

Date:-11.02.2022

157/ASR/02/22

The Chief Manager
State Bank of India
Commercial Bank Pusa Road,
New Delhi.

PREMISES :- FREEHOLD PROPERTY BEARING NO. 354, BLOCK – E, AREA MEASURING 360 SQ. YDS. OR 301.006 SQ. MTRS. SITUATED IN THE LAYOUT PLAN OF MINISTRY OF WORKS, HOUSING & SUPPLY CO-OPERATIVE HOUSING BUILDING SOCIETY COLONY COMMONLY KNOWN AS NIRMAN VIHAR IN THE AREA OF VILLAGE MANDAWALI FAZALPUR ILLAQA, SHAHDARA, DELHI – 110092.

Non Encumbrance Search Report/ Legal Opinion of FREEHOLD PROPERTY BEARING NO. 354, BLOCK – E, AREA MEASURING 360 SQ. YDS. OR 301.006 SQ. MTRS. SITUATED IN THE LAYOUT PLAN OF MINISTRY OF WORKS, HOUSING & SUPPLY CO-OPERATIVE HOUSING BUILDING SOCIETY COLONY COMMONLY KNOWN AS NIRMAN VIHAR IN THE AREA OF VILLAGE MANDAWALI FAZALPUR ILLAQA, SHAHDARA, DELHI – 110092. In the name of Smt. Anju Gupta W/o Sh. P.K Gupta.

Dear Sir,

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the above mentioned property.

Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

Annexure-B

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the Advocate)

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Commercial Bank Pusa Road New Delhi.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil



सत्यमेव जयते

INDIA NON JUDICIAL

109271

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL82890859050851U
Certificate Issued Date	: 29-Jan-2022 11:27 AM
Account Reference	: IMPACC (IV)/ dl897403/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL89740356231701769725U
Purchased by	: SIMI DUA ADVOCATE
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SIMI DUA ADVOCATE
Second Party	: Not Applicable
Stamp Duty Paid By	: SIMI DUA ADVOCATE
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



TRUE COPY

Stamp Paper No.: -IN-DL82890859050851U

CERTIFIED/TRUE COPY

Registration No. 149 In Addl. Book No. 1 Volume No.1,769 On
Pages 191-199 On This Date 02-02-2022 Day Of Wednesday

**SR VIIA Sarojini Nagar
New Delhi I**

Date Of Application 18-02-2022

Calculated Fee 90

Fee Paid Rs. 90

Vide Slip No. 109,271

Date Of Payment 18-02-2022

Date when Copy Is Ready 28-02-2022

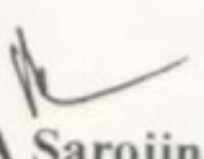
Copy prepared By: SURENDER SINGH

Copy Checked By: MAHENDER SINGH

Certified to be true copy SALE


Record Keeper
SURENDER SINGH


Reader
MAHENDER SINGH


SR VIIA Sarojini Nagar
New Delhi I



149

INDIA NON JUDICIAL

T-44
205
02/02/2022

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL71470704206607T
Certificate Issued Date	: 30-Dec-2021 01:04 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ KAPASHERA/ DL-DLH
Unique Doc Reference	: SUBIN-DL-DL-SHCIL34378557394337T
Purchased by	: P K GUPTA
Description of Document	: Article 58 Settlement
Property Description	: D-43, RANGPURI, VASANT KUNJ, NEW DELHI ETC.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: P K GUPTA
Second Party	: ANJU GUPTA AND OTHERS
Stamp Duty Paid By	: P K GUPTA
Stamp Duty Amount(Rs.)	: 20,24,000 (Twenty Lakh Twenty Four Thousand only)



TRUE COPY

0003199516

(e-stamp No.IN-DL714707042066077)

63 58 36 32

(1st page being e-stamped)



(P.K. GUPTA)
UID-5018 8757 3566
PAN-ADRP00031R



(JANU GUPTA)
UID-9445 1468 4128
PAN-AGDPG27101



(PRITISH GUPTA)
UID-3777 4711 6600
PAN-ADRG0178M



(SALUNIKA GUPTA)
UID-8185 1876 2452
PAN-ADPFG0274B

DEED OF DISSOLUTION OF P.K. GUPTA (HUF) IN PURSUANCE OF THE ORAL FAMILY SETTLEMENT EFFECTED ON 30.09.2020.

