



उत्तर प्रदेश UTTAR PRADESH

DV 205144

TO WHOMSOEVER IT MAY CONCERN

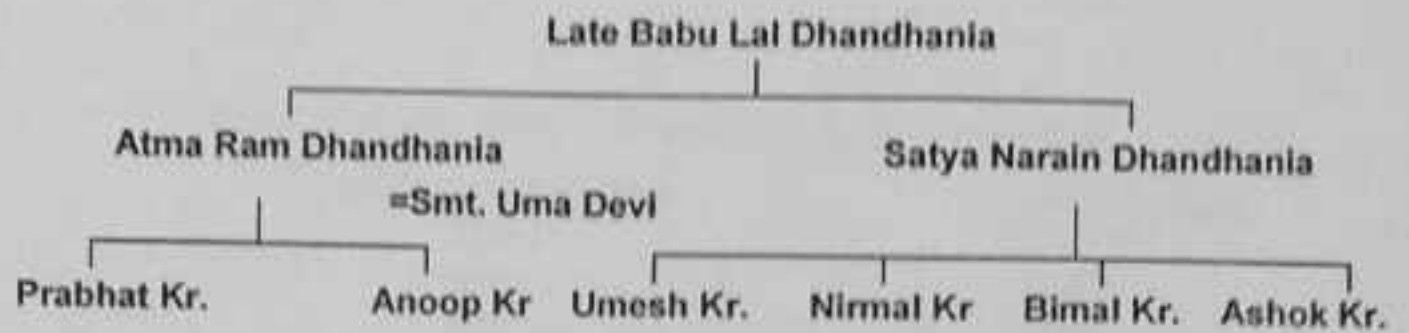
I, Prabhat Kumar Dhandhanian s/o Late Shri Atma Ram Dhandhanian
r/o ward Annapurna Mill premises, Vidyapith Road, Varanasi solemnly affirm
on oath and state as under:

1. That the deponent along with his mother Smt. Uma Devi Dhandhanian wife of Late Shri Atma Ram Dhandhanian owned and possessed by exclusive title Settlement Plot No.34 (Part), 35/2 (Part), 36 (Part), 49 (Part) & 50 (Part) total 5 gata total area 7253.86 Sq.Mt. Village Habibpura Pargana Dehat Amanat, Tahsil & Distt. Varanasi.



Prabhat Kumar Dhandhanian
Notary Public

2. The following pedigree would be helpful for the determining the devolution of interest in the said property, which is infact part of a larger ancestral immovable property.



3. That to trace back to common ancestor the said settlement plot along with others are acquisition of Shri Babu Lal Jee in shape of agricultural holding. Such acquisition used to be from Zamindar in the relevant period.
4. Shri Satya Narain Dhandhanla passed away on 19.09.1960 while Shri Babu Lal Jee passed away on 19.07.1972.
5. The said family entered into oral family settlement on Shardiya Saptmi on 1977 and the memo of which was executed on 18.04.1994 whereby the family property was divided between branch of Atma Ram Dhandhanla and Satya Narain Dhandhanla. Under the said oral family arrangement, plots aforesaid alongwith others as detailed Schedule of the said Memo reproduced below, was placed in share and lot of Late Atma Ram Dhandhanla. The said fact oral family settlement was accepted and referred to in various sale deeds executed by members of both branches.



Schedule - Phat of Atma Ram Dhandhanla, Prabhat Kumar Dhandhanla and Anoop Kumar Dhandhanla

Bhumidhari holding, village Habibpura, Pargana Dehat Amanat, Tahsil and District Varanasi :-

Settlement Plot Nos.	Area in Sq.ft.
33/2	37707
34	15776
35/2	48198

What is the...

Shri Babu Lal Jee

36	23898
37/1	28513
38	6292
49	11083
50	13882

Total	185349

Land which has been set apart as private passage

Settlement Plot Nos.	Area in sq.ft.
33/2	11072
34	3880
35/2	7414
36	2957
37/1	5277
49	2093
50	5474

Total	38167

6. Shri Atma Ram Dhandhanian passed away 13.10.2002 living behind his widow Smt. Uma Dhandhanian, two sons Prabhat Kumar Dhandhanian and Anoop Kumar Dhandhanian and a married daughter Smt. Shashi Prabha Vaid (married to Shri Vinod Vaid).
7. In course of time Shri Anoop Kumar Dhandhanian shifted to Lchalkaranji District Kolhapur, Maharashtra and established his business settled there while Prabhat Kumar Dhandhanian looking after the business at Varanasi.
8. It was just to avoid to future confusion the said real brothers have entered into oral family settlement on 24.06.2006 (2007 is typing error) at Mumbai with intervention and guidance of Shri Anand Jain. Smt. Uma Devi Dhandhanian opted to retain her share with her elder son Prabhat Kumar Dhandhanian. Memo of the said oral family arrangement was executed on 11.05.2007. However under the said arrangement the property i.e. plots aforesaid along with others as detailed Schedule of the said Memo reproduced below, were placed in share and lot Prabhat Kumar Dhandhanian and Smt. Uma Devi Dhandhanian, and thus the property aforesaid came down with sole title, in their exclusive possession and control.



