

SUNIL KUMAR GOYAL

Advocate & Notary

i.: 321, Purani Tehsil, Roorkee Distt. Haridwar
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To

THE BRANCH MANAGER

STATE BANK OF INDIA

B.O.- S.M.E. ROORKEE, Distt. Haridwar

Annexure - B: - Report of investigation of title in respect of immovable property.

Dt. 03/12/2022

Approved Lawyer

State Bank Of India, Punjab National Bank,
Bank of Baroda, Central Bank of India,
Bank of India, Axis Bank Ltd, Canara Bank,
Indian Railway, Indian Bank.

Ex-Vice President, Roorkee Advocates
Association, Roorkee (Regd.)

ager/

Name of the Branch/Business unit/office seeking opinion.	State Bank of India, B.O. S.M.E. ROORKEE, Distt. Haridwar
Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Instructions
Name of the borrower.	M/S ANNIKA POWER SYSTEM registered office B-97/4, Subhash Nagar, Roorkee, Pargana & Tehsil Roorkee, District Haridwar.
Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/S ANNIKA POWER SYSTEM registered office B-97/4, Subhash Nagar, Roorkee, Pargana & Tehsil Roorkee, District Haridwar.
Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	A Partnership Firm.
State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	BORROWER/GUARANTOR
Complete or full description of the immovable property/ (ies) offered as security including the following, details.	According to extract of Khatauni of Fasli Year 1415-1420 land khata no. 114 khasra no. 980 area 723.434 square meter i.e. 0.0724 hectare & 981/1 area 118 meter i.e. 0.0118 hectare. Total area 842 square meter i.e. 0.0842 hectare measuring East - 62 feet, West- 62 feet, North - 146.12 feet & South - 146.12 feet. Total area 9060 square feet i.e. 842 square meter having one hall and one room, pantry and one other room and office and store and guard room and penal room and one store etc total covered area is 445.85 square meter situated at Village Salempur Rajputan, Pargana Bhagwanpur, Tehsil Roorke Distt. Haridwar bounded and butted as follows- East- Field of Nathi Ram, West- Road 4 gathe wide, North-Factory Aditya Power device India. South- Plot of Sh. Umesh Chand Goel.

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c) Extent/area including plinth/built up area in case of House property

Total covered area is 416.92 square meter

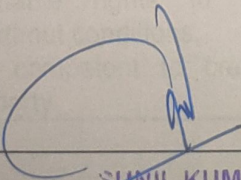
Survey no.	Part of Khata no 114 Khasra no. 980 & 981/1.
Door/House no. (In case of house property)	N.A.
Extent/ area including plinth/built up area in case of house property.	Having Total area of 842 square meter i.e. 0.0842 hectare & Total covered area is 445.85 square meter.
Locations like name of the place, village, city, registration, sub-district etc. boundaries.	situated in Abadi Village Salempur Rajputan Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar
<p>A) Particulars of the documents scrutinized serially and chronologically.</p> <p>B) Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified.</p> <p>Note : only originals of certified copy from the registering/ land/ revenue/ other authorities be extended.</p>	<p>1- Original Sale Deed dated 26.12.2012 bahi No. 1 zild no 2496 pages 201-234 document no. 15582 registered on 26.12.2012 with THE OFFICE OF Sub Registrar Roorkee.</p> <p>2- Original Sale Deed dated 11.05.2012 bahi No. 1 zild no 2140 pages 379-416 document no. 5555 registered on 11.05.2012 with THE OFFICE OF Sub Registrar Roorkee.</p> <p>3- Certified copy of Sale Deed dated 20.12.2007 bahi No. 1 zild no 330 pages 379-416 document no. 13155 registered on 20.12.2007 with THE OFFICE OF Sub Registrar Roorkee.</p> <p>4- Extract of Khatauni of khasra-no.980 and 981 villages Salempur Rajputan Parg. & Tehsil Roorkee Distt. Haridwar.</p>

Sr No.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1	20/12/2007	Regd. Sale Deed	Certified Copy & Original	Yes
2	11/05/2012	Regd. Sale Deed	Original & Certified Copy	Yes
3	26.12.2012	Regd. Sale Deed	Certified Copy	Yes
4		Extract of Khatoni	Net copy	Yes

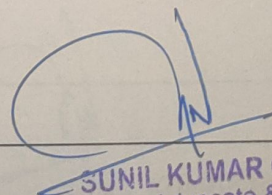
Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (please also enclose all such certified copies and relevant fee receipts along with the TIR)	No
<p>B)i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted?</p> <p>B)ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p>	<p>Yes</p> <p>N.A. As Above</p>


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(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	
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?	The record of registrar office/authority is available online.
If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
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?	N.A.
Property offered as security falls within the jurisdiction of which sub-registrar office?	ROORKEE
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?	No
Whether search has been made at all the offices named at (b) above?	N.A.
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?	N.A.
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>1-The schedule property with other property of khasra no. 980 & 981/1 was the property of Sh. Rameshwar Prasad & Sh. Abhimanyu Ss/o Budh Singh R/o Village Salempur Rajputan, Tehsil Roorkee, Distt. Haridwar and their names area recorded as owner in the revenue record since 1383 Fasli Year and Sh. Rameshwar Prasad & Sh. Abhimanyu Ss/o Sh. Budh Singh transferred the schedule property by way of registered sale deed in favour of Sh. Chaman Dei W/o Sh. Ram Niwas R/o Village Dudhli, Pargana & Tehsil Deoband, Distt. Saharanpur.</p> <p>2-Later on Chaman Dei w/o Sh. Ram Niwas R/ Vill. Dudhli, Pargana & Tehsil Deoband transferred the schedule property with other property area 1707 sq. meter by way of sale deed dated 20.12.2007 Bahi no. 1 Jild No. 330 Pages 329-386 document no. 13155 registered on 20.12.2007 with the office of Sub Registrar Roorkee in favour of M/s Satya Home through proprietor Sh. Devendra Goel S/ Late Sh. Satya Prakash R/o S.F.-13, Shastri Nagar Ghaziabad UP.</p> <p>3-Later on Sh. Devendra Goel S/o Late Sh. Satya Prakash R/o S.F.-13, Shastri Nagar Ghaziabad UP transferred the schedule property by the way</p>


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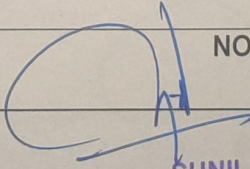
	<p>of sale deed dt. 11.05.2012 bahi no. 1 zild no. 2140 pages 379-416 document no. 5555 registered on 11.05.2012 with the office of Sub-Registrar Roorkee in favour of M/s Star Home Appliances office at Khasra no. 980-981/1, Salempur Rajputan, Pargana Bhagwanpur, tehsil Roorkee, Distt. Haridwar through its partner Sh. Irfan Ali Saiyyad & Sh. Furkan Ali Saiyyad Ss/o Ahmad Ali Saiyyad R/o 3C/201, Damodar Park, LBC Marg Ghatkopar, WB.</p> <p>4-Lastly M/S Star Homes Appliances office at khasra no. 980-981/1, Salempur Rajputan, Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar through its partner Sh. Irfan Ali Saiyyad & Sh. Furkan Ali Saiyyad above name transferred the schedule property by way of sale deed dated 26.12.2012 bahi no. 1 zild no. 2496 pages 201-234 document no. 15582 registered on 26.12.2012 with the office of Sub Registrar Roorkee in favour of present owner M/S ANNIKA POWER SYSTEM registered office B- 97/4, Subhash Nagar Roorkee, Pargana & Tehsil Roorkee, District Haridwar through partner Smt. Anita Rana W/o Sh. Pitamber Singh both R/o B- 97/4, Subhash Nagar Roorkee District Haridwar.</p> <p>Thus the chain of title is complete. <u>I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.</u></p>
Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership
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-leasing and mortgage by Sub-Lessee also	N.A.
e Whether the leasehold rights permits for the creation of any superstructure (it applicable)?	No
F Right to get renewal of the leasehold rights and nature thereof.	N.A.
If Govt grant/ allotment/Lease-cum/Sale Agreement, whether;grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, The mortgagor is competent to create charge on such property.	N.A.



