

6297

GIFT DEED

Consideration	Rs. Nil
Market value on which stamp duty paid	Rs. 3,92,97,729.00
No. of stamp sheets	E-Stamp
Stamp duty	Rs. 3,92,980.00

Whereas I/We Shri Bharat Bhushan Batra (PAN : AAMPB 1538 N) son of Shri Mulak Raj Batra resident of 124, Niranjanpur, Dehradun (here in after called the Donor) of the FIRST PART;

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby transfer/gift to Smt. Rita Batra (PAN : AAMPB 1531F) wife of Shri Bharat Bhushan Batra and Shri Vishnu Bhushan Batra (PAN : AHXPB 6318C) and Shri Varun Bhushan Batra (PAN : BDHPB 3495 H) both sons of Shri Bharat Bhushan Batra residents of 124, Niranjanpur, Dehradun (herein after called the "Donee") of the SECOND PART.

For consideration of Rs. Nil

As per details in the sale deed

The property is free from all charges, lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.

Shri Bharat Bhushan Batra Rita Batra Vishnu Batra Varun Batra



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK00632933268129N
Certificate Issued Date : 15-Jun-2015 02:39 PM
Account Reference : NONACC (BK)/ ukpnbk02/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUKPNBBK0201031827133435N
Purchased by : Bharat Bhushan Batra
Description of Document : Article 33 Gift
Property Description : Khasra No.642 Ka(Old No.362) msg 1116.73 sq mtrs at village Dehra Khas Distt. Dehradun
Consideration Price (Rs.) : 0
(Zero)
First Party : Bharat Bhushan Batra
Second Party : Rita Batra Vishnu Bhushan Batra Varun BhushanBatra
Stamp Duty Paid By : Bharat Bhushan Batra
Stamp Duty Amount(Rs.) : 3,92,980
(Three Lakh Ninety Two Thousand Nine Hundred And Eighty only)



Please write or type below this line



Bharat Bhushan Batra

Vishnu Bhushan Batra

Varun Bhushan Batra

UK 0001328479

GIFT DEED

THIS DEED OF GIFT DEED IS MADE this 16th day of June, 2015 Shri Bharat Bhushan Batra son of Shri Mulak Raj Batra resident of 124, Niranjapur, Dehradun (herein after called the "Donor") of the FIRST PART

AND

Smt. Rita Batra wife of Shri Bharat Bhushan Batra and Shri Vishnu Bhushan Batra and Shri Varun Bhushan Batra both sons of Shri Bharat Bhushan Batra residents of 124, Niranjapur, Dehradun (hereinafter called the "Donee") of the SECOND PART.

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "Donor" and "Donee" shall include their respective heirs, legal representatives and assigns.

WHEREAS all that Khasra plot No. 384 (including 384 Min 1 and 384 M) measuring 1.79 Acres and 362 measuring 0.12 Acres total area measuring 1.91 Acres situated at Mauza Dehrakhas, Pargana Central Doon, District Dehradun was purchased by Shri Mulak Raj, Shri Dhanraj, Shri Shyam Lal, Shri Balram and Shri Pritam Lal all sons of Shri Navneet Ram Batra c/o M/s N. R. Batra and Sons, Niranjapur, Dehradun from The Punjab and Sind Bank Limited having its registered office at Amritsar, and a Branch office at Dehradun through Chaudhary Sohan Lal Datt son of Shri Nand Lal Datt, Accounts Manager and one of its Principal Officer and General Attorney vide sale deed dated 29.06.1965 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 748 on pages 340 to 345 at serial no. 3562 dated 14.10.1965.

