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Off.: F-50, Bhagat Singh Market,
New Delhi-110001
Chamber No. 200, Western Wing,
Tis Hazari Courts, Delhi-110054

Dated 18/02/2022

To,

State Bank Of India
Corporate Branch,
Karol Bagh, Delhi-110005

Premises(Schedule of Property):-Free Hold Built up Property bearing Plot No. 354,
Block-E, area admeasuring 360 Sq. Yds., situated at in the layout plan of Ministry of
Works, Housing & Supply Co-operative House Building Society Colony, Commonly
known as Nirman Vihar, in the area of Village- Mandawali, Fazalpur, Illaqua, Shahdara,
Delhi-110092.

Title Investigation Report/Legal Opinion of above said property.

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 give my legal opinion
as follows.

1.	a) Name of the branch seeking opinion.	STATE BANK of INDIA, COMMERCIAL BRANCH, KAROL BAGH, NEW DELHI
	b) Reference No. and date of the letter under the cover of which the documents tendered for security are forwarded.	Physically received the Documents.
	c) Name of the Borrower	M/s Parnika Commercial & Estate Pvt. Ltd.
2.	a) Name of the unit/concern/ company/person offering the	Smt. Anju Gupta W/o Sh. P.K. Gupta R/o G-15, Preet Vihar, Delhi-110092

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property(ies) as security.	vide Deed of Dissolution/Family Settlement dated 02.02.2022 registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.(Earlier this property is in the name of M/S P.K.Gupta(HUF) ✓
b) Constitution of the Unit/ concern person/body/ authority offering property for creation of charge.	Individual
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.).	Guarantor and Mortgagor
3. Completer or full description of the immovable property/(ies) offered as security including the following details.	Free Hold Built up Property bearing Plot No. 354, Block-E, area admeasuring 360 Sq. Yds., situated in the layout plan of Ministry of Works, Housing & Supply Co-operative House Building Society Colony, Commonly known as Nirman Vihar, in the area of Village- Mandawali, Fazalpur, Illaqua, Shahdara, Delhi-110092. NORTH- Road 150 Ft., EAST- Plot No. 355, SOUTH- Plot No. 345, WEST- Plot No. 353.
a) Survey/Door No.	Property bearing Plot No. 354,
b) Door no. (in case of house property)	Block-E ASHOK KUMAR BAHL Advocate Chamber No. 200, Western Wing Tis Hazari Courts, Delhi-110064 Mob. 9810019614 bahl.associates1995@gmail.com
c) Extent/area including Plinth/ built up area in case of house	Area admeasuring 360 Sq. Yds.

property	
d) Location like name of the place, village city, registration, sub-district etc.	Situated in the layout plan of Ministry of Works, Housing & Supply Co-operative House Building Society Colony, Commonly known as Nirman Vihar, in the area of Village- Mandawali, Fazalpur, Illaqua, Shahdara, Delhi-110092.
4. a) Particulars of the documents scrutinized-serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified. Note: only originals or certified extracts from the registering/land /revenue/other authorities be examined	<p>We have scrutinized the following Original documents from the record of concerned Sub-Registrar:-</p> <ol style="list-style-type: none"> 1 That the Perpetual Sub-Lease Deed dated 10.03.1978 executed by POI through Ministry of Works, Housing & Supply Co-operative House Building Society Ltd. in favour of Sh. Parshotam Singh S/o Sh. Karam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 837 in Book I, Vol. No. 963, Pages 43 to 54 dated 29.03.1978. 2 That the Relinquishment Deed executed by Sh. Sh. Jaspal Singh Bedi S/o Late Sh. Parshotam Singh in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 2339 in Book I, Vol. No. 1845, Pages 178 to 179 dated 21.11.1985. 3 That the Conveyance Deed dated 31.03.1994 executed by POI in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 1778 in Book I, Vol. No. 2580, Pages 189 to 190 dated 06.05.1994.

