

PRAKASH ASSOCIATES

ARCHITECT, CONSULTING STRUCTURAL ENGINEER, GOVT. REGISTERED VALUER

B-2/2, SECTOR 18, ROHINI, DELHI - 110 089. Ph : 011 - 27882622, (M) : 09868109216

E-mail : vermaprakash10@yahoo.co.in

PRAKASH VERMA

F.I.V., M.I.E. (I)

Structural Engineer

Chartered Engineer

Govt. Approved Valuer

Cat. No. I/117/2000-01/459

Ar. SHIVANI VERMA

CA/2016/78324

M. Planning (Urban & Regional)

NIT Patna

Er. ANAND VERMA

B.E (civil)

M.E. (Infra Structure)

Thapar University

The Branch Manager

State Bank Of India

SME Dehradun

Date: 21.05.2022

VALUATION REPORT FOR IMMOVABLE PROPERTIES Invoice Reference Number: SBI/D/J/2022-23/1582

A)	GENERAL	
1.1	Purpose for which the valuation is made	: Fair Market Value
2.	a) Date of inspection	: 20.05.2022
	b) Date on which the valuation is made	: 21.05.2022
3.	List of documents produced for perusal	: Photocopy of Sale Deed Dated 07-08.2019
4.	Name of the owner(s) and his/their address(es) with phone number (details of share of each owner in case of joint ownership)	: Mrs. Prachi W/o Sh. Sanjeev Arora A/C. M/s Doon Wheel Pvt. Ltd
5.	Brief description of the property (including leasehold/freehold etc)	: This is a Part of Eastern Side property No- 20-B, Second Floor, S+G+3 comprising Second floor = 1 Drawing Room, 3 Bedroom, 1 Kitchen, 3 Toilet, 1 Washing Area, 1 Balcony Landmark.: Near Shani Mandir
6.	Location of the property	
	a) Plot No. /Survey No.	: Part of Eastern Side property No- 20-B, Second Floor, Khasra no- 232,
	b) Door No.	:
	c) T.S No./village	: Village Rajpura Chhaoni,
	d) Ward/Taluka	: -
	e) Mandal District	: Old Gupta Colony, Delhi
7.	Postal Address of the property	: Part of Eastern Side property No- 20-

Prakash Verma

		B, Second Floor, Khasra no- 232, Situated in the area of village Rajpura Chhaoni, Colony Know as Old Gupta Colony, Delhi																															
8.	City/Town	:	Delhi- 110009																														
	Residential Area	:	Residential Area																														
	Commercial Area	:	-																														
	Industrial Area	:	-																														
9.	Classification of the area																																
	a) High/Middle/Poor	:	Middle																														
	b) Urban/Semi Urban/Rural	:	Urban																														
10.	Coming Under Corporation Limit/ Village Panchayat/ Municipality	:	Municipal corporation of Delhi																														
01.	Whether covered under any State /Central Govt. enactments (e.First Urban Land Ceiling Act)or notified under agency area/scheduled area/cantonment area	:	Municipal corporation of Delhi																														
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	None																														
13.	Boundaries of the property																																
	North	:	Road																														
	South	:	Service Lane																														
	East	:	Part of Property No-20-B																														
	West	:	Others property no-19																														
14.1	Dimension of site	:	<table border="1"> <thead> <tr> <th>A</th><th>B</th></tr> <tr> <th>As per the Deed</th><th>Actuals</th></tr> </thead> <tbody> <tr> <td>North</td><td>Total Plot Area</td></tr> <tr> <td>South</td><td>300.00 Sq.yd in</td></tr> <tr> <td>East</td><td>out of Portion</td></tr> <tr> <td>West</td><td>area is 104.51</td></tr> <tr> <td></td><td>sq.mt. /125.00</td></tr> <tr> <td></td><td>Sq.yd. As per</td></tr> <tr> <td></td><td>Deed</td></tr> <tr> <td></td><td>Total Plot Area</td></tr> <tr> <td></td><td>300.00 Sq.yd in</td></tr> <tr> <td></td><td>out of Portion area</td></tr> <tr> <td></td><td>is 104.51 sq.mt.</td></tr> <tr> <td></td><td>/125.00 Sq.yd. As</td></tr> <tr> <td></td><td>per Deed</td></tr> </tbody> </table>	A	B	As per the Deed	Actuals	North	Total Plot Area	South	300.00 Sq.yd in	East	out of Portion	West	area is 104.51		sq.mt. /125.00		Sq.yd. As per		Deed		Total Plot Area		300.00 Sq.yd in		out of Portion area		is 104.51 sq.mt.		/125.00 Sq.yd. As		per Deed
A	B																																
As per the Deed	Actuals																																
North	Total Plot Area																																
South	300.00 Sq.yd in																																
East	out of Portion																																
West	area is 104.51																																
	sq.mt. /125.00																																
	Sq.yd. As per																																
	Deed																																
	Total Plot Area																																
	300.00 Sq.yd in																																
	out of Portion area																																
	is 104.51 sq.mt.																																
	/125.00 Sq.yd. As																																
	per Deed																																
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude : 28°41'34.0" N Longitude: 77°11'59.0" E																														
15.	Extent of the site	:	Nil																														
16.	Extent of the site considered for valuation(least of 14 A & 14 B)	:	As per Deed																														
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Vacant																														
B)	CHARACTERISTICS OF THE SITE																																
1.	Classification of locality	:	Residential																														
2.	Development of surrounding	:	Yes																														

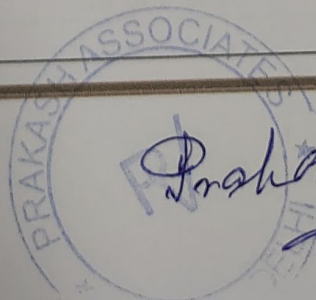
	areas	
3.	Possibility of frequent flooding / sub-merging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	2.00 KM.
5.	Level of land with topographical conditions	Leveled
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	As per bye-laws
8.	Any usage restriction	Yes
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	intermittent plot
01.	Road facilities	Yes
12.	Type of road available at present	Yes
13.	Width of road – is it below 20 ft. or more than 20 ft.	more than 20 ft.
14.	Is it a land – locked land?	Residential Land
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantage of site	: Near Market Public Facility
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	None
PART-A (VALUATION OF LAND)		
1.	Size of Plot	:
	North	:
	South	:
	East	:
	West	:
2.	Total extent of the land	: Nil
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Rs. 3,40,000.00 To Rs. 3,60,000.00 per sq.yd. (99 acres attached)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Category "D" Land value Total Plot Area 300.00 Sq.yd in out of Portion area is 104.51 sq.mt. /125.00

P. Prakash Kumar

			<p>Sq.yd. As per Deed Land area of Second floor = 104.51/4 =26.127 sq.mt/ 31.247 Sq.yd. Land value = 26.127 X Rs. 1,27,680 = Rs. 33,35,895.00.....(A)</p> <p>Construction value Construction rate = Rs. 11,160.00 per sq.mt. 2nd + ¼ Stilt Covered Area = 97.97 Sq.mtr. Const. value = 75.0 X Rs. 11,160.00 = Rs. 10,93,345.00.....(B) Value of the property as per circle rate = (A) + (B) = Rs. 44,29,240.00</p>
5.	Assessed/Adopted rate of valuation	:	Rs. 3,50,000.00 per sq.yd.
6.	Estimated Value of Land	:	<p>Land value Total Plot Area 300.00 Sq.yd in out of Portion area is 104.51 sq.mt. /125.00 Sq.yd. As per Deed Land area of Second floor = 104.51/4 =26.127 sq.mt/ 31.247 Sq.yd. 31.247 Sq.Yd. X Rs. 3,50,000.00 = Rs. 1,09,36,450.00</p>

PART-B (VALUATION OF THE BUILDING)

1.	Technical details of the building		
a.	Type of Building (Residential / Commercial / Industrial)	:	Residential
b.	Type of construction (Load bearing / RCC/ Steel Framed)	:	RCC
c.	Year of construction	:	2019
d.	Number of floors and height of each floor including basement, if any	:	Second Floor in a S+G+3 floor, 10' floor
e.	Plinth area floor-wise	:	Covered Area= 97.97 Sq.mtr. / 1055 Sq.ft.
f.	Condition of the building		
	i. Exterior-Excellent, Good, Normal, Poor	:	Normal
	ii. Inferior- Excellent, Good, Normal, Poor	:	Normal
First	Date of issue and Validity of the layout of approved map/plan	:	Sanctioned building Plan not Available
h.	Approved map/plan issuing authority	:	Sanctioned building Plan not Available
i.	Whether genuineness or authenticity of approved map/plan is verified	:	Sanctioned building Plan not Available



j.	Any other comments by our empanelled valuers on authentic of approved plan	:	Part of property 10% extra Coverage
----	--	---	-------------------------------------

Specification of construction (floor wise) in respect of

S.No.	Description	Ground floor	others floors
1.	Foundation	Load bearing wall & RCC Components	As per site
2.	Basement	No	As per site
3.	Superstructure	As per site	As per site
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species timber)	Wooden	Wooden
5.	RCC works	Yes	Yes
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dadoing	Marble	Marble
8.	Special finish as marble, granite, wooden paneling, grills, etc	Marble flooring	Marble flooring
9.	Roofing including weather proof course	RCC	RCC
10.	Drainage	Yes	Yes

S. No.	Description		Ground floor	others floors
2.	Compound wall	:	No	No
	Height	:	N.A	N.A
	Length		N.A	N.A
	Type of construction		Good	Good
3.	Electrical installation			
	Type of wiring	:	N.A	N.A
	Class of fittings (superior / ordinary / poor)	:	ordinary	ordinary
	Number of light points	:	N.A	As per site
	Fan points	:	N.A	As per site
	Spare plug points	:	N.A	As per site
	Any other item		N.A	As per site
4.	Plumbing installation			
a)	No. of water closets and their type	:	As per site	As per site
b)	No. of wash basins	:	As per site	As per site
c)	No. of urinals	:	As per site	As per site
d)	No. of bath tubs	:	As per site	As per site
e)	Water meter, taps, etc.	:	As per site	As per site
f)	Any other fixtures	:	As per site	As per site

DETAILS OF THE VALUATION

S.No	Particulars of items	Plinth area	Roof height	Age of the building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciations Rs.
1.	Second +1/4 Stilt floor	97.97 Sq.mt/ 1055 Sq.ft	10'	3 years (2019)	1,600.00	16,88,000.00	-	16,88,000.00
	TOTAL							16,88,000.00

Part C-(Extra Items)

(Amount in Rs.)

