

TIR - 2015

File No.	RKA/DNCR/...../.....
Date of Receiving	403

CASE COLLECTION FORMAT
(FOR VACANT LAND ONLY)

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

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By		NA	NA		NA
Survey	fyl/m.	4/9/18	5/9/18	6/9/18	
Preparation	Handish	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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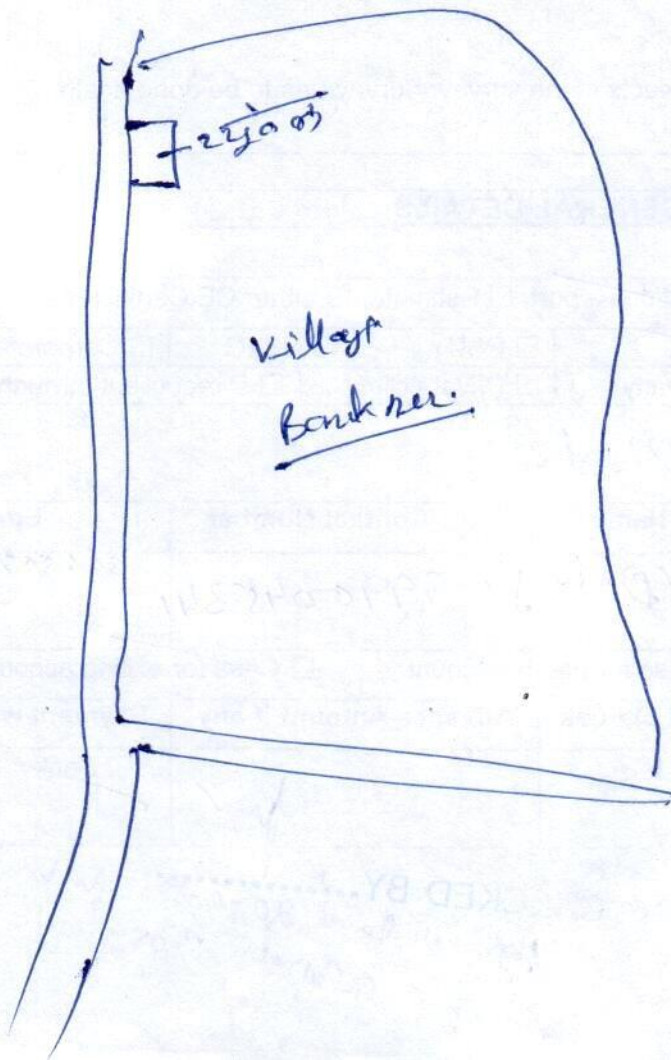
In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS					
1.	Proposal or Ref. No.				
2.	Type of Service	<input 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	SAM-1			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Sunil Dossu	9990045341	sbi.50950@sbi.co.in	
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	

 CHECKED BY.....
 Approximate land 20,00,000/-
 rate value 3,05,00,000/-

CASE DETAILS

1.	Type of Property	Agricultural Land		
2.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Brenchul gora		
3.	Account Name	M/s Kanna Aditya Ud.		
4.	Property Address	Khassano 70/5 (1-01) 71/9 (4-02) 10 (01/8)		
5.	Who will coordinate on site for the site survey	11 (3-16) Name	12/1 (2-08)	Contact Number
		15 Bigha 5 Biswa		Banker (2-08)
6.	Preferred time of survey	Date	Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input checked="" 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</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan</p> <p>3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report</p> <p>4. No documents provided: <input type="checkbox"/></p>		
8.	Special Instructions if any:			
9.	<p>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.</p> <p>Customer Signature:</p>			



IMPORTANT INSTRUCTIONS

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

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

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input 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 ABOVE FORMALITIES ARE COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE DISCIPLINARY ACTION WILL BE TAKEN AGAINST FILE PREPARER.**