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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 permissions available.	No.
If occupancy right, whether; (a) Such right is heritable and transferable, (b) Mortgage can be created.	No N.A. N.A.
Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities/procedure to be followed and the reasons for coming to such conclusion.	No
If the property has been transferred by way of gift/settlement deed, whether.	N.A.
A the gift/settlement deed is duly stamped and registered;	N.A.
B the gift/settlement deed has been attested by two witness;	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;	No.
H any other aspect affecting the validity of the title passed through the gift/settlement deed	N.A.
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.	No
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 mortgageable 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.
Whether the title documents include any testamentary documents/ wills? A in case of wills, whether the will is registered will or unregistered will?	No
B whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
C whether the property is mutated on the basis of will?	N.A.
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.
A whether the property is subject to any wakf right?	NO
B whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
C precautions/permissions, if any in respect of the above cases for creation of mortgage	N.A.
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?	N.A.
A whether the property belongs to any trust or is subject to the rights of any trust?	NO


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b) Down house property

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Total covered area is 418.92 square meter

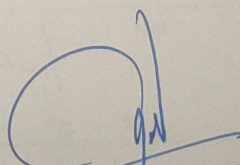
B whether the trust is a private of public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
C IF so additional precautions /permissions to be obtained for creation of valid mortgage?	N.A.
D requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
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.	1-The schedule property is declared as non-agricultural land by Assistant Collector First Class Vide order dated 19-07-2008 passed in case no 202/2008 in M/S Satya Homes v/s State u/s 143 UPZA Act. 2-The schedule property was declared as industrial land vide Government Order (GO) no 335(II)/Au./07-Udyog/06-07 dated 20-11-2006.
B in case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
C in the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A. as above
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.	N.A.
A whether the property is subject to any pending or proposed land acquisition proceeding?	N.A.
B whether any search/enquiry is made with the land acquisition office and the outcome of such search/enquiry.	N.A.
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?	N.A.
C whether the title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	N.A.

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c) Extent/area including plinth/built up area in case of House property

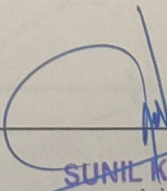
Total covered area is 418.92 square meter

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.
li whether the POA is a registered one?	N.A.
lii whether the POA is a a special or general one?	N.A.
lv whether the POA contains a specific authority for execution of title document in question?	N.A.
F whether the POA 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 comments on the genuineness of POA?	N.A.
H the unequivocal opinion on the enforceability and validity of the POA?	N.A.
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 property executed/stamped/authenticated in terms of the law of the place, where it is executed.	No
If the property is a flat/apartment or residential/commercial complex, check and comment on the following: A promoter's /land owner's title to the land/building; B development agreement/power of attorney; C extent of authority of the developer/builder;	N.A.



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<p>D independent title verification of the land/and/or building in question;</p> <p>E agreement for sale (duly registered);</p> <p>F payment of proper stamp duty;</p> <p>G requirement of registration of sale agreement, development agreement POA, etc;</p> <p>H approval of building plan, permission of appropriate/local authority, etc;</p> <p>I conveyance in favour of society/condominium concerned;</p> <p>J occupancy certificate/allotment letter/letter of possession;</p> <p>K membership details in the society etc;</p> <p>L share certificates;</p> <p>M no objection letter from the society;</p> <p>N all legal requirement under the local/municipal laws, regarding ownership of flats/apartments/building regulations, development control regulation, co-operative societies' laws etc;</p> <p>O requirements for nothing the bank charges on the records of the housing society, if any;</p> <p>P if the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>Q whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc</p>	
<p>Encumbrances, attachments, and/or claims whether of government, central or state or other local authorities or third party claims, liens etc. and details there of.</p>	<p>I have inspected record Index 2nd in the office of Sub-Registrar Roorkee for period of 30 years 01.01.1991 to 2022 up to date and found this property is clear, marketable and free from any recorded encumbrance except lien of <u>The schedule property has already been mortgaged in favour of SBI by way of Equitable Mortgage.</u></p>
<p>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.</p>	<p>There is no system of issue of encumbrance certificate in the State of Uttarakhand I have inspected index- 2 for 30 years in S.R. Office, Roorkee.</p> <p>The schedule property is free from any recorded encumbrance except lien of <u>of SBI B.O. SME, CIVIL LINES, ROORKEE by way of Equitable Mortgage.</u></p>
<p>Details regarding property/tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</p>	<p>No</p>
<p>A urban land ceiling clearance, whether required and if so, details thereon.</p> <p>B whether no objection certificate under the income tax act is required/ obtained.</p>	<p>No</p> <p>N.A.</p>


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Details of RTC extracts/mutation extracts/katha extracts pertaining to the property in question.	The name of present owner is mutated in the revenue record.
Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	The name of present owner is mutated in the revenue record.
A whether the property offered as security is clearly demarcated? B whether the demarcation/partition of the property is legally valid? C whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).	The property offered as security is clearly demarcated. YES YES
Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? 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.	Yes
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
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 documents 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)	The value report is not available.
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
Whether the bank will be able to enforce SARFESI Act, if required against the property offered as security? Property is SARFAESI compliant(Y/N)	YES Yes

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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.
Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases;	N.A.
Additional aspects relevant for investigation of title as per local laws.	N.A.
Additional suggestions, if any to safeguard the interest of bank/ensuring the perfection of security.	No
The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S ANNIKA POWER SYSTEM registered office B-97/4, Subhash Nagar, Roorkee, Pargana & Tehsil Roorkee, District Haridwar through partner Smt. Anita Rana W/o Sh. Hem Singh & Sh. Hem Singh S/o Sh. Pitamber Singh both R/o B-97/4, Subhash Nagar, Roorkee, Haridwar.
Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?Y/N	No
Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No
Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

Columns/items to be completed/ commented by the panel advocate)

03/12/2022

Roorkee

Submitted by
Sunil Kumar Goyal
Advocate & Notary

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/ (ies) and offered as security by way of * **Equitable Mortgage** (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government offices/Sub-Registrar (s) Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of the property Municipal/Land Records/ Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certified (EC). I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01/01/1991 to 2022 up to date pertaining to the Immovable Property/(ies) covered by above said Title Deeds.** The property is free from all Encumbrances **except lien of SBI B.O. SME, CIVIL LINES, ROORKEE.**

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable)

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

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, **M/S ANNIKA POWER SYSTEM registered office B-97/4, Subhash Nagar, Roorkee, Pargana & Tehsil Roorkee, District Haridwar already mortgaged with SBI B.O. SME, CIVIL LINES, ROORKEE.**

9. I certify that **M/S ANNIKA POWER SYSTEM registered office B-97/4, Subhash Nagar, Roorkee, Pargana & Tehsil Roorkee, District Haridwar** has / have an absolute, clear and Marketable title over the Schedule property/ (ies).

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

I further certify that the above title deeds are genuine and a valid mortgage can be created

1-Original Sale Deed dated 26.12.2012 bahi No. 1 zild no 2496 pages 201-234 document no. 15582 registered on 26.12.2012 with The Office of Sub Registrar Roorkee.

2-Original Sale Deed dated 11.05.2012 bahi No. 1 zild no 2140 pages 379-416 document no. 5555 registered on 11.05.2012 with The Office of Sub Registrar Roorkee.

3-Certified copy of Sale Deed dated 20.12.2007 bahi No. 1 zild no 330 pages 379-416 document no. 13155 registered on 20.12.2007 with The Office of Sub Registrar Roorkee.

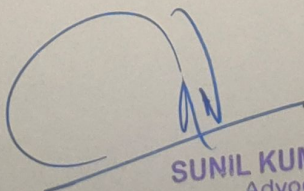
and the said Mortgage would be enforceable.

4-Extract of Khatauni of khasra no.980 and 981 villages Salempur Rajputan Parg. & Tehsil Roorkee Distt. Haridwar.

5-Affidavit of borrower/present owner named above.

6--7-0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only

There are no legal impediments for creation of the mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/Rules in force.



