

TIR → 2015

(402)

rk ASSOCIATES
REINFORCING YOUR BUSINESS

M/s Karmu Aditya

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

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	fy/mr.	21/9/18	01/9/18	10/9/18	
Preparation	Gaurav	17/9/18			

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

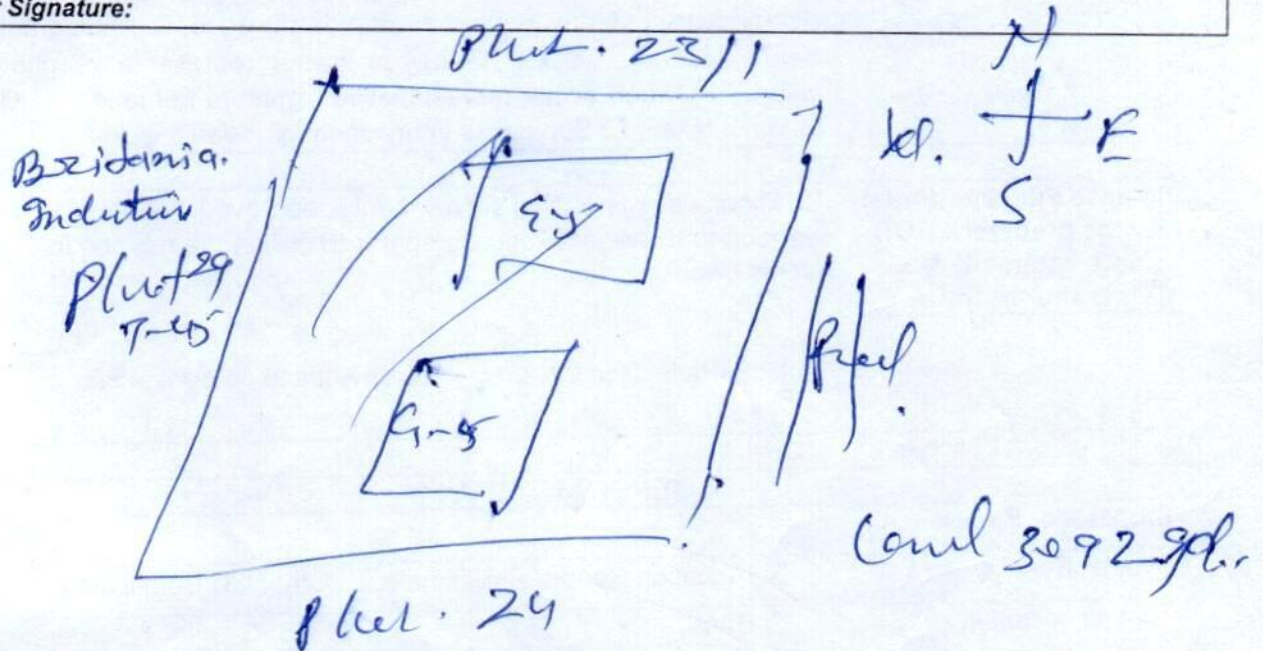
1.	Proposal or Ref. No.				
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates			
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address	SAMI, New Delhi			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Sunil/Design	9990045341		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer			
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer	

CASE DETAILS

1.	Type of Property	Industrial
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CHECKED BY: [Signature]
 135,000/-
 Agmt rate band 1,20,000/-
 Cost 3000/-
 Total value 37,50,000/-
 42,16,00,000/-

2.	Owner/ Applicant Details	Name	Contact Number	Email Id
3.	Account Name	Culmanga 1e & Cals 8000		
4.	Property Address	Kannu Agitya		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
6.	Preferred time of survey	Date	Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. No documents provided: <input type="checkbox"/>		
8.	Special Instructions if any:			
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature:			



rajesh.gupta@shassociates.org

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 checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input 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 type="checkbox"/>
4.	Do sample measurement	<input type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input type="checkbox"/>
7.	Take selfie with the available representative	<input 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 type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

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

GENERAL SURVEY FORM

(FOR PROPERTIES OTHER THAN FLATS)

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

File No. RKA/DNCR/...../.....	Date: 21/04/18	Time:
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GENERAL DETAILS						
1.	Name of the Surveyor	[Signature]				
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%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 60%;">Name</th> <th style="width: 40%;">Contact No.</th> </tr> <tr> <td colspan="2">[Signature]</td> </tr> </table>	Name	Contact No.	[Signature]	
Name	Contact No.					
[Signature]						
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" 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 checked="" type="checkbox"/> NPA property so couldn't be surveyed completely				
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done				
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" 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 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 checked="" type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:				
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment				
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input checked="" type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA				
11.	Loan Amount					

OWNERSHIP DETAILS	
1.	Legal Owner Name/s <i>Gulmargies & Cold. Storage</i>
2.	Property Purchaser Name
3.	Property Address under Valuation <i>Plot No 23 Block 20A Larene. Real Industrial area Doha</i>
4.	Present Residence Address of the Owner/ Purchaser
5.	Property constitution <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East <i>Real 60'</i>	West <i>Plot No 29 To 45</i>	North <i>Plot No 23/1</i>	South <i>Plot No 24</i>		
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	<i>Near - Bridanja Church</i>					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name	Width	Distance from property			
		<i>Payalei Bugh-to Wazirpur 200'</i>					
7.	Approach Road Name & Width	<i>Industrial Real</i>					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<i>1km</i>	<i>1km</i>	<i>1km</i>	<i>500m</i>	<i>25</i>	<i>2</i>
14.	Any new development in surrounding area						

15.	Jurisdiction limits	<input 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
		3092 sqd.		
2.	Any conversion to the land use			
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input checked="" 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 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 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 type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" 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	B+G+Flw		

4.	Floor on which property is situated	All floor	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	,	
6.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure	
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster	
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input checked="" type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:	
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction	
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction	
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply	
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey	
19.	Age of Building/ Recent Improvements done	15 years old	
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.	1.5 lakh - 40. 0105. 87	
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

CASE NO.