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		<p>4 That Sale Deed dated 11.02.2000 executed by Smt. Satwant Kaur W/o Late Sh. Parshotam Singh in favour of M/S P.K.Gupta (HUF) through Karta Sh. P. K. Gupta and the same was registered with Sub-Registrar-VIII, Delhi vide Doc. No. 859 in Book I, Vol. No. 287, Pages 158 to 173 dated 26.02.2000.</p> <p>5 That Dissolution / Family Settlement dated 02.02.2022 was executed between Sh. P.K.Gupta S/o Sh. R.D.Gupta, Smt. Anju Gupta W/o Sh. P.K.Gupta, Sh. Piyush Gupta S/o Sh. P.K.Gupta & Smt. Saumya Gupta W/o Sh. Mrinal Kuchhal D/o Sh. P.K.Gupta and same is registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.</p>
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor (Please also enclose all such certified copies and relevant fee receipts along with TIR)	Property is already mortgaged with Bank.
6	a) Whether the records of the registrar office or revenue authorities relevant to the property in question are	NO


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	available for verification through any online portal or computer system?	
	b)If such online/computer records are available,whetherany verification or cross checking are made and the comments/findings in this regard.	NO
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made.	NO
7.	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar-VIIIA, Sub Registrar-VIII and Department of Archive, Delhi.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar general. If so, please name all such offices?	NO
	c)Whether search has been made at all the offices named at (b) above?	Yes, I have made inspection at Sub Registrar-VIIIA, SR-VIII, and Department of Archive, Delhi vide Receipt No. 87209, 174069 & 45369 respectively.
	d)Whether the Searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the	As per Verification from the above sub-Registrar offices and the documents made available to us it was found that the above property is in the name of Smt. Anju Gupta W/o Sh. P.K.Gupta

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	property in question?	R/o G-15, Preet Vihar, Delhi-110092 vide Deed of Dissolution/Family Settlement dated 02.02.2022 registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.(Earlier this property is in the name of M/S P.K.Gupta(HUF).
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title /interest to the current title holder and wherever Minor's interest or other clog on title is involved,search should be made for a further period,depending on the need for clearance of such clog on the Title.	As per separate sheet detailed as Annexure B Column No. 8.
	In case of property offered as security for loans of Rs.1.00 Crore and above,search of title/encumbrances for a period of not less than 30 years in mandatory (separate sheets may be used)	We have gone with the record of 30 years with the concerned Sub-registrar.
9.	Nature of title of the intended Mortgagor over the property WhetherfullOwnership/Leasehold/Occupancy/ Govt. Grant /allotment etc.	Free hold rights in the property.
10.	If lease hold, whether:- a) Lease deed is duly stamped and registered. b) Lease is permitted to	NA  ASHOK KUMAR BAHL Advocate Chamber No. 200, Western Wing Tis Hazari Courts, Delhi-110054 Mob. 9810019614 bahl.associates1995@gmail.com

	<p>mortgage the leasehold right.</p> <p>c) Duration of the Lease/unexpired period of lease.</p> <p>d) If a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also.</p> <p>e) Whether the leasehold rights permits for the creation of any superstructure (if applicable).</p> <p>f) Right to get renewal of the leasehold rights and nature thereof.</p>	<p>NA</p> <p>NA</p> <p>N/A</p> <p>NA</p> <p>NA</p>
11.	<p>If govt. grant/allotment/lease-cum/Sale Agreement whether:-</p> <p>a) Grant/Agreement etc. provides for alienable rights to the mortgagor with or without conditions.</p> <p>b) The mortgagor is competent to create charge on such property.</p> <p>c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.</p>	<p>Not applicable</p>
12.	If Occupancy Right whether:-	NA

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	(a) Such right is heritable and transferable	NA
	(b) Mortgage can be created.	NA
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible—the modalities/ procedure to be followed and reasons for coming to such conclusion.	Minor interest is Not involved.
14.	If the property has been transferred by way of Gift/Settlement Deed, Whether.	NA
	a) The Gift/Settlement Deed is duly stamped and registered,	NA
	b) The Gift /Settlement deed has been attested by two witnesses.	NA
	c) The Gift/Settlement deed transfers the property to Donee,	NA
	d) Whether the Donee has accepted the Gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by action,	NA
	e) Whether there is any restriction on the Donor in executing the Gift/Settlement deed in question,	N.A


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	f) Whether the Donee is in possession of the gifted property	NA
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to joint the creation of mortgage,	NO
	h) Any other aspect affecting the validity of the title passed through the Gift/Settlement Deed.	NO
15.	<p>a) In case of partition/settlement deeds, whether, the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>b) Whether the mutation has been effected and whether mortgagor is in possession and enjoyment of his share.</p> <p>c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.</p> <p>d) In respect of partition by a decree of court Whether such decree has become final and all other conditions/formalities are completed/complied with.</p> <p>e) Whether any of the</p>	<p>N.A</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>

