

LEASE DEED

75/1
Plot No. 156 Block No. B Sector
Phase III in the layout plan of New Okhla Industrial Development Area,
Buddh Nagar.

LEASE DEED MADE on the 4th day of December in the
Thousand and one (BETWEEN New Okhla Industrial Develop-
ment Authority, a body corporate constituted under Section 3 of the U.P. Industrial Area Development Act,
No 6 of 1976) hereinafter called the 'the Lessor' of the one part AND

aged year.

single owner concern carrying on business in the name of

OR

aged year

aged year

aged year

aged year

SUNIL SHARMA
Asstt. Law Officer

WEST WOOD WEARS PVT. LTD.



711

aged year

aged year

registered partnership firm in the name of

aged year

attorney under the deed dated

OR

WEST WOOD WEARS PRIVATE LIMITED

within the meaning of the Companies Act, 1956 and having its registered office

at KASTURI MARKET EAST VINDO

DELHI - 96

though its

Director/Secretary/duly constituted attorney

aged 45 year

NATH GAUTAM

late DAMODAR GAUTAM

361 A Sector - 19 Noida

GAUTAM BUDH NAGAR

called 'the lessee' which expression shall unless the context does not admit, include his
utors, administrators, representatives and permitted assigns/successors and permitted
of the other part.

AS the land hereinafter described forms part of the land acquired under the Land Acquisition
and developed by the Lessor for the purpose of setting up an Industrial Area and the plots
after development are to be leased out for the purpose of creating on each plot a factory
according to the building regulation and directions framed or issued under the U.P. Act, 6 of
building plans approved by the Lessor.

2

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DIRECTOR

OFFICER
NOIDA

713
THE DEED WITNESSETH AS FOLLOWS :

of the already premium paid and agreed to be paid by the Lessee at the time and in
matter provided and also in consideration of the lease rent hereby reserved and of the
and agreements hereinafter contained and on the part of the Lessee to be respec-
and performed the Lessor both hereby demise to the Lessee all the plot of land
156 in Block B Sector No. 63 situated
Okhla Industrial Development Area, District Gautam Budh Nagar containing by
925 sq. mts. be the some a little more or less and, bounded :-

BY Plot No B-139 Sector 63

BY 30 mtr Wide road

BY Plot No B-157 Sector-63

BY Plot No B-155 Sector-63

plot of land is more clearly delineated and shown in the attached plan and there in marked
said plot of land (hereinafter referred to as "the demised premises") with their appurtenanced
for the term of 90 years form the 8th day of 19 Nov. 2000 (herein-
the said term') except and always reserving to the Lessor its successors

to lay watermain, drains, sewers, or electric wires under or over the demised premises, if
nary by the Lessor in developing the area.

rights and title to all mines and mineral in and under the demised or any part thereof, yielding
therefore, yearly in advance during the said terms upto the lessor on
3rd day of December in each year the yearly rent at the rate of 2-1/2% of
premium payable during the first ten years "That the lessee shall pay unto the lessor at its office
the directed lease rent in advanced on yearly basis. The lease rent would be Rs. 5099/-
for the first 10 years chargeable from the date of execution of the lease deed and would be
within 10 days form the date of execution of the lease deed. Subsequently the lessee shall pay
annually in advance without waiting for any demand notice or reminder therefore. The lease
be enhanced after every 10 years, form the date of execution of the deed by an amount not
50% of the annual lease rent payable at the time such enhancement in case of default in
of lease rent interest @ 24% per annum compounded every half yearly would be chargeable for
period". When lease rent will be revised a supplementary deed will be executed, ater expiry
if required.

Assist. Law Officer
NOIDA

3

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715
The lessee shall pay to the lessor the premium of Rs. 20,39,625.00
(Twenty three thousand six hundred and twenty five only) out of which
858.00 (Rs. Six Lac Eleven thousand eight hundred and fifty eight only)

and paid the receipt whereof the lessor hereby acknowledges and balance sum of
1,13,700.00 (Rs. Fourteen Lac Twenty seven thousand seven hundred
only) paid in/-

instalments alongwith equated 15% per annum interest bearing from the date of issue of allot-
ment interest to be compounded half yearly the first instalments falling due for payment on the
1st June or the 31st day of December, which ever falling earlier after the expiry of the period of six
months from the date allotment of the demised premises and the remaining instalments falling due con-
form to the following :

42,773.70 + intt	on the	30th	day of	June	19 2001
42,773.70 + intt	on the	31st	day of	December	19 2001
42,773.70 + intt	on the	30th	day of	June	19 2002
42,773.70 + intt	on the	31st	day of	December	200 2
42,773.70 + intt	on the	30th	day of	June	200 3
42,773.70 + intt	on the	31st	day of	December	200 3
42,773.70 + intt	on the	30th	day of	June	200 4
42,773.70 + intt	on the	31st	day of	December	200 4
42,773.70 + intt	on the	30th	day of	June	200 5
42,773.70 + intt	on the	31st	day of	December	200 5

And that the interest shall be computed as the rate mentioned above on the total amount of the balance
outstanding from time to time from the date of allotment i.e. 8.11.2000 and shall be payable half yearly on the 30th
of June and 31st day of December each year, the first of such payment to be made on
30th day of June 19 2001 falling earlier.

And that if the instalments together with the interest accruing thereon are not paid by or on the due
date interest at the rate of 18% compounded six monthly shall be charged for delayed payment for
the said period.

And further that if any instalment or the interest accruing thereon is not paid on the due date compound
interest at the rate of 18% per annum shall be chargeable with six monthly rests on the premium due.

4
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717
made by the Lessee shall be first adjusted towards the interest due, if any and thereafter (if any and the balance, if any, shall be appropriated towards the lease rent in any directions/request of the lessee to the contrary.

In default in payment of premium and interest for three consecutive instalments the Lessor shall have the right to determine the lease and to resume possession.