UNDERTAKING BY THE CUSTOMER

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

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

Name:

Signature:

Mobile No.:

Date:

UNDERTAKING BY THE SURVEYOR

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

Surveyor Name:

Signature:

Date:

CASE NO.

UNDERTAKING BY THE PREPARER

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

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

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

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

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

Preparer Name:

Signature:

Date:

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
 (Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.			
2.	Name of the Surveyor			
3.	Borrower Name			
4.	Name of the Owner			
5.	Property Address which has to be valued			
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			

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

Endorsement:

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

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

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

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

2. Surveyor Signature who did site inspection:

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

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

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ADVOCATE, DELHI HIGH COURT

MAILING ADDRESS & RESIDENCE

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Jhandawalan Ext., NEW DELHI-
110055 animesh.dixit@gmail.com

To

The Asst. Gen Manager

State Bank of Mysore

Naya Bazar , DELHI

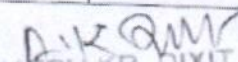
Date: 21.07.2015

Annexure B : Legal Opinion/Report of Investigation of Title in respect of immovable Property .

1	a)Name of the Branch/ Business Unit/ Office seeking opinion	STATE BANK OF MYSORE, NAYA BAZAR , DELHI
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	-
	c)Name of the Borrowers	M/s Kannu Aditya (India) Limited B-6, First Floor , Bhagwan Dass Nagar , New Delhi -110026
2	a)Name of the unit/concern/company/ person offering the property/ (ies) as security.	Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage
	b)Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Limited Company
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor

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3	Complete or full description of the immovable property/(ies) offered as security including the following details.		Gulmarg Ice Factory & Cold Storage , Industrial Plot No. 23, Block - A, Laurance Road Industrial Area , Delhi (Area measuring 3092 sq Yard.)	
	(a) Survey No			
	(b) Door/House No.(in case of house property)			
	(c) Extent/ area including plinth/ built up area in case of house property			
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries		Laurance Road Ind. Area , Delhi	
4	Particulars of the documents scrutinized serially and chronologically.			
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.			
Sr. No	Date	Name/ Nature of the Document	Original/Certified copy/certified extract/photo-copy, etc.	In case of copies whether the original was scrutinized by the Advocate.
1	31.07.2013	Conveyance Deed	Original	-
2	24.06.2015	Certified true copy of Conveyance Deed dated 31.07.2013	Original	
3	29.04.2008	POA in favour of Sh. Harnarayan Aggarwal	Original	-
4	31.03.2008	Retirement Deed	Original	


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5	16.07.1999	Partnership Deed	Original	
6	15.07.1999	Retirement deed	Original	
7	09.07.1999	Retirement Deed	Original	
8	07.07.1999	Partnership Deed	Original	
9	06.07.1999	Retirement Deed	Original	
10	01.07.1999	Partnership Deed	Original	
11	01.07.1999	Partnership Deed	Original	
12	01.04.1989	Partnership Deed	Original	
13	10.07.1988	Partnership Deed	Original	
14	01.12.1987	Deed of Dissolution	Original	

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15	08.04.1981	Partnership Deed	Original	
16	01.04.1979	Partnership Deed	Original	
17	05.12.1975	Partnership Deed	Original	
18	30.05.1975	Partnership Deed	Original	
19	15.05.1975	Partnership Deed	Original	
20	07.05.1973	Partnership Deed	Original	
21	20.12.1971	Perpetual lease Deed in the favour of M/s. Gulmarg Ice Factory	Original	

5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes . Certified copy of Conveyance Deed 13.07.2013 obtained on dated 24.06.2015
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6	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar VI A , Delhi.
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	SR VII , SR VIA Delhi , inspection slip of both SR office attached herewith .
	c)Whether search has been made at all the offices named at (b) above?	No
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Search made properly, no any multiple title document found.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	Above said Industrial Plot No. A - 23 area measuring 3092 sq. Yds situated at Laurance Road Industrial Area allotted to M/s Gulmarg Ice factory and cold storage by perpetual lease deed registered with Sub Registrar office Delhi vide Reg. No. 14936, Book 1, Volume No. 1588 , pages 93 to 97 , dated 20.12.1971. subsequently on 31.07.2013 Land sale Branch (Industrial) Delhi Development Authority executed Conveyance Deed in the favour of Sh. Harnarayan Aggarwal Prop. M/s. gulmarg

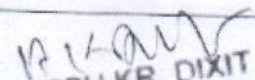
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		Ice Factory & Cold Storage vide reg. No. 20488, Book 1, Volume No. 4943, Pages 71 to 73, dated 31.07.2013 at Sub registrar VII, New Delhi
		Ever since then Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage in possession and enjoyment of the schedule mentioned property as absolute and lawful owners.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership Rights
10	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/ unexpired period of lease,	N.A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-letting and mortgage by Sub-Lessee also.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement, whether;	No
	Grant/ agreement etc. provides for alienable rights to the Mortgagor with or without conditions,	N.A.
	the mortgagor is competent to create charge on such property,	N.A.

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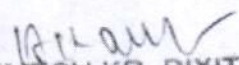
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes.
	b) Mortgage can be created.	Yes.
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Nil
14	If the property has been transferred by way of Gift/ Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.