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	documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgage.	NA
16.	Whether the title documents include any testamentary documents/wills?	NO
	a) In case of wills whether the will is registered will or unregistered will?	NA
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probate by a competent court?	NA
	c) Whether the property is mutated on the basis of will?	NA
	d) Whether the original will is available	NA
	e) Whether the Original death certificate of the testator is available?	NA
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc. which are relevant to rely on	NA

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the will, availability of mother/original Title Deeds are to be explained)		
17.	a) Whether the property is subject to any wakf right?	No the property is not subject to any wakf rights.
	a) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	The Property does not belong to Church/Temple or any religious & other institutions. ✓
	b) Precautions/permission, if any in respect of the above cases for creation of mortgage?	N.A
18.	a) Where the property is a HUF/Joint property, mortgage is created for family benefit/legal necessity, whether the major Coparceners have no objection/join in execution, minor's share if any rights of female members etc.	N.A
	b) Please also comment on any other aspect which any adversely affects the validity of security in such cases?	
19	a) Whether the property belongs to any trust or is subject to the rights of	The Property Does not Belong to any trust.

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any trust?		
	b) Where the trust is a private of public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	NA
20.	a) If the property is Agricultureland,whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No the property is not an agricultural Land.
	b) In case of agricultural property other relevant records/documents as per local laws etc.	NA
	c) In the case of conversion of Agricultural land for commercial purpose or otherwise,whether requisite procedure followed/permission obtained.	NA
21.	Whether the property is affected by any local laws or other regulations, having a bearing on the creation of security (viz.AgriculturalLaws,weakersec	The property is not affected by any local laws.

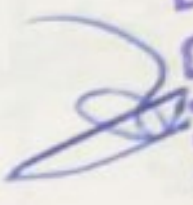
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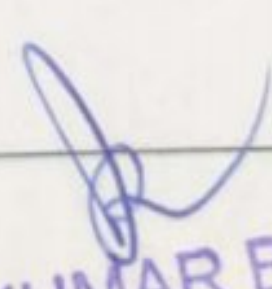
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tion, Land Laws, SEZ Regulations, Coastal Zone Regulations, Environmental Clearance etc.)		The Property is not Subject to any pending land acquisition.	
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?		
	c) Whether any search/inquiry is made with the land Acquisition office and the outcome of such search/ enquiry.	Not Required.	
23.	a) Whether the property is involved or subject matter of any litigation which is pending or concluded?	We have gone with the record of concerned Sub-registrar as instructed by Bank to us. It is suggested to the bank to take the Affidavit cum Indemnity Bond from The Borrower/ Mortgagor/ Guarantor in respect of any Litigation.	
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A	
	d) Whether the title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question in such case please comment on such seal/marking.	The Title Deeds/Documents do not have any court seal/marking etc. pointing to any litigation/attachment/security by the court. It is suggested to the Bank to take the disclosure from the Mortgagor in the form of Affidavit.	


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	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	The property does not belong to any partnership Firm.
	b) Property belonging to partners, whether thrown on hotchpots. Whether formalities for the same have been completed as per applicable laws?	NA
	e) Whether the person (s) creating mortgage for and on behalf of the firm.	NA
25.	Whether the property belongs to	NA
(a)	a Limited company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charge with the Company Registrar (ROC) Articles of Association/provision for common seal etc.	
b)	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	NO
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	NOT APPLICABLE
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged)	NOT APPLICABLE


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	created by the vendor company (seller) ? Yes / No.	
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	NOT APPLICABLE
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, by-laws.	N.A
27.	a)Whether any POA is involved in the chain of title?	NO
	b)Whether the POA is involved is one coupled with interest,i.e.a Development Agreement cum power of attorney.If so please clarify whether the same is a registered documents and hence it has created an interest in favour of the builder created an interest in favour of the builder/developer and such is irrevocable as per law.	NO
	C) In Case the title documents is executed by the POA holder,please clarify whether the POA involved is (1) one executed by the Builder viz.companies/firms/individual or proprietary concerns in favour of their Partners/employees/Authoriz	N.A


