(दूसरी प्रति)/(Duplicate Copy)

फार्म संख्या/Form No. 342

पंजाब एण्ड सिंध बैंक
Punjab & Sind Bank
ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ

शाखा Branch Baikunth Nagar, Aligarh दिनांक/Date 16/03/2016

क्षेत्रीय प्रबन्धक
The Zonal Manager,
जोन एण्ड सिंध बैंक
Punjab & Sind Bank
Zonal office,
Gurgaon

महोदय Dear Sir,

आपको सूचित किया जाता है कि हमने ऋण की स्वीकृति दे दी है, जिसका विवरण इस प्रकार है:-
This is to advise that we have sanctioned the loan and its particulars are given hereunder

भवदीय Yours faithfully

शाखा प्रबन्धक Branch Manager

Enhancement of Limit from 3.50 Lac to Rs 8.00 Lac

क्रम सं. S No. 1	दिनांक Date 2	पार्टी का नाम और साख Name of the party & worth 3	ऋण की राशि Amount of Advance 4	ब्याज की दर Rate of Interest 5	प्रतिभूति का स्वरूप Nature of Security 6
DP No. 85/16-17	16/03/2016	M/S New Baby Ladies Suit Prop. Tejpal R/O:- Begumbagh, Aligarh N.W.→ Rs. 1511885/- Mob:→ 9259375554	Rs. 800000/-	11.75% (BR+2%) (BR+225-025) (Spread) (P.S. Concession)	Eq. Mort. of House 57 Mohsayd at Chandpiya, Aligarh R.V. - Rs. 12.98 Lac Vide Bahi Jild 7459, Pg 79/118 SL No 762 dt 20/01/2

मार्जिन Margin 7	गारन्टीकर्ता और साख Guarantor & worth 8	चुकौती कार्यक्रम Repayment Programme 9	पूर्ण विवरण व मूल्य दर्शाती हुई अतिरिक्त प्रतिभूति Addl. Security giving full particulars & value thereof 10	टिप्पणी REMARKS 11
35%	1) Smt. Harsha Varshney N.W.→ Rs. 1134000/- 2) Smt. Vimla Devi N.W.→ Rs. 480000/-	On Demand	Hypo. of stock of Ready made, Ladies suits, etc.	Enhancement of OD Limit from 3.50 Lac to Rs. 8.00 Lac

P.S. Advance

अग्रिम का स्वरूप और वर्गीकरण / NATURE & CLASSIFICATION OF ADVANCE

(i) अपरिहार्य अपेक्षाएं/ Ind. requirements Renewal in 12 Months

(ii) विशेष अनुदेश यदि, हो तो/Special instructions if any.

शाखा प्रबन्धक
BRANCH MANAGER

20

For New baby Ladies Suit

Prop.

विमला देवी

HNEY
OCATE

TEL 2409033
4, CIVIL COURT$ ALIGARH

DATE:-17-2-2016

LEGAL SCRUTINY REPORT

PROPERTY SITUTATE AT:-
MOHALLA CHAN DANIA ALIGARH

BELONGING TO / NAME OF PERSON OFFERING MORTGAGE:-
SMT HARSHA VARSHNEY W/O SRI TEJ PAL VARSHNEY R/O PURANI KOTWALI SHAHPURA ALIGARH.

NAME OF BORROWER WITH ADDRESS:-
M/S NEW BABY LADIES SUITS TANGA STAND SUBHASH ROAD ALIGARH THROUGH ITS PROPRIETOR SRI TEJ PAL VARSHNEY.

DETAILS OF TITLE DEEDS /DOCUMENTS TO BE DEPOSITED FOR CREATION OF EQUITABLE MORTGAGE:-

DOCUMENT NO	ONE
DATE	20-1-2010
DESCRIPTION OF DOCUMENT	SALE DEED BY SRI JAI PAL SINGH S/O SRI SEETA RAM IN FAVOR OF SMT HARSHA VARSHNEY W/O SRI TEJ PAL VARSHNEY
PARTICULARS OF REGISTRATION	SR OFFICE ALIGARH BAHI NO ONE, ZILD NO 7459 PAGE NO 79 TO 118 SL NO 762 ON DATE 20-1-2010.
WHETHER ORIGINAL OR COPY	ORIGINAL ALONG WITH CERTIFIED COPY ALREADY WITH BANK

DOCUMENT NO	TWO
DATE	21-2-2004
DESCRIPTION OF DOCUMENT	SALE DEED BY SMT PRAKASHWATI W/O SRI KALI CHARAN IN FAVOR OF SRI JAI PAL SINGH S/O SEETA RAM
PARTICULARS OF REGISTRATION	SR OFFICE ALIGARH BAHI NO ONE, ZILD NO 3984 PAGE NO 363 TO 394 SL NO 1358 ON DATE 21-2-2004.
WHETHER ORIGINAL OR COPY	CERTIFIED COPY ALREADY TAKEN BY BANK EARLIER

