

File No.	RKA/DNCR/16.1.296
Date of Receiving	

396

**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		NA	NA		NA
Survey	Kijun.		21/9/18	24/9/18	
Preparation	Chennar 26/9/18				

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"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI, SSM-1		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Semil Doshi		
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

Commercial

CHECKED BY: [Signature]
 Appr rate band 7,50,000/- mms
 Cash 500/-
 Less 3,100,00,000/-
 Total 15,54,00,000/-

2.	Owner/ Applicant Details	Name <i>Shree Lal Mahal</i>		Contact Number	Email Id
3.	Account Name	<i>ms Shree Lal Mahal</i>			
4.	Property Address	<i>Shop no 4098 word 40 III Naya Bazar Alwar Pkts</i>			
5.	Who will coordinate on site for the site survey	Name <i>Rajesh Singh</i>		Contact Number	
6.	Preferred time of survey	Date <i>21/9/18</i>	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 checked="" 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 checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" 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 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 checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input type="checkbox"/>
9.	Check municipal jurisdiction	<input type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER 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: 21/01/18	Time:
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GENERAL DETAILS

1.	Name of the Surveyor	<u>Raj Kumar</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" style="width:100%"> <tr> <td style="width:50%">Name</td> <td style="width:50%">Contact No.</td> </tr> <tr> <td><u>Rajesh Singh</u></td> <td></td> </tr> </table>	Name	Contact No.	<u>Rajesh Singh</u>	
Name	Contact No.					
<u>Rajesh Singh</u>						
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" 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 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 type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input checked="" type="checkbox"/> Commercial Office, <input checked="" 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 checked="" type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:				
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input 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 type="checkbox"/> Cash Credit Limit, <input checked="" type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					

OWNERSHIP DETAILS

1.	Legal Owner Name/s	
2.	Property Purchaser Name	
3.	Property Address under Valuation	SHOP NO 4098 Ward 210 III Mayabesery Dahur
4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	<input type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

1. Adjoining Properties <small>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</small>	East	West	North	South		
	fence 60'	other & lane.	SHOP 4098	SHOP 4104 & 4107		
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 - Mithai Pull					
4. Ward Name/ No.						
5. Zone Name						
6. Main Road Name & Width	Name	Width	Distance from property			
	Mayabesery	60'	approx			
7. Approach Road Name & Width						
8. Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9. Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10. Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11. Category of Society/ Locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12. Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
			0.1 km			
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 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

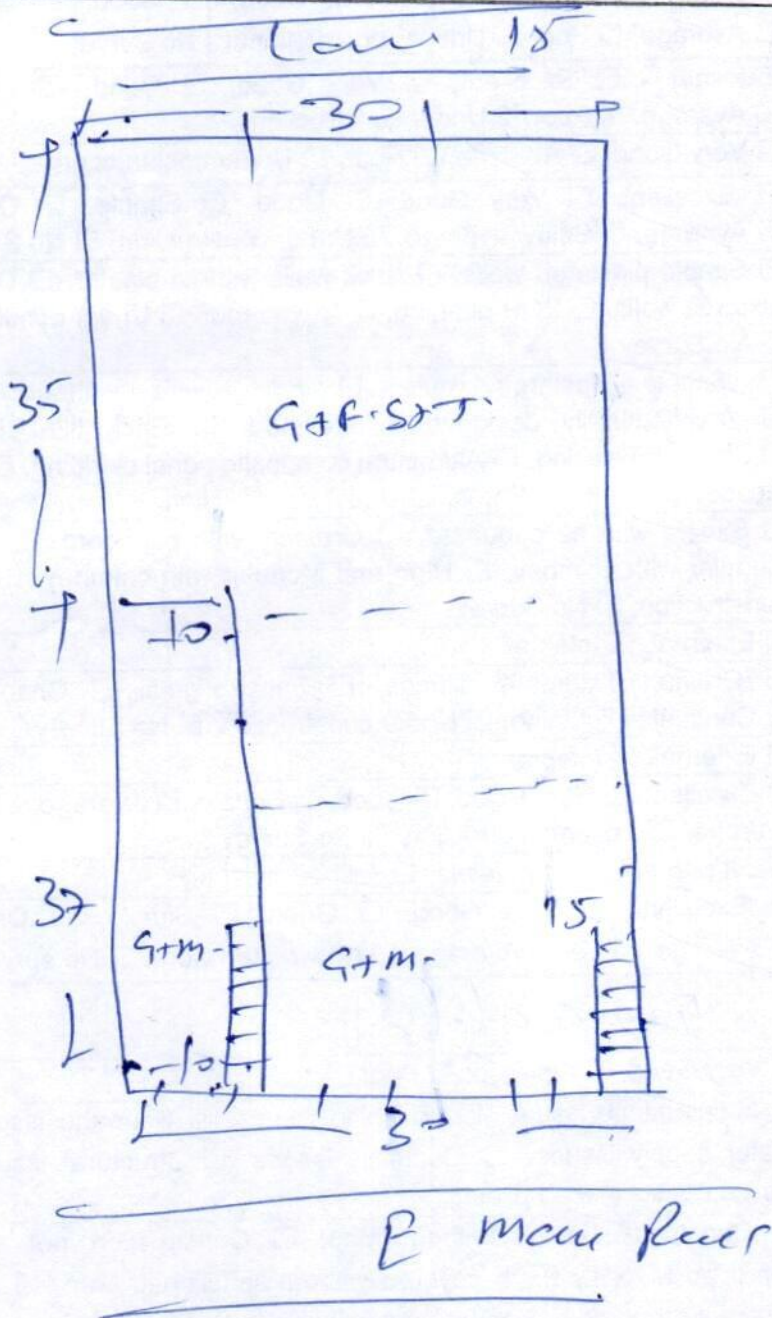
1.	Land Area	As per Title deed	As per Map	As per site survey
		241 sq. ft.		
2.	Any conversion to the land use			
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input checked="" 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 type="checkbox"/> Residential purpose, <input checked="" 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 + M + F + S + T		

4.	Floor on which property is situated	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
7.	Roof	a. Make: <input checked="" type="checkbox"/> RBC, <input 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 checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input 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 type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input 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 type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input checked="" 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 checked="" 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	40 years
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally

23.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
		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:		
	Contact No.	0122-2211111	
	Sale Purchase Rate		
	Rental Rate	22' 30" 30" 30" 30"	
	Comments	वर्तमान 4 लाख 40 हजार बताया	
	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:

$$241 \times 9 = 2169$$

$$\text{Depth of the flat } 2169 \div 30 = 72 \text{ ft.}$$

$$\therefore \text{ ~~area~~ plinth area rear portion } 35 \times 30 \times 4$$

$$= 4200 \text{ sq. m.}$$

Front portion	$30 \times 37 = 1110$
Back portion	$= 4200$
	<hr/>
Total .	5310

(396)

Manmohan Singh.
9821034291

VALUATION OF LAND & BUILDING

Belonging to

Owner - Div. Garg

9717099786

M/s. SHRI LAL MAHAL LIMITED

LOCATED AT

SHOP NO. 4098, WARD NO. III, NAYA BAZAAR, NEW DELHI - 110006



PREPARED FOR

M/s SHRI LAL MAHAL LIMITED

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

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SEPTEMBER - 2016



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**VALUATION OF LAND & BUILDING
BELONGING TO
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
SHOP NO. 4098, WARD NO. III, NAYA BAZAAR,
NEW DELHI -110006,
(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. land and Building located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006

1.1 OBJECTIVE OF VALUATION

The objective of the study is to assess the fair market value of the fixed assets i.e. land and Building located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006.

1.2 VISITS TO THE SITE

To undertake the valuation of the fixed assets i.e. land and Building of the company, a team of professionals of ITCOT visited the site located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006 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 Land & Building belonging to M/s Shri Lal Mahal Limited



valuation of land and building belonging to M/s Shri Lal Mahal Limited located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006.

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 located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi - 110006 is valued/ opinioned at Rs. 554.39 Lakhs and Distress Sale realizable value is valued/ opinioned at Rs. 443.51 Lakhs as on September 2016.

S. No.	Particulars	Present Replacement Value of New Assets (Rs. In lakhs)	Expected Realizable Value (Rs. In lakhs)	Distress Sale Realizable Value (Rs. In Lakhs)
1	Land	543.99	543.99	435.19
2	Building	26.00	10.40	8.32
	Total	569.99	554.39	443.51

VALUATION OF LAND & BUILDING
BELONGING TO
M/s SHRI LAL MAHAL LIMITED
LOCATED AT
SHOP NO. 4098, WARD NO. III, NAYA BAZAAR,
NEW DELHI -110006,
(AS ON SEPTEMBER, 2016)

1.0 INTRODUCTION

1.1 BRIEF HISTORY OF THE COMPANY

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

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

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

It has regularly been making bulk shipments of the commodity during the season, packing at one time in 16 ships being loaded in a single month. We are exporting Basmati rice to Europe, USA, Canada, Australia, South East Asia and Middle East. Our offices and associates are spread in various parts of the globe including Geneva, USA, UK, Singapore, Dubai, Mauritius, Saudi Arabia,



Nigeria and Oman. The Group also processes and sells Pulses, Tea, Spices, Soyabean and Sugar. Other prominent products of the Group are Detergents, Cement, Steel Scrap, Iron Ore, Timber, Bauxite, Diamond & Gold.

- 1.4 The owner of the subject property intends to raise funds against a debt burden which liable to bank by liquidation of its assets, the subject property for the valuation, more specifically Land & Building located at shop no. 4098, Ward No. III, Naya Bazaar, New Delhi -110006,. Hence, in order to ascertain the present realisable value of fixed assets viz. land and building, M/s Shri Lal Limited has availed the services of ITCOT Consultancy and Services Limited (a joint venture of ICICI, SIDBI, IFCI, SIPCOT, TIIC, SIDCO & Banks) for valuation of fixed assets (land and building) of M/s Shri Lal Mahal Limited located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006. 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 team of professionals of ITCOT to the company's commercial space at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi – 110006 on 30th August 2016 and the details collected at the site, area of its location and discussions with the knowledgeable persons. The cost of land has been ascertained based on its present fair market rate in the area and that of the building on the prevailing cost of construction and its existing condition.. Basic data regarding land and building gathered at site as well as supplied by the company in respect of the above said project. The shop was found in bad condition at the time of visit as it is too old and key officials of the Company were present for helping the valuation team of ITCOT.

2.1 Land Valuation

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

- Conditions mentioned in the Sale deed/Lease Deed/Allotment letter.
- Location & utility of the land,
- Topography of the land
- Present condition of the land
- Access to the land from the public road
- Infrastructure in terms of Road / Rail / Water / Power etc.
- Availability of land parcel / Size of the land etc.,
- Demand for such land



2.2 **Building Valuation**

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,
- Elevation / projection,
- Present conditions,
- Age of the buildings,
- Anticipated future life

The fair market value for the factory 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.