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	ed Representative to sign flat Allotment Letters, NOC's Agreements for sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (common POA)	
	c) In case of Builder POA whether a certified copy of POA is available and the Same has been verified/compared with original POA	NO
	d) In case of Common POA (i.e POA other than Builders POA) please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered One? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution a title document In question?	NO NO NO NO
	e) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question?	NO


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	(Please clarify whether the same has been ascertained from the office of sub-registrar also?)	
	f) Please Comment of the genuineness of POA?	NO
	g) Please unequivocal opinion on the enforceability and validity of the POA?	NO
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the law of the place, where it is executed.	N.A
29.	If the Property is a flat/apartment or residential/ commercial complex, check and comment on the following:	Not Applicable
	a) Promoters/Land owner's title to the land/building	NA
	b) Development Agreement/power of attorney.	NA
	c) Extent of authority of the developer/builder	NA
	d) Independent title verification of land and/or building in question.	NA
	e) Agreement for sale (duly	NA


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registered)	
f) Payment of proper stamp duty	N.A
g) Requirement of registration of sale agreement, development agreement POA etc.	(NA)
h) Approval of building plan/permission of appropriate/local authority etc.	N.A
i) Conveyance in favour of society/condominium concerned,	N.A
j) Occupancy certificate/allotment letter/letter of possession.	NA
k) Membership details in the society etc.	N.A
l) Share Certificate	N.A
m) No objection Letter from the society.	N.A
n) All legal requirements under the local/municipal laws, regarding ownership of flats/ Apartments/ building regulations, Development Control Regulations, Co-Operative Society Laws etc.	N.A
o) Requirements, for noting the Bank charges on the	N.A


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	<p>records of the housing society if any.</p> <p>p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.</p>	<p>N.A</p> <p>NA</p>
30.	Encumbrances, Attachments and or claims whether of Government, Central or state or other Local authorities or Third Party claims Lines etc. and details thereof.	NO
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	1993 to 2022
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	The Bank authorities are requested to take Latest maintenance Receipt of the above said property from the Owner/Borrower.
33.	a) Urban land ceiling clearance, whether required and if so details thereon.	N.A

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	b) Whether No Objection Certificate U/S 281 of Income Tax is required / obtained.	Yes, It is suggested to the Bank to obtain or verify the same from the record from Bank if already obtained.
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	N.A
35.	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	It is suggested to get the property mutated in the name of current owner/mortgagor of property. Smt. Anju Gupta W/o Sh. P.K.Gupta R/o G-15, Preet Vihar, Delhi-110092 vide Deed of Dissolution/Family Settlement dated 02.02.2022 registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.(Earlier this property is in the name of M/S P.K.Gupta(HUF).
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/partition of the property is legally valid? c) Whether the property has clear access as per documents?	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstance, if any revealed on such scrutiny?	


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	<p>a) Documents in relation to electricity connection:</p> <p>b) Documents in relation to water connection:</p> <p>c) Documents in relation to sales tax registration, if any applicable:</p> <p>d) Other utility bills, if any.</p>	<p>Yes</p> <p>Yes</p> <p>NA</p> <p>Yes</p>
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No, there is no difference/discrepancy in any of the title documents or any other documents or in the actual current boundary.
39.	<p>If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments in the description and boundaries of the property on the said document and that in the title deeds.</p> <p>(If the valuation report and/or approved plan are not available at the time of preparation of TIR, Please provide these comments subsequently on making the same available to the advocate.)</p>	The Valuation report must have been received by the Bank.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of	N.A.

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	documents, payment of proper stamp duty etc.	
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	That the property in question is SARFAESI compliant and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made under these.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	N.A
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	Mentioned in the Note Below.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Affidavit on judicial stamp Paper of Rs.10/- (Notary Attested) of Borrower & Guarantor

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	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Smt. Anju Gupta W/o Sh. P.K.Gupta R/o G-15, Preet Vihar, Delhi-110092 vide Deed of Dissolution/Family Settlement dated 02.02.2022 registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.(Earlier this property is in the name of M/S P.K.Gupta(HUF).
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	NO
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	NOT APPLICABLE
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	NOT APPLICABLE
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	NOT APPLICABLE

PLACE:-DELHI
Date:-18/02/2022


(ASHOK KUMAR BAHL)
Advocate

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Annexure "B"

Column No.8

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder and wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

