

प्रेषक,

राम इच्छुक यादव
अपर जिला जज,
जनपद मथुरा।

सेवा में,

महानिबन्धक,
माननीय उच्च न्यायालय,
इलाहाबाद।

द्वारा,

माननीया जनपद न्यायाधीश,
मथुरा।

विषय:- फ़लैट संख्या E-1002 रिषभ पैराडाइज क्लाउड-9 टावर विलेज मोहिद्वीनपुर
कनावनी, गाजियाबाद के क्रय किये जाने की सूचना के सम्बन्ध में ।

महोदय ,

उपरोक्त विषयक के सम्बन्ध में ससम्मान निवेदन है कि मैं पूर्व में फ़लैट नंबर उपरोक्त को बुक कराया था जिसकी सूचना माननीय उच्च न्यायालय को पूर्व में दिनांक 22.07.2011 द्वारा प्रेषित किया था जिसके सम्बन्ध में माननीय उच्च न्यायालय के पत्रांक दिनांक 02.08.2011 के द्वारा यह निर्देशित किया गया था कि फ़लैट उपरोक्त के विक्रय पत्र निष्पादित होने पर माननीय उच्च न्यायालय के परिपत्र संख्या 25/एडमिन (ए) दिनांकित 13.07.1998 पर सुसंगत दस्तावेजों के साथ सूचना प्रेषित किया जाए।

उपरोक्त के सम्बन्ध में पूर्व में उपरोक्त फ़लैट की कीमत 29,75,300/-रूपये निर्धारित की गयी थी परन्तु विक्रय विलेख के निष्पादन के समय अन्य सुविधाएं प्रदान करने के कारण अतिरिक्त चार्ज सम्मिलित करने पर फ़लैट की कुल कीमत 32,05,100/-रूपये हो गयी है, को मेरे द्वारा फ़लैट उपरोक्त का विक्रय पत्र दिनांक 09.09.2019 को निष्पादित कराया गया जिसकी सूचना माननीय उच्च न्यायालय को परिपत्र संख्या 25/एडमिन (ए) दिनांकित 13.07.1998 पर प्रेषित की जा रही है। कार्य की अधिकतावश सूचना प्रेषित करने में यदि कुछ विलम्ब है तो प्रार्थी क्षमाप्रार्थी है।

सूचना निम्नवत है:-

1- सर्विस ग्रहण करने का दिनांक	-	13.10.1999
2- वर्तमान कुल वेतन प्रतिमाह	-	1,81,911/-
वर्तमान में प्राप्त कुल नेट वेतन प्रतिमाह-		1,31,511/-
3- 10,000/- से अधिक चल सम्पत्ति खरीदने का विवरण	-	

(i) मारुति SX4 ZXI कार पंजीकरण संख्या - UP14 BR

ba

9988 जो कि दिनांक 10.06.2012 में क्रय किया था , जिसकी सूचना माननीय उच्च न्यायालय को पूर्व में प्रेषित की जा चुकी है।

(ii) एक रिवाल्वर 32 वोर स्माल आर्म फैक्ट्री, कानपुर से क्रय किया था जिसकी सूचना माननीय उच्च न्यायालय को पूर्व में प्रेषित की जा चुकी है।

4- क्या माननीय उच्च न्यायालय से कोई ऋण लिया है

- नहीं ।

5- क्या बैंक से कोई ऋण लिया गया यदि हाँ तो विवरण

(i) कार लोन पूर्व में मु० 4,00,000/- एस०बी०आई० से दिनांक 19.06.2012 को लिया था, जिसकी कटौती 13,141-00 की दर से 36 माह में होनी थी, जो पूर्ण हो चुकी है।

(ii) होम लोन मु० 21,96,000/- एस०बी०आई० गाजियाबाद से दिनांक 22.04.2013 को लिया है, जिसका भुगतान मु० 25,539/- प्रतिमाह की दर से 192 मासिक किशतों में मेरे वेतन द्वारा किया जा रहा है जिसका अभी तक भुगतान करने के बाद मु० 14,98,000/- अवशेष है।

6- सेकेन्ड हैंड वाहन खरीदने के सम्बन्ध में विवरण - लागू नहीं ।

7- मॉडल सहित व बीमा पॉलिसी डीलर का पूर्ण पता - लागू नहीं ।

8- सम्पत्ति का विवरण - आवासीय फ्लैट E-1002 रिषभ पैराडाइज क्लाउड-9टावर विलेज, मोहिद्वीनपुर कनावनी, गाजियाबाद (उ०प्र०)

9- क्या डीलर रैपुटिड व रैगुलर है - हाँ डीलर रैपुटिड व रैगुलर है।

10- क्या न्यायिक अधिकारी विक्रेता से

किसी प्रकार सम्बन्धित है और क्या

उसके विरुद्ध कोई केस लम्बित है

अथवा न्यायिक अधिकारी द्वारा निर्णीत

किया गया है

- विक्रेता से मेरा कोई सम्बन्ध नहीं है व मेरी जानकारी में उसका कोई भी केस मेरे न्यायालय में लम्बित नहीं है तथा न ही मैं उसका कोई केस निर्णीत किया है।

11- स्रोत का विवरण - (i) मु० 21,96,000/- अग्रिम गृह लोन जो



एस०बी०आई० गाजियाबाद से लिया था, जिसकी मासिक किश्त मु० 25,539/- है।

(ii) लोक भविष्य निधि खाता संख्या 120011873

में निवेशित की गयी धनराशि के परिपक्वता के उपरान्त प्राप्त धनराशि मु० 5,38,795/- जो कि मेरे एस०बी०आई० खाता में दिनांक 23.04.2019 में जमा है।

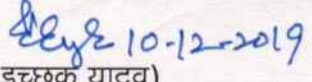
(iii) नगदीकरण से प्राप्त धनराशि मु० 2,02,772/- जो कि मेरे एस०बी०आई० खाता में दिनांक 07.01.2017 को जमा हुयी।

(iv) मु० 3,54,838/- पदमनाभन वेतन आयोग से 30% एरियर के रूप में प्राप्त धनराशि जो कि दिनांक 14.09.2018 को मेरे एस०बी०आई० खाता में जमा है।

(v) LIC पॉलिसी नं० 215343236 के परिपक्व होने के पश्चात प्राप्त धनराशि मु० 2,87,800/- जो दिनांक 20.07.2017 को एस०बी०आई० खाते में जमा है।

(vi) शेष धनराशि मेरे एस०बी०आई० खाता संख्या 11068894135 से अदा की गयी है।

भवदीय,


(राम इच्छुक यादव)

अपर जिला जज, जनपद मथुरा ।

दिनांक- 10-12-2019

संलग्नक-

1- पूर्व में माननीय उच्च न्यायालय को प्रेषित सूचना की कापी।

2- मा० उच्च न्यायालय का पत्र दि० 02.08.2011 की कापी।

3- सेल डीड की कापी।

4- बैंक अरेंजमेंट लैटर की कापी।

5- बचत खाता सं० 11068894135 की छाया प्रति/

बैंक स्टेटमेंट ऑफ एकाउन्ट की प्रति।

6- गृह लोन एकाउन्ट की प्रति।

7- गृह लोन सेन्कसन लैटर की प्रति।

न्यायालय जिला न्यायाधीश, मथुरा
पत्र सं० 2469/1 दिनांक 10/12/19


श्री जिला न्यायाधीश
मथुरा
10/12/2019

From,
Ram Echchhuk Yadav,
Additional Chief Judicial Magistrate,
Ghaziabad.

To,
The Registrar General,
High Court of Judicature at
Allahabad.

Through,
The District Judge,
Ghaziabad.

Subject :- Information regarding allotment of a flat.

Sir,

With due respect I have to inform you that earlier I had deposited a sum of Rs. 50,000/- in favour of Rishabh Buildwell Private Limited, New Delhi, which is registered under company Act, 1956, through cheque on 043983 from my S.B. A/c. No. 11068894135 for registration of purchase of a flat in Indirapuram, Distt. Ghaziabad. The Rishabh Buildwell Private Limited, New Delhi has allotted a flat no. E-1002 to undersigned. The total cost of the flat is approximately Rs. 29,75,300/- which is to be paid in two years and sale deed will be executed after two years. The payment of the flat cost will be paid by taking loan from any Nationalized bank and my different saving accounts.

Submitted for kind information.

Yours faithfully

(Ram Echchhuk Yadav)
(Ram Echchhuk Yadav),
Add. C.J.M.,
Ghaziabad

Encls:-

- (1) Registration certificate of Rishabh Buildwell Private Limited, New Delhi
- (2) Cheque of Rs. 50,000/- deposited for flat registration.
- (3) Photocopy of S.B. A/c. No.....
- (4) Photocopy of the allotment letter.

2500/2 22.11
The Registrar General
Hon'ble High Court Allahabad

Self Attested
Case

बाल किया
दि. 9/8/11

10

From,

Maharani Din,
Deputy Registrar,
High Court of Judicature at
Allahabad.

2011
9.8.11

To,

The District Judge,
Ghaziabad.

No. 12492 / IV- 2870/ Admin (A) / Dated 02-8-2011

Subject: - Information submitted, about allotment of a flat by Rishabh Buildwell Private Limited, New Delhi, by Sri Ram Echchhuk Yadav, Additional Chief Judicial Magistrate, Ghaziabad.

Sir,

With reference to your endt. no. 2580/ I dated 22.07.2011 on the above subject, I ~~am directed~~ ^{have} to say that Sri Ram Echchhuk Yadav, Additional Chief Judicial Magistrate, Ghaziabad may kindly be informed that he should submit information about purchase of the flat on completion of the transaction also along with a copy of the sale deed of the flat and other relevant papers, in the light of the directions contained in Court's Circular letter no. 25/ Admin (A) dated 13.07.1998, for taking further necessary action in the matter.

