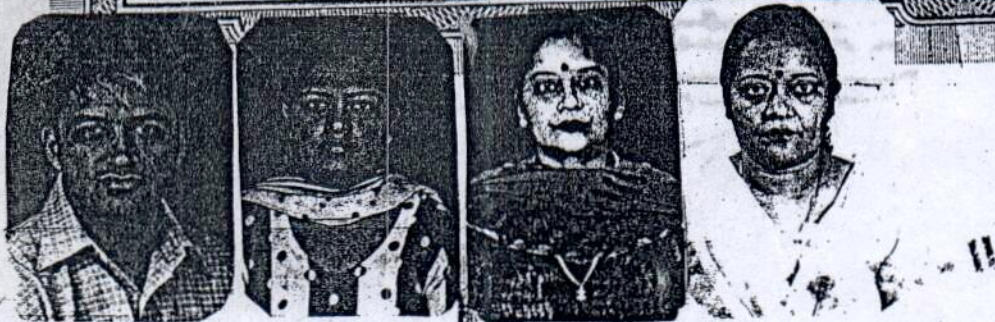


398

26



02CC 717436



DL/03/08/234545

20 OCT 2003

Regn. Fee Charged
Sign. of Cashier

VENDORS

VENDEE

DL/06/065/02409

" SALE DEED "

TOTAL SALE CONSIDERATION	RS.18,00,000/-
STAMP DUTY @ 3%	RS. 54,000/-
CORPN. TAX @ 3%	RS. 54,000/-
TOTAL STAMP DUTY @ 6%	RS.1,08,000/-

THIS SALE DEED IS MADE AND EXECUTED AT DELHI ON THIS 20th DAY OF October, 2003. BY : (1) SH. ALOK MURTI SHARMA SON OF SH. SATYA MURTI SHARMA, (2) MISS ANUPAMA SHARMA DAUGHTER OF SH. SATYA MURTI SHARMA BOTH R/O. B-45, HARI NAGAR EXTN., NEW DELHI, (3) SMT. SUMAN SHARMA WIFE OF SH. V.C. DOGRA R/O. 123, HARSH VIHAR, PITAM PURA, DELHI, & (4) SMT. SAROJ SHARMA WIFE OF SH. VISHWANATH R/O. FLAT NO. 2, SATHI APARTMENT, SECTOR-9, ROHINI, DELHI-85, hereinafter called the VENDORS.

Alok

Suman Sharma

Saroj Sharma

Contd...2..



02CC 717437

.... IN FAVOUR OF....

SMT. ANITA GARG WIFE OF SHRI PREM CHAND GARG R/O. A-8, BHAGWAN DASS NAGAR, NEW DELHI-26, hereinafter called the VENDEE.

The expression of the VENDORS & VENDEE shall mean and include their respective legal heirs successors, representatives, administrators, executors and assigns.

WHEREAS Plot bearing No. B-6, area measuring 598 sq. yds. situated in the area of Village Shakur Pur, Delhi State Delhi, in approved residential Colony known as Bhagwan Dass Nagar, New Delhi-26, which is bounded as under:-

North :- Rohtak Road.

South :- Service Lane.

East :- Property No. B-7.

West :- Property No. B-5.

AN

Sharma *Sanam Sharma*

Saroj Sharma

Contd...3..

Anita Garg



02CC 717438

-3-

AND WHEREAS the aforesaid Plot was purchased by Smt. Kamla Devi wife of Sh. K.L. Aggarwal R/o. 138, Kamla Nagar, Delhi, from Smt. Satya Chowdhary wife of Sh. Brahm Prakash R/o. 15, Curzon Road, New Delhi, & Capital Land Building Pvt. Ltd. having its Regd. office at Pataudi House, Darya Ganj, Delhi, by virtue of Sale Deed, document regd. as No. 16485, in Addl. Book No. I, Vol. No. 1476, on pages 129 to 130, regd. on 31.12.1965, regd. with the Sub-Registrar, Sub-Distt. No. II, Delhi.

AND WHEREAS the aforesaid Smt. Kamla Devi has sold the above said plot to Sh. Dan Bihari son of Sh. Gopal Prasad R/o. 660, Katra Neel, Chandni Chowk, Delhi, by virtue of Sale Deed, document regd. as No. 3467, in Addl. Book No. I, Vol. No. 1110, on pages 71 to 73, regd. on 11.08.1969, regd. with the Sub-Registrar, Sub-Distt. No. II, Delhi.

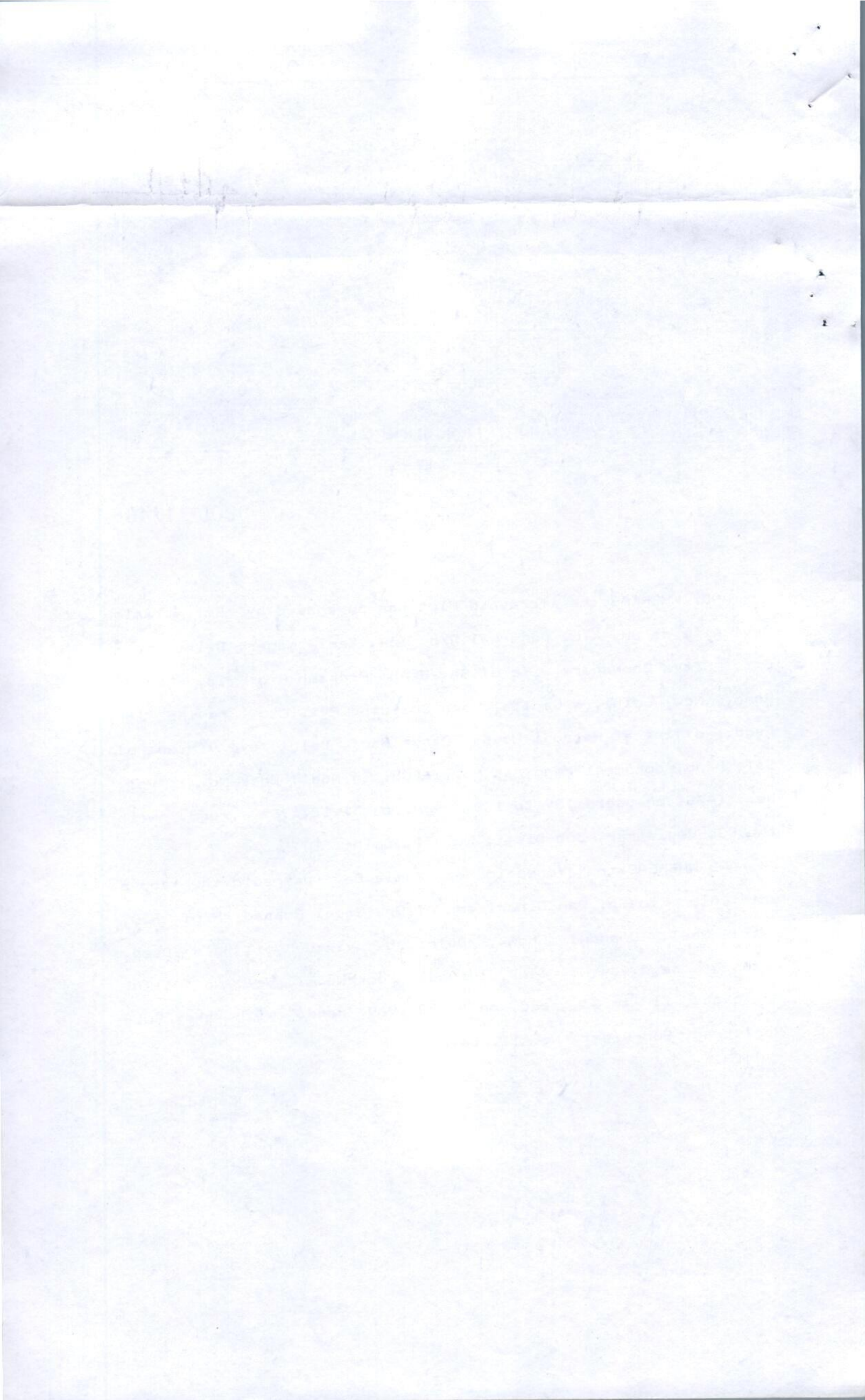
Atom

Sharma Suman Sharma

Saroj Sharma

Contd...4...

Pintalgar





02CC 717439

-4-

AND WHEREAS Sh. Dan Bihari got the Building Plan sanctioned from MCD vide No. _____, dated _____ and constructed the building thereon with his own sources.

AND WHEREAS Sh. Dan Bihari expired on 15.04.1973, leaving behind the following legal heirs:-

- | | |
|---------------------------|----------|
| 1. Smt. Damyanti Mishra | wife |
| 2. Smt. Hansa Devi Sharma | daughter |
| 3. Smt. Suman Sharma | daughter |
| 4. Smt. Saroj Sharma | daughter |

AND WHEREAS after the death of Sh. Dan Bihari all the above mentioned legal heirs became the owner of 1/4th undivided share of the said property.

AND WHEREAS thereafter Smt. Damyanti Mishra wife of Sh. Dan Bihari, had executed a Will regarding her 1/4th undivided share in favour of her daughter Smt. Hansa Devi wife of Sh. Satya Murti Sharma, executed on 18.09.1990, document regd. as No. 14273, in Addl. Book No. III, Vol. No. 887, on page 193, regd. in the office of Sub-Registrar-I, Delhi, & Smt. Damyanti has expired on 13.05.2001.

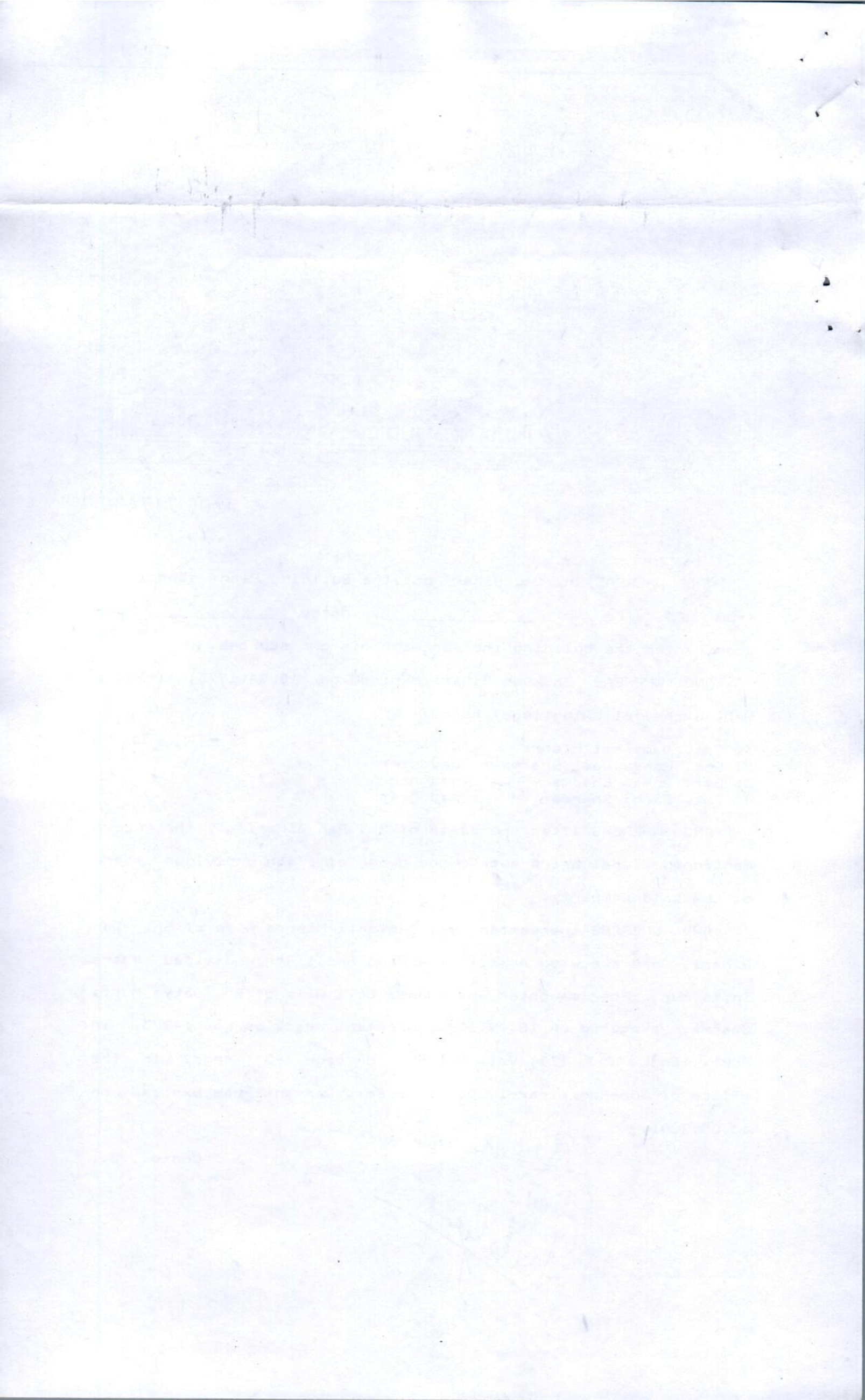
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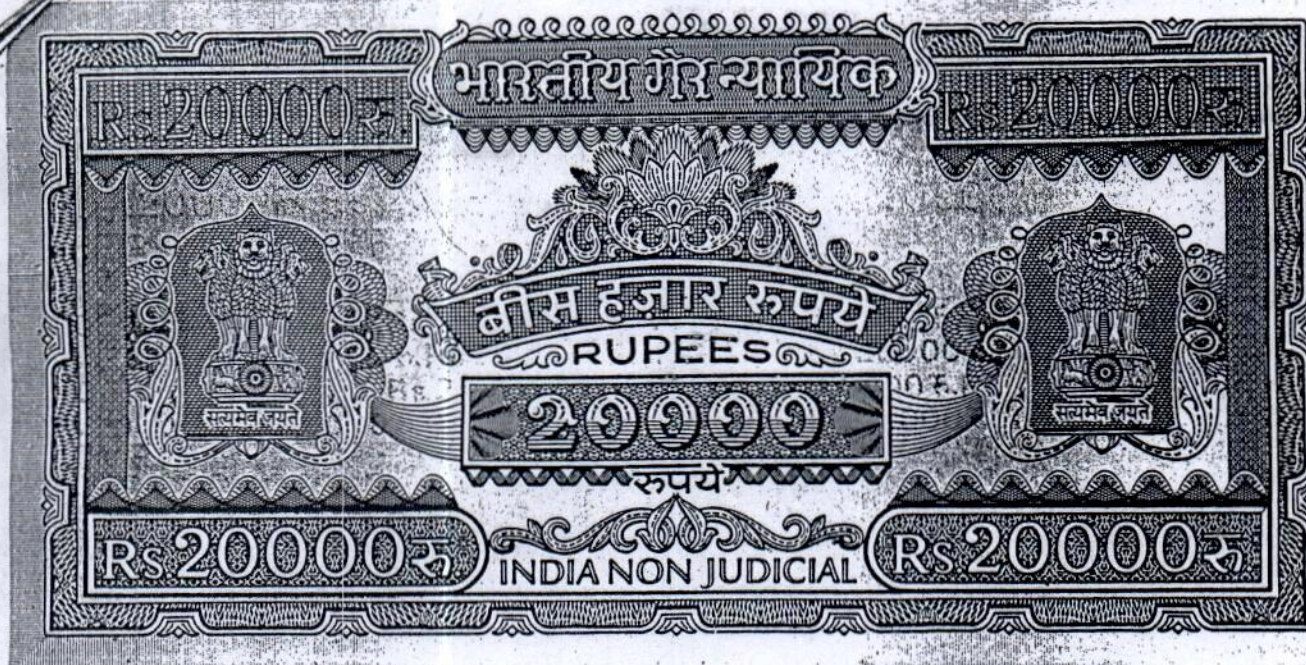
Suman Sharma

Saroj Sharma

Contd...5..

Antalgar





02CC 717440

-5-

AND WHEREAS Smt. Hansa Devi wife of Sh. Satya Murti Sharma also expired on 14.06.2003, leaving behind the following legal heirs:-

- | | |
|---------------------------|----------|
| 1. Sh. Satya Murti Sharma | husband |
| 2. Sh. Alok Murti Sharma | son |
| 3. Miss Anupama Sharma | daughter |

AND WHEREAS after the death of Smt. Hansa Devi all the above mentioned legal heirs became the owner of 1/3rd out of 1/2 undivided share of the said property.

AND WHEREAS Sh. Alok Murti Sharma, & Miss Anupama Sharma, have acquired the 1/2 undivided share of the said property, by virtue of Relinquishment Deed, document regd. as No. 14522, in Addl. Book No. I, Vol. No. 11150, on pages 134 to 137, regd. on 06.10.2003, regd. with the Sub-Registrar, Sub-Distt. No. II, Delhi.

Alon

Sharma Suman Sharma

Saroj Sharma

Contd...6..

Sintalgar

5000Rs.



-6-

AND WHEREAS the VENDORS by virtue of inheritance & by virtue of Relinquishment Deed, have become the absolute owners of the said property.

AND WHEREAS the VENDORS for their bonafide needs and requirements have agreed to sell 1/2 UNDIVIDED SHARE OF THE ABOVE SAID PROPERTY BEARING NO. B-6, AREA MEASURING 598 SQ. YDS. SITUATED IN THE AREA OF VILLAGE SHAKUR PUR, DELHI STATE DELHI, IN APPROVED RESIDENTIAL COLONY KNOWN AS BHAGWAN DASS NAGAR, NEW DELHI-26, which is bounded as under:-

North :- Rohtak Road.
East :- Property No. B-7.

South :- Service Lane.
West :- Property No. B-5.

(HEREINAFTER CALLED THE PROPERTY UNDER SALE), with the free hold rights of the land under the said property for a sum of Rs.18,00,000/- (Rupees Eighteen Lacs Only), unto the VENDEE and the VENDEE has also agreed to purchase the same from the VENDORS on the following terms and conditions of this SALE DEED.

Alon

Sharma *Shaman Sharma*

Saraj Sharma

Contd...7..