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	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16	Whether the title documents include any testamentary documents /wills?	
	(a) In case of wills, whether the will is registered will or unregistered will	No
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No
	(c) Whether the property is mutated on the basis of will?	No
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc..which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
17	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No

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	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Nil
18	(a) Where the property is a HUF/ joint family property, mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Nil
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	NO
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	(c) If so additional precautions/ permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N.A.
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	N.A.
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	No
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections,	No.

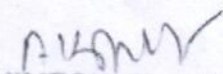

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	minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/ enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Nil
	(c) Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.	N.A.
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Property is held by Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage , board resolution and authorization to create mortgage should be obtained and Charge should be created with the

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		ROC/concern authority .
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
27	(a) Whether any POA is involved in the chain of title?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats//units (Builder's POA) or (ii) other type of POA (Common POA).	N.A
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.


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	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	ii. Whether the POA is a registered one?	N.A.
	iii. Whether the POA is a special or general one?	N.A.
	iv. Whether the POA contains a specific authority for execution of title document in question?	N.A.
	(f) Whether the P.O.A. was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	(g) Please comment on the genuineness of POA?	Valid
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Valid
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the Powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:	No
	(a) Promoter's/Land owner's title to the land/ building;	N.A
	(b) Development Agreement/Power of Attorney;	N.A
	(c) Extent of authority of the Developer/builder;	N.A
	(d) Independent title verification of the Land and/or building in question;	N.A
	(e) Agreement for sale (duly registered);	N.A

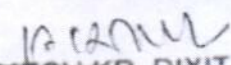
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	(f) Payment of proper stamp duty;	N.A
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A
	(h) Approval of building plan, permission of appropriate/ local authority, etc.;	N.A
	(i) Conveyance in favour of Society/ Condominium concerned;	N.A
	J) Occupancy Certificate/allotment letter/ letter of Possession;	N.A
	(k) Membership details in the Society etc.;	N.A
	(l) Share Certificates;	N.A
	(m) No Objection Letter from the Society;	N.A
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A
	(q) Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan, etc.	N.A
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other-Local authorities or Third Party claims, Liens etc. and details thereof.	No
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	N.A
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid,	Taxes and other due should be paid by the borrower/guarantor on periodical basis. Receipt

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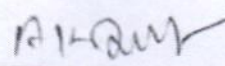
	what remedy?	should be taken by the bank
33	(a) Urban land ceiling clearance, whether required and if so, details thereon	N.A.
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N.A.
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	N.A.
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/ Village records?	Yes
36	(a) Whether the property offered as security is clearly demarcated?	N.A.
	(b) Whether the demarcation/ partition of the property is legally valid?	N.A.
	(c) Whether the property has clear access as per documents?	N.A.
37	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?	<i>This property is identified by electricity connection in favor of Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage</i>
	(a) Document in relation to electricity connection;	
	(b) Document in relation to water connection;	
	(c) Document in relation to Sales Tax Registration, if any applicable;	
	(d) Other utility bills, if any.	
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39	If the, valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the	No


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	comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, Payment of proper stamp duty etc.	No.
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A
44	Additional aspects relevant for investigation of title as per local laws	Nil
45	Additional suggestions, if any to safeguard the interest of Bank/ Ensuring the perfection of security.	copy of periodically NEC, up to date tax receipts, Water & Electricity Bill be obtained by the borrower.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage

Place: Delhi

Date: 21.07.2015


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MAILING ADDRESS & RESIDENCE

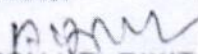
119 2nd Floor , Pkt 11, Sector 22, Rohini

Delhi-110085, Mob- 8130535309

CHAMBERS:134, Anarkali Complex,
Jhandawalan Ext., NEW DELHI-
110055 animesh.dixit@gmail.com

Annexure – C: Certificate of title.

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/ Equitable/English Mortgage (*please specify the kind of mortgage)** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s)Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office,Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen during the index search of the said property from the period from 2003 to 2015 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other


ANIMESH KR. DIXIT
ADVOCATE
D/90A/2003
DELHI HIGH COURT

mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable)

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).

Any Minor Interest / Litigation. Attachment, Charge is not involved in the property

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s Kannu Aditya (India) Limited

9. I certify that Sh. Harnarayan Aggarwal Prop. M/s. gulmarg Ice Factory & Cold Storage has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

- a. Original Conveyance Deed
- b. Allotment Letter
- c. board resolution for permission to mortgage
- d. Affidavit
- e. latest property tax receipt
- f. latest Water & Electricity Bill

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

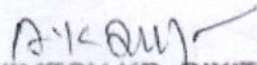
SCHEDULE OF THE PROPERTY (IES)

Gulmarg Ice Factory & Cold Storage , Industrial Plot No. 23, Block - A,
Laurance Road Industrial Area , Delhi

Place : Delhi

Date : 21.07.2015

ADVOCATE


ANIMESH KR. DIXIT
ADVOCATE
D/90A/2003
DELHI HIGH COURT



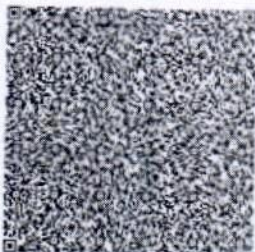
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL19037240402710N
Certificate Issued Date	: 23-Jun-2015 12:13 PM
Account Reference	: IMPACC (IV)/ dl764303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL76430335144476216299N
Purchased by	: ANIMESH DIXIT
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANIMESH DIXIT
Second Party	: Not Applicable
Stamp Duty Paid By	: ANIMESH DIXIT
Stamp Duty Amount(Rs.)	: 10 (Ten only)



.....Please write or type below this line.....