PROPERTY 'A'

1.	Name Of Colony/ Locality	:	Rangpuri (Vasant Kunj) New Delhi
2.	Category	:	'C'
3.	Plot Area In Sq. Yds./ Sq. Mtrs	:	450 Sq. Mtrs
4.	Share In Plot Transferred	:	Proportionate
5.	Covered Area Of Entire Building	:	25 Sq. Mtrs
6.	Age Factor	:	1
7.	Type Of Property	:	Residential
8.	Valuation as per Circle Rates		
	Circle Rate of LAND SHARE		
	Per Sq. Mtrs. Land		5,75,42,400/- (APPROX.)
A.	1,27,872	X 100%	X 450
	Circle Rate of Age Factor		
	Construction		
b.	8,928	X 1	25
		(a)	+
C.	Total		(b)
			5,77,65,600/- (Approx.)

8/11/20
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Deed Related Detail

SETTLEMENT	
Settled Name Settlement Detail Plot No. Block Phase Project Name Project Type Project Address Area of Property	Building Type Stamp Duty Paid Pasting Fee Government Duty
Settled Name Settlement Detail Plot No. Block Phase Project Name Project Type Project Address Area of Property	Building Type Stamp Duty Paid Pasting Fee Government Duty

THIS DOCUMENT IS AVAILABLE

SETTLEMENT

Presented by: *Srinivas*
SIN W/O
R/o
C-15 PRINCE VILLAGE NO-92
W/o

Siemens Engineering Tech | Tue 07/07/2022 | 14:50 PM | between the hours of

Registrar/Suith Registrar
SR VITA Sarojini Nagar
Delhi/New Delhi

~~Signature of President~~

Execution admitted by the said Shri / Ms.

P.K. GILPIN

and Shri / Ms.

ANIL GUPTA, PUSHP GUPTA, SAUMYA GUPTA

Who is/are identified by: Smt. Smt. K. M. MAHENDER SINGH, S/o W/o D. B. LATE MANGA RAM R/o 3940A GALI NO 19 BHAGMATH, GARHIN EXTN LUTTAN NAGAR ND

GARDEN EX-13, 61 TARA SWAMP, INDIA
and Soc. N. m. BAL KISHAN JAIN S. b. W. b. D. o. TARA CHAND JAIN P. b. M. U. CH. KHAR SULTAN P. R. INDIA

(Marginal Witness. Witness II is known to me.

Contents of the document are confined to the parties who understand the equations and the parties who do not.

Certified that the [redacted] (or [redacted]) with impression of the exequant has [redacted] in my presence.

2022/02/01

6x(50)=99

Registrar/Sub Registrar

James J. Moore, V.I., Jr.

Delhi/New Delhi

TRUE COPY



2285621200149

Revenue Department NCT of Delhi

DOHIS

NIC-DSU

(e-stamp No.IN-DL714707042066071)

4:31:-

PROPERTY 'B'

1.	Name of Colony/Locality	Nirman Vihar, Delhi,		
2.	Category	'D'		
3.	Plot Area in Sq. Yds./ Sq. Mtrs.	360 Sq. Yds. (or say 301 Sq. Mtrs.)		
4.	Share in Plot transferred	100%		
5.	Covered Area of Entire Building	876.08 Sq. Mtrs		
6.	Age Factor	1		
7.	Type of Property	Residential		
8.	Valuation as per Circle Rates			
	Circle-Rate of Per Sq. Mtrs. Land	LAND SHARE	PLOT AREA	3,07,45,344/- (Approx.)
A.	1,02,144	X	100% X 301	
	Circle Rate of Construction	Age Factor	Covered Area Under Sale	= 78,21,643/- (Approx.)
b.	8,928	X	1	
C.	Total	(a) + (b)	=	3,85,66,987/- (Approx.)

PROPERTY 'C'

1.	Shares in Diligent Informatics Private Limited	Rs. 4,17,956/-
2.	Shares in Garud Management Service Private Limited	Rs. 74,010/-
3.	Shares in Parnika Comm. & Estates Private Limited	Rs. 10,600/-
4.	Shares in Seth Hotels Private Limited	Rs. 14,50,000/-
5.	Shares in Shri Sidhi Vinayak Exim Private Limited	Rs. 10/-
6.	Invest- Siel Ltd.	Rs. 156/-
7.	Invest (Uti-64)	Rs. 10,224.34/-
	Total	Rs. 19,62,956.34/-

PROPERTY 'D'

1.	Cash In Hand	Rs. 2,56,029.66/-
2.	Bank Accounts	Rs. 25,56,782.78/-
	Total	Rs. 28,12,812.44/-

-4-

Total Value of Property 'A', 'B', 'C' & 'D' comes to Rs.10,11,08,357/- (rounded)