Yours faithfully

Maharani Din
30.7.11
Deputy Registrar

No. / IV- 2870/ Admin (A) / Dated

Copy forwarded for information & necessary action to Sri Ram Echchhuk Yadav, Additional Chief Judicial Magistrate, Ghaziabad.

Deputy Registrar

Inform the Officer
Concerned

District Judge
Ghaziabad
9.8.11

Sh. Ram Echchhuk Yadav
ACJM

self attested
Dey

SURESH CHAND

11611

Sh. No. 115B, Taha, Ghaziabad.

Desk
High
Stack

India Ltd.
Ghaziabad



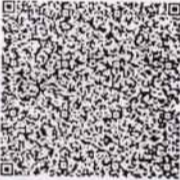
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP06569020215857R
Certificate Issued Date : 03-Sep-2019 12:22 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0107811312459893R
Purchased by : RAM ICHCHHUK YADAV
Description of Document : Article 23 Conveyance
Property Description : FLAT NO.E-1002 CLOUD-9 TOWER-OF RISHABH PARADISE VILL.
MOHIUDDINPUR KANAWANI GZB
Consideration Price (Rs.) :
First Party : RISHABH BUILDWELL PVT LTD
Second Party : RAM ICHCHHUK YADAV
Stamp Duty Paid By : RAM ICHCHHUK YADAV
Stamp Duty Amount(Rs.) : 3,05,000
(Three Lakh Five Thousand only)



Verified By
Registration Clerk
Ghaziabad

Locked By
Sd/- Registrar-IV
Ghaziabad

Please write or type below this line.

For Rishabh Buildwell Pvt. Ltd.

Auth. Signatory

0005947065

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.
3. In case of any discrepancy please inform the Competent Authority.

self attested
Sd/-

A



उत्तर प्रदेश UTTAR PRADESH

CZ 830440

CZ 830440

SALE DEED

E-Stamp Certificate No.
SALE CONSIDERATION
CIRCLE RATES

IN-UP06569020215857R
Rs.32,05,100/-
Rs.42,000/-per sq. mtrs. after 10% floor rebate
on 10th floor, + all facility (Car parking, lift, power
backup, security, gym, club, swimming pool 9%
Add) of Rs.41,202/-

For Rishabh Buildwell Pvt. Ltd.

Auth. Signatory

self Attested
Self

क्र०स० 89
 स्टाम्प विक्रय क्र० दि०: 4/9/19
 स्टाम्प क्रय करने का प्रयत्न
 स्टाम्प क्रय का नाम व पता

स्टाम्प क्रय का नाम व पता
 श्री राम इच्छुक यादव & रघुपति यादव नि लोह
 नगर गाँव बाड़

स्टाम्प क्रय का नाम व पता
 पूजा रानी यादव स्टाम्प विक्रेता

आवेदन सं०: 2019007390866

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 11612

वर्ष: 2019

प्रतिफल- 3205100 स्टाम्प शुल्क- 321200 बाजारी मूल्य - 4587430 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री राम इच्छुक यादव,
 पुत्र श्री श्री रघु पति यादव
 व्यवसाय : अन्य
 निवासी: सी-23 लोहिया नगर गाजियाबाद

Handwritten signature



ने यह लेखपत्र इस कार्यालय में दिनांक 09/09/2019 एवं 12:58:42 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हनुमंत प्रसाद
 उप निबंधक, सदर चतुर्थ
 गाजियाबाद
 09/09/2019

प्रियंका सिंह
 निबंधक लिपिक

A



उत्तर प्रदेश UTTAR PRADESH

CZ 830441

CZ 830441

GOVT. VALUE OF FLAT
STAMP DUTY PAID

Rs.45,87,430/-
Rs.3,21,200 /-

UNIT/FLAT NO.
Super Area
Covered Area
Parking Open/Covered
Project
Situating at

E-1002, on 10th Floor, 3BHK
1198 sq. ft. (111.34 sq. mtrs)
958.4 sq. ft. (89.07 sq. mtrs)
one Covered car parking
"Cloud 9 Tower" of Rishabh Paradise
Mall Road, (Near DPS),
Village-Mohiuddinpur Kanawani
Tehsil & District Ghaziabad U.P.

For Rishabh Buildwell Pvt. Ltd.

[Handwritten Signature]
Auth. Signatory

[Handwritten Signature]

self Attested
[Handwritten Signature]

70
89
70
89
5/9/19
श्री राम इच्छुक यादव
पूजा रानी यादव स्टाम्प विक्रेता
लाइसेंस नं०-451, कागजों का अर्वाध: 31-3-20
बिंदू के का स्थान-तहसील कम्पाउण्ड गाँव नं०: 241900
आवेदन नं०: 241900



बही सं०: 1

रजिस्ट्रेशन सं०: 11612

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री रिषभ बिल्डवेल प्राइवेट लिमिटेड के द्वारा परिमल
बंदोपाध्याय, पुत्र श्री एस बंदोपाध्यायनिवासी: फ्लैट नं०-एस4, बी-14 एस एफ हरे कृष्णा हाउस शशि
गार्डन नियर शिव मंदिर दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री राम इच्छुक यादव, पुत्र श्री श्री रघु पति यादव

निवासी: सी-23 लोहिया नगर गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री गंगो लाल यादव, पुत्र श्री बचई लाल यादव

निवासी: सी-सैकिण्ड/16 थर्ड फ्लोर महेन्द्रा एन्क्लेव शास्त्री
नगर गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री रमा शंकर सिंह, पुत्र श्री राम पति सिंह

निवासी: 486/304/87 ए इन्द्रपुरी कालोनी न्यू बिरहाना
इलाहाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हनुमत प्रसाद

उप निबंधक : सदर चतुर्थ

A



उत्तर प्रदेश UTTAR PRADESH

CZ 830442

CZ 830442

SALE DEED

THIS SALE DEED ("Deed") is made and executed at Ghaziabad on this 9th day of Sep., 2019 by

RISHABH BUILDWELL PRIVATE LIMITED, a company duly registered under the provisions of the Companies Act, 1956 of India and having its Registered Office at 196, LGF, Ram Vihar, Delhi-110092, through its Authorised Signatory MR. PARIMAL BANDOPADHYAY S/o Sh. S. Bandopadhyay R/o Flat No.S4 B13 SF Hare Krishna House Shashi Garden near Shiv Mandir, Delhi-110091 (DL No.0720010220001) MOBILE NO.9582263398, duly authorized vide resolution passed by its Board of Directors in its meeting held on 02-09-2019 (hereinafter referred to as "Vendor"), which expression shall, unless repugnant to the context or meaning thereof, be deemed to me an and include its successors and permitted assigns of the FIRST PART; PAN#AACCR9776R,

For Rishabh Buildwell Pvt. Ltd.

Parimal Bandopadhyay
 Auth. Signatory

[Handwritten signature]

self attested
[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

IN FAVOUR OF

AC 475095

MR. RAM ICHCHHUK YADAV (PAN#ABJPY2115Q/AADHAR NO.5729-6255-7603)
 S/O SH. SRI RAGHU PATI YADAV (MOBILE NO. 8787061190)
 R/O C-23, LOHIYA NAGAR, GHAZIABAD, U.P.

(hereinafter singly/jointly referred to as the "Vendee", which expression shall include his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns) of the Other Part.

For Rishabh Buildwell Pvt. Ltd.

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 Auth. Signatory



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SURESH CHAND
 Advocate
 Ch. No. 115B, Tehsil Compound,
 Ghaziabad



Self attested & signed



उत्तर प्रदेश **UTTAR PRADESH**

The expressions Vendor and Vendee may hereinafter individually also be referred to as **AC 475096** and collectively as "Parties".

WHEREAS

1. The Vendor has acquired right, title and interest in land admeasuring approximately 21720.09 Sq Mt. situated at Mall Road, (Near DPS School) Village Mohiuddinpur, Kanawani, Tehsil Dadri, Distt. Gautam Budh Nagar, vide sale deed dated 07-09-2006 for land admeasuring 12005.34 Sq. Mt., and sale deed dated 02-11-2010 for land admeasuring 6744.75 Sq.Mt and sale deed dated January 22, 2011 for land admeasuring 2970 sq. mt. (hereinafter referred to as the "Said Land");

For Rishabh Buildwell Pvt. Ltd.

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Auth. Signatory



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SURESH K. GANDI
Advocate
Ch. No. 115B, Tehsil Compound,
Ghaziabad

Self Attested
[Handwritten Signature]



2. The Vendor Developing a group housing complex and other areas under the name and
 उत्तर प्रदेश UTTAR PRADESH The "Gandhi Tower of Rishabh Paradise", Ghaziabad on the Said Land (hereinafter
 referred to as the "Project");

3. The Vendor is duly authorized to enter into agreements in respect of the entire built up area in the said Project with any person on any terms in their absolute discretion and to sell the same or any part thereof and realize sale price, to give, receipt, to handover possession of the sold Flat/units in the project and to get sale / conveyance deed registered upon completion of development of the Project/ Complex as per the terms of the sanction letters, approvals from the concerned authorities.

4. The Vendee vide application dated 07-02-2011 had applied for the allotment of Flat bearing No. E-1002, on 10th floor comprising of 3-BHK on 10th floor in Tower- E, within the Project (hereinafter referred to as Said Complex / Said Building) having

For Rishabh Buildwell Pvt. Ltd.

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super area admeasuring approx. 1198 sq ft (111.34 sq mt approx.), including right to use Reserved one Covered car parking.

