

# PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-481, Street No. 11, Majlis Park,  
Delhi-110033  
M.: 09582166798 & 9711633049  
Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com);  
[perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

Bank in Panel:-  
State Bank of India,  
Bank of Baroda,  
Oriental Bank of  
Commerce

Ref. No.: PV/SBI/2020-21/BT

DATED: 23.05.2020

PROPERTY SITUATED AT	:-	PROPERTY BEARING NO. 5265, SITUATED AT SECTOR-3, URBAN ESTATE, FARIDABAD, HARYANA
OWNER	:-	MRS. RADHA DEVI W/O MR. TOK LAL
ACCOUNT NAME	:-	M/S SUPER QUALITY IMPEX
FAIR MARKET VALUE	:-	RS. 26,00,000/-
RELIZABLE VALUE	:-	RS. 22,00,000/-
GUIDE LINE VALUE	:-	Rs. 12,14,100/-
COST OF CONSTRUCTION FOR INSURANCE PURPOSE	:-	Rs. 4,00,000/-
BRANCH NAME	:-	STATE BANK OF INDIA, NIT, FARIDABAD



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## VALUATION REPORT OF IMMOVABLE PROPERTY

### I. GENERAL

1.	Purpose for which the valuation is made	: Fair Market Value for Bank Credit Facilities
2.	a) Date of Inspection	: 22.05.2020
	b) Date on which the valuation is made	: 23.05.2020
3.	List of Documents produced for perusal	: Photocopy of Sale Deed dt. 12.05.2008, Regd. No. 1788, Book No. 1, Vol. No. 2 on Page No. 43 in additional Book No. 1, Vol. No. 54 on Pages Nos. 61 to 62 Registered in SR-Ballabhgarh
4. a)	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership)	: MRS. RADHA DEVI W/O MR. TOK LAL
4. b)	Name of the Account	: M/S SUPER QUALITY IMPEX
5.	Brief description of the property (Including leasehold / freehold etc)	
	<ol style="list-style-type: none"><li>1. The property under valuation is a Free hold residential house situated at Sector-3, Urban Estate, Faridabad, Haryana built as GF + 3 storied on a plot of measuring area 36 sq. yds. (as per deed/ site).</li><li>2. Sanctioned plan has not been submitted, so permissible area as per bye laws is considered for valuation.</li><li>3. Subject property is about 17 yrs. old &amp; lying vacant as on date, comprising of one room, one kitchen, one store &amp; two toilets/ bath at GF; two rooms, one toilet/ bath each at FF &amp; SF and one room &amp; one toilet/ bath at TF.</li><li>4. The property is 100% covered at GF, FF &amp; SF and approx. 150 sq. ft. covered area at Third floor, but we are considering the permissible area as per byelaws in our valuation report and ignored the extra coverage approx. 827 sq. ft on all floors including third floor which is not permitted as per byelaws.</li><li>5. The property is located near Police Chowki, Sector-3, Faridabad, Haryana.</li></ol>	





# **PERFECT VALUERS**

6.	Location of property	:	PROPERTY BEARING NO. 5265, SITUATED AT	
a)	Plot No. / Survey No.	:	SECTOR-3, URBAN ESTATE, FARIDABAD,	
b)	Door No.	:	HARYANA	
c)	T. S. No. / Village	:		
d)	Ward / Taluka	:		
e)	Mandal / District	:		
7.	Postal address of the property	:	As above	
	City / Town	:	City	
8.	Residential Area	:	Yes	
	Commercial Area	:	No	
	Industrial Area	:	No	
	Classification of the area	:		
9.	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation Limit / Village Panchayet / Municipality	:	HUDA	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	-do-	
12.	In case it is an agricultural land, nay conversion to house site plots is contemplated.	:	N.A.	
13.	Boundaries of the Property	:	As per deed	As per site
	North	:	Not given in deed	Property No. 5264
	South	:		Property No. 5266
	East	:		Road 15' wide
	West	:		Other's Property
14.	Dimensions of the site	:	A	B
		:	As per deed	As per site
	North	:		
	South	:	36 sq. yds. (as per deed)	
	East	:		
	West	:		
15.	Extent of the site	:	36 sq. yds. ( as per sale deed )	
16.	Latitude, Longitude and Coordinates of the site	:	28.35276 N 77.3275467 E	
17.	Extent of the site considered for Valuation (least of 14a & 14b)	:	36 sq. yds. (as per deed)	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Lying Vacant	





