

File No.	RKA/DNCR/...../.....
Date of Receiving	397

A-8

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

A-8

(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	Ry/ku.	NA	NA		NA
Survey	Ry/ku.	20/8/18	31/8/18	11/9/18	
Preparation	Ganau	21/9/18			

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
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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.
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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
4.	Bank/ FI/ Organization Name & Address	SAM-1		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Sunil Dasgupta		
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 checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer

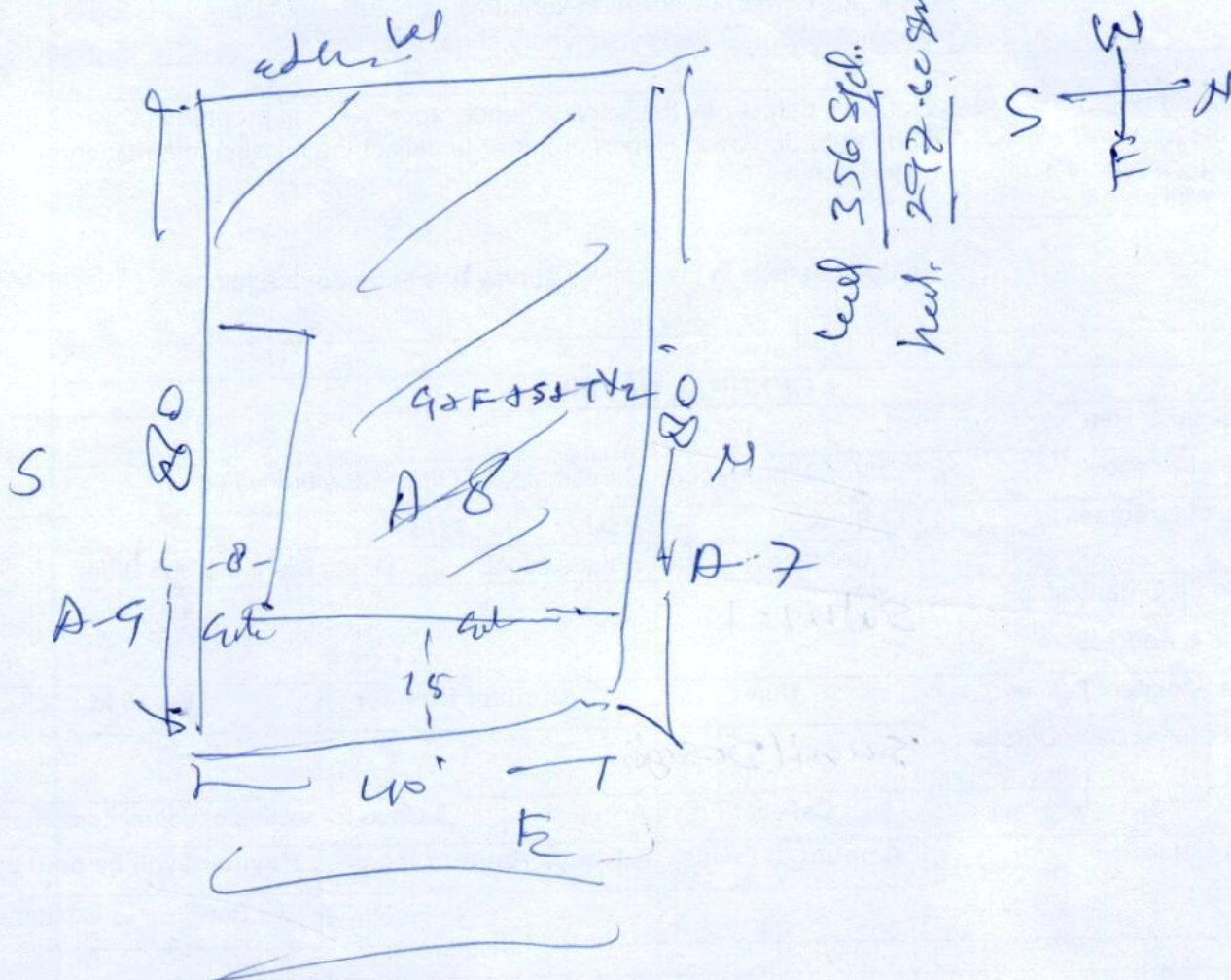
CASE DETAILS

1.	Type of Property	Residential Land & Building
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CHECKED BY: [Signature]

Approx. land 2,50,000/- mgs.
 constn 10,50,000/- mgs.
 Total value 9,51,00,000/-

2.	Owner/ Applicant Details	Name		Contact Number	Email Id
		Hari Narayan Degruwal			
3.	Account Name	Shree H. Mahesh. Bhat.			
4.	Property Address	Plot No A-8 Bhagwan Das Nagar Punjab B-gha			
5.	Who will coordinate on site for the site survey	Name		Contact Number	
		manmohan Singh.			
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 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 checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input 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 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:
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GENERAL DETAILS

1.	Name of the Surveyor	<u>[Signature]</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> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		Name	Contact No.		
Name	Contact No.						
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 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 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 Sh. Harshin. Agrawal. 80.
2.	Property Purchaser Name
3.	Property Address under Valuation Plot No A-8 Bhaywandel Nagar New Delhi
4.	Present Residence Address of the Owner/ Purchaser Same
5.	Property constitution <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS													
1.	<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>East 40'</td> <td>West 40'</td> <td>Plot No. A-8</td> <td>Plot No. A-9</td> </tr> </tbody> </table>	East	West	North	South	East 40'	West 40'	Plot No. A-8	Plot No. A-9				
East	West	North	South										
East 40'	West 40'	Plot No. A-8	Plot No. A-9										
2.	Property Facing <input type="checkbox"/> East Facing, <input 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. Payaloi Bagh. Medra												
4.	Ward Name/ No.												
5.	Zone Name												
6.	<table border="1"> <thead> <tr> <th>Name</th> <th>Width</th> <th>Distance from property</th> </tr> </thead> <tbody> <tr> <td>Rohatki Rev.</td> <td>200</td> <td>500 mtr.</td> </tr> </tbody> </table>	Name	Width	Distance from property	Rohatki Rev.	200	500 mtr.						
Name	Width	Distance from property											
Rohatki Rev.	200	500 mtr.											
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.	<table border="1"> <thead> <tr> <th>School</th> <th>Hospital</th> <th>Market</th> <th>Metro</th> <th>Railway Station</th> <th>Airport</th> </tr> </thead> <tbody> <tr> <td>500</td> <td>500</td> <td>500</td> <td>500</td> <td>X</td> <td>X</td> </tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	500	500	500	500	X	X
School	Hospital	Market	Metro	Railway Station	Airport								
500	500	500	500	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"/> 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
		356 Sq. ft.		
2.	Any conversion to the land use	Residential. Level & Bulbs		
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 type="checkbox"/> NA		
5.	Level of Land	<input checked="" 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	G + P + 5 + R		

4.	Floor on which property is situated	All floor	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	Residential. 2 BHK. 1 Kitchen, 1 Dining	
6.	Building Type	<input 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: 10' c. Finish: <input type="checkbox"/> Simple plaster, <input checked="" 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 checked="" 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 checked="" 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 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 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 checked="" 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 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		
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"/> On stilt	
		<input type="checkbox"/> Not available within the property		<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any				

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:	<i>3 Laksh Bee Garden</i>	
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	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:

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

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**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	Rylin	NA	NA		NA
Survey	Rylin	23/8	24/8/18	25/8/18	
Preparation					

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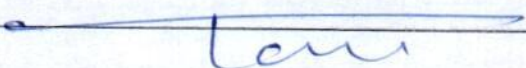
In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey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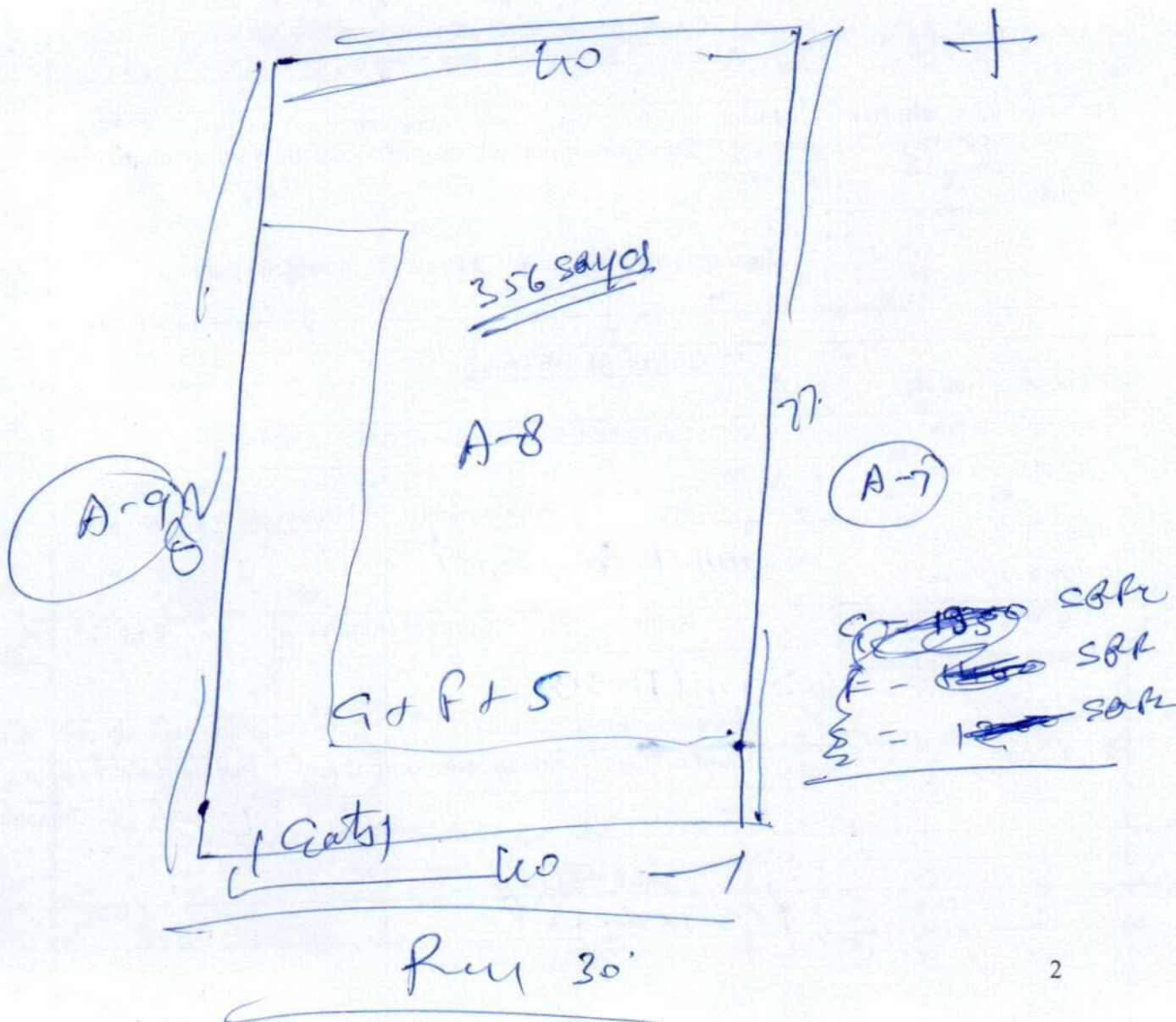
GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" 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"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	Sam-1 & SBI		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Sanil Dosi		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
				<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer

CASE DETAILS

1.	Type of Property	Residential
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2.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Hari Narain Aggarwal		
3.	Account Name	Shree Lal Mahant. Del		
4.	Property Address	A-8, Bhagwandas Nagar East Panchs		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
		Shree Lal Mahant		
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 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 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 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: <u>24/8/18</u>	Time:
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GENERAL DETAILS		
1.	Name of the Surveyor	<u>Ry...</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
		Name
		Contact No.
		<u>2318</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 checked="" 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 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 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 checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" 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 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	Har Narain Aggarwal
2.	Property Purchaser Name	
3.	Property Address under Valuation	A-8 Bhagwan Das Nagar East Payaloi Bgh.
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	West	North	South		
		Road 30	Land 15	A-7	A-9		
2.	Property Facing	<input checked="" type="checkbox"/> East Facing, <input 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	New Metro - Payaloi Bgh.					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name	Width	Distance from property			
		Rohitkari Road		500m.			
7.	Approach Road Name & Width	S20120 A 21E220					
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 checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <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
		500m	500m	500m	500m	2	2
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
		356 Sq. ft.		
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 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 checked="" 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 checked="" 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 checked="" 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	9 + 1 + 5		

नोट (356 वर्ग फीट (मैट्रिक) 2024 में 2014 में 181 फीट 2024 में 181 फीट)

4.	Floor on which property is situated	<u>1st floor</u>
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	<u>3 BHK</u>
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 checked="" 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 checked="" 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 type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input checked="" 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 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 type="checkbox"/> Very Good, <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" 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 checked="" 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>40 to 50 years</u>
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 (<i>Only for individual property</i>)	<input checked="" 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 checked="" 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"/> On stilt	
		<input type="checkbox"/> Not available within the property		<input checked="" type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28.	Special Comments if any				

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.		
	Sale Purchase Rate		
	Rental Rate	2.50 Lakh. (3 db)	
	Comments	4 x 24 480 - 1100	
	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:

397 397

**VALUATION OF LAND AND BUILDING
OF**

M/s SHRI LAL MAHAL LIMITED

LOCATED AT

PLOT NO. A-8, 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, Grems 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. A-8, 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 Land and Building located at plot no. A-8, 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 Land and Building located at Plot No. A-8, Bhagwan Das Nagar, New Delhi - 110026.

