

File No.	RKA/DNCR/...../.....
Date of Receiving	

399

**CASE COLLECTION FORMAT
(GENERAL SURVEY FORM)**

(Version 4.2) | Date of implementation: 9.02.2011 | 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	<i>Kylu</i>	NA	NA		NA
Survey	<i>Kylu</i>	<i>28/8/18</i>	<i>31/8/18</i>	<i>11/9/18</i>	
Preparation	<i>Smritha</i>	<i>18/9</i>			

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
---	---

In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
--	--

GENERAL DETAILS

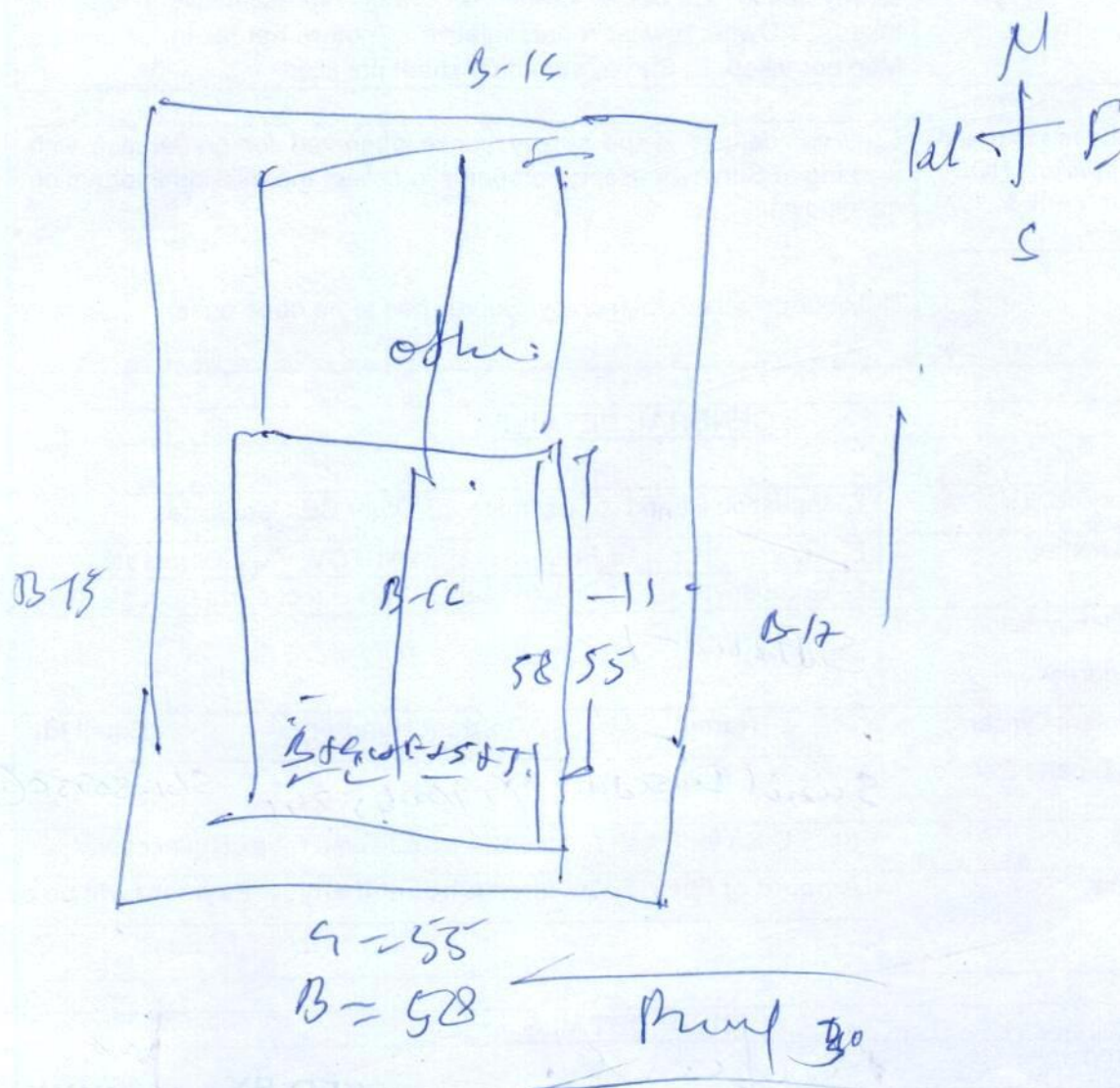
1.	Proposal or Ref. No.				
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates			
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank	<input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	<i>SBI 7</i>			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		<i>Sunil Dasgupta</i>	<i>9996045341</i>	<i>Sbi.50950@sbi.co.in</i>	
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	<i>Residential</i>
----	------------------	--------------------

CHECKED BY.....
Approved Land
Total Value 6,21,

2.	Owner/ Applicant Details	Name		Contact Number	Email Id
		Anita George			
3.	Account Name				
4.	Property Address	Plot no. B-16 Bhyrudas Nagar			
5.	Who will coordinate on site for the site survey	Name		Contact Number	
		Munmukhi negi			
6.	Preferred time of survey	Date		Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. No documents provided: <input type="checkbox"/>			
8.	Special Instructions if any:				
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:					



IMPORTANT INSTRUCTIONS

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.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input type="checkbox"/>
4.	Do sample measurement	<input checked="" 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 type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

GENERAL SURVEY FORM

(FOR PROPERTIES OTHER THAN FLATS)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

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

GENERAL DETAILS

1.	Name of the Surveyor	[Signature]				
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" 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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Name</td> <td style="width: 40%;">Contact No.</td> </tr> <tr> <td>Mon Mohan Singh</td> <td></td> </tr> </table>	Name	Contact No.	Mon Mohan Singh	
Name	Contact No.					
Mon Mohan Singh						
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"/> Flat in Multistoried Apartment, <input checked="" type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input checked="" type="checkbox"/> Residential Builder Floor, <input 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 Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land				
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					

OWNERSHIP DETAILS		
1.	Legal Owner Name/s	Amisha gupta
2.	Property Purchaser Name	
3.	Property Address under Valuation	B-16 Bhagwati Dutt Nagar
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)	East B-17	West B-15	North other	South Rail 9 mts.		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" 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 Payal Bagh					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name Khatola	Width 200	Distance from property 500 m.			
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 checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input 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 500	Hospital 500	Market 500	Metro 500	Railway Station ✓	Airport ✓
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"/> DDA, <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

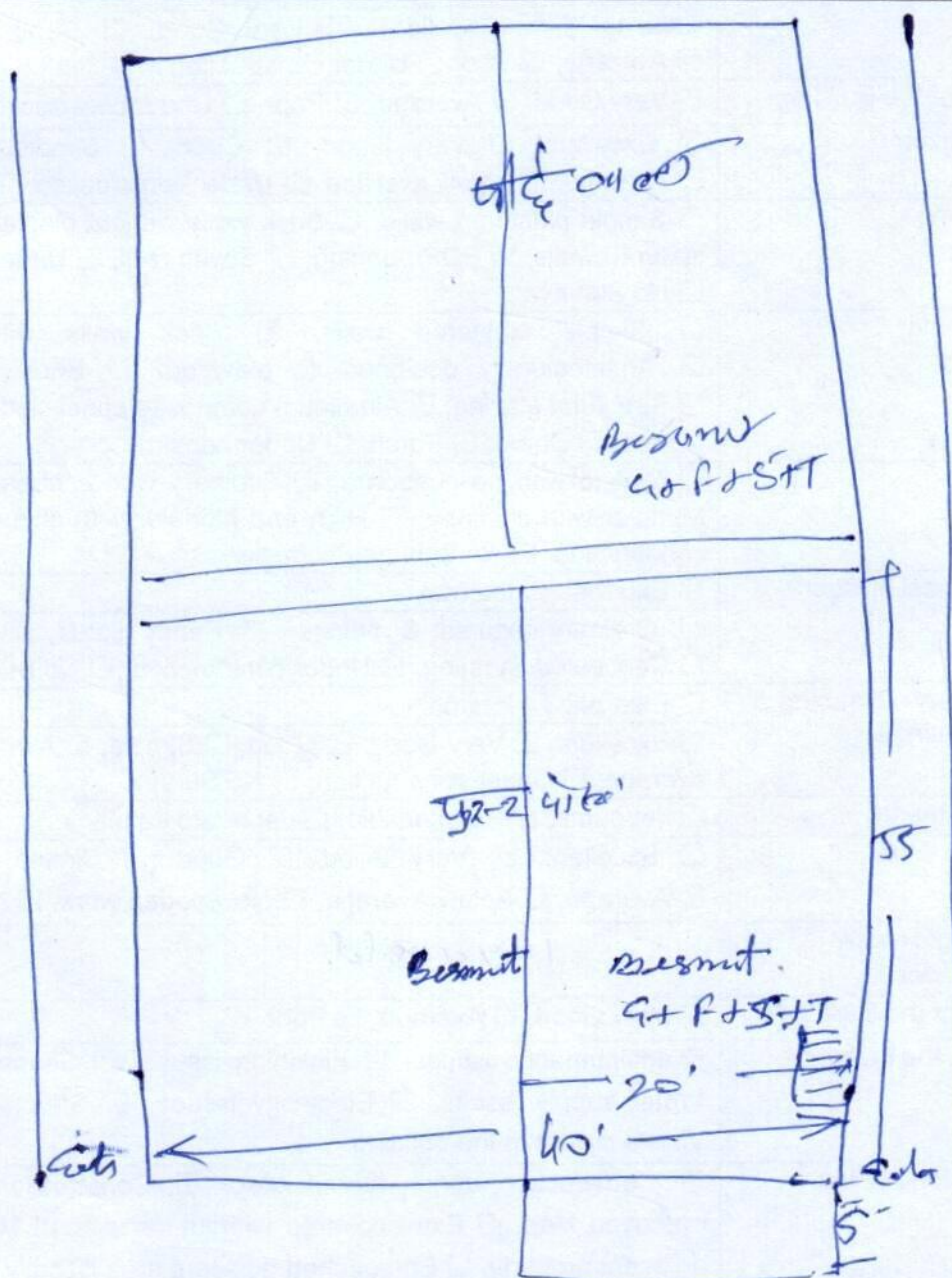
1.	Land Area	As per Title deed	As per Map	As per site survey
		B 32825 PL F 1695 u P 1695 P 1695 280 sqw		
2.	Any conversion to the land use			
3.	Land Type	<input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
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 possessed by at the time of survey	<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		
12.	Current activity carried out in the property	<input checked="" type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