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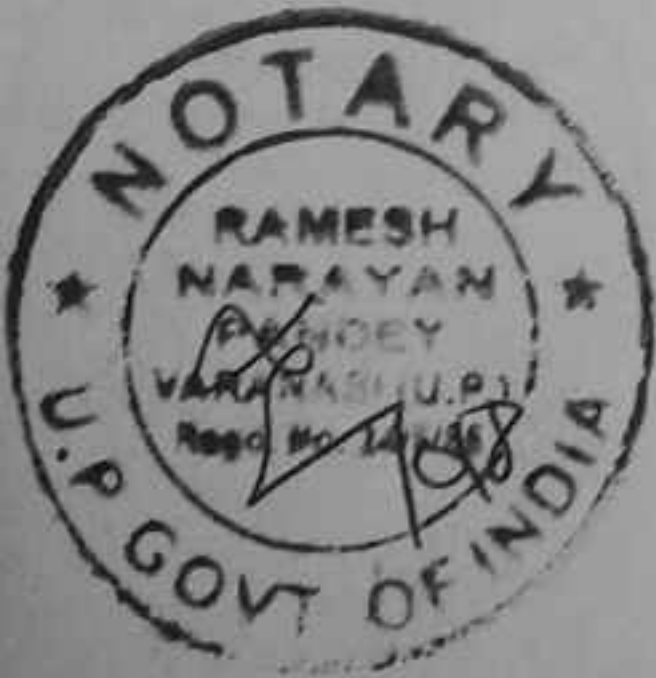
Schedule of Joint Pool of Smt. Uma Devi & Prabhat Kumar Dhandhanian

Settlement Plot Nos.	Area in Sq.ft.
35(part)	30411
36(part)	2957
49(Part)	11083
50(Part)	13882
Total	58333

Schedule of Prabhat Kumar Dhandhanian

Settlement Plot Nos.	Area in Sq.ft.
34(part)	9149
35(part)	13436
Total	22585

9. The said memo of family arrangements dt. 18.04.1994 and 11.05.2007 are unregistered; however, they do not require registration.
10. The factum of the said oral family settlement and execution of memo thereof are admitted and referred by both parties in registered sale deeds.
11. Registered sale deed dated 23.05.2005 in respect of settlement plot No. 36(part) village Habibpura Varanasi executed by Umesh Kumar Dhandhanian & Brothers S/o Late Shri Satya Narayan Dhandhanian to Rishabh Chandra Jain registered as Document No.1053 Book No.1 Volume No. 410 Pages 193/220 on 27.05.2005 in office of sub-registrar Varanasi.
12. Registered sale deed dated 27.11.2009 in respect of Duplex No. C-32/13A-2 Annpurna Enclave Colony located over settlement Plot No. 36(part) Village Habibpura Varanasi executed by Anoop Kumar Dhandhanian to Smt. Kiran Jain & Others registered as Document No.2351 Book No.1 Volume No. 1315 Pages 287/360 on 27.11.2009 in office of sub-registrar -III Varanasi.



have in the
Prabhat Kumar Dhandhanian

13. Thus each member of the family has utilized the oral family settlement and memo thereof aforesaid for their benefit and have executed sale deed admitting memo of family arrangement dt.18.04.1994 and further memo dt.11.05.2007 and there is no dearth of other similar documents. Therefore none of the parties concerned are in position to deny or question the said oral family settlement and memo thereof, nor crystallization of interest, consequent distribution of share and lot so made, as it is fortified by their own act & omission and admission. Therefore derivative interest from Prabhat Kumar Dhandhanian and Smt. Uma Dhandhanian is safe.
14. Shri Prabhat Kumar Dhandhanian utilized a portion of land so allotted for the purposes of promotion and development of duplex residential units and thereafter transferred such units to different person under the registered sale deed.
15. That it is pertinent that Anoop Kumar Dhandhanian has executed registered power of attorney dated 26.12.2007 registered as Document No.126 Book No.4 on office of Joint Sub-Registrar Ichalkaranji Kolhapur and with full description of devolution of title admitting the fact that the said plot are owned and possessed by the deponent and her mother Smt. Uma Devi Dhandhanian.
16. That a legal opinion by the advocate in shape of investigation of title is annexed herewith.
17. That the said land is free from all encumbrances and the certificate of non-encumbrance issued of the sub-registrar office on Varanasi is annexed herewith.
18. That the Group Housing Building Plan was approved and sanctioned by Varanasi Development Authority i.e. V.D.A. vide order file no.43/11 dated 01.05.2012.
19. That the deponent has got the almost 40% of the project finished and since the period of said approval was on verse of lapse the deponent had applied for time extension within said period.



has been seen
[Signature]