3.0 **ASSUMPTIONS**

- The study has been carried out for a limited purpose i.e. to ascertain the present realizable value of the immoveable assets.
- The valuation of assets has been conducted by our team on an estimated basis keeping in view the present condition and technology development taken in the field and does not bind us with any kind of liability for their sales and realization.
- The Circle Rate/Guideline value and other information obtained from online portal of MCD rates for New Delhi for valuation of the land.
- The prevailing market rates gathered in and around the location have also been considered as a basis for valuation of the land.
- 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 assets as shown by officials of the company.

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.

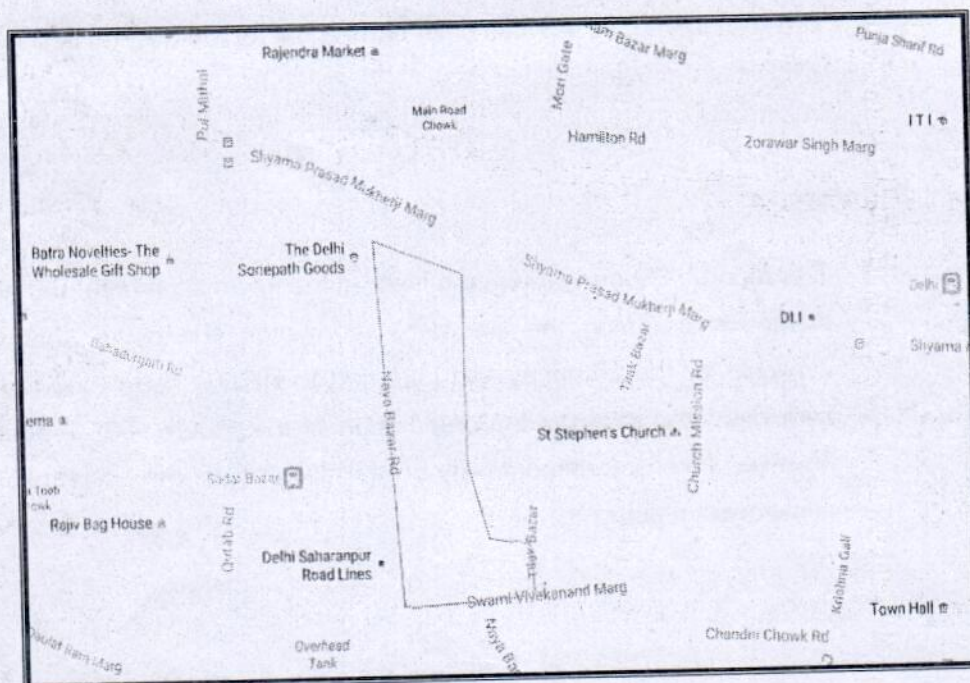
4.0 **VALUATION OF LAND**

As per copy of Sale Deed dated 12.09.1974 executed between Smt. Kishori Devi D/o Sh. Kannu Mal (Vendor) and Sh. Prem Chand Garg s/o Sh. Har Narain Aggarwal and Sh. Har Narain Aggarwal s/o Sh. Mauji Ram (Vendee) The Vendee acquired 241 Sq. yds. of Land from Vendor on freehold basis located at Plot No. 5, Bhagwan Das Nagar, New Delhi- 110026 for mixed (residential/commercial) use Later on, as stated by the Company the name of the said Vendee is in account of M/s Shri Lal Mahal Limited for setting up a Commercial office space.

4.1 **CONNECTIVITY TO THE SITE:**

The main access to the unit of the company is Chandani Chowk road.

The Google image/Map showing the unit under valuation and surroundings provided in this report.



KEY FEATURES OF THE SITE

Sl. No.	Particulars	Details
1	Nearest Highway	NH- 08
2	Nearest Railway Station	New Delhi (3.5 kms)
3	Nearest Airport	IGI Airport, New Delhi (16.9kms)

Nearest railway station connected to the site is New Delhi and nearest airport connected to the site is IGI, New Delhi at a distance of 3.5 kms and 16.9 kms respectively.

4.2 Circle Rate and Prevailing Market Rate

The present circle rate of land is Rs. 90000 per Sq. m. for commercial use as gathered from MCD Circle rates portal (copy of Circle rate is attached as annexure). Our enquiries reveals that the current fair market value in and around that area is Rs. 270000 per Sq. m. for industrial use depending upon the extent of land, location, shape, topography, access and infrastructure facilities etc.

4.3 Value of Land

On the basis of present fair market rate as shown above, the expected realizable value of freehold land is estimated at Rs. 543.99 lakhs and distress sale value of the land is estimated at Rs. 435.19 lakhs, the details of which are given at **Annexure-I**.

5.0 VALUATION OF BUILDING:

The building comprises of the following given below:

<u>Floors</u>	<u>Year of Construction</u>	<u>Covered Area (Sq.ft)</u>
Ground Floor	1975	591
First Floor	1975	591
Second Floor	1975	591
Third Floor	1975	591

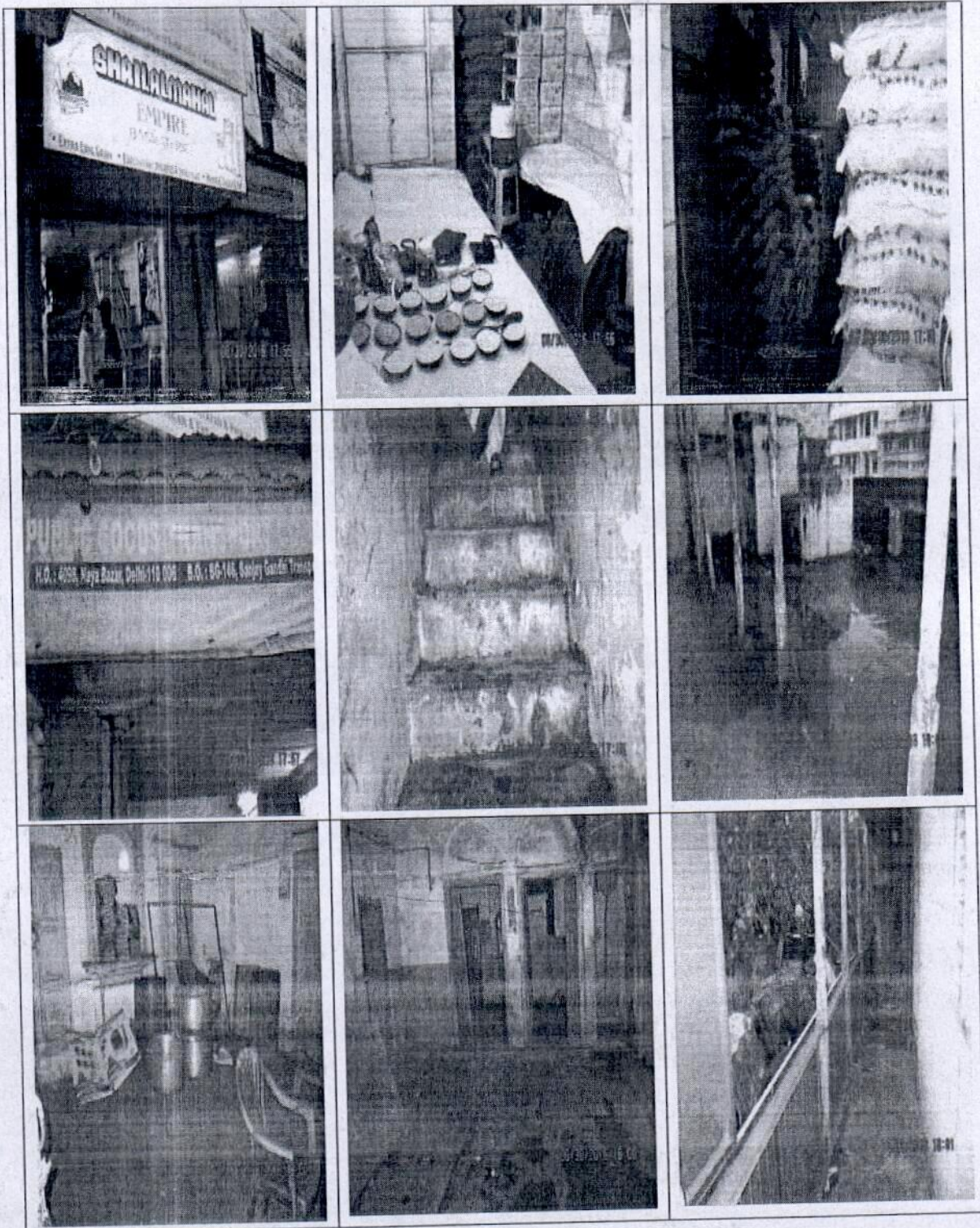
Based on the prevailing cost of construction and condition of the building, the expected realisable value of building is estimated at Rs. 10.40 lakhs, the details of which are given at **Annexure – II**.

6.0 **EXPECTED REALIZABLE VALUE & DISTRESS SALE REALIZABLE VALUE**

Based on the information/documents provided, our observations and analysis, the Total Expected Realizable Value of the fixed assets located at Shop No. 4098, Ward No. III, Naya Bazaar, New Delhi - 110006 is valued/ opinioned at Rs. 554.39 Lakhs and Distress Sale realizable value is valued/ opinioned at Rs. 443.51 Lakhs as on September 2016.

S. No.	Particulars	Present Replacement Value of New Assets (Rs. In lakhs)	Expected Realizable Value (Rs. In lakhs)	Distress Sale Realizable Value (Rs. In Lakhs)
1	Land	543.99	543.99	435.19
2	Building	26.00	10.40	8.32
	Total	569.99	554.39	443.51

PHOTOGRAPHS





Valuation of Land & Building belonging to M/s Shri Lal Mahal Limited



ANNEXURE - I

VALUATION OF LAND AND BUILDING

BELONGING TO

M/s. SHRI LAL MAHAL LIMITED

LOCATED AT SHOP NO. 4098, WARD NO. III, NAYA BAZAAR, NEW DELHI -110006

DETAILS AND COST OF LAND

S.No.	Particulars	Area (Sq.m.)	Present Fair Market Rate (Rs./sq.m.)	Present Replacement Value of New Assets (Rs in Lakhs)	Expected Realisable Value (Rs. in Lakhs)
(A)	<p>Location:</p> <p>Free hold Commercial Land :</p> <p>Located at Shop No. 4098</p> <p>Ward No. III, Naya Bazaar</p> <p>New Delhi - 110006</p> <p>(1 kms from Chandani chowk Metro Station and</p> <p>2.5 kms from New Delhi Railway Station)</p>				
A)	<p>The details of Sale deed are given below:</p> <p>Details of land</p> <p>As per copy of Sale Deed dated 12.09.1974</p> <p>executed between Smt. Kishori Devi</p> <p>D/o Shri Kannu Mal (Vendor) and</p> <p>Shri Prem Chand Garg s/o Shri Har</p> <p>Narain Aggarwal and Sh Har Narain</p> <p>Aggarwal s/o Shri Mauji Ram (Vendee)</p> <p>The Vendee acquired 241 Sq. yds. of Land</p> <p>from Vendor on freehold basis</p> <p>located at Plot No. 5 ,</p> <p>Bhagwan Das Nagar, New Delhi- 110026</p> <p>for mixed (residential/commercial) use</p> <p>Later on, as stated by</p> <p>the Company the name of the said Vendee</p> <p>is in account of M/s Shri Lal Mahal Limited for</p> <p>setting up a Commercial office space.</p>	201.476	270000.00	543.99	543.99
	<p>Area</p> <p>241 Sq.yds. Or 201.476 Sq. m.</p>				
	<p>Boundaries:</p> <p>East: Main Road</p> <p>West: Service Lane</p> <p>North: Property No. 4099</p> <p>South: Property No. 4097</p>				
	<p>Present Rate :</p> <p>The present Circle Rate of land in the area</p> <p>is Rs 90000/- per sq. m. as gathered from</p> <p>Delhi MCD Circle Rates and the present fair market</p> <p>rate of the land in the area is Rs. 270000 per sq. m.</p> <p>as gathered from the local persons in the area</p>				
	GRAND TOTAL	201.48		543.99	543.99