उत्तर प्रदेश UTTAR PRADESH

FC 321495

5. The Vendor provisionally had allotted the Vendee flat bearing No. E-1002, comprising on 3-BHK on 10th floor in Tower-E, having super area admeasuring approx. 1198 sq ft (111.34 sq mt approx.) alongwith right to use one Covered car parking with undivided proportionate share in the land underneath the Said Building in which the Said Flat is located, calculated in the ratio in which the super area of the Said Flat bears to the total super area of all the flats in the Said Building
6. Thereafter the Parties executed an allotment Letter dated 07-02-2011 (hereinafter referred to as the "Allotment Letter") pursuant to which the Vendor agreed to allot the Said Flat to the Vendee for a total sale price of Rs.32,05,100/- (Rupees Thirty Two Lakh Five Thousand One Hundred Only) (hereinafter referred to as the "Total Sale Price") and on the terms and condition mentioned therein.

For Rishabh Buildwell Pvt. Ltd.

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 Authorised Signatory

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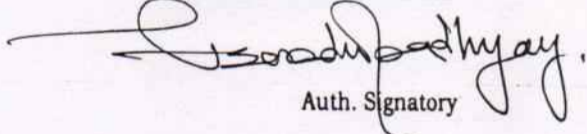
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- 7. In terms of the said Allotment Letter, on completion of construction of the Building and payment of Total Sale Price and any other amount and interests if any payable the Parties on terms provided therein had agreed to execute a Sale Deed for sale, transfer and conveyance of the Said Flat in favour of the Vendee.
- 8. The Vendee has duly paid the entire Total Sale Price for the Said Flat and other charges payable in terms of the Allotment Letter, The receipt of the aforesaid sums is hereby agreed and duly acknowledged by the Vendor;
- 9. The construction of the Said Building in which the Said Flat is comprised has been completed in accordance with the sanctions and approvals of Ghaziabad Development Authority (GDA), Ghaziabad Municipal Corporation and other concerned authority and completion/ occupation certificate in respect of the Said Building has been granted by the concerned authorities.
- 10. The Parties are now desirous of executing this Deed for sale and transfer of the Said Flat in favour of the Vendee on terms and conditions provided hereunder.

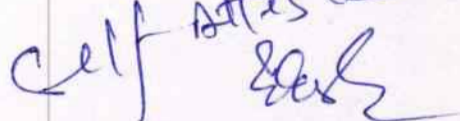
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

- 1. That in lieu of receipt of the Total Sale Price, viz., an amount of **Rs.32,05,100/- (Rupees Thirty Two Lakh Five Thousand One Hundred Only)** already paid by the Vendee to the Vendor in the manner stated in the Allotment Agreement, and subject to various assurances, undertakings and covenants of the Vendee as contained herein, including duly abiding by the terms of the Allotment Agreement and particularly those relating to proper conduct and maintenance of the Said Flat and the said Project, the Vendor doth hereby grants, sells, conveys and transfers to the Vendee and the Vendee hereby purchases from the Vendor, the flat, i.e., a residential Said Flat bearing No. **E-1002**, comprising of Khasra No. **519, 530, 532, 541, 542 & 543** on 10th Floor in Tower-E, having approx. super area admeasuring **111.34 Sq. Mt. (1198 Sq. Ft.)** alongwith the exclusive right all right to use one Covered car parking within the Said Building, along with all rights, liberties/ privileges, easements necessary for the enjoyment of the Said

For Rishabh Buildwell Pvt. Ltd.


Auth. Signatory



Self attested


Flat to have and to hold the Said Flat together with proportionate undivided interest in the common areas and facilities within the Said Project, absolutely and forever. That the Vendor has reserved one Covered car parking for exclusive use by the vendee as an integral and inseparable facility with the Said Flat.

- 2. That the Vendor covenants that this Sale Deed is executed in its entirety and the Vendor has received the entire Total Sale Price for the Said Flat amounting to Rs.32,05,100/- (Rupees Thirty Two Lakh Five Thousand One Hundred Only) the receipt of which the Vendor hereby confirms, admits and acknowledges, and as such now nothing remains to be paid by the Vendee to the Vendor, in respect of the Said Flat.
- 3. That the Vendor has assured the Vendee and the Vendee is satisfied that the Said Flat is free from all sorts of encumbrances, liens and charges etc. and the Vendor has the full rights and authority to sell the same.
- 4. That the Vendee confirms that it has purchased the Said Flat with full knowledge and understanding of all the laws, rules, regulations and notifications as applicable to the said Project in general and particularly in context of the Said Flat and the terms and conditions contained in the Allotment Agreement, and the laws, notifications and rules applicable to this area in general and group housing projects in particular, including but not limited to those imposed by GDA or the Ghaziabad Municipal Corporation and other terms and conditions contained/imposed by the concerned Government or Local Authorities from time to time and that he/she/it has familiarized himself/herself/itself with all the aforesaid and other agreements, arrangements etc. and clearly understood his/her/its right, duties, responsibilities, obligations under this Deed.
- 5. That the Vendee confirms that his/her its inspection of building plans, title documents, completion/occupancy certificate of the Building, the rights of the Vendor to execute this Deed and all other documents relating to the title, competency and all other relevant details of the Said Land and the Project is complete and they are fully satisfied.

For Rishabh Buildwell Pvt. Ltd.

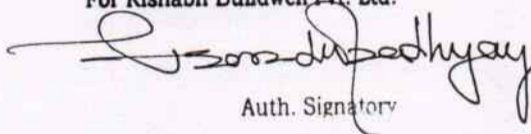
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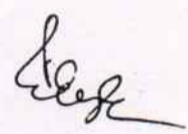
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6. That the Vendee has fully satisfied themselves about the interest and the title of the Vendor in the Said Land on which the Said Flat has been constructed and have understood all limitations and obligations in respect thereof.
7. That the Vendor has handed over actual vacant peaceful and physical possession of the Said Flat to the Vendee on execution of this Deed.
8. That save and except the Said Flat hereby purchased by the Vendee, the Vendee shall have no right, title, interest or claim of any nature or kind whatsoever in the Project, except the undivided and proportionate interest in the common areas and facilities of the Said Building.
9. That the Vendee has inspected the Said flat and it is satisfied with the quality of building material, are and specification of the Said Flat. The vendee no claim against the Vendor in respect of any item of work in the Said Flat which may be alleged not to have been carried out or completed or for any design, specifications, building materials used or for any other reason whatsoever and he / she is entitled to the use and occupation of the Said Flat without any interference but subject to the terms and conditions, stipulations and restrictions contained in this Deed and the Allotment Agreement.
10. That the Vendee undertakes to abide by all laws, rules & regulations and terms & conditions if any imposed by GDA, Ghaziabad Municipal Corporation and / or of the local bodies and any other act as applicable from time to time and shall be liable for defaults or breaches of any of the conditions, rules or regulations as may be applicable to the said Project.
11. That the Vendee shall from the date of possession maintain the Said Flat at his / her / its own cost in a good and tenable condition, and repair and maintain the same properly. They shall also keep the inside of the Said Flat in a neat, clean and tidy condition. They will ensure that all dirt, refuge and waste are properly transported out in covered cans / bags.
12. That the use of the common areas and facilities by the Vendee is subject to restrictions placed by the Allotment letter this Deed and the applicable laws.

For Rishabh Buildwell Pvt. Ltd.



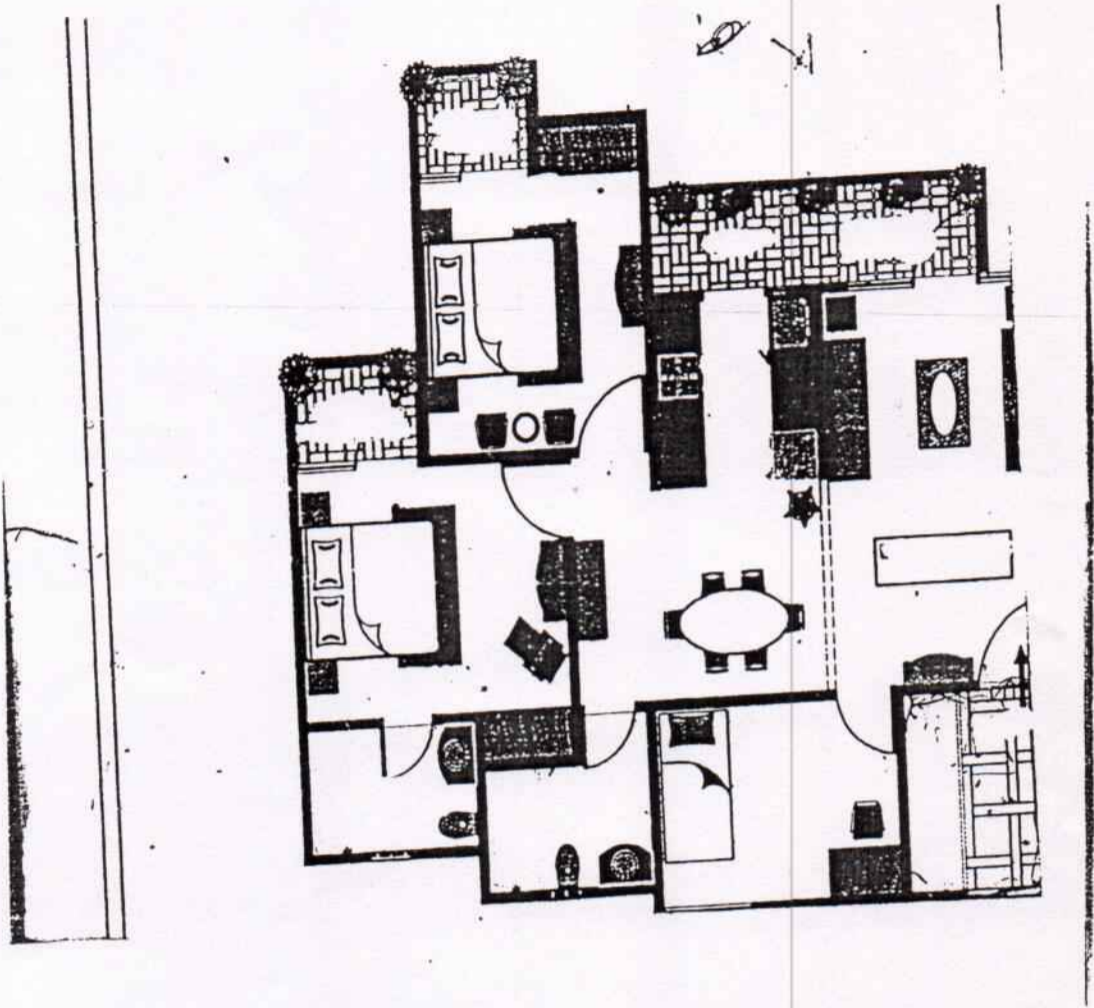
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A

E-1002
Area-1198



For Rishabh Buildwell Pvt. Ltd.