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 checked="" 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	floo.		

4.	Floor on which property is situated	B + G + F +, Fleet, x1.7	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles		
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 checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: 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 checked="" 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 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 checked="" 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 type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction	
14.	Kitchen	<input checked="" 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 type="checkbox"/> Internal <input checked="" 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 type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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	10 years old	
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input 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			
		Running Mtr.	Height	Width	Finish
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial			
		Make:		Capacity:	
25.	Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set			
		Make:		Capacity:	
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary			
27.	Parking facilities	<input type="checkbox"/> Available within the property		<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement,	
		<input type="checkbox"/> Not available within the property		<input type="checkbox"/> On stilt	
				<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any				



Basement = 3282 sqm
 G Floor = 1695 sqm
 P = 1695 sqm
 F-9 = Area of 800 sqm
 = 800 sqm

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:	Sudhir Daga. Jai.	
	Contact No.		
	Sale Purchase Rate	98111.59722	
	Rental Rate	93111.59722	
	Comments		
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

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 related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act 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 in any situation. 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.:

Date:

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property 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 Property 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 by the company.

Surveyor Name:

Signature:

Date:

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 arbitrary 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 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:

Date:

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.			
2.	Name of the Surveyor			
3.	Borrower Name			
4.	Name of the Owner			
5.	Property Address which has to be valued			
6.	Property shown & identified by at spot	<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		
		Name	Contact No.	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input 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		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input 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)		
10.	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		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input 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 Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	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 area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input 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		
17.	Any negative observation of the			

	property during survey	
18.	Is Independent access available to the property	<input 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
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person:
- b. Relation:
- c. Signature:
- d. Date:

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

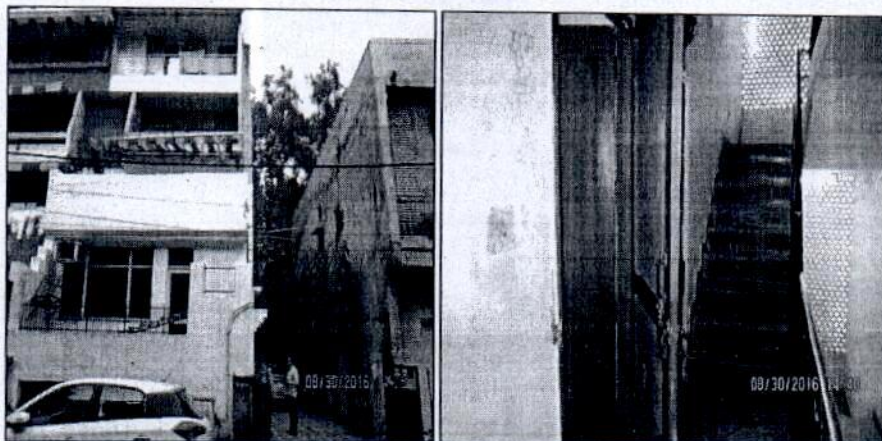
Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
- b. Signature:
- c. Date:

399

**VALUATION OF RESIDENTIAL FLATS
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT**

'B' Block, 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 LTD**
(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, 23752989
Registered Office: 50-A, Greams Road, Chennai - 600 006
Phone - 044-28290324, 044-2829436



SEPTEMBER - 2016





TABLE OF CONTENTS

Chapters	Description	Page Nos.
	Executive Summary	3-5
1.0	Introduction	6-8
2.0	Methodology	9
3.0	Assumption	10
4.0	Valuation Of Residential Space	11-14
5.0	Tabular Presentation Of Residential Space	15-16
6.0	Expected & Distress Sale Realisable Value	17
7.0	Site Photographs	18-20
8.0	MCD Circle Rate, New Delhi	21
Annexure-I	Details & Cost of Residential Property	22
Annexure-II	Details & Cost of Residential Property	23
Annexure-III	Details & Cost of Residential Property	24
Annexure-IV	Details & Cost of Residential Property	25



**VALUATION OF RESIDENTIAL FLATS
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
PLOT NO. B-16 and Flat NO. 9,
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. Residential Flats located at plot no. B-16, 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. Residential Flats located at Plot No. B-16, Bhagwan Das Nagar, New Delhi - 110026.

1.2 VISIT TO THE SITE

To undertake the valuation of the fixed assets i.e. Residential Flats of the company, a team of professionals of ITCOT visited the site located at Plot No. B-

16, 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 the Flat Area and Super Built Up space of residential Flats belonging to M/s Shri Lal Mahal Limited located at Plot No. B-16, Bhagwan Das Nagar, New Delhi – 110026.

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

IMMOVABLE ASSETS

- Residential Flats located at
- B-16 (Front Portion) Basement Floor
- B-16 (Front Portion) Ground Floor
- B-16 (Front Portion) First Floor
- B-16 (Rear Portion) Portion of Flat No. 9.

1.4 VALUATION SUMMARY

Based on the information/documents provided, our observations and analysis, the total Expected Realizable Value of the fixed assets i.e. residential flats falling in Category 'D' of MCD, Delhi for M/s Shri Lal Mahal Limited located at plot No. B-16, Bhagwan Das Nagar, New Delhi - 110026 is valued/ opined at Rs. 682.95 lakhs and Distress sale realisable value is valued/ opined at Rs. 596.66 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	B-16 (Front Portion), Basement Floor, Bhagwan Das Nagar, New Delhi - 110026	3282.00	223.20	180.00	180.00	144.00
2	B-16 (Front Portion), Ground Floor, Bhagwan Das Nagar, New Delhi - 110026	1695.00	126.11	203.40	203.40	183.06
3	B-16 (Front Portion), First Floor, Bhagwan Das Nagar, New Delhi - 110026	1695.00	126.11	220.35	220.35	198.32
4	B-16, Portion of Flat No. 9 Bhagwan Das Nagar, New Delhi - 110026	880.00	65.47	79.20	79.20	71.28
Total		7552.00	540.89	682.95	682.95	596.66



**VALUATION OF RESIDENTIAL FLATS
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
PLOT NO. B-16 and Flat NO. 9,
BHAGWAN DAS NAGAR,
NEW DELHI - 110026,
(AS ON SEPTEMBER, 2016)**