VACANT LAND SURVEY FORM

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

File No. RKA/DNCR/...../.....	Date: 5/9/18	Time:
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GENERAL DETAILS		
1.	Name of the Surveyor	<i>[Signature]</i>
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available <div style="display: flex; justify-content: space-between;"> <div>Name</div> <div>Contact No.</div> </div> <i>Phonik Lal.</i>
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input 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 Land	<input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Commercial Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land, <input type="checkbox"/> Institutional Land, <input type="checkbox"/> Land for Group Housing Society, <input type="checkbox"/> Land for Hotel/ Resort, <input type="checkbox"/> Land for Farm House
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input checked="" type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input 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>Bram Chaud.</i>
2.	Property Purchaser Name	
3.	Property Address under Valuation	<i>Khasra no 7015, 7119 10, 11, 12/1, 12/2</i> <i>Village Bank Hes.. Dikar</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)	North <i>Farul Kacha</i>	South <i>Agartha</i> <i>Farul</i>	East <i>Farul Kacha</i>	West <i>Agartha</i> <i>Farul</i>		
2.	Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	<i>Kelaga - Ghonga</i>					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width and distance of the property from it	Name	Width	Distance from property			
		<i>Herda To</i>	<i>Banana</i>	<i>2km</i>			
7.	Approach Road Name & Width						
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input checked="" 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 type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<i>1km</i>	<i>1km</i>	<i>1km</i>			
14.	Any new development in surrounding area						
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" 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
		15 Bigha 5 Biswa		
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 checked="" type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
8.	Is Independent access available to the property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property			
11.	Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary		
13.	Boundary Wall (Only for individual property)	Height:	Width:	Finish:
14.	Guard Room	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area:		
15.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
16.	Power connection	<input type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available		
17.	Current activity carried out on the Land	<input type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry <i>Agriculture</i>		
18.	Special comments if any	<i>Can!</i>		

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 CV UC 205	
	Sale Purchase Rate		
	Rental Rate	20 Lakhs - Ru. Bkhs	
	Comments		
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

CASE NO.

UNDERTAKING BY THE CUSTOMER

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

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

Name:

Signature:

Mobile No.:

UNDERTAKING BY THE SURVEYOR

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

Surveyor Name:

Signature:

CASE NO.

UNDERTAKING BY THE PREPARER

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

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to 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:

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.	403						
2.	Name of the Surveyor	Rajkumar						
3.	Borrower Name	Ramesh Chandra						
4.	Name of the Owner	Pran Chandra Garg						
5.	Property Address which has to be valued	House No. 70/11 (101) + 71/9 (102); 1000-101 (11, 3-16), 12 (1000) 12-20301, V.K. Nagar, Gurgaon, Delhi - 110010						
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 <table border="1" style="width:100%"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Shankar Lal</td> <td></td> </tr> </table>			Name	Contact No.	Shankar Lal	
Name	Contact No.							
Shankar Lal								
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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
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 checked="" type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" 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 Bigha 8 Dhone						
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	- N/A						

	property during survey	<i>→ N/A</i>
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
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	<i>→ N/A</i>
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: *Raj Kumar*
- b. Signature: *[Signature]*
- c. Date: *5/9/10*

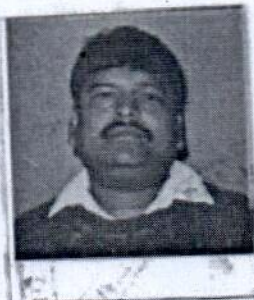


00AA 012911



VENDEE

DL/06/065/012213



RAJESH

DL/04/054/045600



RISHI

DL/04/054/045242

SALE DEED VALUED Rs.1,50,000/-

Stamp Duty : Rs. 4500/-
Corp Tax : Rs. 7500/-
Total : Rs.12000/-

This Deed of Sale is executed on this 14th day of January, 1997 at Delhi by Shri Rishi son of Shri Deep Chand resident of Aggarwal Colony Narela Delhi as general attorney of Kehar Singh S/o Shri Gopal resident of VPO Bharola Delhi vide GPA regd. as No.37290 in Addl. Book No. IV Volume No.395 on pages 154 to 155 dated; 24/12/96 in the office of S.R.VI Delhi and Shri Rajesh Kumar S/o Shri Deep Chand R/o Aggarwal Colony Narela Delhi as general attorney of Jagpal Singh S/o Shri Hukam Singh R/o VPO Dhakka Delhi vide GPA regd. as No.37457 in Addl. Book No IV, Volume No.397 on pages 102 to 103 dated; 26/12/96 in the office of S.R.VI Delhi; hereinafter called the vendors.

Rishi Singh

21/1/97

2210/5 8
Asst. Treasurer
SONEPAL
2011/10



- 2 -

IN FAVOUR OF :

Shri Prem Chander Garg son of Shri Har Narain Garg resident of A-8 Bhagwan Dass Nagar, East Punjabi Bagh New Delhi. 110026, hereinafter called the vendee.

The expressions the vendors and the vendee both include their heirs, executors, representatives and assigns respectively.