Sandhya Jay
Auth. Signatory

Says

Self Attested
Says

Rishabh Buildwell Pvt. Ltd.
E-1002- Ram Ichchhuk yadav

PAYMENT DETAILS

Date	BANK	CHEQUE NO.	AMOUNT
07.02.2011	SBI	043983	48,745.00
30.05.2011	SBI	043994	97,490.00
06.07.2011	SBI	043997	48,745.00
13.08.2011	SBI	044001	48,745.00
18.09.2011	SBI	044004	48,745.00
05.10.2011	SBI	582554	48,745.00
13.11.2011	SBI	582556	48,745.00
10.12.2011	SBI	582561	48,745.00
12.01.2012	SBI	582567	48,745.00
15.02.2012	SBI	582572	48,745.00
07.03.2012	SBI	573701	48,744.00
09.04.2012	SBI	573705	48,501.00
07.05.2012	SBI	573709	48,501.00
13.08.2012	SBI	881323	48,501.00
27.01.2013	SBI	881332	48,501.00
27.04.2013	SBI	451101	1,553,298.00
19.10.2014	SBI	878298	576,879.00
31.08.2019	SBI	773322	295,980.00
			3,205,100.00

7,50,000/-



- loan

- loan

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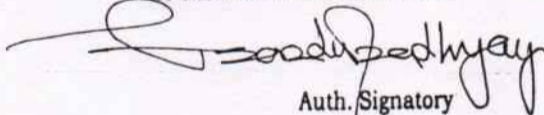
For Rishabh Buildwell Pvt. Ltd.

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13. That the maintenance of the common areas and provision of common services, facilities and amenities shall be carried out by the Vendor or any Maintenance Company / Agency appointed by the Vendor.
14. That the Vendee shall be responsible to pay Interest Free Maintenance Security Deposit and maintenance charges as per Tripartite Maintenance Agreement executed amongst the Vendee, the Vendor and Maintenance Company / Agency appointed by the Vendor.
15. That the Vendee shall have no right to:
 - (i) Object to the Vendor constructing or continuing with the construction of additional structures in / upon the Said Building or additional flat building (s) and / or structures anywhere in the Said Building as may be permitted by the competent authorities. Such additional flat building (s) / structures shall be the sole property of the Vendor which the Vendor shall be entitled to dispose off in any way it chooses without any interference on part of the Vendee.
 - (ii) Do or cause to be done anything which is not permitted by the concerned authorities and this Sale Deed.
 - (iii) Use the Said Flat for any purpose other than residential or in a manner that may cause nuisance or annoyance to occupants of other flats in the Said Building or for any residential or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Flat which tends to cause damage to any flooring or ceiling or services of any flat over / below / adjacent to the Said Flat or anywhere in the Said Building or in any manner interfere with the use thereof or of flats, passages, corridors or amenities available for common use.
 - (iv) Do or cause to be done anything in or to the Said Flat, or the staircases, lifts and lift lobbies, shafts, still, basements, compound and common passages which may be against rules or by-laws of the municipal authorities, maintenance agencies or any other authority. The Vendee shall be exclusively responsible for any loss or damages arising out of breach of any of these conditions.

For Rishabh Buildwell Pvt. Ltd.

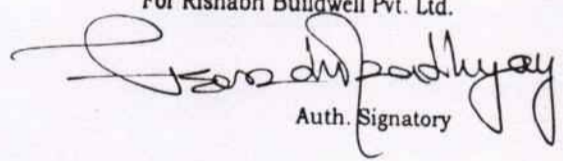

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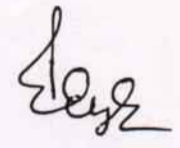


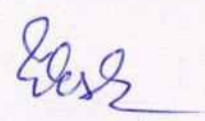
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- (v) Demolish, make or cause to be made any additions or alterations or unauthorized constructions of whatsoever nature to the Said Flat or any part thereof, and shall not chisel / drill or in any other manner cause damage to columns, beams, walls, slabs or R.C.C. or other structural support.
 - (vi) Put up any sign – board / name plate, neon light, publicity material or advertisement material etc. on the face / façade of the Said Building.
 - (vii) Change the colour scheme of the outer walls or painting of the exterior side of doors and windows etc., or carry out any change in the exterior of elevation or design.
16. The Vendee shall not object or interfere or raise any claim and/or demand in case additional FSI is granted/permitted on the Said Land/Complex and the Vendor carries out additional construction pursuant thereto on the Said Land/Complex, The Vendor shall have the right to purchase/acquire and land adjacent to the Said Land and make it part of the project or extend the project/Complex to such additional land by making permitted construction on such additional land as per the applicable laws and the Vendee shall have no objection to the same or raise any claim in this regard, The Vendor shall have the right to combine the common areas and facilities of the Project/Complex to the additional construction/towers/units made on such additional land to which the vendee hereby agrees and gives its unconditional consent.
17. That the payment of External Development Charges (EDC), Internal Development Charges (IDC) or any other charges levied by whatever name called or in whatever form and with all such conditions imposed by the U.P Government and or any competent authority and such increase in IDC, EDC or any other charges shall always be solely to the account of the Vendee, to be borne and paid by all the allottees in proportion to the super area of their respective flats to the super area of all the building in the Complex. If such charges are increased, including with retrospective effect such charges shall be treated as unpaid sale price of the Said Flat and the Vendor shall have the first charge / lien on the Said Flat for recovery of such charges from the Vendee.

For Rishabh Buildwell Pvt. Ltd.


Auth. Signatory



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18. That the Vendee shall be liable to compensate the Vendor for property / house taxes, ground rent, lease money, vacant land tax, fire tax, education tax, scavenging tax, water charges or any other taxes, charges in advance every year which may be levied on the Said Flat from date of expiry of offer of possession/date of taking actual possession, whichever is earlier. The charges shall be borne by the Vendee in proportion to the area of the Said Flat irrespective of the fact that the Vendee was not enjoying the Said Flat when it was not completed / occupied.
19. That the terms and conditions of the Allotment Letter dated-07-02-2011 shall be construed as an integral part of this Sale Deed and in case of any conflict, the term of this Sale Deed shall prevail.
20. That the Parties agree that at any appropriate time, at the discretion of the Vendor, the Vendor may promote a Limited Company / Co operative Society / Association or some other Body Corporate to take over from the Vendor / its nominated Maintenance Agency the ownership rights in the Said Land and structure thereon and to take responsibility for the preservation and maintenance of the building and for the operation therein of common services. The Vendor shall be entitled to become a member of the Body so formed. The Vendor may transfer and / or assign to the body corporate so organized its rights in the Said Land and the building remaining with it after sale of the flats to all allottee.
21. That the Vendee agrees to be member of the aforesaid Limited Company Co operative Society / Association or other Body Corporate to be so formed and also from time to time sign and execute their memorandum, articles, bye laws, rules, regulations and other applications or documents necessary and to fill in sign and return within 10 days of the same being forwarded by the Vendor to the Vendee. No objection shall be taken by the Vendee, if changes or modifications are made in the draft memorandum, articles, bye laws as may be required by the Registrar of Companies / Co-operative of this Corporate Body, as intimated by the Vendor.
22. That the Vendee shall be entitled to get the Said Flat mutated and transferred in his / her / sits own name in the records of all the concerned authorities on the basis of this Sale Deed or through its copy, at his / her / its / their own cost and expenses.

For Rishabh Buildwell Pvt. Ltd.

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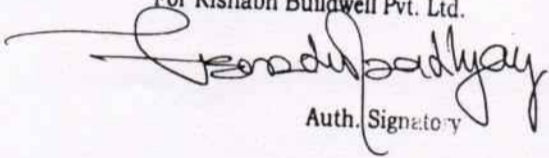
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23. That the Vendee shall be entitled to transfer and/or assign his / her / its rights and interest in the Said Flat to any individual after obtaining prior approval in writing of the Vendor, and if the proposed Limited Company, Co – operative Society or other body corporate has been formed as agreed under the Allotment Agreement, then approval of such body and also of GDA. On transfer of the Said Flat the Vendee shall pay to the Vendor / proposed body corporate and the GDA, such transfer charges as may be prescribed by them from time to time.
24. That Second Party shall be responsible for his / her / its respective income tax liability for income received and/or gains arising out of the transaction under this Deed.
25. That the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the Uttar Pradesh apartment act/GDA rules
26. and regulation laws of India. The Court of Ghaziabad shall have the jurisdiction to entertain any dispute arising out of or as a consequence of this Deed.
27. That all expenses, charges etc., including the stamp duty for the registration of this Sale Deed, registration charges, incidental expenses for registration, legal expenses etc., in relation to the Said Flat will be borne and paid by the Vendee.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Deed at Ghaziabad on the date first mentioned above in the presence of the following witnesses:

For Rishabh Buildwell Pvt. Ltd.

