



सत्यमेव जयते

INDIA NON JUDICIAL

# Government of Uttarakhand

## e-Stamp

Certificate No. : IN-UK71454037934255U  
Certificate Issued Date : 28-Feb-2022 12:37 PM  
Account Reference : NONACC (SV)/ uk1200104/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUK120010447474938203589U  
Purchased by : SMT GEETIKA BIST  
Description of Document : Article 33 Gift  
Property Description : RAJIV GANDHI MARG / MUNICIPAL ROAD DEHRADUN  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : NAVEEN SINGH BIST  
Second Party : SMT GEETIKA BIST  
Stamp Duty Paid By : SMT GEETIKA BIST  
Stamp Duty Amount(Rs.) : 2,99,600  
(Two Lakh Ninety Nine Thousand Six Hundred only)



-----Please write or type below this line-----

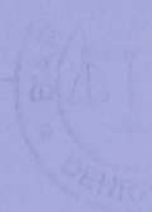


0003407365

### Statutory Alert:

Authenticity of this Stamp certificate should be verified at [www.uk-e-stamp.com](http://www.uk-e-stamp.com) or using e-Stamp Mobile App or other authorized agency in the details on this Certificate and as available on this website / Mobile App / other authorized agency.

1263/1022

**GIFT DEED****PARTICULARS REQUIRED BY SUB REGISTRAR'S OFFICE**

1. Market Value : Rs. 2,99,58,000/-
2. stamp duty paid : Rs. 2,99,600/-
3. Main Locality : Municipal Road, Ditt. Dehradun
4. Particulars of the Property : All that Property bearing Municipal No. 161/121, Rajiv Gandhi Marg - II, (Old No. 1, Municipal Road/1, Archarya Narendra Dev Marg), Dehradun having total Property area of 1000.00 sq. mtrs.
5. Kind of Property : Commercial
6. Distance from main Road : That scheduled Property is situated at Municipal Road more then between 31 mtrs. to 350 mtrs. from E. C. Road on 30 Ft. Wide Road.
7. Circle Rate : Rs. 26,000/- per sq. mtr. + 10 % + 0 %  
= Rs. 30,030 per sq. mtrs.
8. Donor's Name and Address : Mr. Naveen Singh Bist S/o Late Shri P. S. Bist R/o 49, Subhash Road, Dehradun, Uttarakhand  
PAN : AHXPB6517B
9. Donee's Name and Address : Mrs. Geetika Bist W/o Mr. Naveen Singh Bist R/o 49, Subhash Road, Dehradun, Uttarakhand  
PAN : ASOPB5502A
10. E-Stamp No. IN-UK71454037934255U

आयकर विभाग  
INCOME TAX DEPARTMENT  
GEETIKA BIST



भारत सरकार  
GOVT. OF INDIA

SURENDRA SINGH RAWAT

18/07/1976

Permanent Account Number  
ASOPB5502A

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

NAVIN SINGH BIST

PURAN SINGH BIST

19/08/1973

Permanent Account Number  
AHXPB5517B

Signature

All that Property bearing Municipal no. 161/121, Rajiv Gandhi Marg - II, (Old No. 1, Municipal Road/1, Archarya Narendra Dev Marg), Dehradun having total Property area of 997.57 sq. mtrs.



Signature of Donor

Signature of Donee



## GIFT DEED

This deed of Gift is made on this the 28th day of Feb. 2023.  
Mr. Naveen Singh Bist S/o Late Shri P. S. Bist R/o 49, Subhas  
Road, Dehradun, Uttarakhand (hereinafter called the "DONOR") of the  
one part,

### IN FAVOUR OF

Mrs. Geetika Bist W/o Mr. Naveen Singh Bist R/o 49, Subhas  
Road, Dehradun, Uttarakhand (hereinafter called the "DONEE") of the  
other part,

**WHEREAS** the donor acquired the schedule property with some  
other property by virtue of Registered Will dated 16-06-2000 from  
Grand Father Late Shri Bhagat Singh Bist and the name of the Donor is  
duly mutated in the relevant Municipal Records.

