

Deepak Mengwal

B.Sc., LL.M., P.G.D in Human Rights (I.I.H.R., New Delhi)

Advocate

Mob. No.

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9412901055

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Office:

Ch.NO.1

**C.J.M. Court Near Main gate,
Court Compound, Dehradun,
Uttarakhand. India.**

CERTIFICATE

Dated 10.03.2022

To,

The Chief Manager,
Punjab National Bank,
Sastra -West, Dehradun.

SUPPLEMENTARI TITLE/ VERIFICATION REPORT

REG: Opinion all that Property double storied building bearing municipal No. 58 (old municipal No. 58/45/1) area 167 Sq. Mtrs., situated at Sarswati Soni Marg Lachman Chowk, District Dehradun, Uttarakhand.

Dear Sir,

This Supplementary N.E.C is being issued in continuance to the main N.E.C issued by Sh. Sanjeev Mohan Joshi, Advocate dated 27.09.2004 and supplementmtray NEC issued by Sh. Rajeev Aggarwal 28.03.2019 regarding the verification of title, one account of below mentioned property. I have inspected the concerned records in the office of the Sub Registrar, Dehradun for further period from 29.03.2019 to till date.

Wherein has acquired good and absolute ownership and title over the aforesaid property and **Sh. Ghanshyam Dass Gupta son of Sh. Dwarka Prashad Mahawar** have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

No recorded encumbrances have been found in respect of the property mentioned hereinafter except already mortgage in PNB, HNIC, Dehradun.

Wherein the aforesaid land is situated under the Mussoorie Dehradun Development Authority, Dehradun, hence SARFAESI ACT 2002 is applicable on the Property.

DESCRIPTION OF THE PROPERTY

All that Property double storied building bearing municipal No. 45 (and also bearing New municipal No. 154) area 167 Sq. Mtrs., situated at Sarswati Soni Marg Lachman Chowk, District Dehradun, Uttarakhand, bounded and butted as under:-

East : Property of others, side measuring 39.3

West : Property of others, side measuring 39.3

North : 10 Ft., wide Common Passage, side measuring 45.9

South : Remaining portion of the property fallen to the share of Sh. Ramesh Chand, side measuring 45.9

Name and Address of the Owner:

**Sh. Ghanshyam Dass Gupta son of Sh. Dwarka Prashad Mahawar resident of 88, Kanwali Road,
District Dehradun, U.K.**

Verification:

All that property was purchased by previous owner Sh. Dwarka Prashad Mahawar virtue of sale deed dated 08.10.1986 from Smt. Neelam Vinayak wife of Sh. Romesh Kumar and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 2568 page 212 to 214 and additional file book No. 1 volume 2577 on page 609 to 610 at serial No. 8039 dated 10.10.1986.

Sh. Dwarka Prashad Mahawar has since expired leaving behind his sons Sh. Ghanshyam Dass Gupta, Sh. Ramesh Chand Gupta and married daughters Smt. Uma Mahawar wife of Late Sh. Hari Shanker Mahawar and Smt. Laxmi Devi wife of Late Sh. Chiranjil Lal Gupta and his widow Smt. Kiran Devi as his heirs and legal representatives. I have been informed that Smt. Kiran Devi expired in the year 2001.

Subsequently there was a family partition amongst the heirs of Sh. Dwarka Prashad Mahawar and the said property had fallen to the shares of his above name two sons and the married daughters had relinquished their share in the property.

- There after suit no. 25 of 2004 Sh. Ghanshyam Dass Gupta versus Sh. Ramesh Chand Gupta and others was filed in the court of Civil Judge (Senior Division) Dehradun. In the said suit a compromise was arrived at between the parties whereby the said partition was accepted and accordingly the suit was decreed. As per the said decree the portion mentioned above had fallen to the share of the borrower.

On the basis above mentioned documents Sh. Ghanshyam Dass Gupta son of Sh. Dwarka Prashad Mahawar has acquired good and absolute ownership and title over the aforesaid property and Sh. Ghanshyam Dass son of Sh. Dwarka Prashad Mahawar have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

Regarding Encumbrance:-

I have personally and carefully inspected the index register as made available to me in the office of the Sub Registrar, Dehradun up to date and on inspection of Registrar no adverse entry has been found regarding the property under verification.