Lessee shall not at any time carry on or permit to be carried on upon the demised premises any business whatsoever or time or permit the same to be used for any purpose other than the Readymade Garments.....without the consent in writing of the lessor first had and Dyeing and Bleaching

Lessee shall pay and discharge all rates, taxes, charges and assessments of every description which may at any time hereafter be assessed, charged or imposed upon either the Lessor or the Lessee in respect or the demised premises or the building to be erected hereon.

Lessee shall pay upto the Lessor the said rent on the days and in the manner hereinbefore provided and payment thereof clear all deductions.

Lessee at his own cost shall start construction within two months from the date of possession and erect on the demised premises in accordance with the layout plan and design and in a position to be approved of in writing by the lessor in a good substantial and proper manner a building to be used as industrial factory with all necessary out buildings, sewers, and other appurtenances and proper conveniences thereto according to the rules, building regulations and directions of the Lessor, and proper municipal or other authority now existing or hereafter to exist and building drafts, latrines and communication with the sewers and shall complete the construction of the building and make the unit functional within a period of twenty four months from the due date of possession or within such extended time as may be allowed by the Lessor of writing in its discretion on the request of the Lessee, on the completion of the work the Lessee shall get the same inspected and if all the work has been done in accordance with the covenants herein contained the Lessor shall issue a completion certificate.

Lessee shall not be entitled to claim any compensation or reimbursement of power requirement after having been allotted industrial plots/sheds for specific purpose of certain scale. The additional expenditure to be incurred on cable laying etc. such a circumstances shall be borne by the Lessee.

Lessee shall not erect and building construction of structure except in accordance with the layout plan to be approved by the lessor and shall comply with all regulations made or direction issue by the Lessor for the erection of building or other architectural requirements in that behalf.

5

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Encl. 1
Noida

719
shall obey and submit to the rules, building regulations and directions of the Lessor, municipal or other authority now existing or hereinafter to exist so far as the same relate to property in the said or so far as they affect the health safety and convenience of the other the place.

shall at all times repair, support and keep in good and substantial condition and repair building and out building both externally and internally also boundary and other walls sewers, and fixtures of or connected with the same and the Lessee hereby permits the Lessor and its upon to view the condition thereof and to give notice in writing to the lessee of any defects duration the Lessee shall within three calendar months after receipt of such notice repair and fully

Lessee shall not make or permit to be made any alternation in or additions to the aforesaid other erections for the time being on the demised premises without the previous permission in the Lessor and except in accordance with the terms of such permission and plan approved by the in case of any deviation from such terms of plan shall immediately upon receipt of notice form requiring him so to do correct such deviation as aforesaid, and if the Lessee shall neglect to deviation for the period of three months after the receipt of such notice then it shall be lawful to cause such deviation to be corrected at the expense of the Lessee which expense the agrees to reimburse by paying to the Lessor or the amount which the Lessor shall fix in that the decision of the Lessor shall be final and binding on the Lessee.

the Lessee shall provide and maintain as its own cost in good repairs properly constructed ap- and or path leading form the public road to the building to be erected on the demised premises to tion of the Lessor.

the Lessee shall not carry on or permit to be carried on the demised premises any obnoxious trade whatsoever or use the same or permit the same to be used for religious purpose or any purposes in or the industrial purpose specified hereinbefore premises or any part thereof, any act or thing may be grow to be nuisance annoyance or inconvenience to the Lessor the owners or occupiers of the places in the neighbourhood.

shall ensure that the industrial effluents discharged by their unit shall meet the standards laid Central or State Govt. to control the pollution and the lessee shall be governed by the state or the actment on the subject.

that the lessee shall not employ and process in the manufacture of item approved by the lessor which no environmental hazard, viz. atmospheric pollution, effluent, discharge, or in any form

6
Law Officer
Noida

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721
In the opinion of the lessor at its sole discretion, there is any environmental hazard as stated
in the event of any activity being carried out in the demised premises, the lessor shall have the
power to cease the activity and take suitable measures as the lessor may deem fit.

The Lessee shall not, without the previous consent in writing of the Lessor transfer, sublet, relin-
quish or assign his interest in the demised premises or the building standing thereon or both and
no sublet, assignment, relinquishment mortgage or subletting shall be subject to and the transfer-
ee shall be bound by all the covenants and conditions herein contained and be answerable to
the Lessor in all respect therefore and in no case consent of the Lessor to assign, relinquish, mortgage,
or in part with possession of any portion less than the whole of the demised premises or
subdivision thereof by meters and bounds or otherwise shall be granted.

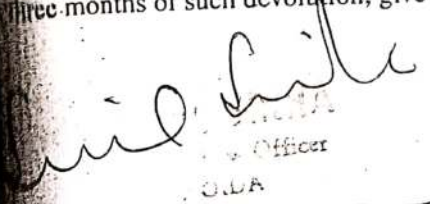
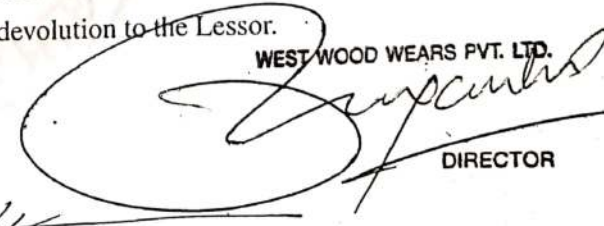
Consent for transfer shall not be granted unless the unit remain in regular production for minimum
three months. The Lessor may decide from time to time. In the event such transfer is allowed, the Lessor shall be
entitled to receive such percentage of the unearned increase in the market value of the demised premises,
the difference between the premium paid and the market value of the demised premises, as the
Lessor may from time to time decide.

The joint possession or transfer of possession of the demised premises or any part thereof by
the Lessee shall be deemed to be subletting for the purpose of this clause.

That prior permission as aforesaid shall not be necessary in the event of mortgage or mortgage
in favour of the Government, of Uttar Pradesh or of the Industrial Finance
Corporation of India or in Favour of the U.P. Financial Corporation or Industrial Development Bank of
U.P. or Life Insurance Corporation of India or Industrial Credit and Investment, Corporation of India
or Import, Bank only after the 100% payment of premium and interest has been recovered. In case
the Authority will have charge towards transfer charges extension charges, lease rent and any
other taxes payable to Noida.