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Stamp Paper No. 2710N

CERTIFIED/TRUE COPY

Registration No. 20488 In Addl. BookNo. I

Volume No. 4934 on pages 71 to 73

on this Date 31/07/2013 Day of Wednesday

Sub Registrar

SR-VII

Date of Application: 24/06/2015

Fees Paid Rs. 30 Vide Slip No 46936

Date of Payment: 24/06/2015

Dt. when copy is ready: 24/06/2015

Copy prepared by: SONIA JAIN

Copy checked by: ANIL KUMAR

Certified to be true copy CONVANCE

Record Keeper

Reader

Sub Registrar

SR-VII

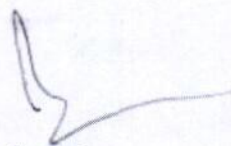
Cash Receipt

Receipt Book (B)

Original

Sub Registrar Office: SR-VII

Slip No 48086
Fee For Inspection
Applicant Name ANIMESH DIXIT ADV
And Address ROHINI
Application Date 15/07/2015
Year From 2013
Year TO 2013
Total Fee 100


CashierSub Registrar Office
SR-VII

Duplicate

ANIMESH KR. DIXIT
ADVOCATE
119/3A/2003
DELHI HIGH COURT
14-07-2015

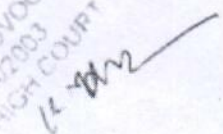
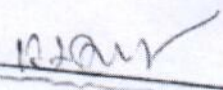
Cash Receipt

Receipt Book (B)

Original

Sub Registrar Office: VI A Pitampura Delhi

Slip No: 56081
Fee For: Inspection
Applicant Name ANIMESH KR DIXIT ADV, 119 SF PKT-11 SEC-22 ROHINI
And Address:
Application Date: 07/07/2015
Year From: 2013
Year TO: 2015
Total Fee: 300

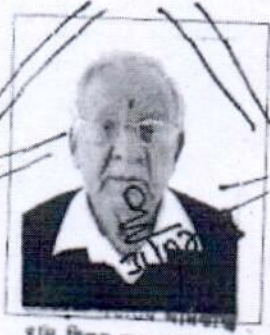

CashierSub Registrar Office
VI A Pitampura Delhi


7916 dated 14/2/13 33032002
 Certified that full stamp duty has been deposited vide Bara Challa
 Budget No. 196/13
 Collector of Stamps
 Vikas Bagga, New Delhi
 52699745-2639

DELHI DEVELOPMENT AUTHORITY
 Form to be used by other than lessee where The
 Lease deed has been executed.

(156)

Conveyance Deed
 (PLOTS ATTORNEY)



F3(9)70/CSB-2

This CONVEYANCE made on this 31.7.2013

day of... between...
 hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the
 context be deemed to include his successors in office and assigns) of the one part and
 Sh/Smt. M/s. Gulmarg Ice factory and cold storage through its
owner Sh. Ramesh Kashyap s/o Sh. Parmavand, MRS. Lechil
son/daughter/wife/widow of Sh/Smt. Ravi Kashyap w/o Sh. Parmavand
Kesara Dasi w/o Sh. Anant Ram & MRS. Krichan Ram
R/o. w/o Sh. B. Nand, 62, Tadar Mal Road, New Delhi

hereinafter called the "Lessee/Sub-lessee" (which expression shall unless excluded by or
 repugnant to the context be deemed to include his successors in office and assigns) of the
 Second part and Sh/Smt. Sh. Manji
son/daughter/wife/widow of Sh. Ram Prop. of m/s. Gulmarg Ice factory
& cold storage
R/o. A-8, Bhagwan Dass Nagar, Delhi

hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the
 context be deemed to include his successors in office and assigns) of the third part.



WHEREAS by a Lease dated 16/12/17 day of...
 between the above "Vendor" described therein as "Lessor/Sub-lessor" of the one
 above 'lessee' described therein as 'lessee' of the other part and registered on 20/12/17
 in the office of the Sub-Registrar Delhi/New Delhi being Sl. No. 14936
 in Book No. I Volume No. 1588 at pages to 93 to 99
 (hereinafter referred to as the said Lease/Sub-lease Deed) a
 piece and parcel of Industrial/Commercial/Permitted mix use land measuring 3099
 Sq. mtrs/yrds. situated at Laxmanpur Road Indl. Area
 being Plot No. 23 Block No. A
 was demised and assured unto the said Lessee /Sub-lessee by way of lease/sub-lease for a period
 of... year/Perpetual lease/sub-lease subject to the limitations, terms/
 conditions mentioned therein.

For Gulmarg Ice Factory & Cold Storage

 Prop.

21/03/17
 विकस बग्गा (बोरोलिंग)
 विकस बग्गा (बोरोलिंग)

(2)

AND WHEREAS the lessee Sh. Mr. C. M. T. Co. Factory and

Central Storage through its partners Sh. Rajinder Kashyap
Sh. J. S. Parmar and Mrs. Suchdev Kashyap W/o. Sh. Parmar
and Mrs. Kusava Devi W/o. Sh. Prout and Mrs.
Sh. Krishna and W/o. Sh. D. Singh

68, Todarmal Road, N. Delhi

had executed power of attorney on

3.4.2000

appointing

Sh. Har Narain Aggarwal

S/o. Late Sh. Nanaji Lal

R/o. A-8, Bhagwan Dass Nagar, N. Delhi

as his/her attorney authorising

him/her to sell the said property on his/her behalf. AND whereas the lessee had given the possession of the property to the purchaser and now the said property is in the possession of the purchaser.