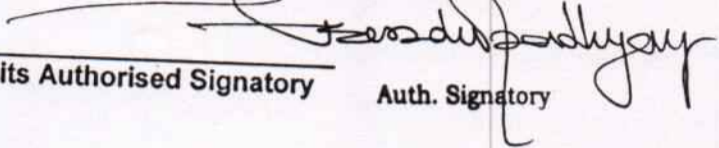

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SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR
M/S RISHABH BUILDWELL PRIVATE LIMITED

For Rishabh Buildwell Pvt. Ltd.




Through its Authorised Signatory Auth. Signatory

AND

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEE





Self Attested


WITNESSES:

1. *G. Luyadao*
 MR. GANGA LAL YADAV S/O MR. BACHAI RAM YADAV
 R/O C-11ND/16, IIIIRD FLOOR, MAHENDRA ENCLAVE,
 SHASTRI NAGAR, GHAZIABAD.

2. *Rama Shankar Singh*
 MR. RAMA SHANKAR SINGH S/O MR. RAM PATI SINGH
 486/304/87A, INDRAPURI COLONY, NEW BAIRAHANA, ALLAHABAD

Drafted by :- Suresh Chand, Advocate Tehsil Compound, Ghaziabad.
 9717610557

For Rishabh Buildwell Pvt. Ltd.

Suresh Chand
 Auth. Signatory

Handwritten signature

SURESH CHAND
 Advocate
 Ph. No 1150 Tehsil Compound,
 Ghaziabad

self *AKS*
Handwritten signature

ARRANGEMENT LETTER

file - 138412
A/c 32954172138

Dr. Roplogar



Home Loan - HL FOR INDIVIDUALS

State Bank of India
GHAZIABAD RACPC

To

1) Shri/Smt/Kum
Mr. RAMICHCHHUK YADAV S/O D/O W/O
Mr. SRIRAGHU PATI YADAV
C-23 MIG, LOHIA NAGAR, GHAZIABAD-201001

Reference No.

Date:

22 APR 2013

Dear Sir/Madam,

HL FOR INDIVIDUALS
HOME LOAN : ₹ 23,83,285.00

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 23/02/2013, we have decided to sanction a Home Loan limit of ₹.23,83,285.00 (Rupees Twenty Three Lakhs Eighty Three Thousand Two Hundred Eighty Five Only) to you, as per the undernoted break-up -

(i) Home Loan -	₹.21,96,000.00
(ii) Funding of Home Loan Insurance Cover (If requested) -	₹.1,87,285.00
Total -	₹.23,83,285.00

on the following terms and conditions. **Exercise of Option provided in paragraph 13 is mandatory.**

2. Purpose :

(i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs / renovation of new/second-hand residential house / flat / plot of land / purchase of consumer durables / furnishings / takeover of Home Loan (hereinafter referred to as the 'project') as described below -

Property Address : FLAT NO E-1002,10TH FLOOR,BLOCK E, CLOUD -9 AHINSA KHAND II,INDRAPURAM GHAZIABAD (UP).AREA 1198 SQ FT.

(ii) Premium of Home Loan Insurance Cover (If requested) - ₹.1,87,285.00

3. Margin : 19.9% of the total cost of the project

4. Interest : Interest will be charged and applied at the rate mentioned below *on daily outstanding*

<http://10.0.229.44/FinnOneCAS/ReportDynaParam.los>

3/25/2013

Self Attested
Roplogar

balance in your account at monthly rests :-

4A) Floating Rate of Interest: - (Delete whichever is not applicable)

Interest on the loan will be charged at .25 % p.a. above Base Rate which is currently 9.7 % p.a. (the current effective rate being 9.95% p.a.) with monthly rests. The rate of interest is subject to revision from time to time due to (i) changes in Base Rate or (ii) revision even without change in Base Rate and you shall be deemed to have notice of changes in the rate of interest whenever the changes in Base Rate or increase in interest rates where there is no change in Base Rate are either displayed on the Notice Board of the Branch or published in news papers or made through entries of the interest rate charged in the passbook/statement of account furnished to you and you are liable to pay such revised rate of interest. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. In the event of a default in payment or any irregularity in the account, the Bank reserves the right to levy a higher rate of interest as it deems fit.

4B) Fixed Rate of Interest :- (Delete whichever is not applicable)

Interest on the loan will be charged at _____ % p.a. on daily reducing balance at monthly rests, subject to **interest rate reset at the end of every two years** on the basis of fixed interest rates prevailing then. Fixed interest rate is also subject to force-majeure clause.

SBI may at its discretion stipulate the periodicity of computation of interest. In the event of major volatility in interest rate or the fixed rates falling below the Base Rate stipulated by the Bank from time to time or for any other reason, whatsoever during the period of this agreement, the Bank may at its sole discretion alter the rate of interest suitably and prospectively even prior to the end of reset period mentioned above from the date on which interest was last reset. Thenceforth the rate of interest varied as aforesaid shall be applicable to the Loan. Bank shall be the sole judge to determine whether such conditions exist or not. If the Borrower is not agreeable to the revised interest rate so fixed, the Borrower shall request SBI, within 15 days of receipt of the notice intimating change in interest rates from SBI, to terminate the loan and the Borrower shall repay the Loan and any other amount due to SBI in full and final settlement in accordance with the provisions of the Agreement relating to pre-closure.

Concession for maintaining salary account* - Concession of _____ % p.a. is included in the above mentioned interest rate on account of maintenance of your salary account with our Bank. This will be referred as Salary Account concession in this document.

Customer's obligation for continuation of Salary Account concession - In the circumstances like change of job etc., where in salary is not credited by your employer to your account maintained with us, you would be required to issue Standing Instructions to the salary account servicing bank to transfer entire salary credit to your account maintained with us for continuation of Salary Account concession mentioned above. For the limited purpose of continuation of concessions in interest rates, your account with us under this arrangement will be reckoned as pseudo-salary account

Withdrawal of Salary Account Concession - In the event of discontinuation of salary account/pseudo-salary account with us, the Bank shall have the right to withdraw the Salary Account concession mentioned above, and the interest rate shall be revised accordingly. *(Strike Off, if not applicable)

The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the loan account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of the terms and conditions of the advances or any change in the credit rating of the borrower, for such period as the Bank deems it fit and necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

Any concession in interest rate would be applicable for two months from the date of sanction or till the currency of the specific campaign, whichever is earlier.

5. Repayment :

The loan is to be repaid in equated monthly instalment of ₹ 25539/- commencing from May 13. Your liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

6. Interest rate in case of default -

For Home Loans above ₹. 25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest should be recovered @ 2% p.a. (over and above the applicable interest rate) on the overdue amount for the period of default, for any reason, including a bounced cheque. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate - ₹.250/- for every bounced cheque).

7. Pre-closure / Pre-Payment Charges - NIL

Self Attested
SBI

urity :

The loan will be secured by :

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at FLAT NO E-1002,10TH FLOOR,BLOCK E, CLOUD -9 AHINSA KHAND,INDRAPURAM,GHAZIABAD,201001,UTTAR PRADESH,INDIA for which the loan has been sanctioned, valued at ₹.29,75,300.00 belonging to Mr. RAMICHCHHUK YADAV S/O D/O W/O Mr.SRIRAGHU PATI YADAV{Borrower(s)} in favour of the Bank.

b) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at _____ valued at ₹. _____ belonging to _____ (Guarantor) in favour of the Bank.

9. Utilisation of the loan :

The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat or the modification/extension proposed by you in the existing house/flat should be strictly according to the plan approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

10. Insurance :

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the Borrower. Cost of the same shall be borne by you.

11. Inspection :

The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

12. Legal expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Periodic reassessment, if any, of the value of the property funded through this loan for the purpose of regulatory compliances shall be done at your cost.

13. Pre-EMI interest :**A. Capitalization of pre-EMI interest***

The loan amount will be fixed suitably taking into account the approximate pre-EMI interest during the moratorium period, duly compounded at the applicable interest rate (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation of the total loan amount (i.e. actual loan plus pre-EMI interest) will be subject to fulfilment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income. Please execute check-off authority with your employer/ tender post-dated cheques towards the EMIs of the loan amount. After completion of the moratorium period, you will have an option to request to reset EMI based on the actual outstandings in the loan account after final disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards the EMIs so arrived at.

B. Servicing of pre-EMI interest*

Please tender post dated cheques drawn at monthly intervals / ECS mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

(* score off whichever is not applicable)

14. Disbursement :

The loan will be disbursed only on the following conditions :

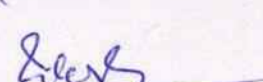
a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's Solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank.

b) All the security documents prescribed below have been executed by you/co-applicant(s) / guarantor(s) -

(i) Loan Agreement

(ii) Affidavit

(iii)

Self attested


c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in installments)

Construction Stages	Description	Amount (₹.)
No Records Found		

d) You will have to bring in proportionate margin at each stage of disbursement. Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan/in favour of the Financial Institution from where your loan is being taken over.

15. The Bank reserves the right to collect any tax if levied by the State/Central government and/or other Authorities in respect of this transaction.

16. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

17. The sanction of loan will be valid for six months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. 50% of the applicable processing fee would be payable for each fresh sanction. However, interest rate will be subject to change from time to time during the intervening period and depending on change in Base Rate the effective rate may vary.

18. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

19. The Borrower shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted herein.**

(** Applicable in respect of advances which are secured by guarantee)

20. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within _____ days from the date of this letter.

Yours faithfully,

Asst. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter. I/We wish to avail* / do not wish to avail* loan for funding of premium of Home Loan Insurance cover. (*strike off whichever is not applicable).