Note:

ANNEXURE-II

VALUATION OF LAND AND BUILDING**BELONGING TO****M/s. SHRI LAL MAHAL LIMITED****LOCATED AT SHOP NO. 4098, WARD NO. III, NAYA BAZAAR, NEW DELHI -110006****DETAILS AND COST OF BUILDING**

S. No.	Particulars of the Building	No. Of Structure	Year of Construction	Area (sq.ft.)	Present Cost of Const. (Rs./sq.ft.)	Present Replacement Cost (Rs in Lakhs)	Expected Realisable Value (Rs in Lakhs)
A) Commercial Shop No. 4098, Ward No. III Naya Bazaar, New Delhi - 110006							
	Ground Floor	1	1975	591	1100	6.501	2.60
	First Floor	1	1975	591	1100	6.501	2.60
	Second Floor	1	1975	591	1100	6.501	2.60
	Third Floor	1	1975	591	1100	6.501	2.60
	Total			2364		26.004	10.4016
GRAND TOTAL				2364.00		26.00	10.40

Note: 1. Sanction plan is not available.

3. 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.

ANNEXURE-II

FORMAT OF VALUATION REPORT

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

Name & Address of Branch :

Name of Customer (s)/ Borrowal unit:

(for which valuation report is sought)

1. Introduction			
a)	Name of the Property Owner(with address & phone nos.)		
b)	Purpose of Valuation		
c)	Date of Inspection of Property		
d)	Date of Valuation Report		
e)	Name of the Developer of Property (in case of developer built properties)		
2. Physical Characteristics of the Property			
a)	Location of the Property i. Nearby landmark ii. Postal Address of the Property iii. Area of the plot/land (supported by a plan) iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked. v. Independent access/approach to the property etc. vi. Google Map Location of the Property with a neighborhood layout map vii. Details of roads abutting the property viii. Description of adjoining property ix. Plot No. Survey No. x. Ward/Village/Taluka xi. Sub-Registry/Block xii. District xiii. Any other aspect		
b)	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified		
c)	Boundaries of the Plot East West North South	As per Sale Deed/TIR	Actual
3. Town Planning parameters			

**REVIEW OF NPA REFERRED TO NCLT
FOR THE MONTH OF OCTOBER 2018**

(All Amount Rs in crores)

(All Amount Rs in crores)

SARG		NAME OF THE BRANCH: SAMB-I New Delhi			
PART A : BORROWER INFORMATION					
1.	Name of the Borrower:	Korba West Power Company Ltd. (KWPCCL)			
2.	Address and constitution of borrower	Regd. Office: 301, Rajnigandha Green Garden Estate City Centre, City: Gwalior, Dist: Gwalior, State: Madhya Pradesh, India, Pin: 474011 Admin Office: 6th Floor, Vatika City Point M.G. Road, City: Gurgaon, Dist: Gurgaon, State: Haryana, India Factory: Near village Bade Bhandar, Chote bhandar, Sarvani & Amali Bhona , City: Teh- Raigarh, Dist: Raigarh, State: Chhatisgarh, India, Pin: 496551.			
3.	Dealing with us since	23.05.2009			
4.	Details of Exposure (As on 31.10.2018)	Outstanding	124.78		
		Unapplied Interest	27.43		
		Legal / Other Expenses	Nil		
		Any unmatured contingent liability such as BG / LC etc.	Nil		
		Total	152.21		
5.	Total dues at the end of last quarter / Claim filed with IRP	Rs 147.01 crores			
6.	Provision held (As at the end of last quarter i.e., as on 30.09.2018)	Rs 38.47 crores (IRAC: D1)			
7.	Estimated provision as on (as per change in IRAC classification)	31.03.2019 (Rs. 38.47 crores)			
8.	Whether unit is operational: If yes, current level of activity / capacity utilization)	Plant is shut down due to technical problems in turbine			
9.	Status of suit filed / SARFAESI Action :	Suit not filed as the company (Corporate Debtor) has filed an application with NCLT, Ahemdabad on 21.05.2018 to initiate Corporate Insolvency Resolution Process under IBC, 2016.			
10.	Status of reporting to RBI / CIC under defaulter / Willful defaulter	RBI List of Defaulters: Yes RBI/CIBIL List of Willful Defaulters: No			
11.	Financial indicators (last three years)		As on 30.09.2016 (Audited)	As on 31.03.2017 (Audited)	As on 31.03.2018 (Audited)
		Net sales	0.00	623.99	208.68

a)	<ul style="list-style-type: none"> i. Master Plan provisions related to property in terms of land use ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed iii. Ground coverage iv. Comment on whether OC- Occupancy Certificate has been issued or not v. Comment on unauthorized constructions if any vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. vii. Planning area/zone viii. Developmental controls ix. Zoning regulations x. Comment on the surrounding land uses and adjoining properties in terms of uses xi. Comment on demolition proceedings if any xii. Comment on compounding/regularization proceedings xiii. Any other Aspect 	
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents <ul style="list-style-type: none"> i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the Property 	
b)	Name of the Owner/s	
c)	Ordinary status of freehold or leasehold including restrictions on transfer	
d)	Agreement of easement if any	
e)	Notification of acquisition if any	
f)	Notification of road widening if any	
g)	Heritage restriction, if any	
h)	Comment on transferability of the property ownership	
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	
m)	Whether the property is SARFAESI compliant	
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	
p)	Qualification in TIR/mitigation suggested if any.	
q)	Any other aspect	
5. Economic Aspects of the Property		
a)	<ul style="list-style-type: none"> i. Reasonable letting value ii. If property is occupied by tenant <ul style="list-style-type: none"> - Number of tenants - Since how long (tenant- wise) - Status of tenancy right 	

	Fixed Assets	69.13	4722.04	4821.87
	Gross Block	51.06	4524.68	4451.04
	Net Block			
	PBT	(39.61)	(606.13)	(708.44)
	PAT	(39.61)	(606.13)	(708.44)
	Cash Accruals	(25.31)	(432.79)	(534.93)
	Total CA	5.14	190.79	192.37
	TNW	1065.71	459.70	(246.13)

PART B : CORPORATE INSOLVENCY RESOLUTION PROCESS :			
1.	Date of filing of application with NCLT:	Date :	26.07.2018
		Name of Applicant :	Korba West Power Company Limited
		Whether Financial Creditor / Operational Creditor / Borrower :	Corporate Debtor
2.	Date of admission by NCLT	21.05.2018	
3.	Name and Address of Interim Resolution Professional (IRP)	Name :	Mr. Abhijit Guhathakurta
		Regn. No :	IBBI/IPA-003/IP-N000103/2017-2018/11158
		Address :	Deloitte Touche Tohmatsu India LLP, Indiabulls Finance Centre, Tower 3, 27th Floor, Senapati Bapat Marg, Elphinstone Road (West), Mumbai – 400013,
		E-mail :	abhijitg@deloitte.com
4.	Date of Public Announcement :	04.08.2018	
5.	Details of claim filed by SBI	Date of filing of claim	24.08.2018
		Amount of claim*	147.01
		Claim accepted by IRP	147.01
		Contingent / immature claim (If any such as BG O/s etc)	NIL
6.	Total claims received by IRP : (as on 06.09.2018)*	From Financial Creditors	5030.39
		From Operational Creditors	157.94
		From Workmen and employees	Nil
		Total	5188.33

	<ul style="list-style-type: none"> - Rent received per month (tenant-wise) with a comparison of existing market rent iii. Taxes and other outings iv. Property Insurance v. Monthly maintenance charges vi. Security charges vii. Any other aspect 	
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of: <ul style="list-style-type: none"> i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility v. Balconies, etc. 	
b)	Any other aspect	
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of <ul style="list-style-type: none"> i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage 	
b)	Description of other physical infrastructure facilities viz. <ul style="list-style-type: none"> i. Solid waste management ii. Electricity iii. Road and public transport connectivity iv. Availability of other public utilities nearby 	
c)	Social infrastructure in terms of <ul style="list-style-type: none"> i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space 	
9. Marketability of the Property		
a)	Marketability of the property in terms of <ul style="list-style-type: none"> i. Locational attributes ii. Scarcity iii. Demand and supply of the kind of subject property iv. Comparable sale prices in the locality 	
b)	Any other aspect which has relevance on the value or marketability of the property	
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	
b)	Material & technology used	
c)	Specifications,	
d)	Maintenance issues	
e)	Age of the building	
f)	Total life of the building	
g)	Extent of deterioration,	
h)	Structural safety	
i)	Protection against natural disaster viz. earthquakes,	
j)	Visible damage in the building	

7.	Details of Committee of Creditors :	Date of constitution of CoC: 01.10.2018 Details of all members of CoC with voting shares:			
			Name of Financial Creditor	Claim amount accepted	Voting Share (%)
		1	SBI	147.01	2.92
		2	AXIS Bank	351.11	6.98
		3	Union Bank of India	324.58	6.45
		4	UCO Bank	284.75	5.66
		5	Bank of India	254.16	5.05
		6	Yes Bank	193.17	3.84
		7	Central Bank of India	187.62	3.73
		8	LIC of India	172.18	3.42
		9	Allahabad Bank	160.24	3.19
		10	Bank of Maharashtra	159.25	3.17
		11	Corporation Bank	157.25	3.13
		12	Phoenix ARC	154.72	3.08
		13	Syndicate Bank	131.94	2.62
		14	Edelweiss ARC	123.10	2.45
		15	United Bank of India	118.88	2.36
		16	Dena Bank	114.03	2.27
		17	Andhra Bank	109.42	2.17
		18	SREI Infrastructure Finance Ltd.	107.17	2.13
		19	Aditya Birla Finance Ltd.	94.98	1.89
		20	Adani Power Limited	1685.35	33.50
				5030.39	100.00
8.	Brief details of First CoC meeting :	Date of First CoC Meeting	10.09.2018		
		Whether IRP continued as RP or CoC recommended for change of IRP	Yes, IRP Mr Abhijeet Guhathakurta continued as RP		
		Name of new IRP recommended	Not Applicable		

k)	System of air-conditioning	
l)	Provision of firefighting	
m)	Copies of the plan and elevation of the building to be included	
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	
b)	Provision of rain water harvesting	
c)	Use of solar heating and lightening systems, etc.,	
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	
13. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	
c)	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	
d)	Summary of Valuation i. Guideline Value Land: Building: ii. Fair Market Value iii. Realizable Value iv. Forced/ Distress Sale value.	
e)	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. ii. Details of last two transactions in the locality/area to be provided, if available.	
14. Declaration		
I hereby declare that:		
i. The information provided is true and correct to the best of my knowledge and belief.		
ii. The analysis and conclusions are limited by the reported assumptions and conditions.		
iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.		
iv. I have no direct or indirect interest in the above property valued.		
v. I/ my authorized representative by the name of who is also a 'valuer', has inspected the subject property on.....		
vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category- for valuing property up to		
vii. I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.		
viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.		

