



GIFT DEED

F. B 21238

1	CONSIDERATION	: Affection, service, dedication and devotion
2	GOVT. VALUE	: Rs. 16,40,000/-
3	STAMP DUTY PAID @ 1%	: Rs. 16,400/-
4	TOTAL NUMBER OF PAGES	: 21
5	AREA	: Within Municipal Limits
6	PLACE	: Dehrakhas, Pargana Western Doon
7	DISTANCE FROM MAIN ROAD: Within 50 meters from the main Saharanpur Road between the vicinity of Bindal bridge to Turner Road and is accessible only from one of its direction.	
7	TYPE OF PROPERTY	: Vacant Commercial Land
8	CIRCLE RATE	: Rs. 19,000/- per sq. mt.
9	CIRCLE RATE LIST PAGE/SL. NO.	Page No. 26, Sl. No. 1/5
10	DESCRIPTION OF THE PROPERTY: All that triangular portion of vacant land having an area of 86.27 sq.mts. or 0.0086 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra No. 362) situated in village Dehrakhas, Pargana Western Doon, Tehsil and District Dehradun.	
11	NAME & ADDRESS OF THE DONOR: MR. BHARAT BHUSHAN BATRA S/O LATE MULK RAJ BATRA R/O 124, NIRANJANPUR, DEHRADUN (UTTARAKHAND)	
12	I.D. PROOF OF DONOR : PAN – AAMPB1538N	
13	NAME & ADDRESS OF THE DONEE: MRS. RITA BATRA W/O MR. BHARAT BHUSHAN BATRA R/O 124, NIRANJANPUR, DEHRADUN (UTTARAKHAND)	
14	I.D. PROOF OF DONEE : PASSPORT NO. – F0512149	

DRAFTED BY

: NAVEEN KUMAR GUPTA, ADVOCATE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

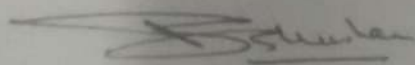
उत्तराखण्ड UTTARAKHAND

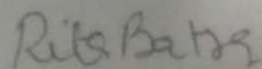
A 241672

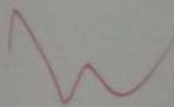
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GIFT DEED

THIS GIFT DEED IS MADE AT DEHRADUN BETWEEN
MR. BHARAT BHUSHAN BATRA S/O LATE MULK RAJ
BATRA R/O 124, NIRANJANPUR, DEHRADUN (hereinafter
referred to as the DONOR and the term shall always mean and
include, whenever and wherever the context so admits and
requires his heirs, successors, legal representatives, executors,
administrators and assigns) OF THE ONE PART;







भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तराखण्ड UTTARAKHAND

A 241673

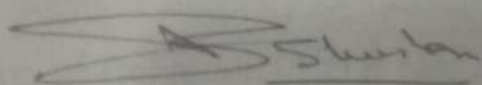
3

AND

28 OCT 2011

विशेष न्याया
कोर्ट, देहरादून

MRS. RITA BATRA W/O MR. BHARAT BHUSHAN
BATRA R/O 124, NIRANJANPUR, DEHRADUN (hereinafter
referred to as the DONEE and the term shall always mean and
include, whenever and wherever the context so admits and
requires her heirs, successors, legal representatives,
executors, administrators and assigns) OF THE OTHER PART.

 Bharat Bhushan

Rita Batra

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तराखण्ड UTTARAKHAND

A 241674

29 OCT 2011

नियमित किस्म
सीट नं. 001

4

WHEREAS the above named Donor is the sole owner, bhumidhar with transferable rights and in possession of all that piece of land admeasuring 1202.80 sq.mts.(0.1203 Hects.), situated in Village Dehrakhas, Paragna Western Doon, Tehsil & District Dehradun. The Donor had acquired the said piece of land in his lot by virtue of an allotment in his Kurra (lot) in pursuance of an order dated 24.09.2001 passed by the Court of the Asstt. Collector 1st Class/ Deputy Collector, Mussoorie, Camp at Dehradun in O.S No. 2 of 1997-98 "Mulk Raj Batra - v/s- Shyam Lal Batra and others" u/s 176/178 of UPZA & LR Act, 1950.

Rita Batra

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

उत्तराखण्ड UTTARAKHAND

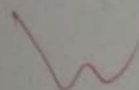
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AND WHEREAS the name of the Donor was duly recorded in the revenue records over the said piece of land and presently recorded in category 1(a) bhumidhar with transferable rights at Khata No. 01532 of the Khatauni for the period of Fasli years 1416 to 1421 of the concerned village.