Suita Garg

1000Rs.



-7-

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That the entire consideration amount of the above said property under sale is fixed between the VENDORS & VENDEE at Rs.18,00,000/- (Rupees Eighteen Lacs Only), which shall be paid at the time of Execution of this Sale Deed, before the Sub-Registrar, Delhi, as per details given below:-

a). Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only), vide Cheque No. 728371, dated 20.10.2003. in favour of Smt. Suman Sharma.

b). Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only), vide Cheque No. 728372, dated 20.10.2003. in favour of Smt. Saroj Sharma.

c). Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only), vide Cheque No. 728373, dated 20.10.2003. in favour of Sh. Alok Murti Sharma.

d). Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only), vide Cheque No. 728374, dated 20.10.2003. in favour of Miss Anupama Sharma.

all cheques drawn on State Bank of Mysore, Naya Bazar, Delhi-110006.

Alok

Sharma Suman Sharma

Saroj Sharma

Contd...8..

Anupama

1000Rs.



-8-

2. That the VENDORS hereby sell, convey, transfer and assign all their rights, title and interests in the above said property with all easements, title, interests, privileges in favour of the said VENDEE.

3. That the VENDORS have delivered the vacant physical possession of the above said property under sale to the VENDEE at the spot by means of this SALE DEED.

WOM

Sharma Suman Sharma

Saraj Sharma

Swilagar

Contd...9..

1000Rs.



-9-

4. That the VENDORS hereby assure the VENDEE that the above said property under sale and transfer is free from all kinds of encumbrances i.e. sale, mortgage, power of attorney, gift, litigation, liens legal flaws, court decrees, court injunctions, court attachments, family disputes and there is no other legal defect in the title of ownership right of the VENDORS and if it is proved whole or part of the said property goes out from the possession of the VENDEE then the VENDORS and their both moveable and immoveable properties will be liable to indemnify all the losses, damages, costs and expenses incurred by the VENDEE in all respect..

5. That the VENDORS and their legal heirs and successors shall not increase and create any objection and claim over the said property after the execution of this SALE DEED.

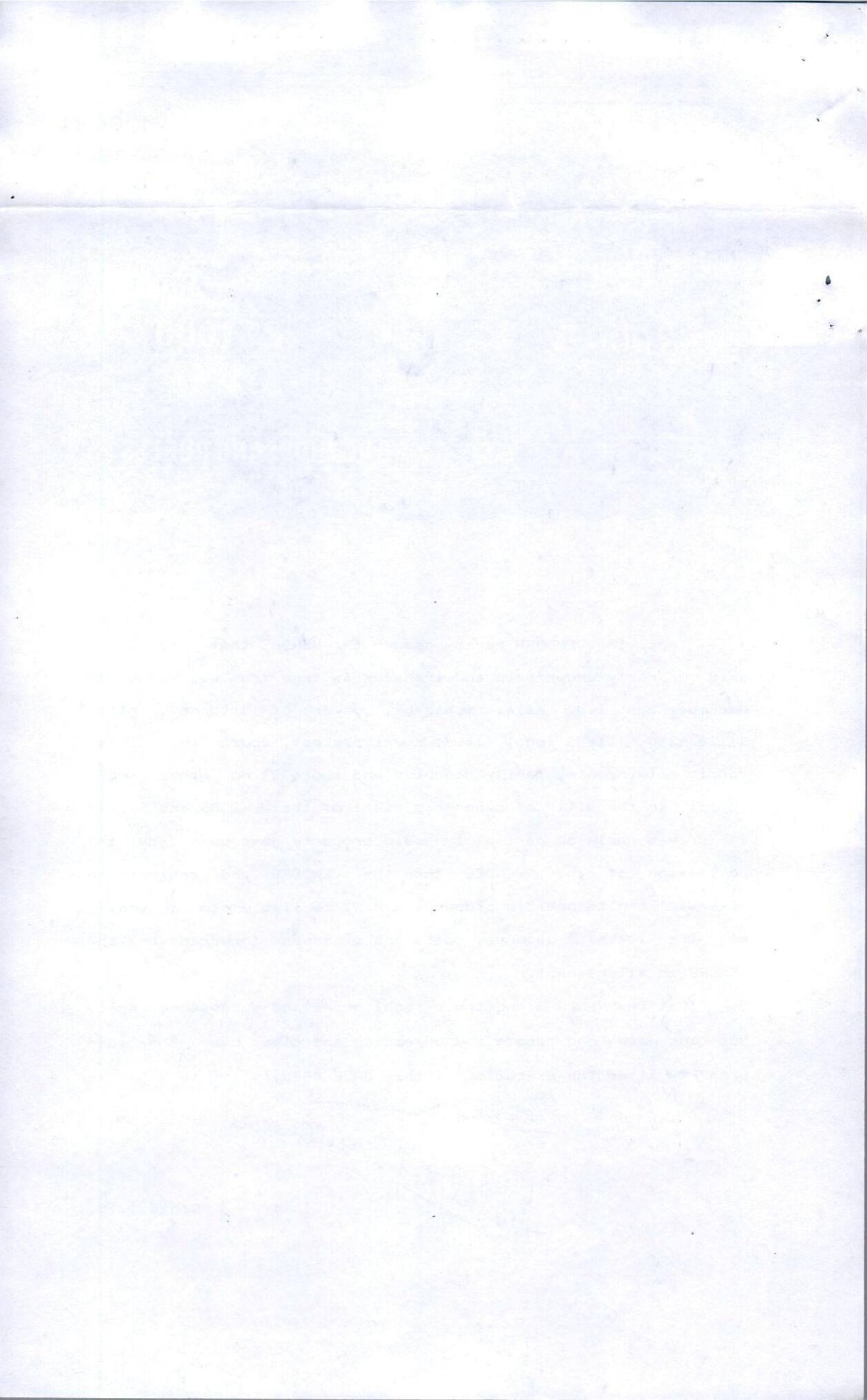
Alon

Sharma Suman Sharma

Saroj Sharma

Anil Kumar

Contd...10..



6. That the House Tax, Water and Electricity Charges or any other dues of the above said property for the period prior to the execution of this SALE DEED shall be paid and borne by the VENDORS and afterwards by the VENDEE to the concerned authorities.

7. That the VENDORS hereby agree and assure the VENDEE to help and assist her in getting the property transferred/ mutated in the relevant records of Municipal Corporation of Delhi/Revenue Department and any other concerned department and/or the VENDEE shall have full rights to get the said property transferred / mutated in her own name from the concerned department on the basis of this Sale Deed, even in the absence of the VENDORS.

WOM

Ramesh Suman Sharma

Saroj Sharma

Contd....11..

Anil Kumar

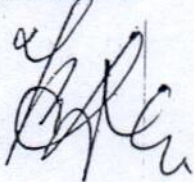
13. That on the basis of this Sale Deed the aforesaid VENDEE has become the absolute owner of the above said property with all rights, title and interests in the said property.

14. That the VENDORS have executed and got registered this SALE DEED without any kind of pressure, force and compulsion and with their sound and disposing mind.

IN WITNESS WHEREOF, the VENDORS and VENDEE have set their respective hands on this Sale Deed after having read and understood all the contents of this Sale Deed in presence of the following witnesses who have also signed the same in their presence.

WITNESSES :

1.



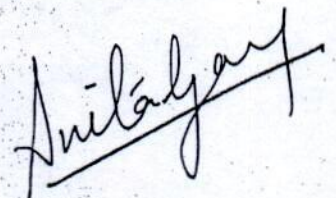
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Sharma

Suman Sharma

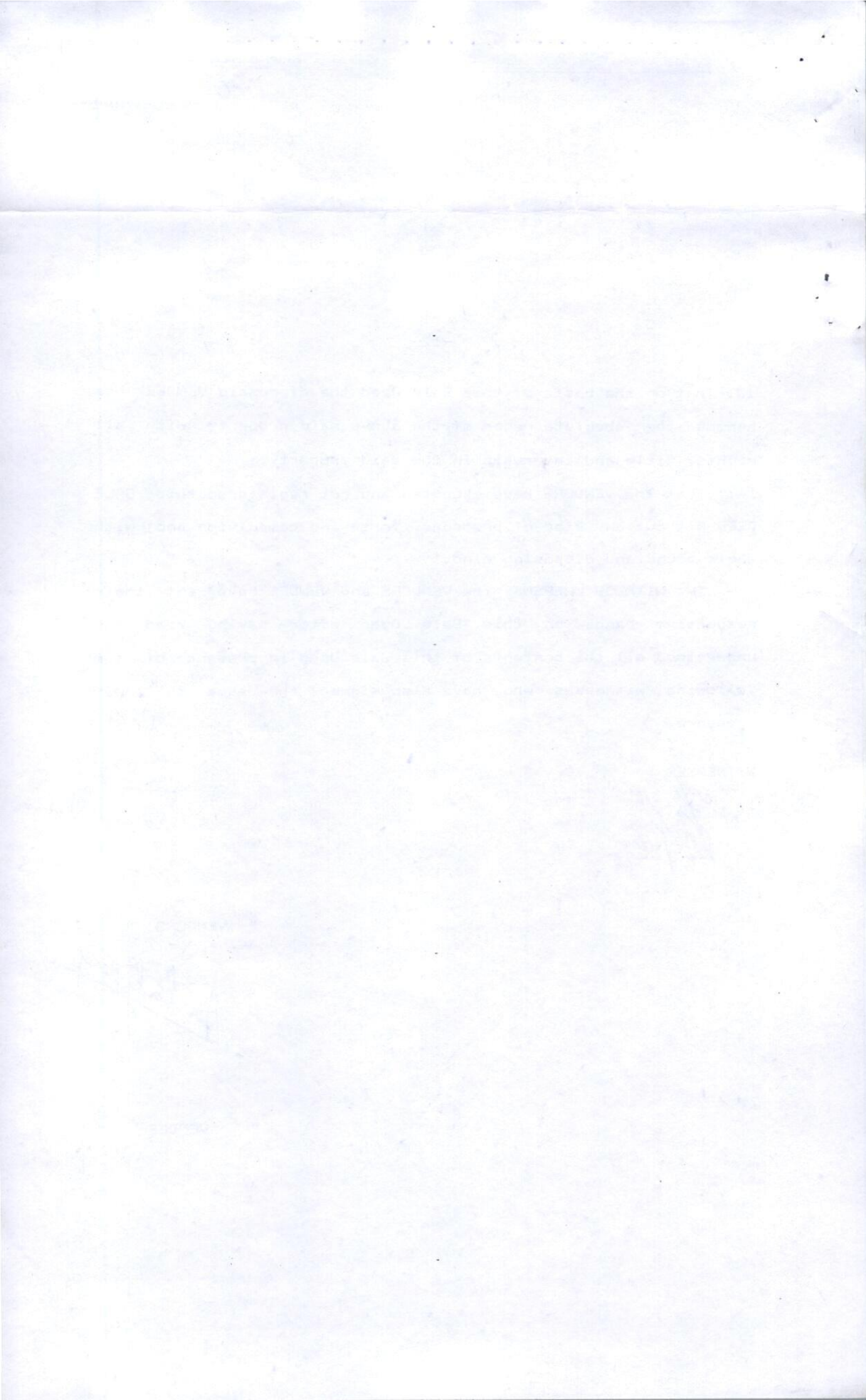
Saroj Sharma

" VENDORS "



2.

" VENDEE "



8. That the VENDORS have delivered all the relevant original documents of the said property to the VENDEE at the time of execution of this SALE DEED.
9. That the VENDORS and VENDEE are the citizens of India.
10. That all the expenses of this transaction i.e. stamp duty, registration charges etc. etc. shall be paid and borne by the VENDEE to the concerned authority.
11. That the VENDEE shall have full rights to apply and get the water, electricity and sewer connection regarding the said property from the department concerned, and also to get the existing name changed in her own name from the department concerned without any written consent of the VENDORS.
12. That the VENDORS have declared and assured the VENDEE that the above mentioned property has not been acquired by the Govt. and there is no injunction or attachment order of any court or department.

WION

Sharma Suman Sharma

Saroj Sharma

Contd...12..

Singh



02 JAN 2004

02CC 704051

Regn. Fee. Charged
Sign. of Cashier



DL0610657019381
dt 1-1-99



P.P No H0334434

VENDOR

" SALE DEED "

VENDEE

TOTAL SALE CONSIDERATION		RS. 18,00,000/-
STAMP DUTY	@ 3%	RS. 54,000/-
CORPN. TAX	@ 3%	RS. 54,000/-
TOTAL STAMP DUTY	@ 6%	RS. 1,08,000/-

THIS SALE DEED IS MADE AND EXECUTED AT DELHI ON THIS 2nd DAY OF JANUARY, 2004. BY : SMT. KANTA RANI WIFE OF SHRI KRISHAN LAL RESIDENT OF B-5, BHAGWAN DASS NAGAR, NEW DELHI-26. hereinafter called the VENDOR.

कान्ता रानी

Initials

Contd...2..

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11/12/03

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100003

100000

Anita Gangi
Doom Gang. A-8, Bn
Dars Ngr.

879

Chavon N.O.-26

B-5 Bhagwan Das
Alagar, N.Dell-26

mt

up B-5 Das Ngr

Sub-Registrar - II, Delhi
in the office of the Sub-Registrar - II, Delhi
on the day of ... hours.

mt

9/Jan/04

B-5 Das Ngr
N.Dell-26

mt /mt/ (up) Age 60+

24, 18, 80, 000

mt /mt/ (up) Age 60+

mt /mt/ (up) Age 60+

mt /mt/ (up) Age 60+

mt /mt/ (up) Age 60+

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94-103

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Sub-Registrar - II, Delhi

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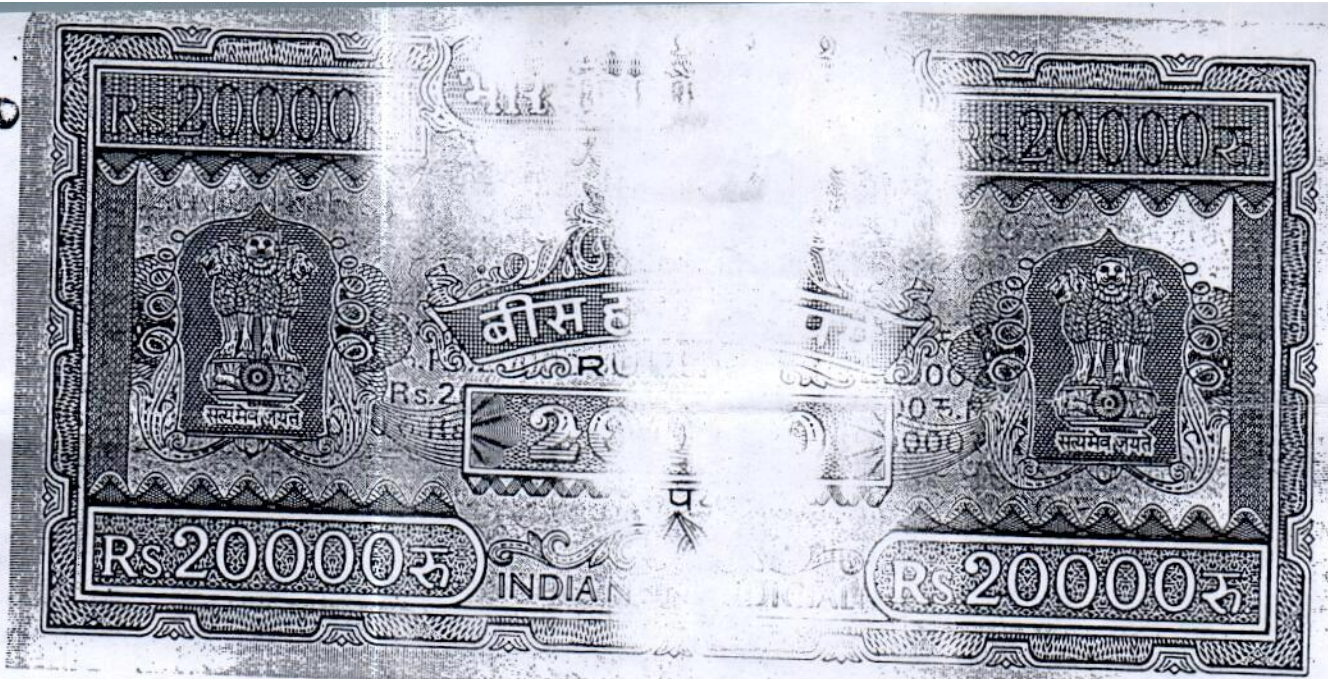
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10/10/10

$$\frac{80}{100} = \frac{x}{100}$$

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02CC 704049

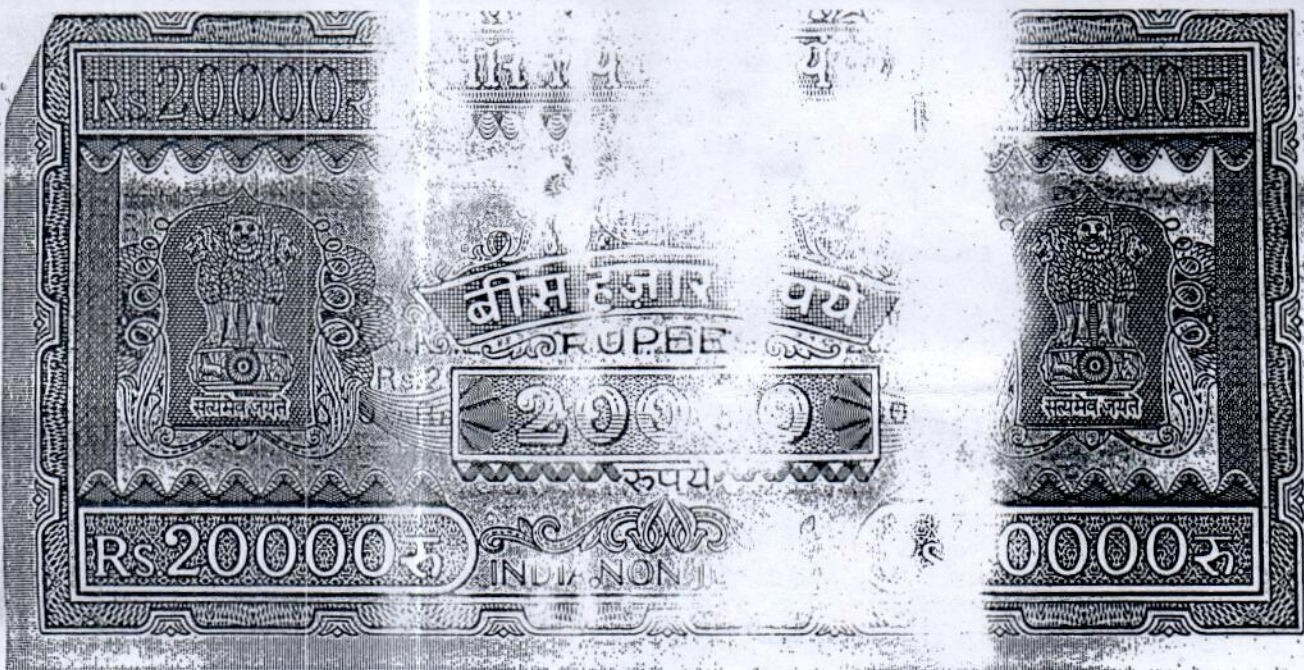
-3-

AND WHEREAS the aforesaid Plot was purchased by Smt. Kanta Rani wife of Shri Krishan Lal, from Smt. Satya Chowdhary wife of Sh. Brahm Prakash R/o. G-7, Nizamuddin West, New Delhi, & Capital Land Builders Pvt. Ltd. having its Regd. office at Pataudi House, Darya Ganj, Delhi, by virtue of Sale Deed, executed on 17.03.1973, & document regd. as No. 5685, in Addl. Book No. I, Vol. No. 1962, on pages 1 to 5, regd. on 22.03.1973, regd. with the Sub-Registrar, Sub-Distt. No. I, Delhi.

