbhushan S/o Sh. Deen Dayal R/o Rohtak						
	Apl No.							
<b>2</b>	<b>Property Details – Industrial Unit</b>							
	Address	On Circular Road, Bhiwani to Rohtak Near Railway Line, Mouja Kutana,						
	Near by	Rohtak						
	Landmark / Google Map							
	Independent Access to the Property							
<b>3</b>	<b>Document Details</b>	<b>Name of Approving Auth</b>						
	Layout Plan	Yes/No	Yes			Approval No.		
	Building Plan	Yes/No	No			Approval No.		
	Construction Permission	Yes/No	No			Approval No.		
	Legal Document	Yes/No	List of Documents					
<b>4</b>	<b>Physical Details :</b>							
	East : 139'-0"/ Circular Road							
	West : 191'-0"/ Property P. Dass Forging Pvt. Ltd.							
	North : 94'-0"/ Others Land							
	South : 152'-0"/ Railway Land & Railway Line							
	Matching of Boundaries	Yes	Plot demarcated	Yes	Approved land use	Yes	Type of Property	Industrial Property
	Plotted or Flat	Industrial Property						

B.D. SAHNI  
 Govt. Approver & Panel Valuer  
 # 493/23, DLF Colony, Rohtak



**SAHNI**  
XEN (Retd.)  
Chartered Engineer,  
Structural Engineer  
Approved / Panel Valuer



09992585255  
09729087887

493/23, D.L.F. Colony  
Rohtak-Haryana

212

No. of floors	Floor on which the property is located	Industrial Property with B.Wall & Security Hut etc. & Godown	Year of Construction	1998	Age of the Property	18 Years	Type of structure
					Age after 2019	32 Years	RCC framed / stone / BB masonry Industrial Property

#### Tenure / Occupancy Details

Stage of Tenure	Owned/ Rented – Owner Occupied	No. of years of Occupancy – 20Years	Relationship of tenant or owner	Owner Occupied
-----------------	-----------------------------------	-------------------------------------	---------------------------------	----------------

#### Stage of Construction -

Stage of Construction	Under Construction / Completed	If under construction, extent of completion
Completed	Completed	Completed

i) Seller / Ref. Deed	Originally total land area 12K-5M = 1.53125 Acre = 7411.25 Sq. yard Vide Sale Deed No. 4997 dt. 17.12.1996, JSR Rohtak was in possession / ownership of owners 1. Sh. Parmeshwari Dass S/o Sh. Devki Nandan 2. Sh. Brij Bhushan S/o Sh. Din Dayal 3. Sh. Vijay Pal S/o Sh. Parmeshwari Dass 4. Sh. Suresh Kumar S/o Sh. Parmeshwari Dass but now the following areas have been transferred to company P. Dass Forging Pvt. Ltd. Rohtak through Director Sh. Manish Kumar S/o Sh. Vijay Pal	
	(-) 1736.00 Sqd	Vide Sale Deed No. 1694 dt. 30.05.2012, JSR Rohtak
	(-) 522.00 Sqd	Vide Sale Deed No. 12987 dt. 30.03.2012
	(-) 1175.00 Sqd	Vide Sale Deed No. 3885 dt. 28.06.2017, B-1, J-4, P-173, JSR Rohtak
	(-) 1880.00 Sqd	Vide Sale Deed No. 12147 dt. 22.11.2018, B-1, J-15, P-356, JSR Rohtak
	Total Area transferred	(1736.00 + 522.00 + 1175.00 + 1880.00) = 5313.00 Sqd
	Net Area available with owner = (7411.25 – 5313.00) = 2098.25 Sq. Yard with owners on front side of factory circular road, Rohtak	
Specifications	The area available is on front side of Factory. One Security / Guard hut & one tym. CGI Sheet shed for storing purposes is existing inside the Plot area. The plot is bounded with B.Wall	

7	Violations if any observed –	No
	Nature and extent of violation	No
8	Area Details of the Property	
	Site Area	2098.25 Sq.Yard

*mgh*

**B.D. SAHNI**  
Govt. Approver & Panel Valuer  
# 493/23, DLF Colony, Rohtak

**B.D. SAHNI**


XEN (Retd.)