Rita Batra

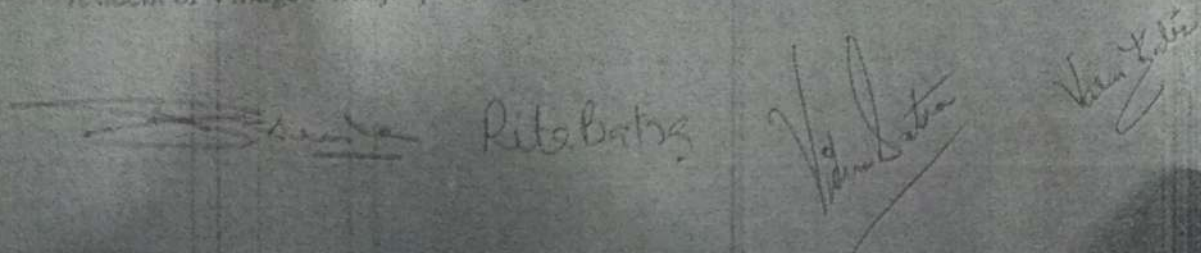
Vishnu Batra

Varun Batra

AND WHEREAS all that khasra no. 363 Min measuring 0.25 Acres, 364 Min measuring 0.24 Acres, 382 Min measuring 0.12 Acres, 383 Min measuring 0.30 Acres total area measuring 0.91 Acres situated at Mauza Dehra Khas, Pargana Central Doon, District Dehradun was purchased by Shri Mulak Raj, Shri Dhanraj, Shri Shyam Lal, Shri Balram and Shri Pritam Lal all sons of Shri Navneet Ram Batra residents of Niranjampur, Dehradun from Shri Jitender Singh son of Shri Nathi Singh resident of Village Niranjampur, Pargana Central Doon, District Dehradun vide sale deed dated 24.05.1980 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 1701 on pages 343 to 349 at serial no. 8208/209/8210 dated 24.11.1980.

AND WHEREAS all that khasra no. 365M measuring 0.30 acres and khasra plot no. 381M measuring 0.57 acres total area measuring 0.87 Acres situated at Mauza Dehra Khas, Pargana Central Doon, District Dehradun was purchased by Shri Mulak Raj Batra, Shri Dhanraj Batra, Shri Shyam Lal Batra, Shri Balram Batra and Shri Pritam Lal Batra all sons of Shri Navneet Ram Batra residents of Niranjampur, Dehradun from Shri Jitender Singh son of Shri Nathi Singh resident of Village Niranjampur, Pargana Central Doon, District Dehradun vide sale deed dated 24.05.1980 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 1701 on pages 330 to 335 at serial no. 8202/8203/8204 dated 24.11.1980.

AND WHEREAS all that khasra no. 379 measuring 0.19 acres, khasra plot no. 381M measuring 0.53 acres, khasra plot no. 380 measuring 1.29 acres total area measuring 2.01 Acres situated at Mauza Dehra Khas, Pargana Central Doon, District Dehradun were purchased by Shri Mulak Raj Batra, Shri Dhanraj Batra, Shri Shyam Lal Batra, Shri Balram Batra and Shri Pritam Lal Batra all sons of Shri Navneet Ram Batra residents of Niranjampur, Dehradun from Shri Vijender Singh son of Shri Nathi Singh resident of Village Niranjampur, Pargana Central Doon, District Dehradun vide sale


The bottom of the document features several handwritten signatures. From left to right, they appear to be: a signature that is partially obscured and crossed out, the signature 'Rita Batra', a signature that appears to be 'Vijender Singh', and another signature on the far right that is partially cut off.


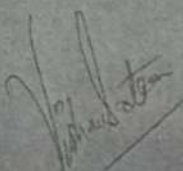
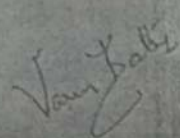
deed dated 24.05.1980 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 1701 on pages 336 to 342 at serial no. 8205/8206/8207 dated 24.11.1980.

AND WHEREAS Subsequently, Shri Mulak Raj Batra had filed a suit No. 2 of 1997-98 Shri Mulak Raj Batra Versus Shri Shyam Lal Batra and others in the Court of Assistant Collector First Class, Dehradun for partition of the total land holding of the parties.

AND WHEREAS the said suit was decreed vide order dated 24.09.2001 on the basis of a mutual family settlement whereby khasra plots no. 379 Min measuring 0.0145 Hects., Khasra No. 380 measuring 0.0115 Hects., Khasra no. 362 measuring 0.12028 Hects. situated at Mauzaz Dehra Khas, Pargana Central Doon, District Dehradun and Khasra no. 286 measuring 0.18468 Hects., Khasra No. 231/4 measuring 0.0261 Hects., Khasra No. 227 measuring 0.0502 Hects., Khasra No. 85/1 measuring 0.08175 Hects., Khasra No. 286 measuring 0.0548 Hects., Khasra No. 287 measuring 0.0280 Hects., Khasra No. 288 measuring 0.04089 Hects. Khasra No. 289 measuring 0.006 Hects. situated at Mauza Niranjampur, Pargana Central Doon, District Dehradun had fallen to the share of the Donor.

AND WHEREAS the name of the Donor has been duly mutated in the revenue records.

AND WHEREAS the Donor has been in exclusive and beneficial possession of the property since after the same was inherited by the Donor without any interruption or disturbance from any person whatsoever.

 Rites Batra  V. K. Batra  V. K. Batra

AND WHEREAS the Donor has agreed to transfer by way of gift a portion of property forming part of khasra plot No. 642 Ka (Old No. 362) measuring 1116.73 Sq. Mts. situated in Village Dehra Khas, Pargana Central Doon, District Dehradun to the Donee as absolute owner out of love and affection.