1.0 INTRODUCTION

- 1.1 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
B-16(Front Portion),Basement Floor	The Sale Deed is executed at Delhi On 06.11.1995 and is registered as Document no. 15020 (14399) in Additional book no. I volume no. 1734 on pages 163 to 168 dated 14.09.1972 with the office of the Sub- Registrar, Sub- distt. No II Delhi.	Shri Rajiv Jain s/o Shri Nanak Chander Jain resident Of 76, Inder Enclave, Rohtak Road, Haryana.	Smt. Anita Garg wife Of Shri Prem Garg resident of A-8,Bhagwan Das Nagar, New Delhi.
B-16(Front Portion),Ground Floor	The Sale Deed is executed at Delhi On 06.11.1995 and is registered as Document no. 6706 in additional book no. I volume no. 7068 on	Shri Om Prakash Chawla s/o Lekh	Smt. Anita Garg wife Of Shri Prem Garg resident of



	pages 20 to 15 dated 24.07.1992 with the office of the Sub- Registrar, Sub-distt. No II Delhi.	Raj Chawla resident of Desu Sub-Station flats, Behind 88, D.S, New Rajinder Nagar, New Delhi	A-8 Bhagwan Das Nagar, New Delhi
B-16(Front Portion), First Floor	The Sale Deed is executed at Delhi On 06.11.1995 and is registered as Document no. 6704 in additional book no. I volume no. 7068 on pages 1 to 7 dated 24.07.1992 with the office of the Sub- Registrar, Sub-distt. No II Delhi.	Smt. Kanchan Chawla wife Of Shri Om Prakash Chawla resident of E-158, West Patel Nagar, New Delhi.	Smt. Anita Garg wife Of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi.
B-16(Rear Portion), Portion of Flat No. 9	The Sale Deed is executed at Delhi On 03.12.1997 and is registered as document no. 9156 and 8890 in additional book no. I volume no. 8457 on pages 135 to 140 dated 24.06.1996 with the office of the Sub- Registrar, Sub-distt. No II Delhi.	Shri Harish Kumar Agarwal s/o Manik Chand Agarwal resident of Flat No. 9/B-16, Bhagwan Das Nagar, New Delhi.	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal Resident of A-8, Bhagwan Das Nagar, New Delhi.



- 1.2 The property under valuation consists of independent furnished flats, constructed over respective residential plots having super built up area as 3000.00 sq. ft. for B-16 (Front Portion), Basement Floor; 1695.00 sq. ft. for B-16 (Front Portion), Ground Floor; 1695.00 sq. ft. for B-16 (Front Portion) First Floor ; 880.00 sq. ft. for B-16 (Rear Portion), Portion of Flat No. 9. The property is located in "B" block of Bhagwan Das Nagar, New Delhi, which is one of the prime residential locations of the city. The property boasts of nearness to Shri Lal Mahal Head Office, Punjabi Bagh Metro Station.
- 1.3 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 residential flats located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi – 110026. Hence, in order to ascertain the present marketable/ realizable value of the residential flats, 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 of ITCOT to the site located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi – 110026 on 30.08.2016 and the details collected at the site, area of its location and discussions with the local persons residing in the area. The cost of Flat has been ascertained based on its present circle rate in the area, current market rate of Residential space in and around the areas of Bhagwan Das Nagar, New Delhi. Basic data regarding flat gathered at site in respect of the above said property.

2.1 VALUATION OF RESIDENTIAL SPACE

The market value of the Residential space has been ascertained based on

- Market value information with respect to the location.
- Circular regarding to D.D.A. Flat Scheme.
- Area of Residential space is taken from the articles of agreement.
- Location of the Subject Property.
- Topography of the space.
- Access to the area from the public road.

3.0 **ASSUMPTION**

- The study has been carried out for a limited purpose i.e. to ascertain the present market value of the immoveable assets i.e. residential space only.
- The valuation of assets has been conducted by ITCOT Professional 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 06.11.1995 and 03.12.1997 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 RESIDENTIAL SPACE**

For B-16 (Front Portion), Basement Floor:

Property Owned By	Smt. Anita Garg wife of Shri Prem Garg resident of A-8, Bhagwan Das Nagar, New Delhi.
Site Location	B-16 (Front Portion), Basement Floor, Bhagwan Das Nagar, New Delhi -110026
Area of Property (Super Built Up Area)	Total Area – 3000 Sq. ft

For B-16(Front Portion), First Floor:

Property Owned By	Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi.
Site Location	B-16 (Front Portion), First Floor, Bhagwan Das Nagar, New Delhi -110026
Area of Property (Super Built Up Area)	Total Area – 1695.00 Sq. ft



For B-16 (Front Portion), Ground Floor:

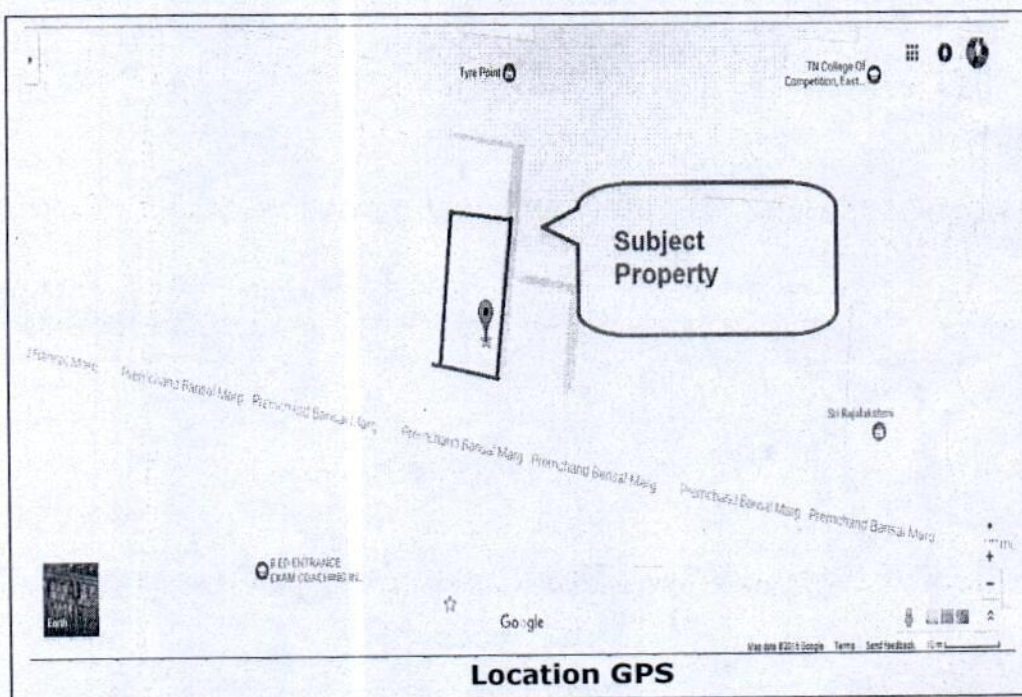
Property Owned By	Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi.
Site Location	B-16 (Front Portion), Ground Floor, Bhagwan Das Nagar, New Delhi -110026
Area of Property (Super Built Up Area)	Total Area – 1695.00 Sq. ft

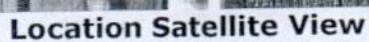
For B-16(Rear Portion), Portion of Flat No. 9:

Property Owned By	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal
Site Location	B-16 (Rear Portion), Portion of Flat No. 9, Second Floor, Bhagwan Das Nagar, New Delhi -110026
Area of Property (Super Built Up Area)	Total Area – 880.00 Sq. ft

4.1 As already explained, the site is located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi – 110026. The said property is located around 100 m away from Punjabi Bagh Metro station. The site is well connected by the road and transportation is easily available. Other Prominent Places are illustrated as Follows:

Sl. No.	Particulars	Details
1	Nearest Highway	SH-09 (State Highway)- 9.0 Kms
2	Nearest Railway Station	Patel Nagar (3.0 kms)
3	Nearest Airport	IGI, New Delhi (21.0 kms)





5.0 **TABULAR PRESENTATION OF RESIDENTIAL SPACE**

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	B-16(Front Portion): Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi. B-16(Rear Portion): Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Residential Flat, falling in High Class residential area in MCD 'D' category
6	Location, street, ward no.	Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi – 110026
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Residential 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 within 1 Km

10	Means & Proximity to surface communication by which the locality is served	By road transport, from Rohtak Road
11	Area of Flat supported by documentary proof, shape, dimensions and physical features	As illustrated elsewhere in Annexures Rectangular Plot
12	Road, street or lane on which the land is abutting	Interior Arterial road of Punjabi Bagh and at Prem Chand Marg
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

5.1 The features of the flat are: 3 side corner plot with back side garden area and front side parking area. Top super posh location of the independent duplex house on ground floor with first floor and terrace area with front and side garden One of the top well maintained big green area in west Delhi .The property is having spacious 3 bedrooms with attached bath rooms, spacious separate drawing/ dining, 2 lobby, store room, 1 servant quarter, 2 independent car parking / garage. The property was in good condition during the site visit.