SUNIL KUMAR GOYAL
Advocate & Notary
Chamber No.-46
Tehsil Compound
Roorkee, Distt. Haridwar

SCHEDULE OF THE PROPERTY/IES

According to extract of Khatauni of Fasli Year 1415-1420 land khata no. 114 khasra no. 980 area 723.434 square meter i.e. 0.0724 hectare & 981/1 area 118 meter i.e. 0.0118 hectare. Total area 842 square meter i.e. 0.0842 hectare measuring East – 62 feet, West- 62 feet, North – 146.12 feet & South - 146.12 feet. Total area 9060 square feet i.e. 842 square meter having one hall and one room, pantry and one other room and office and store and guard room and penal room and one store etc total covered area is 445.85 square meter situated at Village Salempur Rajputan, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar bounded and butted as follows-

East- Field of Nathi Ram,

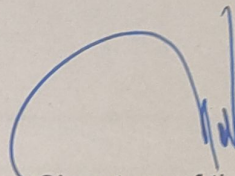
West- Road 4 gathe wide,

North- Factory Aditya Power device India.

South- Plot of Sh. Umesh Chand Goel.

Place: Roorkee

Date : 03/12/2022



Signature of the Advocate

SUNIL KUMAR GOYAL
Advocate & Notary
Chamber No.-46
Tehsil Compound
Roorkee, Distt. Haridwar

15582

6-1, A-(5)



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(विक्रय-पत्र)

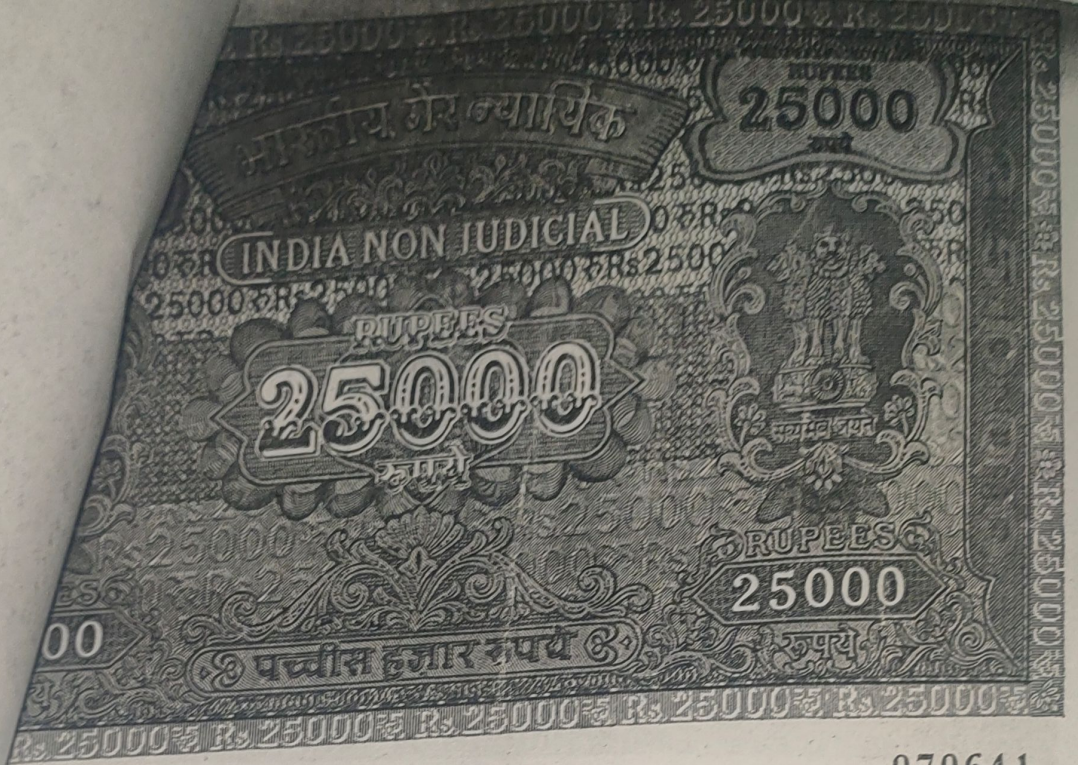
- विलेख पत्र का प्रकार - विक्रय पत्र
- प्रतिफल - रुपये 55,00,000-00 (रुपये पचपन लाख)
- बाजारी मालियत - रुपये 56,24,000-00 (रुपये छपन लाख)
4. स्टाम्प शुल्क - चौबिस हजार)
रुपये 2,81,200-00 (रुपये दो लाख इक्यासी हजार दो सौ)
5. अनुबन्ध पत्र पर अदा स्टाम्प शुल्क - कोई नहीं
6. वर्तमान में अदा स्टाम्प शुल्क - रुपये 2,81,200-00 (रुपये दो लाख इक्यासी हजार दो सौ)
7. स्टाम्प शीटों की संख्या - 15 किंते
8. वार्षिक लगान - लागू नहीं।
9. विक्रीत भूमि का विवरण - उद्धरण खतौनी 1415-1420 फसली के अनुसार खाता 114 के खसरा नम्बर 980 रकबई 723.434 वर्गमीटर अर्थात 0.0724 है० व 981/1 रकबई 118 वर्गमीटर यानि 0.0118 कुल क्षेत्रफल 842 वर्गमीटर अर्थात 0.0842 है० स्थित ग्राम सलेमपुर राजपुतान, परगना भगवानपुर, तहसील रुड़की जिला हरिद्वार, (उत्तरांचल) मय उस पर बने निर्माण

Chauhan
Advocate
B.Sc., LL.B
No. 4367/88
Roorkee

Arundh Singh Chauhan
Advocate
B.Sc., LL.B
No. 4367/88
Roorkee

Arundh Singh Chauhan
Advocate
B.Sc., LL.B
No. 4367/88
Roorkee





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0. प्रयोजन -
1. रेट -

जिसका कुल क्षेत्रफल 445.85 वर्गमीटर है जिसकी छत आर0सी0सी0 निर्मित है तथा चार दीवारी जिसकी कुल लम्बाई 79.25 मीटर व ऊचाई 2 मीटर है जिसका कुल क्षेत्रफल 158.50 वर्गमीटर होता है। औद्योगिक प्रयोजन हेतु क्रय की गयी है। पृष्ठ संख्या 11 क्रमांक 10, कॉलम 1 के अनुसार कृषि भूमि की दर 32,00,000.00 (बत्तीस लाख रु0) प्रति हैक्टेयर निर्धारित है परन्तु विक्रीत सम्पत्ति औद्योगिक प्रयोजन हेतु क्रय की जा रही है तथा मूल्य सूची दिनांकित 1 अप्रैल 2012 के पृष्ठ 47 के क्रमांक 5 के अनुसार औद्योगिक भूमि का रेट रु0 2250-00 प्रति वर्गमीटर निर्धारित है जिसके अनुसार विक्रीत भूमि की मालियत रु0 18,94,500-00 बनती है, तथा जिस पर 445.85 वर्गमीटर का आर0सी0सी0 युक्त निर्माण है जिसका रेट 8150-00 प्रतिवर्गमीटर निर्धारित है जिससे निर्मित क्षेत्रफल की मालियत 36,33,678-00 रुपये बनती है तथा जिसमें कुल बाउण्ड्रीवाल बनी है जिसकी कुल लम्बाई 79.25 मीटर है व ऊचाई 2 मीटर है जिसका

4.