Stamp Duty @ 2% of Rs 10,12,00,000/- (rounded) = Rs.20,24,000/-

DEED OF DISSOLUTION / FAMILY SETTLEMENT

This Deed of Dissolution / Family Settlement is executed at New Delhi on 02/02/2022 pursuant to the Oral Settlement of P.K. GUPTA (HUF) effected on 30.09.2020, amongst:-

SHRI P.K. GUPTA S/O SHRI R.D. GUPTA R/O G-15, PREET VIHAR, DELHI-110092, [being the Karta of P.K. GUPTA (HUF)], hereinafter called 'THE FIRST PARTY'.

AND

MRS. ANJU GUPTA W/O SHRI P.K. GUPTA R/O G-15, PREET VIHAR, DELHI-110092, being the co-parcener of P.K. GUPTA (HUF), hereinafter called "THE SECOND PARTY"

AND

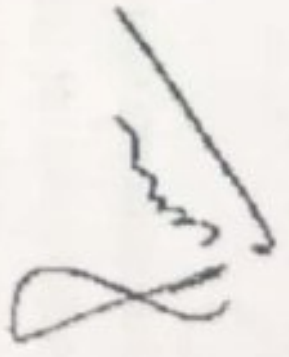
1.	SHRI PIYUSH GUPTA S/O Shri P.K. Gupta R/O G-15, Preet Vihar, Delhi-110092, &
2.	Mrs. SAUMYA GUPTA W/O Shri Mrinal Kuchhal Daughter Of Shri P.K. Gupta R/O G-15 Preet Vihar, Delhi-110092

[both being the Co-parceners of P.K. GUTPA (HUF), hereinafter collectively called THE THIRD PARTY

The expression of the FIRST PARTY, SECOND PARTY and THIRD PARTY shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns.

A. WHEREAS the parties hereto, before the oral settlement effected on 30.09.2020, constituted a Mitakshara Joint Hindu Family under the name and style of P.K. GUPTA (HUF), joint in food, worship and estate of which Shri P.K. Gupta, is the Karta or head, and the remaining parties hereto as the co-parceners/ members of the said HUF.

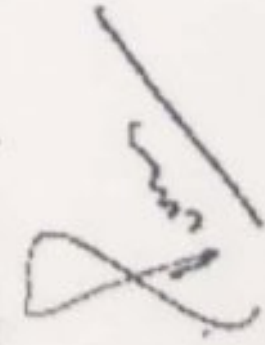
B. AND WHEREAS P.K. GUPTA (HUF), owned/ purchased the following assets/immovable properties (as per trial balance as on 30.09.2020, copy enclosed as Annexure 'A', in the following manner :-

  
TRUE COPY

1.	Entire Freehold Built Up property bearing No. D-43, situated at Rangpuri (Vasant Kunj), New Delhi, alongwith ownership rights in the plot of land measuring 450 Sq. Mtrs., having purchased the same from (1) Shri Ram Kishan, (2) Shri Attar Singh, (3) Shri Rajinder Singh all sons late Shri Dalpat Singh, (4) Mrs. Angoori Devi W/o Shri Ram Kishan, (5) Smt. Santosh W/o Shri Attar Singh and (6) Smt. Krishna W/o Shri Rajinder, vide Sale Deed dated 29.12.2010, duly registered as Document No. 16188, in Addl. Book No. 1, Volume No. 5712, on pages 48 to 58, on 14.01.2011, in the office of the Sub-Registrar-IX, New Delhi;
2.	Entire Freehold Built Up property bearing No. E-354, situated at Nirman Vihar, Delhi, alongwith ownership rights in the plot of land measuring 360 Sq. Yds., having purchased the same from Smt. Satwant Kaur W/o Late S. Parshotam Singh, vide Sale Deed dated 11.02.2000, duly registered as Document No. 859, in Addl. Book No. 1, Volume No. 287, on pages 158 to 173, on 26.02.2000, in the office of the Sub-Registrar-VII, New Delhi; and
3.	Shares in Diligent Informatics Private Limited Shares in Garud Management Services Private Limited Shares in Pamika Comm. & Estates Private Limited Shares in Seth Hotels Private Limited Shares in Shri Sidhi Vinayak Exim Private Limited, Cash in hand Bank Accounts Invest-Siel Ltd. Invest (UTI-64)