That in the event of the sale or closure of the mortgage property, the Lessor shall be entitled to
recover such percentage of the unearned increase of the market value of the property i.e. the
difference between the premium paid and the market value of the demised premises at the time of transfer
as the Lessor may decide from time to time. The decision of the Lessor with the regard to the market value
at the time of transfer shall be final and binding on the lessee.

In the event of the death of the Lessee, the person on whom the titles of the deceased devolves shall
within three months of such devolution, give notice of such devolution to the Lessor.


Officer
7

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723

...of the person on whom the title devolves as the case may be shall supply to the Lessor
...the documents evidencing the transfer or devolution.

...for any breach of sub clause (a) OR (b) above the Lessor may determine this lease.

...the title of the Lessee in the demised premises is transferred in any manner whatsoever the
...be bound by all covenants and conditions contained herein and be answerable in all re-

...Lessee shall not make any excavation upon any part of the demised premises not remove any
...avel, clay, earth or any other materials there from except so far as may be in the opinion of the
...ary for the purpose or forming the foundation of the buildings and compound walls and other
...ictures and executing the works authorised and for leveling and dressing the demised premises.

...Lessee shall not erect or permit to be erected on any part of the demised premises any stables,
...other structures of any description whatsoever for keeping horses, cattle, dogs poultry or other
...cept and in so far as may be allowed by the lessor in writing.

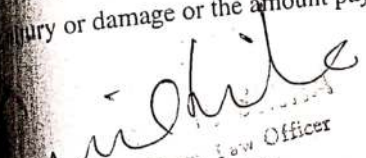
...the Lessee shall not exercise his option of determining the Lease and shall not hold the Lessor
...to make good the damage if any fire, tempest, flood or violence of any arm, or mob or other/
...force any material part of the demises is wholly or partly destroyed or rendered substantially of
...nently unfit for buildings purposes.

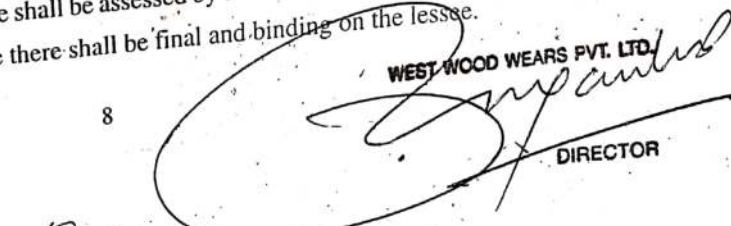
...that the Lessee shall keep the Lessor indemnified against and all claims for damages which may be
...any adjoining building or other premises in consequence of the execution of the aforesaid work
...against claims of damages if the Lessee or his workman or servant shall :

...fire or destroy may part of building or other structure continuous or adjacent to the demised premises.
...up the foundation tunnels or other pits on the demised premises open or exposed to weather causing
...jury to continuous or adjacent building or.

...ing any pits near the foundation of any building there by causing by any injury or damage to such
...ing.

...the damages under sub clause (a) above shall be assessed by the Lessor whose decision as to the extent
...jury or damage or the amount payable there shall be final and binding on the lessee.


Assistant Law Officer
Noida


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725
The Lessee being a registered Partnership firm declares, and undertake that during the term of this declares, the said partnership shall not be dissolved, reconstituted or wound up in any way which may jeopardise the rights and interests of the Lessor in matter of his constitution be altered in any manner without the written consent of the Lessor first had

OR

If a company or sole proprietor of a firm shall not allow any persons(s) as partner(s) with the prior written consent of the Lessor first had obtained.

OR

The company shall not make or attempt to make any alterations whatsoever in the provisions of Memorandum and Articles of Association or capital structure without the written consent of the Lessor first had and obtained and the Lessee hereby undertakes to get registered the prescribed particulars pursuant to clause III (12) created with the Registrar of Companies under Companies Act, during the stipulated period.

On giving its consent under the Sub-clause (i) above the Lessor may require the successor in interest to abide by the faithfully carry out the terms, conditions, stipulation provisions and agreements contained or such other terms and conditions as the Lessor may in its discretion, impose the payment by the successor in interest of such extra premium and or enhanced rent as the Lessor in its discretion think proper. In the event of breach in this conditions the Lessor shall be at liberty to determine this lease.

That the right to determine this deed for breach of the condition contained in this clause shall not be exercised if the industry on the demised premises has been financed by the Government of Uttar Pradesh or the Industrial Finance Corporation of India or The Industrial Credit and Investment Corporation of India or the U.P. Financial Corporation or Pradeshia Industrial and Investment Corporation of Uttar Pradesh or Industrial Development Bank of India or any scheduled (including State Bank of India) and any other financing body or assign the mortgaged assets in exercise or right vesting in it or them by virtue of any deeds executed in its or their favour by the Lessee as provided herein above or under any law for the time being in force without 30 days prior notice to such financing body.

In employing a skilled or unskilled labour for his industry on the demised premises the Lessee shall employ 5% employee out of total labour force from the families whose land have been acquired for the purpose of the said Industrial Area.

Director, Industrial Area
NOIDA

9

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DIRECTOR

727

hereinbefore or to put the same to use in the time and manner as provided in Clause-III. If the amount due to the Lessor as rent here by reserved or any part of the premium or stipulated in Clause-II shall be in arrear and unpaid to the extent of three instalments but shall not be for payment, or if the Lessee or the persons in whom the lease hereby created shall be adjudged insolvent or if this lease is determined as hereinbefore specified, it shall be lawful without prejudice to the any other right of action of the Lessor in respect of any breach of this lease upon the demised premises of any part thereof in the name of the whole and thereupon this lease shall absolutely cease and determine and out of the moneys paid by the Lessee by virtue of these instalments the amount as prescribed by competent Authority shall stand forfeited to the Lessor and balance, if any, shall be refunded to lessee without any interest. However, if the money equivalent to deposited by the Lessee at the date of cancellation is not prescribed percentage, the lessor shall have right to recover the amount to that it may come prescribed percentage of total premium alongwith interest at the rate of 12% per annum payable at every six monthly.