AND WHEREAS representing that the said lease/sub-lease is still valid and subsisting, the said lessee/sub-lessee through his attorney has applied to the Vendor to grant to the purchaser of reversionary interest of the Vendor in the said demised property leased out to him/her under the said lease deed and the Vendor has agreed to sell the reversionary interest of the said demised property to the Purchaser subject to the terms/conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 1,10,000/-

Rupees One Crore Ten Lacs Ten Thousand and hundred

Only Six only) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land in respect of Industrial/Commercial/permittid mix use plot No. 23 Block No. A measuring 3092 Sq. yds. Situated in Lawrence Road and Indraprastha Scheme (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all remainder, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever, SUBJECT TO the exceptions, reservations, covenants and conditions hereinafter contained that is to say :-

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

For C. M. T. Co. Factory & Co.

Prop.

21/07/13
बहुत बड़ा बंधनकारी
बुद्धि विचार बाधा (मोडोरिक)
बिना बिना बिना

For Co.

(3)

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention past, present or future of Section-14 of the Delhi Development Act or any other law in force for the time being.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities in force for the time being.

4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

5. That purchaser will at all times indemnify all claims and demands made and all actions and proceedings taken against the vendor by anyone in respect of the property or any part thereof on any ground whatsoever.

It is further declared that as a result of these presents, the Purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the convenience and conditions contained in the said lease/sub-lease deed required to be observed by the purchaser of the said demised property, excepts as stated hereinabove.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

IN WITNESS WHEREOF Sh/Smt.....

Rajiv Kumar
Lease Admin. Officer
LSD (ind-), D.D.A.



for and on behalf of and by the order and direction of the Vendor has hereunto set his hand, and

Sh. Harsaran Aggarwal Sh. H. Manji Raj
attorney of Lessee Sh./Smt. M/S. P. S. P. S.

Ice Factory & Cold Storage

the purchaser have, hereunto set his/her hand day and year first above written.

For G. Tang Ice Factory

Prop.

2/10/13
श्री ११ गंगाधर बागिचादी
श्री ११ गंगाधर बागिचा (बीबीसी)
श्री ११ गंगाधर बागिचा

(4)

THE SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/Residential land use plot of land being the plot No. A in Connaught Place, Ind. Area Area in the lay out plan of 3091 Sq. yds/mtr. or thereabouts bounded as follows:

NORTH Plot No 23/
EAST Road 60-00/45
SOUTH Plot No 24
WEST Plot No 29 to 45

Signed by Shri/Smt.

Rajiv Kumar
Legal Adm. Officer
LSD (Ind), D.D.A

for and on behalf of and by the order and direction of the President of India.

(VENDOR)

In the presence of:

1 Shri Ramesh Chand Saini, ASST

Signed by Shri Har Narsing Aggarwal
S/o Late Mr. Manji Ram

For Gilmorg Ice

(Attorney of Allo)

In the presence of:

1 Shri Anil Chauhan S/o Sh. Om Prakash Chauhan
B-119A, P.T.E., Bunka Vihar, Delhi -

2 Shri Sandeep Gulati S/o Sh. Ram Arun Gulati
BK D-17, Sakinaka, Delhi -

Signed by Shri Har Narsing Aggarwal S/o Manji Ram
prop. of M/s Gilmorg Ice Factory and
Cold Storage.

(Purchaser)

In the presence of:

1 Shri Anil Chauhan

2 Shri Sandeep Gulati



Deed Related Detail

Deed Name CONVEYANCE		CONVEYANCE DEED (DDA)	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII		
Village/City	Lawrence Road	Building Type	
Place (Segment)	Lawrence Road		
Property Type	Industrial		
Property Address	House No.: 23A Lawrence Rd Ind Area ND, Road No.: , Lawrence Road		
Area of Property	3,092.00 Sq. Yard	0.00	0.00
Money Related Detail			
Consideration Value	11,004,000.00 Rupees	Stamp Duty Paid	660,240.00 Rupees
Value of Registration Fee	110,040.00 Rupees	Pasting Fee	100.00 Rupees
This document of CONVEYANCE		CONVEYANCE DEED (DDA)	

Presented by: Sh/Smt.

S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 31/07/2013 day Wednesday
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. Har Narain Aggarwal

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New DelhiWho is/are identified by Shri/Smt/Km. Sanjeev Gulati S/o W/o D/o R A Gulati R/o B K 2-77 Shalimar Bagh ND
and Shri/Smt/Km Amit S/o W/o D/o O P Chauhan R/o B1/9A Sultanpuri ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 31/07/2013 14:51:40

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Sree Chel

A. J. Singh

Reg. No.
20488

Reg. Year
2013-2014

Book No.
1



1st Party



2nd Party

Witness

1st Party

POI

2nd Party

Har Narain Aggarwal

Witness

Sanjeev Gulati, Amit

Certificate (Section 60)

Registration No.20,488 in Book No.1 Vol No 4,934

on page 71 to 73 on this date 31/07/2013 14:50:03
and left thumb impressions has/have been taken in my presence.

day Wed

Sub Registrar
Sub Registrar VII
New Delhi/Delhi

Date 31/07/2013 14:51:52





RENT DEED

This Rent Deed is made and executed at Delhi on this 01 day of November, 2001 by and between Shri Rakesh Goyal S/o Shri Jai Kishan Dass R/o 140, Rajdhani Enclave, Pitampura, Saraswati Vihar, Delhi, as the 'Tenant/Party No.1'.

A N D

Sh. Harnarain Aggarwal S/o late Shri Mauji Ram, proprietor M/s Gulmarg Ice Factory and Cold Storage R/o A-8, Bhagwan Dass Nagar, Delhi-110025 as the 'Landlord/Party No.2'.

The Tenant/Party No.1 has taken on rent the entire property bearing No.23 Block A measuring 3092 Sq. Yds. situated at A-23, Lawrence Road Industrial Area, Delhi-110035 alongwith the structure constructed thereupon and the plant, machinery, fixtures, equipments etc. installed therein, hereinafter referred 'the property' from the Landlord/Party No.2 on a monthly rent of Rs.2000/- (Rupees Two Thousand s only) for a period of 11 months.