AND WHEREAS the VENDOR had constructed a building on the said plot with her own sources after getting the plan approved by the Municipal Corporation of Delhi, vide File No. 713/B/HQ/80, dated 03.11.1980, & had also obtained a Completion Certificate from the Municipal Corporation of Delhi, vide File No. 232/CC/WZ/82, dated 23.08.1982, issued on 16.11.1983.

माननीय राजा

Contd...4...
Anita Garg



02CC 704048

-4-

AND WHEREAS the VENDOR for her bonafide needs and requirements has agreed to sell 1/2 UNDIVIDED SHARE OF THE ABOVE SAID PROPERTY BEARING NO. B-5, AREA MEASURING 609 SQ. YDS. SITUATED IN THE AREA OF VILLAGE SHALOR PUR, DISTRICT STATE, DELHI, IN APPROVED FREEHOLD RESIDENTIAL COLONY KNOWN AS BHAGWAN DASS NAGAR, NEW DELHI-26, which is bounded as under:-

North :- Rohtak Road.

South :- Service Lane.

East :- Property No. B-6.

West :- Property No. B-4.

(HEREINAFTER CALLED THE PROPERTY UNDER SALE), with the free hold rights of the land under the said property for a sum of Rs.18,00,000/- (Rupees Eighteen Lacs Only), unto one VENDEE and the VENDEE has also agreed to purchase the same from the VENDOR on the following terms and conditions of this SALE DEED.

Contd...5..

माता राज

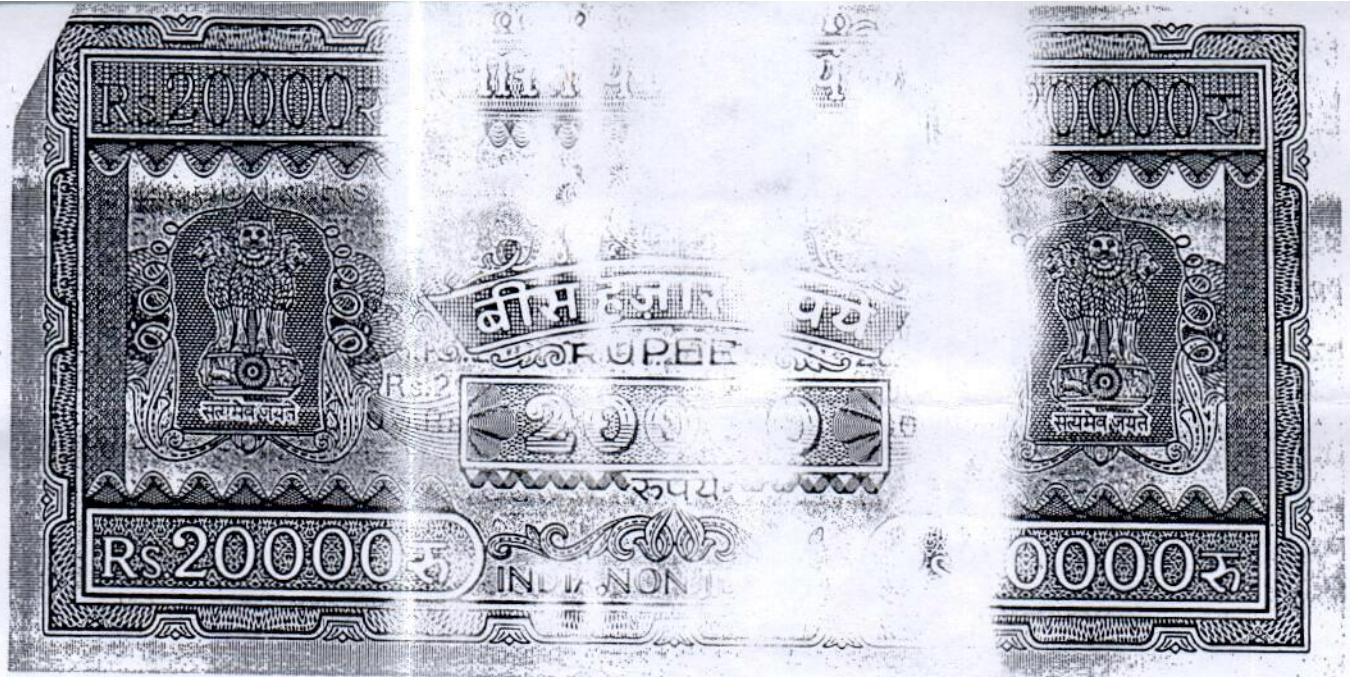
Anilgaur



0200704045

NOW THIS SALE OF THE ABOVE SAID
PROPERTY UNDER SALE IS FIXED FOR
Rs. 10,00,000/- (Ten Lacs) and the Vendor has
already received from the Vendor
a) Rs. 10,00,000/- (Ten Lacs) and the Vendor has
b) Rs. 5,00,000/- (Five Lacs) and the Vendor has
c) Rs. 3,00,000/- (Three Lacs) and the Vendor has
all cheques drawn on State Bank of India, Delhi-05.

23336 / 11/14/19



02CC 704048

-4-

AND WHEREAS the VENDOR for her bonafide needs and requirements has agreed to sell 1/2 UNDIVIDED SHARE OF THE ABOVE SAID PROPERTY BEARING NO. B-5, AREA MEASURED 609 SQ. YDS. SITUATED IN THE AREA OF VILLAGE SHAMUR PUR, DISTRICT STATE, DELHI, IN APPROVED FREEHOLD RESIDENTIAL COLONY KNOWN AS BHAGWAN DASS NAGAR, NEW DELHI-26, which is bounded as under:-

North :- Rohtak Road.
East :- Property No. B-6.

South :- Service Lane.
West :- Property No. B-4.

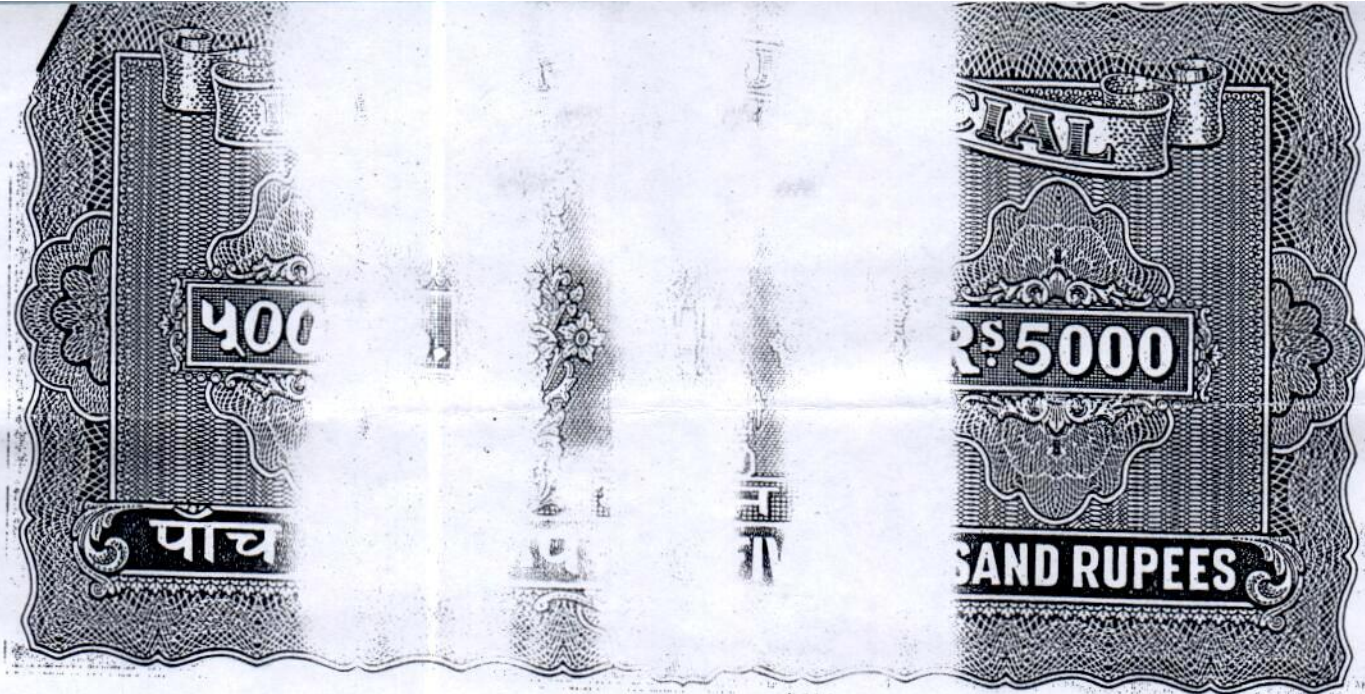
(HEREINAFTER CALLED THE PROPERTY UNDER SALE), with the free hold rights of the land under the said property for a sum of Rs.18,00,000/- (Rupees Eighteen Lacs Only), unto the VENDEE and the VENDEE has also agreed to purchase the same from the VENDOR on the following terms and conditions of this SALE DEED.

माता राज

Contd...5..

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-6-

2. That the VENDOR hereby sells, conveys, transfers and assigns all her rights, title and interests in the above said property with all easements, title, interests, privileges in favour of the said VENDEE.
3. That the VENDOR has delivered the vacant physical possession of the above said property "under sale to the VENDEE at the spot by means of this SALE DEED.
4. That the VENDOR hereby assures the VENDEE that the above said property under sale and transfer is free from all kinds of encumbrances i.e. sale, mortgage, power of attorney, gift, litigation, liens, legal flaws, court decrees, court injunctions, court attachments, family disputes and there is no other legal defect in the title of ownership right of the VENDOR and if it is proved whole or part of the said property goes out from the possession of the VENDEE then the VENDOR and her both moveable and immoveable properties will be liable to indemnify all the losses, damages, costs and expenses incurred by the VENDEE in all respect.

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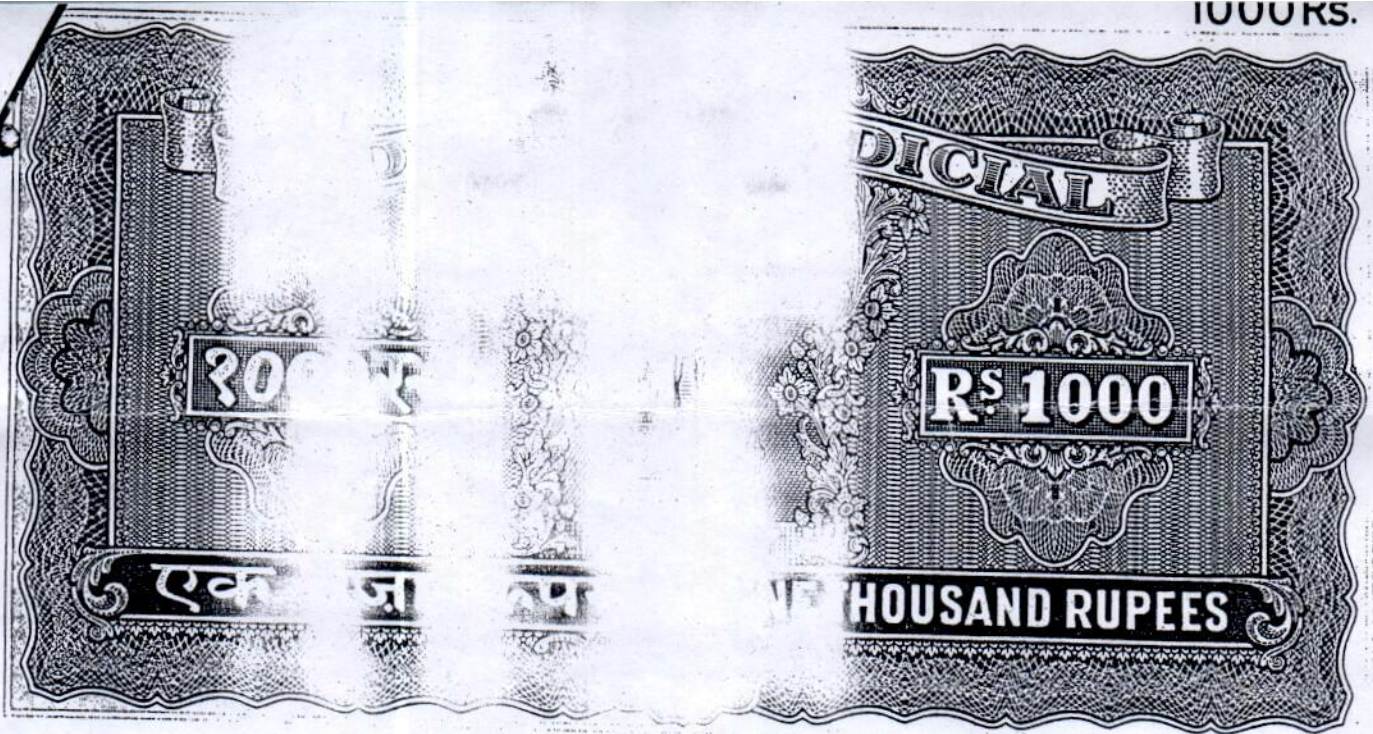
Suita Garg

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11/1/93



-7-

5. That the VENDOR and her legal heirs and successors shall not increase and create any objection and claim over the said property after the execution of this SALE DEED.
6. That the House Tax, Water and Electricity Charges or any other dues of the above said property for the period prior to the execution of this SALE DEED shall be paid and borne by the VENDOR and afterwards by the VENDEE to the concerned authorities.

माला शर्मा

[Handwritten signature]

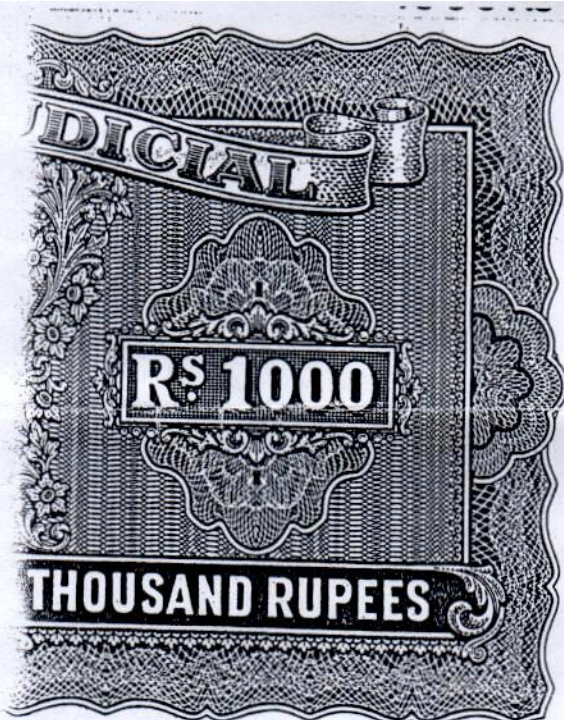
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7. That the VENDOR hereby assures the VENDEE to help and assist her in getting the property transferred/ mutated in the relevant records of Municipal Corporation of Delhi/Revenue Department and any other concerned department and/or the VENDEE shall have full rights to get the said property transferred / mutated in her own name from the concerned department on the basis of this Sale Deed, even in the absence of the VENDOR.
8. That the VENDOR has delivered all the relevant original documents of the said property to the VENDEE at the time of execution of this SALE DEED.

अप्रैल २५

[Handwritten signature]

Contd...9..

Chasen

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25552



9. That the VENDOR and VENDEE are the citizens of India.
10. That all the expenses of the transaction i.e. stamp duty, registration charges etc. etc. will be paid and borne by the VENDEE to the concerned authorities.
11. That the VENDEE shall have all the rights to apply and get the water, electricity and sewer connection regarding the said property from the department concerned, and also to get the existing name changed in her name from the department concerned without any written consent of the VENDOR.
12. That the VENDOR has declared and assured the VENDEE that the above mentioned property has not been acquired by the Govt. and there is no injunction or attachment order of any court or department.

20/11/11 PM

[Signature]

Contd...10..

Chom

50h1/11

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13. That on the basis of this deed the aforesaid VENDEE has become the absolute owner of the said property with all rights, title and interest in the said property.

14. That the VENDOR has executed and got registered this SALE DEED without any kind of pressure, force and compulsion and with her sound and disposing mind.