5.2 The minimum present circle rate of MCD, Delhi in Category 'D' in the area of Bhagwan Das Nagar, New Delhi (as obtained from MCD Circle rate in New Delhi) is Rs. 80,000.00 per sq.m (Copy Annexed), and Fair Market Rate in the area as ascertained from local property dealers and secondary research is in the range Rs. 90,000.00 per sq.m to Rs. 1,30,000.00 per sq. m. For the purpose of this valuation, based on the present economic scenario, Rs. 6000 to Rs 13, 000 per sq. ft. has been considered as the market rate. The total expected realisable value of free hold flat based on the fair market land rate is estimated at Rs. 682.95 Lakhs, the details of which are given at **Annexure – I to Annexure – IV.**

6.0 **EXPECTED & DISTRESS SALE REALISABLE VALUE**

6.1 Based on the information/documents provided, our observations and analysis, the total Expected Realizable Value of the fixed assets i.e. residential flats falling in Category 'D' of MCD, Delhi for M/s Shri Lal Mahal Limited located at plot No. B-16, Bhagwan Das Nagar, New Delhi - 110026 is valued/ opined at Rs. 682.95 lakhs and Distress sale realisable value is valued/ opined at Rs. 596.66 lakhs as

o

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)
e 1 p t	B-16 (Front Portion), Basement Floor, Bhagwan Das Nagar, New Delhi - 110026	3282.00	223.20	180.00	180.00	144.00
e 2 m b	B-16 (Front Portion), Ground Floor, Bhagwan Das Nagar, New Delhi - 110026	1695.00	126.11	203.40	203.40	183.06
e 3 r	B-16 (Front Portion), First Floor, Bhagwan Das Nagar, New Delhi - 110026	1695.00	126.11	220.35	220.35	198.32
24 0 1	B-16, Portion of Flat No. 9 Bhagwan Das Nagar, New Delhi - 110026	880.00	65.47	79.20	79.20	71.28
6	Total	7552.00	540.89	682.95	682.95	596.66

682.95

7.0 SITE PHOTOGRAPHS



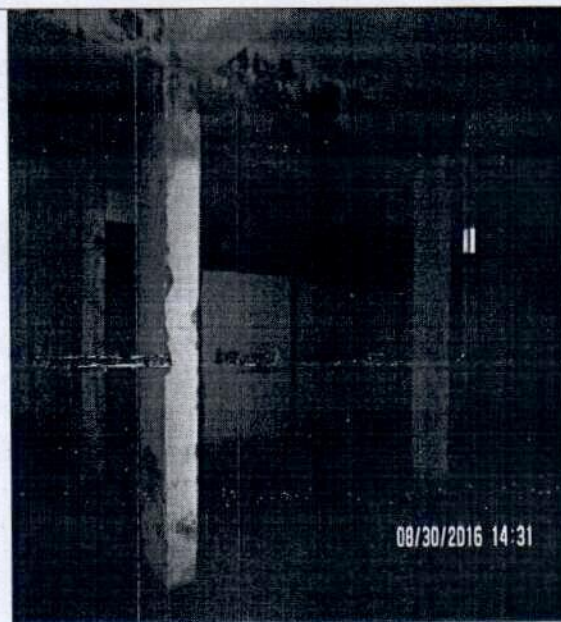
Main Entrance View



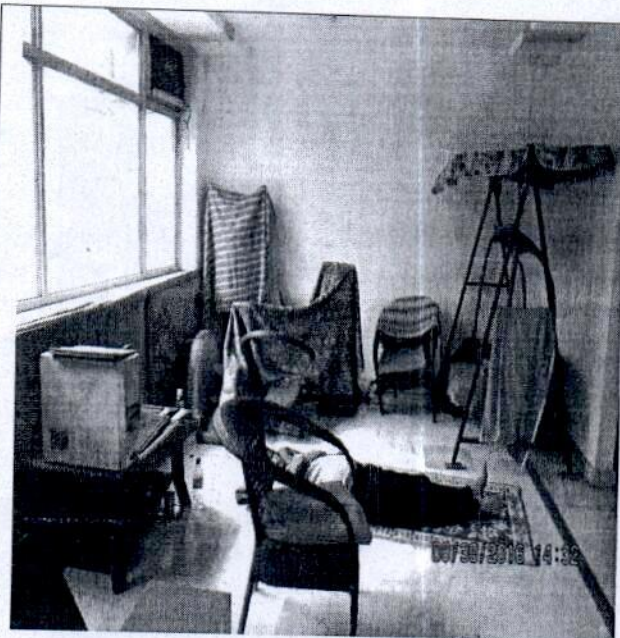
Front View



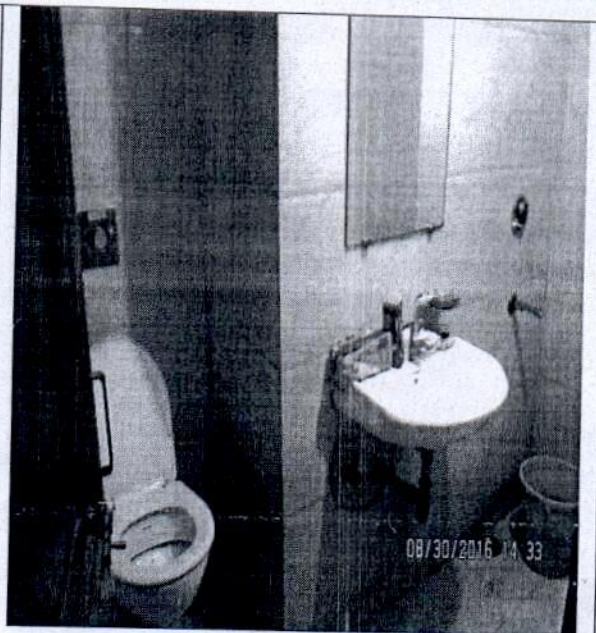
Basement Area



Basement Area



Ground Floor Room



Ground Floor Bath Room



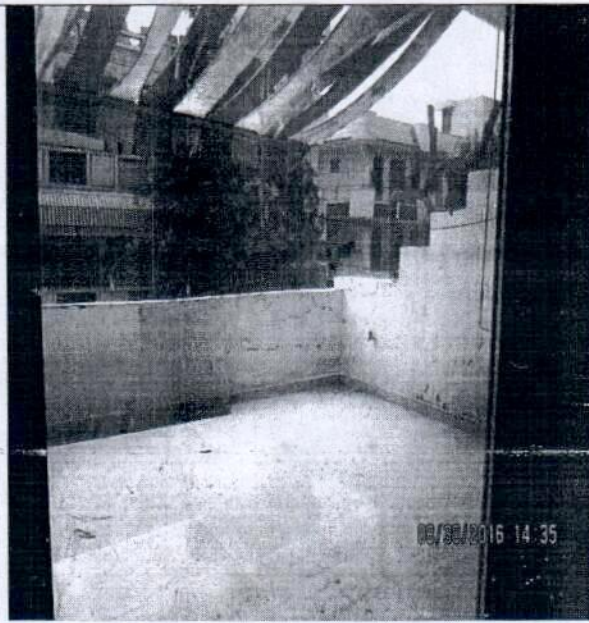
Front Portion Washroom



Kitchen to the flat



First Floor Flat



First Floor Flat Balcony



Rear Portion Flat



Galley to the flat

Category of the colony	Rate per sq. mtr.
A1	@ Rs.5,00,000/-
A	@ Rs.2.50,000/-
B	@ Rs.1.50,000/-
C	@ Rs.1.20,000/-
D	@ Rs.80,000/-
E	@ Rs.70,000/-
F	@ Rs.60,000/-
G	@ Rs.50,000/-
H	@ Rs.40,000/-

2

Her

12

April

2

Kras

12

12.