1.2 VISIT TO THE SITE

To undertake the valuation of the fixed assets i.e. Residential Land and Building of the company, a team of professionals of ITCOT visited the site located at Plot No. A-8, 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 residential land and building belonging to M/s Shri Lal Mahal Limited located at Plot No. A-8, 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 MCD, Delhi for 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



**VALUATION OF LAND AND BUILDING
OF
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
PLOT NO. A-8, BHAGWAN DAS NAGAR,
NEW DELHI - 110026,
(AS ON SEPTEMBER, 2016)**

1.0 INTRODUCTION

- 1.1 As per the copy of conveyance deed executed on July 08th, 1970, provided by the company, the subject property was purchased by Sh. Harnarain Agarwal s/o Sh. Mauji Ram on account of M/s Shri Lal Mahal Limited Resident of A-8, Bhagwan Das Nagar, New Delhi from Shri Raghunath Singh s/o Shri Ram resident of 4971, Shiv Nagar 2, Karol Bagh, New Delhi.
- 1.2 The property under valuation consists of an independent villa, constructed over a residential plot admeasuring 297.62 sq. m. (356 sq. yd.). The property is located in "A" 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 land and building located at Plot No. A-8, 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. A-8, 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 "A" Block, 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 conveyance 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 Conveyance Deed executed on 08.07.1970, between Shri Raghunath Singh s/o Shri Ram
And
Shri Harnarain Agarwal s/o Shri Mauji Ram

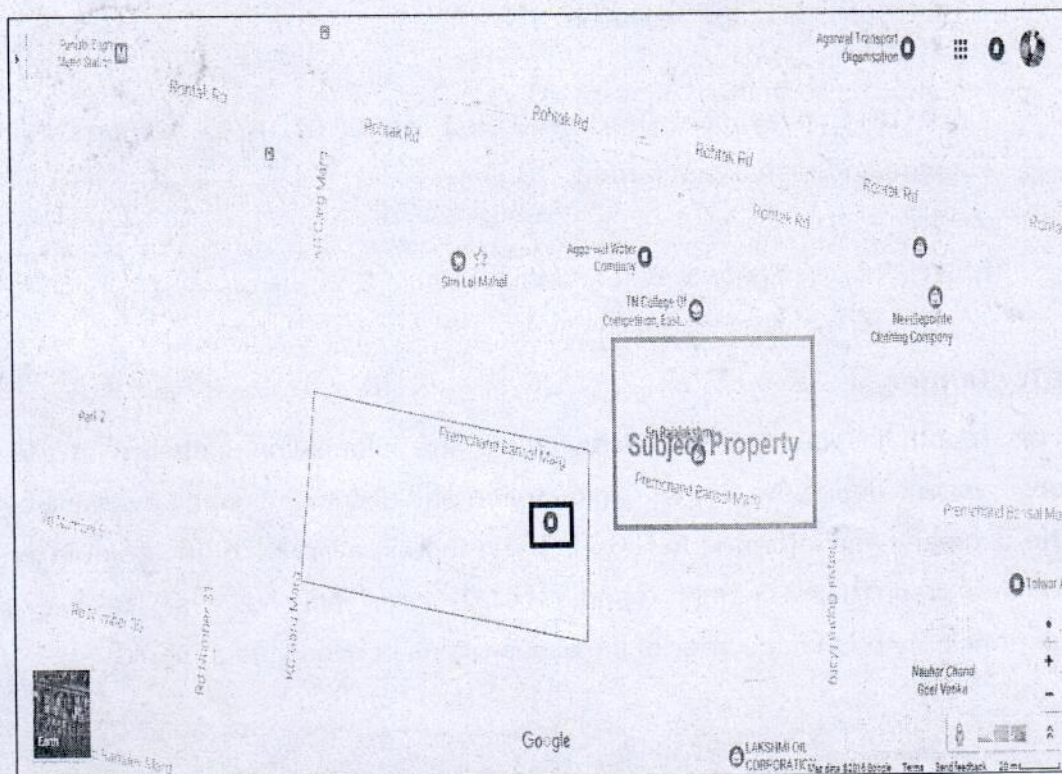
Disclaimer

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	-	Sh. Harnarain Agarwal s/o Sh. Mauji Ram
Site Location	-	Plot no. A-8, Bhagwan Das Nagar New Delhi - 110026
Area of Land	-	297.62 sq. m. (356 sq. yd.).

- 4.1** As already explained, the plot is located at Plot no. A-8, 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 Prem Chand Marg and road on its East side, service lane on west.

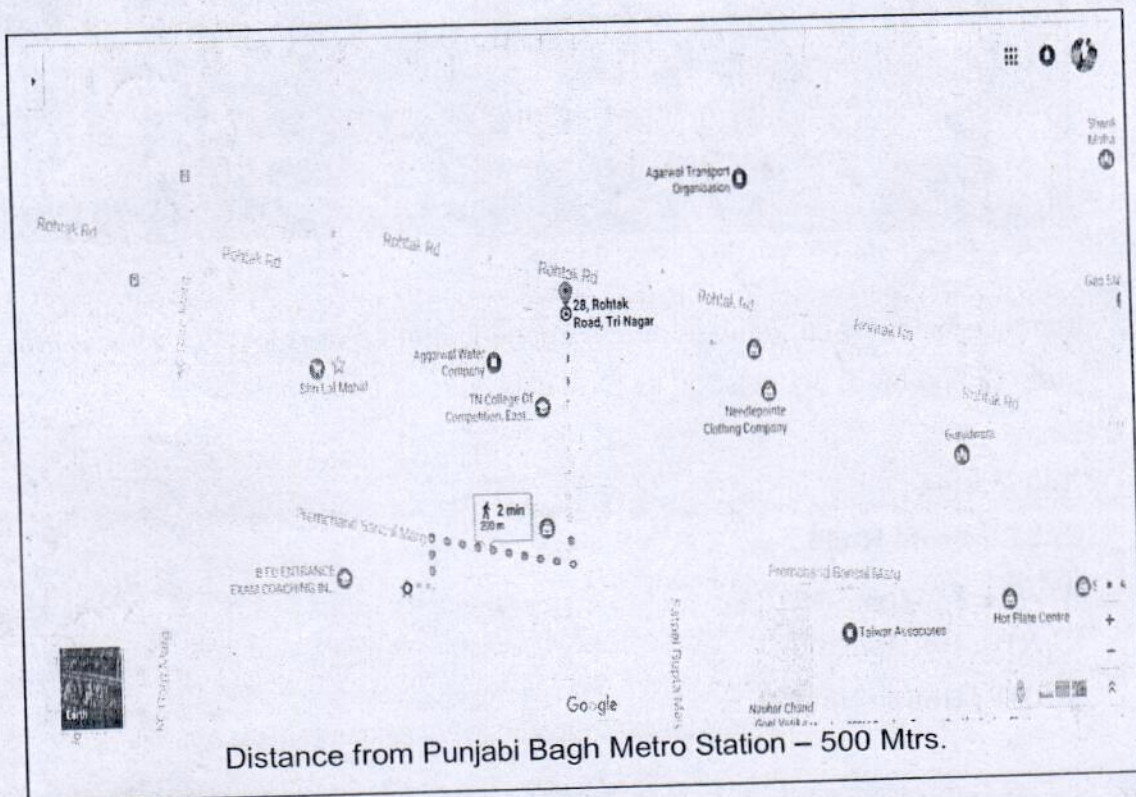
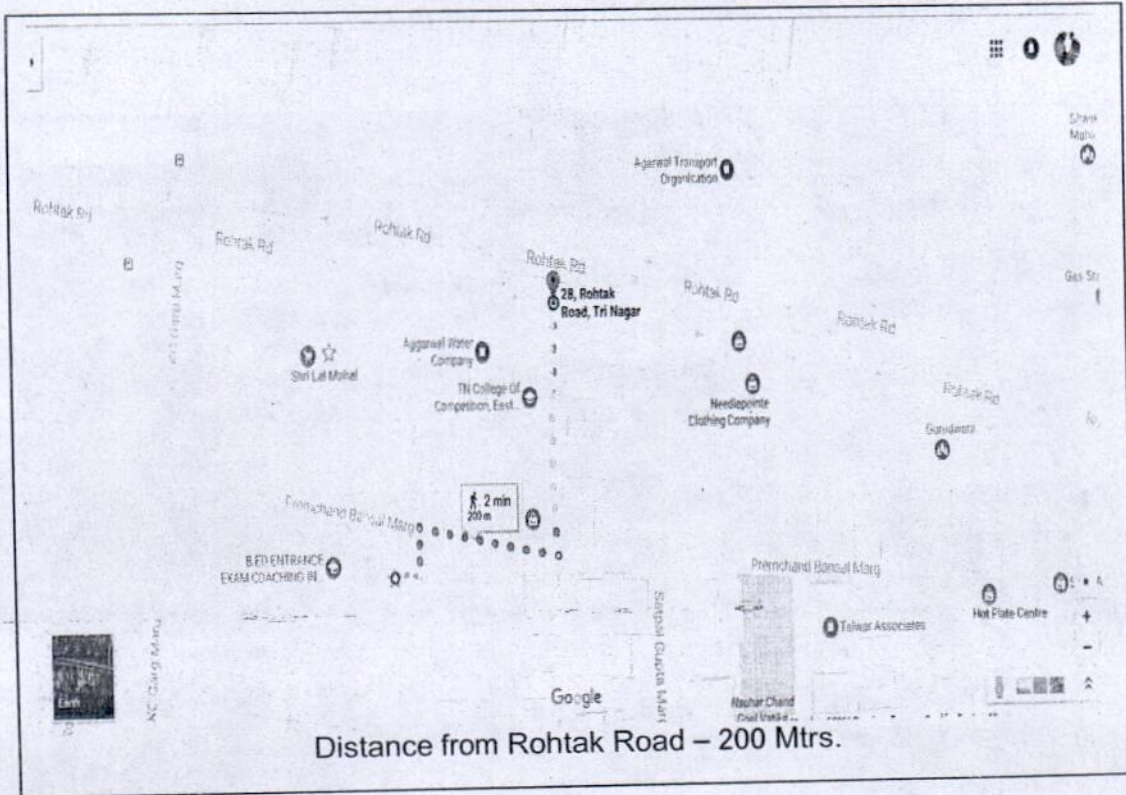
Boundaries :