Signature

Amity

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कुल क्षेत्रफल 158.50 वर्गमीटर होता है जिसका रेट 600-00 रुपये प्रतिवर्गमीटर निर्धारित है जिसकी मालियत 95,100-00 रुपये इस प्रकार कुल मालियत 56,23,2278-00 रुपये बनती है जिस पर 5 प्रतिशत की दर से रु0 2,81,200-00 का स्टाम्प शुल्क अपेक्षित है जो क्रेता द्वारा अदा किया जा रहा है।

1. भूमि आवास एवं विकास शुल्क के अन्दर है।
2. विक्रेता अनुसूचित जाति या अनुसूचित जन जाति के व्यक्ति नहीं है।
3. विक्रीत भूमि का पक्षकारों के मध्य कोई इकरारनामा नहीं हुआ है।
4. विक्रीत भूमि पट्टे की भूमि नहीं है और न ही नजूल की सम्पत्ति है।
5. चकबन्दी चल रही है अथवा नहीं- नहीं
6. स्वामित्व का आधार- विक्रीत सम्पत्ति मुझ विक्रेता ने द्वारा विक्रय पत्र संख्या 5555 दिनांकित 11-05-2012ई0 के द्वारा क्रय की हुई है।
7. विक्रीत सम्पत्ति राष्ट्रीय राजमार्ग रुडकी-देहरादून से लगभग 2 कि0मी0 व मुख्य मार्ग से लगभग 200 मीटर से अधिक दूरी पर है।
8. विक्रीत सम्पत्ति औद्योगिक प्रयोजनार्थ क्रय की जा रही है तथा विक्रीत भूमि को औद्योगिक विकास विभाग उत्तराखण्ड शासन के पत्रांक संख्या 335(II)/औ0वि0/07-उद्योग/06-07



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न्यायाधिकारी

- दिनांकित 20 नवम्बर 2006 के द्वारा औद्योगिक क्षेत्र घोषित किया जा चुका है तथा क्रेता उत्तराखण्ड (उत्तर प्रदेश) ज०वि० एवं भू० व्यवस्था अधिनियम के अन्तर्गत भूमि क्रय करने के लिए सक्षम है।
- 20- विक्रीत सम्पत्ति को उपजिलाधिकारी/सहायक कलेक्टर प्रथम श्रेणी रुडकी के द्वारा वाद संख्या 202/2008 मैसर्स सत्या होम एप्लाइन्सेस बनाम उत्तराखण्ड सरकार अन्तर्गत धारा 143 ज०वि० एवं भू०व्य० अधिनियम में पारित आदेश दिनांकित 19-07-2008 के द्वारा अकृषि भूमि औद्योगिक प्रयोजनार्थ प्रयोग में लाना घोषित किया जा चुका है।
21. विक्रय पत्र में जहां-जहां पर भी शब्द क्रेता एवं विक्रेता का प्रयोग है उसका तात्पर्य उनके उत्तराधिकारी, वारिस, प्रतिनिधि, स्थानापन एवं विधिद्वारा स्थापित व्यक्ति से पढ़ा एवं समझा जायेगा।
22. नाम विक्रेता- मैसर्स स्टार होम एप्लाइन्सेस (पैन ए सी सी एफ एस 6449 पी) कार्यालय खसरा नम्बर 980-981/1, सलेमपुर राजपुताना परगना भगवानपुर तहसील रुडकी जिला हरिद्वार द्वारा पार्टनर इरफान अली सैय्यद (पैन ए ए जे पी एस 4714 व्यू) व फुरकान अली सैय्यद (पैन ए बी बी पी एस 2126 बी) पुत्रगण अहमद अली सैय्यद निवासीगण 3 सी/201, दामोदर पार्क एल०बी०सी० मार्ग घाटकोपर वेस्ट मुम्बई-400086 (मैसर्स स्टार होम एप्लाइन्सेस में हम विक्रेतागण के अलावा अन्य कोई पार्टनर नहीं है।)



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- 23- नाम- क्रेता- मैसर्स अनीका पावर सिस्टम (M/S ANNKA POWER SYSTEM) पंजीकृत कार्यालय बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पैन ए ए डब्लू एफ ए 5142 के) द्वारा पार्टनर श्रीमती अनीता राणा पत्नी श्री हेम सिंह निवासी बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पहचान पत्र संख्या वाई आर ई 0152025) व श्री हेम सिंह पुत्र श्री पितम्बर सिंह निवासी बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पहचान पत्र संख्या वाई ई आर 0152017)

यह कि यह विक्रय पत्र विक्रेता एवं क्रेता के मध्य आज दिनांक 26-12-2012 को कार्यालय उपनिबन्धक रुडकी में निष्पादित कर पंजीकृत कराया जा रहा है।

विदित हो कि विक्रेता मैसर्स स्टार होम एप्लाइन्सेस (पैन ए सी सी एफ एस 6449 पी) कार्यालय खसरा नम्बर 980-981/1, सलेमपुर राजपुताना परगना भगवानपुर तहसील रुडकी जिला हरिद्वार द्वारा पार्टनर इरफान अली सैय्यद (पैन ए ए जे पी एस 4714 क्यू) व फुरकान अली सैय्यद (पैन ए बी बी पी एस 2126 बी) पुत्रगण अहमद अली सैय्यद निवासीगण 3 सी/201, दामोदर पार्क एल0बी0सी0 मार्ग घाटकोपर वेस्ट मुम्बई-400086 के है और, विक्रीत सम्पत्ति जिसका विवरण विलेख पत्र के अन्त में दिया गया है, के मालिक स्वामी काबिज



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व संक्रमणिय भूमिधर है जो इस समय तक हर प्रकार के भार एवं प्रतिबन्ध से मुक्त है, जिसको हमने आज से पूर्व किसी व्यक्ति, संस्था, सोसायटी, या कम्पनी आदि को हस्तांतरित नहीं किया हुआ है, और न ही किसी व्यक्ति, संस्था, सोसायटी, कम्पनी, या बैंक आदि के हित में बन्धक किया हुआ है, और न ही कोई ऋण आदि किसी सरकारी बैंक या अर्द्ध सरकारी बैंक या को-आपरेटिव बैंक, प्राइवेट बैंक या अन्य किसी वित्तीय संस्था से लिया हुआ है तथा न ही किसी को विक्रय किया है और न ही किसी के हित में विक्रय करने का अनुबन्ध लिखित या मौखिक किया हुआ है, विक्रीत सम्पत्ति हम विक्रेता विक्रय पत्र लिखित तिथि 11-05-2012 के द्वारा मैसर्स सत्या होम एप्लाइन्सेस द्वारा प्रोपराईटर श्री देवेन्द्र गोयल पुत्र स्व० श्री सत्य प्रकाश निवासी एस०एफ०-13 शास्त्रीनगर गाजियाबाद उत्तर प्रदेश से क्रय की थी विक्रय पत्र का पंजीकरण उपनिबन्ध का कार्यालय रुडकी में बही नं० 1 जिल्द 2140 के पृष्ठ 379 से 416 में नम्बर 5555 पर दिनांक 11-05-2012 ई० को हुआ है तथा राजस्व अभिलेखों में हम विक्रेता का नाम अंकित हो चुका है क्रय करने के बाद उक्त भूमि पर हम विक्रेता ने पूर्व बने निर्माण में परिवर्तन किया तथा अन्य निर्माण किया मगर अब किन्ही कारण वश उद्योग को चलाने में असमर्थ है इस कारण कुल सम्पत्ति मय उस पर बने निर्माण विक्रय कर रहे है हम विक्रेतागण यह भी स्पष्ट करते है कि विक्रीत सम्पत्ति मैसर्स सत्या होम एप्लाइन्स ने बशमूल दीगर सम्पत्ति विक्रय पत्र संख्या 13155 लिखित तिथि 20-12-2007

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के द्वारा श्रीमती चमन देई पत्नी स्व० श्री रामनिवास निवासी ग्राम दुधली तहसील देवबन्द जिला सहारपुर उत्तर प्रदेश से क्रय की थी तथा राजस्व अभिलेखों में मैसर्स सत्या होम का नाम अंकित हो चुका था तथा मैसर्स सत्या होम एप्लाइन्स ने क्रय की गयी सम्पत्ति में से भूमि खसरा नम्बर 980 कुल क्षेत्रफल 0.1189 है० में से 465.566 वर्गमीटर भूमि तथा खसरा नम्बर 981/1 क्षेत्रफल 0.0518 है० में से 400 वर्गमीटर भूमि विक्रय पत्र लिखित तिथि 23-10-2009 ई० के द्वारा जिसका पंजीकरण उपनिबन्धक कार्यालय रुडकी में बही नं० 1 जिल्द 964 के पृष्ठ 339-370 में नम्बर 7477 पर दिनांक 23-10-2009 को हुआ है आदित्य पावर डिवार्सिस (इण्डिया) को विक्रय कर दी थी तथा शेष भूमि एवं उस पर बने निर्माण को हम विक्रेतागण को विक्रय पत्र संख्या 5555 दिनांकित 11-05-2012 के द्वारा विक्रय कर दिया था, कर दिया था जिसे इस विक्रय पत्र के द्वारा विक्रय किया जा रहा है हम विक्रेता यह भी स्पष्ट करते हैं कि विक्रीत सम्पत्ति के हम विक्रेता एक मात्र काबिज स्वामी व अधिकारी हैं जिसमें कोई अन्य साझी या भागीदार नहीं है। हम विक्रेता की सम्पत्ति हर प्रकार से पाक साफ है तथा हम विक्रेता का स्वामित्व बाजार में विक्रय किये जाने योग्य है और हम विक्रेता के अलावा विक्रीत भूमि में अन्य कोई साझी या भागी प्रत्यक्ष या अप्रत्यक्ष रूप से नहीं है तथा हम विक्रेता अपनी निम्न वर्णित सम्पत्ति को विधिक रूप से विक्रय एवं हस्तांतरित करने के