1.	Portico	:	N.A.
2.	Ornamental front door	:	N.A.
3.	Sit out/ Verandah with steel grills	:	N.A.
4.	Overhead water tank	:	N.A.
5.	Extra steel/ collapsible gates	:	N.A.
	Total	:	

Part D-(Amenities)

(Amount in Rs.)

1.	Wardrobes	:	N.A.
2.	Glazed tiles	:	N.A.
3.	Extra sinks and bath tub	:	N.A.
4.	Marble / ceramic tiles flooring	:	N.A.
5.	Interior decorations	:	N.A.
6.	Architectural elevation works	:	N.A.
7.	Paneling works	:	N.A.
8.	Aluminum works	:	N.A.
9.	Aluminum hand rails	:	N.A.
10.	False ceiling	:	N.A.
	Total	:	

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	N.A.
2.	Separate lumber room	:	N.A.
3.	Separate water tank/ sump	:	N.A.
4.	Trees, gardening	:	N.A.
	Total	:	

Part F-(Services)

(Amount in Rs.)

1.	Water supply arrangements	:	N.A.
2.	Drainage arrangements	:	N.A.
3.	Compound wall	:	N.A.
4.	C. B. deposits, fittings etc.	:	N.A.
5.	Pavement	:	N.A.
	Total	:	

Total abstract of the entire property

Part- A	Land	:	Rs. 1,09,36,450.00
Part- B	Building	:	Rs. 16,88,000.00
Part- C	Extra Items	:	Rs.
Part- D	Amenities	:	Rs.
Part- E	Miscellaneous	:	Rs.
Part- F	Services	:	Rs.
	Total	:	Rs. 1,26,24,450.00
	Say	:	Rs. 1,26,25,000.00

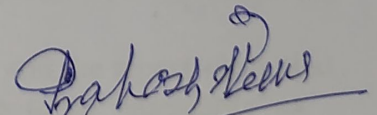
Market value is driven by current market scenario & guidelines. Value provided in state govt. notifications is for registration of properties for paying stamp duty.

- 1) Salability = Average
- 2) Likely rental value in future = Rs. 10,000.00 to Rs. 15,000.00 per month
- 3) Any likely income = Same as rental value
- 4) The residual age of the property is 57 years.
- 5) the Insurance value of the property = Rs. 15,82,500.00
- 6) the local dealer contact no. Om Property – 9999691414, 9811433991
Chawal property 9213984552, 9810357659

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specification is as under

1.	Market Value of Property	Rs. 1,26,25,000.00 (Rupees One Crore twenty Six lakhs Twenty Five thousand only)
2.	Fair Market Value of the property (Realizable value 90%)	Rs. 1,13,62,000.00 (Rupees one crore Thirteen lakh Sixty two thousand only)
3.	Distress Value of the property 75%)	Rs. 94,70,000.00 (Rupees Ninety Four lakhs Seventy thousand only)
4.	Construction / insurance Value of the property	Rs. 16,88,000.00 (Rupees Sixteen lakhs Eighty Eight thousand only)
5.	Circle Value of the property	Rs. 44,29,240.00 (Rupees Fort Four lakhs Twenty nine thousand Two hundred forty only)

Place: New Delhi
Date: 21.05.2022



Signature
PRAKASH VERMA
PRAKASH VERMA
REGISTERED VALUER

It is certified that the value given in the valuation report dated 21.05.2022 by the Bank's approved valuer Mr. Prakash Verma is fair and reasonable as per discreet and independent enquiries made during our visit dated 21.05.2022

Office/Manager

Name

Date

Branch in charge

Name

Date

Enclosures: Declaration from the valuer in format E (Annexure E)

Model code of conduct for valuer (Annexure F)

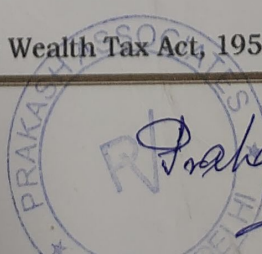
Google map location.

99 acres references

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 21.05.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on 20.05.2022 The work is not subcontracted to any 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 Estates Valuation, 2241 of the IBA and this report is in conformity to the "Standards" enshrined for the 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 the 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 F-A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34AB of the Wealth Tax Act, 1957.

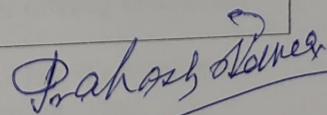

Prakash Verma

j. I am the proprietor/partner/authorized official of the firm/company/ who is competent to sign this valuation report.

k. Further I hereby provide the following information/

S.No.	PARTICULARS	VALUER COMMENT
1.	Background information of the asset being valued	Property valued as per Market survey
2.	Purpose of valuation and appointing authority	Finding the fair market value Appointing authority : The Branch Manager State Bank Of India, SME Dehradun
3.	Identity of the valuer and any other experts involved in the valuation	Prakash Verma Valuer
4.	Disclosure of valuer interest or conflict, if any	No
5.	Date of appointment, valuation date and date of report	Date of appointment : 20.05.2022 Valuation date : 20.05.2022 Date of report : 21.05.2022
6.	Inspections and/or investigations undertaken	Inspections of flat and surroundings taken
7.	Nature and sources of the information used or relied upon	Local Market survey and various internet sites (Attached)
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	Personally visiting the property, inquiry and tool photographs of the property and conducting market survey and thus appointing the composite rate.
9.	Restrictions on use of the report if any	For Bank Purpose only
10.	Major factors that were taken into account during the valuation	Location and maintenance of the property
01.	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuers which shall not be for the purpose of limiting his responsibility for the valuation report	None

Place: New Delhi
Date 21.05.2022


Signature
PRAKASH VERMA
PRAKASH VERMA
REGISTERED VALUER

MODEL CODE OF CONDUCT FOR VALUERS
(Adopted in line with companies (Registered Valuers and Valuation Rules, 2247))

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

• **Integrity and Fairness**

1. A valuer shall in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealing with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

• **Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice prevailing regulations/guidelines and techniques.
9. In the preparation of the valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have separate arrangement with other valuers.

• **Independence and Disclosure of interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it Second becomes aware of the possibility of his/its association with the valuation and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations 2245 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

• Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

• Information Management

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for the inspection and investigations carried out by the authority any person authorized by the authority, the registered valuers organization with which he/it registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority the tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

• Gifts and hospitality

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Praakash Kaur

TRADE MARK
PRAKASH ASSOCIATES
KOHINI, DELHI

Explanation- For the purpose of this code the term " relative" shall have the same meaning defined in clause(77) of section 2 of the Companies Act,2243 (18 of 2243).

- 26.A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and Costs

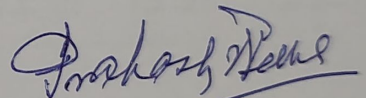
- 27.A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.
- 28.A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering services.

• Occupation, employability and restrictions

- 29.A valuer shall refrain from accepting too many assignments, if he/it unlikely to be able to devote adequate time to each of his/its assignments.
- 30.A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 21.05.2022

Place: New Delhi

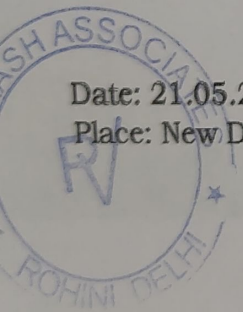


Signature

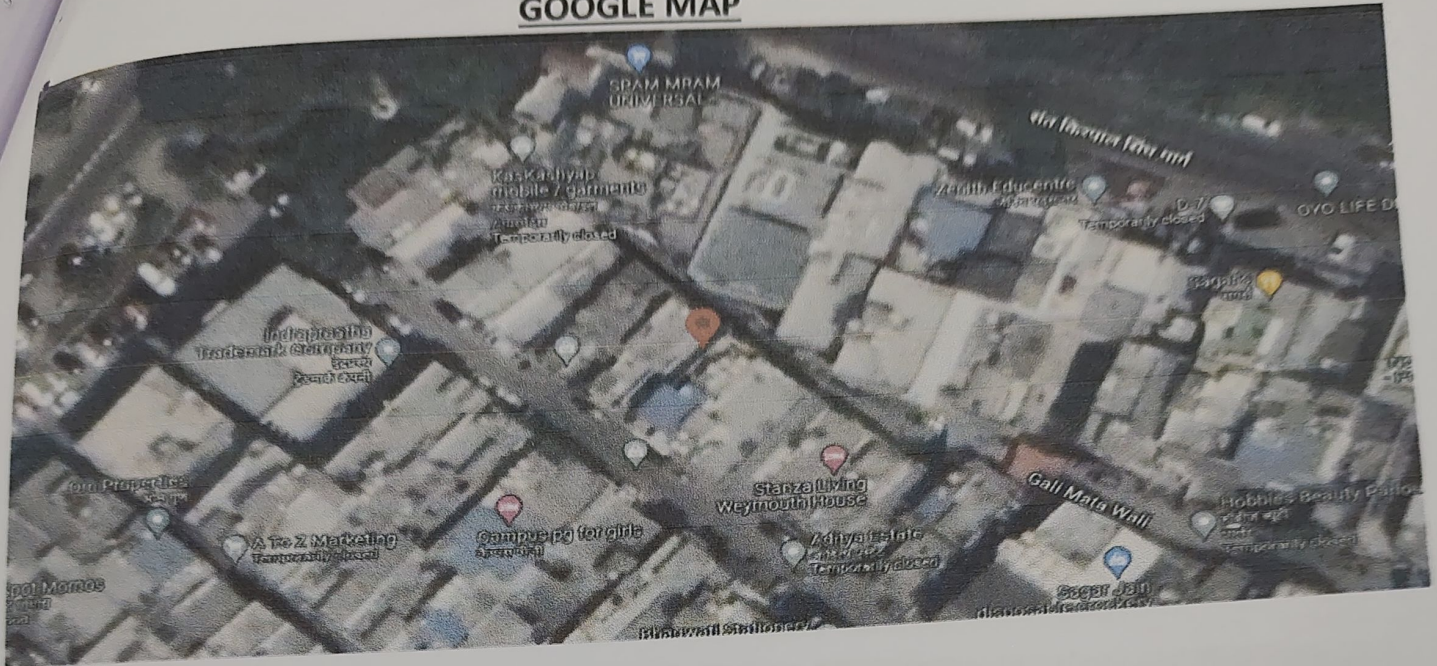
PRAKASH VERMA

PRAKASH VERMA

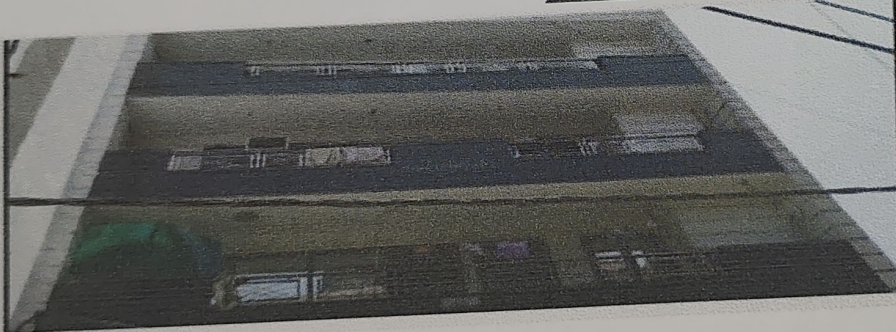
REGISTERED VALUER



GOOGLE MAP



99 ACRE



3 BHK Residential House

For Sale Old Gupta Colony, New Delhi, New Delhi

₹ 1.75 Cr

₹ 8722 / sq.yrd

200 Sq-yrd
Super Area

3 BHK
2 Bathrooms

Amenities will be updated soon

Owner
Arun

Contact Owner

Save for Later

Bedrooms
3

Bathrooms
2

Super area
200 sq.yrd -
₹ 8,722/sq.ft

Status
Ready to Move

Transaction type
Resale
Free Legal Title Check

Floor
2 (Out of 4 Floors)