Brief History


1. That the Property bearing Plot No. 354, Block-E, area admeasuring 360 Sq. Yds., situated at in the layout plan of Ministry of Works, Housing & Supply Co-operative House Building Society Ltd., Commonly known as Nirman Vihar, in the area of Village- Mandawali, Fazalpur, Illaqua, Shahdara, Delhi-110092 was allotted Sh. Parshotam Singh S/o Sh. Karam Singh by DDA through Ministry of Works, Housing & Supply Co-operative House Building Society Ltd.
2. That the Perpetual Sub-Lease Deed dated 10.03.1978 executed by POI through Ministry of Works, Housing & Supply Co-operative House Building Society Ltd. in favour of Sh. Parshotam Singh S/o Sh. Karam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 837 in Book I, Vol. No. 963, Pages 43 to 54 dated 29.03.1978.
3. That Sh. Parshotam Singh expired on 17.01.1985 and after his death the above said property was transferred in the name of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh and Sh. Jaspal Singh Bedi S/o Late Sh. Parshotam Singh and thereafter Sh. Sh. Jaspal Singh Bedi S/o Late Sh. Parshotam Singh relinquish his right in the property in favour of his mother.
4. That the Relinquishment Deed executed by Sh. Sh. Jaspal Singh Bedi S/o Late Sh. Parshotam Singh in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 2339 in Book I, Vol. No. 1845, Pages 178 to 179 dated 21.11.1985.
5. That the above said property was mutated in the name of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh vide mutation letter no. F.12(354)MWH/CS/78, Dated 02.01.1986.
6. That the Conveyance Deed dated 31.03.1994 executed by POI in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 1778 in Book I, Vol. No. 2580, Pages 189 to 190 dated 06.05.1994.

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- That Sale Deed dated 11.02.2000 executed by Smt. Satwant Kaur W/o Late Sh. Parshotam Singh in favour of M/S P.K.Gupta (HUF) through Karta Sh. P. K. Gupta and the same was registered with Sub-Registrar-VIII, Delhi vide Doc. No. 859 in Book I, Vol. No. 287, Pages 158 to 173 dated 26.02.2000.
8. That Dissolution / Family Settlement dated 02.02.2022 was executed between Sh. P.K.Gupta S/o Sh. R.D.Gupta, Smt. Anju Gupta W/o Sh. P.K.Gupta, Sh. Piyush Gupta S/o Sh. P.K.Gupta & Smt. Saumya Gupta W/o Sh. Mrinal Kuchhal D/o Sh. P.K.Gupta and same is registered vide Reg. No.149, Book No. I, Vol. No. 1769, Page no. 191 to 199 dated 02.02.2022 with SR-VII A, Delhi.
9. That vide this Dissolution deed dated 02.02.2022 Smt. Ajnu Gupta W/o Sh. P.K.Gupta became the owner of the above said property

Place: Delhi
Date: 18/02/2021

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ANNEXURE "C"


(Ashok Kumar Bahl)
Advocate

CERTIFICATE OF TITLE

I have examined the title documents and that the documents of title referred to in the certificate/opinion are valid evidence of Right, title and interest and that the said Equitable Mortgage I created, will satisfy the requirements of creation of Equitable Mortgage

And I further certify that:-

1. I have examined the Documents in detail, taking into account all the Guidelines in check list vide Annexure "C" and the other relevant factors.
2. I confirm having made a search in the Land/Revenue Records; I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable /responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of land records/revenue records and relative title deeds, I hereby certify genuineness of title deeds, suspicion/doubt, if any, has been clarified by making necessary enquiries.

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As per instruction the said property is to be mortgage with the Bank.

5. The Mortgage will be available to the Bank for if created, the Liability of the Borrower **Parnika Commercial & Estate Pvt. Ltd.**

6. I certify that **Smt. Anju Gupta W/o Sh. P.K.Gupta** has Free-hold right over the Scheduled property in respect of Dissolution Deed dated 02.02.2022. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable under Securitization Act.

7. In case of creation of mortgage by deposit of the title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-

I) Original Allotment Letter through which the above mentioned property was allotted to Sh. Parshotam Singh S/o Sh. Karam Singh by DDA through Ministry of Works, Housing & Supply Co-operative House Building Society Ltd.