IN WITNESS WHEREOF, the VENDOR and VENDEE have set their respective hands on this Sale Deed after having read and understood all the contents of this Sale Deed in presence of the following witnesses who have also signed the same in their presence.

WITNESSES :

1. *Sachin Kumar*
S/o Shri. Krishan Lal.
400, Bansa Encl, Paschim Vihar,
New Delhi - 87
DL/06/065/012738
dt 1-1-94

Sachin Kumar
" VENDOR "

2. *Naresh Kumar*
NARESH KALRA
S/o Sh. KRISHAN LAL KALRA
21/31 Old Rajinder Nagar

Naresh Kumar
" VENDEE "

3. *B. R. Kalra*
B. R. Kalra
Late Mr. Duran Chand Kalra

78

+

5301

9

23

21104

File No. RKA/DNCR/...../.....

Date of Receiving

CASE COLLECTION FORMAT
(SPECIAL ASSET SURVEY FORM)

(Version 4.2) | Date of implementation: 09.02.2017 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By Survey		NA	NA		NA
Preparation	Shrestha	28/8/18	31/8/18	11/9/18	

File Returned to HOD Engg. unprepared due to reason

☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature

☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.

☐ Major defects in the survey. Survey has to be done again.
GENERAL DETAILS

1.	Proposal or Ref. No.				
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates			
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address	SPM-1 Mohan Singh Rana			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Sunil Dargu	999004540		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer			
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer	

CASE DETAILS

1 Type of property

CHECKED BY: [Signature]

Agmt rate land 2,75,000/- month.
 Court 1200/- month
 Patawala 37,67,00,000/-
 Babu...

2.	Owner/ Applicant Details	Name	Contact Number	Email Id
3.	Account Name	Smt. Anita Garg		
4.	Property Address	Shree Lal Mehra Plot No B-5 & B-6 Bhayam Das Fazalpur Distt.		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
6.	Preferred time of survey	Date	Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	Mamta Singh		
8.	Special Instructions if any:	28/3/22		
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
Customer Signature:				

श्रीलाल मेहरा
 28/3/22
 3075 के पास Basement + 3rd floor है
 9 + F + S 15-225 है कि मूल 51
 26 है.

IMPORTANT INSTRUCTIONS

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input type="checkbox"/>

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property.	<input type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ABOVE FORMALITIES ARE COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE DISCIPLINARY ACTION WILL BE TAKEN AGAINST FILE PREPARER.**

SPECIAL ASSET SURVEY FORM

(Version 4.2) | Date of Implementation: 09.02.2017 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../.....	Date: 31/8/18	Time:
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GENERAL DETAILS

1.	Name of the Surveyor	<u>Rylin</u>				
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"><tr><td>Name</td><td>Contact No.</td></tr><tr><td><u>Manmohan Singh</u></td><td><u>9821034291</u></td></tr></table>	Name	Contact No.	<u>Manmohan Singh</u>	<u>9821034291</u>
Name	Contact No.					
<u>Manmohan Singh</u>	<u>9821034291</u>					
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)				
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely				
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done				
6.	Type of Property	<input type="checkbox"/> Residential Mansion, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input checked="" type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School, <input type="checkbox"/> College, <input type="checkbox"/> Farm House, <input type="checkbox"/> Any other: _____				
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other Reason: _____				
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment				
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input checked="" type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					

OWNERSHIP DETAILS

1.	Legal Owner Name/s	
2.	Property Purchaser Name	

3.	Property Address under Valuation	Plot no B-5 & B-6 Bhagwan Das Nagar, Faridkot Bypass
4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North	South	East	West		
		main road Bahadur	Corner	Plot no B-7	Plot no B-4		
2.	Property Facing	<input type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	Near Metro Parade Bazar					
4.	Ward Name/ No.						
5.	Zone Name	Bhagwandas Nagar					
6.	Main Road Name & Width	Name	Width	Distance from property			
		Bahadur Rd.	15m	approx			
7.	Approach Road Name & Width						
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input checked="" type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		1 km	1.5 km	500m	100m	X	X
14.	Any new development in surrounding area						
15.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					

16.	Jurisdiction Development Authority Name	<input checked="" type="checkbox"/> DBA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input checked="" type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed 1050 Sqft	As per Map	As per site survey
2.	Any conversion to the land use			
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input checked="" type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property			
11.	Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS				
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
2.	Covered Built-up Area	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
	(Tick one on the basis of which valuation is to be calculated)	As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building			
4.	Floor on which property is situated			
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	1BHK + P + 5 + 3BHK		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		

7.	Roof	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: <u>15 mtr. All floor</u> c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster											
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:											
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction											
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction											
11.	Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction											
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply											
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey											
19.	Age of Building/ Recent Improvements done	<u>2003</u>											
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor											
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building											
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Running Mtr.</th> <th style="width:25%;">Height</th> <th style="width:25%;">Width</th> <th style="width:25%;">Finish</th> </tr> </thead> <tbody> <tr> <td><u>✓</u></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish	<u>✓</u>			
Running Mtr.	Height	Width	Finish										
<u>✓</u>													
24.	Internal roads/ pavements*	Type of construction	Length	Width									
25.	Garden Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary											

26.	Parking facilities	<input type="checkbox"/> Available within the property	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On still	
		<input type="checkbox"/> Not available within the property	<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
27.	Air conditioning*	<input type="checkbox"/> Windows, <input type="checkbox"/> Split, <input type="checkbox"/> Central Air conditioning Plant		
		Number	Capacity	Make
		Year of installation		Cost of capitalization
28.	HVAC*	Make		Capacity
		Year of installation		Cost of capitalization
29.	Lift/ elevators*	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial		
		Make		Capacity
		Year of installation		Cost of capitalization
30.	Power backup*	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set		
		Number	Make	Capacity
		Year of installation		Cost of capitalization
31.	Provision of firefighting*	<input type="checkbox"/> Wet Riser System, <input type="checkbox"/> Automatic Water Sprinkler system with alarm, <input type="checkbox"/> Fire Hydrant System, <input type="checkbox"/> Fire extinguishers, <input type="checkbox"/> No firefighting provisions		
		Year of installation		Cost of capitalization
32.	Use of special Green Building Techniques if any	<input type="checkbox"/> Yes, <input type="checkbox"/> No		
		Capacity	Year of installation	Cost of capitalization
33.	Provision of Solar Panels if any	<input type="checkbox"/> Yes, <input type="checkbox"/> No		
		Capacity	Year of installation	Cost of capitalization
34.	Provision of rainwater harvesting	<input type="checkbox"/> Yes, <input type="checkbox"/> No		
		Capacity	Year of installation	Cost of capitalization
35.	Special Instructions if any			

**Use separate sheet wherever required.*

**ADDITIONAL INFORMATION FOR DIFFERENT SPECIAL ASSETS IN A SEPARATE SHEET
AS MENTIONED BELOW**

School/ College	<i>Category of school/ college (higher secondary/ senior secondary/ Engg. college, medical college, etc.), Affiliated to which board, Upto Class/ Courses taught, Total classrooms, Total Labs, Classification of school (Day boarding/ Day scholar), Number of students enrolled, Number of teachers teaching</i>
Hotel	<i>Total number of rooms in different category, Number of rooms in different categories, Number of restaurants, Number of conference rooms, Number of banquet halls, Type of fittings & fixtures used in the hotel, List of various Equipment installed in the hotel with their specifications, capacity, year of capitalization and capitalization cost, Hotel license/ Liquor license/ Fire License/ Building Approvals/ any other special license which Hotel might have taken, Brand name utilization fees & agreement, Star rating certificate if any, Fixed Asset Register, Occupancy Rate</i>
Hospital	<i>Category of Hospital, Number of bed in hospital, Facilities available, Labs, Inventory list of the machines installed</i>
Shopping Mall	<i>Category of Mall, Total number of shops, Total number of shops occupied, Total number of shops vacant, How many shops on rent, Total average monthly rental income, Per sq.ft rental rate, Multiplex, Food court, Number and name of mega retail stores present, names of brands present in the Mall</i>

** Mention details on a separate plain sheet.*

** Mention quantity/ quality & specifications within the mentioned points.*

** In respect of licenses/ approvals/ noc please take necessary documentary evidence.*

S. No.	Block Name	Total Slabs/Floors	Height	Year of Construction	Type of Construction	Structure Condition	Area (in sq. ft.)

PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:		
	Contact No.	3644. 6 2.5 Lakh. 25 45-400	
	Sale Purchase Rate		
	Rental Rate	98 111 59727	
	Comments	93 111 59727 जाता 2-227 5127	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true to the best of my knowledge. I understand that any false information provided by me will lead to incorrect valuation report and I'd be solely responsible for it and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the value of the property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers directly. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

UNDERTAKING BY THE SURVEYOR

I confirm that I have done the Survey of the asset properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Asset Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me.

Surveyor Name:

Signature:

CASE NO.

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review & confirm this data/ Information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & Information as per best of my knowledge & case facts. I understand that any false Information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrarily change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

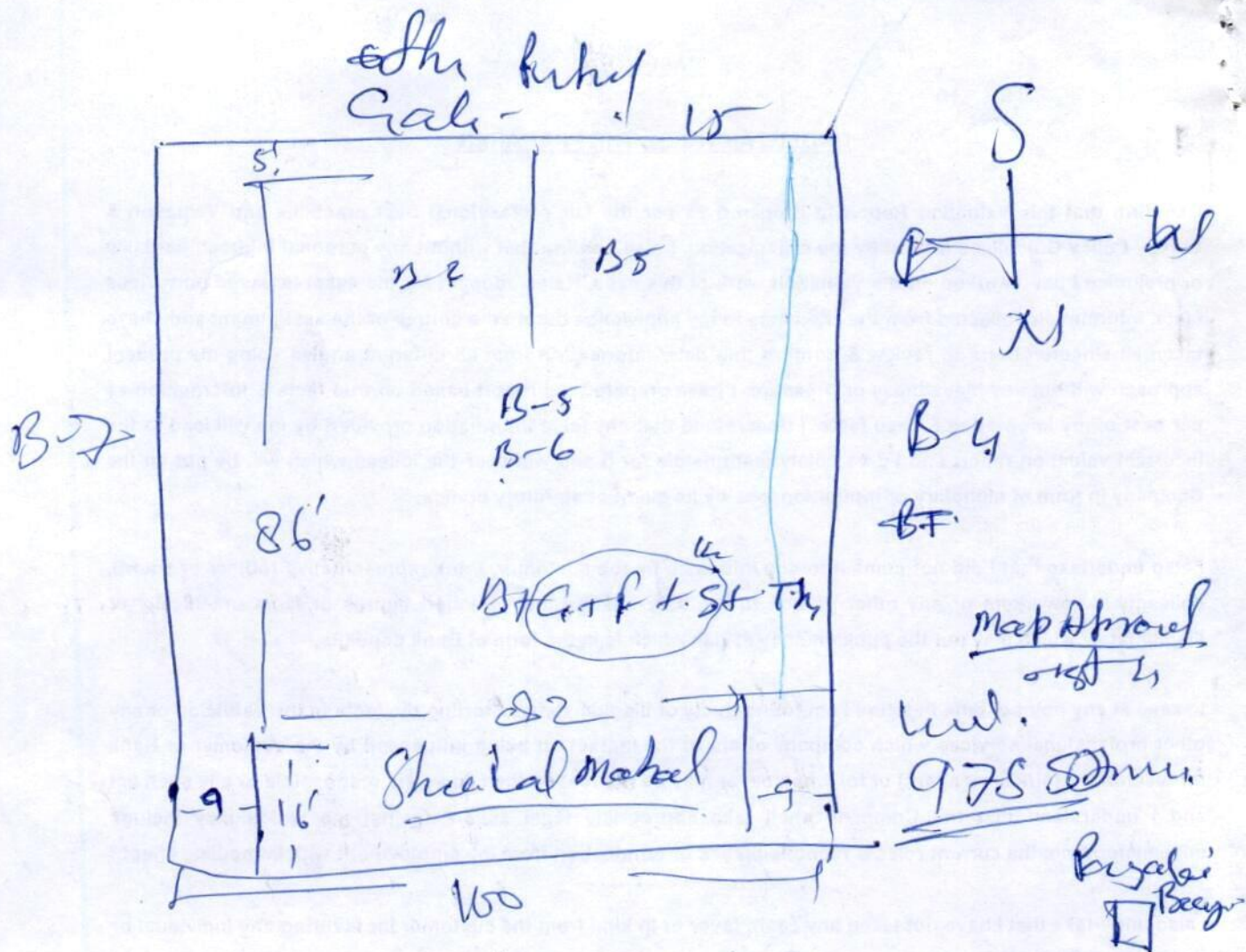
In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd be solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

Preparer Name:

Signature:



Jakhura To \rightarrow Raktak. Road

ASHKUR
Mitra

AGST

land area \rightarrow 10700 Sq. ft
Covered \rightarrow 7052 Sq. ft

1207928

352.50 / 3276 sq. ft

B-5

398

AJAY SHANKER

Advocate

Enrol.No. D/ 231-D/2000

1

R-63/1, Ground Floor

Model Town-III, Delhi-09

Ph.011-27210067

Mob. 9891713763, 9717966615

E-mail: ajayshanker.adv@gmail.com

98-A

Date : 04.01.2016

To,

The Assistant General Manager,

State Bank of Mysore,

Naya Bazar, Delhi- 110006.

Sub.: Legal opinion in respect of the property belonging to Smt. Anita Garg W/o Sh. Prem Garg bearing No.B-5, measuring 609 Sq.Yds. situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26.

A/c M/s SHRI LAL MAHAL LTD.

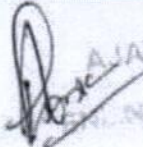
Sir,

This is with reference to your request for legal opinion about the said property. I have carefully examined and perused the documents submitted to me and carried out the necessary inspection at the office of concerned Sub-Registrar, Delhi, I hereby submit my opinion as under:

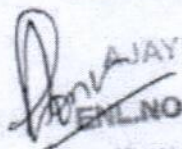
1.	a) Name of the Branch/ Business Unit/Office Seeking opinion.	State Bank of Mysore, Naya Bazar, Delhi-6
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL
	c) Name of the Borrower.	M/s SHRI LAL MAHAL LTD.

AJAY SHANKER
ADVOCATE
ENROL NO-D/231-D/2000

2.	a) Name of the unit/concern /company/ person offering the property/ (ie) as security	M/s SHRI LAL MAHAL LTD..
	b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creating the charge.	Individual Smt. Anita Garg W/o Shri Prem Garg.
	c) State as to under what capacity is security offered [whether as joint application or borrower or as guarantor, etc.]	As a Guarantor.
3.	Complete or full description of the immovable property/ (ie) offered as security including the following details.	Bearing No.B-5, measuring 609 Sq.Yds. situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26.
	a). Survey No.	NIL
	b) Door/ House no. (in case of house property)	B-5
	c) Extent/ area including plinth/ built up area in case of house property.	609 Sq. Yds.
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in the area of village Shakurpur, Delhi , colony known as Bhagwan Dass Nagar, New Delhi-26. Bounded as: East: Property No. B-6 West: Property No B-4 South: Service Lane North: Rohtak Road
4.	a) Particulars of the documents scrutinized serially and chronologically.	1. Original Sale Deed, executed by Smt. Satya Chaudhary and Capital Land Builders Pvt. Ltd in favour of Smt. Kanta Rani dated 10.02.1973 same is registered with Sub-Registrar-, Delhi vide Reg.No.3665, Addl. Book No.1, Vol. No.1962, Page No.1 to 5 on 22.03.1973. 2. Original Sale Deed, executed by Smt. Kanta Rani in

 AJAY SHANKER
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REG. NO. 211-3/2000

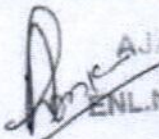
b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			<p>favour of Smt. Anita Garg same is registered with Sub-Registrar- II, Delhi vide Reg.No.77, Addl. Book No.1, Vol. No.11301, Page No.84 to 93 dated 02.01.2004.</p> <p>3. Original Sale Deed, executed by Smt. Kanta Rani in favour of Smt. Anita Garg same is registered with Sub-Registrar- II, Delhi vide Reg.No.78, Addl. Book No.1, Vol. No.11301, Page No.94 to 103 dated 02.01.2004.</p> <p>4. Copy of lease agreement dated 25.03.2005 between Smt. Anita Garg W/o Sh. Prem Garg and M/s Siv Nath Rai Har Narain (India) Ltd.</p> <p style="text-align: right;">As mentioned above.</p>	
Sl.No.	Date	Name/ Nature of the document	Original/certified copy/ certified extract/ photocopy, etc.	In case copies, whether the original was scrutinized by the Advocate
			As mentioned above	
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 mortgager? (Please also enclose all such certified copies and relevant fee receipts 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	


ANIL JAY SHANKAR
 ADVOCATE
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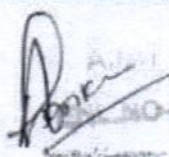
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	N.A.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Yes, Sub-Registrar-II, Delhi
	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?	NA
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	<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>Perusal of documents shows that property in question i.e. Area measuring area 609 Sq.Yds. Bearing No.B-5, situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26 was Initially belongs to Smt. Satya Chaudhary w/o Chaudhary Brahm Prakash and Capital Land Builders Pvt. Ltd were the owners of the land bearing Plot No.-5, Block No.-B in the colony known as Bhagwan Dass Nagar, Delhi measuring area 609 Sq.Yds, who sold the property to Smt. Kanta Rani w/o shri Krishan Lal on 10.02.1973 vide Sale Deed Reg. No.3665, Book No.I, Vol.No.1962, page No. 1 to 5 dated 22.03.1973.</p> <p>Thereafter Smt. Kamla Rani sold half undivided share of the aforesaid property to Smt. Anita Garg w/o Shri Prem Garg vide sale Deed Reg.No.77, Book No.1, Vol No.11301, page No.84 to 93, datd 02.01.2004 and further half undivided share of the aforesaid property sold to Smt. Anita Garg w/o Shri Prem Garg vide sale Deed Reg.No.78, Book No.1, Vol No.11301, page No.94 to 103, datd 02.01.2004.</p> <p>Thus Smt. Anita Garg became the owner of the entire aforesaid property.</p>	

[Signature]
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9.	Nature of the Title of the intended Mortgagor over the Property(Whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Guarantee/ Allottee etc.)	Full Ownership Rights
10.	If leasehold, whether:	
	a) Lease Deed is duly stamped and registered	NA
	b) Lessee is permitted to mortgage the Leasehold right,	NA
	c) Duration of the Lease/unexpired period of lease	NA
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-Lessee also.	NA
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
	f) Right to get renewal of the leasehold rights and nature thereof.	NA
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether;	NA
	Grant/agreement etc, provides for alienable rights to the mortgagor with or without contributions	NA
	The mortgagor is competent to create charge on such property.	Yes
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	NA
14.	If the property has been transferred by way of Gift/Settlement Deed, whether	No.