Car parking
None

Owner
Arun
+91-9500000067
Save for Later

Make a Safe & Stress-free Investment!
Use Legal Title Check



Photo not available
Request Photos

3 BHK Independent Builder Floor in Old Gupta Colony

49 Places nearby

1 Metro Station

1 Shopping

5 Religious Places

₹ 1.4 Cr

₹ 10,400/sq.ft

1,345 sq.ft.

(125 sq.m.) Carpet Area

3 BHK

3 Baths

Prime located property offering various amenities like 24 hours sec... more

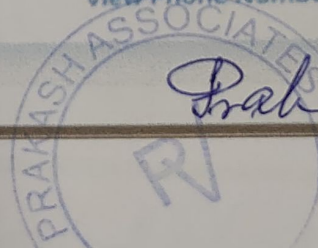
READY TO MOVE

RESALE

Posted on 06th Apr, 2022 by Dealer
om Properties

View Phone Number

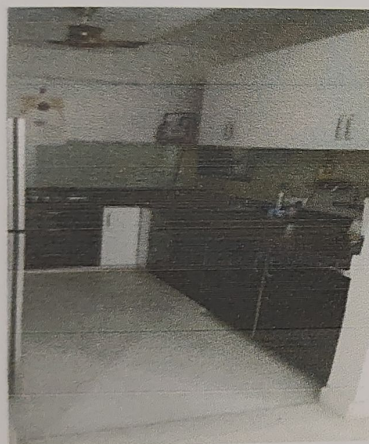
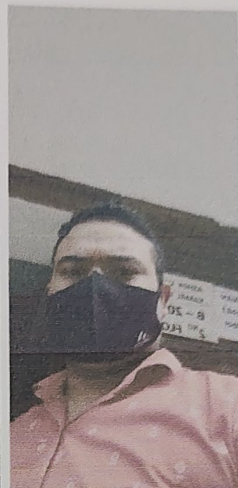
Contact Dealer



Praakash Weave

Site Photograph

Part of Eastern Side property No- 20-B, Second Floor, Khasra no- 232, Situated in the area of village Rajpura Chhaoni, Colony Know as Old Gupta Colony, Delhi





No. LO-SBI-SME 22231048

Dated: May 19,2022

To,
BRANCH MANAGER
STATE BANK OF INDIA,
SME DEHRADUN BRANCH (04186)
KRISHNA TOWERS
69, RAJPUR ROAD
DEHRADUN (UTTRAKHAND).
PIN CODE-248009.

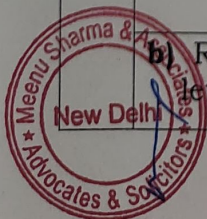
ANNEXURE - B

Dear Sir,

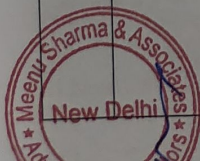
Re. A/C M/S Doon Wheels Pvt. Ltd., Registered Office at Plot No. 50, Opposite Doon School , HP Petrol Pump Chakrata Road Dehradun-248001 in respect of Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni , colony known as OLD GUPTA COLONY, Delhi along with 1/4th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath the same in the ownership of Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the abovementioned property. Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

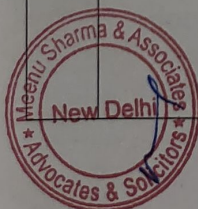
1.	a) Name of Branch/Business Unit/ Office seeking opinion.	STATE BANK OF INDIA SME DEHRADUN BRANCH (04186) KRISHNA TOWERS 69, RAJPUR ROAD DEHRADUN (UTTRAKHAND). PIN CODE-248009
	b) Reference No. and Date of the letter under the cover of which the	STATE BANK OF INDIA



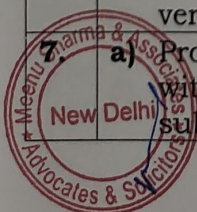
	documents tendered for security are forwarded.	SME DEHRADUN BRANCH (04186) KRISHNA TOWERS 69, RAJPUR ROAD DEHRADUN (UTTRAKHAND). PIN CODE-248009
	c) Name of the Borrower	M/S Doon Wheels Pvt. Ltd., Registered Office at Plot No. 50, Opposite Doon School , HP Petrol Pump Chakrata Road Dehradun- 248001
2.	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001
	b) Constitution of the unit/ concern/person/body/ authority offering the property for creation of charge.	Person
	c) State as to under what capacity is security offered. (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni , colony known as OLD GUPTA COLONY, Delhi along with 1/4 th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with al fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath, bounded as under :- EAST-Other's Property WEST-Other's Property NORTH-Road SOUTH- Gali



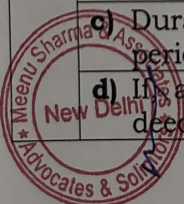
a) Survey No.	Second Floor built on Eastern Side portion of Property bearing No. 20-B
b) Door/House no. (in case of house property)	Second Floor built on Eastern Side portion of Property bearing No. 20-B
c) Extent/area including plinth/ built up area in case of house property.	Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards
d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in the area of Village Rajpura Chhaoni , colony known as OLD GUPTA COLONY, Delhi along with 1/4 th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath
4. a) Particulars of the documents scrutinized - serially and chronologically.	<p>(Following the documents scrutinized - serially and chronologically in Photocopy as it is a take over account from AXIS BANK)</p> <p>Photocopy of Sale Deed dated 06.09.2019 executed by (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba R/O 157, Gujranwala Town, Part-II, Delhi-110009 & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh R/O House No. 1, Kalyan Vihar, Delhi-110009 as 'the VENDOR' in favour of Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001 as 'the VENDEE' for Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni , colony</p>



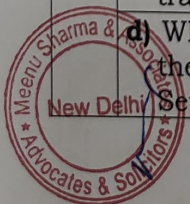
	available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	available by the proposed mortgager
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's Office have been verified page by page with the Original documents submitted?	Yes, all pages in the certified copies of title documents which is obtained directly from Sub-Registrar's Office has been verified page by page with the Photocopy made available by the proposed mortgager.
	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 (In case originals title deed is not produced for comparing with the certified or ordinary copies Should be handled more diligently & cautiously)	N.A
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	N.A
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	N.A
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made.	No
	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar- VI A NEW DELHI



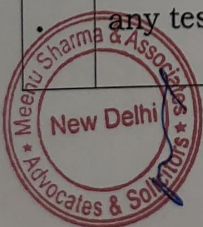
	<p>b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?</p>	Yes as per records and Jurisdiction the registration of documents in respect of the property in question is in Sub Registrar- VI A NEW DELHI
	<p>1) Whether search has been made at all the offices named at (b) above?</p>	Yes
	<p>d) Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</p>	No
8.	<p>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.</p> <p>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 in mandatory. (Separate Sheets may be used)</p>	Mentioned on separate Sheet Annexure-B
9.	<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.</p>	Freehold rights
10	<p>If Lease Hold, Whether:</p>	NO
	<p>a) Lease Deed is duly stamped and registered</p>	N.A
	<p>b) Lease is permitted to mortgage the Leasehold right</p>	N.A
	<p>c) Duration of the Lease/ unexpired period of lease</p>	N.A
	<p>d) In a sub-lease, check the lease deed in favour of Lessee as to</p>	N.A



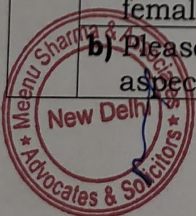
	whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A
11	If Govt. Grant/Allotment/Lease-cum Sale Agreement, whether;	N.A
	a) Grant/Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A
	b) The mortgage is competent to create charge on such property?	N.A
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such valid permission is available?	N.A
12	If occupancy rights, whether;	Not Applicable
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created.	Not Applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	None No Minor interest involved
14	If the property has been transferred by way of Gift/ Settlement Deed, Whether;	No
	a) The Gift/Settlement Deed is duly stamped and registered?	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses?	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee?	Not Applicable
	d) Whether the Donee has accepted the Gift by signing the Gift/Settlement Deed or by a separated	Not Applicable



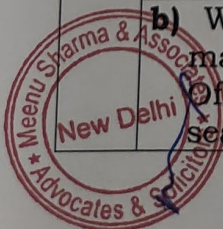
	writing or by implication or by actions?	
	e) Whether there is any restriction on the Donor in executing the Gift/ Settlement Deed in question?	Not Applicable
	f) Whether the Donee is in possession of the gifted property?	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage?	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the Gift/ Settlement Deed.	Not Applicable
15	a) In case of partition /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.	Not Applicable
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his Share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
	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.	Not Applicable
	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 mortgage?	Not Applicable
16	Whether the title documents include any testamentary documents/wills?	NO



	a) In case of wills, whether the will is registered will or unregistered will?	N.A
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probate 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?	Not Applicable
	g) (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)	Not Applicable
17	a) Whether the property is subject to any wakf right?	No, the property does not contain any Wakf issue
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c) Precautions/Permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18	a) Where the property is a HUF/Joint family property, mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/join in execution, minor's Share if any, rights of female members etc.	Not Applicable
	b) Please also comment on any other aspect which any adversely affect	Not Applicable