Mr. RAMICHCHHUK YADAV S/O D/O W/O Mr. SRIRAGHU PATI YADAV
C-23 MIG, LOHIA NAGAR, GHAZIABAD-201001

(Borrower)

22 APR 2013

(Signature)

Date:

Place: GHAZIABAD RACPC

Terms and conditions of the loan are accepted by me/us as a guarantor(s).

Guarantor(s)

Date:

<http://10.0.229.44/FinnOneCAS/ReportDynaParam.los>

3/25/2013

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Place: GHAZIABAD RACPC

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE	INITIALS
				Brought Forward	507886.91Cr	
	(Control: 33095767873a11068894135102/06/11) BAL: 507886.91Cr			Brought Forward	686189.91Cr	
01/06/11	CAS PRES CHQ	43994	100000.00		407886.91Cr	
01/06/11	Paid to MAM CHAND	43995	30000.00		377886.91Cr	
01/06/11	CREDIT	538976288		58647.00	436533.91Cr	
	Uncl Bal: 0.00			Clr Bal: 436533.91 Cr; +MOD BAL: 436533.91Cr		
30.06.11	INTEREST CREDIT			8615.00	445148.91Cr	
02.07.11	Paid to MAM CHAND	43996	30000.00		415148.91Cr	
02.07.11	CH NO 488790	538976288		58647.00	473795.91Cr	
02.07.11	CH NO 488553	538976288		14040.00	487835.91Cr	
07.07.11	CAS PRES CHQ	43997	50000.00		437835.91Cr	
13.07.11	CAS PRES CHQ	43998	5715.00		432120.91Cr	
<p>खुदी कटाई (रखें)</p>						
14.07.11	CAS PRES CHQ	43999	4350.00		433485.91Cr	
27.07.11	CAS PRES CHQ	43998	5715.00		427770.91Cr	
03.08.11	CREDIT	538976288		58647.00	486417.91Cr	
04.08.11	MICR SB CHQ		63.00		486354.91Cr	
06.08.11	Paid to CHANDRAKANT	44000	30000.00		456354.91Cr	
06.08.11	CREDIT	538976288		3830.00	460184.91Cr	
08.08.11	CH NO 493854			210078.00	670262.91Cr	
	TRF FRM STATE GOVT LINK OFFICE					
19.08.11	CAS PRES CHQ	44001	50000.00		620262.91Cr	
01.09.11	CAS CASH CHEQUE	44002	35000.00		585262.91Cr	
05.09.11	CH NO 497984	538976288		56333.00	641595.91Cr	
20.09.11	CAS PRES CHQ	44004	50000.00		591595.91Cr	
21.09.11	CAS PRES CHQ	44003	12116.00		579479.91Cr	

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
					531115.91Cr
				Brought Forward	400002.91Cr
08.10.11	CAS PRES CHQ	582554	50000.00		550097.91Cr
15.10.11	CAS PRES CHQ	582551	4350.00		545747.91Cr
01.11.11	CAS CASH CHEQUE	582555	35000.00		510747.91Cr
01.11.11	CH NO 505818			57684.00	568431.91Cr
	TRF FRM STATE GOVT LINK OFFICE				
14.11.11	Paid to MAM CHAND	582557	10000.00		558431.91Cr
16.11.11	CAS PRES CHQ	582556	50000.00		508431.91Cr
17.11.11	CAS PRES CHQ	582558	5000.00		503431.91Cr
01.12.11	CH NO 509964			57684.00	561115.91Cr
	TRF FRM STATE GOVT LINK OFFICE				
01.12.11	Paid to MAMCHAND	582559	30000.00		531115.91Cr
	CAS CASH CHEQUE				
19.12.11	CAS PRES CHQ				521115.91Cr
					471115.91Cr

23.12.11	CAS CASH CHEQUE	582565	10000.00		461115.91Cr
24.12.11	CAS PRES CHQ	582563	5600.00		455515.91Cr
24.12.11	CAS PRES CHQ	582564	4350.00		451165.91Cr
31.12.11	INTEREST CREDIT			10883.00	462048.91Cr
03.01.12	Paid to MAM CHAND	582566	20000.00		442048.91Cr
03.01.12	CREDIT	538976288		57684.00	499732.91Cr
12.01.12	CAS PRES CHQ	582567	50000.00		449732.91Cr
13.01.12	Paid to SELF	582568	20000.00		429732.91Cr
17.01.12	CH NO 6426			14830.00	444562.91Cr
	TRF FRM STATE GOVT LINK OFFICE				
30.01.12	OWN CHO XFER DP	6971		4131.00	448693.91Cr
30.01.12	OWN CHO XFER DP	7044		750.00	449443.91Cr
01.02.12	CH NO 8582			20725.00	470168.91Cr
	TRF FRM STATE GOVT LINK OFFICE				
06.02.12	Paid to SATYA PRAKASH KAUSHIK	582570	25000.00		445168.91Cr

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
			Brought Forward	48340.91Cr	
30.07.12	CH NO 33539 TRF FRM STATE GOVT LINK OFFICE			15691.00	64031.91Cr
03.08.12	CAS CASH CHEQUE	881322	25000.00		39031.91Cr
06.08.12	CASH DEPOSIT SELF			150000.00	189031.91Cr
06.08.12	TRF TO C/L TRF TO RAM ECHCHHUK YADAVA		150000.00		39031.91Cr
06.08.12	CH NO 034572 TRF FRM STATE GOVT LINK OFFICE			58893.00	97924.91Cr
07.08.12	CASH DEPOSIT SELF			50000.00	147924.91Cr
17.08.12	CAS PRES CHQ	881323	50000.00		97924.91Cr
20.08.12	DIRECT DR TRF TO RAM ECHCHHUK YADAVA		13459.00		84465.91Cr

20.08.12	DIRECT DR TRF TO RAM ECHCHHUK YADAVA		13459.00		84465.91Cr
03.09.12	CAS CASH CHEQUE	881325	35000.00		49465.91Cr
04.09.12	BT CH NO 38363 TRF FRM STATE GOVT LINK OFFICE			62103.00	111568.91Cr
20.09.12	DIRECT DR TRF TO RAM ECHCHHUK YADAVA		13459.00		98109.91Cr
22.09.12	CAS PRES CHQ	881326	10420.00		87689.91Cr
01.10.12	CAS CASH CHEQUE	881330	40000.00		47689.91Cr
03.10.12	CAS PRES CHQ	881328	7275.00		40414.91Cr
03.10.12	CAS PRES CHQ	881327	5250.00		35164.91Cr
04.10.12	CAS PRES CHQ	881329	12116.00		23048.91Cr
06.10.12	CH NO 43354 TRF FRM STATE GOVT LINK OFFICE			62103.00	85151.91Cr

Self Attested
28/10/12

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	196931.91Cr
20.01.13	DIRECT DR TRF TO RAM ECHCHHUK YADAVA		13459.00	Brought Forward 13459.00	183472.91Cr
21.01.13	CH NO 056914 TRF FRM STATE GOVT LINK OFFICE			16352.00	167120.91Cr
21.01.13	CAS CASH CHEQUE	881338	10000.00		157120.91Cr
30.01.13	CAS PRES CHO	881332	50000.00		107120.91Cr
01.02.13	CAS CASH CHEQUE	881339	35000.00		72120.91Cr
07.02.13	CH NO 059292 TRF FRM STATE GOVT LINK OFFICE		67170.00	115258.91Cr	64950.91Cr
20.02.13	DIRECT DR	13459.00			51491.91Cr
20.02.13	TRF TO RAM ECHCHHUK YADAVA			101799.91Cr	153291.82Cr
25.02.13	CAS PRES CHO	881340	8705.00		144586.82Cr
01.03.13	Paid to MAESH SHARMA	881343	30000.00		114586.82Cr
04.0.13	CH NO 001298 TRF FRM STATE GOVT LINK OFFICE			53094.91Cr	61491.91Cr
14.0.13	IND 0000-Salary-4031-Salary TRF FRM E-PAYMENT U P STATE GO			28760.00	32625.91Cr
20.0.13	DIRECT DR TRF TO RAM ECHCHHUK YADAVA		13459.00		19280.91Cr
28.0.13	Paid to MANCHAND	881345	10000.00		8280.91Cr
28.0.13	VAL FEE HL/1477 RAMECHCHHUK YADAV	881344	1700.00		6580.91Cr
02.0.13	Paid to MAM CHAND	881346	40000.00		2580.91Cr
02.0.13	BT CH NO 4724 TRF FRM STATE GOVT LINK OFFICE			130126.00	196931.91Cr
5.04.13	CH NO 008207 TRF FRM STATE GOVT LINK OFFICE			4178.00	201109.91Cr
5.04.13	CH NO 09677			16298.00	217407.91Cr