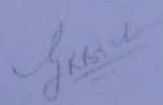
**AND WHEREAS** A Civil Suit was filed in the Court of Civil Judge  
Dehradun with case no. 218/78 with Execution No. 33/79 Mr.  
Prakash and others V/s Catholic dioces Meerut which was decreed  
22-11-1979. According the order dated by Hon'ble court order dated  
22-11-1979. The Grand Father of the Donor Late Shri Bhagat Singh Bist  
and Mrs. Lucy Prakash jointly purchased property bearing Municipal No.  
27 E. C. Road, Dehradun and Property bearing 1, Municipal Road  
Dehradun/1, Acharya Narendra Dev Marg, Dehradun which is duly  
registered in the office of Sub Registrar Dehradun at Book no. 1  
1644 Page 1 to 11 at No. 1423/1422 on dated 26-02-1980

**AND WHEREAS** a partition suit was filed in the Court of Civil  
Judge Dehradun vide Case No. 375/1986 between Mrs. Lucy Prakash  
and Bhagat Singh Bist and the Hon'ble Court vide a judgment dated  
01-04-1987 partitioned the property in question and the property bearing  
Municipal No. 161/121, Rajiv Gandhi Marg - II, Dehradun (Old No.  
Municipal Road) came in the part and possession of Shri Bhagat Singh  
Bist.

**AND WHEREAS** the scheduled Property is free from all  
encumbrances, liens, charges, mortgage etc. - etc. and the Donor has  
right to transfer of the scheduled Property in any manner

### NOW THIS DEED WITNESSETH AS UNDER :-

1. That in consideration of natural love and affection of the Donor  
the Donee, as the Donor is the Husband of Donee in relation  
Donor hereby transfers to the Donee free from all encumbrances  
that Property more fully detailed and described in the schedule  
at the foot of this deed (hereinafter referred to as the scheduled  
Property) TO HOLD the same to the Donee absolutely and forever.
2. That actual vacant, physical possession of the scheduled Property  
has been delivered by the Donor to the Donee and the Donee  
continue to hold and enjoy the same in any manner make sale or  
to any person (s) or mortgage it with any bank or financial  
institution to get housing or other loan on it or raise, construction  
on it.



3. That the Donee hereby accepts this transfer by way of Gift and confirmation of the acceptance has signed on this deed.
4. That the Donor shall, at cost and request of the Donee requiring same, do and execute every such act, deed or thing as may reasonably be required of them for the better or more perfect assuring of the Property hereby gifted to the Donee.
5. That the Donee shall be entitled to get her name mutated in the Relevant Municipal Records. The Donor shall execute and sign all documents and papers required for the said purpose.
6. That the scheduled Property has been gifted with all easements and rights appurtenant thereto.
7. That the scheduled Property is situated within the limits of Municipal Corporation, Dehradun, thus there is no Violation of Uttaranchal Act 29 of 2003.
8. That scheduled Property is commercial land, situated at Municipal Road more than between 51 mtrs. to 350 mtrs. from E. C. Road 30 Ft. Wide Road.. The market value of the land in the scheduled Property comes to Rs. 2,99,58,000/- @ Rs. 26,000/- per sq. mtr.  $10\% + 5\% = \text{Rs. } 30,030 \text{ per sq. mtrs.}$  on which the stamp duty of Rs. 2,99,600/- is being paid @ 1% according to law.
9. That the expression "Donor" and "Donee" hereinbefore used unless repugnant to the context shall include their heirs, legal representatives and assigns.
10. That the Latitude and Longitude of the property is 30.2401 78.0743

### SCHEDULE OF THE PROPERTY

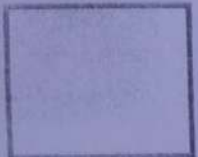

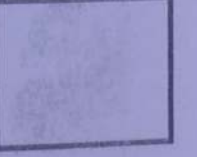
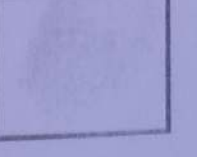

All that Property bearing Municipal no. 161/121, Rajiv Gandhi Marg - II, (Old No. 1, Municipal Road/1, Archarya Narendra Dev Marg) Dehradun having total Property area of 1000 sq. mtrs. more or less shown in red lines in the map annexed with bounded as under:-

East	: Property of Donor, Side Measuring 41.907 mtrs
West	: Property of Donor, Side Measuring 39.079 mtrs
North	: Property of Others, Side Measuring 24.371 mtrs.
South	: 30 ft. Wide Municipal Road, Side Measuring 25.121 mtrs.