		Whether on SBI panel:	Yes
		Any other issue Discussed	Agenda items regarding approval of appointment of IRP as RP and fees for IRP/RP, Legal Counsel, and Process Advisor were discussed in the meeting
		Date of Approval of RP by NCLT:	26..07.2018
9.	Date of Submission of Information Memorandum (IM) submitted by RP to COC	Submitted on 05.10.2018	
	Interim or Final IM :	Interim	
10.	Dates of COC meetings with brief comments on important points discussed :	<p>10.09.2018</p> <p>1st CoC meeting of Korba West Power Company Limited was held on 10.09.2018. Meeting was chaired by IRP Mr. Abhijit Guathakurta. He briefed the Lenders /Financial Creditors regarding the company's position as company's plant is shutdown and way forward for finding a resolution plan was also discussed. Agenda items regarding approval of appointment of IRP as RP and fees for IRP/RP, Legal Counsel, and Process Advisor were discussed in the meeting.</p> <p>E-voting was done on the agenda items after obtaining approval from GM (SARG INFRA-I), wherein Bank voted in favour of agenda</p> <ul style="list-style-type: none"> - for confirmation of fees of IRP and ratify the said cost - to approve shorter notice period of 2 working days for convening of CoC meetings. <p>While, Bank voted against other agenda items.</p>	

ix. I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer

.....

Name of Valuer association of which I am a bonafide member in good standing.....

Wealth Tax Registration No.....

Signature of the Valuer.....

Date

Tel No.....

Mobile No.....

Email.....

15. Enclosures

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	
b)	Building Plan	
c)	Floor Plan	
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	
f)	Google Map location of the property	
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	
h)	Any other relevant documents/ extracts	

		<p>2nd CoC</p> <p>09.10.2018</p> <p>2nd CoC meeting was held on 09.10.2018. The meeting was chaired by Mr. Abhijit Guathakurta. The following agenda items were discussed</p> <ul style="list-style-type: none"> - Current state of operations and recent developments viz., discussion with Wipro for continuation of essential IT services, Meeting held with BHEL and payment of its past dues of INR 60 Crore for Generator, - Corporate Insolvency Resolution Process (CIRP) activities undertaken by the Resolution Professional. The Chair briefed CoC that appointment of valuation agencies, transaction review auditor, security agencies and sharing of IM has been done. - The Chair informed the CoC on the matter of Interim Finance that it was necessary to get an interim finance to run the corporate debtor as a going concern and maintain value of the assets - The Chair briefed the CoC on the timelines of Expression of Interest (EOI) and mentioned that dates for submission of EOI would be from October 15, 2018 to November 6, 2018. The advertisements for EOI will be published as per norms. <p>E-voting was done on 4 agenda items as detailed in Annexure-I. Bank abstained from voting as per SARG instructions. Agenda items 1-3 were approved and agenda item 4 was rejected by CoC</p> <p>(Details as per Annexure-I)</p>
11.	(a) Date of publication of Expression of Interest (EOI)	Not applicable
	(b) Last date of receipt of EOI	Not applicable
12.	No. of EOI received	Not applicable
13.	Likely date of submission of final proposal by bidders	Not applicable
14.	Date of approval of Resolution Plan by CoC :	Not applicable

R.K Associates The Valuers <valuers@rkassociates.org>

ASSIGNMENT OF VALUATION REPORTS

1 message

Sunil Kumar Duseja@3712540 <sunil.duseja@sbi.co.in>
To: "valuers@rkassociates.org" <valuers@rkassociates.org>
Cc: "Sharma N D@3307883" <n.d.sharma@sbi.co.in>

Sat, Oct 20, 2018 at 3:02 PM

Dear Sir,

We have assigned you the valuation of assets in the accounts of Shri Lal Mahal Limited and Kannu Aditya (India) Limited.

In this connection, please refer to our telephonic discussions with you, wherein you were advised to submit valuation reports on the Bank's prescribed format without any disclaimers/assumptions. It has been observed you have submitted valuation reports with various, which are not as per Bank's prescribed format and you have inserted various disclaimers/assumptions, despite our instructions.

You are advised to resubmit the same strictly as per Bank's prescribed format.

With regards,

Sunil Duseja
Chief Manager
State Bank of India
SAMB-I,
New Delhi
Mobile : 9990045341

The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group.

Shkd - Please check if we
can satisfy them.


11/11/18

987920744
Kamlex 9687699016

396

Shri Prem Chand Garg Versus Shri M/s Public Goods Transport Co. (Regd.)

CHECK-LIST

1	VALUATION OF SUIT FOR JURISDICTION	Rent Controller (Central District), Tis Hazari Courts, Delhi-110054					
2	NAME & ADDRESS OF ADVOCATE	Shri R. Y. Kalia Advocate (Enrol. No.D-48 of 1990); Chamber No.491, Eastern Wing, Tis Hazari Courts, Delhi-110054					
3	NATURE OF SUIT	Application for eviction of Tenant under Section 14(1)(e) read with Section 25-B of Chapter III-A of the Delhi Rent Control Act, 1958 (as amended upto date)					
4	AGE OF PARTIES	Petitioners		68 years			
		Respondent		Not relevant yet.			
5	CAVEAT	YES / NO					
6	COURT FEE AFFEXED	S. No.	Relief sought	Valuation of Relief for the purpose of jurisdiction	Valuation of relief for the purpose of court fee	Court fee paid on each relief individually	
		1	Eviction of tenant	Rs.13/-		Rs.13/-	
		2					
		3					
		4					
		5					
		Total valuation of suit for purposes of jurisdiction: Rs.13/-				Total Court fee paid (sum of above): Rs.13/-	
		*Please attach more sheets, if required.					
7	CONNECTED CASES, IF ANY & NAME OF THE COURT WHERE PENDING	As per details given in the text of the Petition;					

Notes: 1)

No notice of any caveat instituted by the Respondent in any court of India has been received till date by the Petitioner till date.

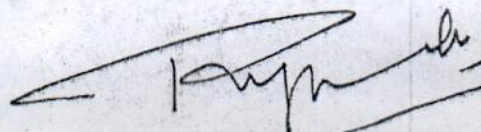
2)

The Petitioner has not instituted prior to today, in any court in India, any [other] similar Petition on the very same cause of action or even on a similar cause of action, against the respondent / tenant herein.

DELHI:

DATED: 15.9.2018.

491, EASTERN WING
TIS HAZARI COURTS
DELHI-110054


(R. Y. KALIA)
ADVOCATE FOR THE PETITIONERS
(Enrol. No.D-48 of 1990)
Mobile No.9717490094

2

IN THE COURT OF THE SENIOR CIVIL JUDGE – CUM – RENT CONTROLLER,
(CENTRAL DISTRICT), TIS HAZARI COURTS, DELHI-110054

(ORDINARY ORIGINAL CIVIL JURISDICTION)

EVICTION PETITION No. _____ OF 2017

IN THE MATTER OF:

SHRI PREM CHAND GARG

....PETITIONER

VERSUS

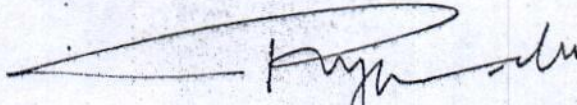
M/S PUBLIC GOODS TRANSPORT CO. (REGD.)

....RESPONDENT

INDEX

<u>Sl. No.</u>	<u>Particulars</u>	<u>Court Fees</u>	<u>Pages</u>
1.	Memorandum of Parties	Rs.13/-	1
2.	Eviction Petition	*****	2-12
3.	Affidavits in support of Petition	*****	13
4.	List of documents alongwith Documents	*****	14-37
5.	Vakalatnama	Rs.1.25 +(Rs.5.00)	38.
6.	A second set of the Eviction Petition With the affidavit is also attached.		39-53

DELHI:
DATED: 12/2/2018


(R. V. KALIA)
ADVOCATE FOR THE PETITIONERS
CHAMBER NO.491, EASTERN WING
TIS HAZARI COURTS
DELHI-110054
MOBILE NO.: 9717490094
(Enrol. No. D-48 of 1990)

IN THE COURT OF THE SENIOR CIVIL JUDGE – CUM – RENT CONTROLLER,
(CENTRAL DISTRICT), TIS HAZARI COURTS, DELHI-110054

(ORDINARY ORIGINAL CIVIL JURISDICTION)

EVICTON PETITION No. _____ OF 2017

IN THE MATTER OF:

SHRI PREM CHAND GARG

....PETITIONER

VERSUS

M/S PUBLIC GOODS TRANSPORT CO. (REGD.)

....RESPONDENT

MEMORANDUM OF PARTIES

SHRI PREM CHAND GARG
S/O LATE SHRI HAR NARAIN AGGARWAL
R/O A-8, BHAGWAN DASS NAGAR
NEW DELHI-110026

....PETITIONER

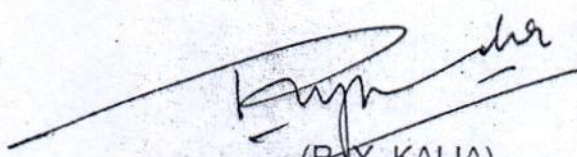
VERSUS

M/S PUBLIC GOODS TRANSPORT CO.(REGD.)
THROUGH ITS MANAGING PARTNER SHRI BALDEV RAJ
SITUATED AT 4098, NAYA BAZAR
DELHI-110006

....RESPONDENT

DELHI:

DATED: 12/2/2018


(R.Y. KALIA)
ADVOCATE FOR THE PETITIONERS
CHAMBER NO.491, EASTERN WING
TIS HAZARI COURTS
DELHI-110054
MOBILE NO.: 9717490094
(Enrol. No. D-48 of 1990)



2

IN THE COURT OF THE SENIOR CIVIL JUDGE - CUM - RENT CONTROLLER,
(CENTRAL DISTRICT), TIS HAZARI COURTS, DELHI-110054

(ORDINARY ORIGINAL CIVIL JURISDICTION)

EVICITION PETITION No. _____ OF 2017

IN THE MATTER OF:

SHRI PREM CHAND GARG
S/O LATE SHRI HAR NARAIN AGGARWAL
R/O A-8, BHAGWAN DASS NAGAR
NEW DELHI-110026

....PETITIONER

VERSUS

M/S PUBLIC GOODS TRANSPORT CO.(REGD.)
THROUGH ITS MANAGING PARTNER SHRI BALDEV RAJ
SITUATED AT 4098, NAYA BAZAR
DELHI-110006

....RESPONDENT

APPLICATION FOR EVICTION OF TENANT

Under Section 14(1)(e) read with Section 25-B of Chapter III-A
of the Delhi Rent Control Act, 1958 (as amended upto date).