Whereas the vendors are the actual owners and in possession of a piece of land measuring 15 Bighas 5 Biswas out of khasra Nos. 70/15(1-01), 71/9(4-02), 10(0-18), 11(3-16), 12/1(2-08), 12/2(3-00) situated in the revenue estate of village Bankner Delhi State Delhi.

Trish: Subin

21/10/2012



हरियाणा HARYANA

- 5-
10. That the use of the land and the building erected on the above said plot/shed shall be governed by the zoning plan of the Estate. The permissible covered area shall be governed as per rules & regulations of the Department of Town & Country Planning, Haryana, as amended from time to time. Zoning violations and the deviation from the approved building plans at any stage shall cause a notice to rectify the breach by the transferee. In the event of non-compliance by the transferee, the aforesaid plot/shed shall be liable to be resumed and the transferee shall be required to remove the plant & machinery within a period of two months from the order of the resumption at the cost and peril of the transferee.
11. That the transferee shall not bifurcate the aforesaid plot/shed except with the prior permission of the transferee. Bifurcation of the plot shall, however, be governed and regulated in the manner as provided in the EMP. Bifurcation of shed shall not be allowed.
12. That the transferee shall have no right to transfer the land and building standing thereon by way of sale of gift, mortgage, lease or any other way without specific written approval from the transferor.
13. That further alienation of the above said plot/shed may be allowed by the transferor only after the expiry of one year from the date of commencement of commercial production, after coverage of construction in accordance with the norms specified in EMP and installation of the plant and machinery, subject to further condition that the person, who steps into the shoes of the transferee, shall not be allowed to further transfer the plot/shed for atleast one year from the date of transfer of the aforesaid plot/shed in his/her/its name. Such transfer shall, however, be subject to the compliance of provisions and payment of transfer fee as prescribed in the EMP, as revised from time to time. No transfer fee would be leviable after the project of the

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Kannu
Kannu

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

Estate Manager

22108
Asst. Treasurer
SONEPAT
25/0/10



AFFIDAVIT

50AA.718963

AFFIDAVIT OF BY SHRI PREM CHANDER GARG, AGED ABOUT
____ YEARS S/O SHRI HAR NARAIN GARG, R/D A-8, BHAGWAN
DASS NAGAR, EAST PUNJABI BAGH, NEW DELHI - 110026

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

1. That I own Freehold Freehold land measuring
15 bigha 5 biswa out of Khasra No.70/15 (1-01),
71/9(4-2), 10(0-18), 11(3-16), 12/1(2-08), 12/2(3-00)
SITUATED IN THE REVENUE ESTATE OF VILLAGE BANKNER,
DELHI STATE, DELHI which has been purchased by me
vide sale deed dated 14.01.1997 registered as
Doc.No.474 in Addl.Book No.I, Vol.No.257 on pages 138
to 143 dated 17.01.1997 in the Office of Sub-
Registrar-VI, Delhi.

2. That I say that I have handed over documents
of title in respect of the above mentioned land owned
by me to State Bank of Mysore, Naya Bazar Branch,
for securing the Loan Facility applied / availed from
the said Bank _____ having its
branch at Naya Bazar, Delhi.

3. I say that the above land offered by me as
security for the above loan facility is my self
acquired land and I am its sole and exclusive owner
and in possession and no other person whosoever has
any right, title or interest therein.

contd..pg..2

R. P. Garg.
(Prem Garg)



हरियाणा HARYANA

-4-

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5. That in case the transferee has been granted extension in the implementation of the project beyond the stipulated period of implementation, the transferee shall be required to pay extension fee at the rates, laid down in the EMP, which may be revised from time to time.
6. That the transferee shall be deemed to have completed the project if he, within the period available for implementation of the project, achieves construction coverage as per the norms specified in EMP and starts commercial production of the project after installation of plant & machinery. The transferee shall, within one month of completion of project, inform the concerned field office of the transferor, in writing, that the project has been completed, along with documentary proofs in this regard.
7. That the transferee shall use and utilize the aforesaid plot/shed for the purposes for which it has been allotted and shall not change the nature of the project or related activities in any manner whatsoever, except with the prior permission, which may be granted by the transferor only after considering the ground (s) and such other factors, as contemplated in the EMP, provided that the transferee has paid requisite fee alongwith written request in this behalf. Violation, if any, shall entail resumption of the plot/shed.
8. That the transferee shall construct the building on the aforesaid plot after getting the building plans approved from the competent authority and the said building plans shall be approved in conformity with the building bye-laws, as applicable from time to time. However, before start of construction, the transferee shall submit a copy of the approved building plans to the transferor.
9. That the transferee shall apply for an occupation certificate in the concerned field office of transferor. Further, the procedure to grant occupation certificate shall be governed by the rules & regulations of Department of Town & Country Planning, Haryana, as amended from time to time.