**FINGER PRINTS FOR COMPLIANCE OF SECTION 32-A OF  
REGISTRATION ACT 1908**

**Donor's Left hand Finger Prints:**






Thumb	Index	Middle	Ring	Little
				

**Right hand Finger Prints:**






Thumb	Index	Middle	Ring	Little
				

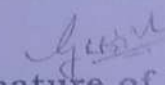
  
**Signature of Donor**

**Donee's Left hand Finger Prints:**

Thumb	Index	Middle	Ring	Little
				

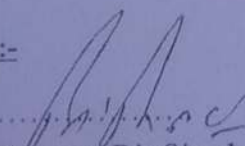
**Right hand Finger Prints:**


Thumb	Index	Middle	Ring	Little
				

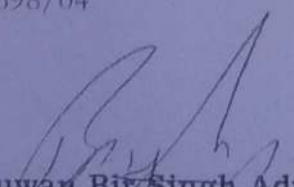
  
**Signature of Donee**

**IN WITNESS WHEREOF** the parties have signed this deed on  
the day, month and year first above written at Dehradun.

**WITNESSES :-**

Signature :   
Name : **Bhuwan Bir Singh**  
Advocate, Dehradun  
Regd. No. : UK1698/04

Signature :   
Name : **Satyendra Kumar**  
Son of Shri Satyaveer Singh  
Resident of: 11-4, Sanjay Colony,  
Mohini Road, Dehradun  
**Aadhar : 8736 5835 0790**