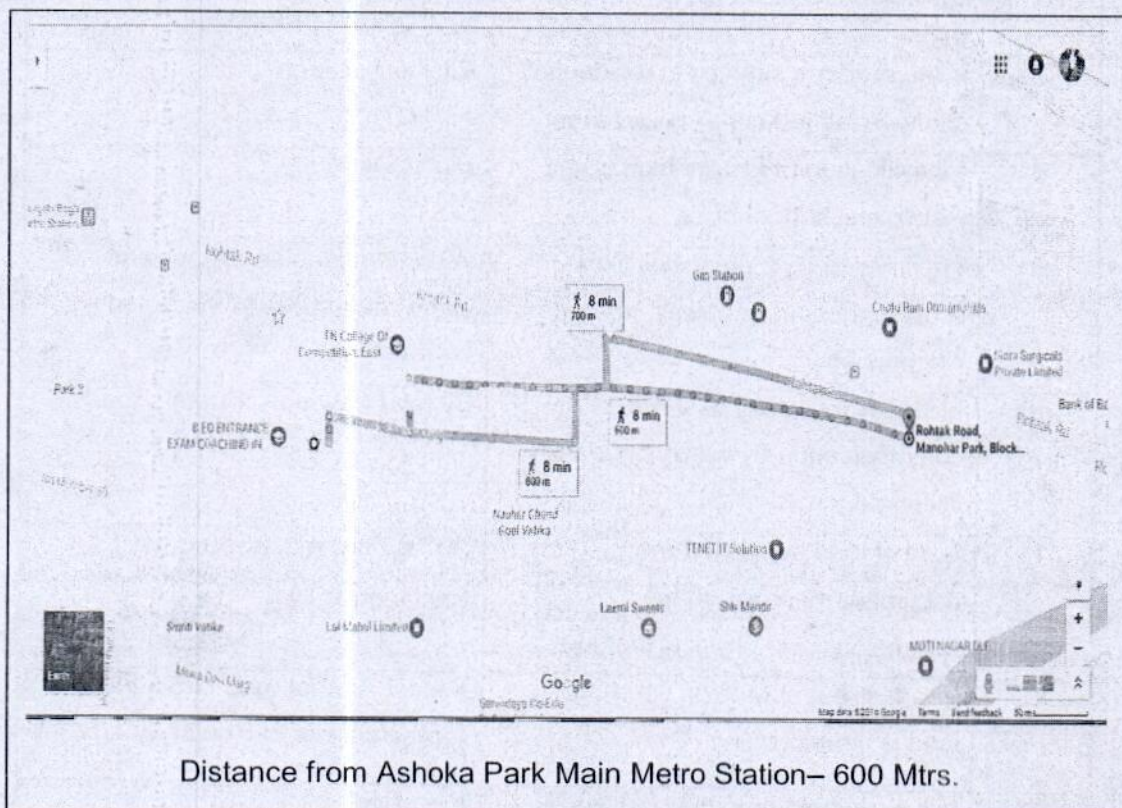
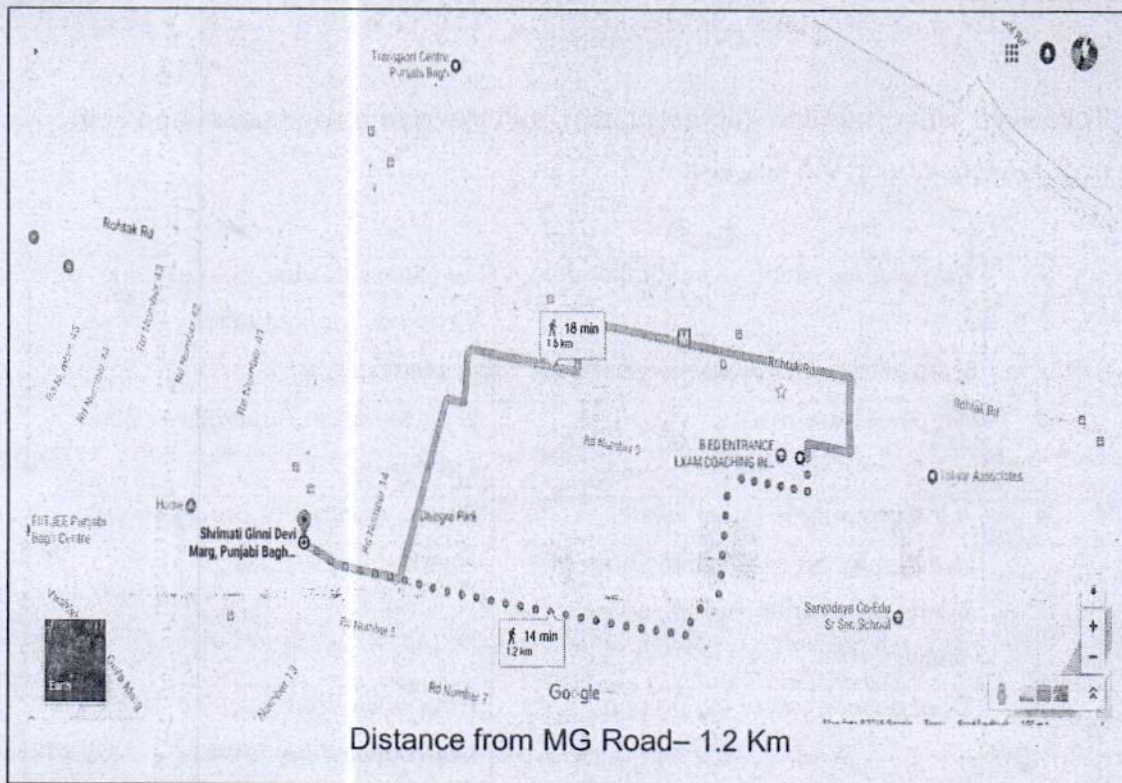
EAST : Front Road

WEST : Service Lane

NORTH: House No. A-7

SOUTH: House No. A-9





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	Shri Harnarain Agarwal s/o Shri Mauji Ram
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Sole ownership of Shri Harnarain Agarwal
5	Brief description of the property	Residential Plot, falling in High Class residential area.
6	Location, street, ward no.	Plot No. A-8, 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 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	297.62 sq. m. (356 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 Rs 64,800. The present circle rate of land in the area (as obtained from www.delhi.gov.in) is Rs. 1, 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 range Rs. 2, 50,000/- per sq. m. to Rs. 3, 20, 000/- per Sq. m. For the purpose of this valuation, based on the present economic scenario, Rs. 2, 85,000/ 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. 848.21 Lakhs the details of which are given at **Annexure – I**.

5.0 **VALUATION OF BUILDING**

The building comprises of Ground and two subsequent floors.
The layout of various floors is as following:

Ground Floor

Pooja Room (1 Nos.)
Lobby (2 Nos.)
Modular Kitchen (1 Nos.)
Drawing Room with an opening to Entry (1 Nos.)
Bedroom with attached Toilet and Bathroom (1 Nos.)
Servant Room (1 Nos.)

First Floor

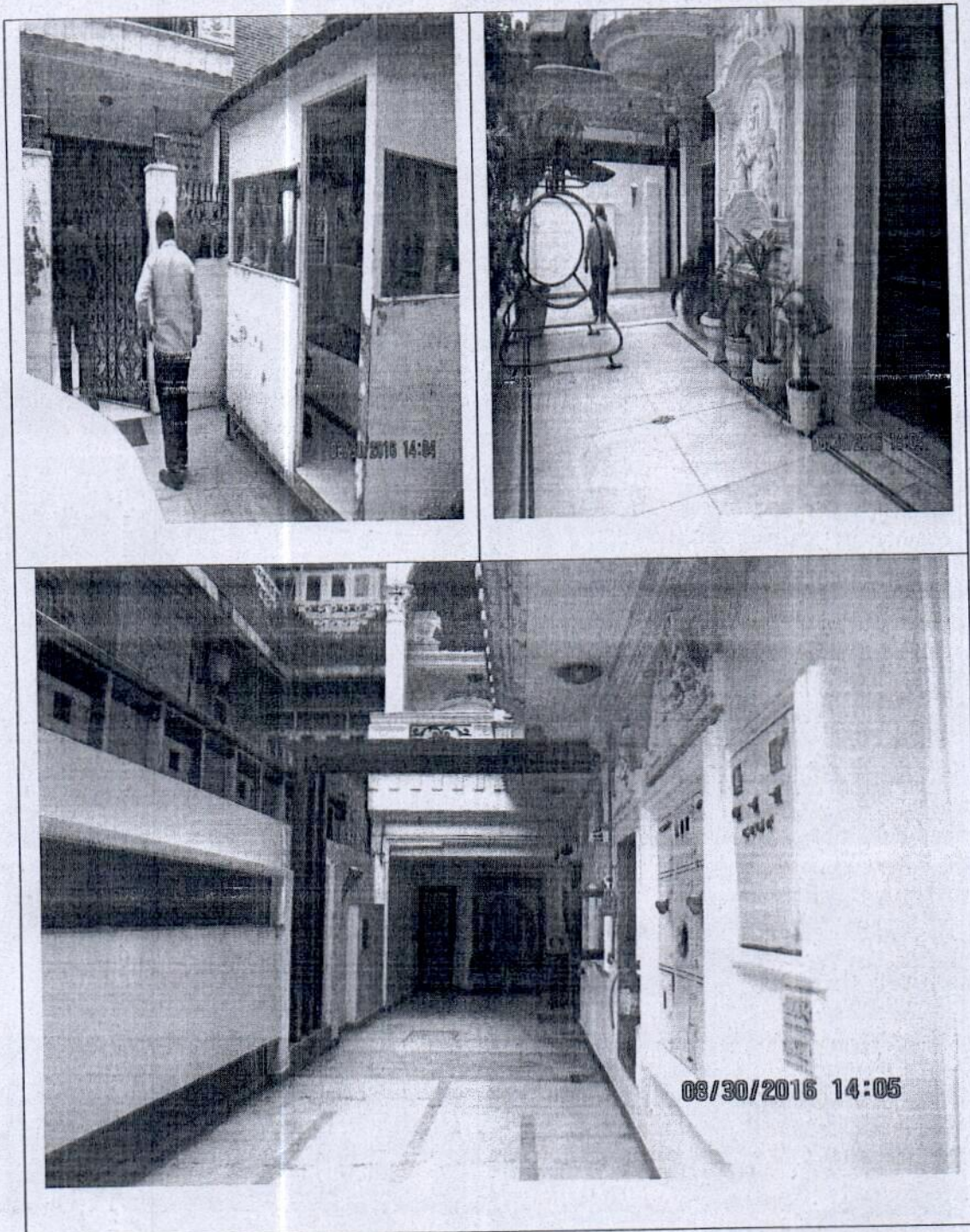
Lobby with Toilet and Bathroom (1 Nos.)
Modular Kitchen (1 Nos.)
Bedroom with attached toilet and bathroom (1 Nos.)
Bedroom (1 Nos.)
Drawing Room (1 Nos.)
Balcony and open space

Second Floor

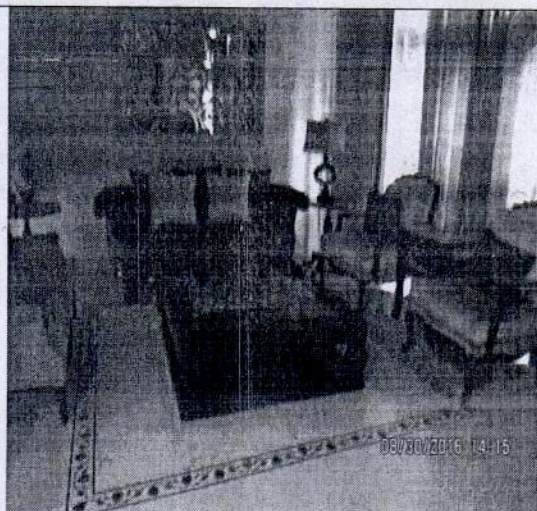
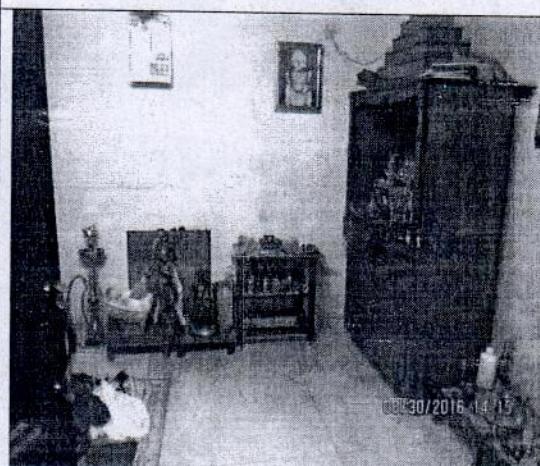
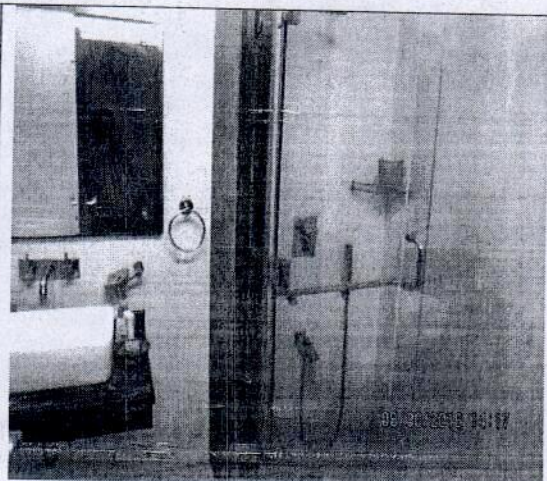
Lobby (1 Nos.)
Bedroom with attached toilet and bathroom (2 Nos.)
Balcony and open space
Same structure as above but was in renovation stage

- 5.1 The general construction of the building at G.F, F.F., S.F. comprising of Rooms, Lobbies, Kitchen, Toilets, Drawing Rooms, Balcony and Stairs 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 1950 and appears to be in well maintained condition. The following photographs illustrate the condition of the building as observed during the site visit.