MOST RESPECTFULLY SHOWETH:

- (1) Municipal No. of the Premises and the name, if any.

Portion on the Ground Floor and Mezzanine forming part of the Property bearing No.4098, situated at Naya Bazar, Delhi-110006. The Premises which are the subject matter of this Eviction are more fully shown bounded by 'red' colour in the site plan. The Premises in reference in this Eviction Petition are hereinafter called and referred to as the "Premises in Suit". The site plan annexed hereto is marked for purpose of identification as ANNEXURE-'A'.

- (2) Street and municipal ward of division in which the premises are situated.

Portion on the Ground Floor and Mezzanine forming part of the Property bearing No.4098, situated at Naya Bazar, Delhi-110006.

As already mentioned herein-before the Premises which are the subject matter of this Eviction Petition are fully shown and bounded by 'red' colour in the site plan. The Premises in reference in this Eviction Petition are hereinafter called and referred to as the "Premises in Suit".

(3a) Name and address of the landlord.

As that of the Petitioner and in particular as that of the Petitioner No.1 in the title clause above.

Suffice it may be to say that the Petitioner is the owner of the portion of immoveable Property shown in colours 'blue' consists of ground floor, first floor, second floor, third floor in the site plan annexed to the Deed of Partition dated 15.01.2001, duly registered in the Office of the Sub Registrar, Delhi, as Document No.189, in Book No.1, Volume No.259, on Pages 180 to 186. Photocopy of the said Registered Deed of Partition dated 15.01.2001 is annexed to this Eviction Petition as ANNEXURE-'B'.

The rentals in respect of the 'Premises in Suit', are being realized from the Respondent by the Petitioner herein and has been acknowledging the payments so made by the Respondent by issuing the rent receipts to the Tenant/Respondent. The Respondent had paid the rents to the Petitioner amounting to Rs.2,280/- (Rupees Two Thousand Two Hundred and Eighty Only), calculated at the rate of Rs.190/- (Rupees One Hundred and Ninety Only) per month, for the period 01.04.2009 to 31.03.2010, through cheque bearing No.316375 dated 22.06.2010 drawn on SBI. The Respondent had also paid the rents to the Petitioner amounting to Rs.2,280/- (Rupees Two Thousand Two Hundred and Eighty Only), calculated at the rate of Rs.190/- (Rupees One Hundred and Ninety Only) per month, for the period 01.04.2010 to 31.03.2011, through cheque.

6

4

That, thereafter, the respondent had also deposited the rents along with interest amounting to Rs.7,590/-(Rupees Seven Thousand Five Hundred and Ninety Only) for the period 01.04.2011 to 31.03.2012, in the Hon'ble Court of Shri Sanjeev Kumar Singh, the then Additional Rent Controller, Delhi, vide D. R. Petition No.518/2013. Photocopy of the above-said counter foils of the rent receipts and D.R. Petition is annexed to this Eviction Petition as ANNEXURE-'C' (Colly).

Suffice it may be to say that this counter-foil of Rent Receipt is duly signed by the Respondent's authorized person Shri Harinder Singh.

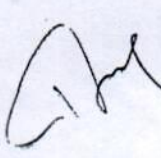
(3b) Name and address of the tenant(s).

As that of the Respondent in the Title Clause above.

(4) Whether the premises are residential or non-residential.

Non Residential Premises, let and used as such. The Premises in Suit are a Shop and Mezzanine and the Respondent is using the same as a Transport Booking Office which is situated at the Main Road, Naya Bazar, Delhi-110006. The dimensions thereof are decipherable on a bare glance of the site plan is annexed hereto as ANNEXURE-'A'.

(5) In the case of residential premises, the number of persons occupying the same and in the case of non-residential premises, the purpose for which these are used and the number of employees, if any, working therein.

 The Petitioner is not aware of the number of the employees, if any at all, employed by the Respondent in the Premises in Suit. As far as the Petitioner aware the Respondent is carrying on its transport booking business from the



सत्यमेव जयते

Delhi Online Registration Information System

Govt. of N.C.T. Delhi



e-Circle Rate Calculator

Deed Name

SALE

Sub-Deed Name

SALE WITHIN MC AREA

Locality/Village

Lampur

18624

Category of Locality

H

Select Gender(Second Party)

Male

Consideration Amount of
Present Transfer ₹

100000

Property Type

Agricultural Land

Sub Property Type

Agricultue

Area In

☒ Sqt Meter ☐ Biswa

Area (in Sqt,M)

50586

Calculation Parameters

Show

Hide

Minimum value of Land ₹

66252553.92

(Land Rate /4046.724 * Area)

(5300000/4046.724)*50586

Minimum Value ₹

66252553.92

Minium value of Land

Stamp Duty ₹

3975153.24

@6% According To Minium Value

Final Stamp Duty ₹

3975154

Round Value of Total Stamp Duty

Fees/Stamp Duty Details

Land/Floor Value :

0

Structure Value :

0

Minimum Value :

66252553.92

Total Stamp Duty :

3975154

Registration Fees :

662526

Print

Home

RESET



Delhi Online Registration Information System

Govt. of N.C.T. Delhi



e-Circle Rate Calculator

Deed Name

SALE

Sub-Deed Name

SALE WITHIN MC AREA

Locality/Village

Naya Bazar

Land Rate ₹

56064

Category of Locality

E

Select Gender(Second Party)

Male

Consideration Amount of
Present Transfer ₹

1000000

Property Type

Non Agricultural Plot

Sub Property Type

Commercial

Land Use

Commercial

Use Factor

3

Area (in Sqt,M)

201.50

Land Rate ₹

56064

Calculation Parameters

Show

Hide

Minimum value of Land ₹

33890688

(Land Rate * Area * Use Factor)

56064*201.50*3

Minimum Value ₹

33890688

Minimum value of Land

Stamp Duty ₹

2033441.28

@6% According To Minimum Value

Final Stamp Duty ₹

2033442

Round Value of Total Stamp Duty

Fees/Stamp Duty Details

Land/Floor Value :

33890688

Structure Value :

0

Minimum Value :

33890688

Total Stamp Duty :

2033442

Registration Fees :

338907

Print

Home

RESET



Delhi Online Registration Information System

Govt. of N.C.T. Delhi



e-Circle Rate Calculator

Deed Name

SALE

Sub-Deed Name

SALE WITHIN MC AREA

Locality/Village

Singhu

Land Rate ₹

18624

Category of Locality

H

Select Gender(Second Party)

Male

Consideration Amount of
Present Transfer ₹

100000

Property Type

Non Agricultural Plot

Sub Property Type

Commercial

Land Use

Industrial

Use Factor

2

Area (in Sqft,M)

17360

Land Rate ₹

18624

Calculation Parameters

Show

Hide

Minimum value of Land ₹

646625280

(Land Rate * Area * Use Factor)

18624*17360*2

Minimum Value ₹

646625280

Minimum value of Land

Stamp Duty ₹

38797516.8

@6% According To Minimum Value

Final Stamp Duty ₹

38797517

Round Value of Total Stamp Duty

Fees/Stamp Duty Details

Land/Floor Value :

646625280

Structure Value :

0

Minimum Value :

646625280

Total Stamp Duty :

38797517

Registration Fees :

6466253

Print

Home

RESET

5

Premises in Suit with the assistance of its staff. The exact details could not be ascertained by the Petitioner inspite diligent inquiries.

- (6) Whether any furniture is supplied by the landlord for use in the premises.

In so far as the Petitioner recall normal electricity fittings were provided in the Premises in Suit at the time the actual physical and vacant possession thereof was delivered to the Respondent several years ago.

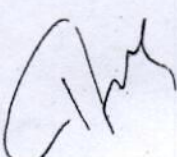
- (7) Details of fittings, if any, provided by the landlord.

All normal amenities such as light, water, sanitation etc. are available in the Premises in Suit.

It is relevant to mention here that the Premises in Suit are situated in the elite market of ANAJ/RICE/CERALS known as Naya Bazar, Delhi-110006, which is considered in the locality of Central Delhi, to be one of the whole sale market of Anaj, Rice, Cerals, Wheat and Pulses.

- (8) Details of accommodation available together with particulars as regards ground area, gardens and out-houses, if any. (Plan to be attached).

One Shop and a Mezzanine on the Ground Floor on the Main Road of Naya Bazar, more fully shown bounded by 'red' colour in the site plan annexed to this Eviction Petition for purpose of identification as **ANNEXURE-'A'** hereto.

 In case, the Respondent pleads or asserts that it is a Tenant in Premises beyond what has been shown bounded by 'red' colour in the site plan annexed as **ANNEXURE-'A'** hereto. This Eviction Petition may kindly be treated as an Eviction Petition for the portion, which according to the Respondent-Tenant, has been and is in its actual possession use and occupation / tenancy at site i.e. 4098, Naya Bazar, Delhi-110006.

- 6
- (9) Whether the premises are occupied by a single tenant or by more than one tenant.

Single tenant, namely, the Respondent.

- (10) Amenities available in regard to lighting, water, sanitation and the like.

All normal amenities such as light, water, sanitation etc. are available in the Premises in Suit bearing No.4098, situated at Naya Bazar, Delhi-110006.

It is pertinent to mention here that the Premises in Suit are situated at one of the elite market of Grains, Rice, Cereals, Wheat and Pulses at Naya Bazar, Delhi, which is a whole sale market of Delhi.

- (11) Monthly rent together with details of house-tax, electricity, water and other charges paid by tenant.

Last paid rent by the Respondent is Rs.230/- (Rupees Two Hundred and Thirty Only) per month, excluding electricity and water charges are payable by the Respondent according to its consumption recorded in the relevant meter. The payments of consumption of electricity and water charges are made by the Respondent directly to the concerned authorities.

Ever since the introduction of Unit Area Method for payment Property Taxes in this locality / city, the liability to pay enhanced Property Taxes on the Premises in Suit is that of the Respondent – Tenant. The Petitioner has never been informed by the Respondent – Tenant that it has paid or discharged the aforesaid liability. The Petitioner has reason to believe that the Respondent – Tenant has not paid a single penny on account of (enhanced) Property Taxes to the Municipal Corporation of Delhi / North Delhi.

- (12a) Date of completion of construction of the premises and the cost thereof.