## PERFECT VALUERS

### II. CHARACTERISTICS OF THE SITE

1.	Classification of Locality	:	Middle Class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	Nearby
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangular Shape
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	-do-
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Metalled Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	:	Less than 20' wide road
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system.	:	Yes
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site		
1.	--		
2.	--		
22.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	--
1.	--		
2.	--		

### PART - A (VALUATION OF LAND)

1.	Size of plot	:	36 sq. yds. (as per deed)
	North & South	:	--
	East & West	:	--
2.	Total Extent of the plot	:	36 sq. yds. (as per deed)
3.	Guideline rate obtained from the Registrar's Office		
	Value of Land	36 sq. yds.	Rs. 24,000/- per sq. yds.
	Construction Value	469 sq. ft.	Rs. 900/- per sq. ft.
	Value of the Property		Rs. 12,86,100/-





### PERFECT VALUERS

4.	Prevailing market rate		Rs. 58,000/- to Rs. 62,000/- per sq. yards.
5.	Assessed / adopted rate of valuation	:	Rs. 60,000/- per sq. yards.
6.	Estimated value of land	:	36 sq. yards @ Rs. 60,000/- per sq. yards. = Rs. 21,60,000/-

#### PART - B (VALUATION OF BUILDING)

1.	Technical details of the Building			
a)	Type of Building (Residential / Commercial / Industrial)	:	Residential	
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	Load bearing walls with RCC columns & beams	
c)	Year of Construction	:	2003 (approx. 17 yrs old)	
d)	Number of floors and height of each floor including basement, if any	:	GF + 3 storied	
e)	Plinth area floor-wise	:	<b>Floor</b>	<b>Actual area in sq. ft.</b>
				<b>Permissible area as per bye laws</b>
			Basement	--
			GF	324
			FF	324
			SF	324
			TF	324
			<b>Total</b>	<b>1296</b>
f)	Condition of the Building			
	i) Exterior - Excellent, Good, Normal, Poor	:	Average	
	ii) Interior - Excellent, Good, Normal, Poor	:	Average	
g)	Date of issue and validity of layout plan approved map / plan		Not provided	
h)	Approved map / plan using authority		-do-	
i)	Whether genuineness or authenticity of approved map / plan		-do-	
j)	Any other comments on authentic of approved plan		-do-	





# **PERFECT VALUERS**

Specifications of Construction (Floor Wise) in respect of:			
S. No.	Description	GROUND FLOOR	FIRST, SECOND FLOOR
1.	Foundation	RCC Spread Foundation	--
2.	Basement	No	--
3.	Super structure	9" & 4 1/2" th brick work in cement mortar	9" & 4 1/2" th brick work in cement mortar
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Wooden / Steel	Wooden / Steel
5.	RCC works	Yes	Yes
6.	Plastering	12 mm th cement plaster	12 mm th cement plaster
7.	Flooring, Skirting, de-doing	Mosaic	Mosaic
8.	Special finish as marble, granite, wooden paneling, grills etc.,	--	--
9.	Roofing including weather proof course	RCC	RCC
10.	Drainage	Provided	
S. No.	Description		
2.	<b>Compound wall</b>	--	
	Height	--	
	Length	--	
	Type of construction	--	
3.	<b>Electrical installation</b>		
	Type of wiring	Ordinary	
	Class of fittings (superior/ ordinary / poor) :	Ordinary	
	Number of light points	As per site	
	Fan points	-do-	
	Spare plug points	-do-	
	Any other item	-do-	
	<b>Plumbing installation</b>		
4.	a) No. of water closets and their type	As per site	
	b) No. of wash basins	-do-	
	c) No. of urinals	-do-	
	d) No. of bath tubs	-do-	
	e) Water meter, taps, etc.	-do-	
	f) Any other fixtures	-do-	





# PERFECT VALUERS

## PART-B

### DETAILS OF VALUATION

S. No	Particulars of item	Permissible area as per byelaws in sq. ft.	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ 26%	Net value after depreciation on Rs.
1.	BMF	--	--	--	--	--	--
2.	GF	194	17/65	1,200/-	2,32,800/-	60,528/-	1,72,272/-
3.	FF	178	17/65	1,100/-	1,95,800/-	50,908/-	1,44,892/-
4.	SF	97	17/65	1,100/-	1,06,700/-	27,742/-	78,958/-
	<b>Total</b>	<b>469</b>			<b>5,35,300/-</b>	<b>1,39,178/-</b>	<b>3,96,122/-</b>

#### Part - C (Extra Items) Building:

(Amount in Rs.)