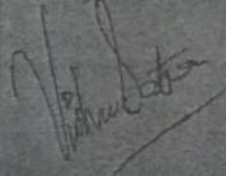
NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement the Donor hereby transfers to the Donee all that a portion of property forming part of khasra plot No. 642 Ka (Old No. 362) measuring 1116.73 Sq. Mts. situated in Village Dehra Khas, Pargana Central Doon, District Dehradun (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Donee along with all rights, interest, title and easements, appurtenant thereto as absolute owner forever.

DONOR FURTHER COVENANTS WITH THE DONEE AS UNDER:

1. That the Donor has delivered vacant possession of the property hereby transferred which shall hereinafter be held and enjoyed and the rents and profits received there from by the Donee without any interruption or disturbance by the Donor or any other person claiming through or under him and without any lawful disturbances or interruptions by any other person whatsoever.
2. That the interest hereby transferred subsists and the Donor has power to transfer the same.
3. That the property hereby transferred is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.
4. That the Donee hereby accepts the said gift made by the Donor to the Donee out of her own free will and wishes and in acceptance of the same the Donee has put his signatures on this deed.
5. That the circle rate fixed by the State Government in the locality is Rs. 35,190.00 (Rs. 25,500.00 + 15 % + 20%). The property is bounded by roads on two sides, according to which the value of the land hereby transferred comes to Rs. 3,92,97,729.00 on which the requisite stamp duty of Rs. 3,92,980.00 is being paid.

 Lite Babu





6 That the property hereby transferred is within the municipal limits and hence the provisions of Uttaranchal (The Uttar Pradesh Zamindari Abolition and Land Reforms Act 1950) Adaptation and Modification Order 2001) Amendment Act, 2003 (Uttaranchal Act 29 of 2003) are not being violated.

SCHEDULE OF THE PROPERTY

All that a portion of property forming part of khasra plot No. 642 Ka (Old No. 362) measuring 1116.73 Sq. Mts. situated in Village Dehra Khas, Pargana Central Doon, District Dehradun bounded and butted as under :-

East	-	20 ft. wide road
West	-	20 ft. wide road,
North	-	Partly property of Donor and partly property of Smt. Rita Batra
South	-	20 ft. wide road,

Finger Prints in Compliance of Section 32A of The Registration Act 1908. NAME AND ADDRESS OF THE FIRST PARTY/DONOR(S)

Shri Bharat Bhushan Batra son of Shri Mulak Raj Batra resident of 124, Niranjapur, Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



[Handwritten signatures]
 Rita Batra
 [Signature]
 [Signature]

AND ADDRESS OF THE SECOND PARTY/DONEE(S)
Smt. Rita Batra wife of Shri Bharat Bhushan Batra resident of 124, Niranjanpur,
Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Shri Vishnu Bhushan Batra son of Shri Bharat Bhushan Batra resident of 124,
Niranjanpur, Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



[Signature] Rita Batra

[Signature]

[Signature]

Shri Varun Bhushan Batra son of Shri Bharat Bhushan Batra resident of 124,
Niranjanpur, Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



IN WITNESS WHEREOF the DONOR and DONEE have put their hands on this
deed on the day, month and year herein above mentioned.

DONOR

DONEE

Gift accepted

WITNESSES:

1. H. K. Rawat
s/o Late Sultan Singh Rawat
r/o 242, Vijay Park Extension,
Dehradun
D. L. No. 0720130242325

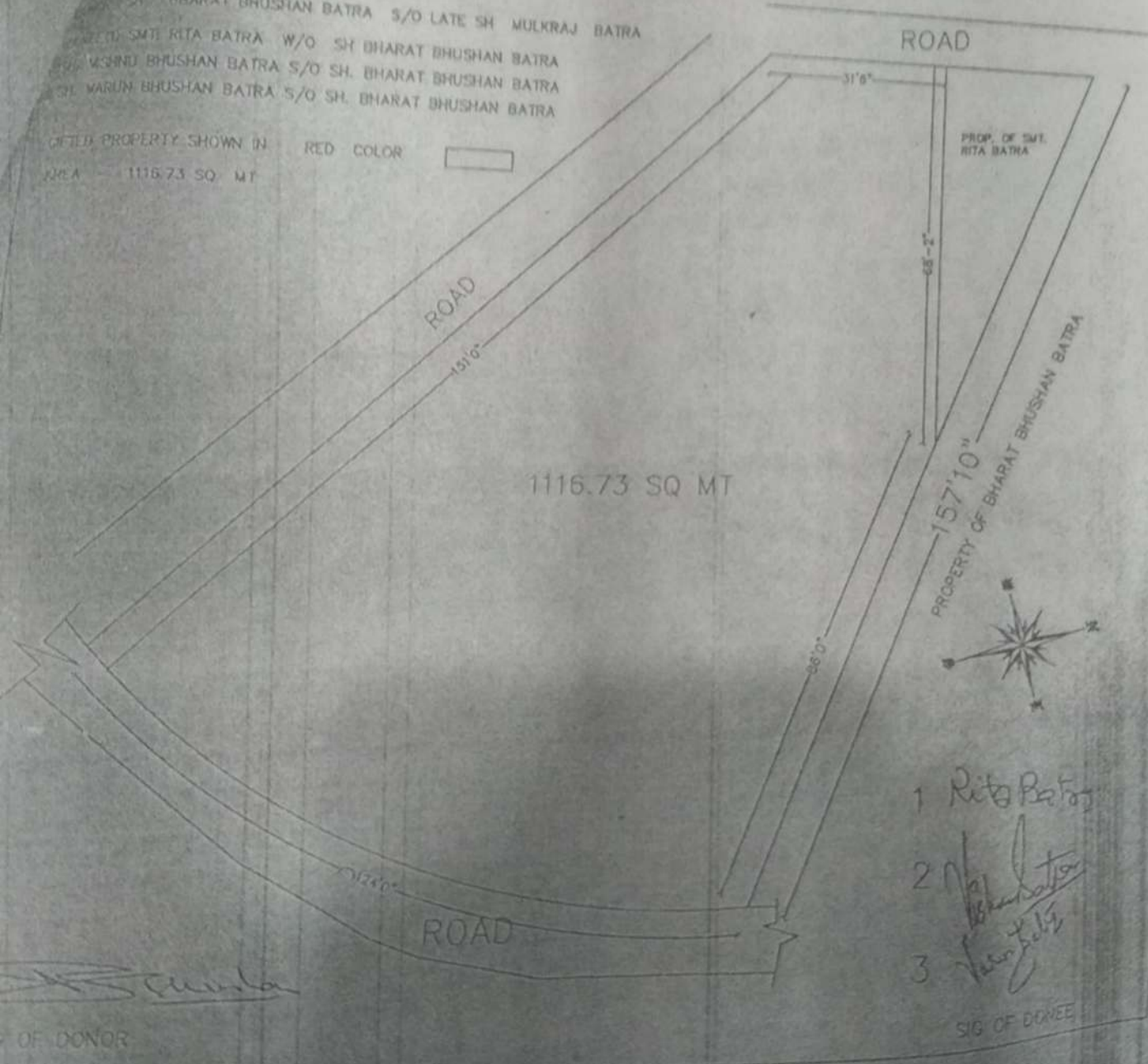
2. Shri Puran Singh Negi,
s/o Late Shri B. S. Negi
r/o Ajabpur Kalan,
Dehradun
Voter ID No. AJU0204636

DRAFTED AND TYPED IN THE CHAMBER OF SHRI S.M. JOSHI, ADVOCATE.

PLAN OF PART PROPERTY KH NO 642 KA
 CORRESPONDING TO OLD KH. NO. 362) MAUZA
 A. KHAS DEHRADUN

SH. BHARAT BHUSHAN BATRA S/O LATE SH. MULKRAJ BATRA
 SMT. RITA BATRA W/O SH. BHARAT BHUSHAN BATRA
 SH. VARUN BHUSHAN BATRA S/O SH. BHARAT BHUSHAN BATRA

OFFERED PROPERTY SHOWN IN RED COLOR
 AREA - 1116.73 SQ. MT



PLAN OF PART PROPERTY KH NO 642 KA
RESPONDING TO OLD KH. NO. 362) MAUZA
KHAS DEHRADUN

SH. BHARAT BHUSHAN BATRA S/O LATE SH. MULKRAJ BATRA

PRO. SMT. RITA BATRA W/O SH. BHARAT BHUSHAN BATRA

SH. BHARAT BHUSHAN BATRA S/O SH. BHARAT BHUSHAN BATRA

SH. VARUN BHUSHAN BATRA S/O SH. BHARAT BHUSHAN BATRA

DETERMINED PROPERTY SHOWN IN RED COLOR

AREA - 1116.73 SQ. MT

ROAD

ROAD

PROP. OF SMT.
RITA BATRA

1116.73 SQ MT

PROPERTY OF BHARAT BHUSHAN BATRA



- 1 Rita Batra
- 2 [Signature]
- 3 [Signature]

SIG OF DONEE

ROAD

DONOR