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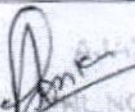
	a)The Gift/Settlement Deed is duly stamped and registered	NA
	b)The Gift/Settlement Deed has been attested by two witnesses.	NA
	c)The Gift/Settlement Deed transfers the property to Donee;	NA
	d)Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	NA
	e)Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NA
	f)Whether the Donee is in possession of the gifted property	NA
	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;	NA
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
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.	NA
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	NA
	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.	NA
	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?	NA


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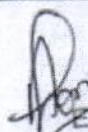
16.	Whether the title documents include any testamentary documents/wills?	No.
	a)In case of wills, whether the will is registered will or unregistered will?	NA
	b)Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	c)Whether the property is mutated on the basis of will?	NA
	d)Whether the original will is available?	NA
	e)Whether the original death certificate or the testator is available?	NA
	f)what are the circumstances and /or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of declaration by all the beneficiaries about the guidelines/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)	NA
17.	a)Whether the property is subject to any wakf rights?	NA
	b)Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	NA
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.	NA
	b)Please also comment on any other aspect which ;may adversely affect the validity of security in such cases?	NA
19.	a)Whether the property belongs to any trust or is subject to rights of any trust?	NA
	b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA


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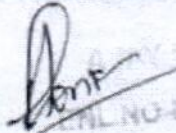
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
20.	a) If the property is Agricultural Land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	NA
	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?	NA
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	NA
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?	As per information received from borrower/ owner, no litigation is pending, however, an affidavit to this effect may be obtained from the borrower in respect of property under reference.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No


 AJAY CHAWKER
 ADVOCATE
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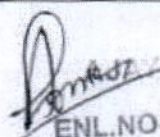
	c)Whether the title documents have any court seal/marketing which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marketing	NA
24.	a)In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NA
	b)Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NA
	c)Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NA
25.	Whether the property belongs to a Limited Company, check the Borrowing Powers, Board resolution, authorisation to create mortgage/execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	NA
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.	NA
27.	a)Whether any POA is involved in the chain of title?	No
	b)Whether the POA involved in 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	No
	(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, Agreement of Sale, Sale Deeds etc.in favour of buyers of flats/units (Builder's POA) or (ii)other type of POA (Common POA)	No


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	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.	NA
	e) In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	No
	(i) Whether the original POA is verified and the title investigation is done on the basis of original POA? (ii) Whether the POA is a registered one? (iii) Whether the POA is a special or general one? (iv) Whether the POA contains a specific authority for execution of title document in question?	No
	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?)	NA
	g) Please comment on the genuineness of POA?	NA
	h) The unequivocal opinion on the enforceability and validity of the POA?	NA
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.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following;	It is a Residential Property.
	a) Promoter's/Land owner's title to the land/building;	NA
	b) Development Agreement/Power of Attorney;	NA
	c) Extent of authority of the Developer/builder;	NA
	d) Independent title verification of the land and /or building in question;	NA
	e) Agreement for sale (duly registered);	NA
	f) Payment of proper stamp duty;	NA


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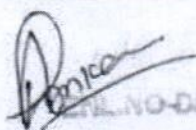
	g) Requirement of registration of sale agreement, development agreement, POA, etc.	NA
	h) Approval of building plan, permission of appropriate / local authority, etc.;	NA
	i) Conveyance in favour of Society/ Condominium concerned;	NA
	j) Occupancy certificate/ allotment letter/letter of possession;	NA
	k) Membership details in the Society etc;	NA
	l) Share Certificates;	NA
	m) No Objection Letter from the Society;	NA
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/apartments/ building regulations, Development control regulations, Cooperative Societies Laws etc;	NA
	o) Requirements for noting the Bank charges on the records of the housing society, if any;	NA
	p) If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions, if any.	NA
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	NA
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.	No encumbrance was found Receipt of Inspection is attached. However property is mortgaged with SBM Naya Bazar, Delhi.
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	No
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, The bank may obtain the latest property tax receipt from the applicant.




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33.	a)Urban and ceiling clearance, whether required and if so, details thereon.	No
	b)Whether No Objection Certificate under the Income Tax Act is required/obtained	No
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Mutation certificate may kindly be obtained from the applicant.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	NA
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
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;	Yes, the electricity bills of the property be obtained from the applicant by the bank.
	b) Document in relation to water connection;	Yes, the water bills of the property be obtained from the applicant by the bank.
	c) Document in relation to Sales Tax Registration, if any applicable;	No
	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.	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	No


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	of TIR, please provide these comments subsequently, on making the same available to the advocate)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SRFAESI Act, if required against the property offered as security?	The provisions of SRFAESI Act would be applicable in the said property.
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 precautions to be taken by the Bank in this regard.	The original documents as mentioned above be taken from the borrower. The bank should obtain the original latest property tax paid receipt, electricity and water bills and the bank should verify the property and physical possession of the mortgagor thereon.
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.	NA
44.	Additional aspects relevant for investigation of title as per local laws.	The bank should take all the original documents as mentioned in Annexure A and affidavit as format attached.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	The mortgagor of the bank should verify the possession of the mortgagor.
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Smt. Anita Garg w/o Sh. Prem Garg can mortgage the property in question by depositing the documents mentioned in Annexure A.


AJAY SHANKER
 ADVOCATE
 ENL.NO-D/231-D/2000

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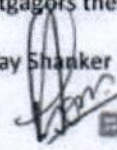
NB: The bank may physically verify the property and possession of the mortgagors thereon.

This search report is submitted by:

Date: 04.01.2016

Place: Delhi

Ajay Shanker



AJAY SHANKER
ADVOCATE

ENL NO-D/231-D/2000

(Advocate)

AJAY SHANKER

Advocate

Enrol.No. D/ 231-D/2000

R-63/1, Ground Floor

Model Town-III, Delhi-09

Ph.011-27210067

Mob. 9891713763, 9717966615

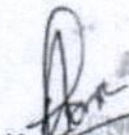
E-mail: ajayshanker.adv@gmail.com

Date : 04.01.2016

Annexure -A

At the time of creation of mortgage following documents are required to be taken by the Bank:

1. Original Sale Deed, executed by Smt. Satya Chaudhary and Capital Land Builders Pvt. Ltd in favour of Smt. Kanta Rani dated 10.02.1973 same is registered with Sub-Registrar-, Delhi vide Reg.No.3665, Addl. Book No.1, Vol. No.1962, Page No.1 to 5 on 22.03.1973.
2. Original Sale Deed, executed by Smt. Kanta Rani in favour of Smt. Anita Garg same is registered with Sub-Registrar- II, Delhi vide Reg.No.77, Addl. Book No.1, Vol. No.11301, Page No.84 to 93 dated 02.01.2004.
3. Original Sale Deed, executed by Smt. Kanta Rani in favour of Smt. Anita Garg same is registered with Sub-Registrar- II, Delhi vide Reg.No.78, Addl. Book No.1, Vol. No.11301, Page No.94 to 103 dated 02.01.2004.
4. Latest property tax receipt.
5. Latest utility bills.
6. Affidavit as format attached.


AJAY SHANKER
ADVOCATE
ENROL NO-D/231-D/2000
Ajay Shanker

Format of Affidavit cum Undertaking (to be taken from the Borrower/ Mortgagor on Non-Judicial Stamp Paper of Rs.10/- duly attested by the Notary)

AFFIDAVIT OF MORTGAGOR REGARDING OWNERSHIP OF IMMOVABLE PROPERTY

Latest
Photograph of
the Owner of
the property

Before the Asst. General Manager,

State Bank of Mysore,

Naya Bazar, Delhi.

AFFIDAVIT

I, Smt. Anita Garg wife of Sh. Prem Garg R/o A-8, Bhagwan Dass Nagar, New Delhi-26, do hereby swear on oath as under:-

1. That the deponent's latest photograph is affixed on the top.
2. That deponent is the owner of Area measuring area 609 Sq.Yds. Bearing No.B-5, situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26 by virtue of Sale Deed Reg. no. 77 & 78 dated 02.01.2004 and same is offered as security to the bank against the loan.
3. That Property is neither tenanted nor leased to any third person.
4. That the property aforesaid is free from all encumbrances, lien or an agreement to transfer or any other encumbrance.
5. That no award, suit or appeal is pending before any Arbitrator or court, tribunal in respect of the aforesaid property/or and is not under any attachment or revenue recovery.
6. That there are no dues or overdue against the deponent of co-operative Societies, Municipal Board/ Tax Authorities or any Bank or of any other agency.
7. That the aforesaid property has not been acquired by the Govt. or any other agency or is not under process of acquisition and or not it comes under any present ceiling laws.
8. That the title of the deponent to the aforesaid property is original and not duplicates or fakes one.
9. That the deponent has paid all the municipal taxes and dues and lease amount to competent authority and property is being used as permitted by the competent authority i.e. residential.
10. That deponent undertakes not to carry out unauthorized construction over the property that property has been mortgaged for the benefit, need and necessity of the family members of the deponent.

11. That deponent undertakes not to create any third party interest, sale, charge or lien shall take place w.r.t. the aforesaid property till the clearance of loan and without the prior written consent of the bank.

DEPONENT

VERIFICATION:-

Verified at Delhi on this ____ day of _____ 2016 that contents of para 1 – 11 of my above affidavit are true and correct to best of my knowledge and nothing material has been concealed there from.

DEPONENT

B-6

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AJAY SHANKER

Advocate

Enrol.No. D/ 231-D/2000

R-63/1, Ground Floor
Model Town-III, Delhi-09

Ph.011-27210067

Mob. 9891713763, 9717966615

E-mail: ajayshanker.adv@gmail.com

Date : 05.01.2016

To,

The Assistant General Manager,

State Bank of Mysore,

Naya Bazar, Delhi- 110006.

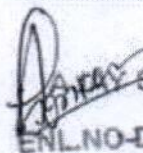
Sub.: Legal opinion in respect of the property belonging to Smt. Anita Garg W/o Sh. Prem Garg bearing No.B-6, measuring 598 Sq.Yds. situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26.

A/c M/s SHRI LAL MAHAL LTD.

Sir,

This is with reference to your request for legal opinion about the said property. I have carefully examined and perused the documents submitted to me and carried out the necessary inspection at the office of concerned Sub-Registrar, Delhi, I hereby submit my opinion as under:

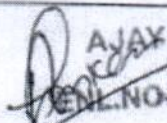
1.	a)Name of the Branch/ Business Unit/Office Seeking opinion.	State Bank of Mysore, Naya Bazar, Delhi-6
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL
	c) Name of the Borrower.	M/s SHRI LAL MAHAL LTD.


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ADVOCATE
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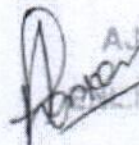
2.	a) Name of the unit/concern /company/ person offering the property/ (ie) as security	Smt. Anita Garg W/o Sh. Prem Garg.
	b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creating the charge.	Individual Smt. Anita Garg W/o Shri Prem Garg.
	c) State as to under what capacity is security offered [whether as joint application or borrower or as guarantor, etc.]	As a Guarantor.
3.	Complete or full description of the immovable property/ (ie) offered as security including the following details.	Bearing No.B-6, measuring 598 Sq.Yds. situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26.
	a). Survey No.	NIL
	b) Door/ House no. (in case of house property)	B-6
	c) Extent/ area including plinth/ built up area in case of house property.	598 Sq. Yds.
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in the area of village Shakurpur, Delhi , colony known as Bhagwan Dass Nagar, New Delhi-26. Bounded as: East: Property No. B-7 West: Property No B-5 South: Service Lane North: Rohtak Road
4.	a) Particulars of the documents scrutinized serially and chronologically.	✓ 1. Original Sale Deed, executed by Smt. Kamla Devi in favour of Shri Dan Behari dated 04.08.1969 vide Reg.No.3467, Addl. Book No.1, Vol. No.1110, Page No.71 to 73 registered on dated 11.08.1969 in the Office of Sub-Registrar-1, Delhi. ✓ 2. Original Will, executed by Smt. Damyanti Mishra in favour of Smt. Hansa Sharma on dated 18.09.1990.

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					<p>3. Original, Death Certificate of Smt. Danyanti Mishra.</p> <p>4. Original Will, executed by Smt. Hansa Sharma in favour of Shri Alok Murti Sharma on dated 16.04.1991.</p> <p>5. Original, Death Certificate of Smt. Hansa Sharma</p> <p>6. Original Relinquishment Deed, executed by Shri Satya Murti Sharma in favour of Shri Alok Murti Sharma and Miss Anupama Sharma daughter of Shri Satya Murti Sharma vide Reg. No.14522, Book No. , Vol.No.11150, Pages 134 to 137, dated 06.10.2003 in the Sub-Registrar-II, Delhi.</p> <p>7. Original Sale Deed, executed by Shri Alok Murti Sharma, Miss Anupama Sharma, Smt. Suman Sharma and Smt. Saroj Sharma in favour of Smt. Anita Garg vide Reg.No.15460, Addl. Book No.1, Vol. No.11180, Page No.120 to 131 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, New Delhi.</p> <p>8. Original Sale Deed, executed by Shri Alok Murti Sharma, Miss Anupama Sharma, Smt. Suman Sharma and Smt. Saroj Sharma in favour of Smt. Anita Garg vide Reg.No.15461, Addl. Book No.1, Vol. No.11180, Page No.132 to 143 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, Delhi.</p> <p>9. Original Lease Agreement, executed between Smt. Anita Garg wife of Shri Prem Garg and M/s Shivnath Rai Har Narayan (India) Ltd. on dated 25.03.2005.</p> <p style="text-align: right;">As mentioned above.</p>
b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.					
Sl.No.	Date	Name/ Nature of the document	Original/certified copy/ certified extract/ photocopy, etc.	In case copies, whether the original was scrutinized by the Advocate	
			As mentioned above		
5. Whether certified copy of all title documents are obtained from					

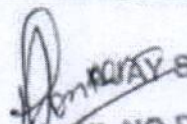

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	the relevant sub-registrar office and compared with the documents made available by the proposed mortgager? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	Yes .	
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No	

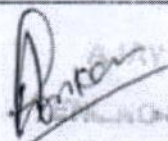

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 PHONE NO-01231-07300.

	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	N.A.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Yes, Sub-Registrar-II, Delhi
	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?	NA
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	<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>Perusal of documents shows that, Initially Smt. Kamla Devi w/o Shri K.L. Aggarwal was the owner of the land bearing Plot No.-6, Block No.-B in the colony known as Bhagwan Dass Nagar, Delhi measuring area 598 Sq.Yds, who sold the property to Shri Dan Behari son of Shri Gopal Parshad on dated 04.08.1969 vide Reg. No.3467, Book No.I, Vol.No.1110, page No. 71 to 73 dated 11.08.1969.</p> <p>Thereafter Shri Dan Behari expired intestate leaving behind four legal heirs i.e. Smt. Damyanti Mishra as wife, Smt. Hansa Sharma, Smt. Suman Sharma and Smt. Saroj Sharma as daughters.</p> <p>Thereafter Smt. Damyanti Mishra executed a Will on dated 18.19.1990 in respect of her 1/4 undivided share of the aforesaid property in favour of Smt. Hansa Sharma wife of Shri Satya Murti Sharma.</p> <p>Thereafter Smt. Damyanti Mishra died on 13.05.2001.</p> <p>Thereafter Smt. Hansa Sharma also executed a Will in favour of Shri Alok Murti Sharma on dated 16.04.1991. Thereafter Smt. Hansa Sharma expired on 14.06.2003. After the death of Smt. Hansa Sharma, her husband Shri Satya Murti Sharma relinquished his share</p>	

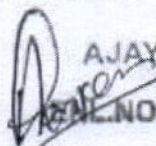
	<p>in favour of Shri Alok Murti Sharma son of Shri Satya Murti Sharma and Miss Anupama Sharma daughter of Shri Satya Murti Sharma vide Reg. No.14522, Book No. , Vol.No.11150, Pages 134 to 137, dated 06.10.2003 in the Sub-Regisrar-II, Delhi.</p> <p>Thereafter Shri Alok Murti Sharma son of Shri Satya Murti Sharma, Miss Anupama Sharma daughter of Shri Satya Murti Sharma, Smt. Suman Sharma wife of Shri V.C. Dogra and Smt. Saroj Sharma wife of Shri Vishwanath sold half undivided share of the aforesaid property bearing No.B-6 to Smt. Anita Garg Wife of Shri Prem Garg vide Reg.No.15460, Addl. Book No.1, Vol. No.11180, Page No.120 to 131 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, Delhi and also sold other half of the aforesaid property to Smt. Anita Garg wife of Shri Prem Garg vide Reg.No.15461, Addl. Book No.1, Vol. No.11180, Page No.132 to 143 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, Delhi.</p> <p>Hence, Smt. Anita Garg has become the owner of the entire aforesaid property bearing No.B-6 and she leased out this property to M/s Shiv Nath Rai Har Narain (India) Ltd. for a period of 15 years w.e.f. 01.04.2005 to 31.03.2020.</p>	
9.	Nature of the Title of the intended Mortgagor over the Property(Whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Guarantee/ Allottee etc.)	Full Ownership Rights
10.	If leasehold, whether:	
	a)Lease Deed is duly stamped and registered	NA
	b) Lessee is permitted to mortgage the Leasehold right,	NA
	c) Duration of the Lease/unexpired period of lease	NA
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-Lessee also.	NA
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
	f) Right to get renewal of the leasehold rights and nature thereof	NA
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether;	NA
	Grant/agreement etc, provides for alienable rights to the mortgagor with or without contributions	NA