लिये पूर्ण रूप से सक्षम है। यकीन हर प्रकार का दिलाकर हम विक्रेता ने निम्नलिखित सम्पत्ति को अपनी मन बुद्धि व इन्द्रियों की स्वस्थ दिशा में बिना किसी जोर दबाव एवं भय के स्वेच्छा से बदले मुबलिग रुपये 55,00,000-00 (रुपये पचपन लाख मात्र) में हाथ मैसर्स अन्नीका पावर सिस्टम (M/S ANNIKA POWER SYSTEM) पंजीकृत कार्यालय बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पैन ए ए डब्लू एफ ए 5142 के) द्वारा पार्टनर श्रीमती अनीता राणा पत्नी श्री हेम सिंह निवासी बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पहचान पत्र संख्या वाई आर ई 0152025) व श्री हेम सिंह पुत्र श्री पितम्बर सिंह निवासी बी-97/4 सुभाषनगर रुडकी परगना व तहसील रुडकी जिला हरिद्वार (पहचान पत्र संख्या वाई ई आर 0152017) को विक्रय व हस्तांतरित कर दी है, तथा कुल मूल्य राशि क्रेता महोदय से प्राप्त कर ली है प्राप्ति का विवरण विलेख पत्र के अन्त में दिया है, अब इसके बाद कोई मूल्य राशि क्रेता महोदय के जिम्मे शेष नहीं रही है, और न ही भविष्य में होगी। विक्रेता ने विक्रीत सम्पत्ति से अपना कब्जा व दखल हर प्रकार से हटा लिया है, तथा मौके पर फर्म क्रेता महोदय का कब्जा अपने समान करा दिया है, अब क्रेता महोदय को अधिकार होगा कि वह क्रय की गई सम्पत्ति को जिस प्रकार चाहे अपने भोग, उपभोग

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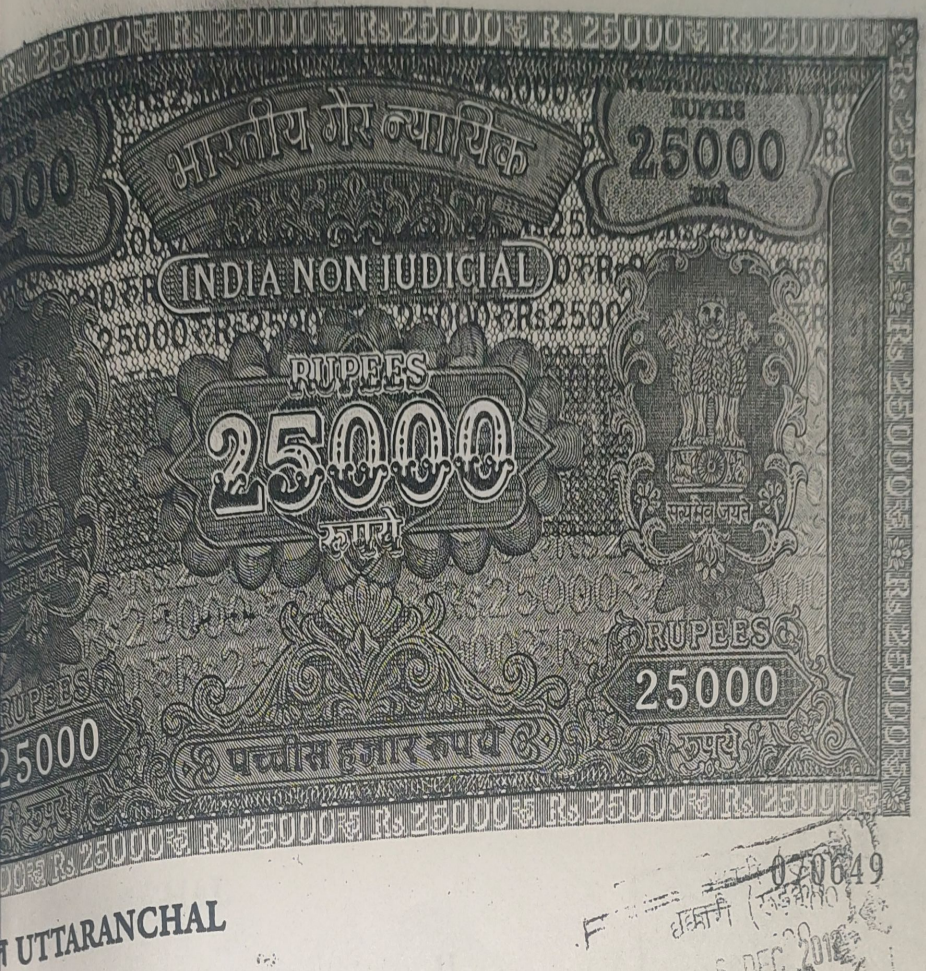
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एवं प्रयोग में लावे और लाभ हर प्रकार से प्राप्त करे, अब फर्म विक्रेता का एवं उत्तराधिकारीगण का विक्रीत सम्पत्ति से कोई सम्बन्ध या वास्ता किसी प्रकार का नहीं रहा, और न ही भविष्य में होगा। विक्रेता यह भी स्पष्ट करते हैं कि विक्रीत सम्पत्ति हर प्रकार से पाक-साफ है, तथा इसके सम्बन्ध में कहीं पर भी किसी भी न्यायालय में कोई वाद विवाद स्वामित्व के सम्बन्ध में या स्टाम्प अपवचना के सम्बन्ध में विचाराधीन नहीं है और न ही उद्योग विभाग आयकर विभाग बिक्री कर विभाग सम्पदा कर विभाग या जिला पंचायत आदि का कोई कर बकाया है और यदि कोई पाया जाता है तो उसकी समस्त जिम्मेदारी मुझ विक्रेता की होगी, और यदि भविष्य में किसी वाद-विवाद के कारण या विक्रेता के स्वामित्व दोष के कारण या किसी नुक्स कानूनी के कारण या उत्तराखण्ड राज्य के भूराजस्व विधि के कारण कुल सम्पत्ति या कुल का कुछ अंश क्रेता महोदय के कब्जे व अधिकार से निकल जाता है तो क्रेता महोदय को अधिकार होगा कि वह अपनी कुल मूल्य राशि या कुल मूल्य राशि का कुछ अंश मय हर्जा व खर्चा व लागत निर्माण जिसे क्रेता भविष्य में करेगा जिस प्रकार चाहे हम विक्रेता से या हमारे उत्तराधिकारीगण से, या जायदाद से वसूल कर ले, हम विक्रेता को तथा हमारे उत्तराधिकारीगण को कोई आपत्ति या उजर किसी प्रकार नहीं होगा। विक्रेता यह भी स्पष्ट करते हैं कि विक्रीत भूमि पर कोई ग्राम पंचायत, जिला पंचायत एवं भू-राजस्व, लगान तथा किसी व्यक्ति,