II) Original Perpetual Sub-Lease Deed dated 10.03.1978 executed by POI through Ministry of Works, Housing & Supply Co-operative House Building Society Ltd. in favour of Sh. Parshotam Singh S/o Sh. Karam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 837 in Book I, Vol. No. 963, Pages 43 to 54 dated 29.03.1978.

III) Certified copy of death certificate of Late Sh. Parshotam Singh expired on 17.01.1985.

IV) Original Relinquishment Deed executed by Sh. Sh. Jaspal Singh Bedi S/o Late Sh. Parshotam Singh in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 2339 in Book I, Vol. No. 1845, Pages 178 to 179 dated 21.11.1985.

V) Original mutation letter no. F.12(354)MWH/CS/78, Dated 02.01.1986 through which the said property was mutated in the name of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh vide.

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✓ VI) Original Conveyance Deed dated 31.03.1994 executed by POI in favour of Smt. Satwant Kaur W/o Late Sh. Parshotam Singh with respect to the property referred above and the same was registered with Sub-Registrar-IV, Delhi vide Doc. No. 1778 in Book I, Vol. No. 2580, Pages 189 to 190 dated 06.05.1994.

✓ VII) Original Sale Deed dated 11.02.2000 executed by Smt. Satwant Kaur W/o Late Sh. Parshotam Singh in favour of M/S P.K.Gupta (HUF) through Karta Sh. P. K. Gupta and the same was registered with Sub-Registrar-VIII, Delhi vide Doc. No. 859 in Book I, Vol. No. 287, Pages 158 to 173 dated 26.02.2000.

✓ VIII) Original Approved Building Plan for construction of Building along with Approved map.

IX) Certified Copy of Dissolution / Family Settlement dated 02.02.2022 was executed between Sh. P.K.Gupta S/o Sh. R.D.Gupta, Smt. Anju Gupta W/o Sh. P.K.Gupta, Sh. Piyush Gupta S/o Sh. P.K.Gupta & Smt. Saumya Gupta W/o Sh. Mrinal Kuchhal D/o Sh. P.K.Gupta.

X) Mutation of Property in the Record of MCD in the name of Smt. Anju Gupta W/o Sh. P.K.Gupta.

XI) Affidavit-cum-Indemnity Bound is also required from all members of HUF, for cost and consequences declaring that the HUF having no other member as on date of dissolution except four members which are part of dissolution deed.

XII) Self-Certified copy of MOA, AOA, COI, COB.

XIII) Certified true copy of Board Resolution.

XIV) Latest Electricity/Water Bills.

XV) Affidavit as per Performa enclosed.

7. There are no legal impediments for creation of the Mortgage under any applicable law/rules in force.


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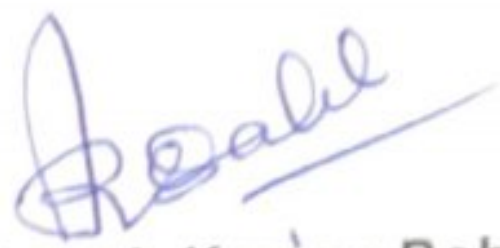
SCHEDULE OF PROPERTY

Free Hold Built up Property bearing Plot No. 354, Block-E, area admeasuring 360 Sq. Yds., situated at in the layout plan of Ministry of Works, Housing & Supply Co-operative House Building Society Colony, Commonly known as Nirman Vihar, in the area of Village- Mandawali, Fazalpur, Illaqua, Shahdara, Delhi-110092.

Note:

1. It is suggested to the Bank to get the property Physically verified through the Authorized Officer of the Bank.
2. That since the property is already mortgaged with the Bank hence the Bank is advised to re-verify/obtain the documents as mentioned in Para 6 above as these are essential part of the chain.
3. It is suggested to the bank to obtain an Affidavit-cum-Indemnity Bond from each members of HUF, for any cost and consequences which the Bank may suffer at any date after 30.09.2020 by declaring that the HUF was having no other member(s) as on date of dissolution except the declared four members which were part of Dissolution deed. It is because even the baby in womb also has a share in HUF.
4. A clarification has come in a recently decided Criminal Appeals in conjunction with the Suit Titled "**Harshad Govardhan Sondagar (Appellant) Versus International Assets Reconstruction Co. Ltd. &Ors. (Respondents)**" Supreme Court Judgment, Criminal Appeal No. 736 of 2014(Arising out of S.L.P. (Crl.) No.1666 of 2012 on 03.04.2014) that a rental Lease will prevail on Mortgage if created before creation of mortgage. So the affidavit to disclose whether the said property is still used by the Mortgagor for its own purpose.