C. AND WHEREAS the parties hereto, with the intervention of common friends and relatives, effected the Oral settlement the said HUF on 30.09.2020, whereby it was broadly agreed and settled (a) Property 'A' (more fully described in Schedule 'A' written at the foot of this deed), shall be solely owned and possessed by the FIRST PARTY (namely SHRI P.K. GUPTA) (b) Property 'B' & 'C' (more fully described in Schedule 'B' written at the foot of this deed) was agreed to be solely owned and possessed by the SECOND PARTY (namely Mrs. Anju Gupta), and (c) Property 'D' (more fully described in Schedule 'C' written at the foot of this deed) was agreed to be solely owned and possessed by the THIRD PARTY (namely (i) Shri Piyush Gupta & (ii) Mrs. Saumaya Gupta) equally. However, ever since, then the parties hereto followed the spirit and understanding arrived at between the parties.

D. AND WHEREAS in pursuance of the Oral Settlement effected on 30.09.2020, the parties settled the aforesaid assets of the HUF between themselves for satisfactory use and better enjoyment of the aforesaid properties, which is being recorded in writing to avoid any future disputes and differences, on the following terms.




TRUE COPY



E. AND WHEREAS the said settlement between all the parties was for the benefit and legal necessity of the family.

NOW THIS DEED OF DISSOLUTION / FAMILY SETTLEMENT WITNESSETH AS UNDER:

1. That the parties hereto with the mutual consent had settled the said HUF assets into three lots i.e. (a) One Lot being Property 'A' (more fully described in Schedule 'A' written at the foot of this deed), had fallen to the share of the FIRST PARTY as absolute owner thereof, and (b) Second Lot being Property 'B' & 'C' (more fully described in Schedule 'B' written at the foot of this deed), had fallen to the share of the SECOND PARTY, and (3) Third Lot being Property 'D' (more fully described in Schedule 'C' written at the foot of this deed), had fallen to the share of the THIRD PARTY equally as joint and absolute owners thereof. It was further agreed that any liability of whatsoever nature arising shall be the sole responsibility of the FIRST PARTY.
2. That the actual physical vacant possession of the said property 'A' and 'B' are already with the FIRST PARTY and SECOND PARTY, respectively, pursuant to the Oral Settlement effected on 30.09.2020.
3. That the SECOND PARTY and THIRD PARTY hereby confirm and admit that now they have been left with no right, title, interest, claim or concern of any nature with the said Property 'A', and likewise the FIRST PARTY and THIRD PARTY have been left with no right, title, interest, claim or concern of any nature with the said Property 'B' & 'C', and likewise the FIRST PARTY and SECOND PARTY have been left with no right, title, interest, claim or concern of any nature with the said Property 'D'.
4. That each of the party do hereby confirm of having released, relinquished and dis-claimed his/her shares, rights, title and interests in the properties/assets so settled in favour of the other party, in whose favour the property has been so settled.
5. That the parties have mutually satisfied themselves regarding the said Settlement and the assets allotted to them and in any event, neither party has any claim against each other on any account whatsoever and this Settlement shall not be reopened on any ground whatsoever.

  **TRUE COPY**

6. That the FIRST PARTY and the SECOND PARTY are entitled to use, sell, transfer, rent out, lease and dispose of their respective Property 'A' & 'B' in any manner and to receive the sale proceeds in his / her own name without any claim, demand or disturbance by the THIRD PARTY.
7. That the FIRST PARTY and SECOND PARTY can get their said respective property 'A' & 'B' mutated in his / her own name in the records of S.D.M.C. and other concerned authorities on the basis of this Deed of Dissolution / Family Settlement or its Certified true copy.
8. That the parties to this deed covenant with each other that they have not done, executed or performed any act, deed or thing whereby or by means whereof the properties hereby settled are affected or prejudiced in title or estate or they or any of them is hindered or prevented from settling the said properties in the manner aforesaid.
9. That with the execution hereon complete dissolution of the said HUF namely P.K. GUPTA (HUF) had taken place and the said HUF ceased to exist w.e.f. 30.09.2020.
10. That the Bank account of the HUF shall be maintained till all dues/ amounts including Income Tax are fully recovered/ paid from/ to the Govt. Agency / Third Parties.
11. That the parties have fully satisfied themselves regarding the said settlement and the properties allotted to them and in any event neither Party has any claim against each other on any account whatsoever and this deed of Dissolution / Family Settlement shall not be re-opened on any ground whatsoever.
12. That the stamp duty amounting to Rs.20,24,000/- have been paid by the parties.
13. That all relevant documents in original in respect of Property 'A' have been handed over to the FIRST PARTY, and similarly all relevant documents in original in respect of property 'B' & 'C' have been handed over to the SECOND PARTY.
14. That this Settlement shall be irrevocable and shall remain binding upon the parties their legal heirs, successor and nominee(s) etc.