12



Valuation of residential Flats belonging to M/s Shri Lal Mahal Limited located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi – 110026

Annexure -I									
DETAILS AND COST OF RESIDENTIAL PROPERTY OF									
M/s SHRI LAL MAHAL LIMITED									
LOCATED AT B-16 (FRONT PORTION), BASEMENT FLOOR, BHAGWAN DAS NAGAR, NEW DELHI - 110026									
S.No.	Particulars	Super Built Up Area (sq.ft.)	Minimum Value as per Present MCD, Circle Rate (Rs. in Lakhs)	Prospective Market Rate Per sq.ft. (Rs.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs. in Lakhs)		
1	Details of Freehold Property The said residential property/flat is in Category D located at B-16 (Front Portion), Basement Floor Bhagwan Das Nagar, New Delhi -110026	3000.00	223.20	6000.00	180.00	180.00	144.00		
2	Agreement Details The Sale Deed is executed at Delhi on 06.11.1995 and is registered as document no. 15020 in additional book no. I volume no. 1734 on pages 163 to 168 dated 14.09.1972 with the office of the Sub- Registrar, Sub-distt. No II Delhi.								
3	Other Details Seller/ Vendor: Shri Rajiv Jain s/o Shri Nanak Chander Jain resident of 76, Inder Enclave, Rohitak Road, Haryana Buyer/ Vendee: Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi								
Present Rate : The minimum present Circle Rate of residential property/flat in 'D' Category located at Bhagwan Das Nagar, New Delhi is Rs. 80,000.00 per sq.m as obtained from circle rate copy of MCD, Delhi. The present market rate in the area of said property is between Rs. 90,000.00 per sq.m to Rs. 1,30,000.00 per sq. m. as gathered from the near by property dealers.									
G.Total			223.20		180.00	180.00	144.00		
Boundaries: EAST : BSES Rajdhani Power WEST : Property No. B-15 NORTH : Service Lane SOUTH : Road (Front)									



Valuation of residential Flats belonging to M/s Shri Lal Mahal Limited located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi - 110026

Annexure -II

DETAILS AND COST OF RESIDENTIAL PROPERTY OF

M/s SHRI LAL MAHAL LIMITED

LOCATED AT B-16 (FRONT PORTION), GROUND FLOOR, BHAGWAN DAS NAGAR, NEW DELHI - 110026

S.No.	Particulars	Super Built Up Area (sq.ft)	(sq.m.)	Minimum Value as per Present MCD, Circle Rate (Rs. in Lakhs)	Prospective Market Rate Per sq.ft. (Rs.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs. in Lakhs)
1	Details of Freehold Property The said residential property/flat is in Category D located at B-16 (Front Portion), Ground Floor Bhagwan Das Nagar, New Delhi -110026	1695.00	157.635	126.11	12000.00	203.40	203.40	183.06
2	Agreement Details The Sale Deed is executed at Delhi on 06.11.1995 and is registered as document no. 6706 in additional book no. I volume no. 7068 on pages 20 to 15 dated 24.07.1992 with the office of the Sub- Registrar, Sub-distt. No II Delhi.							
3	Other Details Seller/ Vendor : Shri Om Prakash Chawla s/o Lekh Raj Chawla resident of Desu Sub-station flats, Behind 88, D.S. New Rajinder Nagar, New Delhi Buyer/ Vendee: Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi							
	Present Rate : The minimum present Circle Rate of residential property/flat in 'D' Category located at Bhagwan Das Nagar, New Delhi is Rs. 80,000.00 per sq.m as obtained from circle rate copy of MCD, Delhi. The present market rate in the area of said property is between Rs. 90,000.00 per sq.m to Rs. 1,30,000.00 per sq. m. as gathered from the near by property dealers.							
	G.T total			126.11		203.40	203.40	183.06
	Boundaries: EAST : BSES Rajdhani Power WEST : Property No. B-15 NORTH : Service Lane SOUTH : Road (Front)							

Valuation of residential Flats belonging to M/s Shri Lal Mahal Limited located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi - 110026



DETAILS AND COST OF RESIDENTIAL PROPERTY OF

M/s SHRI LAL MAHAL LIMITED

LOCATED AT B-16 (FRONT PORTION), FIRST FLOOR, BHAGWAN DAS NAGAR, NEW DELHI - 110026

Annexure -III

S.No.	Particulars	Super Built Up Area (sq.ft)	(sq.m)	Minimum Value as per Present MCD, Circle Rate (Rs. in Lakhs)	Present Prospective Market Rate Per sq.ft. (Rs.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs. in Lakhs)
1	Details of Freehold Property The said residential property/flat is in Category D located at B-16 (Front Portion), First Floor Bhagwan Das Nagar, New Delhi -110026	1695.00	157.635	126.11	13000.00	220.35	220.35	198.32
2	Agreement Details The Sale Deed is executed at Delhi on 06.11.1995 and is registered as document no. 6704 in additional book no. I volume no. 7068 on pages 1 to 7 dated 24.07.1992 with the office of the Sub- Registrar, Sub-distt. No II Delhi.							
3	Other Details Seller/ Vendor : Smt. Kanchan Chawla wife of Shri Om Prakash Chawla resident of E-158, West Patel Nagar, New Delhi Buyer/ Vendee: Smt. Anita Garg wife of Shri Prem Garg resident of A-8 Bhagwan Das Nagar, New Delhi Present Rate : The minimum present Circle Rate of residential property/flat in 'D' Category located at Bhagwan Das Nagar, New Delhi is Rs. 80,000.00 per sq.m as obtained from circle rate copy of MCD, Delhi. The present market rate in the area of said property is between Rs. 90,000.00 per sq.m to Rs. 1,30,000.00 per sq. m. as gathered from the near by property dealers.							
G.Total				126.11		220.35	220.35	198.32
Boundaries: EAST : BSES Rajdhani Power WEST : Property No. B-15 NORTH : Service Lane SOUTH : Road (Front)								

Valuation of residential Flats belonging to M/s Shri Lal Mahal Limited located at Plot No. B-16 and Flat no. 9, Bhagwan Das Nagar, New Delhi - 110026



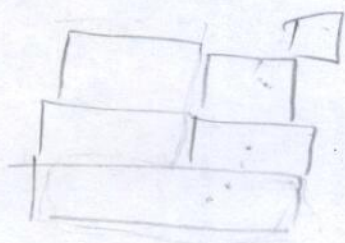
Annexure -IV

**DETAILS AND COST OF RESIDENTIAL PROPERTY OF
M/s SHRI LAL MAHAL LIMITED**

LOCATED AT B-16 (REAR PORTION), PORTION OF FLAT No. 9, BHAGWAN DAS NAGAR, NEW DELHI - 110026

S.No.	Particulars	Super Built Up Area (sq.ft)	(sq.m.)	Minimum Value as per Present MCD, Circle Rate (Rs. in Lakhs)	Present Prospective Market Rate Per sq.ft. (Rs.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs. in Lakhs)
1	Details of Freehold Property The said residential property/flat is in Category D located at B-16 (Rear Portion), Portion of Flat No. 9, Second Floor, Bhagwan Das Nagar, New Delhi -110026	880.00	81.84	65.47	9000.00	79.20	79.20	71.28
2	Agreement Details The Sale Deed is executed at Delhi on 03.12.1997 and is registered as document no. 9156 and 8890 in additional book no. I volume no. 8457 on pages 135 to 140 dated 24.06.1996 with the office of the Sub- Registrar, Sub-distt. No II Delhi.							
3	Other Details Seller/ Vendor: Shri Harish Kumar Agarwal s/o Manik Chand Agarwal resident of Flat No. 9/B-16, Bhagwan Das Nagar, New Delhi Buyer/ Vendee: Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal							
	Present Rate : The minimum present Circle Rate of residential property/flat in 'D' Category located at Bhagwan Das Nagar, New Delhi is Rs. 80,000.00 per sq.m as obtained from circle rate copy of MCD, Delhi. The present market rate in the area of said property is between Rs. 90,000.00 per sq.m to Rs. 1,30,000.00 per sq. m. as gathered from the near by property dealers.							
	G.Total			65.47		79.20	79.20	71.28

Boundaries :
EAST : BSES Rajdhani Power
WEST : Property No. B-15
NORTH : Service Lane
SOUTH : Road (Front)



7270 m¹⁸
675.4

B-16 Bhagwan Dass Nagar

394

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 : 11.02.2015

PAN : BBBPS8277A

To,

The Assistant General Manager,

State Bank of Mysore,

Naya Bazar,

Delhi-6

MEMO OF BILL

Please find herewith memo of bill towards the Legal opinion in respect of Residential Property Entire Basement of Property Bearing No.B-16 area measuring 3000 Sq.Ft. Bhagwan Dass Nagar, New Delhi registered at Sub-Registrar-II Janakpuri, Delhi, regd. on 06-11-1996 vide document no.14399, in additional book no.I, Volume no.8597, on pages no.89-99.

A/c M/s Shivnath Rai Harnarain (India) Ltd.

SH. LAL MAHAL INDIA LTD.

Professional fee in respect of Legal opening

₹ 2,500/-

Towards expenses

₹ 2,000/-

Total

₹ 4,500/-

(Rupees Four thousand Five hundred only)

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

(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 : 11.02.2015

To,

The Assistant General Manager,

State Bank of Mysore,

Naya Bazar, Delhi- 110006.