And further that the Lessee shall be at liberty to remove and appropriate to himself all building and structure, if any made by him and all materials thereof from the demised premises after the expiration of the term of years, the premium and the lease rent upto date and all municipal and other taxes, and assessments due and all damages and other dues accruing to the Lessor and to remove all such material from the demised premises within three months of the date of expiration or sooner determination of the Lease as may be put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all material thereof shall vest in the Lessor and the Lessee shall then have no claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structure and material put by him on the demised premises.

AND further and always that the right of re-entry and determination of the Lease as hereinbefore shall not be exercised if the industry on the demised premises has been financed by the Government of Uttar Pradesh or the Industrial Financial Corporation of India or the U.P. Financial Corporation or

Asstt. Law Officer
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DIRECTOR

729

Bank of India or the Life Insurance Corporation of India or Pradeshiya Indus-
Corporation of U.P. Ltd. or any Scheduled Bank (including the State Bank of India)
prior notice to such financing body or bodies mentioned above and without a previous
remedy the breach within a reasonable time, if such breach in is capable of such remedy.

Executive Officer of the Lessor or any person or persons authorised by him in that behalf
have the access to and the implied right and Authority to enter upon the demised premises
erected or to be erected thereon for being satisfied that he covenants and conditions con-
have been and are being complied with the properly and substantially.

uttered by the Lessor on a fresh grant of the demised premises for breach of conditions,
the part of the lessee or any person claiming through or under him shall be recoverable by the
the Lessee.

Lessor and the Lessee hereby agree that all sums due under this deed from the Lessee on
premium, rent, interest or damages for use and occupation or any other account whatsoever shall
of the Lessor which shall be final exclusive and bindings on the Lessee be recoverable as
and revenue.

relaxation of indulgence granted by the Lessor to the Lessee shall not in any way prejudice the
the Lessor.

duty and registration charges of this deed shall be borne by the lessee.

Justice, orders and other documents required under the terms of the lease or under the Uttar
Industrial Area Development Act, 1976, (U.P. Act No. VI of 1976) or any rule or regulation made
shall be deemed to be duly served as provided under section 443 of the Uttar Pradesh Urban
and Development Act 1973 as re-enacted and modified by the Uttar Pradesh President's Act, (Re-
with modifications) Act. 1974 (U.P. Act No. 30 of 1974).

event any disputes arise with regard to terms and conditions of this lease deed, the same shall be
the jurisdiction of district court at **Gautam Budh Nagar** or the High Court of Judicature at Allahabad.

lessee does not abide the terms and conditions and building rules or any other rules framed by the
the lease may be cancelled by the lessor and the possession of the demised premises may be
by the lessor. And the lessee in such an event will not be entitled to claim any compensation in
thereof.

[Signature]
DIRECTOR
NOCIDA

11

[Signature]


[Signature]
WEST WOOD WEARS PVT. LTD.
DIRECTOR

731
The Chief Executive Officer of the lessor reserves the right to make such additions, alterations as may be considered just and expedient.

The powers exercisable by the Lessor under this lease may be exercised by the Chief Executive Officer. The Lessor may also authorise any of its officers to exercise all or as of the powers by him under this lease.

The expression "Chief Executive Officer" shall include the Chief Executive Officer for the or any other officer who is entrusted by the lessor with function similar to those of the Chief Officer.

IN WITNESS WHEREOF the parties here to have set their hands the day and in the year first above


for and on behalf of the Lessor

Saibhaski Paranday
24, G.G. ROAD
Andhay near Chhaganad,

Binod Bihari Gaur
C-64 Sec-53
NOIDA

for and on behalf of the Lessee

12

WEST WOOD WEARS PVT. LTD.


DIRECTOR



Legal opinion obtained from Mr. Rajeev Bhatnagar, Advocate

(ADVOCATE)

Annexure VI

In re M/S Westwood Weav Pvt. Ltd.

CHECK LIST

QUESTIONNAIRE	COMMENTS OF INCUMBENT INCHARGE / CREDIT INCHARGE
<p>1. <u>OWNERSHIP OF PROPERTY</u></p> <p>(a)</p> <p>(i) Whether intending mortgagor/s is/are the owner/s of the property and competent to mortgage?</p> <p>(ii) Whether identity of the owner is established?</p> <p>(iii) Whether the said owner is liable in the A/c as borrower or guarantor?</p> <p>(iv) Whether the owner is only providing security without incurring personal liability?</p> <p>(v) Whether proper link is established as to how this person wants to give mortgage e.g. borrower's proposal, letter from the person making an offer to create security alone.</p> <p>(b) Is the owner's title valid, absolute, clear and marketable one?</p> <p>(c) Whether the property has been Mutated in the names of the person offering mortgage in the Municipal/Local/Revenue</p>	<p>Yes</p> <p>Yes</p> <p>Yes, as borrower</p> <p>Yes</p> <p>Yes</p> <p>Yes as per search report</p> <p>N.A. as per advocate Report dated 24/03/2013</p>

Authorities Records (in Case of Agricultural Land)?

- | | |
|--|------------------------------|
| (d) If the property does not stand or the title deed relating to the property is not in the name of the person offering the mortgage, how does the person offering the mortgage derive title? | N.A. |
| (e) Is the chain of the title to the property complete and in proper sequence? | Yes |
| (f) If the person offering the mortgage is not the owner of full share in the property, the details of the share to which the person offering the mortgage is entitled. If such share/interest of the party is mortgaged, what are the prospects of salability of such share to be mortgaged and whether the property is freely accessible. Whether share has been partitioned by metes and bounds? Whether share is Identifiable or Demarcated at the spot? | N.A. |
| (g) Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property ? | No |
| (h) Whether the property to be mortgaged has been or proposed to be acquired under Land Acquisition Act, 1894? | N.A. |
| (i) Whether Urban Land Ceiling Act is applicable in the State where the property is located? | N.A. as per advocate Report. |

(i) Whether property is freehold or leasehold? In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?