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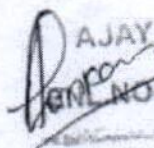
	The mortgagor is competent to create charge on such property.	Yes
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	NA
14.	If the property has been transferred by way of Gift/Settlement Deed, whether	No.
	a) The Gift/Settlement Deed is duly stamped and registered	NA
	b) The Gift/Settlement Deed has been attested by two witnesses.	NA
	c) The Gift/Settlement Deed transfers the property to Donee;	NA
	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	NA
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NA
	f) Whether the Donee is in possession of the gifted property	NA
	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;	NA
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
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.	NA


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 ADVOCATE
 CHENNAI NO-0231-072000

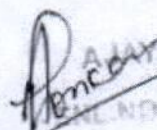
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	NA
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NA
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NA
16.	Whether the title documents include any testamentary documents/wills?	No.
	a) In case of wills, whether the will is registered will or unregistered will?	NA
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	c) Whether the property is mutated on the basis of will?	NA
	d) Whether the original will is available?	NA
	e) Whether the original death certificate or the testator is available?	NA
	f) What are the circumstances and /or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of declaration by all the beneficiaries about the guidelines/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)	NA
17.	a) Whether the property is subject to any wakf rights?	NA
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	NA
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.	NA
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NA
19.	a) Whether the property belongs to any trust or is subject to rights of any trust?	NA


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	b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA
	c)If so additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d)Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
20.	a)If the property is Agricultural Land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	NA
	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?	NA
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	NA
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	No
23.	a)Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per information received from borrower/ owner, no litigation is pending, however, an affidavit to this effect may be obtained from the borrower in respect of property under reference.
	b)If so, whether such litigation would adversely affect5 the creation of a valid mortgage or have any implication of its future enforcement?	No
	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	NA


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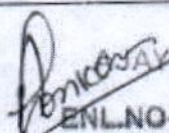
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NA
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NA
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NA
25.	Whether the property belongs to a Limited Company, check the Borrowing Powers, Board resolution, authorisation to create mortgage/execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	NA
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.	NA
27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved in 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	No
	(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, Agreement 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.	NA
	e) In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	No
	(i) Whether the original POA is verified and the title investigation is done on the basis of original POA? (ii) Whether the POA is a registered one? (iii) Whether the POA is a special or general one?	No


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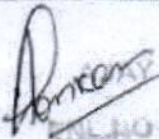
	(iv) Whether the POA contains a specific authority for execution of title document in question?	
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	NA
	g) Please comment on the genuineness of POA?	NA
	h) The unequivocal opinion on the enforceability and validity of the POA?	NA
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.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following;	It is a Residential Property.
	a) Promoter's/Land owner's title to the land/building;	NA
	b) Development Agreement/Power of Attorney;	NA
	c) Extent of authority of the Developer/builder;	NA
	d) Independent title verification of the land and /or building in question;	NA
	e) Agreement for sale (duly registered);	NA
	f) Payment of proper stamp duty;	NA
	g) Requirement of registration of sale agreement, development agreement, POA, etc.	NA
	h) Approval of building plan, permission of appropriate / local authority, etc.;	NA
	i) Conveyance in favour of Society/ Condominium concerned;	NA
	j) Occupancy certificate/ allotment letter/letter of possession;	NA
	k) Membership details in the Society etc;	NA
	l) Share Certificates;	NA
	m) No Objection Letter from the Society;	NA
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/apartments/ building regulations,	NA

Handwritten signature

	Development control regulations, Cooperative Societies Laws etc;	
	o) Requirements for noting the Bank charges on the records of the housing society, if any;	NA
	p) If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions, if any.	NA
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	NA
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.	No encumbrance was found Receipt of Inspection is attached. However property is mortgaged with SBM Naya Bazar, Delhi.
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	No
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, The bank may obtain the latest property tax receipt from the applicant.
33.	a) Urban and ceiling clearance, whether required and if so, details thereon.	No
	b) Whether No Objection Certificate under the Income Tax Act is required/obtained	No
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Mutation certificate may kindly be obtained from the applicant.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	NA
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
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;	Yes, the electricity bills of the property be obtained from the applicant by the bank.
	b) Document in relation to water connection;	Yes, the water bills of the property be obtained from the applicant by the bank.


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	c) Document in relation to Sales Tax Registration, if any applicable;	No
	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.	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)	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 enforce SRFAESI Act, if required against the property offered as security?	The provisions of SRFAESI Act would be applicable in the said property.
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 precautions to be taken by the Bank in this regard.	The original documents as mentioned above be taken from the borrower. The bank should obtain the original latest property tax paid receipt, electricity and water bills and the bank should verify the property and physical possession of the mortgagor thereon.
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.	NA
44.	Additional aspects relevant for investigation of title as per local laws.	The bank should take all the original documents as mentioned in Annexure A and affidavit as format attached.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	The mortgagor of the bank should verify the possession of the mortgagor.


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46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Smt. Anita Garg w/o Sh. Prem Garg can mortgage the property in question by depositing the documents mentioned in Annexure A.

NB: The bank may physically verify the property and possession of the mortgagors thereon.

This search report is submitted by:

Date: 05.01.2016

Place: Delhi

Ajay Shanker

AJAY SHANKER
ADVOCATE
ENL.NO-D/231-D/2000

(Advocate)

AJAY SHANKER

Advocate

Enrol.No. D/ 231-D/2000

R-63/1, Ground Floor
Model Town-III, Delhi-09

Ph.011-27210067

Mob. 9891713763, 9717966615


E-mail: ajayshanker.adv@gmail.com

Date : 05.01.2016

Annexure -A

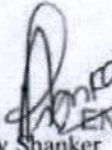
At the time of creation of mortgage following documents are required to be taken by the Bank:

1. Original Sale Deed, executed by Smt. Kamla Devi in favour of Shri Dan Behari dated 04.08.1969 vide Reg.No.3467, Addl. Book No.1, Vol. No.1110, Page No.71 to 73 registered on dated 11.08.1969 in the Office of Sub-Registrar-1, Delhi.
2. Original Will, executed by Smt. Damyanti Mishra in favour of Smt. Hansa Sharma on dated 18.09.1990.
3. Original, Death Certificate of Smt. Damyanti Mishra.
4. Original Will, executed by Smt. Hansa Sharma in favour of Shri Alok Murti Sharma on dated 16.04.1991.
5. Original, Death Certificate of Smt. Hansa Sharma
6. Original Relinquishment Deed, executed by Shri Satya Murti Sharma in favour of Shri Alok Murti Sharma and Miss Anupama Sharma daughter of Shri Satya Murti Sharma vide Reg. No.14522, Book No. , Vol.No.11150, Pages 134 to 137, dated 06.10.2003 in the Sub-Regisrar-II, Delhi.
7. Original Sale Deed, executed by Shri Alok Murti Sharma, Miss Anupama Sharma, Smt. Suman Sharma and Smt. Saroj Sharma in favour of Smt. Anita Garg vide Reg.No.15460, Addl. Book No.1, Vol. No.11180, Page No.120 to 131 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, New Delhi.
8. Original Sale Deed, executed by Shri Alok Murti Sharma, Miss Anupama Sharma, Smt. Suman Sharma and Smt. Saroj Sharma in favour of Smt. Anita Garg vide Reg.No.15461, Addl. Book No.1, Vol. No.11180, Page No.132 to 143 registered on dated 20.10.2003 in the Office of Sub-Registrar-II, Delhi.



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ENL.ND-231-D/2000

9. Original Lease Agreement, executed between Smt. Anita Garg wife of Shri Prem Garg and M/s Shivnath Rai Har Narayan (India) Ltd. on dated 25.03.2005.
10. Latest property tax receipt.
11. Latest utility bills.
12. Affidavit as format attached.


AJAY SHANKER
ADVOCATE
ENL NO-D/231-D/2000
Ajay Shanker

Format of Affidavit cum Undertaking (to be taken from the Borrower/ Mortgagor on Non-Judicial Stamp Paper of Rs.10/- duly attested by the Notary)

AFFIDAVIT OF MORTGAGOR REGARDING OWNERSHIP OF IMMOVABLE PROPERTY

Latest
Photograph of
the Owner of
the property

Before the Asst. General Manager,

State Bank of Mysore,

Naya Bazar, Delhi.

AFFIDAVIT

I, Smt. Anita Garg wife of Sh. Prem Garg R/o A-8, Bhagwan Dass Nagar, New Delhi-26, do hereby swear on oath as under:-

1. That the deponent's latest photograph is affixed on the top.
2. That deponent is the owner of Area measuring area 598 Sq.Yds. Bearing No.B-6, situated in the area of village Shakurpur, Delhi colony known as Bhagwan Dass Nagar, New Delhi-26 by virtue of Sale Deed Reg. no. 15460 & 15461 dated 20.10.2003 and same is offered as security to the bank against the loan.
3. That the property aforesaid is free from all encumbrances, lien or an agreement to transfer or any other encumbrance.
4. That no award, suit or appeal is pending before any Arbitrator or court, tribunal in respect of the aforesaid property/or and is not under any attachment or revenue recovery.
5. That there are no dues or overdue against the deponent of co-operative Societies, Municipal Board/ Tax Authorities or any Bank or of any other agency.
6. That the aforesaid property has not been acquired by the Govt. or any other agency or is not under process of acquisition and or not it comes under any present ceiling laws.
7. That the title of the deponent to the aforesaid property is original and not duplicates or fakes one.
8. That the deponent has paid all the municipal taxes and dues and lease amount to competent authority and property is being used as permitted by the competent authority i.e. residential.
9. That deponent undertakes not to carry out unauthorized construction over the property that property has been mortgaged for the benefit, need and necessity of the family members of the deponent.

10. That deponent undertakes not to create any third party interest, sale, charge or lien shall take place w.r.t. the aforesaid property till the clearance of loan and without the prior written consent of the bank.

DEPONENT

VERIFICATION:-

Verified at Delhi on this ____ day of _____ 2016 that contents of para 1 – 10 of my above affidavit are true and correct to best of my knowledge and nothing material has been concealed there from.

DEPONENT

398

VALUATION OF LAND AND BUILDING

OF

M/s SHRI LAL MAHAL LIMITED

LOCATED AT

PLOT NO. 5 & 6, BHAGWAN DAS NAGAR, NEW DELHI -110026



PREPARED FOR

M/s SHRI LAL MAHAL LIMITED

B-5, Bhagwan Das Nagar, New Delhi-110026

PREPARED BY

ITCOT CONSULTANCY AND SERVICES LIMITED

(Formerly Industrial and Technical Consultancy Organization of Tamil Nadu Limited)

Joint Venture of ICICI, SIDBI, IFCI, SIPCOT, TIIC, SIDCO & BANKS

Delhi Office: 407, Akashdeep Building, 26-A, Barakhamba Road, New Delhi - 110001

Phone: 011 - 23327226, 23321123, Fax No. 23752989

Registered Office: 50-A, Greams Road, Chennai - 600 006

Phone - 044-28290324, 044-28294365



September - 2016





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**VALUATION OF LAND AND BUILDING
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
PLOT NO. 5 & 6, BHAGWAN DAS NAGAR,
NEW DELHI -110026
(AS ON SEPTEMBER, 2016)**

EXECUTIVE SUMMARY

1.0 ITCOT- APPOINTED AS A VALUER

M/s Shri Lal Mahal Limited by a letter dated 24th August 2016 had appointed ITCOT Consultancy and Services Limited for the purpose of valuation of fixed assets i.e. Commercial Land and Building located at plot no. 5 & 6, Bhagwan Das Nagar, New Delhi -110026.

1.1 OBJECTIVE OF VALUATION

The objective of the study is to assess the fair market value of the fixed assets i.e. Commercial Land and Building located at Plot no. 5 & 6, Bhagwan Das Nagar, New Delhi -110026.

1.2 VISITS TO THE SITE

To undertake the valuation of the fixed assets i.e. Commercial Land and Building of the company, a team of professionals of ITCOT visited the site located at Plot no. 5 & 6, Bhagwan Das Nagar, New Delhi -110026 along with the officials of the company on 30th August 2016. The team



collected the details at the site and had discussions with the knowledgeable persons in the line.

- 1.3** The details of the visit made to the assets and methodology adopted for valuation are provided in this report. This valuation report pertains to the valuation of Commercial land and building belonging to M/s Shri Lal Mahal Limited located at Plot no. 5 & 6, Bhagwan Das Nagar, New Delhi -110026.

Based on the visit made, ITCOT has classified the assets into two major categories as mentioned below.

IMMOVABLE ASSETS

- a) Land
- b) Building / Civil Structures



1.4 **VALUATION SUMMARY**

Based on the information/documents provided, our observations and analysis, the total Expected Realizable Value of the fixed assets falling in Category 'D' of of MCD, Delhi for M/s Shri Lal Mahal Limited located at Plot no. 5 & 6, Bhagwan Das Nagar, New Delhi -110026 is valued/ opined at Rs. 9608.58 lakhs and Distress sale realisable value is valued/ opined at Rs. 7686.87 lakhs as on September 2016.

S. No.	Particulars	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs in Lakhs)	Distress Sale Realisable Value (Rs in Lakhs)
1	Land	9081.47	9081.47	7265.17
2	Building	658.90	527.12	421.69
	Total	9740.36	9608.58	7686.87



VALUATION OF LAND AND BUILDING
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
PLOT NO. 5 & 6, BHAGWAN DAS NAGAR,
NEW DELHI -110026
(AS ON SEPTEMBER, 2016)

1.0 INTRODUCTION

1.1 Brief History of the company

SHRI LAL MAHAL Group of Companies was established in 1907. From its modest beginnings way back in 1907 as a small business house it has grown into a large multinational conglomerate of India with a steadily rising annual turnover. The Group has been transformed into a multinational corporate house with its activities spread across several continents and has achieved incredible turnover.

SHRI LAL MAHAL is a Star Trading House. We are one of the biggest exporters of rice from India.

Basmati is SHRI LAL MAHAL Group's premium export. Today with a major share of the Basmati and non-Basmati export pie the Group is one of the largest exporters of Basmati and non-Basmati rice from India. In addition, we hold the credit of being the first Exporter to have exported 5000 MT of Basmati Rice for the first time from India to Europe, way back in 1978.

It has regularly been making bulk shipments of the commodity during the season, packing at one time in 16 ships being loaded in a single



month. We are exporting Basmati rice to Europe, USA, Canada, Australia, South East Asia, and Middle East. Our offices and associates are spread in various parts of the globe including Geneva, USA, UK, Singapore, Dubai, Mauritius, Saudi Arabia, Nigeria and Oman. The Group also processes and sells Pulses, Tea, Spices, Soyabean and Sugar. Other prominent products of the Group are are Detergents, Cement, Steel Scrap, Iron Ore, Timber, Bauxite, Diamond & Gold.

- 1.2 As per the copy of sale deeds executed on various dates for respective Subject properties following are details provided by the company:

Property Details	Agreement Details	Seller/ Vendor	Buyer/ Vendee
Details of land for Plot No. 5	As per copy of Sale Deed dated 02.01.2004 executed at Delhi. The Vendee acquired 1218 Sq. yds. of Land from Vendor on freehold basis located at Plot No. 5 , Bhagwan Das Nagar, New Delhi- 110026 for mixed(residential/commercial) use. Later on, as stated by the Company the name of the said Vendee is in account of M/s Shri Lal Mahal Limited for setting up a Commercial office space.	Smt. Kanta Rani w/o Shri Krishan Lal	Smt. Anita Garg wife of Shri Prem Garg resident of A-8, Bhagwan Das Nagar, New Delhi.



B-16(Front Portion),Ground Floor	As per copy of Sale Deed dated 20.10.2003 executed at Delhi.	(1) Shri Alok Murti Sharma s/o Shri Satya Murti Sharma.	Smt. Anita Garg wife of Shri Prem Garg
		(2)Miss Anupama Sharma D/o Shri Satya Murti Sharma	resident of A-8 Bhagwan Das Nagar,
		(3) Smt. Suman Sharma w/o Shri V C Dogra	New Delhi
		(4)Smt. Saroj Sharma w/o Shri Vishwanath	

- 1.3 The property under valuation consists of a commercial Office, constructed over a Commercial plot admeasuring 2018.10 sq. m. (2413.62 sq. yd.). The property is located at rohtak road in Bhagwan Das Nagar, New Delhi, which is one of the prime Commercial locations of the city. The property boasts of nearness to Shri Lal Mahal Head Office, Punjabi Bagh Metro Station.



- 1.4 The owner of the subject property intends to raise funds against a debt burden which liable to bank by liquidation of its assets, the subject property for the valuation, more specifically land and building located at Plot No. 5 & 6, Bhagwan Das Nagar, New Delhi -110026. Hence, in order to ascertain the present marketable/ realizable value of the land, M/s Shri Lal Mahal Limited has retained the services of ITCOT Consultancy and Services Limited (a joint venture of ICICI, SIDBI, IFCI, SIPCOT, TIIC, SIDCO & Banks). The details of the report are given in the ensuing pages.



2.0 METHODOLOGY

The present valuation report is based on the visit of a professional team of ITCOT to the site located at plot no. 5 & 6, Bhagwan Das Nagar, New Delhi - 110026 on 30th August 2016 and the details collected at the site, area of its location and discussions with the local persons residing in the area. The cost of land has been ascertained based on its present circle rate in the area, current market rate of land in and around the areas of Rohtak road, Bhagwan Das Nagar and that of the building on the prevailing cost of construction and its existing condition. Basic data regarding land and building gathered at site in respect of the above said property.

2.1 Valuation of Land

Land has been valued based on

- Circle Rate / Guideline Value from the Office concerned
- Market value information with respect to the site.