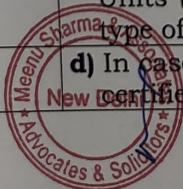
	the validity of security in such cases?	
19	a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	b) Where the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If Yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	Not Applicable
20	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No, the property is Freehold Residential Property as per deed
	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
21	Whether the property is affected by any local laws or other regulations, having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No. The property does not affect with any local law.
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	NO
	b) Whether any search/inquiry is made with the land Acquisition Office and the outcome of such search/enquiry?	Not Applicable



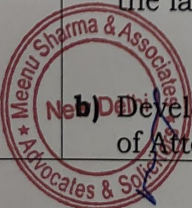
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c) Whether the title documents 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.	Not Applicable
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A
25	a) Whether the property belongs to a Limited Company, check the Borrowing Powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/Provision for common seal etc.	N.A
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability PartnerShip (LLP) Firm? Yes/No	N.A
	ii) If Yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of	N.A



	Companies (RoC) in respect of such vendor company/LLP (Seller) and the vendee company (purchaser)?	
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	N.A
	iv) If the search reveals encumbrances/charges, whether such charge/encumbrances have been satisfied? Yes/No	N.A
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27	a) Whether any POA is involved in the chain of title?	NO
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A
	c) In case the title documents 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, NOC's, 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 POA, whether a certified copy of POA is available	N.A

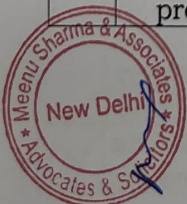


	and the same has been verified/ compared with original POA	
	e) In case of common POA (i.e. POA other than Builder's POA), please clarify the followings clauses in respect of POA.	N.A
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A
	ii) Whether the POA is a registered One?	N.A
	iii) Whether the POA is a special or general one?	N.A
	iv) Whether the POA contains a specific authority for execution of title document in question?	N.A
	f) Whether the 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 comment on the genuineness of POA?	N.A
	h) The unequivocal opinion on the enforceability and validity of the POA?	N.A
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	N.A
29	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:	Freehold Residential Property
	a) Promoter's/Land owner's title to the land/building;	N.A, as Sale Deed dated 06.09.2019 has been registered
	b) Development Agreement/ Power of Attorney;	Not Applicable



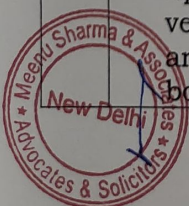
c) Extent of authority of the Developer/Builder;	Not Applicable
d) Independent title verification of land and/or building in question;	YES
e) Agreement for sale (duly registered);	N.A, as further Sale Deed dated 06.09.2019 has been registered
f) Payment of proper stamp duty;	YES
g) Requirement of registration of sale agreement, development agreement, POA etc.;	N.A as further Sale Deed dated 06.09.2019 has been registered
h) Approval of building plan, permission of appropriate/ local authority etc.;	Yes
i) Conveyance in favour of Society/Condominium concerned,	N.A
j) Occupancy Certificate/ Allotment Letter/Letter of Possession;	N.A
k) Membership details in the Society etc.;	N.A
l) Share Certificates;	N.A
m) No Objection Letter from the Society;	N.A
n) All legal requirements under the local/Municipal laws, regarding ownerShip of Flats/Apartments/ Building Regulations, Development Control Regulations, Co-Operative Societies Laws etc.;	YES
o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A

	<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>The property is constructed.</p> <p>YES</p>
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Lines etc. and details thereof.	No encumbrance registered in the Sub registrar office
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Period covered under Non-Encumbrance Certificate is 30 years i.e. from 1993 to 2022 and we found the ownership of Mrs. Prachi W/O Shri Sanjeev Arora
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes
33	<p>a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether No Objection Certificate under the Income Tax is required/obtained?</p>	<p>N.A</p> <p>N.A</p>
34	Details of RTC extracts/ mutation extracts/Katha extracts pertaining to the property in question.	N.A
35	Whether the name of mortgagor is reflected as owner in the Revenue/Municipal/Village records?	Yes
36	<p>a) Whether the property offered as security is clearly demarcated?</p> <p>b) Whether the demarcation/partition of the property is legally valid?</p>	<p>Yes, the property offered as security is clearly demarcated</p> <p>Yes</p>



	<p>c) Whether the property has clear access as per documents?</p> <p>(The property Should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).</p>	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
	<p>a) Document in relation to electricity connection;</p> <p>b) Document in relation to water connection;</p> <p>c) Document in relation to sales tax registration, if any applicable;</p> <p>d) Other utility bills, if any.</p>	<p>Can be obtain</p> <p>Can be obtain</p> <p>Can be obtain</p> <p>Can be obtain</p>
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No difference/discrepancy in the title document or any other documents which is to be verified from Actual Site by the Valuer/Bank Authorities.
39	<p>If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.</p> <p>(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.)</p>	Please request the Borrower/Mortgager to submit Valuation Report
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
	a) Whether the Bank will be able to enforce SARFAESI Act, if	Yes, the property attracts provisions of SARFAESI Act, 2002

	required against the property offered as security?	and the Bank can take its possession whenever required.
	b) Property is SARFAESI Compliant? (Y/N)	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A
44	Additional aspects relevant for investigation of title as per local laws.	NIL
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	N.A as all the terms and conditions are fulfilled.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001
	a) Whether the Real Estate Project comes under Real Estate (Regulations and Development) Act, 2016?	N.A
	b) Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished;	N.A
	c) Whether the registered Agreement for Sale as prescribed in the above Act/Rules there under in executed?	N.A
	d) 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	N.A



Promoter in the website of Real Estate Regulatory Authority?
--

**FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS**

(MEENU SHARMA)

Advocate



Annexure 'B' Column No. 8

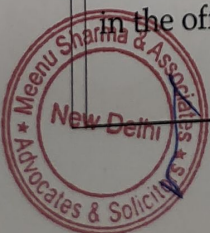
Chain of Title tracing the title from the Oldest Title Deed to the Latest title Deed establishing the title of the property in question for the Predecessors in title/interest to the current title holder. And wherever Minor's Interest or Other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title:-

Initially Entire freehold Built up Property bearing No. 20-B (Bottom to Top with its terrace rights upto sky) area measuring 300 sq. yards , situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009 stands in the name of (1) Smt. Sharbati Devi Wd/O Late Shri Manu Lal Jain (2) Shri Ishwar Chand Jain S/O Late Shri Mussad Lal Jain and (3) Shri Surinder Kumar Jain S/O Late Shri Mussadi Lal Jain all R/O 1280 Vakeelpura Delhi-110006 , through Sale Deed dated 20.12.1950, registered as Document no. 3928 in Additional Book no.I, Volume no. 2636 on pages 242 to 244 dated 20.12.1950 duly registered in the Sub Registrar Delhi.

And whereas (1) Smt. Sharbati Devi Wd/O Late Shri Manu Lal Jain (2) Shri Ishwar Chand Jain S/O Late Shri Mussad Lal Jain and (3) Shri Surinder Kumar Jain S/O Late Shri Mussadi Lal Jain all R/O 1280 Vakeelpura Delhi-110006, collectively sold the entire freehold Built up Property bearing No. 20-B (Bottom to Top with its terrace rights upto sky) area measuring 300 sq. yards , situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009 unto Shri Vijay Kumar Kalia S/O Late Shri Chaman Lal Kalia vide Sale Deed , document registered as no. 660, in Additional Book No. I, Volume no. 4851 on pages 13 to 19 dated 25.02.1988 duly registered in the office of Sb Registrar Delhi.

And whereas further said Shri Vijay Kumar Kalia S/O Late Shri Chaman Lal Kalia sold Eastern side portion measuring 125 sq. yards , entire freehold Built up Property bearing No. 20-B (Bottom to Top with its terrace rights upto sky) area measuring 300 sq. yards , situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009, fitted with all fittings and fixtures of electric, water and sanitary with its connections with the freehold rights of the land under the said property to Smt Sampat Devi Bardia W/O Shri Abhay Chand Bardia through Sale Deed document registered as Document no. 6873 in Additional Book no.I, Volume No. 5194 on pages 96 to 101 dard 15.12.1989 in the office of Sub Registrar I DELHI.

And whereas thereafter the said Smt. Sampat Devi Bardia W/O Shri Abhay Chand Bardia had demolished the old dilapidated structure of the said portion converted the same into a vacant plot and further sold the said vacant plot of Eastern side portion measuring 125 sq. yards , out of entire freehold Built up Property bearing No. 20-B area measuring 300 sq. yards , situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009 to (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh vide Sale Deed registered as no. 12407 in Book No. I, , Volume no. 7770 on pages 75 to 81 dated 28.08.2018 in the office of Sub Registrar VI A DELHI.



And whereas thereafter said (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh developed a multi storey building consisting of stilt parking, upper ground floor, first floor, second floor and third floor over the same out of their own costs after getting the building plan sanctioned from NDMC vide its File no. 10046460.

Ad whereas thereafter a **Sale Deed dated 06.09.2019** executed by (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba R/O 157, Gujranwala Town, Part-II, Delhi-110009 & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh R/O House No. 1, Kalyan Vihar, Delhi-110009 as 'the VENDOR' in favour of Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001 as 'the VENDEE' for **Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi along with 1/4th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath**, registered as Document no. 13,658 in Book No. I, Volume no. 8658 on pages 41 to 51 dated 06.09.2019 in the office of Sub Registrar Office VI A NEW DELHI, *through which Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001 become actual and absolute owner of the aforesaid property and has got clear, valid and marketable title over it.*

Thus, She is competent to create equitable mortgage of the aforesaid property mentioned as **'Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi along with 1/4th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath,** with SBI Bank by way of depositing **Original Sale Deed dated 06.09.2019 along with other chain documents as mentioned in 'Annexure C1' in column (for list of title deeds to be deposit to create valid equitable mortgage)** in our TIR.

It is also certified that SARFAESI ACT, 2002 is enforceable on the said property.