The premises were constructed quite some ago. The documents in this behalf are not immediately traceable. The Petitioner is trying to locate the same.

Even otherwise, it is respectfully submitted by the Petitioner that these details are neither relevant nor material, in any manner, for the adjudication of this Eviction Petition, which is being instituted by the Petitioner, on the ground of personal bonafide requirement.

(12b) Whether completion report was obtained from the local authority and the date thereof.

Yes, however, the documents in this regard are not immediately traceable. The Petitioner is diligently searching for the same and undertakes to place the same on record as and when the same are dugout from the old records of the Petitioner.

Even otherwise, it is respectfully submitted by the Petitioner that these details are neither relevant nor material, in any manner, for the adjudication of this Eviction Petition, which is being instituted by the Petitioner, on the ground of bonafide requirement.

(13) Reteable value as entered in the last property assessment book of the Delhi Municipal Corporation, New Delhi Municipal Committee or the Delhi Cantonment Board as the case may be.

As per municipal records.

However, as already mentioned herein-before, now since 01.04.2004, the law has undergone a sea change and property taxes on the property bearing No.4098, Naya Bazar, Delhi-110006 and in particular the Premises in Suit are

78
payable according to Unit Area Method (Visualizing year of construction, locality area etc. etc.).

- (14) Date on which the premises were let to the tenant and details of agreement, if any, with the landlord. (Attested copy of the Agreement to be attached).

Old tenant. The agreement / rent deed, if any, executed at the time of the demise is not traceable.

- (15) Whether the rent of the premises had been fixed under the New Delhi House Rent Control Order, 1939, or the Delhi Rent Control Ordinance, 1994, or the Delhi and Ajmer-Mewar Rent Control Act, 1947, or the Delhi and Ajmer Rent Control Act, 1952, and or the Delhi Rent Control Act, 1958; and if so, the amount of such rent and the date from which it took effect.

No.

- (16) Whether there are any sub-tenants and if so, date of such sub-letting, accommodation sub-let, whether with or without the written consent of the landlord and the rent charged from sub-tenant.

Not to the knowledge of the Petitioner.

- (17) Whether any additions or alterations have been made since the rent was fixed as stated under item No.15; and if so, the date on which such additions or alterations were made, the cost of such additions or alterations and whether they were carried out with the approval of the tenant or of the Controller.

No.

(18a) The ground on which the eviction of the tenant is sought.

18(a)(i) That the Petitioner is the owner of the portion of the Property consisting of Ground Floor, First Floor and Third Floor shown in colour 'blue' in the site plan annexed to this Petitioner as ANNEXURE-'B', by means of Deed of Partition dated 15.01.2001, duly registered in the Office of the Sub Registrar, Delhi.

18(a)(ii) That after the above-said Deed of Partition, the Respondent accepted the Petitioner as owner/landlord of the Premises in Suit, which consist of portion of Ground Floor and a Mezzanine bearing No.4098, situated at Naya Bazar, Delhi-110006, more specifically shown in colour 'red', in the plan annexed to this Eviction Petition as ANNEXURE-'A', and started paying the rents to the Petitioner through cheques/cash. Not only this, the Respondent had also deposited the rents in the Court by filing of D. R. Petition bearing no.518 of 2013.

18(a)(iii) That the Premises in Suit let out for non residential purposes, the same are now bonafide required by the Petitioner for his son namely Mr. Aditya Garg, who is a proprietor of M/s VI Exports In. Mr. Aditya Garg at present running a business from the tenanted premises bearing No.4011/105, situated at Naya Bazar, Delhi. That due to the temperamental behavior of the son of the Petitioner with his father, the Petitioner wants that his son run his business from the Premises in Suit. The son of the Petitioner Mr. Aditya Garg is not satisfied with the way of working of his father, therefore, at present he has taken the rented premises. ^{Agreement} The rent receipt of the tenanted premises, certificate of registrations and licenses are annexed to this Petition as ANNEXURE-'D'(Colly)

18(a)(iv) That the ~~father of the~~ Petitioner is running his various separate business under the name and style of different companies along with his wife Mrs.

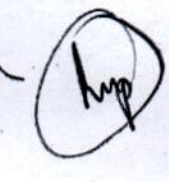
170

Anita Garg, his elder daughter Ms. Isha Garg and son Mr. Divesh Garg,
from the premises bearing No.B-5, Bhagwan Dass Nagar, Delhi which is
also insufficient for the various businesses run by the petitioner along with
his family members.

18(a)(v) That the Property bearing No.4098, consists of Ground Floor, First Floor, Second Floor and Third Floor, are in occupation of various old tenants, the details of the old tenants and the portions/premises under their occupation, are as under:-

- a) Portion consist of Ground Floor and a Mezzanine shown in colour 'red' is under the tenancy of the Respondent;
- b) Portion consist of First Floor shown in colour 'green' is under the tenancy of Mr. Shanker Lal;
- c) Portion consist of Second Floor shown in colour 'orange' is under the tenancy of Mr. Pranab Gupta;
- d) Portion consist of Second Floor shown in colour 'brown' is under the tenancy of Mr. Gabbu Ram;
- e) Portion consist of Second Floor shown in colour 'black' is under the tenancy of Mr. Shri Ram;
- f) Portion consist of Third Floor shown in colour 'violet' is under the tenancy of Mr. Rajeev Goyal;
- g) Portion consist of Third Floor shown in colour 'yellow' is under the tenancy of Mr. Bal Kishan Subhash Chand;

18(a)(vi) That the Petitioner does not have any other suitable premises from where
his son Mr. Aditya Garg start his own business except the Premises in
Suit, which is a well known market of Anaj, Rice, Cerals, Wheat and
Pulses.



18(a)(vii) That the Petitioner further states that in the facts and circumstances of the case, the requirement of the Petitioner for the Premises in Suit consists of Ground Floor and Mezzanine is just, genuine, honest and bonafide.

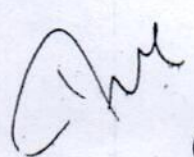
18(a)(viii) In the above-said facts and the background couple with the facts stated herein, it is evident that the Respondent / Tenant is liable to be evicted from the Premises in Suit on the ground enumerated in Clause (e) to the Proviso to Sub-section (1) of Section 14 of the Act.

(18b) Whether notice required has been given; and if so particulars thereof copies of such notice and the tenant's reply, if any, should be furnished.

The Petitioner under legal advice received, submit and maintain that he is not required to serve any notice much a "Notice to Quit", upon the Respondent / Tenant prior to the day on which the Petitioner proceed to institute this Eviction Petition on the ground of Section 14(1)(e) of the Delhi Rent Control Act.

(19) Any other relevant information.

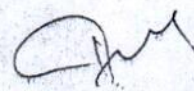
(i) The Premises in Suit is Portion on the Ground Floor and Mezzanine of the Property bearing No.4098, situated at Naya Bazar, Delhi-110006. Even otherwise, in as much as the Petition is being instituted by the Petitioner in terms of the procedure prescribed under the Delhi Rent Control Act. The Petitioner is not required to obtain prior permission of the competent authority (slum), Delhi so as to be in a position to institute and maintain this Eviction Petition.

 (ii) The Petitioner commits that in these facts and circumstances that there is no impediment to the institution of this Eviction Petition on its merits.

(20) Relief claimed.

The Petitioner prays that this Hon'ble Court be pleased to pass an Eviction Order in favour of the Petitioner against the Respondent in respect of the 'Premises in Suit' i.e. Portion on the Ground Floor and Mezzanine of the Property bearing No.4098, situated at Naya Bazar, Delhi-110006, which are more fully shown bounded by 'red' colour in the site plan annexed to this petition as Annexure-'A', contemporaneously directing that the Respondent-Tenant herein be evicted from the 'Premises in Suit' and the actual physical vacant possession of the 'Premises in Suit' be delivered to the Petitioner. The Petitioner also seeks from this Hon'ble Court such other or further relief(s), as this Hon'ble Court may deem fit, expedient and/or appropriate.

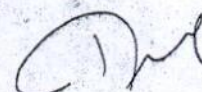
DATED:
DELHI: 12.2.2018.



PETITIONER

VERIFICATION

Verified on solemn affirmation at Delhi on this the 12th day of Feb, 2018 that the facts stated in paragraphs 1 to 19 of this petition are true to my knowledge and that the legal submissions hereinbefore enumerated are based upon legal advice bonafide received from counsel and believed by me to be true and correct. The last paragraph contains my humble submissions to this Hon'ble Court.



PETITIONER

Drawn and filed by:

(Shri R. Y. KALIA)
ADVOCATE FOR THE PETITIONERS
CHAMBER NO.491, EASTERN WING
TIS HAZARI COURTS
DELHI-110054
(Enrol. No.D-48 of 1990)
Mobile No.9717490094

IN THE COURT OF THE SENIOR CIVIL JUDGE - CUM - RENT CONTROLLER,
(CENTRAL DISTRICT), TIS HAZARI COURTS, DELHI-110054

(ORDINARY ORIGINAL CIVIL JURISDICTION)

EVICITION PETITION No. _____ OF 2017

IN THE MATTER OF:

SHRI PREM CHAND GARG

....PETITIONER

VERSUS

M/S PUBLIC GOODS TRANSPORT CO.(REGD.)

....RESPONDENT

AFFIDAVIT

Affidavit of Shri Prem Chand Garg, aged about 58 years, son of Late Shri Har
Narain Aggarwal, resident of: A-8, Bhagwan Dass Nagar, Delhi-110006.

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

That I am the Petitioner in this cause. I am fully conversant with the facts and
backgrounds of this lis.

That the accompanying eviction petition of even date for bonafide requirement of
the 'Premises in Suit' has been drafted by counsel inter alia on my instructions.

The facts stated therein are true and correct to my knowledge. The same may
kindly be read as part and parcels of this affidavit. I refrain from repeating them,
for I am advised to be brief.

VERIFICATION:-

Verified on solemn affirmation at Delhi on this the 15 day of February,
2018

CERTIFIED THAT THE DEPONENT
Sh. Prem Chand Garg
Late Har Narain Aggarwal
R/o A-8, Bhagwan Dass Nagar
Delhi-110006
has been
examined before me at Delhi
that the contents of this affidavit are true and correct to my knowledge; no
part of this affidavit is false and nothing material on facts has been concealed
from me. I have read & explained to him/her the contents of the affidavit and he/she has
read & explained to him/her are true &
Correct to his/her knowledge

Oath Commissioner Delhi

DEPONENT

DEPONENT

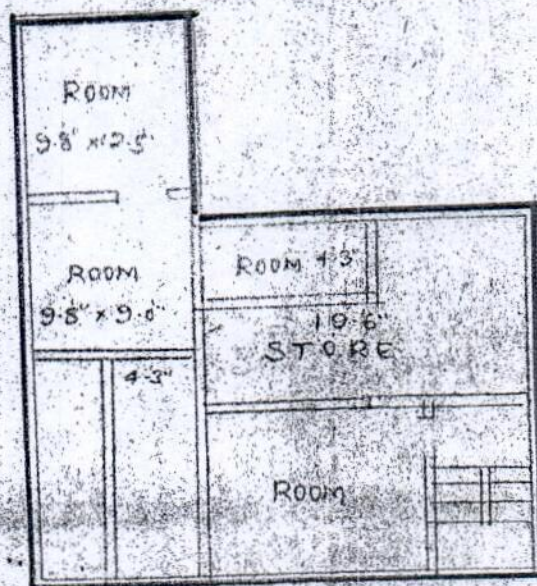
SITE PLAN OF PROPERTY BEARING NO. 4098
GROUND FLOOR & MEZZANINE FLOOR, SITUATED AT
NAYA BAZAR, DELHI-110006.