M I E Chartered Engineer,  
Structural Engineer

Govt. Approved / Panel Valuer

CCIT/PKL/34AB/2010-11/5230 dt. 17.01.11 and  
Validation No. CCIT/PKL/Tech. Br./2013-14/AB/6621 Dt. 14.2.1409992585255  
09729087887493/23, D.L.F. Colony  
Rohtak-Haryana

212

Valuation		
<p>i. Mention the values as per Government Approved Rates also.  ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.</p> <p>The variation of guide rates and market rates is more than 20%. There is no documentary proof available supporting the market rates. The increase in the market rates is due to attraction of Industrial Plots located on Circular Road, Rohtak Bhiwani, Rohtak.</p> <p><b>Summary of Valuation:</b></p> <p>i. Market Rate of Plot : Rs. 20000/- Sq. Yard</p> <p><b>Market Value of Plot</b></p> <p>2098.25 Sq. Yard @ Rs. 20000/- Sq Yard : Rs. 419,65000/-</p> <p>ii. Guide Rate of Land : Rs. 8200/- Sq. Yard</p> <p>(b) Guide Rate Value of Land = 2098.25 Sq. Yard @ Rs. 8200/- Sq. Yard = Rs. 172,05650/-</p> <p><b>Cost of Construction :</b></p> <p>Misc. items sum as Guard / Security Hut</p> <p>Temporary CGI Sheet shed &amp; B.Wall L.S. : Rs. 6,00000/-</p> <p><b>Market Value of Property = (Land Cost + Const. Cost)</b>  = Rs. (419,65000/- + 6,00000/-) = Rs. 425,65000/-</p> <p style="text-align: right;"><b>Say Rs. 425.65 Lac</b></p> <p>ii. Fair Market Value Rs. 425.65 Lac</p> <p>iii. Realizable Value Rs. 383.00 Lac</p> <p>Forced/ Distress Value Rs. 361.80 Lac</p>		
<b>Assumption / Remarks</b>	<p>i. Qualification in TIR/ Mitigation suggested, if any – As per Advocate Report</p> <p>ii. Property is SARFAESI complaint : Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No</p> <p>iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged - Yes</p> <p>v. Details of last two transactions in the locality / area to be provided, if available – N.A.</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property. - No</p>	
11	<b>Declaration</b>	<p>i. The property was inspected by the undersigned on 08.03.2019</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of my knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>
12.	Name address & signature of valuer with Wealth Tax Registration No.	<p>B.D. Sahni</p> <p>H.No. 493/23 DLF Colony, Rohtak</p> <p>CCIT/PKL/Tech.Br/2013-14/AB/6621 Dt. 14.2.14 for life long &amp; renovated vide no. 2017-18/8967 dt. 27.2.2018 upto 26.2.2021</p> <p style="text-align: center;">   Signature of the valuer </p> <p style="text-align: right;">11.03.2019</p> <p style="text-align: right;">Date of Valuation</p>

**B.D. SAHNI**  
Govt. Approved & Panel Valuer  
# 493/23, DLF Colony, Rohtak



**B.D. SAHNI**

XEN (Retd.)

FI, MIE Chartered Engineer,  
Structural Engineer

Govt. Approved / Panel Valuer

CCIT/PKL/34AB/2010-11/5230 dt. 17.01.11 and  
revalidation No. CCIT/PKL/Tech. Br./2013-14/AB/6621 Dt. 14.2.14



09992585255  
09729087887

493/23, D.L.F. Colony  
Rohtak-Haryana

212

Enclosures  
Documents &  
Photographs  
(Geo-stamping  
with date etc.)

Enclosed

14 Declaration

I hereby declare that

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/my authorized representative by the name of B.D. Sahni who is also a 'valuer' has inspected the subject property on **04.03.2019**
- I am a registered Valuer under Section 34AB of the Wealth Tax Act, 1957, Category -Immovable Property for valuing property upto any limit.
- I am / am not an approved Valuer under SARFAESI Act 2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank / Financial Institution / Government Organization at any Bank / Financial Institution / Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer

B.D. Sahni

H.No. 493/23 DLF Colony, Rohtak

Name of Valuer association of which I am a bonafide member in good standing F - 16560

CCIT/PKL/Tech.Br/2013-14/AB/6621 Dt. 14.2.14 for life long

& renovated vide no. 2017-18/8967 dt. 27.2.2018 upto 26.2.2021

Signature of the Valuer .....

Date .....

Tel No. ....

Mobile No 9992585255

Email .....