The land valuation is also on the basis of the

- Area of land taken from sale deed.
- Location & usage of the land,
- Topography of the land,
- Access to the land from the public road,
- Infrastructure in terms of Road / Rail / Water / Power / raw materials etc.
- Availability of such Large single land parcel / Size of the land etc.,



2.2 **Valuation of Building**

The realizable value of building and civil works have been estimated by considering the factors like

- plinth area,
- type of construction,
- Utility of the building / structure
- quality of structure,
- exterior appearance,
- present conditions,
- age of the buildings,
- anticipated future life and

The fair market value of the building is estimated considering extent of building, year of construction, condition of the building at the time of visit, type and rate for the structure, depreciation for spent life (as per the standards of National Building Code) and residual life of the building etc. Hence the valuation was carried out based on the internal and external inspection of the property and details collected by our team during the visit on 30.08.2016.



3.0 **Assumptions**

- The study has been carried out for a limited purpose i.e. to ascertain the present realisable value of the immoveable assets i.e. land and building only.
- The valuation of assets has been conducted by our team on an estimated basis keeping in view the present condition and future demand and does not bind us with any kind of liability for their sales and realisation.
- The assets have been valued on the basis of 'AS IS WHERE IS and AS IS WHAT IS BASIS'.
- The Valuation of assets has been carried out for the immoveable assets i.e. land and building as shown by officials of M/s Shri Lal Mahal Limited., Delhi. Hence, the present realizable value of the building structure is based on the inspection of the asset.

3.1 **Documents Furnished by the Company**

The following documents were furnished by M/s Shri Lal Mahal Limited, New Delhi for the purpose of this valuation

- ❖ Copy of Sale Deeds executed on 02.01.2004 and 20.10.2003 respectively at Sub – registrar Office, Delhi.

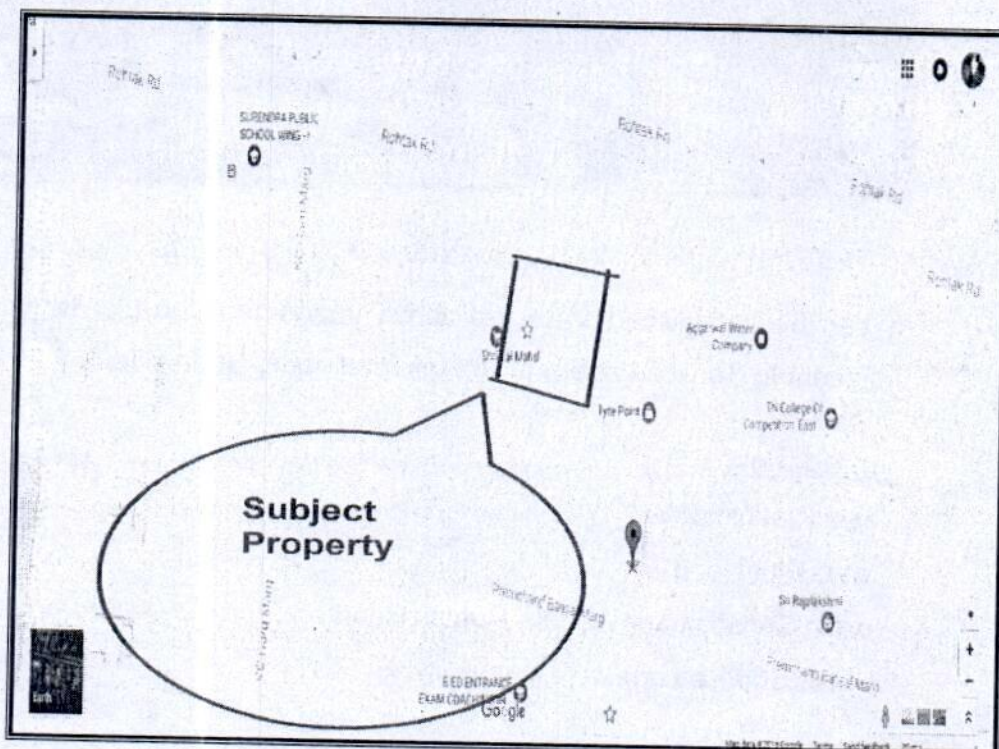
Disclaimer

This report has been prepared based on the information gathered at site, observations during the site visit, information and documents made available by the company and informed to ITCOT. Even though every care has been taken in the preparation of this report, ITCOT does not however, take any responsibility on the accuracy of the assumptions or consequent results.

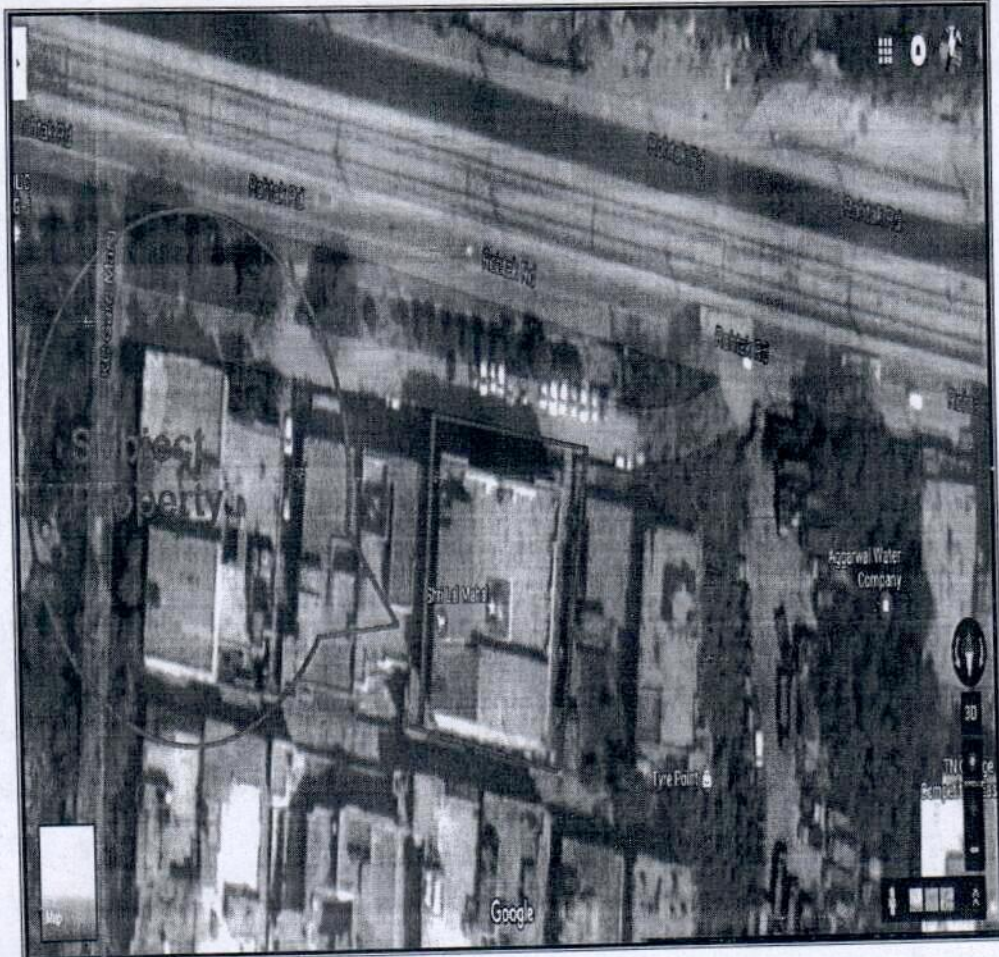
4.0 **VALUATION OF LAND**

Land & Building Owned by	- Smt. Anita Garg wife of Shri Prem Garg
Site Location	- Plot no. 5 & 6, Bhagwan Das Nagar New Delhi - 110026
Area of Land	- 2018.10 sq. m. (2413.62 sq. yd.).

- 4.1 As already explained, the plot is located at Plot no. 5 & 6, Bhagwan Das Nagar, New Delhi - 110026, surrounded various eminent landmarks of the city like, Punjabi Bagh Metro Station. Also, the approach to the location of the plot can be had from Rohtak Road. The following is the approximate location of the plot, reproduced as per the GPS Coordinates, recorded during the site visit.



Following is the satellite image of the subject plot:



It can be established from the above image that the plot is located adjacent to Service Lane and Rohtak road on its North side.

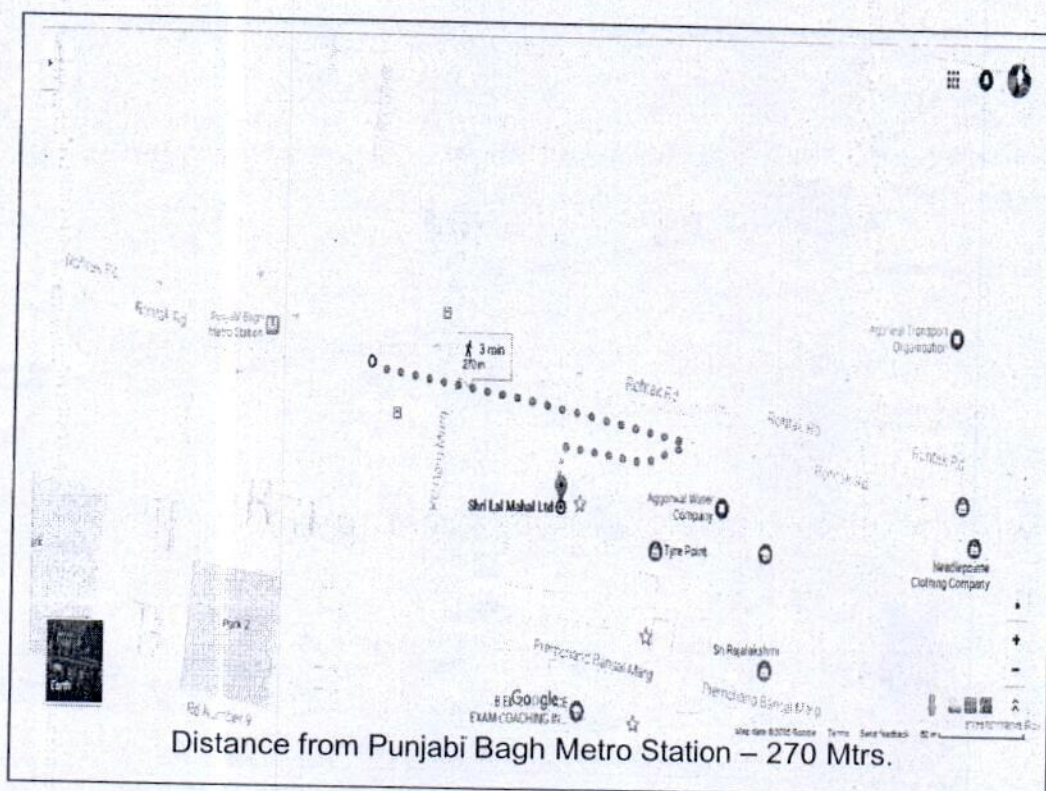
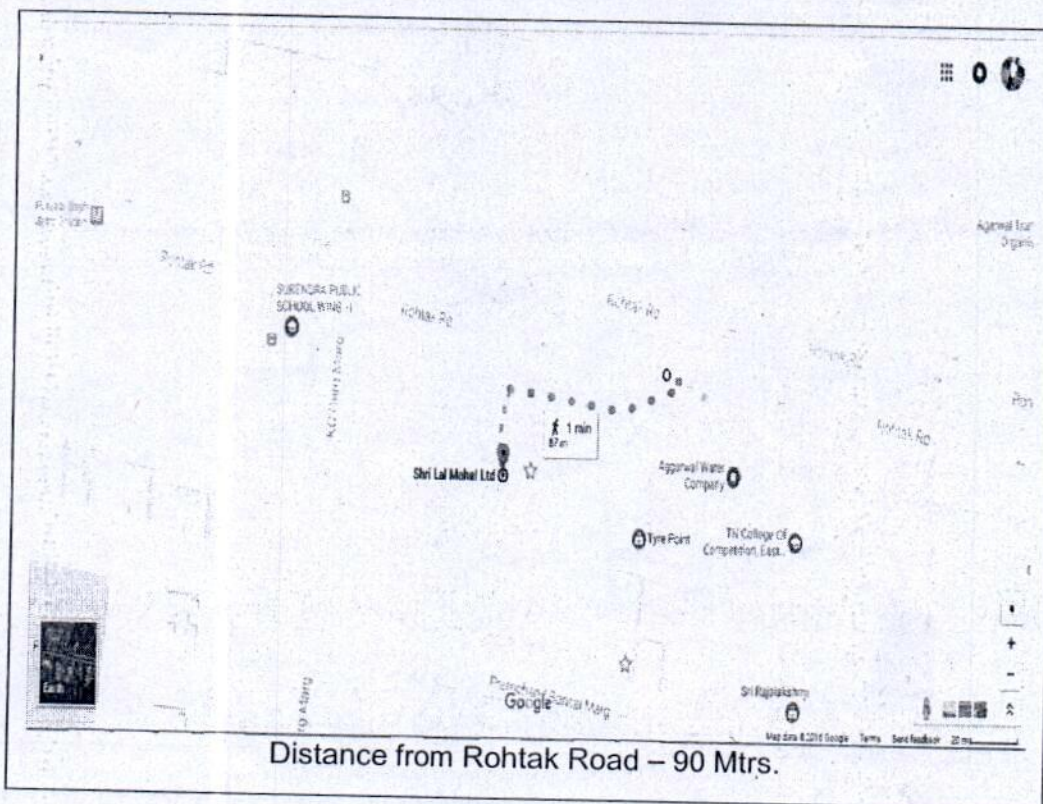
Boundaries:

East: Plot No. B-7

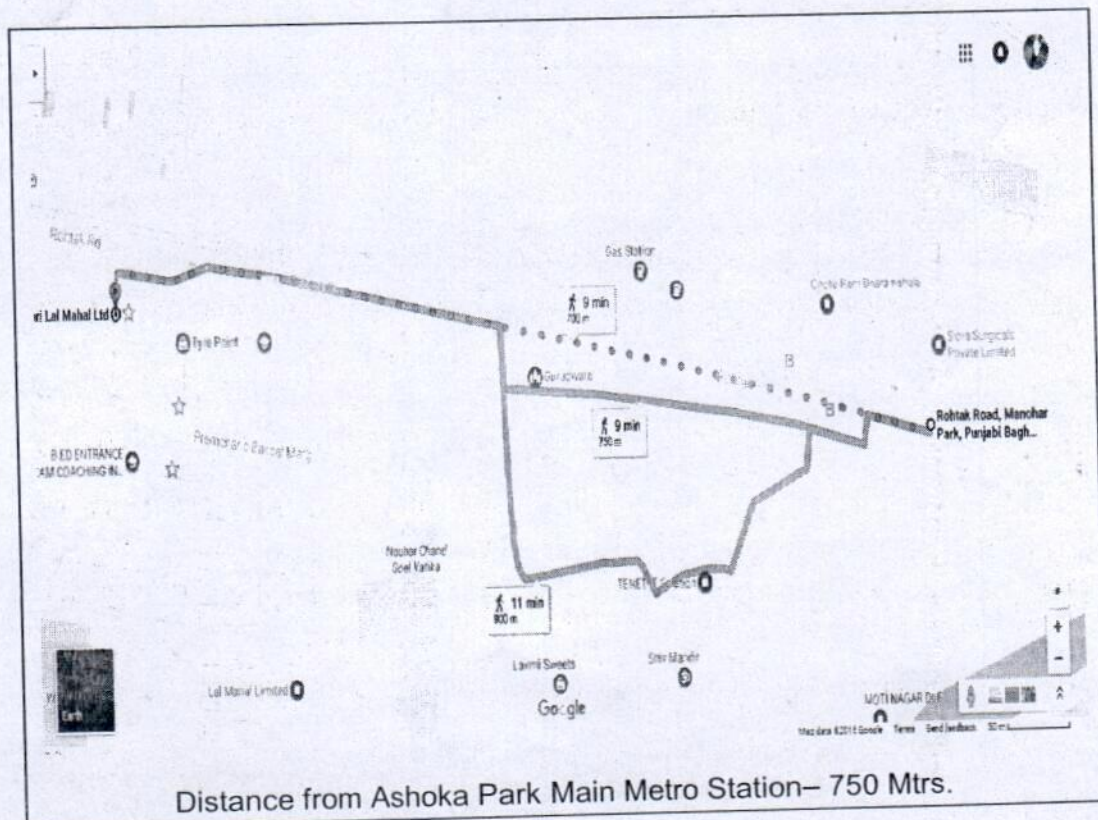
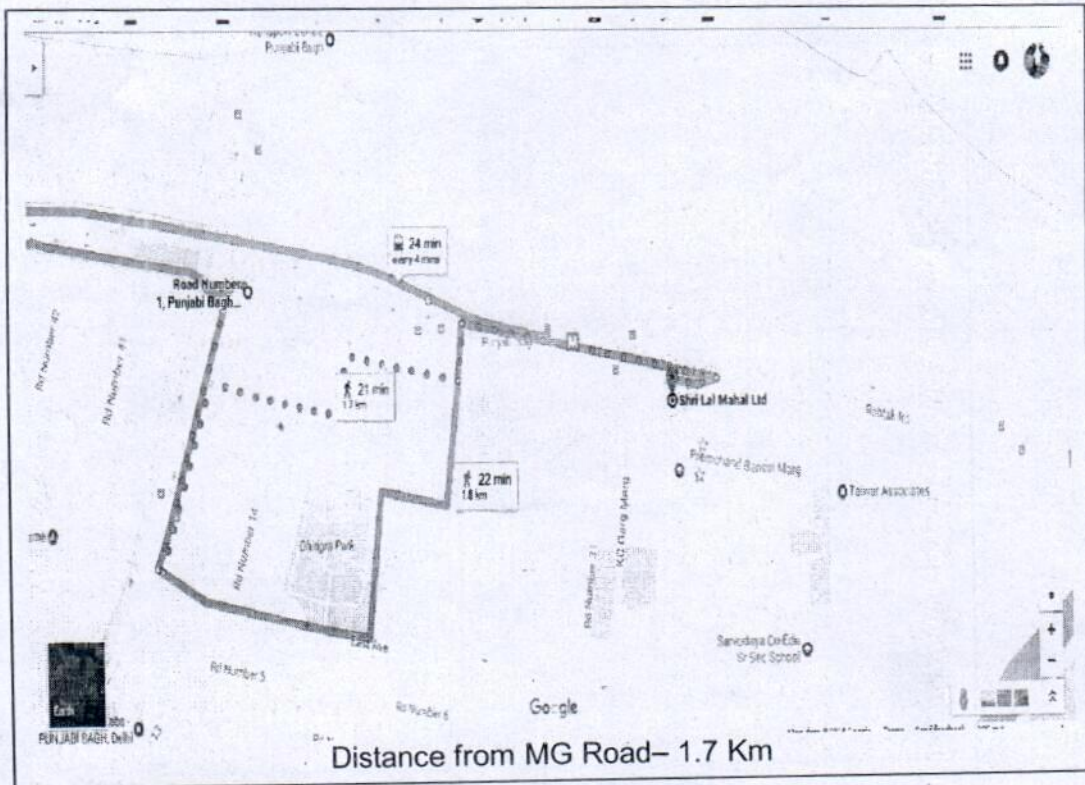
West: Plot No. B-5

North: Service Lane & Main Rohtak Road

South: Service Lane



Valuation of land and building of M/s Shri Lal Mahal Limited located at Plot no. 5 & 6, Bhagwan Das Nagar, New delhi -110026



Following is a tabular representation of the foregoing data and other observations during the site visit.