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सोसायटी, बैंक, सरकारी या अर्द्धसरकारी या प्राइवेट बैंक या किसी वित्तीय संस्था की देनदारी या बकाया नहीं है, यदि आज से पूर्व की कोई देनदारी पायी जाती है, तो उसे अदा करने की पूर्ण जिम्मेदारी हम विक्रेता की होगी, आज के बाद की समस्त जिम्मेदारी क्रेता महोदय की होगी। विक्रेता यह भी स्वीकार करते हैं कि हस्ब मंशा कानून जो भी जिम्मेदारी एक विक्रेता पर आयद होती हैं विक्रेता उन सब के पूर्ण रूप से पाबंद व जिम्मेदार होंगे एवं रहेंगे तथा राजस्व अभिलेखों में अपने नाम के स्थान पर क्रेता महोदय का नाम दर्ज कराने में अपना पूर्ण सहयोग हर प्रकार का प्रदान करेंगे और यदि क्रेता को हम विक्रेता की ओर से किसी हस्ताक्षर की या अनापत्ति प्रमाण पत्र की आवश्यकता पड़ती है तो हम विक्रेता बनाकर देने के लिये जिम्मेदार रहेंगे एवं उसका कारण बनूँगे। विक्रीत भूमि इस समय औद्योगिक भूमि घोषित है और जिसमें कोई पेड या नलकूप नहीं है, और इस समय अपने समस्त हक एवं हकूक सहित मय निर्माण विक्रय की जा रही है विक्रय-पत्र के बाद विक्रीत भूमि में हम विक्रेता का कोई हक व हिस्सा शेष नहीं रहा है और न ही भविष्य में होगा। मैं जुमला हक-हकूक हर प्रकार सहित।



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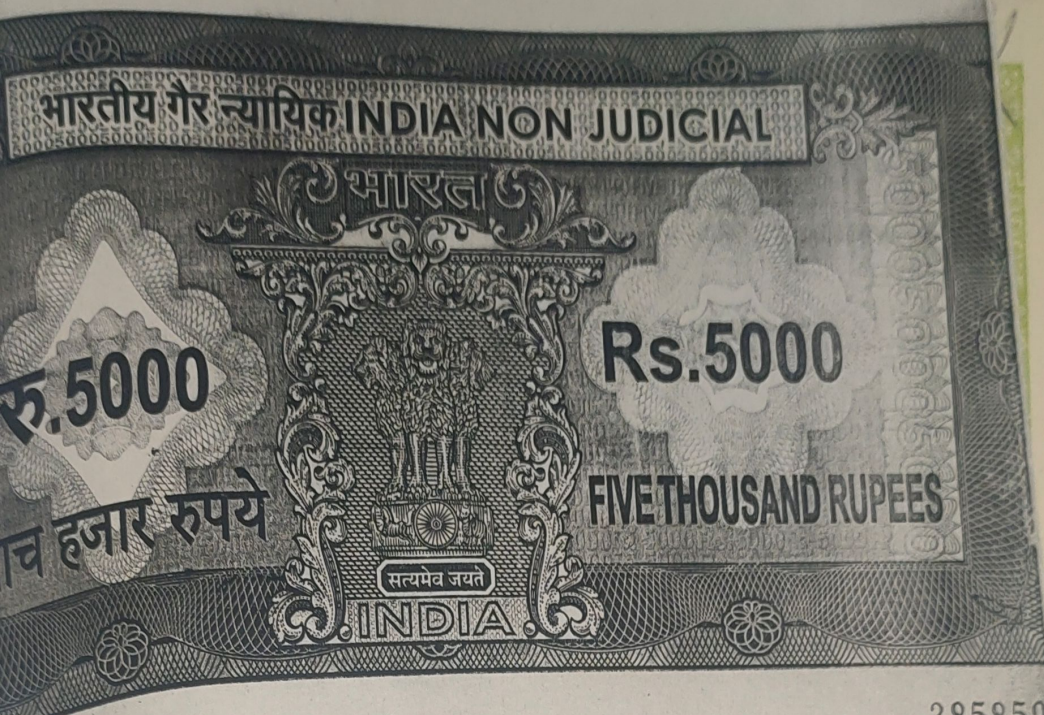
विवरण सम्पत्ति-उद्धरण खतौनी 1415-1420 फसली के अनुसार खाता 114 के खसरा नम्बर 980 रकबई 723.434 वर्गमीटर अर्थात 0.0724 है 0 व 981/1 रकबई 118 वर्गमीटर यानि 0.0118 कुल दो किते कुल क्षेत्रफल 842 वर्गमीटर अर्थात 0.0842 है 0 स्थित ग्राम सलेमपुर राजपुतान, परगना भगवानपुर, तहसील रूडकी जिला हरिद्वार, (उत्तराखण्ड) जिसकी पैमाईश पूरब में 62 फुट, पश्चिम में 62 फुट, उत्तर में 146.12 फुट, दक्षिण में 146.12 कुल क्षेत्रफल 9060 वर्गफुट यानि 842 वर्गमीटर जिसके हद्द पूरब में खेत नाथीराम, पश्चिम में रास्ता लगभग 4 गट्टे चौड़ा, उत्तर में सम्पत्ति आदित्य पावर डिवाइसिस (इण्डिया), दक्षिण में प्लाट उमेश चन्द गोयल है जो सत्या होम एप्लाइसिस को विक्रय किया हुआ है, जिसके अन्दर भूतल पर एक हाल व एक कमरा व पैन्ट्री व एक अन्य कमरा एक ऑफिस व एक स्टोर व गार्ड रूम व पैन्ल रूम व अन्य कमरा व एक स्टोर बना है जिसका कुल कवर्ड क्षेत्रफल 418.92 वर्गमीटर है और जिसकी छत आर0सी0सी0 से निर्मित है शेष खाली भूमि है। खाली भूमि की बाउण्ड्रीवाल बनी है जिसकी कुल लम्बाई 79.25 मीटर व ऊचाई 2 मीटर है जिसका कुल क्षेत्रफल 158.50 वर्गमीटर है तथा प्रथम तल पर एक कमरा बना है जिसका कुल क्षेत्रफल 26.93 वर्गमीटर है इस प्रकार कुल कवर्ड क्षेत्रफल 445.85 वर्गमीटर है स्पष्ट विवरण हेतु

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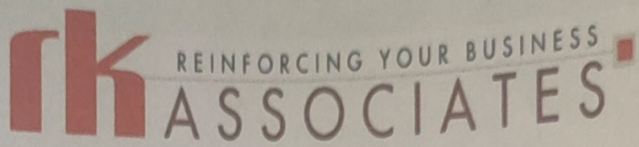
मानचित्र साथ में संलग्न है जो विक्रय पत्र का भाग है। विक्रय पत्र के बाद अब विक्रीत सम्पत्ति में मुझ विक्रेता का कोई हक व हिस्सा शेष नहीं है और न ही भविष्य में होगा।
विवरण प्राप्ति मूल्यराशि- कुल मूल्यराशि मुबलिग रुपये 55,00,000-00 (पचपन लाख रुपये) में से अंकन 7,50,000-00 रुपये बैंक नम्बर 974641 दिनांकित 07-11-2012 भारतीय स्टेट बैंक शाखा सिविल लाईन रुडकी के द्वारा व 25,00,000-00 यूटीआई नम्बर एस.बी.आई.एन.एच 12331302880 दिनांकित 26-11-2012 के द्वारा प्राप्त कर चुका हूँ तथा शेष अंकन 22,50,000-00 रुपये बैंकर्स चेक संख्या 975836 दिनांकित 26-12-2012 शाखा भारतीय स्टेट बैंक रुडकी के द्वारा क्रेता महोदय से प्राप्त कर लिये है प्राप्ति को उपनिबन्धक महोदय रुडकी के समक्ष स्वीकार करता हूँ। अब इसके बाद हम विक्रेता की कोई मूल्य राशि क्रेता के जिम्मे शेष नहीं रही और नहीं भविष्य में होगी।

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• Valuers • Industrial & FII Consultants • Chartered Engineers • NPA Management
• Account Monitoring • Industry/ Rehabilitation Consultants • Projects Consultants

HEAD OFFICE

Moh – Sinzai, Shahajahnapur (UP)
Mobile No. 9651070248, 9452886191
Email: - valuers.spn@rkassociates.org

File No. : VR/SBI/2832/12/2021

Dated: 21.12.2021

ASSESSMENT REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

KHATA NO.114, KHASRA NO.980M & 981/1, VILLAGE – SALEMPUR
RAJPUTANA (SALEMPUR INDUSTRIAL AREA), TEHSIL- ROORKEE, DISTRICT
– HARIDWAR (U.K)