Self interest
done

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DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
10.12.16	DIRECT DR		25,39.00	244892.16Cr
	TRANSFER TO MR. RAM ECHCHAK YADAV		75867.91Cr	
14.12.16	CASH WITHDRAWAL BY CHEQUE	66957	24000.00	51567.91Cr
22.12.16	CASH WITHDRAWAL BY CHEQUE	66959	10000.00	41567.91Cr
23.12.16	CASH WITHDRAWAL BY CHEQUE	66760	10000.00	31567.91Cr
25.12.16	INTEREST CREDIT		1220.00	32787.91Cr
27.12.16	KOT CHEQUE OUTWARD	66958	7002.00	25525.91Cr
05.01.17	ING 1105-PAY NOV-2016 Family Court Ftp.		107.30.00	128015.91Cr
	TRANSFER FROM E-PAYMENT U P STATE GO			
05.01.17	CASH WITHDRAWAL BY CHEQUE	66961	24000.00	104015.91Cr
07.01.17	ING 1105-PAY Dec-16 and Encashment Dec-16		202172.90	306787.91Cr
	TRANSFER FROM E-PAYMENT U P STATE GO			
		28379.00		28379.91Cr
17.01.17	TRANSFER TO MR. RAM ECHCHAK YADAV	66964	20000.00	261248.91Cr
	CASH WITHDRAWAL BY CHEQUE			
19.01.17	SIB ASSIST KIDS WORLD TRANSP	66963	4140.00	257108.91Cr
20.01.17	SIB STFRANCIS SCHOOL	66962	11160.00	245948.91Cr
24.01.17	NEFT UTR NO: SBIN117024038400	66965	15005.75	230943.16Cr
	MR BABITA YADAV			
	Uncl Bal: 0.00 Clr Bal: 230943.16 Cr: +MOD BAL: 0.00			
24.01.17	MCC ISSUE		115.00	230828.16Cr
25.01.17	CASH WITHDRAWAL BY CHEQUE	66966	24000.00	206828.16Cr
01.02.17	ING 1105-PAY JAN-2017 Family Court Ftp.		77357.00	284185.16Cr
	TRANSFER FROM E-PAYMENT U P STATE GO			
03.02.17	AMRISH	66967	24000.00	260185.16Cr
07.02.17	ING 4003-payment of fuel Reimb.Oct-16 to		10246.00	270431.16Cr
	TRANSFER FROM E-PAYMENT U P STATE GO			
10.02.17	DIRECT DR		25539.00	244892.16Cr

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
					Carried forward 112323.29Cr
03.07.17	WITHDRAWAL TRANSFER BY CHEQUE TRANSFER TO 032537204178	775750	16800.00		Brought forward 112323.29Cr 95523.29Cr
03.07.17	HEHANT KAUSHIK	65411	30000.00		65523.29Cr
10.07.17	DIRECT DR		25539.00		39984.29Cr
10.07.17	TRANSFER TO Mr. RAM ICHCHUK YADAV	65413	10000.00		29984.29Cr
17.07.17	VINEET TRIPATHI	65416	10000.00		19984.29Cr
20.07.17	NETP*ICIC0000104*CHS62286232811C FAIZ			287800.00	307784.29Cr
	Uncl bal: 0.00				
20.07.17	CHQ# WITHDRAWAL BY CHECK	65418	200000.00		107784.29Cr
24.07.17	AMS CLG	65415	48667.00		59117.29Cr
27.07.17	SIS ASSOCI KIDS WORLD TRANSFER	65419	4600.00		54437.29Cr
27.07.17	SIS ST FRANCIS SCHOOL	65417	12276.00		42161.29Cr
29.07.17	VINYL	65421	10000.00		32161.29Cr
01.08.17	IND 25 1295			101357.00	133918.29Cr
02.08.17	TRANSFER FROM E PAYMENT U P STATE GO	65420	50000.00		83518.29Cr
05.08.17	VINEET TRIPATHI	65422	15000.00		68518.29Cr
10.08.17	DIN... ER		25539.00		42979.29Cr
16.08.17	TRANSFER TO Mr. RAM ICHCHUK YADAV			4294.00	47273.29Cr
17.08.17	IND 25 1295			13939.00	61212.29Cr
23.08.17	TRANSFER FROM 09061006787	65423	5000.00		56212.29Cr
26.08.17	VINYL	65424	10000.00		46212.29Cr
01.09.17	IND 25 1295			103566.00	149778.29Cr
01.09.17	TRANSFER FROM E PAYMENT U P STATE GO				
01.09.17	VINYL TRIPATHI	65425	33000.00		114778.29Cr

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Carried Forward	15724.29CF
30.07.18	TRANSFER TO MR. RAM KICHCHUK YADAV ING 4031-			Brought Forward	15724.29CF
	TRANSFER FROM 098361006787			7600.00	23324.29CF
07.08.18	ING 1295-1295				
	TRANSFER FROM E-PAYMENT U P STATE GO			101057.00	124381.29CF
08.08.18	CASH WITHDRAWAL BY CHEQUE	775767	25000.00		99381.29CF
08.08.18	WITHDRAWAL TRANSFER BY CHEQUE	775768	15000.00		84381.29CF
	TRANSFER TO 030469330968				
10.08.18	DIRECT DR		1574.00		82787.29CF
	TRANSFER TO MR. RAM KICHCHUK YADAV				
10.08.18	DIRECT DR		23945.00		58842.29CF
	TRANSFER TO MR. RAM KICHCHUK YADAV				
14.08.18	TRANSFER TO 020439143667				
	DIANANI SHANKAR				
01.09.18	ING 1295-1295	775769	10000.00		43842.29CF
	TRANSFER FROM E-PAYMENT U P STATE GO			117998.00	161840.29CF
01.09.18	CASH WITHDRAWAL BY CHEQUE	775771	20000.00		141840.29CF
01.09.18	WITHDRAWAL TRANSFER BY CHEQUE	775772	6000.00		133840.29CF
	TRANSFER TO 020439143667				
10.09.18	DIRECT DR		1594.00		132246.29CF
	TRANSFER TO MR. RAM KICHCHUK YADAV				
10.09.18	DIRECT DR		23945.00		108301.29CF
	TRANSFER TO MR. RAM KICHCHUK YADAV				
10.09.18	CASH WITHDRAWAL BY CHEQUE	775773	10000.00		98301.29CF
10.09.18	ING 1295-1295			354838.00	453139.29CF
	TRANSFER FROM E-PAYMENT U P STATE GO				
17.09.18	WITHDRAWAL TRANSFER BY CHEQUE	775774	5000.00		448139.29CF

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TRANSFER TO Mr. RAM ICHCHUK YADAV

DATE	PARTICULARS	CHEQUE NO.	DEBIT	Carried Forward CREDIT	216759.39Cr BALANCE
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15.03.19	NEFT*RB1S0G0UPE*RB10741985742900**MATHUR			Brought Forward	216759.39Cr
19.03.19	BRIJESH KUMAR MISHRA	773309	10000.00	27774.00	244533.39Cr
20.03.19	NEFT*RB1S0G0UPE*RB10791988393079**MATHUR				234533.39Cr
25.03.19	INTEREST CREDIT			10416.00	244949.39Cr
30.03.19	ICI EEEUDD I MATHUA	773309	12430.00	1740.00	246689.39Cr
03.04.19	BRIJESH KUMAR MISHRA	773310	20000.00		234259.39Cr
Uncl Bal:	0.00				214259.39Cr
08.04.19	NEFT*RB1S0G0UPE*RB10981997169390**MATHUR				332021.39Cr
10.04.19	DIRECT DR		1594.00	118068.00	339733.39Cr
10.04.19	TRANSFER TO Mr. RAM ICHCHUK YADAV		23945.00		306788.39Cr

23.04.19 002 OUT STATION CHEQUE PAID 60958 ← PPF → 338795.00 845583.39Cr

23.04.19 002 WITHDRAWAL TRANSFER 236.00 845347.39Cr

Uncl Bal: 0.00 Clr Bal: 845347.39 Cr; FMOB BAL: 0.00

25.04.19	SIG ROSSISI KIDS WORLD TRANSPO	65459	1790.00	841557.39Cr
25.04.19	SIB ST FRANCIS SCHOOL	65458	28419.00	813138.39Cr
02.05.19	KANESH YADAV	773311	30000.00	783138.39Cr
06.05.19	NEFT*RB1S0G0UPE*RB11261919512611**MATHUR			901206.39Cr
10.05.19	DIRECT DR		1594.00	899612.39Cr
10.05.19	TRANSFER TO Mr. RAM ICHCHUK YADAV		23945.00	875667.39Cr
10.05.19	DIRECT DR		23945.00	
10.05.19	TRANSFER TO Mr. RAM ICHCHUK YADAV			875667.39Cr

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E-1002-Ram Ichchhuk Yadav
 Ledger Account

1-Apr-2011 to 31-Mar-2017

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
1-4-2011	By Opening Balance				48,745.00
30-5-2011	By (as per details)	Receipt			97,490.00
	Corporation Bank CBCA -215	1,00,000.00 Dr			
	Service Tax Payable 2.575%	2,510.00 Cr			
	Ch. No. :043994 dated 29 05 2011 SBI				
6-7-2011	By (as per details)	Receipt			48,745.00
	Service Tax Payable 2.575%	1,255.00 Cr			
	Corporation Bank CBCA -215	50,000.00 Dr			
	CH.NO.043997/ SBI/ GZB/RECEIPT NO. 2861				
13-8-2011	By (as per details)	Receipt			48,745.00
	Service Tax Payable 2.575%	1,255.00 Cr			
	Corporation Bank CBCA -215	50,000.00 Dr			
	CH.NO.044001/R-3221				
18-9-2011	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH.NO.044004 /SBI/GZB/R-3682				
5-10-2011	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH.NO.582554/SBI/GZB/R-3863				
13-11-2011	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH.NO.582556/SBI/GZB/R-4226				
10-12-2011	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH NO.582561/SBI/GZB/R-4626				
12-1-2012	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH.582567				
15-2-2012	By (as per details)	Receipt			48,745.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,255.00 Cr			
	VIDE CH NO-582572				
7-3-2012	By (as per details)	Receipt			48,744.00
	Corporation Bank CBCA -215	50,000.00 Dr			
	Service Tax Payable 2.575%	1,256.00 Cr			
	VIDE CH. NO 573701				
To	Closing Balance			5,84,939.00	5,84,939.00
				5,84,939.00	5,84,939.00