Entry and Gallery at Ground Floor



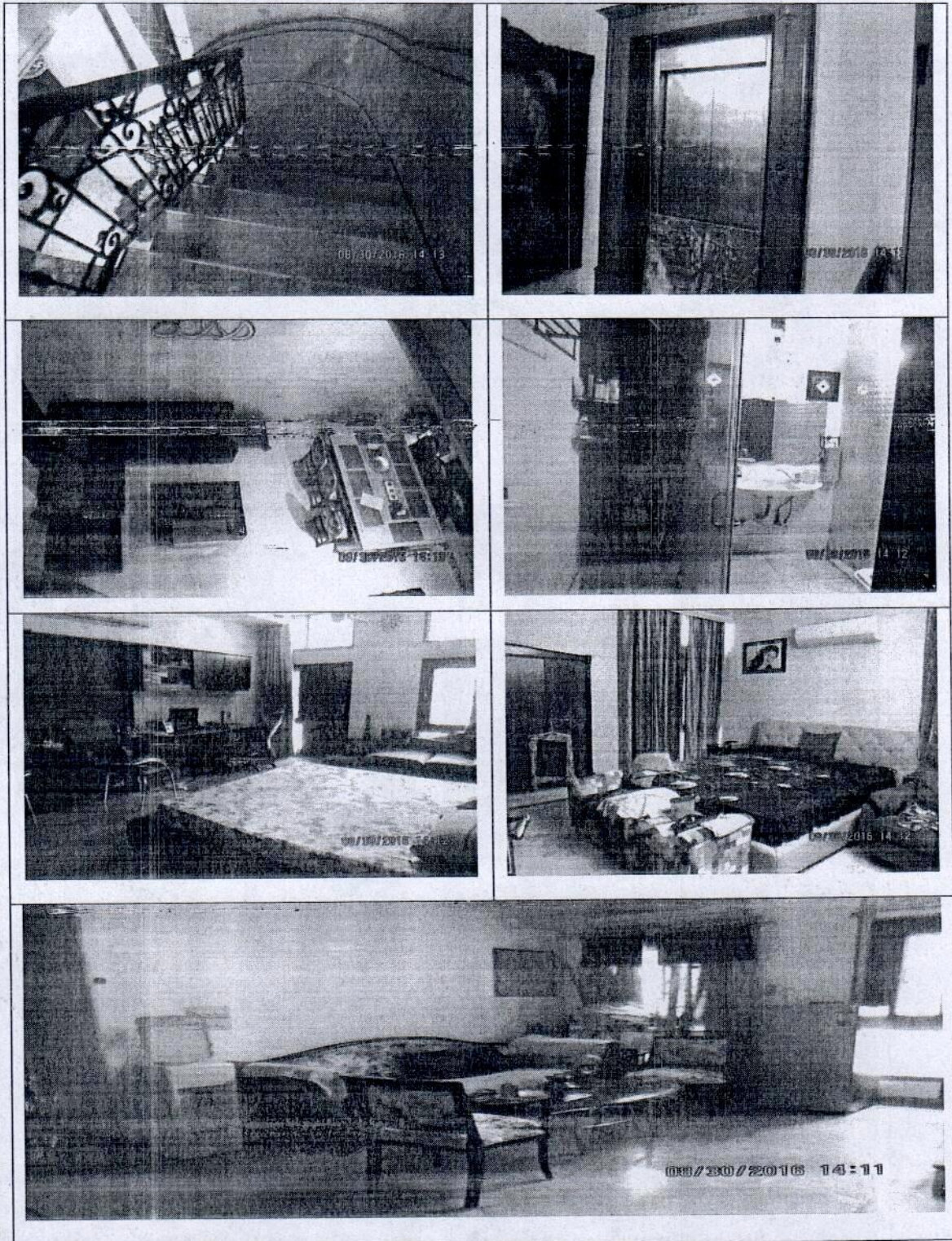
Ground Floor



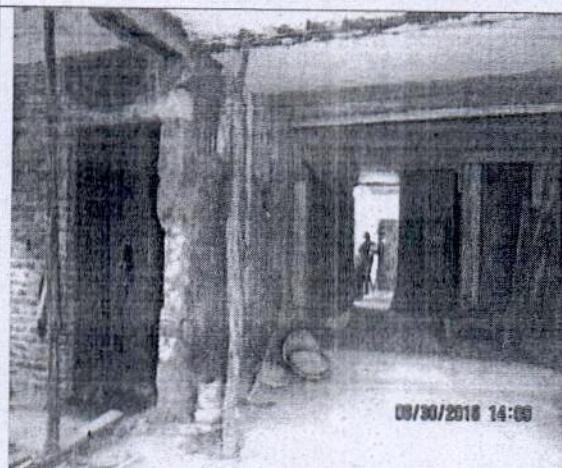
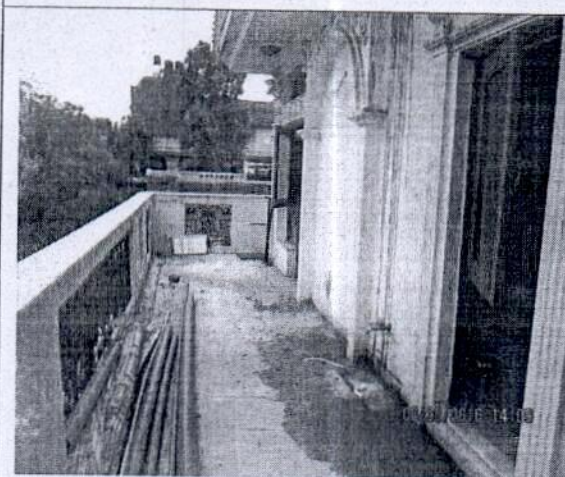
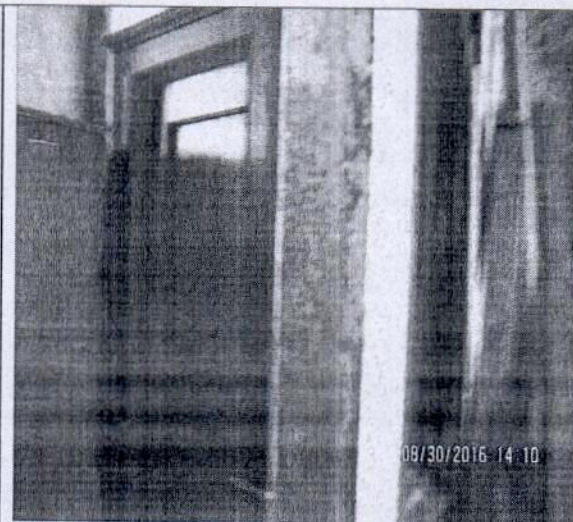
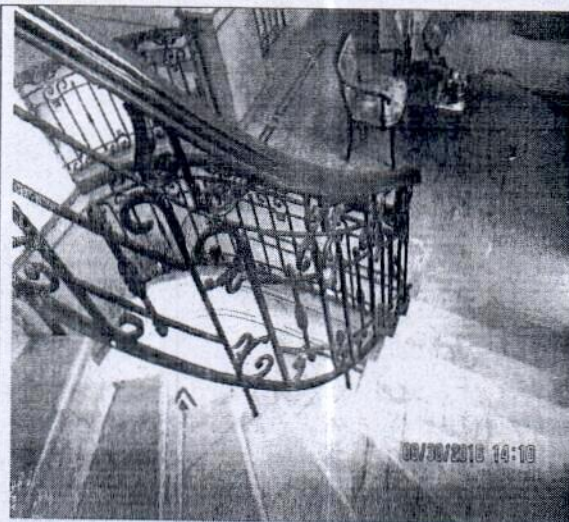
Ground Floor Continued



First Floor



Second Floor (Construction Stage)





- 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. 72.96 Lakhs, the details of which are given at **Annexure – II.**

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 RATE

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. 65 lacs per acre	Rs. 53 lacs per acre



Annexure - I

DETAILS AND COST OF LAND BELONGING TO

M/s SHRI LAL MAHAL LIMITED

LOCATED AT PLOT NO. A-8, BHAGWAN DAS NAGAR, NEW DELHI - 110026

S.No.	Particulars	Plot Area (Sq. Yds.)	Area (sq.m.)	Minimum Value as per Present MCD, Circle Rate (Rs. in Lakhs)	Present Prospective Market Rate Per sq. yd. (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 Property The said residential property/flat is in Category D located at Plot No. A-8, Bhagwan Das Nagar, New Delhi - 110026	356	297.62	446.42	285000.00	1014.60	848.21	763.39
2	Agreement Details The Conveyance Deed is made at New Delhi on 08.07.1970 for the said residential flat located at Plot no. A-8, Bhagwan Das Nagar New Delhi - 110026							
3	Other Details Seller: Shri Raghunath Singh s/o Shri Ram resident of 4971, Shiv Nagar 2, Karol Bagh, New Delhi Buyer / Owner: Sh Hamarain Agarwal s/o Sh Mauji Ram on account of M/s Shri Lal Mahal Limited Resident of A-8, Bhagwan Das Nagar, New Delhi Present Rate: The minimum present Circle Rate of residential property in 'D' Category located at Bhagwan Das Nagar, New Delhi is Rs. 1, 50,000.00 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. 2,50,000.00 per sq.m to Rs. 3,20,000.00 per sq. m. as gathered from the near by property dealers and secondary research.							
G.Total				446.42		1014.60	848.21	763.39

Boundaries:

EAST : Front Road
WEST : Service Lane
NORTH : House No. A-7
SOUTH : House No. A-9



Annexure-II

VALUATION OF FIXED ASSETS
of M/s SHRI LAL MAHAL LIMITED
LOCATED AT PLOT No. A-8, BHAGWAN DAS NAGAR, NEW DELHI - 110026

DETAILS AND COST OF BUILDING

S. No.	Particulars of the Building	No. Of Structure	Year of Construction	Super Built-up Area (sq.ft.)	Present Cost of Const. (Rs./sq.ft.)	Present Replacement Cost (Rs in Lakhs)	Expected Realisable Value (Rs in Lakhs)
A)	Residential Property at House No. A-8, Bhagwan Das Nagar, New Delhi - 110026						
	The Property Constitutes independent house with construction composed of three floors located at a short distance from the main road						
	Ground Floor	1	approx 41 years ago	1950	1500	29.25	23.40
	First Floor	1	approx 41 years ago	1950	1400	27.3	21.84
	Second Floor (Under Renovation)	1	approx 41 years ago	1950	1200	23.4	18.72
	Add for servant quarters, Boundary wall, main gate etc					3.00	3.00
	Add for superior fittings, wood work & provision					6.00	6.00
	Total			5850		88.95	72.96
	GRAND TOTAL			5850.00		88.95	72.96

Note: 1. Sanction plan is not available.