Documents required for the creation of Equitable Mortgage:

- Other relevant documents described in the previous main N.E.C issued by Sh. Sanjeev Mohan Joshi Advocate dated 27.09.2004 and supplement NEC issued by Sh. Rajeev Aggarwal 28.03.2019.
- Certified copy of Tax Assessment (year 1989 to 1994) issued by Nagar Nigam, Dehradun.
- Certified copy of Tax Assessment (year 1999 to 2004) issued by Nagar Nigam, Dehradun.
- Copy of the decree passed by the Hon'ble court Civil Judge (SD) Dehradun in case No. 25 of 2004 Ghanshyam Dass Versus Ramesh Chand.
- Affidavit executed by Sh. Ghanshyam Dass son of Sh. Dwarka Prashad Mahawar.

Enclosed:-

- Receipt of inspection issued by office of the Sub Registrar, Dehradun.

Yours Faithfully

(Deenak Mengwal)

भवन तथा भूमि आदि के वार्षिक मूल्यांकन की कर सूची

भार्ग मोहल्ला भवन स्थान का नाम जहाँ सम्पत्ति स्थित है	सम्पत्ति का विवरण नाम भवन सम्बर	सम्पत्ति स्वामी का नाम व पता (यदि कोई ऐजेंट हो तो उसका नाम व पता)	अधिवामी का नाम व किराया जो किरायेदार है रहे है (यदि कोई हो)		
१	२	३	४	५	६
महम्मदी रोनी मार्ग	५५ ५५	प्रबोधक माहेला माधम ट्रस्ट	रुक्मिणी		
११	५६ ५५३	श्रीमती भूपेन्द्र कौर धनप ० जी दलीप सिंह	मू० पी. पौष्पजन	१५५३.००	१७४३.००
११	५७ ५५४	श्रीमती राजी १० श्री राज कुमार	रुक्मिणी	३००	३६०.००
११	५७/१	श्री राधा राम		१२०	१२०.००
११	५८ ५५१	श्री द्वारिका प्रसाद महावर ३० श्री पतराम महावर	रुक्मिणी	५२०	५२०.००

अतिलिपि कता... विशाला मिह
 तुलना कता... ६२५५५५
 प्रतिलिपि शुल्क... १००५
 आदेशक...
 प्राथमिक पत्र का दिनांक... ०७/०३/२०२२
 निर्गत की तिथि... ०७/०३/२०२२

२०२१-२२/०३/२०२१/१४७०९५

२७०५
 २७०५
 २७०५
 २७०५

१ अप्रैल सन् १९८६ से ३१ मार्च सन् १९९४ ई०

73

आपात (यदि कोई हो) के फलस्वरूप
वाषिक मूल्यांकन तथा कर राजि

वाषिक मूल्यांकन भवनकर 10%

अपील का परिणाम यदि
कोई हो

वाषिक मूल्यांकन

भवन कर १० %

विशेष विवरण (आकस्मिक मृद्धि, कमी, परिवर्तन स्वाभाविक
परिवर्तन इत्यादि तथा तत्सम्बन्धी सम्बन्ध)

१०

आयुक्त महो० के आदेश नं० १३१३/१९-९०

दि० 24/7-90 नं० 132/21-6/13/1990 दि० 3/10/1990

द्वारा गृहकर की दर 10% से 12.5% स्वीकृत



C.A. + 80000 14.00 212/2001 P.P.
+ 10000 V.V. 113/11 87-000

आपात रजिस्ट्रार 30 फा० संख्या 9
पृष्ठ 19 के अनुसार

कर अधीक्षक
नगर निगम, देहरादून

4200.00

520 00

भवन तथा भूमि आदि के वार्षिक मूल्यांकन की कर सूची

सर्वे प्लॉट/कागज का नम्बर जहाँ भवन स्थित है	भवन का विवरण, नाम आदि नम्बर	भवन/भूमि का नाम व पता (यदि कोई प्लॉट हो तो प्लॉट का नाम व पता)	विवरण का नाम व विवरण जो विवरण देना है (यदि कोई हो)
1	2	3	4
55	53/1	मिनिस्टर की आवासीय प्लॉट की लॉन्ड्रू रुकड़ आवासीय	रुकड़
76	50	धन अमल सुता उवा मिनिस्टर आवासीय आवासीय प्लॉट की लॉन्ड्रू रुकड़ आवासीय	मिनिस्टर आवासीय 500.00 रुकड़ 1000.00 अवधि 900.00
76 A	58	मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़	
77	59	मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़	रुकड़
78	60	मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़	रुकड़
79	60/1	मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़ मिनिस्टर आवासीय रुकड़	रुकड़

आवासीय भूमाप

आवासीय भूमाप

आवासीय भूमाप

आवासीय भूमाप

18

कर अधीक्षक
नगर निगम, देहरादून



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK73157168294953U
: 10-Mar-2022 03:41 PM
: NONACC (SV)/ uk1203204/ DEHRADUN/ UK-DH
: SUBIN-UKUK120320450948142845843U
: GHANSHYAM DASS GUPTA
: Article 4 Affidavit
: NA
: 0
: (Zero)
: GHANSHYAM DASS GUPTA
: NA
: GHANSHYAM DASS GUPTA
: 10
: (Ten only)



VIJAY KUMAR AGGARWAL
STAMP VENDOR
Dehradun, DEHRADUN



AFFIDAVIT

Before the Chief Manager, Punjab National Bank, Sastra - West, Dehradun.