self attested
 & signed

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-4-2012	By Opening Balance				5,84,939.00
9-4-2012	By (as per details) Corporation Bank CBCA -215 Service Tax Payable-3.09% CH.NO.573705/R-9000002034	Receipt		50,000.00 Dr 1,499.00 Cr	48,501.00
7-5-2012	By (as per details) Corporation Bank CBCA -215 Service Tax Payable-3.09% ch.no.573709/R-9000002386	Receipt		50,000.00 Dr 1,499.00 Cr	48,501.00
13-8-2012	By (as per details) Corporation Bank CBCA -215 Service Tax Payable-3.09% VIDE CH.NO.881323/R-9000003450	Receipt		50,000.00 Dr 1,499.00 Cr	48,501.00
27-1-2013	By (as per details) Corporation Bank CBCA -215 Service Tax Payable-3.09% VIDE CH.NO.881332/R-9000004751	Receipt		50,000.00 Dr 1,499.00 Cr	48,501.00
	To Closing Balance				7,78,943.00
				7,78,943.00	7,78,943.00
1-4-2013	By Opening Balance				7,78,943.00
27-4-2013	By (as per details) Corporation Bank -IFB CBCA A/c-95 Service Tax Payable-3.09% VIDE CH.NO.451101/R-9000005306	Receipt		16,01,295.00 Dr 47,997.00 Cr	15,53,298.00
	To Closing Balance				23,32,241.00
				23,32,241.00	23,32,241.00
1-4-2014	By Opening Balance				23,32,241.00
19-10-2014	By (as per details) Service Tax Payable-3.09% Corporation Bank CBCA -215 VIDE CH.NO.878298/R-9000007303	Receipt		17,826.00 Cr 5,94,705.00 Dr	5,76,879.00
	To Closing Balance				29,09,120.00
				29,09,120.00	29,09,120.00

self attested
date

SANCTION LETTER



STATE BANK OF INDIA
GHAZIABAD RACPC

8/62

To
1) Shri/Smt/Kum
Mr. RAMICHCHHUK YADAV S/O D/O W/O Mr. SRIRAGHU PATI YADAV
C-23 MIG, LOHIA NAGAR, GHAZIABAD-201001

RACPC / HL / 1296 Date:25-03-2013

Dear Sir,

PERSONAL SEGMENT ADVANCES
HOME LOAN - - HL FOR INDIVIDUALS

Mr. RAMICHCHHUK YADAV s/d/w of Mr. SRIRAGHU PATI YADAV

MEDIUM TERM LOAN OF ₹23,83,285.00

With reference to your application dated **23/02/2013**, we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **GHAZIABAD RACPC** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,

ASSTT. GENERAL MANAGER

Self Attested
Self

STATE BANK OF INDIA

ELECTRONIC CLEARING SERVICE (DEBIT CLEARING) (MANDATE FORM)

(CUSTOMER'S OPTION TO MAKE PAYMENTS THROUGH
DEBIT CLEARING MECHANISM through CCPC Delhi)
(Scheme Name and the Periodicity of payment):
User/Utility No. 1109658

1. CUSTOMER'S NAME
(As appearing on the Cheque Book)
2. PARTICULARS OF BANK ACCOUNT
 - A. BANK NAME
 - B. BRANCH NAME
Address
Telephone
 - C. 9-DIGIT CODE NUMBER OF
THE BANK & BRANCH
(Appearing on the MICR cheque
issued by the Bank)
 - D: ACCOUNT TYPE
(S.B. Account/Current Account or
Cash Credit with Code 10/11/13)
 - E. CBS ACCOUNT NUMBER
(As appearing on the Cheque Book)
3. DATE OF EFFECT

110 _____

I hereby declare that the particulars given above are correct and complete if the transaction is delayed or not effected at all for reasons of incomplete or incorrect information, I would not hold the user institution responsible. I have read the option invitation letter and agree to discharge the responsibility expected of me as a participant under the scheme.

.....
Signature of the Customer
Mob. No.

Date:

Certified that the particulars furnished above are correct as per our records. We have recorded the mandate and will ensure to honour the same within the banking norms.

(Bank's Stamp)

.....
Signature of the Authorised
Official from the Bank

Date:

POP/APRIL 2012/999

Self Attested
[Signature]

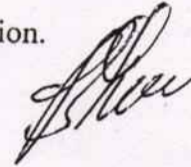
CERTIFICATE OF TITLE :-

I, B.B. TYAGI, Advocate has examined title deed and find that M/s Rishabh Buildwell Pvt. Ltd. is the present owner of the said property, and Mr. Ram Ichchhuk Yadav S/o Mr. Raghupati Yadav is the prospective purchaser of the above mentioned property, also will acquire a good and marketable title thereto on purchase from M/s Rishabh Buildwell Pvt. Ltd. the vendor(s) over the property in question and that by deposit of original title deed by the mortgagor with the bank, a valid equitable mortgage would be created, if the said equitable mortgage is created along-with all the documents as mentioned in Annexure-B & D, it will be satisfactory requirements of creation of equitable mortgage and I, further certify that:-

1. I, have examined the document in detail, taking into account all the guidelines in the check list vide Annexure-C and the other relevant factors.
- 1.A I, confirm being an advocate having been a search in the office of Sub-Registrar record. I, did not find out anything adverse which could prevent the title holder from creating a valid mortgage as per available record in the office of Sub-registrar.
- 1 B Following scrutiny of Land Records and relative title deed, I hereby certify the genuineness of the title deed seems to be genuine. Suspicious/Doubt, if any, has been clarified by making necessary enquiries as mention in Annexure-B & D.
- 2 A There are no prior registered mortgage/charge/encumbrance whatsoever, as could be seen from the encumbrance certificate for the period from 1999 to 2013, pertaining to the immovable property covered by above said title deed.
- 2.B N.A. In case of second/subsequent charge in favour of the bank, there are no other mortgage/charge other than already stated in the loan documents and agreed to by the mortgagor and the bank (delete, whichever is inapplicable)
3. N.A. Minor/(s) and his/their interest in the property is to the extent of (Specify the share of the minor with name) (Strike out if not applicable).
4. If, the mortgage is created, after registration of sale deed, it will be perfect/valid mortgage and available to the bank for enforcement against the liability of the intending borrower, Mr. Ram Ichchhuk Yadav S/o Mr. Raghupati Yadav
5. I, certify that Mr. Ram Ichchhuk Yadav S/o Mr. Raghupati Yadav will acquired the title over the schedule property only after registration of sale deed in his favour. I, further certify that the valid mortgage can be created after registration of sale deed and the said mortgage would be enforceable. I also certify that the said property is covered under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

In case of creation of mortgage by deposit of original title deeds, I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

1. Allotment letter of Flat Allottee/Intending Purchaser.
2. Demand Letter of Flat allottee/Intending Purchaser.
3. Agreement to Sale in the name of Flat Allottee/Intending Purchaser.
4. Sale deed in the name of Flat Allottee/Intending Purchaser after registration.



self

attested
by

5. Affidavit of intending purchaser after registration of sale deed.
6. Tax receipt in the name of Intending Purchaser after registration of sale deed.
7. Tripartite Agreement (It is signed by the borrower, bank, M/s Rishabh Buildwell Pvt. Ltd.
8. Copy of Sale deed dated 25.04.2001.
9. Copy of Sale deed dated 25.04.2001.
10. Copy of Sale deed dated 27.12.2004.
11. Copy of Sale deed dated 27.12.2004.
12. Copy of Sale deed dated 27.12.2004.
13. Copy of Sale deed dated 09.05.2005.
14. Copy of Sale deed dated 09.05.2005.
15. Copy of Sale deed dated 15.09.2005.
16. Copy of agreement to sale dated 23.05.2006.
17. Copy of sale deed dated 07.09.2006.
18. Copy of agreement to sale dated 17.05.2010.
19. Copy of sale deed dated 02.11.2010.
20. Copy of Approved Map.
21. Copy of Khasra Khatoni of Khasra No.519M, 530,532,541,542 & 543, for last 15 years.
22. Copy of Latest Khasra & Khatoni of Khasra No.519M, 530,532,541,542 & 543, in the name of M/s Rishabh Buildwell Pvt. Ltd.
23. Copy of N.O.C from Tehsildar in respect of the said property, it is not acquired and not related to LMC and Gram Sabha.
24. Copy of Memorandum & Article of Association of M/s Rishabh Buildwell Pvt. Ltd.
25. Copy of Certificate of incorporation of M/s Rishabh Buildwell Pvt. Ltd.
26. Mortgage permission/N.O.C. from M/s Rishabh Buildwell Pvt. Ltd., in favour of bank for said Flat Allottee/Intending Purchaser with the version that, there is no litigation is pending in any court of law regarding the property in question and also undertake by the builder that, the builder has not been taken any loan from any financial institutions/bank against the sale deed dated 02.11.2010.
27. As per the version of the owner company, the sale deed dated 07.09.2006 is under equitable mortgage with Corporation Bank, Delhi. So N.O.C./Release Letter is required from Corporation Bank, Delhi regarding the said Flat which is to be financed by the bank or purchased by Flat Allottee/Intending Purchaser.

In my opinion, there are no legal impediments for creation of the mortgage under any applicable law/rules in force subject to production of the documents mentioned above.

THE SCHEDULE OF PROPERTY (DETAIL OF PROPERTY)

A Flat No.1002, 10th Floor, Tower-E, Group Housing Project Known as "CLOUD9" property related to Khasra No.519M,530,532,541,542 & 543, at Village Mahiuddinpur Kanawani, Pargna-Loni, Tehsil-Dadri, Distt. G.B. Nagar Super area 1198 sq. ft. bounded as under:-

East : As per site.
North : As per site

West : As per site.
South: As per site.

Place: Ghaziabad
Date: - 21.03.2013

YOURS SINCERELY
B.B. Tyagi
B.B. TYAGI
Advocate

self Attested
B.B. Tyagi