Place: Delhi
Date: 18/02/2022


(Ashok Kumar Bahl)
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Cash Receipt

Original



DEPARTMENT OF DELHI ARCHIVES
GOVERNMENT OF NCT OF DELHI
18-A, SATSANG VIHAR MARG,
SPL. INSTITUTIONAL AREA, NEW DELHI-110067
E-mail- ddarchives@nic.in
PHONE NO. :-26535611, 26962800

Slip No: 45369

Fee For: Inspection of Index Register

Applicant Name: ASHOK KUMAR BAHL

Mobile No: 9810019614

Address: CH. NO 200 TIS HAZARI COURT DELHI

Photo

Application Date: 18/02/2022

Nationality: Indian

Sub Registrar: Sub Registrar III(Delhi - Nazul / New Delhi)

Year: 1993-1996

Total Fee: 400.0

Transaction No: 12895

Cashier

(DDO)

ASHOK KUMAR BAHL Advocate
Chamber No. 200, Western Wing
Tis Hazari Courts, Delhi-110054
Mob. 9810019614
bahl.associates1995@gmail.com

of the prop.

17/02/2022, 13:46

Commercial Branch
Sh. Lal Singh

EBOOK

Sub Registrar Office : Sub Registrar VIII

Cash Receipt

Receipt-B

Original

Slip No. 174,069
BBook Type Inspection
Applicant Name ASHOK KUMAR BAHL ADV
Mobile No. 9810019614
Address DELHI

Payment Date 17/02/2022
Payment Mode Cash Payment
TID ---

From Date 01-01-1997
Calculated Fee 1,600

To Date 31-12-2012
Paid Fee 1,600

Print Date 17/02/2022

Initials of the Officer of Registration Office

Sub Registrar VIII

East

ASHOK KUMAR BAHL
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https://ebbook.delhigovt.nic.in/Reports/Sro_Inspection_Receip...

Sub Registrar Office : S R VIIIA Preet Vihar

Cash Receipt

Receipt-B

Original

Slip No. 87,209
BBook Type Inspection
Applicant Name ASHOK KUMAR BAHL
Mobile No. 9810019614
Address NEW DELHI
From Date 01-01-2013
Calculated Fee 1,000

Payment Date 17/02/2022
Payment Mode Cash Payment
TID ---

To Date 17-02-2022
Paid Fee 1,000

Print Date 17/02/2022

Initials of the Officer of Registration Office

S R VIIIA Preet Vihar

East I

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Delhi Online Registration Information System
Govt. of N.C.T. Delhi

Sign. or main content



18/02/2024 16:42:11

Search Result-New Delhi I-SR Villa RK Puram						
Sl. No.	Reg. Date	First Party	Second Party	Property Address	Deed Type	Property Type
149	02-02-2022	P K GUPTA	ANJU GUPTA, PIYUSH GUPTA, SAUMYA GUPTA	House No. D-43 RANGPURI, Vasant Kunj	SETTLEMENT, SETTLEMENT	Residential

IGL - Detail

BPNO (DORIS) :

Enter BPNO

BPNO not mapped with DORIS

Show Details

Encumbrance Details

MCD/NDMC - Detail

Property Id/UPIC (DORIS) :

Property ID/UPIC not mapped with DORIS

UPIC

Prop Id/

North MCD

Show Details

* Required

BSES/NDPL(TATA) - Detail

CA No. (DORIS)

CA No. not mapped with DORIS

Enter CANo

Check

DJB - Detail

KNO (DORIS) :

Enter KNO

KNO not mapped with DORIS

Show Details

ASHOK KUMAR BAHL
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Visitor Count

882289253

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Master Data

Company Name
 ROC Code
 Registration Number
 Company Category
 Company SubCategory
 Class of Company
 Authorised Capital(Rs)
 Paid up Capital(Rs)
 Number of Members(Applicable in case of company without Share Capital)
 Date of Incorporation
 Registered Address
 Address other than R/o where all or any books of account and papers are maintained
 Email Id
 Whether Listed or not
 ACTIVE compliance
 Suspended at stock exchange
 Date of last AGM
 Date of Balance Sheet
 Company Status(for efilng)