**B.D. SAHNI**

Govt. Approved & Panel Valuer  
493/23, DLF Colony, Rohtak

15. Enclosures

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude -28.897165 Longitude - 76.568970
b)	Building Plan	May be taken from owner
c)	Floor Plan	
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	
f)	Google Map location of the Property	-
g)	Price trend of the Property in the locality / city from property searched sites viz Magicbricks.com, 99 Acres.com, Makan.com etc.	Explained
h)	Any other relevant documents / extracts	No Special

**B.D. SAHNI**

Govt. Approved & Panel Valuer  
# 493/23, DLF Colony, Rohtak

**SAHNI**

Senior Civil (Retd.)  
Engineer

Approved / Panel Valuer

Member, P.B. & Sind Bank,  
Member, BOM & Karnataka Bank

Govt. Tech. Br./2013-14/B/6621 Dt. 14.2.14 and

Govt. Tech. Br./2017-18/8967 दिनांक 27.02.2018 upto 26.02.2021



M. : 09992585255  
09729087887

Head Office :  
493/23, D.L.F. Colony  
Rohtak-Haryana

Branch Office :  
#20 Tau Devi Lal Complex,  
Panipat-132103

SONU JAIN

M. : 90344-48049

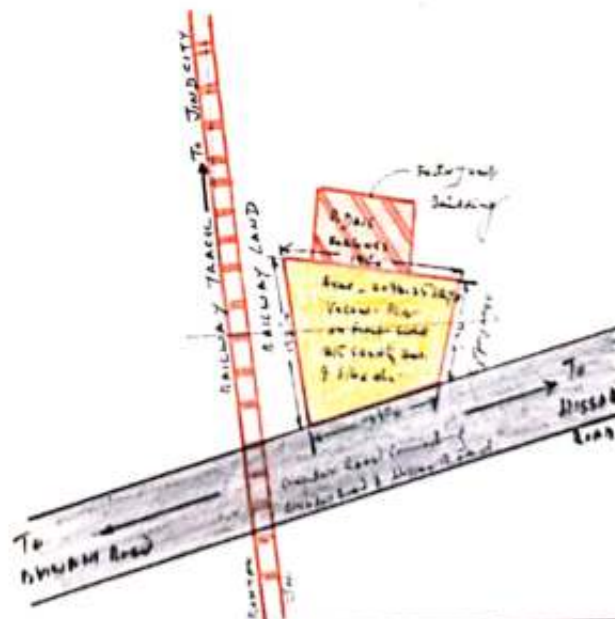
72066-19438, 99914-85634

## PHOTOGRAPH OF INDUSTRIAL PROPERTY

M/S BHAGWAN PRECISION PVT. LTD.

SH. VIJAY PAL, SURESH KUMAR, AJAY KUMAR S/O S SH. PARMIAHWARI DASS  
& SH. BRIJBHUSHAN S/O SH. DEENDAYAL

ON CIRCULAR ROAD, BHIWANI TO ROHTAK NEAR RAILWAY LINE,  
MOUJA KUTANA, ROHTAK



*Signature*

B.D. SAHNI  
Govt. Approver & Panel Valuer  
# 493/23, DLF Colony, Rohtak



**ANNEXURE-I**

**FORMAT OF VALUATION REPORT**

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

Name & Address of Branch : S.B.I, Rohtak .

Name of Customer (s)/ Borrowal unit : Bhagwan Precision Private Limited, Rohtak .

Dt 27.02.19.

**Customer Details**

Name	Bhagwan Precision Private Ltd. Mob No : 9896316551, 9896345270
Apl no	

**Property Details**

Address	Industrial Plot . Self Possessed. Khewat No 227/206, Khatoni No 306 , 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) , Total 15 Kanal 5 Marla Situated at Mouja Kutana , Now Sainik colony , Rohtak .
Nearby Landmark/Google Map	
Independent access to the property	Yes, by Road.

**Document Details**

Name of Approving Authority

Municipal Corporation, Rohtak.

Layout Plan	Yes/No	Not Available.	Approval No	N.A.
Building Plan	Yes/No	Not Available.	Approval No	N.A.
Construction Permission	Yes/No	N.A.	Approval No	N.A.
Legal Documents	Yes/No	Copy of Sale deed	List of Documents: Sale deed.	
List of Documents : The Property has been purchased from 1Parshottam Das S/o Sh Shiv Lal 2. Smt Madhu Widow Satish Kumar 3. Neeraj Kumar & 4. Anish Kumar Ss/o Sh Satish Kumar & Others Vide Sale deed No. 4997 , Book No. 1 , Volume No. 636, Page No. 47, dt. 17.12.1996. Sh Vijay Pal , Sh Suresh Kumar, Sh Ajay Kumar Ss/o Sh Permeshwari Dass & Sh Brij Bhushan S/o Sh Din Dayal As Per sale deed 2098 Sqyds.				