OWNER: PREM CHAND GARGI

PORTION SHOWN IN RED COLOUR UNDER THE TENANCY
OF PUBLIC GOODS TRANSPORT CO. (REGD.)



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

SAINI ASSOCIATES

S.K. SAINI (B. Tech. Civil)

Arch. valuer, MCD Lic. No. S-1829

Ch. No.4, Near Post Office,

Ta. Hazari Court, Delhi-110054

M: 9811158421

22

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 the property belonging to Shri Har Narain Aggarwal son of Late Shri Mauzi Ram and Shri Prem Chand Garg son of Shri Har Narain Aggarwal, R/o A-8, Bhagwan Dass Nagar, New Delhi in respect of built-up property Municipal No.4098, situated at Ward No.3, DDA Plot No.27, Bern Bastion Road, Naya Bazar, Delhi and registered with Sub-Registrar-II, Delhi, on 25.09.1974 vide document no.3863, in additional book no.I, Volume no.3146, on pages no.112 to 117 & Sub-Registrar-II, Delhi, on 10.01.1991 vide document no.220, in additional book no.I, Volume no.5406, on pages no.176 to 181.

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.

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

Shri Har Narain Aggarwal S/O Late Sh. Mauzi Ram & Sh. Prem Chand Garg S/O
Shri Har Narain Aggarwal R/o- A-8, Bhagwan Dass Nagar, New Delhi.

3. **NATURE AND DESCRIPTION OF THE PROPERTY/ PROPERTIES OFFERED AS SECURITY.**
Built-up property consisting of two shops and Balkhana on first floor and second floor,
Measuring 241 Sq. Yds. Bearing Municipal No. 4098, situated at Ward No.3, DDA Plot No.27,
Bern Bastion Road, Naya Bazar, Delhi.

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

1. Original Sale Deed executed between Smt. Kishori Devi D/o Sh. Kannu Mal and
Smt. Ram Bai W/o Sh. Har Narain & Smt. Usha Rani W/o Rajender Kumar dated
12.09.1974, same is registered with Sub-Registrar Delhi, vide Reg.No. 3863 in
Book No.I, Vol.No.3146 on pages 112 to 117 dated 25.09.1974.
2. Original Sale Deed executed between Smt. Usha Rani W/o Sh. Rajender Kumar
and Smt. Ram Bai W/o Sh. Har Narain dated 10.01.1991, same is registered with
Sub-Registrar, Delhi, vide Reg.No. 220 in additional book no.I, Vol.No.5406 on
pages 176 to 181.
3. Original Partition Deed dated 15.01.2001, same is registered with Sub-Registrar-I,
Delhi, vide Reg.No.188 in additional book no.I, Vol.No.250 on pages 174 to 179.
4. Original Partition Deed dated 15.01.2001, same is registered with Sub-Registrar-I,
Delhi, vide Reg.No.189 in additional book no.I, Vol.No.259 on pages 180 to 186.
5. Original Relinquishment Deed dated 12.01.2001, same is registered with Sub-
Registrar-I, Delhi, vide Reg.No.161 in additional book no. I, Vol.No.258 on pages
175 to 177.
6. Original Relinquishment Deed dated 12.01.2001, same is registered with Sub-
Registrar-I, Delhi, vide Reg.No.162 in additional book no. I, Vol.No.258 on pages
175 to 177.

**OF THE ACQUISITION OF THE PROPERTY/ PROPERTIES BY THE APPLICANT AND
AS ACQUIRED THE PROPERTY BY SALE.**

Property was Shri Har Narain and Sh. Prem Chand Garg by virtue above said
Deed.

**OF THE ACQUISITION OF THE PROPERTY/ PROPERTIES BY THE APPLICANT AND
AS ACQUIRED THE PROPERTY BY SALE.**

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

b) CONSIDERATION FOR SALE.

N.A.

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

Relinquishment Deed as mentioned above.

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 ENCUMBRANCE.

N.A.

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?

No.

b) WHETHER THE BUILDING HAS BEEN ASSESSED?

No.

AJAY SHANKER
ENL. NO. 2134/2000

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. Original documents are mortgaged with bank.

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 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 25.09.1974 executed by Smt. Kishori Devi W/O R.S. Shivshankar Lal in favour of Smt Ram Bai W/O Sh. Har Narain Aggarwal, same is registered with Sub-Registrar-II, Delhi, vide Reg.No. 3863 in additional book no.I, Vol.No.3146 on pages 112 to 117.
2. Original Sale Deed dated 10.01.1991 executed by Smt. Usha Rani W/O Ranjender Kumar in favour of Smt Ram Bai W/O Sh. Har Narain Aggarwal, same is registered

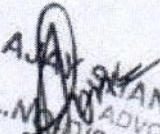
ANIL SHANKER
ADVOCATE
ENL NO. 231-D/2000

- with Sub-Registrar-II, Delhi, vide Reg.No. 220 in additional book no.I, Vol.No.5406 on pages 176 to 181.
3. Original Partition Deed dated 15.01.2001 executed between Har Narain Aggarwal and Prem Chand Garg, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.188 in additional book no.I, Vol.No.250 on pages 174 to 179.
 4. Original Partition Deed dated 15.01.2001 executed between Har Narain Aggarwal and Prem Chand Garg, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.189 in additional book no.I, Vol.No.259 on pages 180 to 186.
 5. Original Relinquishment Deed dated 12.01.2001 executed by 1.Smt. Pushpa Gupta W/O Ravinder Gupta 2. Smt. Radha Gupta W/O Sandeep Gupta 3. Anju Goel W/O Rajiv Goel in favour of Sh. Har Narain Aggarwal and Prem Chand Garg, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.161 in additional book no. I, Vol.No.258 on pages 175 to 177.
 6. Original Relinquishment Deed dated 12.01.2001 executed by 1.Smt. Pushpa Gupta W/O Ravinder Gupta 2. Smt. Radha Gupta W/O Sandeep Gupta 3. Anju Goel W/O Rajiv Goel in favour of Sh. Har Narain Aggarwal and Prem Chand Garg., same is registered with Sub-Registrar-I, Delhi, vide Reg.No.162 in additional book no. I, Vol.No.258 on pages 178 to 180.
 7. Death Certificate of Smt. Ram Bai
 8. Affidavit as format annexed.

INSTRUCTION TO BANK

The bank 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.


ENL.M.D. ADVOCATE
AJAY SHANKER
D/231-D/2000

ADVOCATE

Enclosed: Receipt of Sub-Registrar Office.

AJAY SHANKER

Advocate

Enrol.No. D/ 231-D/2000

R-63/1, Ground Floor

Model Town-III, Delhi-09

Ph.011-27210067

Mob. 9891713763, 9717966615

E-mail: ajayshanker.adv@gmail.com

Date : 14.03.2015

ANNEXURE

(Chain of Title)

That Smt. Kishori Devi W/O R.S. Shivshankar Lal being the owner / lessee of the property sold the lease hold right to Smt. Ram Bai W/O Sh. Har Narain Aggarwal and Smt. Usha Rani W/o Sh. Raj Kumar by virtue of a Sale Deed dated 12.09.1974, same is registered with Sub-Registrar, Delhi, vide Reg.No. 3863 in additional book no.I, Vol.No.3146 on pages 112 to 117.

Thereafter, Smt. Usha Rani W/O Ranjender Kumar sold her ½ undivided share to Smt. Ram Bai W/O Sh. Har Narain Aggarwal by virtue of Sale Deed dated 10.01.1991 same is registered with Sub-Registrar Delhi, vide Reg.No. 220 in additional book no.I, Vol.No.5406 on pages 176 to 181 and thus Smt. Ram Bai became the absolute owner of the property in question.

Thereafter Smt. Ram Bai died on 12.06.2000 leaving behind her following legal heirs

- | | |
|--------------------------|----------|
| 1. Sh. Harnarain Agarwal | Husband |
| 2. Sh. Prem Chand Garg | Son |
| 3. Smt. Pushpa Gupta | Daughter |
| 4. Smt. Radha Gupta | Daughter |
| 5. Smt. Anju Gupta | Daughter |

And all three daughters mentioned in sl.no. 3-5 relinquished their right in favour of Sh. Harnarain Agarwal and Sh. Prem Chand Garg by virtue of Relinquishment Deed dated 12.01.2001, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.161 in additional book no. I, Vol.No.258 on pages 175 to 177. & dated 12.01.2001, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.162 in additional book no. I, Vol.No.258 on pages 178 to 180

Thereafter, two Partition Deeds, i.e. dated 15.01.2001, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.188 in additional book no.I, Vol.No.250 on pages 174 to 179 & dated 15.01.2001, same is registered with Sub-Registrar-I, Delhi, vide Reg.No.189 in additional book no.I, Vol.No.259 on pages

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

180 to 186 was mutually executed between Shri Har Narain Aggarwal and Prem Chand Garg, and they continued to be in the possession and enjoyment of the property.

Thus chain of the property is complete and Shri Har Narain Aggarwal and Prem Chand Garg are lawful owners of the property in question and they can mortgage the property by depositing the documents as mentioned above.

AJAY SHANKER
ADVOCATE
ENL. NO. 1234/2000
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, Prem Chand Garg S/O Shri Har Narain Aggarwal R/o A-8, Bhagwan Dass Nagar, New Delhi , do hereby swear on oath as under:-

1. That the deponent is the co-owner of the built-up property Municipal no.4098, situated at Ward No.3, DDA Plot No.27, Bern Bastion Road, Naya Bazar, Delhi by virtue of relinquishment deed and same has been offered as security against the loan account of M/s Shri Lal Mahal India Ltd.
2. That the property mentioned above is in the joint possession of the deponent with Sh. Harnarain Agarwal.
3. That the property aforesaid is free from all encumbrances, lien or an agreement to transfer or any other encumbrance.
4. That no award, suit or appeal is pending before any Arbitrator or court, tribunal in respect of the aforesaid property/or and is not under any attachment or revenue recovery.
5. That there are no dues or overdue against the deponent of co-operative Societies, Municipal Board/ Tax Authorities or any Bank or of any other agency.
6. That the aforesaid property has not been acquired by the Govt. or any other agency or is not under process of acquisition and or not it comes under any present ceiling laws.
7. That the title of the deponent to the aforesaid property is original and not duplicate or fake one.