FOR MEENU SHARMA & ASSOCIATES
ADVOCATES & SOLICITORS

(MEENU SHARMA)

Advocate



Delhi Online Registration Information System

Govt. of N.C.T. Delhi



19/05/2022 1:57:53 PM

Document Status

User Manual Name - Sonu Gautam, Id - SONU1, District - North West, SRO Name - Sub Registrar VI A

Select Bill Book Type	:	Inspection
Applicant Name	:	Meenu Sharma Adv
Applicant Mobile No.	:	9711028091
Applicant Address	:	Delhi
Inspection From	:	01/01/2018
Inspection To	:	19/05/2022
Total Fee (Calculated)	:	500



Annexure – C1

**CERTIFICATE OF TITLE ON THE BASIS OF CERTIFIED COPIES OF THE
TITLE DEEDS**

I have examined the Certified Copy of Original Title Deed intended to be deposited relating to the schedule property/(ies) to be offered as security by way of Equitable Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, Title and Interest and that the said Equitable Mortgage to be created on production of Original title deeds will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Certified Copies in detail, taking into account all the Guidelines in the check list vide Annexure – B and the other relevant factors and undertake to re-examine the Original title deeds as and when produced and
3. I confirm having made a search in the Land/Revenue Records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records and Relative Certified Copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (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 1993 to 2022 in the Sub Registrar Office I NEW DELHI vide receipt no. 215709 dated 19.05.2022 for the period of 1993-1995 & in the Sub Registrar Office VIA NEW DELHI vide receipt no. 183910 dated 14.03.2022 for the period of 1996-2004 & in the Sub Registrar Office VIA NEW DELHI vide receipt no. 185120 dated 28.03.2022 for the period of 2005-2017 & in the Sub Registrar Office VIA NEW DELHI vide receipt no. 187901 dated 19.05.2022 for the period of 2018-2022* pertaining to the Immovable Property/(ies) covered by above said Certified Copies Title Deeds. *It is noteworthy to state here that the said property is presently mortgaged with AXIS BANK.*
6. In case of second/subsequent charge in favour of the Bank, there is no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.
7. Minor(s) and his/their interest in the property/(ies) is to the extent of (Not Applicable)



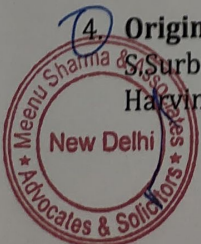
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, _____

I certify that *Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001* is actual and absolute owner, and has got clear and marketable title over the Schedule Property. I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the Original title deeds and the said Mortgage would be enforceable.

9. In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of original title deeds/documents the certified copies of which have been examined would create a valid and enforceable mortgage:

1. Photocopy of Sale Deed dated 25.02.1988 executed by (1) Smt. Sharbati Devi Wd/O Late Shri Manu Lal Jain (2) Shri Ishwar Chand Jain S/O Late Shri Mussad Lal Jain and (3) Shri Surinder Kumar Jain S/O Late Shri Mussadi Lal Jain all R/O 1280 Vakeelpura Delhi-110006 as 'the VENDOR' in favour of Shri Vijay Kumar Kalia S/O Late Shri Chaman Lal Kalia as 'the VENDEE' for entire freehold Built up Property bearing No. 20-B (Bottom to Top with its terrace rights upto sky) area measuring 300 sq. yards, situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009 document registered as no. 660 in Additional Book No. I, Volume no. 4851 on pages 13 to 19 dated 25.02.1988 duly registered in the office of Sb Registrar Delhi.
2. Photocopy of Sale Deed dated 15.12.1989 executed by Shri Vijay Kumar Kalia S/O Late Shri Chaman Lal Kalia as 'he VENDOR' in favour of Smt Sampat Devi Bardia W/O Shri Abhay Chand Bardia as 'the VENDEE' FOR Eastern side portion measuring 125 sq. yards, entire freehold Built up Property bearing No. 20-B (Bottom to Top with its terrace rights upto sky) area measuring 300 sq. yards, situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009, fitted with all fittings and fixtures of electric, water and sanitary with its connections with the freehold rights of the land under the said property document registered as Document no. 6873 in Additional Book no.I, Volume No. 5194 on pages 96 to 101 dared 15.12.1989 in the office of Sub Registrar I DELHI.
3. Photocopy of Sale Deed dated 28.08.2018 executed by Smt. Sampat Devi Bardia W/O Shri Abhay Chand Bardia as 'the VENDOR' in favour of (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh as 'the VENDEE' for vacant plot of Eastern side portion measuring 125 sq. yards, out of entire freehold Built up Property bearing No. 20-B area measuring 300 sq. yards, situated in the area of the Village Chhaoni known as Old Gupta Colony, Delhi-110009 registered as no. 12407 in Book No. I, Volume no. 7770 on pages 75 to 81 dated 28.08.2018 in the office of Sub Registrar VI A DELHI.

4. Original Sale Deed dated 06.09.2019 executed by (1) Smt. Poonam Lamba W/O S.Surbir Singh Lamba R/O 157, Gujranwala Town, Part-II, Delhi-110009 & (2) Smt. Harvinder Kaur Kohli W/O S. Ranjeet Singh R/O House No. 1, Kalyan Vihar, Delhi-



110009 as 'the VENDOR' in favour of Mrs. Prachi W/O Shri Sanjeev Arora R/O 76-E/11, Jawahar Nagar, Hisar Haryana-125001 as 'the VENDEE' for Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi along with 1/4th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath, registered as Document no. 13,658 in Book No. I, Volume no. 8658 on pages 41 to 51 dated 06.09.2019 in the office of Sub Registrar Office VI A NEW DELHI.

5. Copy of sanctioned site plan of the property
6. Copy of Electricity Bill/House Tax receipt of the Property.
7. No dues Certificate from AXIS BANK

There are no legal impediments for creation of the Mortgage on production of Original of Title Deeds the Certified of which I have examined under any applicable Law/Rules in force.

It is certified that the Property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Second Floor built on Eastern Side portion of Property bearing No. 20-B, Land measuring 125 sq. yards, out of total land area measuring 300 sq. yards, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi along with 1/4th undivided rights in the stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith freehold proportionate rights of the land beneath

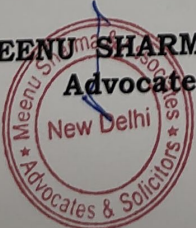
Place: Delhi

Date: 19.05.2022

(MEENU SHARMA)

Advocate

New Delhi





सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL34716821029544R
 Certificate Issued Date : 07-Aug-2019 03:59 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP GUJRAN/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK74631424292513R
 Purchased by : PRACHI
 Description of Document : Article 23 Sale
 Property Description : 20-B, SF OLD GUPTA COLONY DELHI
 Consideration Price (Rs.) : 45,00,000
 (Forty Five Lakh only)
 First Party : POONAM LAMBA AND HARVINDER KAUR KOHLI
 Second Party : PRACHI
 Stamp Duty Paid By : PRACHI
 Stamp Duty Amount(Rs.) : 1,80,000
 (One Lakh Eighty Thousand only)



19.5.1972

27.6.1958

Please write or type below this line

5.06.1978



PAN-ADPPL2526E
 970907532757



AAMPK 7900R
 5877 3099 1660



SR 554623709421
 00012057391

Harvinder Kaur

PAN-BF1PP0654R

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

UNDERTAKING

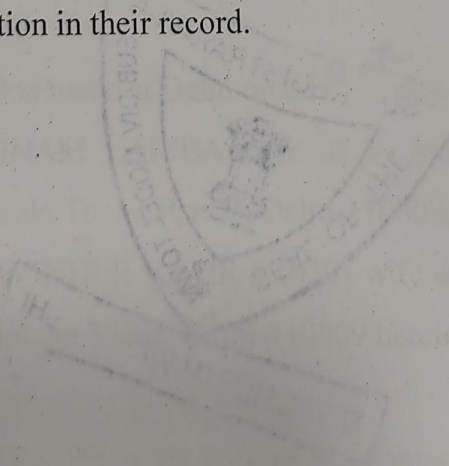
I, ... MRS. PRACHI wife of Sh. Sanjeev Arora resident of 76-E/11, Jawahar Nagar, Hisar, Haryana-125001...Mobile No.....9560205551.....do hereby undertake as follows :

1. That I am the buyer of the property as detailed below:

Details of property:-

entire SECOND FLOOR built on Eastern side portion of property bearing No.20-B, land measuring 125sq.yds., out of total area measuring 300sq.yds., out of Khasra No.232, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi

2. That Mobile No...9560205551.....mentioned by me belongs to me.
3. That I have no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies/Public utilities for change of name/mutation in their record.



Prachi

SIGNATURE
(Buyer)

Mob : No.	9560205551
E-mail ID:	Prachi_india@yahoo.com
Property Tax ID :	091033112500
CA No.	60022117968

-2-

SALE DEED for a sum of Rs.45,00,000/-

OLD GUPTA COLONY

Category..... D
Land rate..... @127680/-per sq.mtrs
Construction rate... @ 11160/-per sq.mtrs

Municipal duty..... 2% Rs.090000/-
Stamp duty 2% Rs.090000/-
Total..... 4% Rs.180000/-

Land measuring..... 104.51sq.mtrs
Plinth area..... 78.38sq.mtrs
1/4th stilt for parking..... 19.59sq.mtrs
Total plinth area..... 97.97sq.mtrs
Number of floors..... Four floors
Land use..... Residential
Year of Construction..... 2000 onwards

Cost of land.....Rs.33,35,959/-
Cost of constructionRs.10,93,345/-
Total costRs.44,29,304/-

THIS SALE DEED is made at Delhi on this ^{05th} day of September, 2019, by

- SMT. POONAM LAMBA wife of S. Surbir Singh Lamba resident of 157, Gujranwala Town, Part-II, Delhi-110009; &
- SMT. HARVINDER KAUR KOHLI wife of S. Ranjeet Singh resident of House No.1, Kalyan Vihar, Delhi-110009 hereinafter called the VENDORS;

In favour of : MRS. PRACHI wife of Sh. Sanjeev Arora resident of 76-E/11, Jawahar Nagar, Hisar, Haryana-125001, hereinafter called the VENDEE.

The expression the Vendors and the Vendee shall mean and include the parties, their legal heirs, their successors, representatives or assigns.

Harvinder Kaur

Prachi

Prachi

WHEREAS the Vendors are the absolute joint-owners occupier of entire SECOND FLOOR built on Eastern side portion of property bearing No.20-B, land measuring 125sq.yds., out of total area measuring 300sq.yds., situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi alongwith 1/4th undivided rights in stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith the freehold proportionate rights of the land beneath the same (hereinafter called the above mentioned property).