U74899DL1989PTC038223
 PARNIKA COMMERCIAL AND ESTATES PRIVATE LIMITED
 RoC-Delhi
 038223
 Company limited by Shares
 Non-govt company
 Private
 50000000
 45000000
 0
 01/11/1989
 D-64, 6TH FLOOR HIMALAYA HOUSE, 23 KG MARG NEW DELHI New Delhi DL 110001 IN
 -
 parnika1989@gmail.com
 Unlisted
 ACTIVE compliant
 -
 26/12/2020
 31/03/2020
 Active

Charges

Assets under charge

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Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
	1500000	25/02/2006	-	CLOSED
	835000	22/02/2006	-	CLOSED
	122500000	11/03/2002	17/03/2005	CLOSED
	2900000	25/02/2006	-	CLOSED
	1016000	13/03/2006	-	CLOSED
	1016000	13/03/2006	-	CLOSED
	835000	22/02/2006	-	CLOSED
	6800000	24/01/1997	-	CLOSED
Immovable property or any interest therein	1890000000	17/03/2005	20/03/2018	OPEN
Book debts; Floating charge; Movable property (not being pledge); STOCK AND FIXED DEPOSIT/ CASH DEPOSIT	800000000	23/05/2019	28/07/2020	OPEN

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00208776	PAWAN KUMAR GUPTA	15/05/1992	-	
00208785	ANJU GUPTA	19/10/2002	-	

Charges Registered

U74899DL1989PTC038223

PARNIKA COMMERCIAL AND ESTATES PRIVATE LIMITED

SNo	SRN	Charge Id	Charge Holder Name	Charges Registered			Amount	Address
				Date of Creation	Date of Modification	Date of Satisfaction		
1	R51396851	100283326	HDFC BANK LIMITED	23/05/2019	28/07/2020	-	800000000.0	HDFC BANK HOUSE, SENAPATI BAPAT MARG LOWER PAREL WMUMBAIMH400013IN
2	G87916938	90063425	State Bank of India	17/03/2005	20/03/2018	-	1890000000.0	COMMERCIAL BRANCH, 20/34, PUSA ROAD, KAROL BAGH, NEW DELHI DL110005IN
3	R66996612	90062478	STATE BANK OF BIKANER AND JAIPUR	11/03/2002	17/03/2005	18/09/2020	122500000.0	D-10 ; SHOPPING CENTER VIVEK VIHAR NEW DELHI DL110095IN
4	R66996661	90061076	STATE BANK OF BIKANER AND JAIPUR	24/01/1997	-	18/09/2020	6800000.0	VIVEK VIHAR NEW DELHI DL110095IN
5	H57921504	10000179	CENTURIAN BANK OF PUNJAB LTD	25/02/2006	-	26/04/2019	1500000.0	M-39, 1ST FLOOR, OPP. SUPER BAZAR, CONNAUGHT CIRCUS DELHI DL110001IN
6	H57923146	10000146	CENTURIAN BANK OF PUNJAB LTD	22/02/2006	-	26/04/2019	835000.0	H-39, 1ST FLOOR, OPPOSITE SUPER BAZAR, CONNAUGHT DELHI DL110001IN
7	H57924011	10000155	CENTURIAN BANK OF PUNJAB LTD	25/02/2006	-	26/04/2019	2900000.0	H-39, 1ST FLOOR, OPPOSITE SUPER BAZAR, CONNAUGHT DELHI DL110001IN
8	H57923294	10002535	CENTURIAN BANK OF PUNJAB LTD	13/03/2006	-	26/04/2019	1016000.0	M-39, FIRST FLOOR, OPP SUPER BAZAR CONNAUGHT PLACE NEW DELHI DL110001IN
9	H57924854	10001990	CENTURIAN BANK OF PUNJAB LTD	13/03/2006	-	26/04/2019	1016000.0	M-39, FIRST FLOOR, OPP SUPER BAZAR CONNAUGHT PLACE NEW DELHI DL110001IN
10	H57922296	10000214	CENTURIAN BANK OF PUNJAB LTD	22/02/2006	-	26/04/2019	835000.0	H-39, 1ST FLOOR, OPPOSITE SUPER BAZAR, CONNAUGHT DELHI DL110001IN

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