1)	Portico	:	
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	Including in cost of construction
4)	Over head water tank	:	
5)	Extra Steel/Collapsible gates	:	
	<b>Total</b>	:	<b>Nil</b>

#### Part - D (Amenities): (Amount in Rs.)

1)	Wardrobes	:	
2)	Glazed tiles	:	
3)	Extra sinks and bath tub	:	
4)	Marble / Ceramic tiles flooring	:	
5)	Interior decorations	:	Including in cost of construction
6)	Architectural elevation works	:	
7)	Panelling works	:	
8)	Aluminium works	:	
9)	Aluminium hand rails	:	
10)	False ceiling	:	
	<b>TOTAL</b>	:	<b>NIL</b>

#### Part - E (Miscellaneous):

(Amount in Rs.)

1)	Separate toilet room	:	
2)	Separate lumber room	:	
3)	Separate water tank/ sump	:	Including in cost of construction
4)	Trees, gardening	:	
	<b>TOTAL</b>	:	<b>NIL</b>



## PERFECT VALUERS

### Part - F (Services):

(Amount in Rs.)

1) Water supply arrangements	:	}	Including in cost of construction
2) Drainage arrangements	:		
3) Compound wall, one lift	:		
4) C. B. deposits, fittings etc.	:		
5) Pavement & electrical fitting	:		
<b>TOTAL</b>	:	<b>NIL</b>	

### Total Abstract of the Entire Property

			MARKET VALUE Rs.
Part - A	36 sq. yards. @ Rs. 60,000/- per sq. yards.	:	21,60,000/-
Part - B	Building	:	3,96,122/-
Part - C	Extra Items	:	--
Part - D	Amenities	:	--
Part - E	Miscellaneous	:	--
Part - F	Services	:	--
<b>Total Cost</b>		:	<b>25,56,122/-</b>
<b>Say</b>		:	<b>26,00,000/-</b>
<b>Cost of Construction for Insurance Purpose</b>		:	<b>4,00,000/-</b>

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).





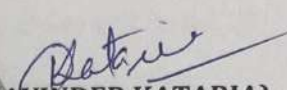
## PERFECT VALUERS

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 26,00,000/- (Rupees Twenty Six Lac Only). The realizable value of the above property at 85% is Rs. 22,00,000/- (Rupees Twenty Two Lac Only) and the distress value at 75% is Rs. 20,00,000/- (Rupees Twenty Lac Only).

Place: New Delhi

Date: 23.05.2020

FOR PERFECT VALUERS

  
(DAVINDER KATARIA)  
(Govt. Regd. Valuer)

(Cat-I/717/Vol -II/06/2019-20)

(Name and official seal of the approved

The undersigned has inspected the property detailed in the Valuation report dated 23.05.2020 on 22.05.2020. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Lacs Only).

Signature

(Name of the Branch Manager)

Date: 23.05.2020





## PERFECT VALUERS

### DECLARATION

We hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv) We have no direct or indirect interest in the above property valued.  
Our representative Mr. Baiju inspected the subject property on date **22.05.2020** in presence of Mr. Krishan.  
We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- v) We are an approved Valuer under SARFAESI ACT 2002 and am approved by the Bank.
- vi) We are not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- vii) We have submitted the valuation Report (s) directly to the Bank.







NOTARY  
FARIDABAD

Plot No. 5265, Sector-03, Faridabad, measuring 36 Sq. Yds.  
STAMP RS. 670/- ISSUED BY RAJ KUMAR STAMP VENDOR  
DISTT. COURT, SECTOR-12, FARIDABAD (HARYANA)  
Vide Sr. No. 54221 DT. 20-09-2006.

**DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT**

This deed of conveyance made the 13<sup>th</sup> day of October 2006, between the HUDA acting through the Estate Officer (hereinafter called the vendor) of the one part and ISRAR HUSAIN S/O SH. NISHAR HUSAIN THROUGH G.P.A. SHRI FOK LAL BHANDARI S/O SH. UMAPATI BHANDARI R/O H.NO. 5265, SECTOR-03, FARIDABAD, (hereinafter called the transferee) of the other part.

Whereas the land hereinafter described and intended to be hereby conveyed was owned by the vendor in full proprietary rights.

AND WHEREAS the vendor has sanctioned the sale of the said land to the transferee in pursuance of his application dated \_\_\_\_\_ made under sub-regulation (1) of the regulation (5) of the HUDA (Disposal of land and Buildings) regulations, 1978 (hereinafter referred to as the said Regulations) to be used as a site for Residential purpose in the Urban area of Faridabad.