DOCUMENT NO	THREE
DATE	1-9-2012
DESCRIPTION OF DOCUMENT	MUNICIPAL ASSESSMENT HOUSE NO 2/37 BTH MOHALLA CHANDANIA IN THE NAME OF SRI JAI PAL SINGH
PARTICULARS OF REGISTRATION	
WHETHER ORIGINAL OR COPY	CERTIFIED COPY ALREADY WITH PSB

DOCUMENT NO	FOUR
DATE	7-1-2016
DESCRIPTION OF DOCUMENT	ELECTRIC BILL A/C NO 70476200000 IN THE NAME OF SRI JAI PAL SINGH

R/S "SUMAN SADAN" 210 AVAS VIKAS COLONY G T ROAD ALIGARH 202001 MOBILE :-09412819033

REGISTRATION	
INAL OR COPY	ORIGINAL
	FIVE
ON OF DOCUMENT	19-10-2015
	HOUSE TAX DEMAND BILL HOUSE NO 2/37 B-1 MOHALLA CHANDANIA ALIGARH IN THE NAME OF SMT HARSHA VARSHNEY
ULARS OF REGISTRATION	
ORIGINAL OR COPY	ORIGINAL
NT NO	SIX
	28-1-2009
RIPTION OF DOCUMENT	AGREEMENT TO SELL BY SRI JAI PAL SINGH S/O SRI SEETA RAM IN FAVOR OF SRI LAKHAN VARSHNEY S/O SRI MAHESH CHAND
ULARS OF REGISTRATION	SR OFFICE ALIGARH BAHI NO ONE, ZILD NO 6705 PAGE NO 391 TO 420 SL NO 803 ON DATE 28-1-2009.
THER ORIGINAL OR COPY	ORIGINAL ALREADY WITH BANK
NT NO	SEVEN
	21-8-2012
RIPTION OF DOCUMENT	CANCELATION DEED BY SRI LAKHAN VARSHNEY S/O SRI MAHESH CHAND IN FAVOR FO SRI RAVI SINGH S/O SRI JAI PAL SINGH
ULARS OF REGISTRATION	SR OFFICE ALIGARH BAHI NO ONE, ZILD NO 9653 PAGE NO 47 TO 58 SL NO 10496 ON DATE 21-8-2012
THER ORIGINAL OR COPY	ORIGINAL ALREADY WITH BANK

5. DETAILS OF PROPERTY MORTGAGED EARLIER:-
   a House No :- DOUBLE STORIED HOUSE NO 2/37 B-1
   b Area if Known :-47.82 SQ M
   c Location :-MOHALLA CHANDANIA
   d Mortgagor share in Property :-FULL
   e Boundaries :-

EAST:-MEASUREMENT 16' THEREAFTER 10' WIDE ROAD
WEST:-MEASUREMENT 19'5" THEREAFTER HOUSE SRI MOHAN SINGH
NORTH:-MEASUREMENT 29' THEREAFTER HOUSE OF SMT SHANTI DEVI
SOUTH:-MEASUREMENT 29' THEREAFTER BOUNDARY TEEKA RAM SCHOOL.

---

6. FINDINGS ON DOCUMENTS:-

BY REGISTERED SALE DEED DATED 21-2-2004 (DOC NO 2) SMT PRAKASH WATI SOLD HOUSE SITUATE AT MOHALLA CHANDANIA IN FAVOR OF SRI JAI PAL SINGH S/O SRI SITA RAM.

COPY OF ASSESSMENT (DOC NO 3) SHOWS THAT THE NAME OF SRI JAI PAL SINGH HAS BEEN MUTATED IN MUNICIPAL RECORDS.

THERE EXISTS ELECTRIC CONNECTION IN THE HOUSE IN THE NAME OF SRI JAI PAL SINGH.

BY REGISTERED AGREEMENT TO SELL (DOC NO 6) SRI JAI PAL SINGH AGREED TO SELL THE SAID HOUSE OT SRI LAKHAN VARSHNEY. HOWEVER BY REGISTERED CANCELLATION DEED (DOC NO 7) THE SAID AGREEMENT HAS BEEN CANCELLED IN FAVOR OF SON OF SRI JAI PAL SINGH. NOW BETWEEN SRI JAI PAL SINGH BY REGISTERED SALE DEED (DOC NO 1) SOLD THE HOUSE TO SMT HARSHA VARSHNEY.

AFTER SALE DEED HOUSE HAS BEEN ASSESSED IN THE NAME OF SMT HARSHA VARSHNEY.