That rent of the above shall be taken either by the Landlord/Party No.2 himself or through any other person acting on behalf/instruction of the Landlord/Party No.2.

That the Landlord/Party No.2 shall have every right to inspect the tenanted premises at all reasonable hours with prior notice to the Tenant/Party No.1 who shall have no objection in this regard and shall not make any hinderance therein.

...2.

01 NOV 2000

248

100 + 100 = 200

S. No. Dt.
S/o.
R/o.
in favour of Mr. Jee Prakash
Purpose Gift Through Postage
Ag. 23 Malhotra No. 374
EW-37, S.G.T. Nagar, Delhi.

Meey
Σ

[Handwritten signature]





-2-

3. That the Tenant/Party No.1 shall be responsible to bear the electricity/maintenance charges etc. and shall be fully responsible to upkeep the house in a tenantable manner. The electricity connection is in the name of the landlord/Party No.2.

4. That all the charges including maintenance/electricity charges, house tax shall be borne by the Landlord/Party No.2 and the same shall be reimbursed by the Tenant/Party No.1.

5. That the Tenant/Party No.1 shall be at liberty to make necessary changes in the said tenanted premises as per the needs suited to them with prior intimation/permission from the Landlord/Party No.2.

6. That the Tenant/Party No.1 is entitled to sublet or part with the possession of the whole or any part of the said tenanted premises to anyone else in any manner whatsoever.

7. That the Tenant/Party No.1 shall keep the tenanted premises in good condition, white washing, distemper, painting etc. day-to-day repairs wear and tear, fuses etc. shall be also carried out by the Tenant/Party No.1, with his own expenses/funds/costs etc. without any claim of the same from the landlord/Party No.2.

8. That the tenancy month shall start from the 1st day of November, 2001 according to English calendar month.

9. That the Tenant/Party No.1 shall not contravene any laws, rules regulations made thereunder of the local bodies and in case of any of any violations, deviations, or misuse of the said tenanted premises.

10. That the Tenant/Party No.1 shall pay the above agreed monthly rent to the landlord/Party No.2 w.e.f. from the 1st day of November, 2001 and onwards regularly and in case of the non-payment of monthly rent the landlord shall be fully entitled to realize the arrears of rent as per law at the costs, risks and responsibility/ies of the Tenant/Party No.1.

In witness whereof both the parties have signed this rent deed at Delhi on the date, month and year mentioned hereinabove in the presence of the following witnesses.

Witnesses:-

1. Lalit Mahan

2. Ram Lal

ATTESTED

NOTARY PUBLIC
DELHI INDIA

Tenant/Party No.1.

Landlord/Party No.2

- 1 NOV 2001

२-८५० ई खली नदी का. २६।

01 NOV 2000

S. No. Dr.
Sold to S/o. 1007
R/o
in favour of Through
Purpose Through

Veeru Malhotra, L. No. 374
CW-37, S.G.T. Nagar, Delhi

2

Q

3. That the Tenant shall be responsible for the repair and maintenance of the house and the house shall be in the name of the Tenant. The effect of the connection is in the name of the Tenant.

4. That all the charges including maintenance, electricity charges, house tax, shall be borne by the Tenant. The Tenant shall be responsible for the payment of the same.

5. That the Tenant shall be responsible for the repair and maintenance of the house and the house shall be in the name of the Tenant. The effect of the connection is in the name of the Tenant.

6. That the Tenant shall be responsible for the repair and maintenance of the house and the house shall be in the name of the Tenant. The effect of the connection is in the name of the Tenant.

7. That the Tenant shall be responsible for the repair and maintenance of the house and the house shall be in the name of the Tenant. The effect of the connection is in the name of the Tenant.

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10. That the Tenant shall be responsible for the repair and maintenance of the house and the house shall be in the name of the Tenant. The effect of the connection is in the name of the Tenant.

Witnessed by me, the undersigned, on this 01st day of November 2000.

Attested

Witnessed by me, the undersigned, on this 01st day of November 2000.

402

7440/2
Certified that full stamp duty of Rs. 3675-551 2/1005-551
18 Rupees has been paid
21/12/47
(Industrial : Auction)
Collector of Stamps
4.12.71

DELHI ADMINISTRATION
(Land and Housing Department)

PERPETUAL LEASE

THIS INDENTURE made this 16th
day of December one thousand nine hundred 1947
and Seventy One
BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor")
of the one part and M/s Gulmarg Ice Factory and
Cold Storage, M-34, Greater Kailash, N.W. 1, New Delhi.
(hereinafter called "the Lessee") of the second part.

WHEREAS the Lessee has applied by bid at Public Auction to the Lessor for the
grant of a lease of the plot of land, belonging to the Lessor, hereinafter described
AND the Lessor has accepted such application and has agreed to demise the said
plot to the Lessee in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that, in consideration of the
Premium of Rs. 200576-00 (Rupees Two Lakhs and
Twenty thousand Seven hundred and Sixty
only) paid before the execution of these presents (the receipt whereof
the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the
covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby
demise unto the Lessee ALL THAT plot of land being the industrial plot
No. 23 Block No. 4 in the lay-out plan
of Paramount Road Industrial Area
containing by admeasurement an
area of 3092 or thereabouts situate at
Along Road Village Jharkhand Police Estate
which industrial plot is more particularly described in the schedule hereunder
written and with boundaries thereof for greater clearness has been delineated on the
plan annexed to these presents and thereon coloured red (hereinafter referred to as
"the industrial plot") TOGETHER with all rights, easements and appurtenances
whatsoever to the said industrial plot belonging or appertaining TO HOLD the
premises hereby demised unto the Lessee in perpetuity from 28th
day of April one thousand nine hundred
and Forty Seven YIELDING AND PAYING therefor
yearly rent payable in advance of Re. 1- (Rupee One only) for the first five years i.e.