  
Drafted by, **Bhuwan Bir Singh Advocate, Court Compound, Dehradun**





पृष्ठ 1 पाने 7.738 के पृष्ठ 169 से 188 पर क्रमांक 1263

गणित विभाग 28 Feb 2022 को एजिडेंटिकल किया गया।

*[Handwritten signature]*

एजिडेंटिकल अधिकारी /

उप-निबंधक, वेटरीनरी, दिल्ली

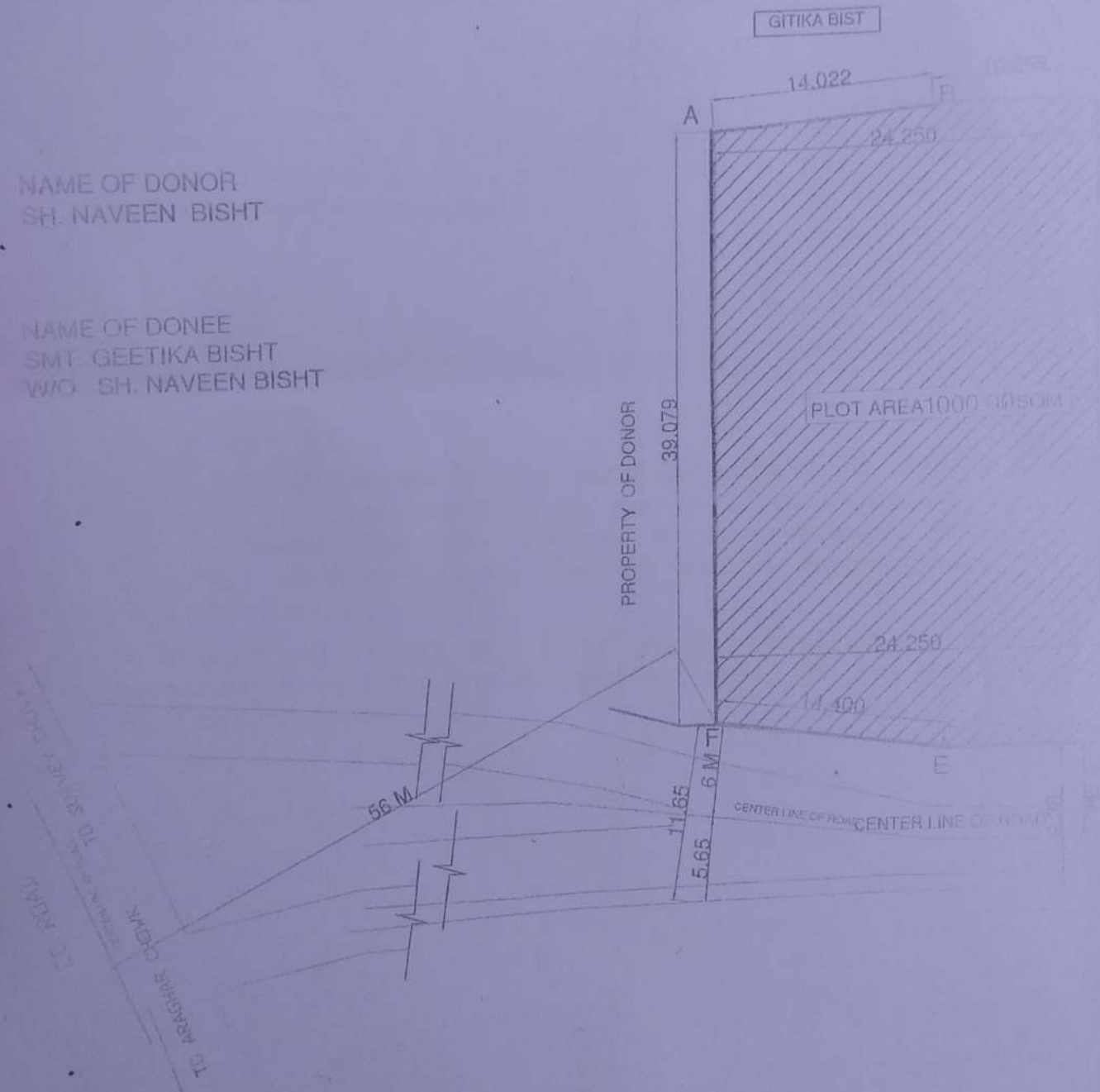
28 Feb 2022



PLAN OF PART OF PROPERTY AT OLD no. 1 MUNICIPAL ROAD,  
 NEW NO. 161 RAJEEV GANDHI MARG-II) DALANWALA,  
 DEHRADUN, UTTARAKHAND ALL THAT PROPERTY ENCLOSED AS  
 ABCDEFA AND HATCHED PLOT AREA = 1000.00 SQ M

NAME OF DONOR  
 SH. NAVEEN BISHT

NAME OF DONEE  
 SMT. GEETIKA BISHT  
 W/O SH. NAVEEN BISHT



SIGNATURE OF DONOR  
 SH. NAVEEN BISHT

SIGNATURE OF...

बही संख्या 1 रजिस्ट्रीकरण संख्या 1263 वर्ष 2022

Gift Immovable

Gift(Immovable)(Family-Commercial Building))

प्रतिफल रु0 : 0.00

मालियत रु0 : 29,958,000.00

रजिस्ट्रेशन शुल्क  
रु0 25,000.00

प्रतिलिपि शुल्क  
रु0 100.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क  
रु0 200.00

कुल योग  
रु0 25,300.00

शब्द लगभग  
1,000

श्री नवीन सिंह बिष्ट पुत्र श्री स्व० पी०एस० बिष्ट निवासी 49, सुभाष रोड देहरादून उत्तराखण्ड ने आज दिनांक 28 Feb 2022 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक देहरादून, द्वितीय में प्रस्तुत किया।



नवीन सिंह बिष्ट

उपनिबन्धक  
देहरादून, द्वितीय  
28-Feb-2022

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री नवीन सिंह बिष्ट पुत्र श्री स्व० पी०एस० बिष्ट निवासी 49, सुभाष रोड देहरादून उत्तराखण्ड ने प्रलेखानुसार निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन प्रलेखानुसार श्रीमती गीतिका बिष्ट पत्नी श्री नवीन सिंह बिष्ट निवासी 49, सुभाष रोड देहरादून उत्तराखण्ड ने भी स्वीकार किया।

जिनकी पहचान श्री भुवन बीर सिंह (अधिवक्ता) पुत्र श्री 0 निवासी कोर्ट कम्पाउण्ड देहरादून तथा श्री सत्येन्द्र कुमार पुत्र श्री सत्यवीर सिंह निवासी 114, संजय कॉलोनी मोहिनी रोड देहरादून उत्तराखण्ड ने की।

उपनिबन्धक  
देहरादून, द्वितीय  
28-Feb-2022