Kannur (India) Ltd.
Kundli
Haryana

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

Estate Manager

ANIMESH KR.DIXIT

ADVOCATE, DELHI HIGH COURT

MAILING ADDRESS & RESIDENCE119 2nd Floor, Pkt 11, Sector 22, Rohini

Delhi-110085, Mob- 8130535309

CHAMBERS: 134, Anarkali Complex,
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. Prem Chand Garg S/o. Sh. Harnarayan Garg, R/o. A-8, Bhagwan Dass Nagar, West Punjabi Bagh, New Delhi- 110026
	b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Public Limited Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor

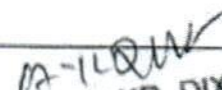
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3	Complete or full description of the immovable property/(ies) offered as security including the following details.		Sale Deed Reg. No. 474 dated 17.01.1997 at Sub Registrar VI A , Delhi. All that piece and parcel of lands of an extent of 15 Bighas 5 Biswas out of Khasra No. 70/15 (1-01), 71/9(4-02), 10(0-18), 11(3-16), 12/1(2-08), 12/2(3-00) situated in the revenue estate of village - Bankner, Delhi	
	(a) Survey No		As above	
	(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		village - Bankner, 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	17.01.1997	Sale Deed	Original	-
2	25.06.2015	Certified true copy of sale deed dated 17.01.1997	Original	
3	24.12.1996	General Power Attorney executed by Sh. Keher Singh S/o. Sh. Gopal in the favour of Sh. Rishi S/o. Sh. Deep Chand .	Original	-

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4	26.12.1996	General Power Attorney executed by Sh. Jagpal Singh S/o. Sh. Hukum Singh in the favour of Sh. Rajesh S/o. Sh. Deep Chand .	Original	-
5	28.08.2008	Khatauni	Original	

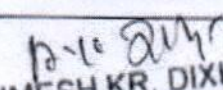
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes . Certified copy of Sale Deed dated 17.01.1997 obtained on dated 25.06.2015
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 office old at Ambedker Bhawan, Rohini , Delhi and newly created SR VI B at Alipur, 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 VI A Rohini delhi and SR VI B, Alipur DELHI, inspection slip of both SR office attached herewith .


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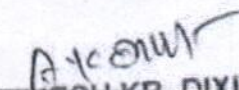
	c)Whether search has been made at all the offices named at (b) above?	No
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Search made properly, no any multiple title document 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)	<p>Above said property originally belongs to Sh. Keher Singh S/o. Sh. Gopal and Sh. Jagpal Singh S/o. Sh. Hukum Singh , Thereafter above said title holder Sh. Keher Singh S/o. Sh. Gopal executed General Power of Attorney in the favour of Sh. Rishi S/o Sh. Deep Chand vide document registration No. 37290 In additional volume no. 395 Book IV , pages 154 to 155, dated 24.12.1996 at Sub registrar VI , Delhi and Sh. Jagpal Singh S/o. Sh. Hukam Singh executed a General Power of Attorney in the favour of Sh. Rajesh S/o Sh. Deep Chand vide document registration No. 37457 In additional volume no. 397 Book IV , pages 102 to 103, dated 26.12.1996 at Sub registrar VI , Delhi .</p> <p>Thereafter Sh. Rishi S/o. Sh. Deep Chand and Sh. Rajesh S/o. Sh. Deep Chand executed Sale Deed in the favour of Sh. Prem Chand Garg S/o. Sh. Harnarayan Garg vide sale deed Registration No. 474 , Volume No.257 , pages 138 to 143 on dated 17.01.1997 at Sub Registrar VI , Delhi</p> <p>Ever since then Sh. Prem Chand Garg in possession and enjoyment of the schedule mentioned property as absolute and lawful owners.</p>
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership	Ownership Rights

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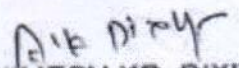
	rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	
10	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	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.
	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


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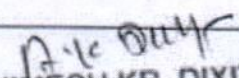
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing 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.
	(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


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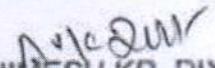
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No
	(c) Whether the property is mutated on the basis of will?	No
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	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
	(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.