1	Purpose for which valuation is made	To assess the fair market value of the asset, for liquidation purpose
2	Date as on which valuation is made	September, 2016
3	Name of the owner/s	Smt. Anita Garg w/o Shri Prem Chand Garg
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Sole ownership of Smt. Anita Garg
5	Brief description of the property	Commercial Plots, falling in High Class Commercial area.
6	Location, street, ward no.	Plot No. 5 & 6, Bhagwan Das Nagar, New Delhi – 110026.
7	Is the property situated in Commercial/ commercial/ industrial/ mixed area	Commercial Area
8	Classification of locality-high class/ middle class/ poor class	High Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Within reasonable distance as shown elsewhere in the report
10	Means & Proximity to surface communication by which the locality is served	By road transport, Rohtak Road
11	Area of land supported by documentary proof, shape, dimensions and physical features	2018.10 sq. m. (2413.63 sq. yd.). Rectangular Plot



12	Road, street or lane on which the land is abutting	Interior Arterial road of Sector, having access to Rohtak Road
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	No
15	Are there any agreements of easements? If so, attach copy	No

- 4.2** The cost of land per the sale deed is not known. The present circle rate of land in the area (as obtained from www.delhi.gov.in) is Rs. 4, 50 ,000 /- per sq. m. (Copy Annexed), and Fair Market Rate in the area as ascertained from local property dealers and secondary research is in the same range Rs. 4, 00, 000/- per sq. m. to Rs. 5, 00, 000/- per Sq. m. For the purpose of this valuation, based on the present economic scenario, Rs. 4, 50, 000/ sq. m. has been considered as the market rate. The expected realisable value of free hold land based on the fair market land rate is estimated at Rs. 9081.47 Lakhs the details of which are given at **Annexure – I.**

5.0 **VALUATION OF BUILDING**

The building comprises of two sections divided as of intention i.e. one for retail stores and other one as a corporate office.

The layout of various floors is as following:

Basement

For Genset and parking

Other half for as a document store

Ground Floor

Retail Store (1 Nos.)

Lobby (2 Nos.)

Reception (1 Nos.)

Lift area

First Floor

Office spaces (12 Nos.)

Washroom (2 Nos.)

Rest Room (1 Nos.) and Cubicles

Second Floor

Office spaces (20 Nos.)

Reception (1 Nos.)

Other Departmental Stores

Third Floor

Office spaces (20 Nos.)

Washroom (1 Nos.) and Canteen (1 Nos.)

Server Room (1 Nos.)



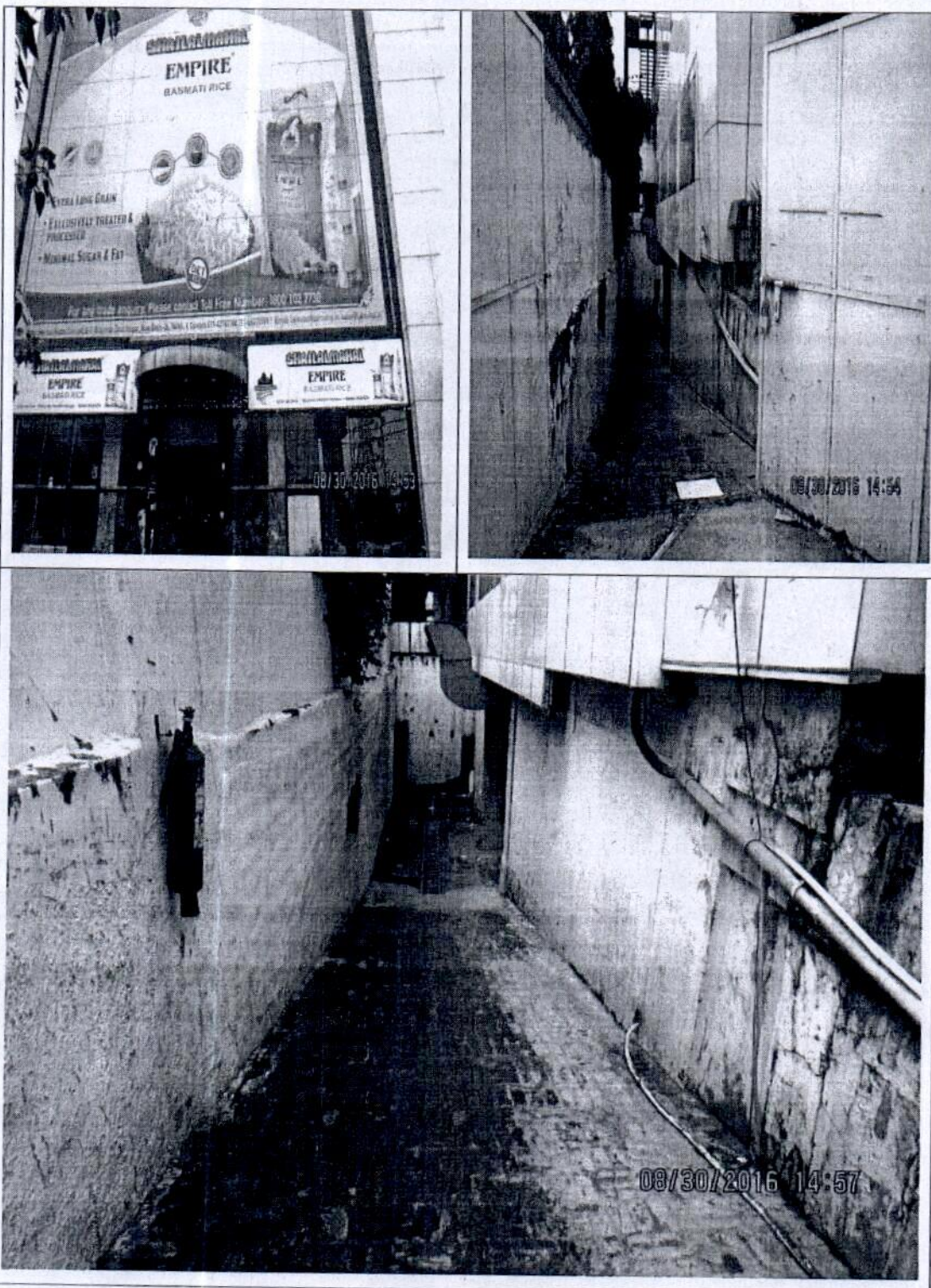
Fourth Floor

Guest Room (2 Nos.)

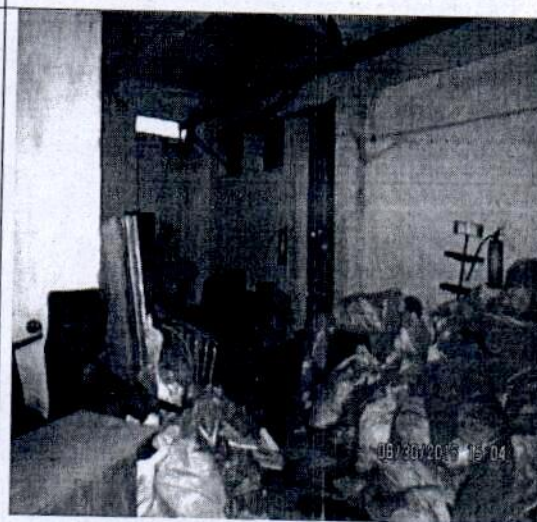
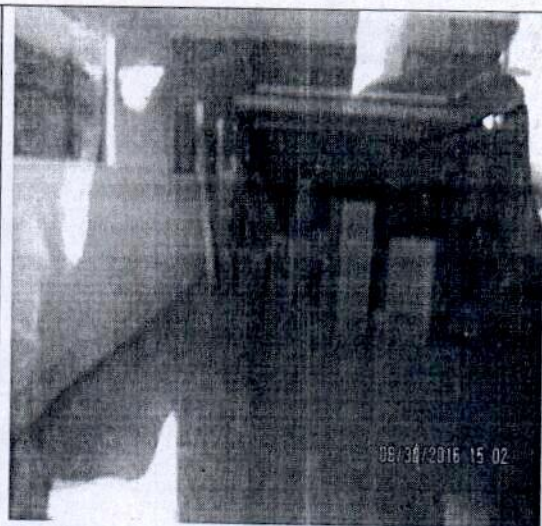
Canteen (1 Nos.), Open Area and Washroom (1 Nos.)

- 5.1 The general construction of the building at Basement, G.F, F.F., S.F. , T.F comprising of amenities as illustrated above are constructed of superstructure in brick work having RCC columns, RCC roof and white marble flooring etc. As reported the building was constructed in year 2005 and appears to be in well maintained condition. The following photographs illustrate the condition of the building as observed during the site visit.
- 5.2 The cost of building as per records is not known. Based on the prevailing cost of construction and condition of the building, the expected realisable value of building is estimated at Rs. 527.12 Lakhs, the details of which are given at **Annexure – II**.

Photographs









6.0 **EXPECTED & DISTRESS SALE REALISABLE VALUE**

Based on the information/documents provided, our observations and analysis, the total Expected Realizable Value of the fixed assets falling in Category 'D' of M/s Shri Lal Mahal Limited located at plot No. A-8, Bhagwan Das Nagar, New Delhi - 110026 is valued/ opined at Rs. 921.17 lakhs and Distress sale realisable value is valued/ opined at Rs. 836.35 lakhs as on September 2016

S. No.	Particulars	Super Built Up Area (Sq.ft.)	Minimum Value as per Present MCD, Circle Rate (Rs . in Lakhs)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Sale Realisable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs. in Lakhs)
1	Land	-	446.42	1014.60	848.21	763.39
2	Building	5850.00	-	88.95	72.96	72.96
Total		-	446.42	1103.55	921.17	836.35



APPLICABLE CIRCLE RAT

CHAPTER-VIII

RECOMMENDED MINIMUM LAND RATES

Based upon the study conducted by the committee and examination of various aspect effecting land rate the following minimum land rates for residential use has been prescribed on the basis of various categories. The average rates based on the sale deeds arrived at have been moderated by the committee by adopting the formula of around 80% of next higher category of colony from category B to E and about 70% of the next higher category of colony from category F to H.

Category	Minimum land rate (per sq. mtr.)
A-1	Rs. 10,00,000/-
A	Rs. 7,00,000/-
B	Rs. 4,20,000/-
C	Rs. 2,50,000/-
D	Rs. 1,50,000/-
E	Rs. 90,000/-
F	Rs. 63,000/-
G	Rs. 45,000/-
H	Rs. 30,000/-

RECOMMENDED LAND RATES FOR AGRICULTURE LAND

Type of land	Recommended rates	Existing rates
Khadar land	Rs. 22 lacs per acre	Rs. 17 lacs per acre
Agriculture land (other than Khadar land)	Rs. 85 lacs per acre	Rs. 53 lacs per acre

Valuation of land and building of M/s Shri Lal Mahal Limited located at
Plot no. 5 & 6, Bhagwan Das Nagar, New delhi -110026





ANNEXURE - I

VALUATION OF FIXED ASSETS

OF

M/s. SHRI LAL MAHAL LIMITED

LOCATED AT PLOT NO. 5 & 6, BHAGWAN DAS NAGAR, NEW DELHI - 110026

DETAILS AND COST OF LAND

S.No.	Particulars	Area (Sq.m.)	Present Fair Market Rate (Rs./sq.m.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)
-------	-------------	-----------------	--	--	---

(A) Location:

Free hold Residential/commercial Land :

Located at Plot No. 5 & 6
Bhagwan Das Nagar
New Delhi - 110026
(0.5 kms from Punjabi Bhag Metro Station and
12 kms from New Delhi Railway Station)

I) The details of Sale deed are given below:

Details of land for Plot No. 5

As per copy of Sale Deed dated 02.01.2004
executed between Smt. Kanta Rani
w/o Shri Krishan Lal (Vendor) and
Smt. Anita Garg w/o Shri Prem Chand
Garg (Vendee)

The Vendee acquired 1218 Sq. yds. of Land

ITCOT Consultancy and Services Limited

1018.248

450000.00

4582.12

4582.12

Valuation of land and building of M/s Shri Lal Mahal Limited located at Plot no. 5 6, Bhagwan Das Nagar, New delhi -110026

from Vendor on freehold basis located at Plot No. 5, Bhagwan Das Nagar, New Delhi- 110026 for mixed (residential/commercial) use Later on, as stated by the Company the name of the said Vendee is in account of M/s Shri Lal Mahal Limited for setting up a Commercial office space.

Area

1218 Sq.yds. Or 1018.248 Sq. m.

Boundaries:

East: Plot No. B-6

West: Plot No. B-4

North: Service Lane & Main Rohtak Road

South: Service Lane

Present Rate :

The present circle rate of Commercial Office Space in the said mixed area (Bhagwan Das Nagar, New Delhi) is Rs.4, 50, 000/ sq.m. as gathered from the sub registrar office, New Delhi.

The present market rate of Commercial Office Space in the area (Bhagwan Das Nagar, New Delhi) is Rs. 4, 50, 000/ sq.m as gathered from the near by property dealers and secondary research.

II) The details of Sale deed are given below:

Details of land for Plot No. 6

999.856	450000.00	4499.35	4499.35
---------	-----------	---------	---------





Valuation of land and building of M/s Shri Lal Mahal Limited located at Plot no. 56, Bhagwan Das Nagar, New Delhi -110026

As per copy of Sale Deed dated 20.10.2003 executed between (1) Shri Alok Murti Sharma s/o Shri Satya Murti Sharma (2) Miss Anupama Sharma D/o Shri Satya Murti Sharma (3) Smt. Suman Sharma w/o Shri V C Dogra (4) Smt. Saroj Sharma w/o Shri Vishwanath (Vendors) and Smt. Anita Garg w/o Shri Prem Chand Garg (Vendee) The Vendee acquired 1196 Sq. yds. of Land from Vendor on freehold basis located at Plot No. 6, Bhagwan Das Nagar, New Delhi- 110026 for mixed (residential/commercial) use Later on, as stated by the Company the name of the said Vendee is in account of M/s Shri Lal Mahal Limited for setting up a Commercial office space.

Area

1196 Sq.yds. Or 999.856 Sq. m.

Boundaries:

East: Plot No. B-7

West: Plot No. B-5

North: Service Lane & Main Rohtak Road

South: Service Lane

Present Rate :

The present circle rate of Commercial Office Space in the said mixed area (Bhagwan Das Nagar, New Delhi)

ITCOT Consultancy and Services Limited

Valuation of land and building of M/s Shri Lal Mahal Limited located at
Plot no. 5 6, Bhagwan Das Nagar, New delhi -110026



is Rs.4, 50, 000/ sq.m. as gathered from the sub
registrar office, New Delhi.
The present market rate of Commercial Office Space
in the area (Bhagwan Das Nagar, New Delhi) is
Rs. 4, 50, 000/ sq.m as gathered from the near by
property dealers and secondary research.

GRAND TOTAL

2018.10

9081.47

9081.47



ANNEXURE-II

VALUATION OF FIXED ASSETS

OF

M/s. SHRI LAL MAHAL LIMITED

LOCATED AT PLOT NO. 5 & 6, BHAGWAN DAS NAGAR, NEW DELHI -110026

DETAILS AND COST OF BUILDING

S. No.	Particulars of the Building	No. Of Structure	Year of Construction	Area (sq.ft.)	Present Cost of Const. (Rs./sq.ft.)	Present Replacement Cost (Rs in Lakhs)	Expected Realisable Value (Rs in Lakhs)
A) Commercial Office Space at Plot No. 5, Bhagwan Das Nagar New Delhi - 110026							
	Basement	1	2005	6216	900	55.94	44.76
	Ground Floor	1	2005	6216	1100	68.376	54.70
	First Floor	1	2005	6216	1100	68.376	54.70
	Second Floor	1	2005	6216	1100	68.376	54.70
	Third Floor	1	2005	6216	1100	68.376	54.70
	Total			31080		329.448	263.5584
B) Commercial Office Space at Plot No. 6, Bhagwan Das Nagar New Delhi - 110026							
	Basement	1	2005	6216	900	55.94	44.76
	Ground Floor	1	2005	6216	1100	68.376	54.70
	First Floor	1	2005	6216	1100	68.376	54.70
	Second Floor	1	2005	6216	1100	68.376	54.70
	Third Floor	1	2005	6216	1100	68.376	54.70

Valuation of land and building of M/s Shri Lal Bahadur Limited located at
Plot no. 5/6, Bhagwan Das Nagar, New Delhi - 110026



TOTAL	31080	329.448	263.5584
GRAND TOTAL	<u>62160.00</u>	<u>658.90</u>	<u>527.12</u>

Note: 1. Sanction plan is not available.

2. Property is constructed jointly as B-5 and B-6. There is no partition wall between them.

3. All the information are provided by the company and data has been taken from last valuation report dated 22.01.2016 as guided by the official of the company.