हरियाणा HARYANA

A 361868

-3-

-2005, as amended from time to time (hereinafter called EMP) and installation of the plant and machinery.

4. That notwithstanding the period of three years stipulated for implementation of the project on the plot, the transferee, as far as possible, shall take the following steps within the period of two years from the date of offer of possession of the aforesaid plot :-

- a) Taking over possession of the plot.
- b) Submission of building plans.
- c) Placement of orders of machinery and other capital goods.
- d) Financial tie up
- e) Technical and marketing tie-up.

The period of three years for implementation of the project on the plot, may be further extended by transferor by one year subject, however, to the conditions that apart from completion of construction upto the level prescribed in the EMP, the transferee satisfies that he had taken effective steps for the implementation of the project within the requisite period of three years, but for the reasons beyond his control, he could not commence the commercial production. Provided further that second extension of one year for the completion of the project i.e. after four years from the date of offer of possession, may be granted, only in exceptional circumstances.

Upon failure on the part of the transferee to adhere to the schedule/time available for the implementation of the project, the transferor shall be competent to resume the aforesaid plot/shed after giving show cause notice.

Phal
Kannu A. (India) Ltd.
3011 E. P. C. Kundli
Dist. Gurgaon, Haryana

Hr. State Indl. & Infra. Dev. Corp. Ltd.

2
Estate Manager

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

Whereas the transferee has made the full payment amounting to Rs. 2,21,97,245/- (Rupees two Crores twenty one lacs ninety seven thousand two hundred forty five only) as on date, towards the price of the said plot/shed to the transferor.

हरियाणा HARYANA

NOW THEREFORE, this deed witnessed that for the purpose of carrying into effect the allotment letter, agreement & supplementary agreement and further in consideration of the said sum of Rs. 2,21,97,245/- (Rupees two Crores twenty one lacs ninety seven thousand two hundred forty five only) paid by the transferee, the transferor hereby grants and conveys to the transferee all that part and parcel of Plot No 301, Sector-53, EPIP, in Industrial Estate, Kundli, measuring 6342.07 sq. mtr. on the following terms and conditions :-

1. That any additional price of the aforesaid plot/shed, as a consequence of enhancement in compensation that may be awarded by the Court (s) in the matters/cases arising out of the acquisition proceedings or any incidental or connected matter thereto, shall be payable by the transferee, in lump-sum, within 30 days from the date of issuance of demand notice, falling which penal interest @ 14% p.a. shall be charged on the due amount from the date of notice till the date of payment. In the event of non-payment of such enhanced compensation, within a period of three months from the date of notice, the aforesaid plot/shed shall also be liable to be resumed.
2. That the aforesaid plot/shed has been allotted on the "as is where is basis" and that the transferor will not be responsible for leveling uneven site; and that the transferee shall be liable to pay additional sum/money for any structure/super structure, trees & plants, boundary/compound wall or any other fixture that may be standing/existing thereon at the time of allotment, for which compensation, as assessed, had been paid by the transferor.
3. That the transferee shall be required to implement the project, for which the aforesaid plot has been allotted, within a period of three years from the date of offer of possession; and that implementation of the project shall mean the commencement of commercial production, after coverage of construction in accordance with the norms specified in the Estate Management Procedure

Mae
Kannu Aditya (India) Ltd.
301, EPIP, ESI/DC, Kundli
Distt. Sonapat, Haryana

Hr State Indt. & Infra. Dev. Corpn. Ltd.

2
Estate Manager

upto the 27th day of April one thousand nine hundred and Seventy Six and thereafter at the rate of two and a half per cent of the premium or such other enhanced rent as may hereafter be assessed under the covenants and conditions hereinafter contained clear of all deductions by equal half-yearly payments on the fifteenth day of January and the fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time, the first of such payments to be made on the fifteenth day of January one thousand nine hundred and Seventy Six, and the rent amounting to Rs 11700/- (Rupees Eleven thousand seven hundred only) from the date of the commencement of this Lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say, as follows:—

I. The Lessor excepts and reserves unto himself all mines, minerals, coals, gold-washing, earth oils and quarries in or under the industrial plot, and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the industrial plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II. The Lessee for himself, his heirs, executors, administrators and assigns covenants with the Lessor in the manner following, that is to say:—

(1) The Lessee shall pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

(2) The Lessee shall not deviate in any manner from the lay-out plan nor alter the size of the industrial plot whether by sub-division, amalgamation or otherwise.

(3) The Lessee shall, within a period of two years from the 28th day of April one thousand nine hundred Seventy One (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon the industrial plot and complete in a substantial and workmanlike manner an industrial building for carrying on the approved manufacturing process or industry with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

Additional Secretary
(Lease Administration)

Public Development Department

$$\frac{2500}{44} + \frac{5000}{1} + \frac{1000}{1} + \frac{500}{1} + \frac{100}{1} = 11099.00$$

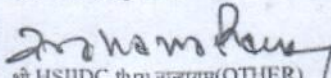
12 AMBU ADITYA (Sonia) Ltd. Kuruli

From Purnokaram Kumar Conveyance last

प्रलेख न: 2238 HSIIDC Kuruli दिनांक 06/12/2010

डीड का नाम		CONVEYANCE OUTSIDE MC AREA
तहसील/सब-तहसील	सोनीपत	
गांव/शहर	सोनीपत ग्रामीण	
धन संबंधी विवरण		
राशि जिस पर स्टाम्प ड्यूटी लगाई	22,197,245.00 रुपये	स्टाम्प ड्यूटी की राशि 1,109,900.00 रुपये
रजिस्ट्रेशन फीस की राशि	15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये

यह प्रलेख आज दिनांक 06/12/2010 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी HSIIDC पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी कुडली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

 श्री HSIIDC thru नान्दाराम (OTHER)

उप/सर्वोक्त पंजीयन अधिकारी
 सोनीपत SUB-REGISTRAR
 SONEPAT

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी पुरनोत्तम कुमार वेग हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राजपाल व पुत्र/पुत्री/पत्नी श्री निवासी कुडली व श्री/श्रीमती/कुमारी स्वीसलक्षणी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी बिगम ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनांक 06/12/2010

उप/सर्वोक्त पंजीयन अधिकारी
 सोनीपत SUB-REGISTRAR
 SONEPAT

(b) The Chief Commissioner may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the Lessor exercisable by him by virtue of sub-clause (a) above.

IX. in this Lease, the expression "the Chief Commissioner" means the Chief Commissioner of Delhi for the time being or, in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Chief Commissioner by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Chief Commissioner under this Lease.

X. The expression "the Lessor" and "the Lessee" hereinbefore used shall where the context so admits include, in the case of the Lessor his successors and assigns, and in the case of the Lessee his heirs, executors, administrators or legal representatives and the person or persons in whom the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

XI. This Lease is granted under the Government Grants Act, 1895 (Act XV of 1895).

IN WITNESS WHEREOF Shri

for and on behalf of and by the order and direction of the Lessor has hereunto set his hand and Shri. Dikshit

Kashyap an attorney of Shri. Dikshit
the Lessee, has hereunto set his/her hand the day and year first above written.
Paramanand
Kashyap

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the industrial plot No. 23 in Block For Gurgaon
No. A in the lay-out plan of Kashyap

sanctioned by the Standing Committee of the Municipal Corporation of Delhi/
New Delhi Municipal Committee / Delhi Development Authority / Delhi Canton-
ment Board by Resolution No. 451 dated the 29th
day of December one thousand nine hundred and forty two
and measuring 1329.2 Sq. yds. or there-
abouts bounded as follows :-

North:

Plot No 23/1

East :

Road (No. 9120)

South :

Plot No 24

West :

Plot No 25 to 45

(S. C. DIKSHIT)
Additional Secretary,
(Lease Administration)
Delhi Development Authority

95A

7238

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

भारत



INDIA

हरियाणा HARYANA

A 361870

Cost of Plot: Rs 22197245/-
Stamp duty@5%: Rs 1109900/- (54 p.)
Date of purchase of stamp duty Paper - 25.11.10

CONVEYANCE DEED

This deed of conveyance made on the 6th day of Dec in the year 2010 between the Haryana State Industrial & Infrastructure Development Corporation Limited, Registered Office C-13 & 14, Sector-6, Panchkula, hereinafter called the transferor of the one part, which expression shall include its successor, assignees, administrators, executors M/s Kannu Aditya (India) Ltd. through its authorized representative Sh Purshottam Kumar, General Manager, having Registered office at B-16, Flat No-9, Bhagwan Dass Nagar, New Delhi- 110 026 (hereinafter called the transferee of the other part of the conveyance deed, which expression shall include his/her/its heirs, successors, assignees, administrators, nominees, etc.) Whereas the plot/sited hereinafter described and intended to be hereby conveyed is owned by the transferor with full proprietary rights.

Whereas Industrial Plot No 301, EPIP in Industrial Estate, Kundli, measuring 6342.07, sq. mtr. was allotted to the transferee, in pursuance to its application for allotment of the plot for the purpose of setting up of an industrial project of Rice Processing Plant. As per the terms and conditions, contained in the Agreement/ supplementary Agreement dated 04.09.2007, allotment /transfer letter no- 9253 dated 22.08.2007 which shall continue to remain part and parcel of this deed.

[Signature]
Kannu Aditya (India) Ltd.
301, EPIP, HSIDC, Kundli
Distt. Sonapat, Haryana

Mr. State Indl. & Infra. Dev. Corpn. Ltd.

[Signature]
Estate Manager

दिल्ली विकास प्राधिकरण Delhi Development Authority

साइट प्लान का संख्या नं०
Site Plan of Kh. No.

प्लॉट नं०
Plot No. 23

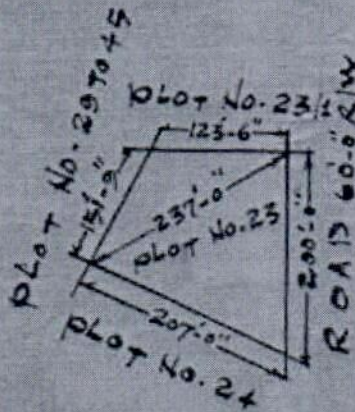
ब्लॉक नं०
Block No. A
दिल्ली 1
DELHI.

योजना
SCHEME

भूमि प्रयोग :—(INDUSTRIAL)
LAND USE

स्केल
Scale 1" = 100'

N
1



क्षेत्र :
Area 3092.00 Sq. Yds./Sq. Mtr.

यहाँ गज/बर्ग-मीटर
दिल्ली विकास प्राधिकरण नई दिल्ली
Delhi Development Authority
पट्टादाता/बिचने वाला
LESSOR/VENDOR
DDA/PP.

पट्टाधारी/खरीदार
LESSEE/VENDEE

22/10/82
Treasurer
As SONEPAT
25/11/80

12/11/82
11/11/82
10/11/82