[Signature]

[Signature]

TRUE COPY

(e-stamp No.IN-DL71470704206607T)

8

SCHEDULE 'A'

PROPERTY 'A'

All that Entire Freehold Built Up property bearing No. D-43, situated at Rangpuri (Vasant Kunj), New Delhi, along with ownership rights in the plot of land measuring 450 Sq. Mtrs., fallen to the share of FIRST PARTY i.e. Sh. P.K.Gupta.

SCHEDULE 'B'

PROPERTY 'B'

All that Entire Freehold Built Up property bearing No. E-354, situated at Nirman Vihar, Delhi, along with ownership rights in the plot of land measuring 360 Sq. Yds., & PROPERTY 'C' mentioned below has fallen to the share of SECOND PARTY i.e. Smt. Anju Gupta.

PROPERTY 'C'

1.	Shares in Diligent Informatics Private Limited	Rs. 4,17,956/-
2.	Shares in Garud Management Services Private Limited	Rs. 74,010/-
3.	Shares in Parnika Comm. & Estates Private Limited	Rs. 10,600/-
4.	Shares in Seth Hotels Private Limited	Rs. 14,50,000/-
5.	Shares in Shri Sidhi Vinayak Exim Private Limited	Rs. 10/-
6.	Invest-Siel Ltd.	Rs. 156/-
7.	Invest (UTI-64)	Rs. 10,224.34/-
	Total	Rs. 19,62,956.34/-

SCHEDULE 'C'

PROPERTY 'D'

1.	Cash in Hand	Rs. 2,56,029.66/-
2.	Bank Accounts	Rs. 25,56,782.78/-
	Total	Rs. 28,12,812.44/-

PROPERTY 'D' has fallen to share of THIRD PARTY namely Sh. Piyush Gupta and Smt. Saumya Gupta in equal shares.

TRUE COPY

[Signatures]

(e-stamp No.IN-DL714707042066077)

--9--

IN WITNESS WHEREOF, the parties to this deed have signed this Deed of Dissolution / Family Settlement at New Delhi on the date first mentioned above in the presence of the following;

Witnesses:

1.

Mahender Singh = 63.

Mahender Singh

S/o Late Sh. Munga Ram

39/40A, Gali No.19, Bhagwati Garden Extension

Uttam Nagar, New Delhi-59

UID No.3841 7847 2571

FIRST PARTY

SECOND PARTY

2.

Balkishan Jain = 59.

Balkishan Jain

S/o Sh. Tara Chand Jain

C-1/11, Budh Vihar, Sultanpuri, Delhi-86

UID No.4846 8338 3135

THIRD PARTY

TRUE COPY

Reg. Year
2022-2023

Book No.
1



1st Party



2nd Party



Witness

Party

P K GUPTA



Party

ANU GUPTA , PIYUSH GUPTA , SAUNIYA GUPTA

Witness

RANDEER SINGH, BALKISHAN JAIN

Certificate (Section 60)

Registration No.149 in Book No.1 Vol No 1,769:
on page 191 to 199 on this date 02/02/2022 3:44:52PM
and left thumb impressions has/have been taken in my presence.

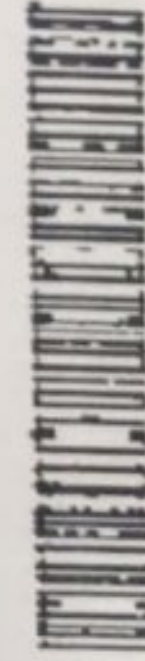
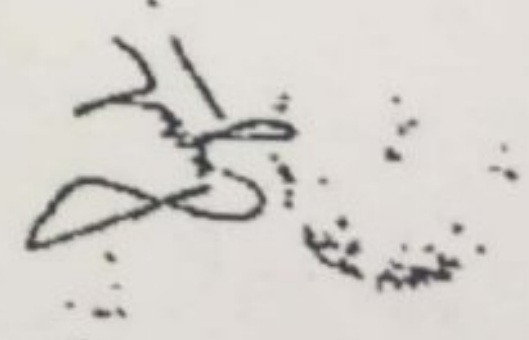
day Wednesday

Sub Registrar
SR VIIA Sarojini Nagar
New Delhi/Delhi

Date 02/02/2022 3:46:04:01



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Revenue Department, NCT of Delhi

DORIS

NIC-DSU