PREVIOUS FACTS ARE AS UNDER:-

AND WHEREAS by virtue of a Sale deed document regd. as No.3928 in Addl. Book No.I Volume No.2636 on pages 242 to 244 on dated 20.12.1950 duly regd. in the office of the Sub-Registrar, Delhi entire Freehold built up property bearing No.20-B (Bottom to Top with its terrace rights upto sky) area measuring 300sq.yds., situated in the area of Village Rajpura Chhaoni, colony known as Old Gupta Colony, Delhi-110009 with the freehold rights of the land under the said property which is bounded as under:

EAST : Other's Property
WEST : Other's property
NORTH : Road
SOUTH : Gali

stands in the joint names of (i) Smt. Sharbati Devi widow of late SH. Manu Lal Jain, (ii) Sh. Ishwar Chand Jain son of late Sh. Mussadi Lal Jain and (iii) Sh. Surinder Kumar Jain son of late Sh. Mussadi Lal Jain all R/o 1280, Vakeelpura, Delhi-110006.

Harvinder Kaur

P. L. Kaur

Pauli.

AND WHEREAS (i) Smt. Sharbati Devi widow of late SH. Manu Lal Jain, (ii) Sh. Ishwar Chand Jain son of late Sh. Mussadi Lal Jain and (iii) Sh. Surinder Kumar Jain son of late Sh. Mussadi Lal Jain collectively sold the entire Freehold built up property bearing No.20-B (Bottom to Top with its terrace rights upto sky) area measuring 300sq.yds., situated in the area of Village Rajpura Chhaoni, colony known as Old Gupta Colony, Delhi-110009 unto Sh. Vijay Kumar Kaila son of late Sh. Chaman Lal Kaila vide Sale Deed document registered as No.660 in Addl Book No.I, Volume No.4851 on pages 13 to 19 on dated 25.02.1988 duly registered in the office of the Sub-Registrar, Delhi.

AND WHEREAS further said Sh. Vijay Kumar Kaila sold the Eastern side portion measuring 125sq.yds., entire Freehold built up property bearing No.20-B (Bottom to Top with its terrace rights upto sky) out of area measuring 300sq.yds., situated in the area of Village Rajpura Chhaoni, colony known as Old Gupta Colony, Delhi-110009 fitted with all fittings and fixtures of electric, water and sanitary with its connections with the freehold rights of the land under the said property unto Smt. Sampat Devi Bardia wife of Shri Abhay Chand Bardia resident of 112-A, Old Gupta Colony, Delhi-110009 vide a SALE DEED document regd. as No. 6873 in Addl. Book No.I, Volume No.5194 on pages 96 to 101 on dt: 15.12.1989 at the office of the Sub-Registrar-I, Delhi.

AND WHEREAS thereafter said Smt. Sampat Devi Bardia had demolished the old dilapidated structure of the said portion of the said property converted the same into a vacant plot and further sold the said vacant plot of Eastern side portion measuring 125sq.yds., part of Freehold property bearing No.20-B out of area measuring 300sq.yds., situated in the area of Village Rajpura Chhaoni, colony known as Old Gupta Colony, Delhi-110009 alongwith the freehold rights of the same unto (i) Smt. Poonam Lamba wife of S. Surbir Singh Lamba and (ii) Smt. Harvinder Kaur Kohli wife of S. Ranjeet Singh, the Vendors herein, vide a SALE DEED document regd. as No.12407 in Book No.I, Volume No.7770 on pages 75 to 81 on dt: 28.08.2018 at the office of the Sub-Registrar-VI(A), Delhi.

Harvinder Kaur

P. Lamba

Prati.

AND WHEREAS after purchasing the said plot the Vendors developed a multi storey building consisting of stilt parking, upper ground floor, first floor, second floor and third floor over the same out of their own costs after getting the building plan sanctioned from NDMC vide its file No.10046460.

Thus, on the basis of the above stated facts and documents the property which is subject matter of the present Sale deed exclusively stands in the joint-names of the Vendors without any claim or objection of any person or party

AND WHEREAS the Vendors have represented that the above mentioned property is free from all sorts of encumbrances, such as sale, mortgage, gift, lien, decree, charges, claims, prior agreement, etc., and there is no legal defect in the title of the Vendors and except the Vendors no other person has any right, title, interest, claim or demand in the aforesaid property in any manner whatsoever and the Vendors are fully competent and have full power, absolute authority and unrestricted right to sell and transfer the same:

AND WHEREAS the Vendors hereby further assure, represent and covenant with the Vendee as follows :

- a) That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever;
- b) That there is no attachment by the Income Tax Authority or any other authorities under law for the time being in force nor any notice of acquisition or requisition has been received in respect of the aforesaid property;
- c) That the aforesaid property is not the property of H.U.F and the children of the Vendors and no body else has any right, title, interest, claim or demand whatsoever or howsoever in the aforesaid property;
- d) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring or alienating the aforesaid property in favour of the Vendee;

Harvinder Kaur

B. Lamba

Prachi

- e) That there is no subsisting agreement for sale, except the present Sale deed entered between the Vendors and the Vendee in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the Vendors have a good marketable title;
- f) That there is no notice of default or breach on the part of the Vendors or their predecessors in interest of any provisions of the law in respect of the aforesaid property.

AND WHEREAS the Vendors for their legal bonafide needs and requirements have jointly agreed to sell the above stated entire SECOND FLOOR without roof rights built on Eastern side portion of property bearing No.20-B, land measuring 125sq.yds., out of total area measuring 300sq.yds., out of Khasra No.232, situated in the area of Village Rajpura Chhaoni, colony known as OLD GUPTA COLONY, Delhi alongwith 1/4th undivided rights in stilt parking, with common rights of entrance, passage and stairs with common facility to use lift installed therein the property with all fittings and fixtures water and electricity connections/meters in working conditions alongwith the freehold proportionate rights of the land beneath the same (hereinafter called the 'Property under sale') unto the Vendee and the Vendee has agreed to purchase the same from the Vendors for a sum of Rs.45,00,000/- (Rupees forty five lakh only) on the following terms and conditions of this Sale Deed as under :-

NOW THIS SALE DEED WITNESSES AS UNDER:

1. That the Vendors have received a total consideration amount of Rs.45,00,000/- (Rupees forty five lakh only) from the Vendee as under:
Rs.10,00,000/- vide Cheuqe No.013466 dt: 26.06.2019 drawn on ICICI Bank, New Delhi in favour of Smt. Poonam Lamba;
Rs.10,00,000/- vide Cheuqe No.013467 dt: 23.07.2019 drawn on ICICI Bank, New Delhi in favour of Smt. Poonam Lamba;
Rs.2,50,000/- vide Cheque No.013469 dt: 12.08.2019 drawn on ICICI Bank, New Delhi in favour of Smt. Poonam Lamba;

Poonam Lamba

Harvinder Lamba

Poonam Lamba

Rs.12,50,000/- vide Cheque No.013470 dt: 12.08.2019 drawn on ICICI Bank, New Delhi in favour of Smt. Harvinder Kaur;

Rs.10,00,000/- vide Cheque No.013468 dt: 20.08.2019 drawn on... ICICI Bank, New Delhi in favour of Smt. Harvinder Kaur, against the sale of the above said property prior to the execution of this Sale deed in full and final settlement the receipt of which the Vendors admits and acknowledge hereby. Nothing is left due to be paid by the Vendee to the Vendors against the said property under sale.

2. That the Vendors have delivered the vacant, peaceful and physical possession of the property under sale unto the Vendee and the Vendee has occupied the same at the spot.
3. That the Vendors hereby sell, convey, transfer and assign the said property under sale with superstructure standing therein alongwith the freehold ownership rights of the land beneath the same unto the Vendee with all the rights, title, interests, options and privileges unto the Vendee in the said property.
4. That the Vendors hereby assure the Vendee that no rights, title, interests, privileges of the Vendors are left in the said property under sale and the Vendee has become the owner thereof. That the Vendee shall have the rights, to hold, to enjoy, to use, to transfer, to mortgage, to gift, to sell or to dispose-of the same in any manner she likes without any hitch, hindrances and claims or any objections of the Vendors or any other person(s) claiming under the Vendor.
5. That the Vendors have paid all the dues, demands, taxes, bills, loans, sureties, etc., regarding the said property upto date. Nothing has been left due to be paid by the Vendors in respect of property under sale. If any dues or demands for the period prior to the execution and registration of this sale deed in respect of the said property arises in future shall be paid and borne by the Vendor. All the future liabilities shall be paid and borne by the Vendee herself out of her own costs and expenses.

J. Lamba

Harvinder Kaur

Prachi

6. That all the expenses and charges of this Sale deed such as stamp duty, Registration fee or other misc. expenditure has been paid and borne by the Vendee only.
7. That the property under sale is free from all sorts of encumbrances, such as prior sale, gift, mortgage, lien, charges, burden, decree, notice, attachment, injunction legal flaws, legal complications in the said property or any case pending in the Court of law, and there is no other legal defect in the ownership and title of the said Vendors in respect of the said property and the said Vendors are fully empowered and competent to sell, convey and transfer the said property unto the Vendee by way of this present Sale deed and if found or proved otherwise at any time in future or if the Vendee are deprived of the aforesaid property or any part of the same goes out of the possession of the Vendee at any time in future, which is under sale, owing to the above reasons in respect of the said property, the Vendors hereby undertakes before the said Vendee that he shall be entirely remain liable and responsible for the same in all manners to indemnify the said Vendee alongwith all costs and damages which will be sustained by the Vendee on account of this transaction.
8. That the Vendors have also delivered all the necessary sale documents/title deeds in photostat to the said Vendee at the time of execution of this present Sale deed.
9. That the Vendee shall also be entitled to make all repairs renovation, modification or any necessary changes in the present structure of the purchased property if required by her at any time in future for which neither the Vendors nor any other person or persons shall be entitled to raise any objection or any claim for the same at all times in future. Whereas the Vendee shall not attempt to make any kind of harm or damage to the basic structure of the entire building or to the ventilation system of the said entire building by blocking any shaft or any hole existing on the said property, otherwise she shall be responsible and liable for all the costs and damages done by her.