Freehold.

(j) whether permission/NOC of the lessor is obtained?

N.A.

(i) What is the rate of sharing of unearned income with lessor, in the event of sale of the property?

N.A.

m) Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?

N.A.

(n) Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.

N.A.

(o) In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?

N.A.

(p) Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor?
(Copies of revenue record be kept on Bank's record.)

N.A.

2. PROPERTY

(a) Whether full (present) description of the property is

given?

If this description varies with the description as given in the title deed, whether proper explanation is available?

Yes.

(b) Whether the property to be mortgaged is inspected by Bank officials by making a visit to the property?

Yes

(c) Whether a certificate of the officials about the inspection done is held on record?

Yes

(d) Whether the property is vacant plot or built up?

built-up

(e) Whether photograph of the property to be mortgaged is taken duly authenticated by the person offering the mortgage?

Yes.

(f) Whether the person offering mortgage is in possession of the property?

Yes

If any person other than the person offering the mortgage is in possession of the property, result of enquiries made as to the nature and extent of their interest.

N.A.

(g) Whether the property built up is as per plan duly sanctioned by competent authority?

Yes as per approved map submitted

3. **ENCUMBRANCES**

<p>(a) Has declaration relating to property been obtained from the person offering the mortgage?</p> <p>(b) Does the property suffer from any lien/attachment from any court or any other authority, subject matter of dispute or litigation?</p> <p>(c) Is the property free from encumbrances?</p> <p>(d) Whether up-to-date outgoing in respect of the property namely house tax, property tax, lease rent and ground rent have been paid and receipts are held?</p> <p>(e) Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?</p>	<p>Yes</p> <p>Yes</p> <p>Yes as per NOC obtained by Advocate</p> <p>M. A. as property as commercial</p> <p>M. A.</p>
<p>4. IMPERSONATION BY MORTGAGOR</p>	
<p>i) Owner/s of property who offer/s the same as collateral security has bank account (with photograph) and proper introduction. In the account KYC compliant.</p> <p>ii) Confirmation of address through registered letter, etc.) has been done?</p>	<p>Yes</p> <p>Yes</p>
<p>5. LEGAL OPINION</p>	

In particular, it shall be checked up whether the legal opinion takes care of the following:

- (a) The search report and legal title investigation from the registration records is continuous from the date of the last transfer that has taken place and not merely 13 years.
- (b) Do the title deeds produced raise any doubt about its genuineness?
- (c) Do the registration particulars-number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of registration office as well as with certified copy of the title deed?
- (d) Does the photograph of previous owner and of intending mortgagor as affixed /seen, if any, in the title deed tally with records of registration office as well as with certified copy of the title deed?
- (e) If any permission/sanction of lessor/court/other authority is required in order to enable creation of the mortgage by the person offering the mortgage. If so, whether the same have been obtained?

Yes, from 01/01/2001
to 2013 dated 07/06/2013

No.

Yes

Yes

N.A

(f) Whether any other permission from any other authority/income tax authority or any other authority under any law, Rules or Regulations is required. If so, whether the same has been obtained?	N. A.
(g) If there are impediments in creation of mortgage, what are the legal measures for overcoming the impediments?	No
(h) If the property relates to any flat/apartment in a Co-operative Housing Society, whether the formalities to be fulfilled having regard to the byelaws, rules and regulations of the Society are spelt out and complied with.	N. A.
(i) Whether balance sheets (in case of company) and other relevant documents which may disclose encumbrances were examined?	Fresh purchase by the co.
(J) Whether any other procedure, like declaration to be made in respect of agricultural property has to be complied with. If so, whether the details are narrated?	N. A.
(K) Whether the advocate's report and certificate are complete and satisfactory.	Yes.
6. <u>GENERAL</u>	
(a) Whether the original title deeds are available?	Yes.

(b) Whether Valuation Report from approved valuer has been obtained?	Yes
(c) Does the legal opinion regarding title show any shortcomings?	No.
(d) Whether, for the purpose of creation of the mortgage by deposit of title deeds, the branch where the mortgage is to be created is a place notified for the purpose under Section 58 (f) of Transfer of Property Act.	Yes.
(e) Whether any stamp duty is payable at the time of creation of the mortgage by deposit of title deeds?	Yes

8. RESULT OF CHECKING

- ✓ (a) The verification as above done does not disclose any defect in title.
- (b) The verification as above does disclose the following defects in title:
(GIVE DETAILS) N.A.

9. FOLLOW UP ACTION

(a) Party is advised to take following steps to overcome the impediments:

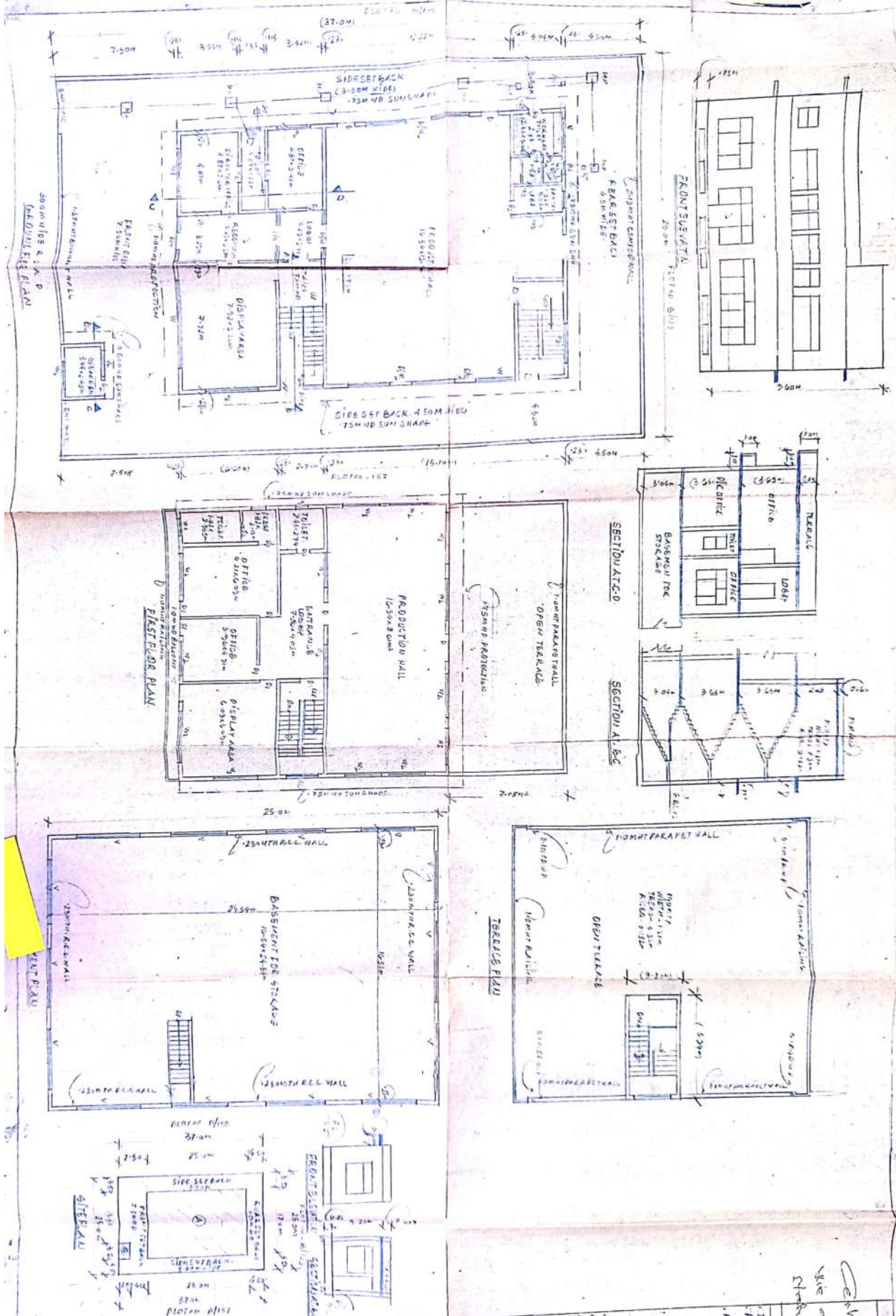
- i) N.A.
ii)

(b) Party is advised to offer another property for creation of mortgage. N.A.

Manager/Incumbent Incharge
BO MCB Noide

23/12/2013

XXXXXXXXXXXXXXXXXXXXXXXXXXXX



Calculation for area of the site and the building. The area of the site is 10000 sqm. The area of the building is 1000 sqm. The area of the site is 10000 sqm. The area of the building is 1000 sqm.

AREA CHART

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	10000
2	COVERED AREA	1000
3	UNCOVERED AREA	9000
4	TOTAL COVERED AREA	1000
5	TOTAL UNCOVERED AREA	9000

SECTIONAL AREA CHART

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	10000
2	COVERED AREA	1000
3	UNCOVERED AREA	9000
4	TOTAL COVERED AREA	1000
5	TOTAL UNCOVERED AREA	9000

SECTIONAL AREA CHART

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	10000
2	COVERED AREA	1000
3	UNCOVERED AREA	9000
4	TOTAL COVERED AREA	1000
5	TOTAL UNCOVERED AREA	9000

Cumfired Due coverl of
 the approved plan ref.