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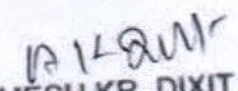
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N.A.
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	Mortgaged property is peace of land and a charge may be created with the revenue authority.
	(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?	Khasra and Khatauni should be taken and NEC also be obtained periodically
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/ enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	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


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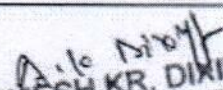
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the 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.	N.A
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


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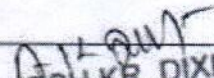
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, 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.
	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/	No


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	(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.	Property is already mortgaged with State Bank Of Mysore , Naya Bazar Branch , Delhi
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	N.A
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Taxes and other due should be paid by the borrower/guarantor on periodical basis.
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.	Status of mutation be verified from concerned authority.
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?	No


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	(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 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.)	N.A
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?	No
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	N.A


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	documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	
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.	Charge may be created with the concerned revenue authority, copy of mutation, Khasra and Khatauni , periodically NEC up to date tax receipts be obtained by the borrower.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Sh. Prem Chand Garg S/o. Sh. Harnarayan Garg

Place: Delhi

Date: 21.07.2015

Advocate

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

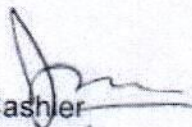
Cash Receipt

Receipt Book (B)

Original

Sub Registrar Office: SR-V1B BDO COMPLEX, ALIPUR

Slip No 15566
Fee For Inspection
Applicant Name ANIMESH KR. DIXIT, ADV.
And Address 119, 2nd FLOOR, POCKET-11, SEC.-22, ROHINI DELHI
Application Date 20/07/2015
Year From 2006
Year TO 2015
Total Fee 1000

Cashier 

Sub Registrar Office
SR-V1B BDO COMPLEX, ALIPUR

Cash Receipt

Receipt Book (B)

Original

Sub Registrar Office: VI A Pitampura Delhi

Slip No: 56080
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: 2003
Year TO: 2005
Total Fee: 300

Cashier

Sub Registrar Office
VI A Pitampura Delhi

Cash Receipt

Receipt Book (B)

ANIMESH KR. DIXIT
ADVOCATE
D/60A/2003
DELHI HIGH COURT



Stamp Paper No. 19029641234999N

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Registration No. 474 In Addl. BookNo. I
Volume No. 257 on pages 138 to 143
on this Date 17/01/1997 Day of Friday


Sub Registrar
VI A Pitampura Delhi

Date of Application: 24/06/2015

Fees Paid Rs. 60 Vide Slip No 55506


Date of Payment: 24/06/2015

Dt. when copy is ready: 25/06/2015

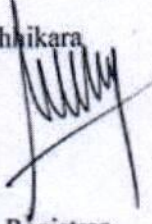
Copy prepared by: Vikas

Copy checked by: Ravinder Kumar Chhikara

Certified to be true copy SALE


Record Keeper


Reader


Sub Registrar
VI A Pitampura Delhi



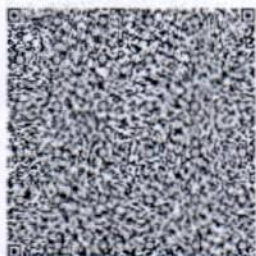
सत्यमेव जयते

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Government of National Capital Territory of Delhi

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Certificate No.	: IN-DL19029641234999N
Certificate Issued Date	: 23-Jun-2015 12:06 PM
Account Reference	: IMPACC (IV)/ dl764303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL76430335125267620383N
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)



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10000 रु.

भारतीय गैर न्यायिक

Rs 10000

10000 रु.

Rs 10000

10000 रु. Rs 10000

10000 रु. Rs 10000

दस हजार

RUPEES
TENTH THOUSAND

10000 रु.

Rs 10000

INDIA

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00AA 012911



VENDEE

RAJESH

RISHI

1/06/065/012213

DL/04/054/045600

DL/04/054/045242

SALE DEED VALUED Rs. 1,50,000/-

Imp Duty : Rs. 4500/-

p Tax : Rs. 7500/-

al : Rs. 12000/-

This Deed of Sale is executed on this 14th day of January, 1977 at Delhi by Shri Rishi son of Shri Deep Chand resident of Arwal Colony Narela Delhi as general attorney of Kehar Singh, Shri Gopal resident of VPO Bharola Delhi vide GPA reqd. as No. 37290 in Adml. Book No. IV Volume No. 395 on pages 154 to 155 dated; 24/12/96 in the office of S.R.VI Delhi and Shri Rajesh son of S/o Shri Deep Chand R/o Aggarwal Colony Narela Delhi as general attorney of Jagpal Singh S/o Shri Rukam Singh R/o Dhabka Delhi vide GPA reqd. as No. 37457 in Adml. Book No. IV, Volume No. 397 on pages 102 to 103 dated; 26/12/96 in the office of S.R.VI Delhi; hereinafter called the vendors.