Harvinder Kaur

Harvinder Kaur

Harvinder Kaur

10. That the Vendors have sold the said Second floor of the said property without its roof rights unto the Vendee whereas the Vendee shall be allowed to visit the top of the property only for the maintenance of water tank etc., during reasonable hours.
11. That the Vendors have provided a lift facility in the building which shall be utilized by the Vendee and the owners of other floors only. That a common Electric meter has also been installed therein the premises by the Vendors to read the consumption of electricity for the said Lift and lights in passage and stairs, therefore, the electricity charges together with the maintenance of the said Lift shall be borne in equal proportions by the Vendee alongwith other owners.
12. That the Vendee shall be entitled to get the said property mutated and transferred in her own name with the Assessor and Collector, House Tax department, M.C.D or TPDDL or any other concerned departments, office, agency or authority including Revenue Departments and offices at any time in future on the basis of this present Registered Sale deed or its copy as the case may be, even in the absence of the said Vendor.
13. That till date no dispute of any nature is lying pending in any court of law in respect of the said property or land beneath the same nor there is any bar to sell or transfer the same by any Court of law under any Act or provision therein, if proved otherwise the Vendors shall be liable for the same.
14. That the Vendee, after scrutinizing all the documents of the property under sale, have got fully satisfied with the title and status of the property. This Sale deed has been made and drafted as per the instructions of Vendors & Vendee and on the basis of the documents & information supplied by them.

Harinder Kaur

B. Lamb

Har

15. That any spelling mistake or error or omission or mis-description of the above said property under sale regarding the names or numbers or any references to the number of documents, books, volumes or pages of the Registrar's office regarding the title deed of the said property or otherwise shall not annul the said deed and if such spelling mistake or error or mis-description is material one, the Vendee will be entitled to get it removed by the Vendors or by his attorney by obtaining further necessary deed of assurance or supplementary/rectification deed at the cost of the Vendee.
16. That the Vendors hereby assures the Vendee that the property under sale has never been declared & booked by MCD as "unauthorized construction" till date, if proved, otherwise, the Vendors alone shall be liable and responsible for the same with costs.
17. That the value of the property has been set forth keeping in view of true Market value.

Harvinder Kaur

Harvinder

Harvinder

FORM-A

(Rule 5 of the Delhi Stamp (Prevention of Under valuation of Instruments) Rules, 2007)

1. Name of office of Registrar/Sub-Registrar :S.R VI(A), Delhi
2. **Name & Father's name and address of the transferor:**
SMT. POONAM LAMBA wife of S. Surbir Singh Lamba resident of 157, Gujranwala Town, Part-II, Delhi-110009; & SMT. HARVINDER KAUR KOHLI wife of S. Ranjeet Singh resident of House No.1, Kalyan Vihar, Delhi-110009
3. **Name & Father's name and address of the transferee:**
MRS. PRACHI wife of Sh. Sanjeev Arora resident of 76-E/11, Jawahar Nagar, Hisar, Haryana-125001
4. If the property was transferred earlierNA
(a) if yes, amount of consideration thereof.....NA
5. Amount of consideration of the present transfer.....Rs.45,00,000/-

B. In case of non-agricultural land:-

- (i) Location to the property:
 - (a) Name of the colony/locality.....Old Gupta Colony
 - (b) S. No. of the colony/locality
 - (c) Category of colony/locality.....D
- (ii) Area (in sq.mtr).....104.51sq.mtrs
- (iii) Land Use.....Residential

C. In case of built up property other than flats :

- (i) Total area of the Plot.....104.51sq.mtrs
- (ii) Total plinth area of the property (in sq.mtr):.....391.88sq.mtrs
- (iii) Plinth area under transfer (in sq.mtr).....97.97sq.mtrs
- (iv) Year of Construction.....2000 onwards

Harvinder Kaur

Name & Signature of the Transferors

Prachi

VERIFICATION

I, ...SMT. POONAM LAMBA wife of S. Surbir Singh Lamba resident of 157, Gujranwala Town, Part-II, Delhi-110009; & other.....do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.

Verified today, this.....day ofSeptember.....,2019.

Prachi
Signature of Transferee

Harvinder Kaur

Signature of Transferor

P. Lamba

18. That the Vendors and the Vendee are the citizens of Republic of India.

IN WITNESS WHEREOF this Sale deed is made and executed at Delhi on the date, month and year first above written in the presence of the following witnesses:-

WITNESSES :-

1.

[Signature]
SUNSHINE S. DAMSA

90 S.S. LAMON
9/10 157 G.W. TOWN II

2.

DE-111-110009
[Signature] (NCR0633578)

SATISH MANCHANDA

87. Late B. Amar Nath Manchanda
R/1 53, Second Floor
Kalyan Vihar Delhi.

(949608310167)

[Signature]

'VENDOR'

Harvinder Kaur

[Signature]

'VENDEE'

Drafted by:

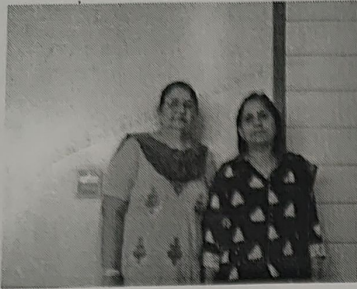
VIJAY MONGA
(Advocate)

"KAAGZAAT LAW LLP"
Email: vijaymonga64@yahoo.in
E-29/A Vijay Nagar, Delhi-110009
(M-9811121270)

Reg. No.
13658

Reg. Year
2019-2020

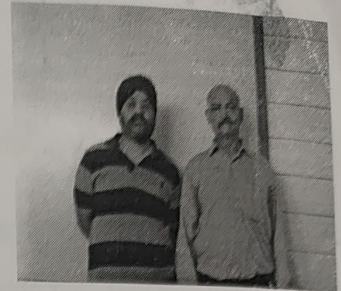
Book No.
1



Ist Party



IInd Party



Witness

Ist Party POONAM LAMBA , HARVINDER KAUR KOHLI

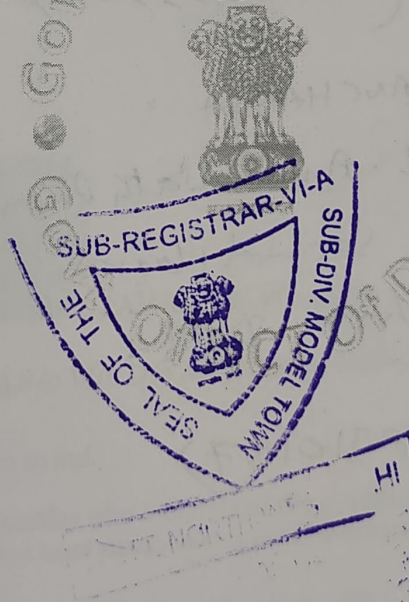
IInd Party PRACHI

Witness SURBIR S LAMBA, SATISH MANCHANDA

Certificate (Section 60)

Registration No.13,658 in Book No.1 Vol No 8,658
on page 41 to 51 on this date 06/09/2019 7:54:57PM day Friday
and left thumb impressions has/have been taken in my presence.

Date 06/09/2019 20:04:48



Sub Registrar
Sub Registrar VI A
New Delhi/Delhi

Cash Receipt

Receipt Book (A)

Original

Sub Registrar Office Sub Registrar VI A.

Registration Date 05/09/2019 12:29:31P

S. No. 19,314
Name of First Party POONAM LAMBA
Date of Execution 05/09/2019 11:44:19A
Date of Presentation 05/09/2019 11:44:19A
Type of Deed SALE WITHIN MC AREA
Consideration Value 4500000.00
Stamp Duty 180000.00

Registry Fees 45,000.00
Copying Fees 100.00
Total Fees 45100.00

Govt. of NCT of Delhi
Sub Registrar VI-A.
Sector VI A
Sub Registrar VI A



NORTH DELHI MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT
E-Change of Name of Taxpayer Certificate

Date. 06-09-2019

Reg No. 13658

Sh./Smt.

PRACHI

House No. PROP NO-20-B SF, Old Gupta Colony

Old Gupta Colony

New Delhi

Old Gupta Colony/Model Town/Keshavpuram Zone/North MCD

Subject : Change of Name of Tax payer(s) in property tax assessment record in the event of transfer or devolution with the purpose to deposit property Tax/Bldg./Vacant Land Tax in respect of Property No.House No. PROP NO-20-B SF, Old Gupta Colony

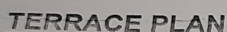
Dear Sir/Madam,

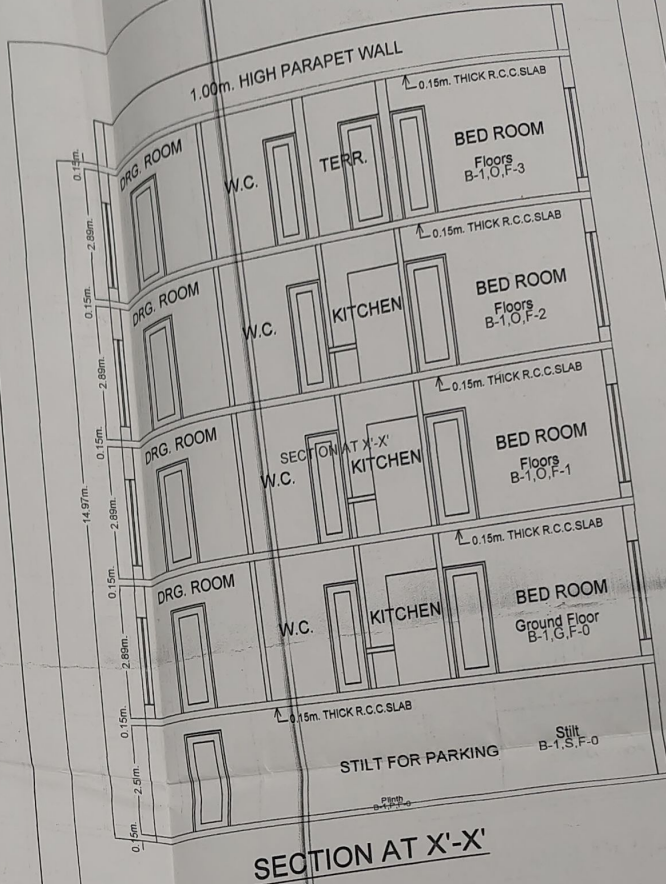
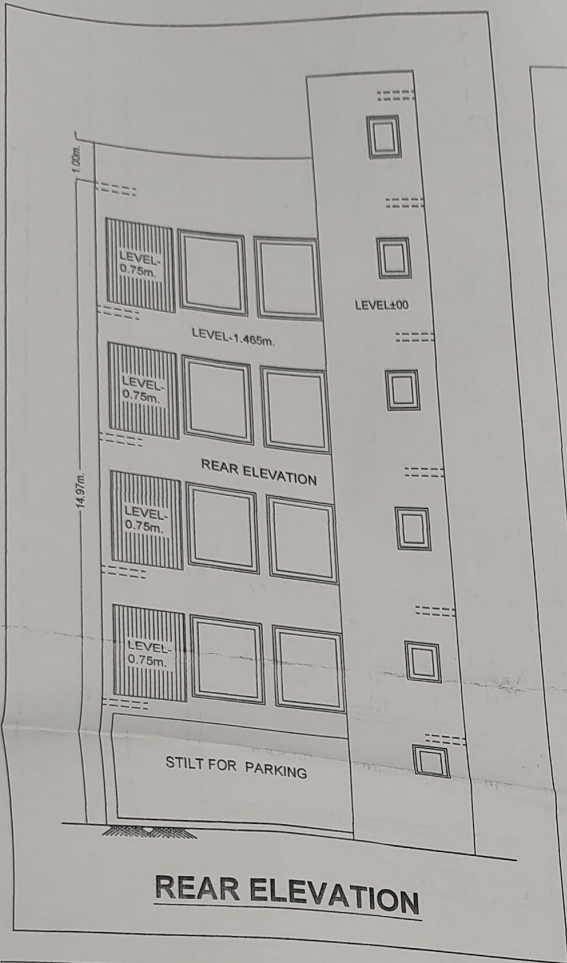
This change of name is granted in pursuance to the provision of Section 128 of the Delhi Municipal Corporation Act 1957, as amended from time to time and is valid only for the person and property specified herein subject to the following conditions:-