SHNEY
VOCATE

TEL 2409033
4, CIVIL COURTS ALIGARH

...nding mortgagor/s and predecessor/s was traced out with the ... documents for the period 1-1-2003 to 16-2-2016 in the office of ... pertaining to the property covered by above deeds, on which ... was found complete and available for inspection only up to 31-

... with Branch officer of Punjab and Sind Bank visited the Sub ... There is no prior mortgage / charges or encumbrances whatsoever ... and could be seen on date in the available record of index no.2 ... Sub Registrar Aligarh. The title of intending mortgagor / ... Smt Harsha Varshney seems proper, perfect and free from ... The chain of title is complete and the intending mortgagor/s is / ... constructive possession over the property having a clear marketable

... Not required from us.

Whether Documents given as original title deeds raise any doubt or suspicion ?

NO

Whether the particular of registration as given in the title deed in the name ... mortgagor shown to the counsel tally with particulars stated in the record of ... registrar ?

YES

Whether the property has been mutated in Revenue / Municipal record in the ... of the person offering the mortgage ?

MUNICIPAL RECORD IN THE NAME OF SMT HARSHA VARSHNEY.

... Whether equitable mortgage can be created at the place where the Branch ... disbursing the loan is situate ?

EQUITABLE MORTGAGE ALREADY CREATED AT YOUR BRANCH

... Whether there is any bar under local law for creation of the mortgage ... the property to be mortgaged ?

NO

13. If so necessary clearance has been obtained ?

NOT REQUIRED

14. Whether there are any restriction regarding sale of property to be mortgaged ?

NO

... Whether all the approvals, clearance / sanctions required for creation of ... mortgage have been obtained ? If not obtained, what are such sanctions, ... approvals and clearance yet to be obtained ?

NOT REQUIED

... The Mortgage , ALREADY created will be available to the Bank for the ... liability of the intending mortgagors referred in col no 4 above for his share ... known in col no 6.

... I have physically checked the original documents of the title deed, as well as ... the chain of title of property in the bank record.

SHNEY
VOCATE

TEL 2409033
4, CIVIL COURT$ ALIGARH

owing documents are required to be deposited with the title deeds in

ERED IN COLUMN NO 4 ARE REQUIRED TO BE TAKEN for extension of further
equitable mortgage.

mortgage deed/ documents should be signed by the following persons to create
table Mortgage.

ALL PERSON/S NAMED IN COLUMN NO 2.

the provisions of SARFASI ACT can be enforced on the property in question.

(U.C.VARSHNEY)
Advocate

SHNEY
VOCATE

TEL 2409033
4, CIVIL COURT$ ALIGARH

DATE:-17-2-2016

ANNEXURE I

	M/S NEW BABY LADIES SUIT
SITUATE AT	MOHALLA CHANDANIA ALIGARH
	SMT HARSHA VARSHNEY W/O SRI TEJ PAL VARSHNEY

	ARTICULARS TO BE CONSIDERED	COUNSEL'S STATEMENT
	PARTICULARS	
	NAME OF THE BORROWER WITH ADDRESS	M/S NEW BABY LADIES TANGA STAND SUBHASH ROAD ALIGARH
	NAME OF THE PERSON OFFERING MORTGAGE WITH PARENTAGE / CONSTITUTION AND ADDRESS	SMT HARSHA VARSHNEY W/O SRI TEJ PAL VARSHNEY R/O PURANI KOTWALI SHAH PARA ALIGARH
	NAME OF THE PERSONS WHO SHALL SIGN THE MORTGAGE DEEDS/ DOCUMENTS TO CREATE VALID EQUITABLE MORTGAGE	SMT HARSHA VARSHNEY
	DETAILS OF THE PROPERTY TO BE MORTGAGED AS PER TITLE DEED:- AS PER PRESENT POSITION:-	FULLY DETAILED IN COL NO 5
3	INVESTIVATIONS	
	DETAILS OF THE TITLE DEEDS/ DOCUMENTS 9 INCLUDING LINK DEEDS / PARENT DEEDS), HOUSE TAX RECEIPTS, AFFIDAVITS TO BE DEPOSITED FOR CREATION FOTHE MORTGAE (WITH FULL PARTICULARS REGARDING NATURE OF DOCUMENT, DATE OF EXECUTION AND DETAILS OF REGISTRATION).	FULLY DETAILED IN COL NO 4 OF LSR
	WHETHER COUNSEL HAS PHYSICALLY CHECKED THE ORIGINAL DOCUMENTS OF THE TITLE DEEDS AS WELL AS THE CHAIN OF TITLE OF PROPERTY.	YES
	WHETHER DOCUMENTS GIVEN AS ORIGINAL TITLE DEEDS RAISE AN DOUBT OR SUSPICION.	NO
	WHETHER THE PARTICULARS OF REGISTRATION AS GIVEN IN THE TITLE DEED SHOWN TO THE COUNSEL TALL WITH THE PRTICULARS AS STATED IN THE RECORDS OF THE REGISTRAR'S OFFICE.	YES
5	WHETHER THE PROPERTY HAS BEEN MUTATED IN THE NAEM OF THE PERSON OFFERING THE MORTGAGE.	YES
	WHETHER EQUITABLE MORTGAGE CAN BE CREATED AT THE PLACE WHERE THE BRANCH DISBURSING THE LOAN IS SITUATE.	YES
7	WHETHER THERE ARE ANY RESTRICTIONS REGARDIGN SALE OF THE PROPERTY TO BE MORTGAGED (IN SOME STATES THERE ARE RESTRICTIONS FOR SALE OF PROPERTY TO RESIDENTS OUTSIDE THE STATE).	NONE
8	WHETHER SARFAESI ACT CAN BE ENFORCED ON THE PROPERTY IN QUESTION.	YES