Sub.: Legal opinion in respect of property belonging to Smt. Anita Garg W/o Shri Prem Garg R/o A-8, Bhagwan Dass Nagar, New Delhi in respect of Residential Property, Entire Basement of property bearing No. B-16, area measuring 3000 Sq.ft.situated at Bhagwan Dass Nagar, New Delhi registered at Sub-Registrar-II, Delhi, regd. on 06-11-1996 vide document no.14399, in additional book no.I, Volume no.8597, on pages no.89-99.

A/c M/s Shivnath Rai Harnarain (India) Ltd.

SH. LAL MAHAL INDIA 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. NAME AND ADDRESS OF THE APPLICANT FOR WHOM THE OPINION IS SOUGHT.

M/s Sh. Lal Mahal (India) Ltd. A-8, Bhagwan Dass Nagar, New Delhi.

2. NAME AND ADDRESS OF THE OWNER/S OF THE PROPERTY.

Smt. Anita Garg W/o Shri Prem Garg, R/o- A-8, Bhagwan Dass Nagar, New Delhi.

3. NATURE AND DESCRIPTION OF THE PROPERTY/ PROPERTIES OFFERED AS SECURITY.

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

Residential Property Entire Basement of property Bearing No.B-16, area measuring 3000 Sq. Ft. Situated at Bhagwan Dass Nagar, New Delhi. registered at Sub-Registrar-II Janakpuri, Delhi, regd. on 06-11-1996 vide document no.14399, in additional book no.I, Volume no.8597, on pages no.89-99.

LIST OF THE DOCUMENTS FURNISHED FOR SCRUTINY IN RESPECT OF THE PROPERTY/PROPERTIES OFFERED AS SECURITY (FURNISH THE LIST OF DOCUMENTS).

Original Sale Deed dated 06-11-1995, same is registered with Sub-Registrar-II, Janakpuri, Delhi, vide Reg.No. 14399 in additional book no.I, Vol.No.8597 on pages 89 to 99 on 06-11-1996.

4. THE NATURE OF THE ACQUISITION OF THE PROPERTY/ PROPERTIES BY THE APPLICANT AND IF, APPLICANT HAS ACQUIRED THE PROPERTY BY SALE.

That the said property was acquired by Smt. Anita Garg W/o Shri Prem Garg by virtue of a Sale Deed as mentioned above.

a) DATE OF EXECUTION OF SALE DEED :

06-11-1996.

b) CONSIDERATION FOR SALE.

4,90,000/- (Rs. Four Lakh Ninety Thousand only).

5. STATE THE SOURCE OF TITLE (BY WAY OF SALE, GIFT, EXCHANGE, WILL AND PARTITION ETC.).

Sale Deed dated 06-11-1996.

6. WHETHER THERE ARE ENCUMBERENCES IN RESPECT OF THE PROPERTY OFFERED AS SECURITY.

No registered encumbrances in respect of the property have come to the notice after the inspection of the records of the Sub-Registrar, Delhi. However property is mortgaged with SBM, Naya Bazar, Delhi.

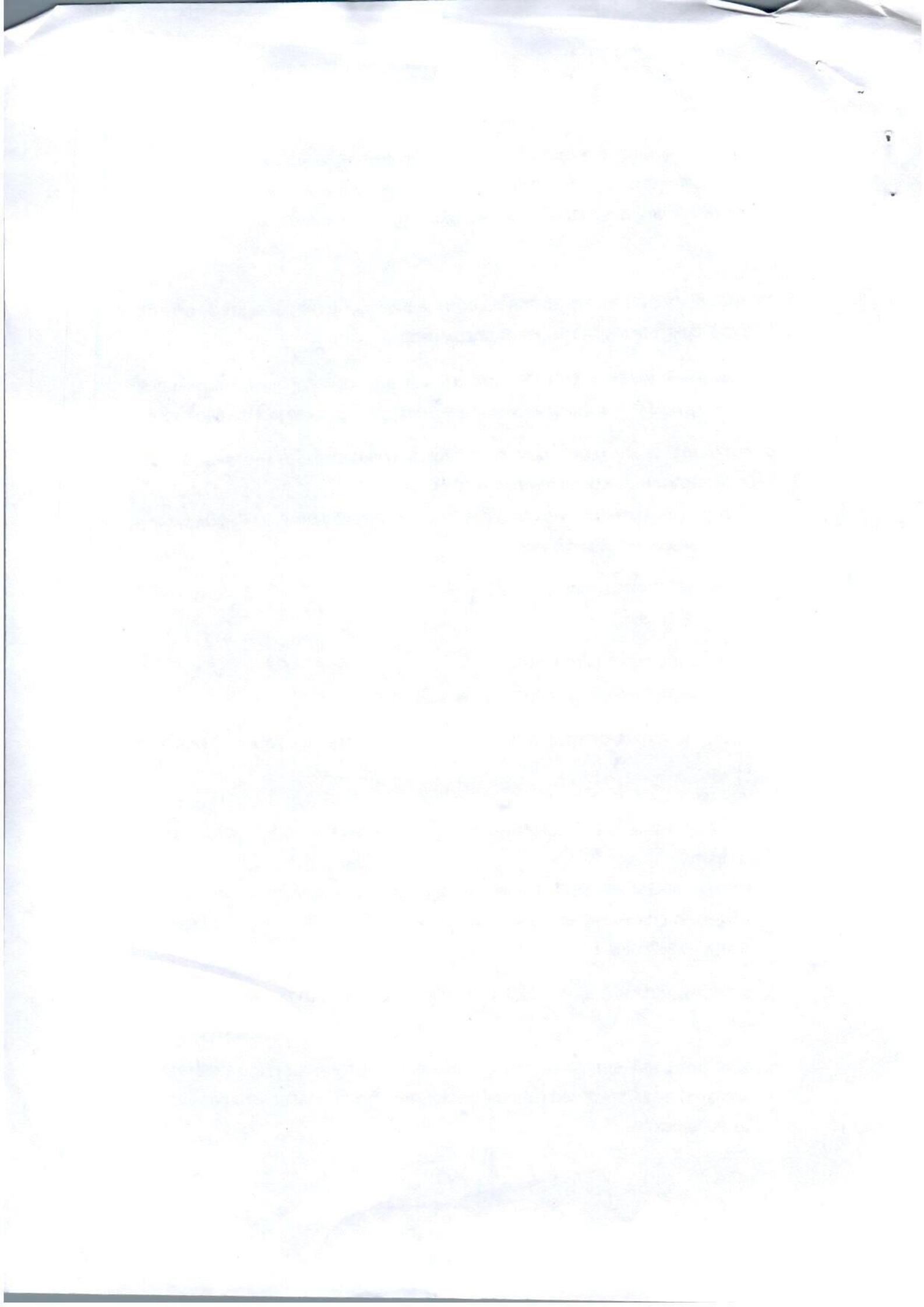
7. IF THE PROPERTY HAS BEEN ENCUMBERED, STATE THE NATURE OF THE ENCUMBERANCE.

N.A.

8. WAS THERE ANY SUBSISTING CHARGE ON THE PROPERTY / PROPERTIES OFFERED AS SECURITY? IF YES, STATE WHETHER THE CHARGE HAS BEEN DISCHARGED (FURNISH DETAILS OF DOCUMENTS).