1. Change of name of person(s) referred to above is being changed only for the limited purpose of payment of property tax U/s 128 of the DMC Act and in no circumstance, it will confer/devolve any legal title of ownership whatsoever.
2. If any tax liability further arises on this property/premises on account of creation of any additional demand, disposal of pending proposal(s) u/s 123D/461 of DMC (Amendment) Act, 2003, or due to any calculation mistake(s) etc., the tax liability shall be payable by you.
3. This order shall not be treated as valid if the property has been constructed on a land belonging to any Govt. Agency/DDA/MCD of which you are not the lessee/licensee, according to law and if any dispute arises in future.
4. This order has been issued based on the documents filed by the taxpayer. Further, at a later date, in case of any other claimant to the property or any dispute regarding ownership of the same or if it is found that the documents submitted are suppressed/or not genuine or any information is concealed there from and this has been executed by suppression of any fact and/or by misrepresentation and/or fraud etc, if any fact is found otherwise or any of the other claimant comes up with any dispute, this order shall be treated as invalid and the same will be cancelled without any prior notice. Moreover, the applicant shall also be liable to indemnify the Corporation for the losses, cost and expenses etc., if suffered by the North Delhi Municipal Corporation in this regard.
5. This order cannot be used for any other purpose except for payment of Property Tax in the Corporation. In case of its use for any other purpose, North DMC shall not be responsible and user shall be fully responsible and indemnify North DMC against all costs, damages, losses, claims etc which Corporation may have to suffer, undergo as a consequence of the use of this order.

Dy. Assessor & Collector



 $\frac{1}{2}$



MULBA CERTIFICATE :

1. CERTIFIED THAT ERECTION/RE-ERECTION, DEMOLITION OR MATERIAL ALTERNATION IN THE DRAINAGE/SANITARY WORK SHALL BE CARRIED OUT/EXECUTED BY ME UNDER MY SUPERVISION/OF BUILDING NO.-10130, ON /IN PLOT AND I/WE CERTIFY THAT ALL THE MATERIAL (TYPE & GRADE) AND WORKMANSHIP OF THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SUBMITTED ALONG WITH THE WORK, AND SHALL BE CARRIED OUT ACCORDING TO STRUCTURAL DESIGN APPROVED IN SANCTIONED PLANS AND WHICH ALSO INCLUDES THE SERVICES LIKE, SANITARY, WATER SUPPLY, ELECTRICAL AND FIRE SAFETY NO NON-COMPOUNDING DEVIATIONS SHALL BE CARRIED OUT DURING THE COURSE OF CONSTRUCTION.

2. CERTIFIED THAT THE DERRIS DURING HE CONSTRUCTION WILL BE REMOVED ON WEEKLY BASIS. IF THE SAME IS NOT DONE, IN THAT CASE LOCAL BODY SHALL REMOVE THE MULBA/DERRIS AND THE COST WITH PENALTY BE RECOVERED FROM ME/US.

3. CERTIFIED THAT DURING CONSTRUCTION I/WE SHALL PROPERLY SCREEN THE CONSTRUCTION SITE OFF THE MAIN ROAD BY MEANS OF ERECTING A SCREEN WALL NOT LESS THAN 8 FEET, IN HEIGHT FROM GROUND LEVEL WHICH SHALL BE PAINTED TO AVOID UNPLEASANT LOOK FROM THE ROAD SIDE. IN ADDITION TO THIS, A NET OR SOME OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADE OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITH THIS PROTECTED AREA.

4. CERTIFIED THAT NOISE RELATED ACTIVITIES WOULD NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT DURING 10 P.M. TO 6 A.M.

CERTIFICATE FOR INCORPORATION OF GREEN BUILDING FEATURES

I/WE CERTIFY THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE GREEN BUILDING PROVISIONS GIVEN IN CHAPTER 10, AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING.

1. WATER CONSERVATION AND MANAGEMENT

- (a) RAIN WATER HARVESTING (BY RECHARGE)
- (c) WASTE WATER RECYCLE AND REUSE
- (d) REDUCTION OF HARDSCAPE

2. SOLAR ENERGY UTILIZATION

- (b) INSTALATION OF SOLAR ASSISTED WATER HEATING SYSTEMS

3. ENERGY EFFICIENCY

- (b) ENERGY EFFICIENCY IN HVAC SYSTEMS

4. WASTE MANAGEMENT

- (a) SEGREGATION OF WASTE

**PROPOSED PLAN FOR RESIDENTIAL BUILDING AT PLOT NO.20-B
SITUATED AT OLD GUPTA COLONY, DELHI-110009
BELONGING TO : SMT. SAMPAT DEVI BARDIA**

SCALE:-

1:50

DATE:-

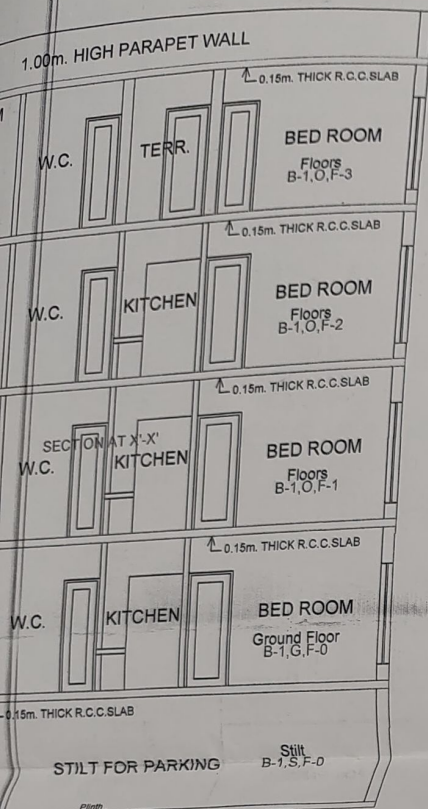
FEB. - 2018

DRG. TYPE

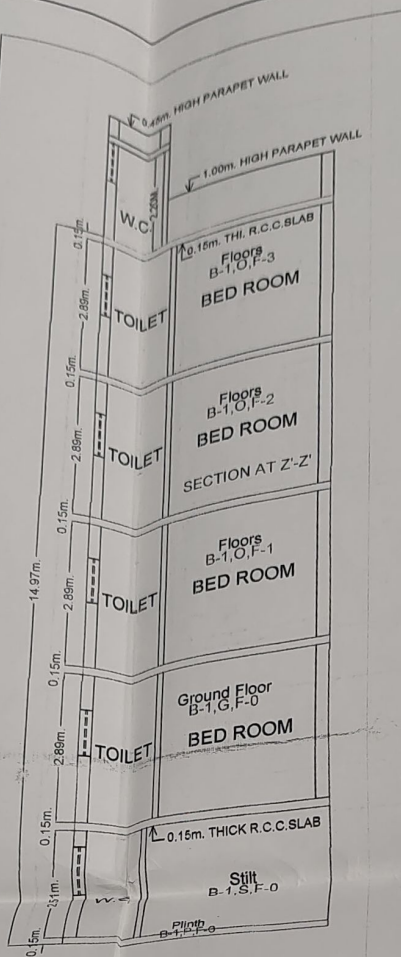
1/2

DEALT BY

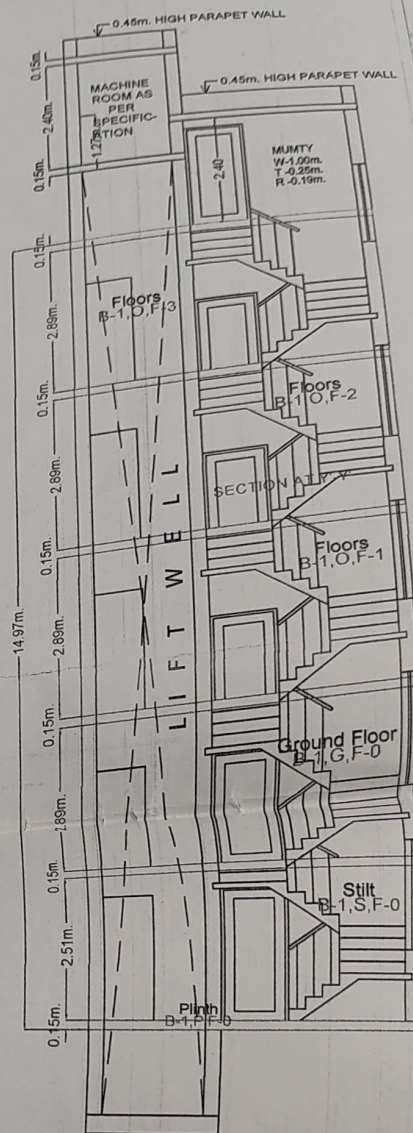
OWNER'S SIG.



SECTION AT X'-X'

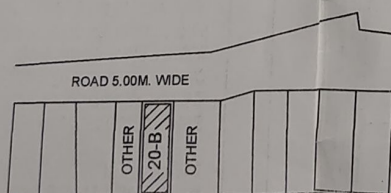


SECTION AT Z'-Z'



SECTION AT Y'-Y'

ING FEATURES
SATISFY THE GREEN
VEN THEREIN IS
ING.



EXISTING ROAD 8.83M. WIDE

PART LAY-OUT PLAN

20-B

Ankit Saxena
CA/2017/85997
9873750718

ARCHITECT'S SIG.

OWNER'S SIG.