2. All the information are provided by the company and data has been taken from last valuation report dated 04.10.2013 as guided by the official of the company.

A.B. 21 397

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 : 14.03.2015

To,

The Assistant General Manager,

State Bank of Mysore,

Naya Bazar, Delhi- 110006.

Sub.: Legal opinion in respect of property belonging to Shri Har Narain Aggarwal S/o Shri Mauzi Ram Aggarwal R/o 2612, Naya Bazar, Delhi in respect of Residential Property admeasuring 356 Sq. Yards, bearing Plot No.8 Block No.A, in the Colony known as BHAGWAN DASS NAGAR, Rohtak Raod, Delhi, registered with Sub-Registrar-I, Delhi on dated 13.07.1980 vide document no.4906, in additional book no.I, Volume no.1267, on pages no.108 to 114.

A/c M/s Shri 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 Shri Lal Mahal India Ltd. - A-8, Bhagwan Dass Nagar, New Delhi.

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

Shri Har Narain Aggarwal S/o Shri Mauzi Ram Aggarwal R/o- 2612, Naya Bazar, Delhi-6.

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

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

Residential Property admeasuring 356 Sq. Yards, situated at Plot No.8, Block-A, Bhagwan Dass Nagar, Rohtak Road, Delhi, registered at Sub-Registrar-I, Kashmere Gate, Delhi, and regd. on 13.07.1980 vide document no.4906, in additional book no.I, Volume no.1267, on pages no.108 to 114.

4. 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 08.07.1970 and same is registered with Sub-Registrar-I, Kashmere Gate, Delhi, vide Reg.No. 4906 in additional book no.I, Vol.No.1267 on pages 108 to 114 on dated 13.07.1980.

5. 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 Shri Har Narain Aggarwal S/o Shri Mauzi Ram Aggarwal by virtue of a Sale Deed as mentioned above.

a) DATE OF EXECUTION OF SALE DEED :

13.07.1980

b) CONSIDERATION FOR SALE.

17,800/- (Rs. Seventeen Thousand Eight Hundred only).

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

Sale Deed dated 13.07.1980.

7. 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 S.B.M. Naya Bazar, Delhi

8. IF THE PROPERTY HAS BEEN ENCUMBERED, STATE THE NATURE OF THE ENCUMBERANCE.
N.A.

ANAY SHANKER
ENL. ADVOCATE
1000251-D/2000

9. 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.

10. 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.

11. WHETHER THE KHATA IN RESPECT OF THE PROPERTY STANDS IN THE NAME OF THE OWNERS.

N.A.

12. 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.

13. IF THE BUILDING HAS BEEN PUT ON THE SITE, STATE.

a) WHETHER THE PLAN HAS BEEN DULY SANCTIONED?

To be verified.

b) WHETHER THE BUILDING HAS BEEN ASSESSED?

To be assessed.

14. 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.

15. WHETHER ALL THE DOCUMENTS WERE IN A LANGUAGE KNOWN AND UNDERSTAND BY THE ADVOCATE.


Yes.

16. IF NOT, WHETHER THE OFFICIAL TRANSLATION OF ANY DOCUMENTS WAS INSISTED AND PARTICULARS OF SUCH DOCUMENTS.

N.A.

17. WHETHER THE ADVOCATE PERUSED ORIGINAL DOCUMENTS OF TITLE.

Yes.


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

18. 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 from index of SRO and receipt enclosed.

19. 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.

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

Yes.

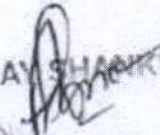
21. DOCUMENTS TO BE OBTAINED BY THE BANK FROM THE MORTGAGOR.

1. Original Sale Deed dated 08.07.1970 and same is registered with Sub-Registrar-I, Kashmere Gate, Delhi, vide Reg.No.4906 in additional book no.I, Vol.No.1267 on pages 108 to 114 on dated 13.07.1980.
2. 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
AJAY SHANKER

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 : 14.03.2015

ANNEXURE

(Chain of Title)

That the Sale Deed was executed on 08.07.1970 by (A) Ch. Brahm Parkash, M.P. son of Ch. Bhagwan Das AND Smt. Satya Chaudhary wife of Ch. Brahm Parkash both R/o 15, Curzen Lane, New Delhi through their both, attorney Shri Raghunath Singh son of Shri Ram Pat R/o 4971, Shiv Nagar, Karol Bagh, New Delhi appointed as General Attorney, vide Power of Attorney dated 21.06.1963 registered in the office of Sub-Registrar, New Delhi as No.1077 in additional Book No.4, Vol.No.174 on pages 88 to 90 on dated 24.06.1963 and vide Power of Attorney dated 21.06.1963 registered in the office of Sub-Registrar, New Delhi as No.1076 in additional Book No.4, Vol.No.174 on pages 85 to 87 on dated 24.06.1963 respectively. AND (B) Capital Land Builders Private Limited, a joint stock company with limited liability registered under Indian Companies Act, 1956, having its registered office at Pataudi House, Daryaganj, Delhi through its Director and General Attorney Shri Janardan Rai in favour of Shri Har Narain Aggarwal son of Shri Mauzi Ram Aggarwal resident of 2612, Naya Bazar, Delhi-6 same is registered with Sub-Registrar Delhi vide Reg.No.4906, in additional book no.I, Vol.No.1267 on pages 108 to 114 on dated 13.07.1980.

Thus chain of the property is complete and Shri Har Narain Aggarwal son of Shri Mauzi Ram Aggarwal 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
ENL. 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 _____
as under:-

, do hereby swear on oath

1. That the deponent is the owner of the Property area measuring 356 Sq. Yards, bearing Plot No.8, Block-A, Bhagwan Dass Nagar, Rohtak Road, Delhi and registered at Sub-Registrar-I, Kashmere Gate, Delhi, vide document no.4906, in additional book no.1, Volume no.1267, on pages no.108-114 by virtue of Sale Deed dated 08.07.1970 and registered on 13.07.1980 offered as security against the loan account of M/s Shri Lal Mahal 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.

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
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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

DATE OF ORDER 16.07.2018
DATE OF FILING OF P.F. _____
DATE OF ISSUE- _____
NO. OF DOCUMENTS ANNEXED- COPY ATTACHED _____
NEXT DATE OF HEARING 28.07.2018

NAME OF PROCESS SERVER _____
NUMBER OF PROCESS _____
DATE OF RETURN _____

SUMMONS FOR SETTLEMENT OF ISSUES

IN THE COURT OF MS. NAINA CJ-04 (WEST) ROOM NO 182
TIS HAZARI COURT, DELHI

CS SCJ-853/2018

Title :

SHRI JAI KISHAN GOEL

V/S

SHRI DEVASHISH GARG

To,

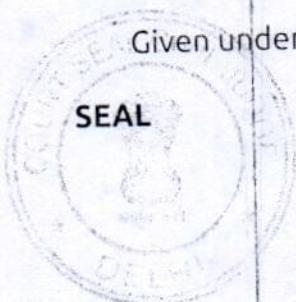
**SHRI DEVASISH GARG
S/O SH. PREM CHAND GARG
R/O THIRD FLOOR, PLOT NO. 8, BLOCK-A,
BHAGWAN DASS NAGAR, ROHTAK ROAD,
EAST PUNJBAI BAGH, NEW DELHI-110026.**

ms. Naina
MS. NAINA
CJ-04 (WEST)
Civil Judge-04 (West Delhi)
न्यायालय कक्षा संख्या 182, पृथ्वी नगर
Court Room No. 182, Preet Nagar
तिस हजारी न्यायालय, दिल्ली
Tis Hazari Court, Delhi

Whereas plaintiff has instituted a suit against you for _____ you are hereby Summoned to file a written statement within 30 days of the service of the present summons and to appear in this court in person, or by a pleader duly instructed, and able to answer all material questions relating to suit or who shall be accompanied by same person able to answer all such questions on the **28th** day of **JULY 2018** at **10 a.m** 'O' clock in the noon to answer the claim, and further you are hereby directed to produce on the said day all documents in your possession for power upon upon which you base your defence or claim for set-off or counter-claim, and where you rely on any other document whether in your possession or power or not, as evidence in support of your defence or claim for set-off or counter-claim you shall enter such documents in a list to be annexed to the written statement.

Take notice that, in default of your appearance on that day before mentioned, the suit will be heard and determined in your absence..

Given under my hand and the seal of the court this 17th day of July 2018.



CIVIL JUDGE-04
JUDGE
(WEST) DELHI

481

Received on 25/07/2018

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

Police Station: Punjabi Bagh

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DELHI
DATED:10/07/2018

THROUGH

PLAINTIFF

(R. Y. KALIA)
ADVOCATE

CHAMBER NO.491, CIVIL SIDE
TIS HAZARI COURTS
DELHI-110054
ENRL. NO.D-48/90
MOBILE-9717490094

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

COURT FEE

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

MEMO OF PARTIES

SHRI JAI KISHAN GOEL
SON OF LATE SHRI CHANDER BHAN
RESIDENT OF: GF. & FF, PLOT NO.8
BLOCK-A, BHAGWAN DASS NAGAR
ROHTAK ROAD, EAST PUNJABI BAGH
NEW DELHI-110026

.....PLAINTIFF

VERSUS

SHRI DEVASISH GARG
SON OF SHRI PREM CHAND GARG
RESIDENT OF:
THIRD FLOOR, PLOT NO.8, BLOCK-A
BHAGWAN DASS NAGAR, ROHTAK ROAD
EAST PUNJAB BAGH
NEW DELHI-110026

...DEFENDANT

DELHI

DATED:10/07/2018

THROUGH

PLAINTIFF

(R. Y. KALIA)
ADVOCATE

CHAMBER NO.491, CIVIL SIDE
TIS HAZARI COURTS
DELHI-110054
ENRL. NO.D-48/90
MOBILE-9717490094

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL
SON OF LATE SHRI CHANDER BHAN
RESIDENT OF: GF & FF, PLOT NO.8
BLOCK-A, BHAGWAN DASS NAGAR
ROHTAK ROAD, EAST PUNJABI BAGH
NEW DELHI-110026

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG
SON OF SHRI PREM CHAND GARG
RESIDENT OF:
THIRD FLOOR, PLOT NO.8, BLOCK-A
BHAGWAN DASS NAGAR, ROHTAK ROAD
EAST PUNJAB BAGH
NEW DELHI-110026

...DEFENDANT

SUIT FOR PERMANENT INJUNCTION

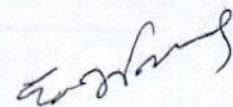
MOST RESPECTFULLY SHOWETH:-

1. That the grand-father of Defendant Late Shri Harnarain Aggarwal inducted the Plaintiff as tenant in respect of the entire Ground Floor, First Floor of the Property constructed on Plot bearing No.8, having an Area admeasuring 356 Sq. Yards, in Block-A Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-110026, more specifically shown in

Aggarwal

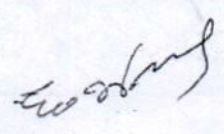
colour 'red' in the plan annexed hereto as ANNEXURE-'A',
(hereinafter referred to as the "Tenanted Premises").

2. That the grand-father of Defendant also executed a Rent Agreement on 01.05.1996 in favour of the Plaintiff in respect of the Tenanted Premises. Photocopy of the said Rent Agreement dated 01.05.1996 is annexed to this Plaint as ANNEXURE-'B'.
3. That as per the said Rent Agreement dated 01.05.1996, the Plaintiff has paid the rent at the rate of Rs.1200/-(Rupees One Thousand and Two Hundred Only) to Late Shri Harnarain Aggarwal, upto 30.07.2017, vide Receipt No.01, dated 05.07.2017. Late Shri Harnarain Aggarwal expired on 26.07.2017. The photocopy of the above-said rent receipt is annexed to this Plaint as ANNEXURE-'C'.
4. That after the death of Late Shri Harnarain Aggarwal, the father of the Defendant Shri Prem Chand Garg as well as the Defendant had refused to accept the Rents from the Plaintiff and the Plaintiff is in arrears of rents with effect from 01.08.2017.
5. That in order to show that the Plaintiff and his family members are in exclusive possession of the Tenanted

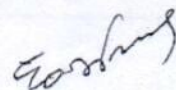


Premises, consisting of Ground Floor and First Floor. The Plaintiff is filling the eight photographs taken by him from different angles in order to show to this Hon'ble Court that the Plaintiff is in actual physical possession of the Tenanted Premises, the said photographs are annexed to this Plaintiff as ANNEXURE-'D'(Colly).