**4. Physical Details Boundaries Given For Total Piece of Land .**

Adjoining Properties	At Site	At Site
	North 92'-9"	Gali
	East 138'-6"	Road
	West 191'-0"	P.Dass Forginging
	South 151'-0"	Railway Land
Matching of Boundaries	Yes	
Plot demarkated	Yes	
Approved Land use	Yes	
Type of Property	Irregular Industrial Plot. Self Possessed.	
No of rooms	GF	FF
Drg	N.A.	--
Bed Rooms	Vacant Plot .	N.A.
Toilets	N.A.	N.A.
Kitchen	N.A.	N.A.
Lobby	N.A.	N.A.
Total No of Floors	Vacant Plot .	
Floor on which	Vacant Plot	

Property is located		Vacant Plot .						
Age of the Property		N.A.						
Initial age of the Property		N.A.						
Type of structure		N.A.						
<b>Occupancy Details</b>								
Status of Tenure		Self Possessed.						
Owned/Rented		Self Possessed.						
No of years of Occupancy		23 years						
Relationship of tenant or owner		N.A.						
<b>6. Stage of Construction</b>								
Stage of Construction		N.A.						
If under construction ,extent of completion		N.A.						
<b>7. Violations if any observed</b>		<b>Within Permissible compounding Limit .</b>						
Nature and extent of violations								
<b>8. Area Details of the property</b>								
Site Area	2098 Sqyds	Plinth area	Nil.	Carpet area	Nil .	Saleable area	Nil .	Remarks
<b>9. Valuation</b>								
Cost of construction		2098 Sqyds @ Rs. 19,000/- p.Sqyds					3,98,62,000.00	
Cost of Plot							Rs. 3,98,62,000.00	
Circle Rate		: Rs 11,150/-p.Sqyds (Commercial +Corner)						
value as per Government		: Rs 2,33,92,700/- = Rs 2,33,92,700/-						
i. Mention the value as per Government Approved Rates also								
ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.								
Circle Rates are Prevailing for the Entire Locality irrespective of location. The variation in Market Plot Rate from Circle Rate is because of Market Inflation and Location of Plot . The Plot Under consideration has Prime Location Situated on Main Road and has good Potential .								
<b>Summary of Valuation</b>								
i. Guideline Value		: Rs 2,33,92,700/-						
a. Land:		: Rs 3,98,62,000/-						
b. Building		: Rs Nil.						
ii. Fair Market Value		: Rs 3,98,62,000/-						
iii. Realizable Value (85%)		: Rs 3,58,75,800/-						
iv. Forced/ Distress Sale value.(80%)		: Rs 3,18,89,600/-						
<b>10 Assumptions/Remarks</b>		i. Qualifications in TIR/Mitigation suggested, if any ii. Property is SARFAESI compliant:: Y/N						
		Yes						





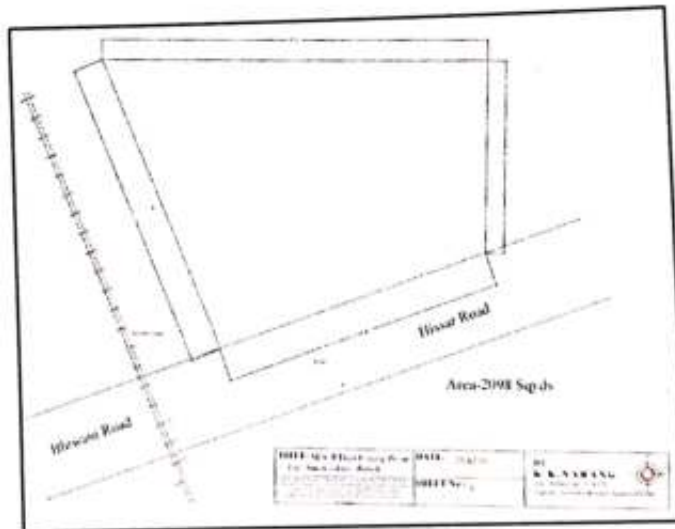
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. <span style="float: right;">No</span> iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or <b>to be mortgaged</b> v. Details of last two transactions in the locality/area to be provided, if available. <span style="float: right;">Not Available</span> vi. Any other aspect which has relevance on the value or market ability of the property <span style="float: right;">No</span>	Declaration	i. The property was inspected by the undersigned on 27.02.19 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank	
12 Name address & signature of valuer with Wealth Tax Registration No.		K.K.NARANG, 42-L, Model Town, Rohtak. CAT I 2269 ED 881, CC/PTA/Tech. II/90-91/76/56   Signature of the valuer	Date of Valuation: 27.02.2019
Enclosures Documents & Photographs (Geostamping with date) etc.			