Signature

21/1/77

contd. p/2

13/1/97

$$\begin{array}{r} 10000 \times 1 \\ 500 \times 4 \\ \hline 12000 \end{array}$$

13/1/97
 श्री/श्रीमति/पुनारी/दाम्नी Preel Dander Charg
 कुल/पति/पुत्रो Har Naram Charg
 निवासी S. Bhagwan Jais Nagar East Delhi
 श्री/श्रीमति/पुनारी L K. Gupta
 कुल NEW Delhi
 निवासी NEW Delhi



Rabin — 40
 S. Darp —
 or Rabin — 40
 17/1/57.

DIST. NORTH-WEST DELHI
 11/19/55
 3119
 197
 11/19/55

500Rs.



- 2 -

IN FAVOUR OF :

Shri Prem Chander Garg son of Shri Har Harain Garg resident of
A-8 Bhagwan Dars Nagar, East Punjabi Bagh New Delhi, 110026,
hereinafter called the vendee.

The expressions the vendors and the vendee both include their
heirs, executors, representatives and assigns respectively.

Whereas the vendors are the actual owners and in possession
of a piece of land measuring 15 Bighas 5 Biswas out of khasra
Nos. 70/15(1-01), 71/9(4-02), 10(0-18), 11(3-16), 12/1(2-08),
12/2(3-00) situated in the revenue estate of village Bankner
Delhi State Delhi.

Handwritten:
Rajendra Kumar
2/11/21 5/11/21

RECEIVED TRUE COPY
contd. p/1.



- 4 -

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the vendors do hereby absolutely, sell, convey, transfer and assign the above mentioned land under sale to the vendee with all their rights, title interests, easements, options, privileges and appurtenances hereto.
2. That the vendors do hereby confirm that the actual physical vacant possession of the said land has been handed over to the vendee shall peacefully and the vendee has also taken the possession of the same.
3. That in case if any dispute arises regarding the title and vacant possession of the said land then the vendee shall have full liberty to appoint, arbitrator, advocate or any influential person to settle the issue at the cost and the expenses of the vendors.
4. That all the expenses of this sale deed such as stamp duty, registration charges, writing charges etc, whatsoever have been paid borne by the vendee.
5. That the vendors do hereby convent with the vendee that all taxes charges, premium, damages, penalties and any other outgoings whatsoever payable and due in respect of the said land upto the date of this sale transaction is the liabilities of the vendors and he has paid off the concerned authority.

Pishu Gupta
 contd. p/ 5...
 21/5/2010



- 5 -

6. That the vendee shall hereafter hold, use, enjoy and transfer the above mentioned land under sale without any hinderance claim or demand whatsoever from the vendors or any other person claiming under or through him.

7. That the vendor hereby further assures and declares that he is the sole, absolute, exclusive and the same is free from all sorts of encumbrances such as sales mortgage, gift, lien, decree, charges, court injunction, legal flaws, litigation, surety, security, acquisitions, attachment, notification etc. and there is no legal defect in the title of the vendors if it is proved other wise then the vendors and their property both moveable and immoveable shall be liable to indemnify the vendee to the extent of loss sustained by the vendee with all costs, expenses and damages etc.

8. That the vendee shall and get the above mentioned land under sale mutated and transferred in his own name on the basis of this sale deed in the revenue and other relevant records in the absence of the vendor.

9. That the vendors do not contravene section 33 of Delhi Land Reforms Act, 1954 and the said land will be used for agriculture purpose.

PK. Singh

21/5/51 JNL

4-11-51

10. That both the vendors and the vendee have obtained the requisite NOC from the appropriate authority.

IN WITNESS WHEREOF the vendor has signed this sale deed after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1.

Surender

HR/04/37/339100

Shri Surender S/o Shri
Har Kishan R/o 437 Teacher
Colony Ward 6 Bahadurgarh
Rohtak Haryana

2.

R. Bhardwaj
R. BHARDWAJ
ADVOCATE
CHANDIGARH
DL/04/95

VENDORS.

R. Bhardwaj
21/11/95

CERTIFIED TRUE COPY



474
25-7-1988-1413
19/11/97
I
Sub-Registrar
North-West
Delhi
of the