6. That on 02.07.2018, the Plaintiff visited the Defendant on Third Floor of the property bearing No.A-8, Bhagwan Dass Nagar, Delhi, in order to tender the arrears of rents, the Defendant as well as his father flatly refused to take the rents and asked the Plaintiff to vacate the Tenanted Premises i.e. Ground Floor, First Floor of the said Property. The Defendant started giving filthy abuses and threatened to the Plaintiff with regard to his forcible dispossession from the Tenanted Premises, inspite of the fact that the Plaintiff is in lawful and uninterrupted possession of the Tenanted Premises since May, 1996, as a tenant.

7. That on 05.07.2018, the Defendant came along with four unknown persons to the Tenanted Premises of the Plaintiff and threatened the Plaintiff that he had hired these persons for getting the Tenanted Premises forcibly, in case the Plaintiff failed to give an undertaking to vacate the Tenanted Premises on or before 15.07.2018.
- 

8. That on 07.07.2018, at about 4:00 PM, the Defendant has visited the Tenanted Premises and stated that he is the exclusive owner of this Tenanted Premises by means of a WILL executed by his grand-father in his favour and threatened the Plaintiff to vacate the Tenanted Premises on or before 15.07.2018, failing which he shall take the possession of the Tenanted Premises forcibly from the Plaintiff.
9. That from the act and conduct of the Defendant, the Plaintiff was so terrorized that he feels that his forcible dispossession to be imminent, therefore, the Plaintiff is filing the present suit.
10. That there is also a reasonable apprehension in the mind of the Plaintiff that the Defendant shall dispossess the Plaintiff from the Tenanted Premises and remove his belongings lying in the same, hence the Plaintiff approached this Hon'ble Court in order to protect his lawful possession, hence this suit.
11. That the above mentioned acts and conducts of the Defendant is absolutely unfair, improper, as well as illegal as the Defendant has no right to dispossess the Plaintiff from the Tenanted Premises, which is in his possession as lawful tenant by means of a Rent Agreement dated 01.05.1996 executed by



his grand-father Late Shri Har Narain Aggarwal, without adopting the due process of law but the Defendant is adamant in this regard, hence this suit.

12. That the electricity and water connection are installed in the name of Late Shri Har Narain Aggarwal and the Plaintiff is paying the electricity and water charges as per his consumption.
13. That the cause of action for filing the present Suit in favour of the Plaintiff and against the Defendant firstly arose on 02.07.2018, when the Plaintiff visited the Defendant in order to clear the arrears of rents, but the Defendant flatly refused to take the rent and asked the Plaintiff to vacate the Tenanted Premises. It again arose on 05.07.2018, when the Defendant came along with four unknown persons to the Tenanted Premises of the Plaintiff and threatened the Plaintiff that he had hired these persons for getting the Tenanted Premises forcibly in case the Plaintiff failed to give an undertaking to vacate the Tenanted Premises on or before 15.07.2018. It again arose on 07.07.2018 at 4:00 PM, when the Defendant had visited the Tenanted Premises and further threatened the Plaintiff to vacate the Tenanted Premises on or before 15.07.2018. The cause of action is still continuing and subsisting one.

Handwritten signature

14. That the Suit Property is situated at Delhi, the parties to the Suit also work for gain at Delhi. The cause of action also arisen at Delhi. Hence, this Hon'ble Court has got the jurisdiction to try, entertain and decide the present Suit.
15. That the value of the suit for the purposes of Court Fees and Jurisdiction for the relief of permanent is fixed at Rs.130/- (Rupees One Hundred and Thirty Only) on which appropriate Court Fee has been affixed.

PRAYER:-

In view of the aforesaid facts and circumstances of the case and in the interest of justice, it is therefore, most respectfully prayed that this Hon'ble Court may kindly be pleased to:-

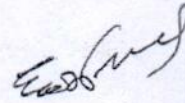
- (a) Pass a Decree for Permanent Injunction in favour of the Plaintiff and against the Defendant, thereby restraining the Defendant, his agents, servants, representatives, assignees, attorneys, henchmen etc. from illegally dispossessing the Plaintiff from the Tenanted Premises i.e. entire Ground Floor, First Floor of the Property constructed on Plot bearing No.8, having an Area admeasuring 356 Sq. Yards, in Block-A Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-

Handwritten signature

110026, more specifically shown 'in colour 'red' in the plan annexed hereto as ANNEXURE-'A'.

And / or

- (b) Pass such other or further Order/Orders which this Hon'ble Court may deem fit and proper in the facts and circumstances of the case in the interest of Justice.



PLAINTIFF

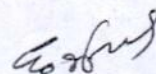
DELHI

DATED: 10/07/2018 THROUGH

(R. Y. KALIA)
ADVOCATE
CHAMBER NO.491, CIVIL SIDE
TIS HAZARI COURTS
DELHI-110054
ENRL. NO.D-48/90
MOBILE-9717490094

VERIFICATION:

Verified at Delhi on this the 10th day of July, 2018, that the contents of Paragraphs No.1 to 12 of the plaint are true and correct to my knowledge and belief and those of Paragraphs No.13 to 15 of the plaint are based on the legal information received and believed to be true. Last para is the prayer to this Hon'ble Court.



PLAINTIFF

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

AFFIDAVIT



Affidavit of Shri Jai Kishan Goel, son of Late Shri Chander Bhan, aged about 65 years, resident of: Ground Floor and First Floor, of property bearing Plot No.8, Block-A, Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-110026.

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

1. That the deponent being the Plaintiff in the above noted case, is well conversant with the facts and circumstances of the case and is, therefore, competent to swear this affidavit.

2. That the contents of the accompanying plaint has been drafted by my counsel under my instructions; contents of the same are true and correct to my knowledge and the same may kindly be read as part



12 JUL 2018

and parcel of this affidavit. The contents of the same are not being repeated herein for the sake of brevity and to avoid repetition.

[Signature]

DEPONENT

Identified the deponent who
has signed in my presence

VERIFICATION:

Verified at Delhi on this the 10th day of July, 2018, that the contents of the above affidavit are true and correct to my knowledge and no part of it is false and nothing material has been concealed therefrom.



[Signature]

DEPONENT

ATTESTED
[Signature]

NOTARY PUBLIC, DELHI

12 JUL 2018

Entry in Notary Register
No. 215/2018
Date 12/07/2018

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

APPLICATION UNDER ORDER 39 RULE 1 AND 2 READ WITH
SECTION 151 OF THE CODE OF CIVIL PROCEDURE.

MOST RESPECTFULLY SHOWEHT:-

1. That the present is filed by the Plaintiff being the Tenant in respect of the Suit Property, which had been let out by the grand-father of the Defendant Late Shri Har Narain Aggarwal.
2. That the facts and circumstances in which the present Suit has been filed have been set out in detail in the accompanying Plaint and the same are not being repeated herein for the sake of brevity. The Plaintiff craves the indulgence of this Hon'ble Court to allow them to refer to and reply upon the same, in support of the present Application.
3. That the Defendant must be restrained by an Interim Order of Protection in favour of the Plaintiff against the Defendants

[Handwritten signature]

from dispossessing the Plaintiff from restraining the Defendant, his agents, servants, representatives, assignees, attorneys, henchmen etc. from illegally dispossessing the Plaintiff from the Tenanted Premises i.e. entire Ground Floor, First Floor of the Property constructed on Plot bearing No.8, having an Area admeasuring 356 Sq. Yards, in Block-A Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-110026, more specifically shown in colour 'red' in the plan annexed hereto as ANNEXURE-'A'. In case, the Plaintiff has been dispossessed from the Suit Property, then the relief of injunction claimed by the Defendant in the present Suit shall become in-fructuous in the present form.

4. That the Defendant has a good prima-facie case and is likely to succeed in the instant case as the grand-father of the Defendant had executed a Rent Agreement dated 01.05.1996 in favour of the Plaintiff.
5. That the balance of convenience lies in favour of the Plaintiff and against the Defendant in as much as no prejudice will be caused to the Defendant, if the present Application is allowed in favour of the Plaintiff whereas the relief of injunction of the Plaintiff shall be rendered, incapable and in-fructuous in the present form in case the Plaintiff is dispossessed from the Suit Property during the pendency of the Suit. Harm caused to the

to 20/06/96

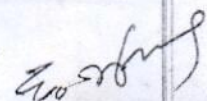
Plaintiff in such case will be incapable of redressal by way of compensation in money alone at a future date.

6. That the present Application is made bonafide and in the interest of justice. It would, therefore, be just, fair and equitable and in the aid of final adjudication of the present Application is allowed and the Defendant is restrained from dispossessing the Plaintiff from the Suit Property during the pendency of the Suit.

PRAYER:-

In the above-said facts and circumstances, this Hon'ble Court may be graciously pleased to:

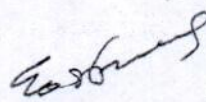
- (c) Pass ex-parte ad-interim Order of Injunction in favour of the Plaintiff and against the Defendant, thereby restraining the Defendant, his agents, servants, representatives, assignees, attorneys, henchmen etc. from illegally dispossessing the Plaintiff from the Suit Property/Tenanted Premises i.e. entire Ground Floor, First Floor of the Property constructed on Plot bearing No.8, having an Area admeasuring 356 Sq. Yards, in Block-A Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-110026, more specifically



shown in colour 'red' in the plan annexed hereto as
ANNEXURE-'A'.

And / or

- (d) Pass such other or further Order/Orders which this
Hon'ble Court may deem fit and proper in the facts and
circumstances of the case in the interest of Justice.

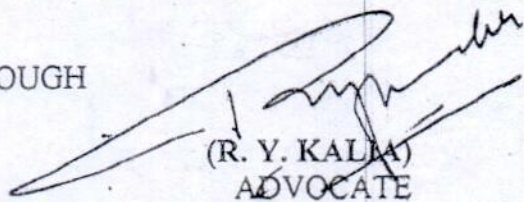


PLAINTIFF

DELHI

DATED: 10/07/2018

THROUGH



(R. Y. KALIA)
ADVOCATE
CHAMBER NO.491, CIVIL SIDE
TIS HAZARI COURTS
DELHI-110054
ENRL. NO.D-48/90
MOBILE-9717490094

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

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VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

AFFIDAVIT

Affidavit of Shri Jai Kishan Goel, son of Late Shri Chander Bhan, aged about 65 years, resident of: Ground Floor and First Floor, of property bearing Plot No.8, Block-A, Bhagwan Dass Nagar, Rohtak Road, East Punjabi Bagh, New Delhi-110026.



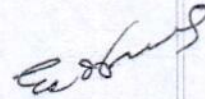
I, the above named deponent, do hereby solemnly affirm and declare as under:-

1. That the deponent being the Plaintiff in the above noted case, is well conversant with the facts and circumstances of the case and is, therefore, competent to swear this affidavit.
2. That the contents of the accompanying Application under Order 39 Rules 1 and 2 read with Section 151 of the Code of Civil Procedure have been drafted by my counsel under my instructions; contents of



12 JUL 2018

the same are true and correct to my knowledge and the same may kindly be read as part and parcel of this affidavit. The contents of the same are not being repeated herein for the sake of brevity and to avoid repetition.

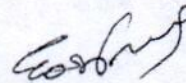


DEPONENT

VERIFICATION:

Identified the deponent who
has signed in my presence

Verified at Delhi on this the 10th day of July, 2018, that the contents of the above affidavit are true and correct to my knowledge and no part of it is false and nothing material has been concealed therefrom.