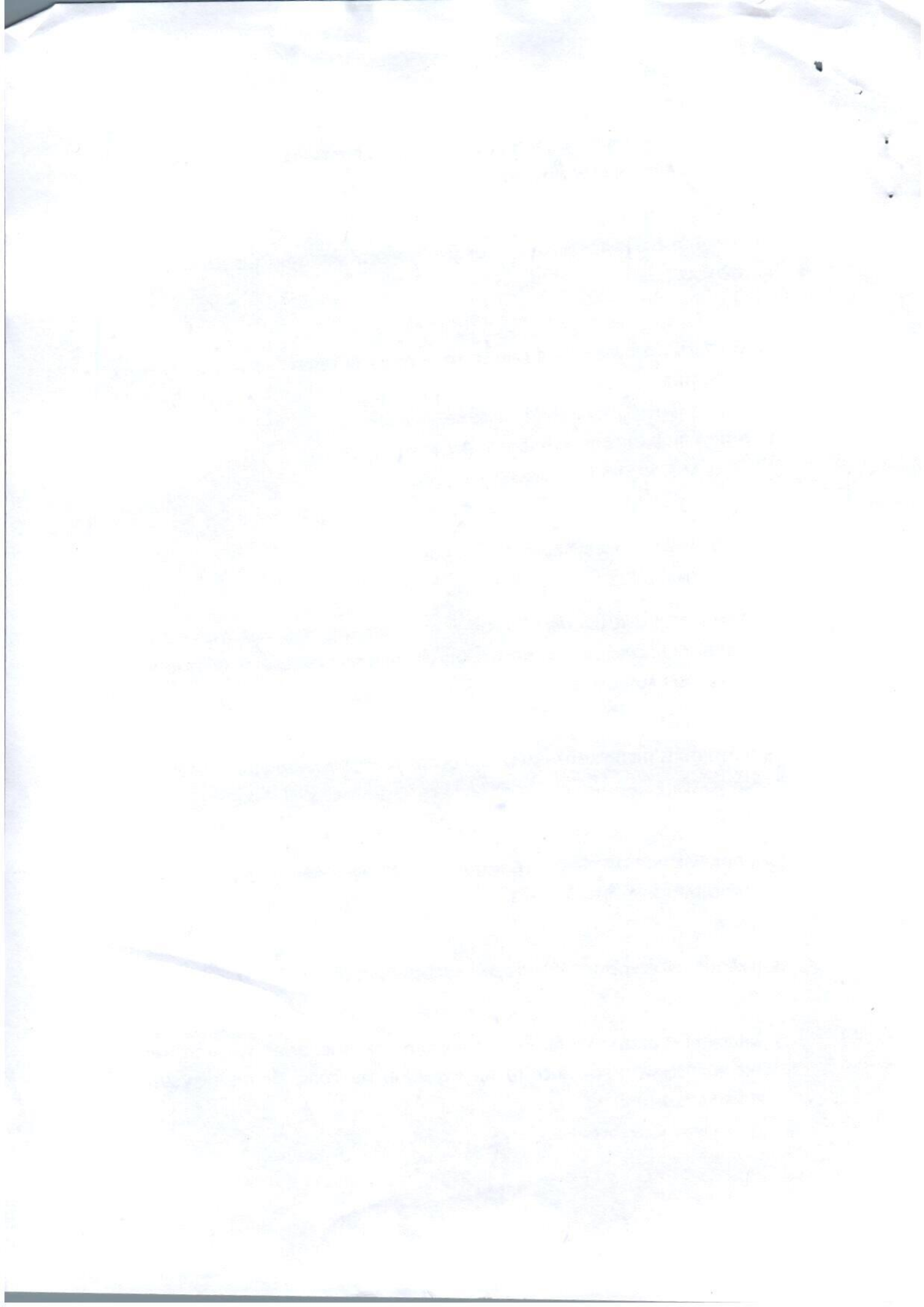
N. A.


AJAY SHANKER
ADVOCATE
ENL.NO. 1231-D/2000



9. WHETHER THERE ARE ANY LOCAL LAWS, WHICH MAY AFFECT TITLE TO THE PROPERTY AND STEPS, IF ANY TO BE COMPLY WITH SUCH LAWS.
N.A.
10. WHETHER THE KHATA IN RESPECT OF THE PROPERTY STANDS IN THE NAME OF THE OWNERS.
N.A.
11. WHETHER THE OWNER HAVE PAID UP TO DATE TAX IN RESPECT OF THE PROPERTY / PROPERTIES.
Property Tax receipt required to be verified by the bank.
12. IF THE BUILDING HAS BEEN PUT ON THE SITE, STATE.
- a) WHETHER THE PLAN HAS BEEN DULY SANCTIONED?
Yes.
- b) WHETHER THE BUILDING HAS BEEN ASSESSED?
Yes.
13. IF ANY AGRICULTURAL LAND, WHETHER THE LAND HAS BEEN PERMITTED TO BE CONVERTED BY COMPETENT AUTHORITY AND WHETHER THE LAY OUT PLAN IS APPROVED BY THE LOCAL AUTHORITIES.
N.A.
14. WHETHER ALL THE DOCUMENTS WERE IN A LANGUAGE KNOWN AND UNDERSTAND BY THE ADVOCATE.
Yes.
15. IF NOT, WHETHER THE OFFICIAL TRANSLATION OF ANY DOCUMENTS WAS INSISTED AND PARTICULARS OF SUCH DOCUMENTS.
N.A.
16. WHETHER THE ADVOCATE PERUSED ORIGINAL DOCUMENTS OF TITLE.
Yes.
17. WHETHER THE DOCUMENTS DULY REGISTERED WITH THE OFFICE OF THE SUB REGISTRAR ARE VERIFIED WITH REFERENCE TO THE ENTRIES IN THE BOOKS OF THE SAID SUB-REGISTRAR'S OFFICE.
Yes. Verified and receipt enclosed.

AJAY SHANKER
ADVOCATE
ENL. NO. 100/2000



18. WHETHER THE OWNER/OWNERS HAVE MARKETABLE TITLE ON THE PROPERTY/ PROPERTIES AND WHETHER THEY ARE IN POSSESSION OF THE PROPERTY/ PROPERTIES.

Yes. Owner has marketable title on the property.

19. WHETHER THE OWNER/OWNERS CAN CREATE A MORTGAGE BY DEPOSIT OF ALL THE TITLE DEEDS REFERED TO ABOVE IN FAVOUR OF THE BANK.

Yes.

20. DOCUMENTS TO BE OBTAINED BY THE BANK FROM THE MORTGAGOR.

1. Copy of Sale Deed vide Reg.No.15020 in Additional Book No.I, Vol.No.1734 on pages 163 to 168 on dated 14.09.1972 with the office of Sub- Registrar-II, Delhi in favour of Sh. S.B. Khandelwal s/o Late Shri Munna Lal and Smt. Shanta Khandelwal w/o Sh. S. B. Khnadelwal.
2. Copy of General Power of Attorney in favour of Shri Rajiv Jain for the execution and registration of the Sale Deed in favour of the Intending Buyer.
3. Original Sale Deed dated 06-11-1995, same is registered with Sub-Registrar-II, Janakpuri, Delhi , vide Reg.No.14399 in additional book no.I, Vol.No.8597 on pages 89 to 99 on 06-11-1996.
4. Affidavit as format annexed.

INSTRUCTION TO BANK

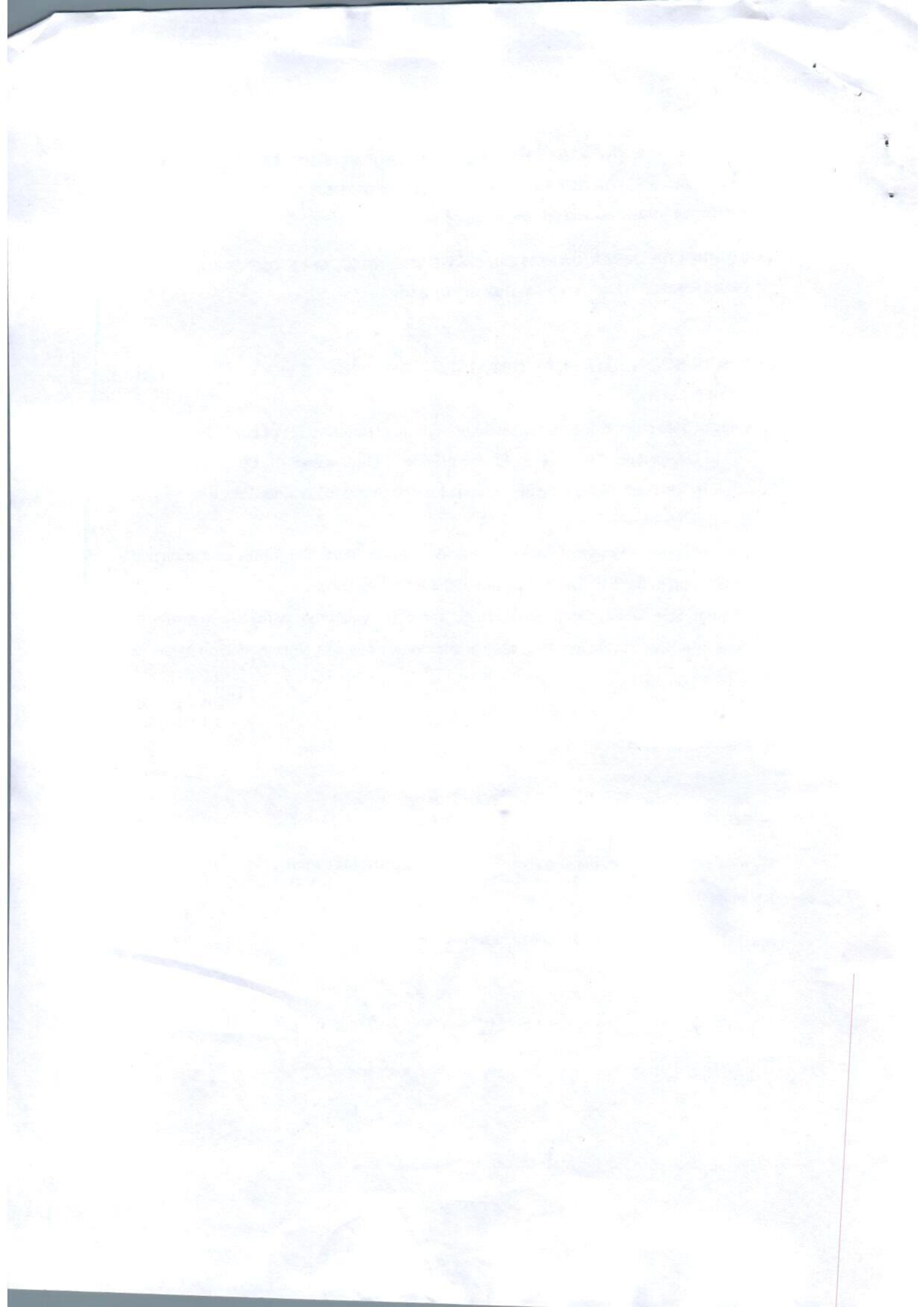
The bank shall must verify the possession of the said property, the current value & status of the said property.