AND WHEREAS the vendor has fixed the tentative price of the said land sold by allotment at Rs. 8,322/- (Rupees Eight Thousand Three Hundred Twenty Two Only)

(Contd.....2

ATTESTED

For Sub Registrar  
Ballabgarh

ESTATE OFFICER  
HUDA, FARIDABAD

10 SEP 2020



लेख नः 7842

दिनांक 18/10/2006

डिड का नाम CONVEYANCE WITH IN MC AREA  
हसील/सब-तहसील बल्लभ ढ  
बल्लभ ढ  
बल्लभ ढ

धन संबंधी विवरण

शि जिस पर स्टाम्प ड्यूटी लगाई 8,333.00 रुपये  
जस्टेशन फीस की राशि 120.00 रुपये

स्टाम्प ड्यूटी की राशि 680.00 रुपये  
पेस्टिंग शुल्क 6.00 रुपये

ed By: adv

ह प्रलेख आज दिनांक 18/10/2006 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी E.O HUDA  
व/पुत्री/पत्नी श्री/श्रीमती/कुमारी HUDA निवासी FBD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

ताक्षर प्रस्तुतकर्ता

E.O HUDA

उप/संयुक्त पंजीयन अधिकारी  
बल्लभगढ़

रोक्त विक्रेता व श्री/श्रीमती/कुमारी Tok Lal Bhandari केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने सुनकर  
रा समझकर स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी S.G Vasisht पुत्र/पुत्री/पत्नी की ADV  
वासी BLb व श्री/श्रीमती/कुमारी Rajender पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shataru dhan निवासी 50/3 FBD ने की।  
क्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः 2 की पहचान करता है।  
नांक 18/10/2006

उप/संयुक्त पंजीयन अधिकारी  
बल्लभगढ़

S. G. Vasisht  
Advocate  
Haryana  
Department of Revenue  
Bharidabas

HARIS-EX

502 राजेंद्र सो शाहवा  
550/3 म  
राजेंद्र सिंह  
NIC-HSU



नॉक 18/10/2006

00 रुपये

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AND WHEREAS the vendor reserves the rights to enhance the tentative price in the case of land sold by allotment by the amount or additional price determined in accordance with the said regulations.

AND WHEREAS the transferee, sold land by allotment, has paid the tentative price and agree to pay additional price in the manner here after appearing.

NOW THEREFORE, this deed witness that for the purpose of carrying into effect the said sale and inconsideration of the covenants of the transferee, hereinafter contained and the said sum of **Rs. 8,322/- (Rupees Eight Thousand Three Hundred Twenty Two Only)** paid by the transferee and the undertaking of the transferee to pay the additional price, if any, determined to be paid by the, transferee, within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of installments with interest as may be determined by the Chief Administrator, the vendor hereby grants and conveys into the transferee all the price and parcel of **Residential Plot No. 5265, Sector-03, of the Urban Estate Faridabad, area in 36 Sq. Yds.** and more particularly described in the plan filed in office of the Estate Officer, signed by the Estate Officer Dy. No. \_\_\_\_\_ dated \_\_\_\_\_ (hereinafter called the said land).

To have and to hold of the same unto and to use of the transferee subject to the exceptions, reservation and conditions covenants hereinafter contained each of them that is to say.

ATTESTED

For Sub Registrar  
Ballabgarh

10 SEP 2020

ESTATE OFFICER  
HUDA, FARIDABAD

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नॉकलाख



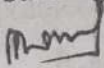
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1. The transferee shall have the right possession and enjoyment so long as he pays the additional price, if any, determined by the vendor within a period fixed as aforesaid and otherwise conform to the terms and conditions of sale.

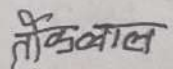
2. The vendor shall have a first and paramount charge over the said site for by the unpaid portion of the sale price including additional price and the transferee shall have no right to transfer by way of sale. Gift mortgage or otherwise the land or any right title or interest therein (except by way of lease on a month basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator, from time to time.

3. The vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working obtaining removing enjoying the same at all such times and in such manner as the vendor shall think fit, with power to carry out any surface of all or any part of the same said and to sink pits erect buildings, construct lines and generally appropriate and use the surface of the same said for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations hereinafter contained.

Provided that the transferee shall be entitled to receive from the vendor such payments the occupation by him of the surface and for the damage done to the surface or building on the said land by such works and working or letting down as may be agreed upon between the vendor and the transferee or failing such agreement as shall be ascertained by reference to arbitration.

  
ESTATE OFFICER  
HUDA, FARIDABAD

CONTD...P.4.





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4. The transferee shall pay all general and local taxes rates or cases for the time being imposed or assessed on the said land by competent authority.