DEPONENT



ATTESTED

NOTARY PUBLIC, DELHI

12 JUL 2018

Entry in Notary Register

No. 216/2018

Date 12/07/2018

IN THE HON'BLE COURT OF SENIOR CIVIL JUDGE, DISTRICT
COURTS, TIS HAZARI, DELHI

CIVIL SUIT NO. _____ OF 2018

IN THE MATTER OF:-

SHRI JAI KISHAN GOEL

.....PLAINTIFF

VERSUS

SHRI DEVASHISH GARG

...DEFENDANT

LIST OF DOCUMENTS ALONG WITH DOCUMENTS

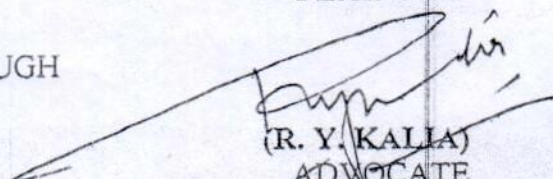
S. NO.	PARTICULARS	PAGES
1.	ANNEXURE-'A' Site Plan	19
2.	ANNEXURE-'B' Rent Agreement dated 01.05.1996	20-23
3.	ANNEXURE-'C' 5. Rent Receipt dated 01.07.2018	24.
4.	ANNEXURE-'D' Photographs	25-28

Any other relevant document(s) with the permission of this Hon'ble Court.

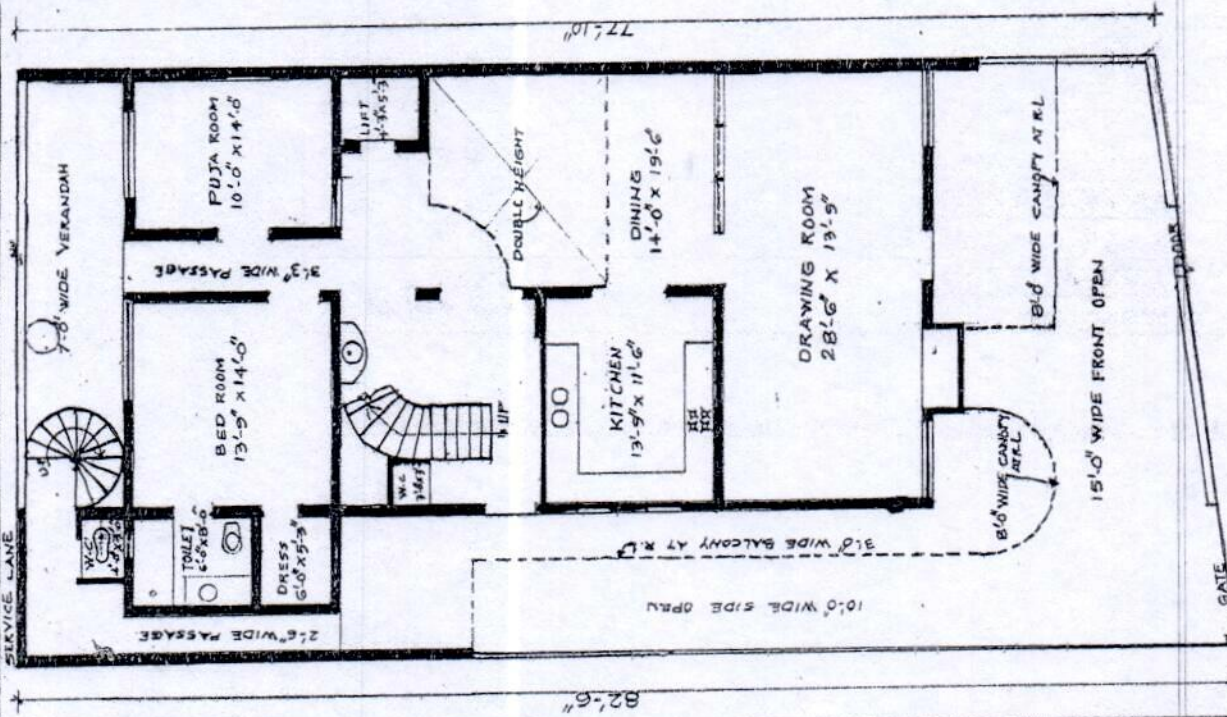
DELHI
DATED:10/07/2018

THROUGH

PLAINTIFF


(R. Y. KALIA)
ADVOCATE
CHAMBER NO.491, CIVIL SIDE
TIS HAZARI COURTS
DELHI-110054
ENRL. NO.D-48/90
MOBILE-9717490094

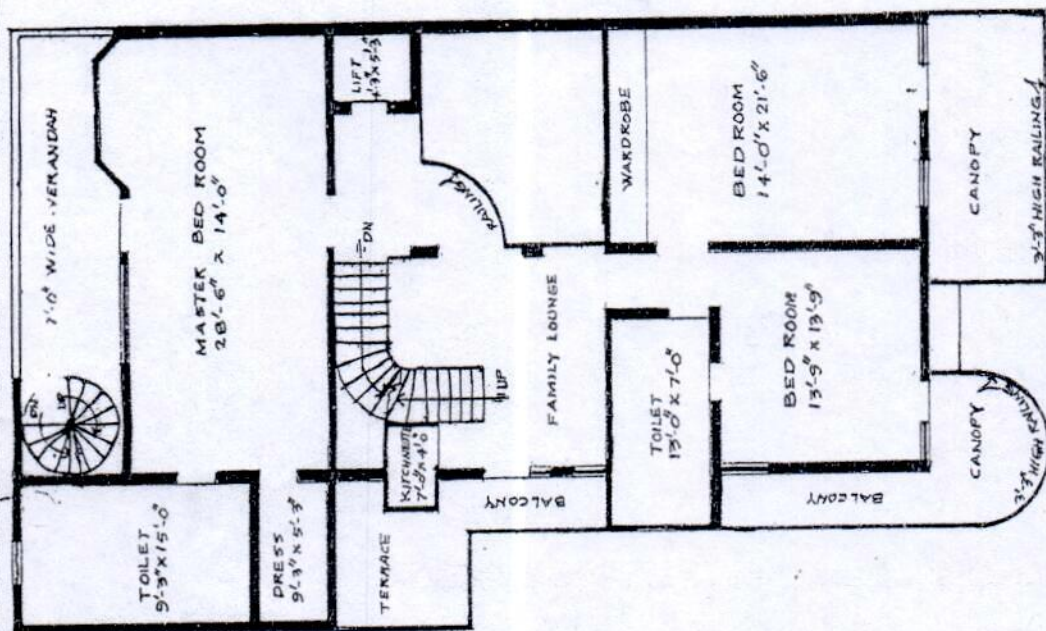
Two



GROUND FLOOR PLAN

40'-0"

PLOT AREA 358.00 SQYD



FIRST FLOOR PLAN

SITE PLAN OF PROPERTY BEARING NO.
8, BLOCK NO.A, INRESPECT OF ENTIRE
GROUND FLOOR & FIRST FLOOR AT BHAGWAN
DASS NAGAR, RONTAK ROAD, EAST PUNJABI BAGH, DELHI
OWNER OF THE PROPERTY SH. HANU MARRAI AGGARWAL
TENANT IN POSSESSION OF THE G.F. & F.F. (SHOWN IN RED)
SH. JAI KISHAN GOEL

Best
WISHAN DUTT

Architect: Interiors Designer & Landscaper
D C Chauraman Singh, New Haripur,
Moul, Punjab Singh, New Delhi-26
Ph. 9511083140, 27393511



RENT AGREEMENT

This Rent Agreement is made and executed on
this 01st day of May, 1996

BETWEEN

Shri Hamarain Aggarwal son of Late Shri
Mauji Ram Aggarwal resident of 2612, Naya Bazar,
Delhi-110 006 (hereinafter referred to as the
1st Party- the Owner/Landlord);

AND

Shri Jai Kishan Goyal son of Shri Chander Bhan
R/o 292, Rajdhani Enclave, New Delhi (hereinafter
referred to as the 2nd Party- the Tenant). The
Tenant has been identified by his appropriate
indentification documents.

The expression 1st Party- the Owner/Landlord and
2nd Party- the Tenant both shall mean and include
respective legal heirs, successors, legal representatives
administrators, executors and assignees.



contd....2..

[Handwritten signatures and marks are present below the text.]

WHEREAS the 1st Party is the sole and absolute owner of House/Plot No.8, situated at Block No. A Bhagwan Dass Nagar, Rohtak Road, New Delhi.

AND WHEREAS the 2nd Party- the Tenant has approached the 1st Party to take on rent the ground floor and the first floor of the aforesaid premises on terms and conditions as agreed by both the parties and contained in this Rent Agreement.

NOW IN WITNESS WHEREOF the parties hereto have agreed as follows :-

1. That the tenancy shall start from 01.05.1996 according to the English Calendar month. The 2nd party -the Tenant shall pay a sum of Rs.1200/- (Rupees Twelve hundred only) per month by way of rent to the 1st Party- the Owner or to any other person acting on behalf/instructions of the 1st Party- The owner in advance on the first day of every month.
2. That the 1st Party- the Owner shall have the all the right to increase the rent agreed as above and when considered appropriate by the 1st Party- the owner (and in any case not before eleven months from the date of commencement of the tenancy and the 2nd party shall have no objection of any kind whatsoever for the said increase in the rent.
3. That the 1st Party shall have full right to inspect the aforesaid premises at any reasonable time with a prior notice to the 2nd Party- the Tenant and also to make the essential repairs at any time of the rented portion of the premises. The 2nd Party- the Tenant would have no right to raise any objection in any manner whatsoever.
4. That the 2nd Party- the Tenant shall pay and shall be responsible for the payment of bills of consumable services per month, such as water, electricity, gas etc. to the concerned authorities directly or to the 1st Party- the Owner per month alongwith the rent amount. The 1st Party shall give, on demand by the 2nd Party, all the original receipts of paid bills.
5. That the 1st Party shall be at liberty to occupy and use the portions of the said premises not covered by this rent agreement and also to undertake required or necessary construction above the first floor (the rented portion) of the said premises as considered and appropriate, by the 1st Party for use by itself or to be let out. The 2nd Party shall have no right to raise any objection in any manner whatsoever.



6. That the 2nd Party the Tenant shall not make any additions and alterations in the said premises and shall keep the same in neat and clean condition. The 2nd Party the Tenant shall keep the tenanted premises in good condition including white washing distemping, painting etc. The 2nd party the Tenant shall be responsible for the day to day repairs, wear and tear, etc. at its own cost and expenses without any claim of the same from the 1st Party the Owner.
7. That the 2nd Party the Tenant shall use the said premises exclusively for his own residential purposes. The 2nd Party the Tenant shall not part with the possession or sub-let and/or part with the control of the subject premises to anyone else under any circumstances whatsoever without prior written permission from the 1st Party- the Owner.
8. That the 2nd Party the Tenant shall not do anything which is against or in violation of the laws, rules and regulations of the Government (Central or State) DDA, MCD, other statutory and non-statutory authorities etc.
9. That all the municipal taxes, house tax, charges etc. in respect of the said premises shall be borne by the 1st Party- the Owner.
10. That the 2nd Party- the Tenant shall handover the vacant and peaceful possession of the premises to the 1st Party- the Owner as and when directed by the 1st Party the Owner in the same shape and condition in which it has been given by the 1st Party to the 2nd Party except normal wear and tear. However, the 1st party shall give one month's notice to the 2nd Party for vacation of the premises.
11. That if the 2nd Party fails to vacate the premises and handover the vacant peaceful possession of the premises to the 1st party as directed by the 1st Party, the 2nd party shall pay a fee of ten times the Rent or Rs. 50,000/- (Rupees Fifty thousand only) per month till the vacant and peaceful possession of the premises is handed over to the 1st Party.
12. That either party may terminate this Rent Agreement by giving 30 days written notice to the other party. That if the 2nd party fails to pay the rent two consecutive months, commits any default of any of the terms and conditions of this Rent Agreement,

Contd...4...

the 1st Party shall have a right to terminate this Rent Agreement forthwith without any financial liabilities.