For chain of the property please see Annexure A.

AJAY SHANKER
ENL.N. ADVOCATE
AJAY SHANKER - D/2000

ADVOCATE

Enclosed: Receipt of Sub-Registrar Office.



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 : 11.02.2015

ANNEXURE

(Chain of Title)

That Sh. S.B.Khandelwal son of Late Shri Munna Lal and Smt. Shanta Khandelwal wife of Shri S. B. Khandelwal purchased a freehold plot of land bearing no.16 in Block-B situated in Bhagwan Dass Nagar, New Delhi and this registered as document no.15020 in Additional Book No.I, Vol.No.1734 on pages 163 to 168 dated 14.09.1972 with the Sub-Registrar, Sub-Distt.No.II Delhi.

After that Sh. S.B.Khandelwal son of Late Shri Munna Lal and Smt. Shanta Khandelwal wife of Shri S. B. Khandelwal entered into an agreement of Collaboration for construction on said plot with Shri Keshav Chand Paliwal and Shri Shital Chander Paliwal both son of Shri Vishnu Chand Paliwal (confirming Party) r/o Vishnu Kiran Cahmber, 2142-47, Gurudwara Road, Karol Bagh, New Delhi. And the confirming party has constructed on said plot. Sh. S.B. Khandelwal and Smt. Shanta Khandelwal both have given a General Power of Attorney to Shri Rajiv Jain for the execution and registration of the Sale Deed in favour of the Intending Buyers.

After that Shri. Rajiv Jain s/o Shri Nanak Chander Jain r/o 76, Inder Enclave, Rohtak Road and Shri Keshav Chand Paliwal and Shri Shital Chander Paliwal both son of Shri Vishnu Chand Paliwal (Confirming Party) r/o Vishnu Kiran Chambers, 2142-47, Gurudwara Road, Karol Bagh, New Delhi executed a sale deed in favour of Smt. Anita Garg wife of Shri Prem Garg r/o A-8, Bhagwan Dass Nagar, New Delhi vide Reg. No.14399, Addl.Book No.I, Vol. No.8597 on pages 89 to 99 on dated 06-11-1996 with SR-II, Janakpuri, New Delhi.

Thus chain of the property is complete and Smt. Anita Garg W/o Sh. Prem Garg is a lawful owner of the property in question and he can mortgage the property by depositing the documents as mentioned above.

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

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

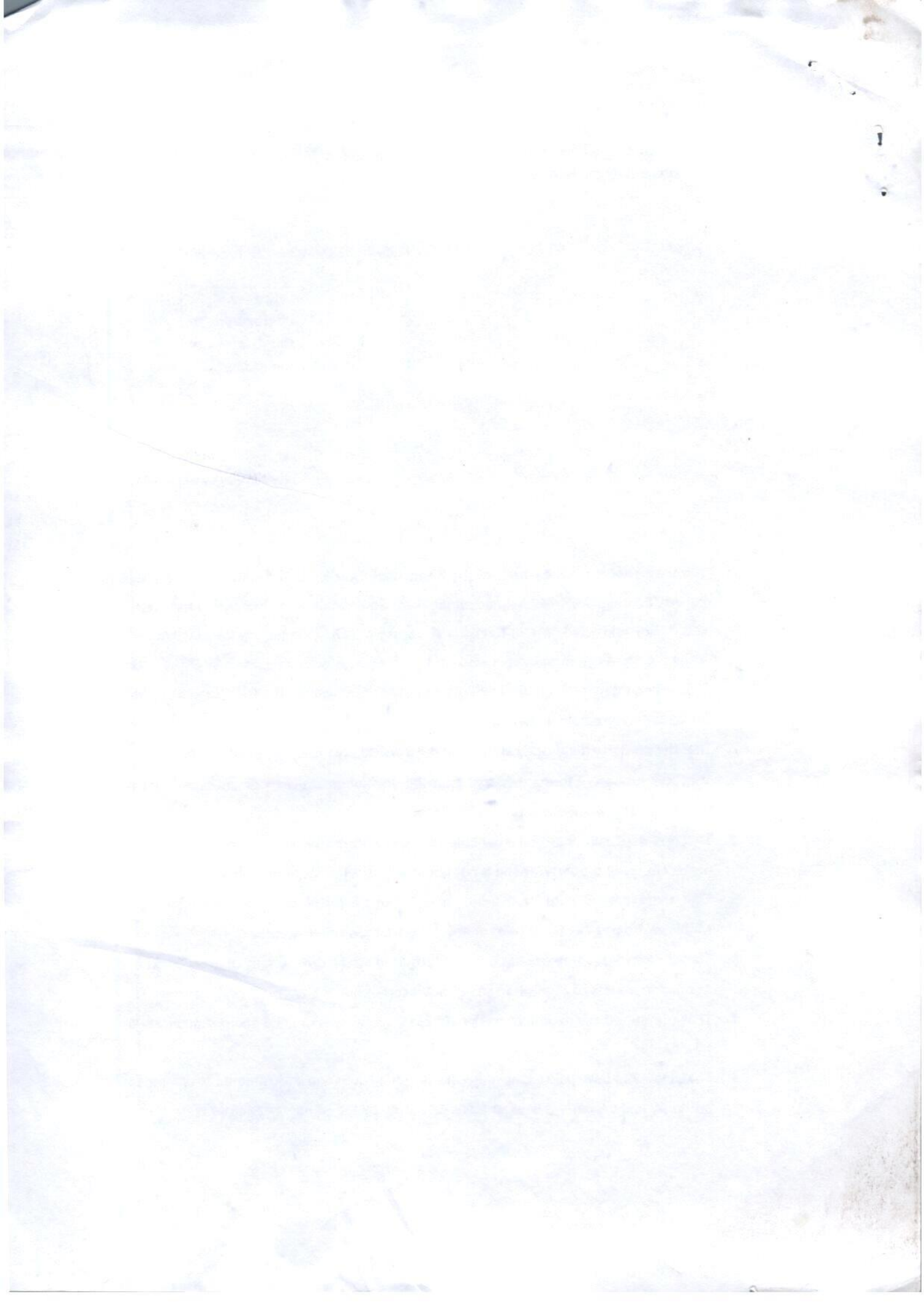
AFFIDAVIT OF BORROWERS REGARDING OWNERSHIP OF IMMOVABLE PROPERTY

Latest
Photograph of
the Owners of
the property

AFFIDAVIT

I, _____ S/o Sh. _____ R/o _____, do hereby swear on oath
as under:-

1. That the deponent is the owner of the Residential Property Entire Basement of the said property bearing No.B-16, area measuring 3000 Sq.Ft. situated at Bhagwan Dass Nagar, New Delhi registered at Sub-Registrar-II Janakpuri, Delhi, regd. on 06-11-1996 vide document no.14399, in additional book no.I, Volume no.8597, on pages no.89-99 by virtue of Sale Deed dated 06-11-1996 and offered as security against the loan account of M/s Shivrath Rai Harnarain (India) Ltd.
2. That the property mentioned above is in the physical possession of the deponent.
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 duplicate or fake one.
8. That deponent have paid all the municipal taxes and dues and lease amount to competent authority and property is being used as permitted by the competent authority.



9. That deponent undertake 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 undertake 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 _____ 2015 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