5. The transferee shall have to complete the construction within two year from the date of officer of possession on the said land in accordance with the relevant rules/regulations.

Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reason beyond the control of the transferee.

6. The Transferee shall not erect building for make any addition alteration without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.

7. The Vendor may by his officer and servants at all reasonable time and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the land or building erected therein for the purpose of ascertaining that the transferee has duly perform and observed the covenants and conditions to be performed and observed by him under these present.

8. The Vendor shall have full rights, power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient or purpose of enforcing compliance with all or any of the terms conditions reservations here in contained and to recover from the transferee as first charge upon the said site the cost of doing all or any such acts and things and all costs incurred in connection there with on in way relating there to.

ATTESTED

For Sub Registrar  
Ballabgarh

ESTATE OFFICER  
HUDA, FARIDABAD

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नियंत्रक

10 SEP 2020

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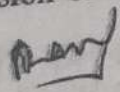
The transferee shall not use the said land for any purpose than that for which it has been sold nor shall he use the building constructed on it for a purpose other than that which has been constructed except in accordance with the rules/regulations made under the HUDA Act, 1977 (hereinafter referred to as the Act).

10. The transferee shall accept and obey all the rules/regulations and orders made or issued under the Act.

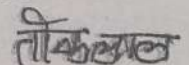
11. In the event of non payment of the additional price within the fixed period by the Transferee or in the event of breach of any other condition of the sale, the Estate Officer may impose a penalty or resume the land or both in accordance with the provisions of Act and the rules/regulations made there under.

In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause or right for re entry thereon or any part thereof, to possess retain and enjoy the same as to his former estate and the Transferee shall not be entitled to refund of the sale price of any part thereof or any compensation whatsoever on account of such re-entry except in accordance with the provisions of the said Act.

12. All the disputes and differences arising out or in any touching or concerning this deed whatsoever, shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this deed relates and that in the course of his duties as such Government servant or officer as the case may be he has expressed his view on all or any of the matter in the dispute or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

  
ESTATE OFFICER  
HUDA, FARIDABAD

Contd...6





It and so long as the Transferee shall fully perform and comply with and shall to so perform and comply with each and all the terms and conditions herein made provided but not otherwise, the vendor will secure the transferee full and peaceful enjoyment of the right and privileges herein and hereby conveyed and assured.

It is hereby agreed and declared that unless different meaning shall appear from the context

a) The expression 'Chief Administrator' shall mean person Chief Administrator of the authority as defined in clause (c) of Section (2) of the Act.

b) The expression 'Estate Officer' shall mean person appointed by the Authority and Clause (1) of Section (2) of the Act to perform the functions of Estate Officer under the act in one or more the Urban Area.

c) The expression 'Vendor' used in these presents shall include in addition to the HUDA and in relation to any matter or any thing contained in or arising out of these present every person duly authorized to act or to represent the HUDA in respect of Such matter of thing.

d) The expression 'Transferee' used in these presents shall include in addition to the said INKAR HUSAIN S/O SH. NISHAR HUSAIN THROUGH G.P.A. SHRI TOK LAL BHANDARI S/O SH. UMAPATI BHANDARI, his lawful heirs successors, representatives, assigns, license and any person or persons in occupation of the land or building erected thereon with permission of the Estate Officer.

Contd...

ATTESTED

For Sub Registrar  
Ballabgarh

10 SEP 2020

ESTATE OFFICER  
HUDA, FARIDABAD

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In witness where of the parties here to have hereunder respectively subscribe there names at the place and dated hereinafter, in each case specified.

Signed by the said **ISRAR HUSAIN S/O SH. NISHAR HUSAIN THROUGH G.P.A. SHRI TOK LAL BHANDARI S/O SH. UMAPATI BHANDARI R/O H.NO. 5265, SECTOR-03, FARIDABAD,** On the \_\_\_\_\_

TRANSFeree

In the presence of witness

1. Name :  
Residence :  
Occupation :

2. Name :  
Residence :  
Occupation :

Y.P. Tulas  
S 632/3, Farida Bad  
Service

Signed for and on behalf of HUDA and setting under his Authority at Faridabad to the day of \_\_\_\_\_ 2006.

In the presence of witness

1. Name :  
Residence :  
Occupation :

E.O. HUDA FARIDABAD.  
SERVICE.

2. Name :  
Residence :  
Occupation :

Signature  
E.O. HUDA FARIDABAD  
SERV CE.

ESTATE OFFICER

ESTATE OFFICER  
HUDA, FARIDABAD

ATTESTED

For Sub Registrar  
Ballabgarh

10 SEP 2020