13. That both parties have signed this Rent Agreement with their free will, sound mind and good health.

IN WITNESS WHEREOF the parties hereto have mutually signed these presents on the date and year first written in the presence of the following witnesses:-

First Party

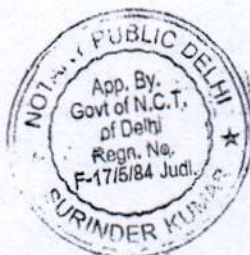
Second Party -

WITNESSES :

ATTESTED

Notary Public, Delhi

- 1 MAY 1996



Surinder Kumar

Receipt No. 01 Dated 5/7/2017RENT
RECEIPTOwner's Name Shri Harnarain Aggarwal

Received From (Tenant) <u>Shri Tejinder Singh Gola</u>	
Address <u>6F, 1st of property bearing No A-5 Bhaywan Das</u> <u>Nagar, Lajpata, Bafra, New Delhi</u>	
Monthly Rent ₹. <u>1200/-</u>	From <u>1.1.2017</u> To <u>31.12.2017</u>
Last Balance ₹. <u>^</u>	House Tax ₹. <u>^</u>
Electricity Bill ₹. <u>excluding</u>	Water Bill ₹. <u>excluding</u>
Total ₹. <u>1200/-</u>	Balance ₹. <u>^</u> Advance ₹. <u>^</u>
Total in Words ₹. <u>One thousand and two hundred only</u>	

₹. 1200/-

Sign. of Owner

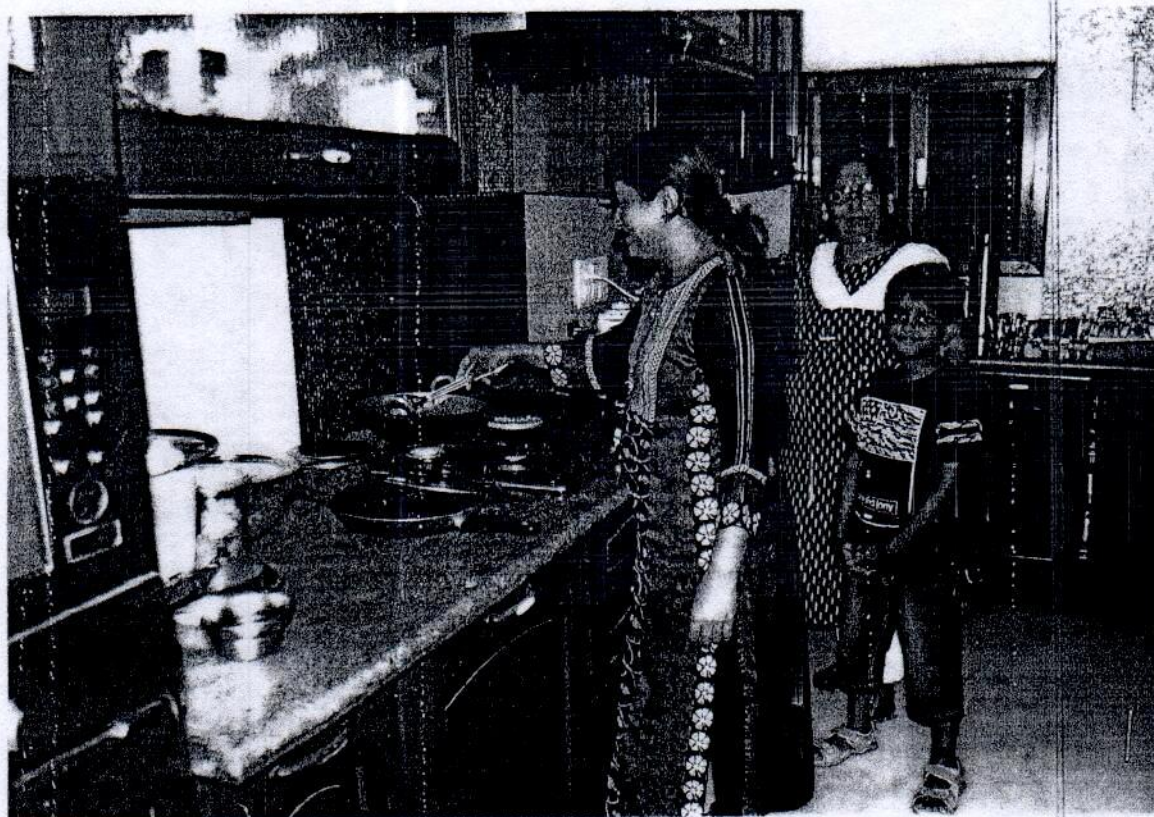




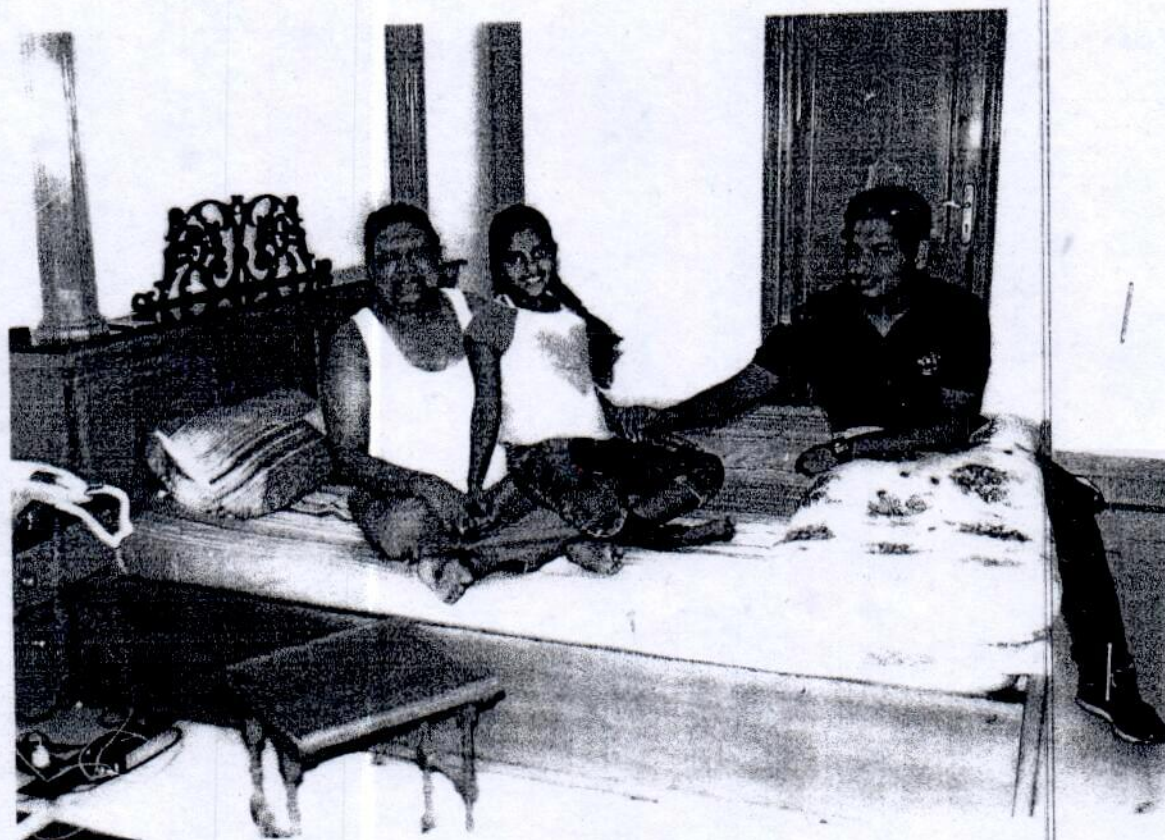
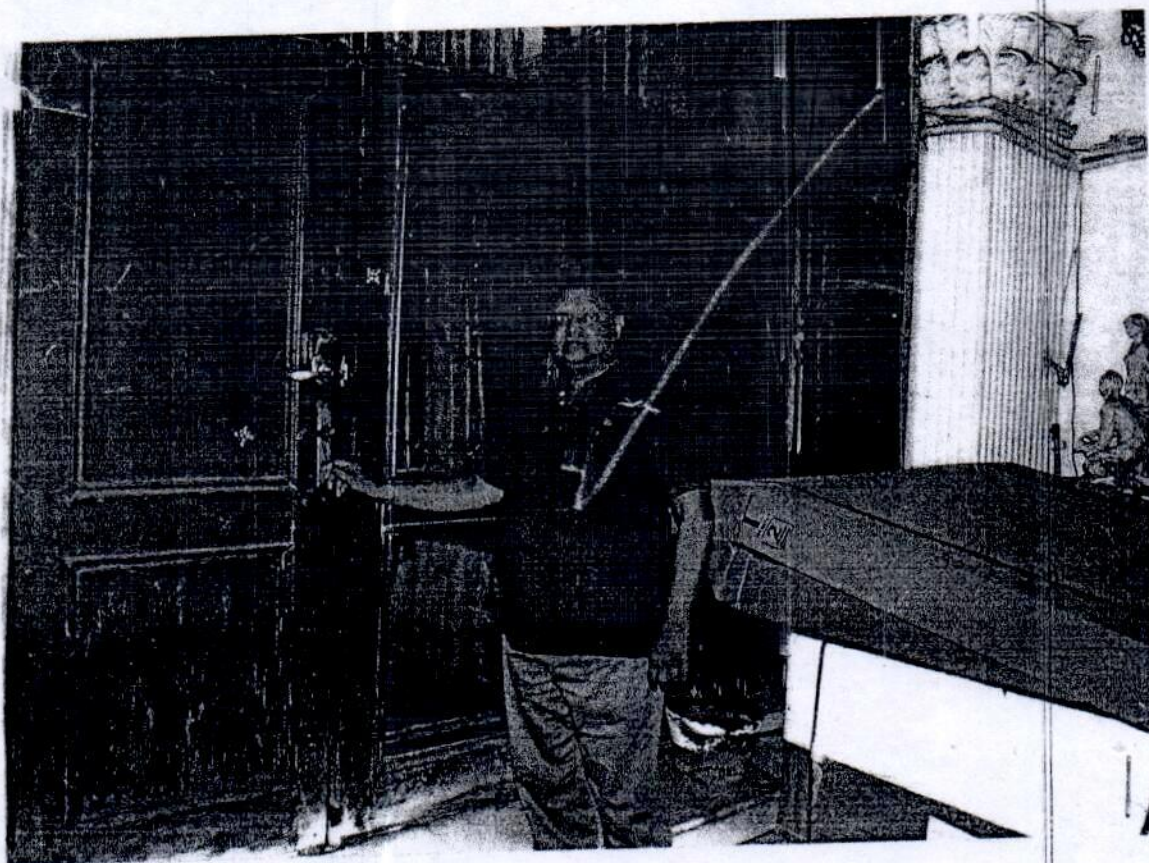
25/11/2019



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Eastney



End of

Suit No. 853/18

Jai Kishan Goel Vs Devashish Garg

28.07.2018

Present: Ld. Counsel for the plaintiff.
Ld. Counsel for the defendant.

Vakalatnama has been filed on behalf of the defendant.

Ld. Counsel for the plaintiff has stated that the plaintiff is a tenant in the suit premises and the defendant/landlord is trying to dispossess the plaintiff. Ld. Counsel for the defendant has admitted that the plaintiff is a tenant in the suit property and has prayed time for filing WS and reply, as per the provision under CPC. At the same time, Ld. Counsel for the plaintiff has stated that if no interim relief is granted in favour of the plaintiff, there is apprehension that the defendant shall dispossess the plaintiff from the suit property.

In this case, I am of the view that if no relief is provided to the plaintiff at this stage, the object for granting injunction would be defeated by the delay. Ld. Counsel for the defendant has admitted that the plaintiff is a tenant in the suit

contd.....

W

-2-

premises and has refused to give any undertaking to the effect that they shall not dispossess the plaintiff from the suit premises till the next date of hearing. In view of the present facts and circumstances, the parties are directed to make their status quo over the suit property till the next date of hearing, on which date application under Order 39 rules 1 and 2 CPC shall be heard on merits.

Let the matter be listed for filing of WS/reply and arguments on the application under order 39 rules 1 and 2 CPC on **27/08/2018**.

(Naina)
Civil Judge-04 (West)
THC, Delhi 28.07.2018