OWNER's

M/S – ANNIKA POWER SYSTEM THROUGH ITS PARTNER SMT.ANITA RANA
W/O SH. HEM SINGH & SH. HEM SINGH S/O SH. PITAMBER SINGH

A/C: M/S – ANNIKA POWER SYSTEM

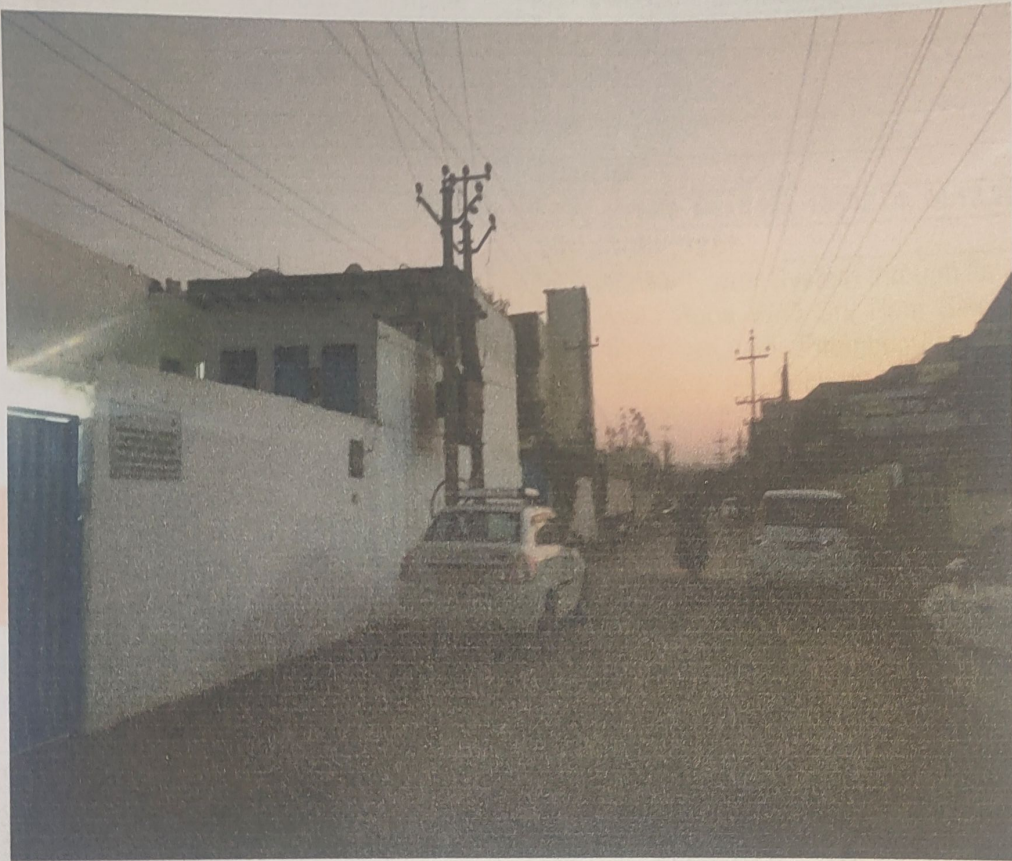
REPORT PREPARED FOR

ON BEHALF OF STATE BANK OF INDIA SME, CIVIL LINES ROORKEE BRANCH
DISTRICT – HARIDWAR (UK) AS PAPER DEEDS INFORMATION PROVIDE BY BANK
OPINION AND MAXIMUM PROSPECTIVE ASSESSMENT IS SUBMITTED

****Important - In case of any query/ issue or escalation you may please contact Incident Manager:**
valuers.spnrkassociates.org. We would appreciate your feedback in order to improve our services.

Opinion report based on documents given by bank / owner side

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

KHATA NO.114, KHASRA NO.980M & 981/1, VILLAGE – SALEMPUR
RAJPUTANA (SALEMPUR INDUSTRIAL AREA), TEHSIL- ROORKEE, DISTRICT
– HARIDWAR (U.K)



Annexure - E
Checklist for scrutiny of TIR by the branches/ operating units

Officials scrutinizing the TIR need to verify and examine each and every columns/paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such a scrutiny.

Name of the borrower : **M/s ANNIKA POWER SYSTEM**

Name of the Advocate submitted the TIR1-Sh. Gyaneshwar Thakral dt 13.11.2019
TIR2-Sh. Praveen Kumar dt 29.08.2020

Page No: $\frac{3}{17}$

Opinion report based on documents given by bank / owner side

TO,
CHIEF MANAGER
STATE BANK OF INDIA
SME ROORKEE
DISTRICT: HARIDWAR U.K.
SURVEYOR: MR. DEEPAK GOSWAMI

CURRENT – PRICE ASSESSMENT ONLY OPINION – REPORT
(IN RESPECT OF LAND / SITE AND BUILDING)

I. GENERAL		
1.	Purpose for which the valuation is made	Re- Valuation for Housing / TL/ CC Limit
2.	a) Date of inspection	: 29.11.2021
	b) Date on which the valuation is made	: 21.12.2021
3.	List of documents produced for perusal	
	i)	: Site visit
	ii)	: Copy of Sale Deed No. 15582 Dt. 26.12.2012
	iii)	: Site photo graph
4.	Name of the Owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/S- Annika Power System through its Partner Smt. Anita Rana W/O Sh. Hem Singh & Sh. Hem Singh S/O Sh. Pitamber Singh R/O B-97/4, Mohalla – Subhash Nagar, Tehsil – Roorkee, District – Haridwar (UK) Company Ownership
5.	Brief description of the property (Including leasehold/freehold etc.)	This is Ground Floor Industrial Property under Valuation (Freehold)
6.	Location of property	
	a) Plot No. / Survey No.	: Khasra No.980m & 981/1,
	b) Door No.	: NA
	c) T. S. No. / Village	: Salempur Rajputana (Salempur Industrial Area)
	d) Ward / Taluka	: Roorkee
	e) Mandal / District	: Haridwar U.K
7.	Postal address of the property	Khata No.114, Kharsa No.980m & 981/1, Village – Salempur Rajputana (Salempur Industrial Area), Tehsil – Roorkee, District – Haridwar U.K
8.	City / Town	: City U.K
	Residential Area	: No
	Commercial Area	: No
	Industrial Area	: Industrial Area
9.	Classification of the area	
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Rural
10.	Coming under Corporation limit/ Village Panchayat / Municipality	: Village Panchayat
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban	: No

Opinion report based on documents given by bank / owner side

	Land Ceiling Act) or notified under agency area / scheduled area / cantonment area													
12	In case it is an agricultural land, any conversion to house site plots is contemplated													
13	Boundaries of the property	: As per Sale Deed												
	East	: Plot of Nathiram												
	West	: Rasta 9.04 mt. wide												
	North	: Factory Aditya Power device India												
	South	: Satya Home Appliances												
		As per Site												
	East	: Plot of Nathiram												
	West	: Rasta 9.04 mt. wide												
	North	: Factory Aditya Power device India												
	South	: Property of Annika Power System												
14.1	Dimensions of the site	: <table><tr><th>A</th><th>B</th></tr><tr><td>As per NEC</td><td>Actuals</td></tr><tr><td>62.0 feet</td><td>62.0 feet</td></tr><tr><td>62.0 feet</td><td>62.0 feet</td></tr><tr><td>146.12 feet</td><td>146.12 feet</td></tr><tr><td>146.12 feet</td><td>146.12 feet</td></tr></table>	A	B	As per NEC	Actuals	62.0 feet	62.0 feet	62.0 feet	62.0 feet	146.12 feet	146.12 feet	146.12 feet	146.12 feet
A	B													
As per NEC	Actuals													
62.0 feet	62.0 feet													
62.0 feet	62.0 feet													
146.12 feet	146.12 feet													
146.12 feet	146.12 feet													
	East	: 62.0 feet												
	West	: 146.12 feet												
	North	: 146.12 feet												
	South	: 146.12 feet												
15	Extent of the site	: As Per Sale Deed Area = 842.0 Sq.mt.												
16	Extent of the site considered for valuation (least of 14 A & 14 B)	: = 842.0 Sq.mt. or 9060.0 Sq.ft												
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	: Owner occupied												
II.	CHARACTERISTICS OF THE SITE	:												
1.	Classification of locality	: Industrial Locality												
2.	Development of surrounding areas	: Yes												
3.	Possibility of frequent flooding / submerging	: No												
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: All With 3.0 Kms												
5.	Level of land with topographical conditions	: Yes												
6.	Shape of land	: Rectangular												
7.	Type of use to which it can be put	: Industrial												
8.	Any usage restriction	: No												
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	: Salempur Industrial Road												
13	Width of road – is it below 20 ft. or more than 20 ft.	: 30. ft Above												
14	Is it a land – locked land?	: No												
15	Water potentiality	: Yes												

The officials scrutinizing the TIR need to verify and examine each and every columns/paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such a scrutiny.