NOTE:- THE ABOVE DECLARATIONS ARE IN ADDITION TO THE LEGAL OPINION ON OWNERSHIP AND NON ENCUMBRANCE OF THE PROPERTY.

(U.C.VARSHNEY)
Advocate

RESI:- "SUMAN SADAN" 210 AVAS VIKAS COLONY G T ROAD ALIGARH 202001 MOBILE :-09412819033

Central Registry of Securitisation Asset Reconstruction and Security Interest of India

5th Floor, MTNL Telephone Exchange Building,
8, Bhikaji Cama Place, New Delhi-110066

13/335

Arsai Asset ID

20001077B991 , 20001244O645

The following Security Interest has been submitted by maker but is yet to be approved by the Checker

Queue Reference No.:200042871596
Security Interest Maker:A001403615
Maker SI Creation Date:04-05-2016

Borrower Details

Borrower 1

Borrower Type:Individual
Property Owner:N
Borrower UID:

Name:Mr.TEJPAL
Father""s Name/Husband""s Name:TRILOKI NATH
Date of Birth:14-06-1982

Address for correspondence
Plot/Survey/Shop/Flat/House No.:2/37
Building No.:B1
Building Name:
Street No./Name:
Village:
Locality:CHANDANIYAN
Taluka:
District:ALIGARH
State/UT:Uttar Pradesh
PINCode:202001
Phone/Mobile:9259375554
PAN:CRVPS8018L

Party Details

rd Party 1

Third Party Type:Individual

Third Party UID:

Name:Mrs.HARSHAVARSHNEY

Father""s Name/Husband""s Name:TEJPAL

Date of Birth:10-04-1985

Address for correspondence

Plot/Survey/Shop/Flat/House No.:2/37

Building No.:B1

Building Name:

Street No./Name:

Village:

Locality:CHANDANIYAN

Taluka:

District:ALIGARH

State/UT:Uttar Pradesh

PINCode:202001

Phone/Mobile:9259375554

PAN:CRVPS8018L

Nature of Security Interest

Joint Security Interest:No

Consortium Finance:No

Number of Security Interest Holders:1

Security Interest 1:PUNJAB AND SIND BANK

762

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

L 828023

उत्तर प्रदेश UTTAR PRADESH

14 JAN 2010

ALIGARH





क्षेत्राधिकार-उपनिबंधक-I भूमिकार-आवासीय मकान

1-बैनामा-3,60,000/-रुपये

2- मालियत-3,70,000/-रुपये

3-स्टाम्प- 22200/-रुपये रेट-भूमि-2700/-रुपये प्रति वर्ग मीटर पेज-6 क्रमांक 344 पर है कवर्ड रेट-4500/-रुपये प्रति वर्ग मीटर पटाव गार्डन पत्थर का है।

4-क्रेता महिला 3 का स्टाम्प 6 प्रतिशत से दिया है जिसमे मार्टर प्लान का स्टाम्प शामिल है।

5-संपत्ति विवरण-एक किता दो मंजिला मकान तामीरी पक्का हौज़ल भूमि 57 वर्ग गज यानी 47.82 वर्ग मीटर स्थित मौहल्ला चंदनियाँ परगना व तहसील कोल, जिला अलीगढ जिसमे भूतल कवर्ड एरिया-37.88 वर्गमीटर व खुला-9.94 वर्ग मीटर है व प्रथमतल कवर्ड एरिया-15.39 वर्ग मीटर शेष खुला एरिया-32.43 वर्ग मीटर है। कुलकवर्डदोनो मंजिलोंका 53.27 वर्गमीटर शेष खुला है।

-2-

आज दिनांक **20/01/2010** को

बही सं **1** जिल्द सं **7459**

पृष्ट सं **79** से **118** पर क्रमांक **762**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के0के0सक्सेना (प्रभारी)
सब रजिस्ट्रार प्रथम
तह0कोल अलीगढ़
20/1/2010