Sh. Ghanashyam Dass Gupta son of Sh. Dwarka Prashad Mahawar resident of 88, Kanwali Road, District Dehradun, U.K.

.....Deponent

We I, the above named deponents do hereby solemnly affirm and declare as under:-

1. That the deponent's name and address as mentioned herein above is correct:-
2. That the deponent is the absolute owner and in possession of all that property more-fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest of any kind or nature whatsoever in the said land till date.
3. That the said land is free from all sort of encumbrances, claims or demand of any kind of nature whatsoever except already mortgage in **PNB, HNIC, Dehradun** No adverse claim of any kind exists against the said land.
4. That the deponent has not any time deposited any of the title deeds relating to the said land with any person or persons whomsoever, as and by way of security, equitable mortgage by deposit of title deeds, charge, lien or trust or any manner whatsoever and that the said land is free from all encumbrances, claims and demands. No claim has ever been made against the Deponent or against the said land on the ground of any deposit of all or any of the title deeds, documents or writings or any one or more of them as security or on other ground whatsoever.
5. That the deponent assure to the bank that till date no litigation is pending in respect of the scheduled land nor any decree for attachment before judgment, after judgment, injunction, appointment of Receiver, appointment of Liquidator has been passed by any court or board or authority or tribunal.
6. That there are no land revenue assessment, income tax, wealth tax, expenditure tax or any other taxes, cesses, due, assessments dues and payable by the Deponent for which the said land is liable to be attached nor the Deponent has received any notice under The Payment of Taxes Act, The Transfer of Land (Amendment) Act, The Income Tax, The Wealth Tax Act, The Expenditure tax Act, The Gift Tax Act or any other Act issued or pending against the Deponent over the said land.
7. That the said land is not subject matter of any suit or legal proceedings nor any attachments before or after judgment nor has any trust secret or otherwise, been created in respect of the said land.
8. That the Deponent has not availed any loan from Bank or Financial Institution against the said land. That the Deponent is not in any arrears of any liability of payment towards principal loan amount or interest thereon.
9. That the Deponent has not availed any loan of any amount for any purpose from Bank, any other Bank, any nationalized or private bank or any other Financial Institution or leasing company, engaged in providing loans.
10. That the Deponent has agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims, demands charges and expenses whatsoever in respect of her said land.



11. That the Deponent has not done or cause to be done any such work, acts or things regarding her said land, which may directly or indirectly effect the bank's valuable right and interest, adversely.
12. That the Deponent assured to the Bank that he has personally verified and checked the title chain of Scheduled land, which is found to be clear, but if in future any type of defect is found regarding Deponent's land mentioned in schedule of declaration in that circumstances the whole liability would be of Deponent and Deponent would not have a right to file any type of claim/compensation against the bank, its employees, workers or panel advocates. Besides it, in that circumstances the Deponent would be under obligation to repay the total principal loan amount along-with interest and other incidental charges to the bank.

DESCRIPTION OF THE PROPERTY

All that municipal No. 58 (old municipal No. 58/45/1) area 167 Sq. Mtrs., situated at Sarswati Soni Marg Lachman Chowk, District Dehradun, Uttarakhand, bounded and buttressed as under:-

East : Property of others, side measuring 39.3
West : Property of others, side measuring 39.3
North : 10 Ft., wide Common Passage, side measuring 45.9
South : Remaining portion of the property fallen to the share of Sh. Ramesh Chand, side measuring 45.9

.....Deponent

VERIFICATION:

I, the above named deponent do hereby verify that the contents of the above affidavit from para No. 1 to 12 and schedule of property true of my personal knowledge and belief.

Verified on this the 10th day of March 2022 at Dehradun.

.....Deponent



This affidavit is sworn by the above named deponent who is identified by me at Dehradun on 10/3/2022

(K.M. T. SHARMA)
ADVOCATE & NOTARY
DEHRADUN