**Vacant Plot .**

**OWNERS** : Bhagwan Precision Private Ltd. , Rohtak .

**ADDRESS** : Situated at Mouja Kutana , Now Sainik colony , Rohtak .



**Date** : 27.02.19.  
**Place** : Rohtak

**K.K. NARANG**  
B.E.(Hons.), M.I.E., F.I.V.  
Govt. Approved Valuer

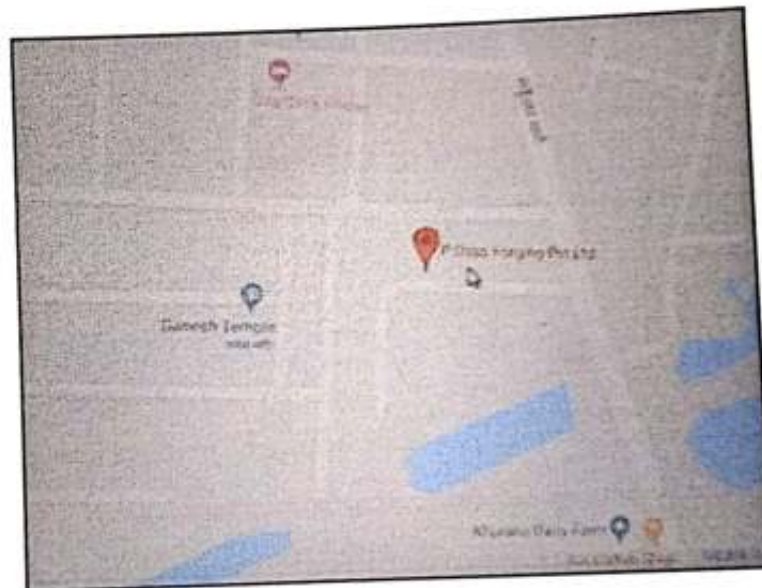




आवासीय कोट	आवासीय	55150	56700	22700	21000	55150	56700	22700	21000	0
आवासीय कोट सेक्टर 1	आवासीय	17000	17500	8900	8200	17000	17500	8900	8200	0
आवासीय कोट सेक्टर 2	आवासीय	18750	19300	8900	8200	18750	19300	8900	8200	0
आवासीय कोट सेक्टर 3	आवासीय	30900	31750	10200	9450	30900	31750	10200	9450	0
आवासीय कोट सेक्टर 4	आवासीय	18750	19300	10800	10000	18750	19300	10800	10000	0
आवासीय कोट सेक्टर 5	आवासीय	12650	12650	12650	12650	12650	12650	12650	12650	0
आवासीय कोट सेक्टर 6	आवासीय	12300	12750	7400	6850	12300	12750	7400	6850	0
आवासीय कोट सेक्टर 7	आवासीय	10850	11150	5950	5500	10850	11150	5950	5500	0
आवासीय कोट सेक्टर 8	आवासीय	10100	10400	4550	4200	10100	10400	4550	4200	0
आवासीय कोट सेक्टर 9	आवासीय	10010	10400	5150	4750	10010	10400	5150	4750	0
आवासीय कोट सेक्टर 10	आवासीय	18750	19300	10800	10000	18750	19300	10800	10000	0

**OWNERS** : Bhagwan Precision Private Ltd. , Rohtak .

**ADDRESS** : Situated at Mouja Kutana , Now Sainik colony , Rohtak .



**Date** : 27.02.19.  
**Place** : Rohtak

*K.K. Narang*  
**K.K. NARANG**  
 B.E. (Hons.), M.I.E.  
 Govt. Approved Valuer