Name of the borrower : **M/s ANNIKA POWER SYSTEM**

Submitted the TIR1-Sh. Gyaneshwar Thakral dt 13.11.2019
dt 29.08.2020

Opinion report based on documents given by bank / owner side

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16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Yes
18	Latitude, Longitude and Coordinates of the site	:	Google Map Attached
19	Advantage of the site	:	Yes
1		:	Salempur Industrial Road

Part - A (Assessment of land)

1.	Size of plot	:	
	North & South	:	
	East & West	:	NA
2.	Total extent of the plot	:	NA
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	= 842.0 Sq.mt. or 9060.0 Sq.ft Difference is due to demand & supply gap in the market
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 6500/- per Sq.mt
5.	Assessed / adopted rate of valuation	:	Rs.9000/- to Rs. 10,000/= per Sq.mt. prospective Market Rate
6.	Estimated value of land	:	= 842.0 Sq.mt X Rs.9000/- per Sq.mt Rs. 75,78,000/=

Part - B (Assessment of Building)

1.	Technical details of the building	:	
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	Load Bering and Isolated footing. Load bearing 9" & 4' 1/2" structure with base constructed on masonry & concrete slab on cement mortar.
c)	Year of construction	:	Year of Construction 2012 and Estimated Future Life 60 Year.
d)	Number of floors and height of each floor including basement, if any	:	Ground Floor and Height 15'0" approx
e)	Plinth area floor-wise	:	See detail of valuation
f)	Condition of the building	:	
	i) Exterior - Excellent, Good, Normal, Poor	:	Good
	ii) Inferior - Excellent, Good, Normal, Poor	:	Good
g)	Date of issue and validity of layout of approved map / plan	:	Map Not Approved
h)	Approved map / plan issuing authority	:	Map Not Approved
i)	Whether genuineness or authenticity of approved map / plan is verified	:	NA
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	NA



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SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

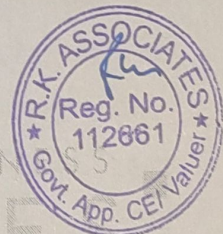
S. No.	Description	Ground floor
1.	Foundation	Isolated Footing, load Bearing 9" pillar beam column structure on 9" & 4 1/2" brick walls with base constructed on masonry & cement mortar
2.	Basement	No
3.	Superstructure	Load bearing Structure
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Framed with Glass Works & M.S Iron & Rolling Shutter.
5.	RCC works	Yes
6.	Plastering	Yes
7.	Flooring, Skirting, dadoing	PCC Flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc	PCC Flooring
9.	Roofing including weather proof course	RCC Roof & GI Shed
10.	Drainage	Yes, Internal

S. No.	Description	All floor
2.	Compound wall	: Yes
	Height	: 11' 0 "
	Length	
	Type of construction	Load bearing
3.	Electrical installation	
	Type of wiring	: Internal
	Class of fittings (superior / ordinary / poor)	: ordinary
	Number of light points	: Yes
	Fan points	: Yes
	Spare plug points	: Yes
	Any other item	: Nil
4.	Plumbing installation	
a)	No. of water closets and their type	: Yes
b)	No. of wash basins	: Yes
c)	No. of urinals	: Yes
d)	No. of bath tubs	: Nil
e)	Water meter, taps, etc.	: Nil
f)	Any other fixtures	: Nil



B. VALUATION OF BUILDING CONSTRUCTION OR BUILT-UP UNIT								
(As per existing condition, specifications and after calculating depreciation & improvements done)								
Sr. no.	Particulars of item	Roof height (in ft)	Age of building	Plinth area (in Sq.ft)	replacement rate of construction Rs.	Replacement cost Rs.	Depreciation	Net value after depreciations Rs.
i.	Ground Floor (RCC Roof) – Structure is based on Load bearing with Brick wall, RCC type roof with wooden – Door & Window, PCC Flooring, Ht. 12.0 ft							
	GF	12' 0"	09	1242.0	Rs. 1300/-	Rs.16,14,600/-	5%	Rs. 15,33,870/-
ii.	Ground Floor (Tin Shed) – Structure is based on Iron Framed Pillars and Tin Shed roof on Top with Marble Flooring Ht. 12' 0"- 2012							
	GF	12' 0"	09	4368.0	Rs. 700/-	Rs. 30,57,600/-	5%	Rs. 29,04,720/-
iii.	Ground Floor (New Tin Shed) – Structure is based on Iron Framed Pillars and Tin Shed roof on Top with Marble Flooring Ht. 12' 0"- 2012							
	GF	12' 0"	09	2800.0	Rs. 400/-	Rs. 11,20,000/-	5%	Rs. 10,64,000/-
	Total Construction value							Rs. 55,02,590/-
	Say in Round Figures							Rs. 55,00,000/-

(Rupees Fifty Five Lacs Only)



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Opinion report based on documents given by bank / owner side

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	Rs. 75,78,000/=
Part- B	Building	Rs. 55,00,000/=
Part- C	Extra Items	Nil
Part- D	Amenities	Nil
Part- E	Miscellaneous (Boundary Wall)	Nil
Part- F	Services	Nil
	Average Prospective Rate Assessment	Rs. 1,30,78,000/=
	Say	Rs. 1,30,78,000/=
	Realizable Value of the Property	Rs. 1,17,70,000/=
	Distress Value of the Property	Rs. 1,11,15,000/=
	Circle Rate Value	Rs. 1,34,00,000/=

As a result of my opinion, appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,30,78,000/- (Rupees One Crore Thirty Lacs and Seventy Eight Thousand only). The Market value of the above property as of Rs. 1,30,78,000/- (Rupees One Crore Thirty Lacs and Seventy Eight Thousand only). and the Realizable value Rs. 1,17,70,000/- (Rupees One Crore Seventeen Lacs and Seventy Thousand only). and the distress value Rs. 1,11,15,000/- (Rupees One Crore Eleven Lacs and Fifteen Thousand only).



Opinion report based on documents given by bank / owner side

DECLARATION

I hereby declare that-

- a. The information furnished in my valuation report dated 21.12.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true assessment of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 29.11.2021- The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Place : Shahjahanpur U.P.

Date : 21.12.2021

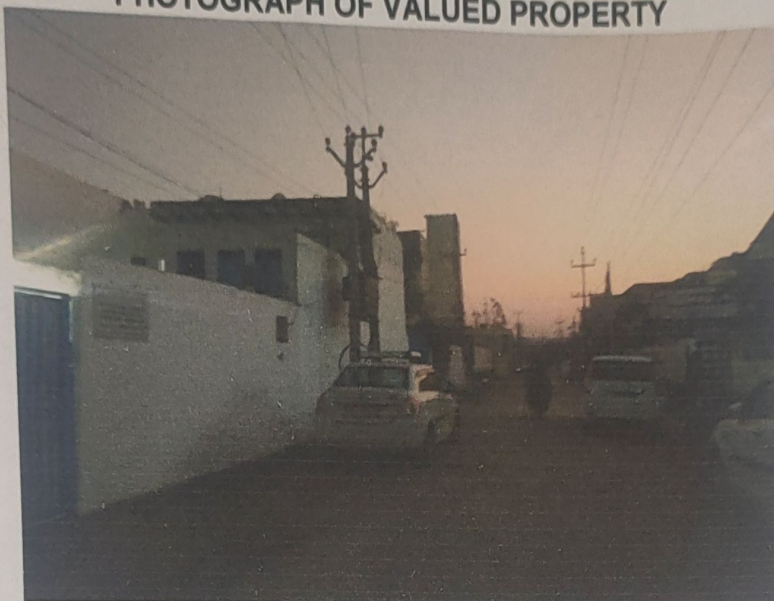


Seal of the Approved Valuer

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PHOTOGRAPH OF VALUED PROPERTY



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PHOTOGRAPH OF VALUED PROPERTY