8. That deponent have paid all the municipal taxes and dues and lease amount to competent authority and property is being used as permitted by the competent authority.
9. That deponent undertake not to carry out unauthorized construction over the property that property has been mortgaged for the benefit, need and necessity of the family members of the deponent.
10. That deponent undertake not to create any third party interest, sale, charge or lien shall take place w.r.t. the aforesaid property till the clearance of loan and without the prior written consent of the bank.

DEPONENT

VERIFICATION:-

Verified at Delhi on this ____ day of _____ 2015 that contents of para 1 – 10 of my above affidavit are true and correct to best of my knowledge and nothing material has been concealed there from.

DEPONENT

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

(separate from both)

I, Shri Har Narain Aggarwal son of Late Shri Mauzi Ram , R/o A-8, Bhagwan Dass Nagar, New Delhi , do hereby swear on oath as under:-

1. That the deponent is the co-owner of the built-up property Municipal no.4098, situated at Ward No.3, DDA Plot No.27, Bern Bastion Road, Naya Bazar, Delhi by virtue of relinquishment deed and same has been offered as security against the loan account of M/s Shri Lal Mahal India Ltd.
2. That the property mentioned above is in the joint possession of the deponent with Sh. Prem Chand Garg.
3. That the property aforesaid is free from all encumbrances, lien or an agreement to transfer or any other encumbrance.
4. That no award, suit or appeal is pending before any Arbitrator or court, tribunal in respect of the aforesaid property/or and is not under any attachment or revenue recovery.
5. That there are no dues or overdue against the deponent of co-operative Societies, Municipal Board/ Tax Authorities or any Bank or of any other agency.
6. That the aforesaid property has not been acquired by the Govt. or any other agency or is not under process of acquisition and or not it comes under any present ceiling laws.
7. That the title of the deponent to the aforesaid property is original and not duplicate or fake one.
8. That deponent have paid all the municipal taxes and dues and lease amount to competent authority and property is being used as permitted by the competent authority.

9. That deponent undertake not to carry out unauthorized construction over the property that property has been mortgaged for the benefit, need and necessity of the family members of the deponent.
10. That deponent undertake not to create any third party interest, sale, charge or lien shall take place w.r.t. the aforesaid property till the clearance of loan and without the prior written consent of the bank.

DEPONENT

VERIFICATION:-

Verified at Delhi on this ____ day of _____ 2015 that contents of para 1 – 10 of my above affidavit are true and correct to best of my knowledge and nothing material has been concealed there from.

DEPONENT

ALL JAIN
JAIN
ADVOCATES
RT

Office : 27, Lawyers Chambers
Tis Hazari Courts
DELHI-110054
Ph. : 2918733

Res. : 143, Arisht Nagar
Rohtak Road
New Delhi-110026
Ph. : 605409

Dated 18.6.91

The Manager,
State Bank of Mysore,
Naya Bazar, Delhi.

deed dated 23.9.74
of Smt.

...The owner has a clear and
aforesaid property and
the sale deed data
complete and
said pro
the a

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DETAILS OF SECURITIES**i. A) Primary Security**

Facility	Details of Security	Type of charge	Total Value	Realisable Value # (our share)	Date of valuation
WC – CC (Hyp) EPC, PCFC	Hypothecation of entire current assets of the company viz, Raw Material, Stocks in process, FG, Consumables and book debts both present & future.	Pari-passu first charge	431.13	308.43 (our share -71.56%)	Stock Statement as on 30.06.2018

B. Collateral

S. No.	Property Details	Realisable Value	Our Share	Date of valuation
1	Pari passu first charge with other consortium banks over Total Agri land in Sy no 60/4/2, 5/2, 6, 7 with Godown bearing document no. 5369 at Lampur Village measuring (total area 3 bighas 11 biswas) of which share i.e, 18 biswa or 900 sq. yards sale deed has been executed favouring Mr. Prem Garg., Village Lampur, District : Narela, Delhi-110039, Centre Category : Urban, Owner/ Lessor : Prem Chand Garg, Relationship with Borrower : Promoter, Title Deed No : 5369, date of reg : 03-OCT-13, E.M. of Immovable Property (Agricultural Land).	1.30 (Dist. Value – Rs.1.16 crore)	0.92 (Dist. Value – Rs.0.84 crore)	September,2016 of ITCOT Consultancy and Services Limited
2	Pari passu first charge with other consortium banks over Agri. Land in Sy. No.18/20 bearing Document No.5229 at Singhu, Delhi measuring 1 Bigha, 12 Biswas, Village: Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Prem Chand Garg, Relationship with	1.72 (Dist. Value – Rs.1.15 crore)	1.22 (Dist. Value – Rs.0.83 crore)	September,2016 of ITCOT Consultancy and Services Limited

	Promoter, Title Deed No : 14002, date of reg : 03-OCT-13, E.M. of Immovable Property(Agricultural Land).			
6	Pari passu first charge with other consortium banks over Agri land in sy. No. 6/9, 6/10, bearing document No.6435 at Ghewra, Delhi measuring 6 Bighas., Village / Town / City : Village Lampur, Delhi-110039, Centre Category : Urban, Name of Owner / Lessor : Anita Garg, Relationship with Borrower: Promoter, Title Deed No : 6435, date of reg : 03-OCT-13, E.M. of Immovable Property (Agricultural Land).	2.18 (Dist. Value – Rs.1.96 crores)	1.55 (Dist. Value – Rs.1.41crores)	September,2016 of ITCOT Consultancy and Services Limited
7	Pari passu first charge with other consortium banks over Agri land in Sy no 18/11, 18/12 with Godown bearing document no. 14000 at Singhu Village measuring 2 Bighas, Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Prem Chand Garg & Harnarain Aggarwal, Relationship with Borrower : Promoter, Title Deed No : 14000, date of reg : 03-OCT-13, E.M. of Immovable Property (Agricultural Land).	2.14 (Dist. Value – Rs.1.44 crore)	1.52 (Dist. Value – Rs.1.04 crore)	September,2016 of ITCOT Consultancy and Services Limited
8	Pari passu first charge with other consortium banks over Property bearing Khasra No 19/16 Village Singhu Delhi, 4 bighas (Document no 112291 & 112292), Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Anita Garg, Relationship with Borrower : Promoter, Title Deed No : 112291 & 112292, date of reg : 12-MAY-12, E.M. of Immovable Property (Agricultural Land).	1.87 (Dist. Value – Rs.1.69 crore)	1.33 (Dist. Value – Rs.1.22 crore)	September,2016 of ITCOT Consultancy and Services Limited

	Borrower, Title Deed No : 00000, date of reg : 16-AUG-12, E.M. of Immovable Property(Agricultural Land).			
12	Pari passu first charge with other consortium banks over Agri property in Sy no 18/10 bearing document No. 1816, situated at Singhu village, Delhi measuring 1 Bigha, 4 Biswas., Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Prem Chand Garg & Harnarain Aggarwal, Relationship with Borrower : Promoter, Title Deed No : 1816, date of reg : 03-OCT-13, E.M. of Immovable Property(Agricultural Land).	0.74 (Dist. Value – Rs.0.59 crore)	0.53 (Dist. Value – Rs.0.43 crore)	September,2016 of ITCOT Consultancy and Services Limited
13	Pari passu first charge with other consortium banks over Agri land in Sy no 18/11 with Godown bearing document no. 8129 at Singhu Village measuring 2 Bighas., Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Prem Chand Garg & Harnarain Aggarwal, Relationship with Borrower : Promoter, Title Deed No : 8129, date of reg : 03-OCT-13, E.M. of Immovable Property (Agricultural Land).	2.14 (Dist. Value – Rs.1.44 crore)	1.52 (Dist. Value – Rs.1.04 crore)	September,2016 of ITCOT Consultancy and Services Limited
14	Pari passu first charge with other consortium banks over Agri land in Sy no 18/12 with Godown bearing document no. 14001 at Singhu Village measuring 2 Bighas, Singhu, Delhi-110036, Centre Category : Urban, Name of Owner / Lessor : Prem Chand Garg & Harnarain Aggarwal, Relationship with Borrower : Promoter, Title Deed No : 14001, date of reg : 03-OCT-13, E.M. of Immovable Property (Agricultural Land).	2.14 (Dist. Value – Rs.1.44 crore)	1.52 (Dist. Value – Rs.1.04 crore)	September,2016 of ITCOT Consultancy and Services Limited

18	Pari passu first charge with other consortium banks over Entire basement in property bearing No 669 at B-16, Bhagwan Dass Nagar, New Delhi measuring 3000 sq ft (Document no 14399), Village / Town /City : Bhagwan Das Nagar, District : Delhi, State : Delhi, Pin Code : 110026, Centre Category : Urban, Name of Owner / Lessor : Anita Garg, Relationship with Borrower : Promoter, Title Deed No : 14399, date of reg : 04-OCT-13, E.M. of Immovable Property (Residential Building).	1.80 (Dist. Value – Rs.1.44 crore)	1.28 (Dist. Value – Rs.1.04 crore)	September,2016 of ITCOT Consultancy and Services Limited
19	Pari passu first charge with other consortium banks over Industrial property situated at Plot No. 300, EPIP (Sec-53) , Industrial Area Kundli, District : Sonapat, State : Haryana-131028, Centre Category : Urban, Name of Owner / Lessor : Shri Lal Mahal Ltd., Relationship with Borrower : Borrower, Title Deed No : 00000, date of reg : 03-DEC-12, Equitable Mortgage of Immovable Property (Factory Land & Buildings).	19.75 (Dist. Value – Rs.18.21 crore)	14.05 (Dist. Value – Rs.13.14 crore)	September,2016 of ITCOT Consultancy and Services Limited
20	Pari passu first charge with other consortium banks over Residential House at A 8, Bhagwan Das Nagar, New Delhi (2 storeyed) measuring 356 square yards with document no. 4906, Bhagwan Das Nagar, Delhi, -110026, Centre Category : Urban, Name of Owner / Lessor : Harnarain Aggarwal, Relationship with Borrower : Promoter, Title Deed No : 4906, date of reg : 03-OCT-13, E.M. of Immovable Property (Residential Building).	9.21 (Dist. Value – Rs.8.36 crore)	6.55 (Dist. Value – Rs.6.03 crore) 1.27 cr.	September,2016 of ITCOT Consultancy and Services Limited

ii. Term loan (Wind Mill, Turneveli, Tamilnadu):

S.No.	Property Details	Real. Value	Our Share	Basis of Valuation
Primary Security				
1.	First charge over Plant & machinery of Wind Mill Project situated Ayyanaruthu, Tirunelveli Distt., Tamilnadu owned by Sri Lal Mahal Limited	31.33 (Distt. Value Rs.26.63 crores)	26.63	WDV as on ABS as on 31.03.2016
Collateral Security				
2.	First charge over EM of land measuring 14.32 acres of Wind Mill Project owned by Sri Lal Mahal Limited	0.23 (Dist. Value Rs.0.20 crore)	0.20	WDV as on ABS as on 31.03.2016
	Total	31.56	26.83	