It is hereby certified

DAJIB SINGH
 CA/78/4786

D-5, Pannipatna Colony,
 Ghazalabad, Tel. 91-4629/48

16/10/85

AREA CHART

TOTAL PLOT AREA: 25.8 X 37.0 M 925.00

PERMISSIBLE COVERAGES ON G.R. FLOOR

PERMISSIBLE F.A.R. = 772.50

100 X 1.20 = 120 M²

150 X 1.0 = 150 M²

300 X .80 = 240 M²

375 X .70 = 262.50 M²

COVER AREA ON G.R. FLOOR = 447.61

A = 17.50 X 25.00 M² = 437.50

B = 3.50 X 2.89 M² 10.11

COVER AREA ON 1ST FLOOR = 303.49

17.50 X 17.92 M² = 10.11

COVER AREA ON ROOFTOPS 6.55 X 3.20 M² 20.96

TOTAL COVER AREA ON ALL FLOORS 772.06

COVER AREA ON BASEMENT 437.50

= 17.50 X 25.00 477.39

OPEN AREA ON GROUND FLOORS 123.90

OPEN AREA ON 1ST FLOOR = 17.50 X 7.08

SCHEDULE OF DOORS & WINDOWS

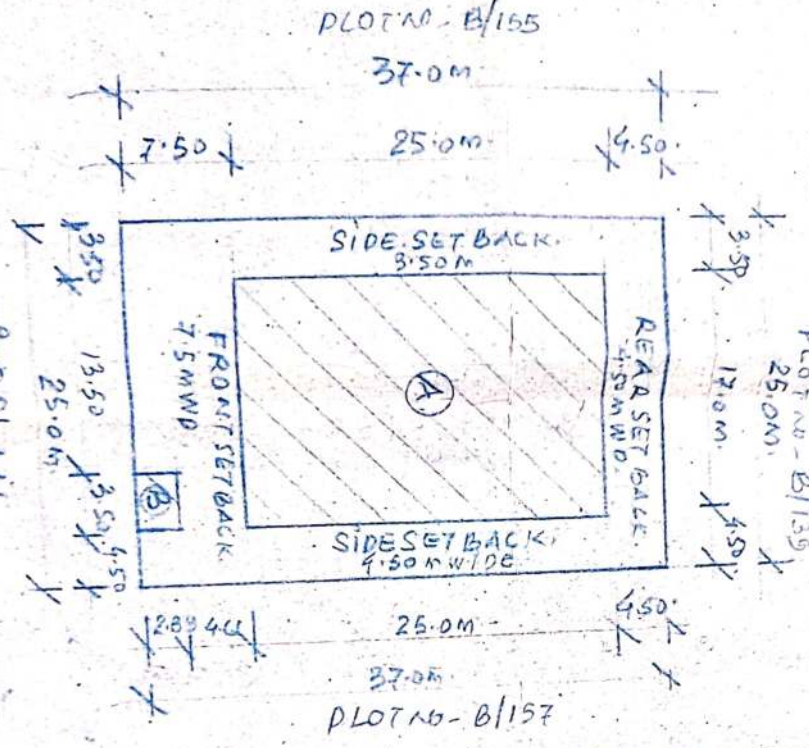
D = 1.37 X 2.74 M

W3 = 1.98 X 2.74 M

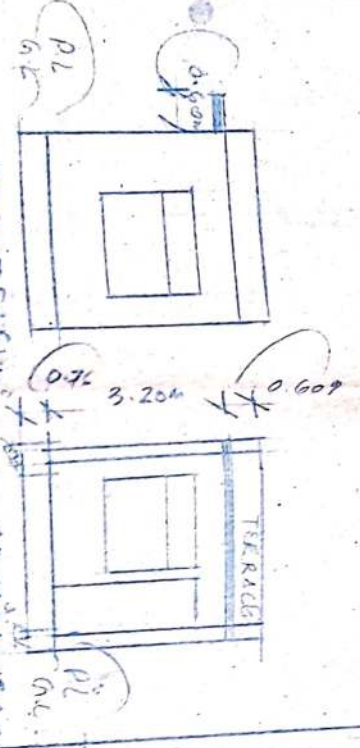
W4 = 0.91 X 1.52 M



SITE PLAN



FRONT ELEVATION SECTION A-B



PROPOSED FACTORY BUILDING PLAN
ON PLOT NO. B-156 SECTOR-03,
NOIDA.
FOR - M/S WEST WOOD WEARS PVT LTD

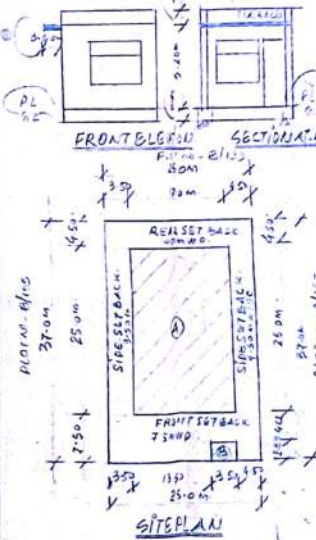
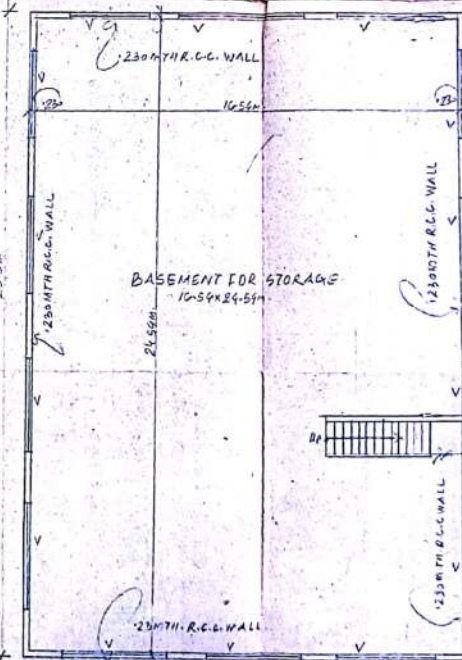
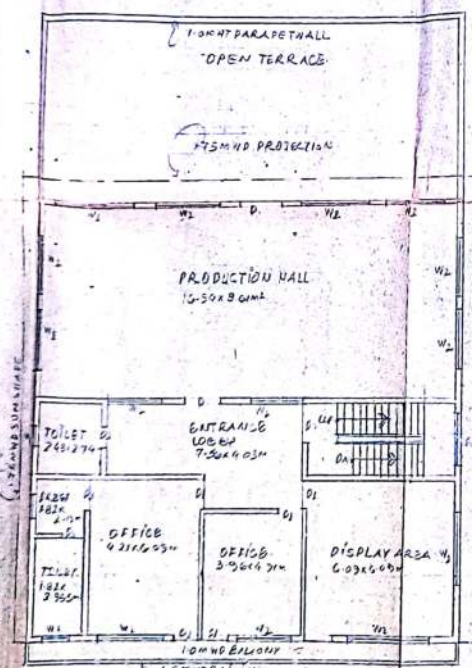
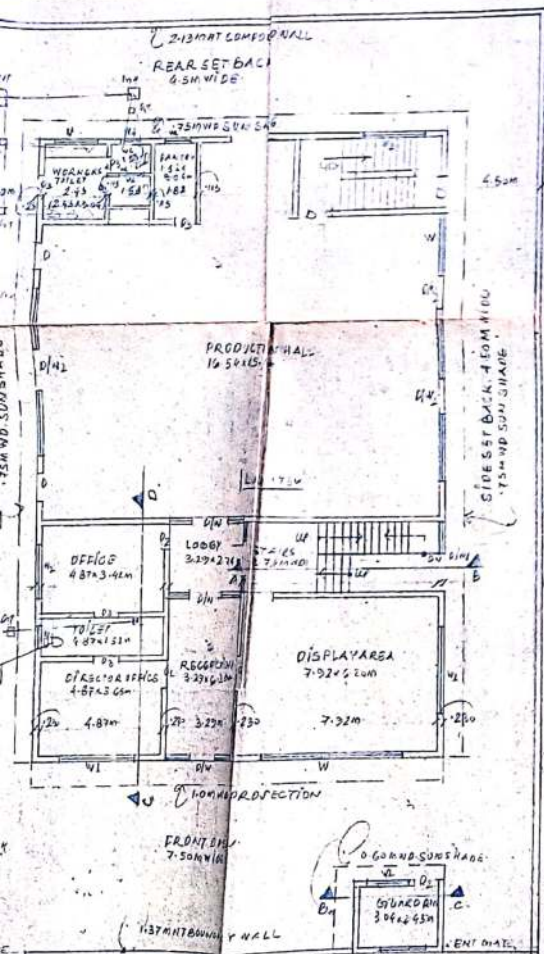
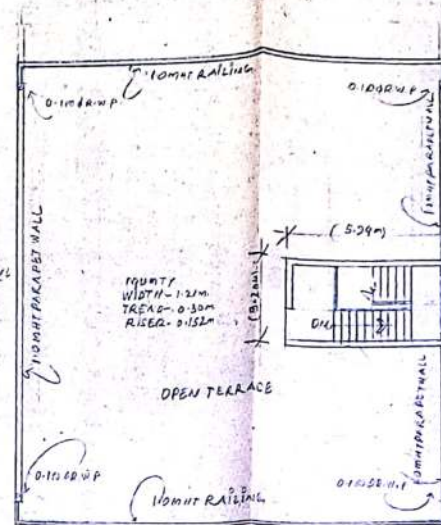
APPLICANT'S NAME: ARCHITECT'S SIGN

ARCHITECTS

ARCH. RITESH
D.S. RAJENDRA THAKUR CHANDER
NAGAR DIST. GHATIGAD
PH. NO. 9810109688

D = 1.37 x 2.74m
D1 = 1.06 x 2.74m
D2 = 1.0m x 2.74m
D3 = 1.75 x 2.13m
D/W = 3.23 x 2.74m
D/W1 = 2.74 x 2.13m
D/W2 = 6.09 x 2.74m
W = 3.04 x 2.28m
W1 = 2.13 x 2.13m
W2 = 2.0 x 2.13m

W3 = 1.37 x 2.74m
W4 = 0.91 x 1.52m
V = 2.74 x 0.60m



Certified true copy of
 the approved plan map.
 statutory authorities
 DRAFT REPORT
 CAPRI-1700
 Dr. Zeynep Güneş

AREA CHART	Count
TOTAL PLOT AREA: 250 x 370 m	92500
PERMISSIBLE OVERLAYS ON GR FLOOR	
PERMISSIBLE F.R.	7250
100 x 120 = 12000	
150 x 10 = 15000	
300 x 130 = 39000	
375 x 170 = 63750	
COVERAGE ON GR FLOOR	14760
A = 1750 x 250 m = 437500	
B = 350 x 250 = 87500	
COVERAGE 1ST FLOOR	30540
1750 x 1750 = 3062500	
COVERAGE ON 2ND FLOOR	20900
TOTAL COVERAGE ON ALL FLOORS	77200
COVERAGE ON BASEMENT	43700
375 x 125 = 46875	
OPEN AREA ON GROUND FLOOR	47100
OPEN AREA ON 1ST FLOOR	12350
= 1750 x 700	

SCHEDULE F DEAR & HILLONG

D = 137 x 27000	WD = 1700000
U1 = 1000 x 27000	40 = 270000
D2 = 1000 x 27000	V = 2700000
D3 = 7750 x 13500	
D4 = 240 x 27000	
D5 = 2700 x 13500	
D6 = 5000 x 27000	
W1 = 3000 x 27000	
W2 = 2700 x 13500	
W3 = 2000 x 13500	

PROPOSED FACTORY BUILDING PLAN
ON PLOT NO. 814, SECTOR 03
NOIDA
FOR - M/S WEINER NEARS PVT. LTD.

APPLICANT SIGNATURE	12/27/2013
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ARCHITECTS
ARCHITECT
0-5 RAMPRA
NADAR DIS
PH AD - 081010

VALUATION OF IMMOVABLE PROPERTY

OWNED BY

**M/S WEST WOOD WEARS PVT LTD. (THROUGH ITS DIRECTOR: SH. RAM NATH GAUTAM
S/O LATE SH. DAMUDER GAUTAM)**

LOCATED AT

PLOT NO. 156, BLOCK-B, SECTOR-63, NOIDA.

(As on 07.08.2018)

FORM OF VALUATION REPORT (FOR ALL PROPERTIES OF VALUE MORE THAN RS. 5 CRORES)

Chapter	Content	
I Introduction	<ol style="list-style-type: none">1. Name of Valuer2. Date of Valuation3. Purpose of Valuation4. Name of Property Owner/s5. Name of Bank/HFI as applicable6. Name of Developer of the Property (in case of developer built properties)	<p>M/S RAVINDER PANDITA</p> <p>07.08.2018</p> <p>Loan / O.D</p> <p>M/S WEST WOOD WEARS PVT LTD. (THROUGH ITS DIRECTOR: SH. RAM NATH GAUTAM S/O LATE SH. DAMUDER GAUTAM)</p> <p>Punjab National Bank Branch: Mid Corporate, Sector 63, Noida (U.P.)</p> <p>NA</p>
II Physical Characteristics of the Asset	<ol style="list-style-type: none">1. Location of the property in the city2. Municipal Ward No. Postal address of the property3. Area of the plot/Land (supported by a plan)4. Layout plan of the layout in which the property is located. Details of Roads abutting the property.5. Demarcation of the property under valuation on a neighbor	<p>PLOT NO. 156, BLOCK-B, SECTOR-63, NOIDA.</p> <p>} As Above</p> <p>Area of Plot = 925 sq. mts.</p> <p>Sanctioned drg. No. 8368/06/619 dated 17/11/06 As per NOIDA by Laws. Attached Site Map. Road 30 mts. wide PLOT NO 94 North : Plot No. B-139 South : 30 mtr wide road East : Plot No. B-157 West : Plot No. B-155</p>



RAVINDER PANDITA
1/595/165/2010-11