Rite Batag



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

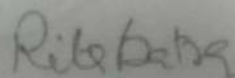
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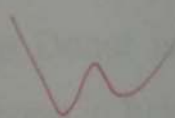
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AND WHEREAS the Donor is in continuous peaceful possession over the said piece of land and is free from all sorts of encumbrances, charges, liens, demands, attachments, acquisitions, disputes and litigation and the Donor has a perfect and marketable title over the said piece of land and there is no legal impediment in the sale, gift and transfer of the said piece of land or any of its portion.







भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241691

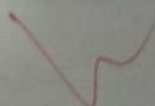
9 OCT 2011

AND WHEREAS since the Donee is the wife of the Donor and the Donor is willing to gift a portion of the said piece of land having an area of 86.27 sq.mts. (0.0086 Hects.) to his wife in consideration of her affection, service, dedication and devotion towards him and his family. The Donor has apprised his wife i.e. the Donee regarding his said willingness and she also gave her consent and acceptance to receive the said portion of land in the gift.

AND THEREFORE the Donor is executing the present Gift Deed in favour of the Donee in furtherance and pursuance of the terms and conditions agreed between them.



Rishi Bhatia



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

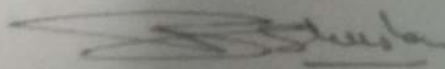
उत्तराखण्ड UTTARAKHAND

A 241692

9 OCT 2011

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said consideration the Donor DOTH hereby gift, transfer and assign all that triangular portion of vacant land having an area of 86.27 sq.mts. or 0.0086 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra No. 362) situated in village Dehrakhas, Pargana Western Doon, Tehsil and District Dehradun morefully described in the Schedule given at the foot of this Deed and hereinafter referred to as the **PROPERTY HEREBY GIFTED** unto with all rights, titles, interests and claims of the Donor in and upon the said property with all easements, appurtenances, benefits and privileges attached or reputed to be attached to the said property unto and to the use of the Donee **TO HAVE AND TO HOLD** the same absolutely and forever, the possession whereof has been delivered to the



Rite Batas

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241693

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29 OCT 2011

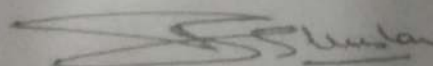
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गिरात किया
कोड रु. 001

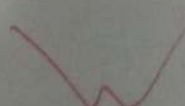
Donee by the Donor and the Donee has also taken the possession from the Donor on the spot and thus she has come in occupation thereof and is participating in this Deed in token of her acceptance to accept the property hereby gifted in the gift.

That the Donor hereby further covenant with the Donee as under

1. That the Donor has a good and subsisting right and title to convey and gift the property hereby gifted to the Donee as hereby conveyed and the property hereby gifted is free from all sorts of encumbrances, charges, liens, demands, mortgages, court attachments etc.



Rita Bhatia



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

ब्रह्म UTARAKHAND

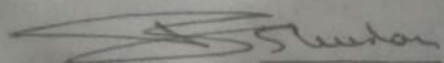
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संजय शर्मा रोकाड़
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संजय शर्मा
पु. १८. ००१

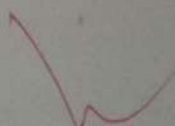
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2.

That the Donee shall be entitled to use, hold and enjoy the property hereby gifted in any manner whatsoever, to construct over it, to pledge, to make sale, gift and to transfer it in any manner whatsoever without any let, hindrance or interruption from the Donor or any other person(s) whomsoever and the responsibility of the clear title, ownership and possession regarding the property hereby gifted shall always be of the Donor.



Rita Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 241695

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29 OCT 2011

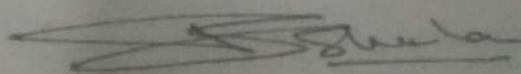
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कोड सं. 001

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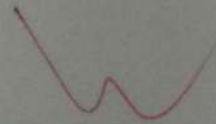
That the Donee shall be entitled to get her name mutated in the revenue records over the property hereby gifted at her own expenses. The Donor will have no objection over it and he will extend his full co-operation in this regard to the Donee.

4

That the Donee shall be entitled to enjoy and enforce all the rights and interests whatsoever the Donor have already enjoyed or may in future found entitled to enjoy without any question from any person whomsoever including the Donor.



RibBates



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

राखण्ड UTTARAKHAND

A 241696

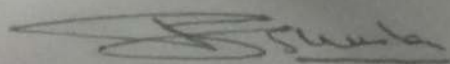
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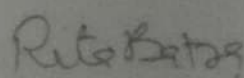
29 OCT 2011


दिनांक 29.10.2011

5

- That all the taxes, charges and other Govt. demands, if any, due up to the date of this Deed shall always be paid by the Donor, but from this day all such taxes, charges and demands becoming due over the property hereby gifted shall be borne and paid by the Donee herself.
6. That the Donor, at all times, at the cost and request of the Donee shall do and execute all such acts, deeds and things as may be required for completing and for perfectly assuring the title of the property hereby gifted and keeping the Donee in possession and ownership thereof.







भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241697

13

9 OCT 2011

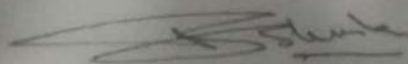
सिखिता मिश्रा
विवेक शर्मा

7.

That the Donor is not the member of Schedule Caste and Schedule Tribe and no trees, orchard is standing over the property hereby gifted. The property hereby gifted is vacant and not guarded by any boundary wall.

8.

That the Plot hereby sold is neither declared surplus or excess vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 nor any proceeding u/s 10 or 20 of the said Act is pending before any Authority or any Court.



Rite Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

उत्तराखण्ड UTTARAKHAND

A 241698

14

That the property hereby gifted is situated within the limits of Municipal Corporation of Dehradun in Village Dehrakhas, Pargana Western Doon, Tehsil & District Dehradun and is situated within 50 meters from the main Saharanpur Road between the vicinity of Bindal bridge to Turner Road. The property hereby gifted is commercial in nature and is accessible only from one of its direction.



Rishi Bhatnagar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

राखण्ड UTTARAKHAND

A 241699

8 OCT 2011

15

10. That the Govt. value of the property hereby gifted, having an area of 86.27 sq.mts. comes to Rs. 16,39,130/- (say Rs. 16,40,000/-) calculated at the prescribed circle rate of Rs. 19,000/- per sq.mt. The stamp duty @ 1% calculated on the Govt. value which comes to Rs.16,400/- is being paid on this Gift Deed.



Rite Betsa



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

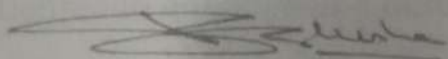
Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241700

16

11. That the property hereby gifted is situated within the Municipal limits of Dehradun and therefore the restrictions contained in Uttaranchal Act No. 29 of 2003 are not applicable over the property hereby gifted and hence there is no legal impediment in the execution and registration of this Gift Deed.



Ritu Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241701

29 OCT 2011

विलीन विभाग
कोड सं. 001

17

SCHEDULE OF THE PROPERTY HEREBY
GIFTED

All that triangular portion of vacant land having an area of 86.27 sq.mts. or 0.0086 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra No. 362) situated in village Dehrakhas, Pargana Western Doon, Tehsil and District Dehradun bounded and butted as under :-

- North - Property of Donor (s.m 71 ft. 10 inc.),
South - Property of Donor (s.m 68 ft. 2 inc.).
West - Road (s.m 27 ft. 4 inc.),

The plot hereby sold is shown in Red Ribband in the plan annexed hereto.



Rib Batos

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

G 204055

18

IN WITNESS WHEREOF the Donor and the Donee
have put their respective hands on this Deed in the presence of
the witnesses on this the 23rd day of September 2014.

Rib Bates

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

G 204056

19

NAME AND ADDRESS OF DONOR

MR. BHARAT BHUSHAN BATRA S/O LATE MULK RAJ
BATRA R/O 124, NIRANJANPUR, DEHRADUN.

Finger Prints of Left Hand

Small



Ring



Middle



Index



Thumb



Finger Prints of Right Hand

Thumb



Index



Middle



Ring



Small



[Signature]

Rita Batra



गण्ड UTTARAKHAND

G 204057

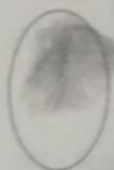
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NAME AND ADDRESS OF DONEE

MRS. RITA BATRA W/O MR. BHARAT BHUSHAN BATRA
R/O 124, NIRANJANPUR, DEHRADUN.

Finger Prints of Left Hand

Small



Ring



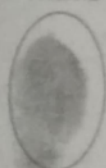
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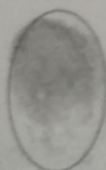


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Finger Prints of Right Hand

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Index



Middle



Ring



Small



Rita Batra

एक सौ रुपये

रु. 100



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

G 204058

21

Sig. of Donor

(SHARAT BHUSHAN BATRA)

Sig. of Donee

Rita Batra
(RITA BATRA)

Witness No. 1

(Narain Bhushan Batra)

Witness No. 2

(Naveen Kumar Gupta)

Advocate

S/o Bharat Bhushan Batra

R/o 124, Niranjampur, Dehradun

Passport No. - FD1512173

Enri No. - UP 343886

This document is prepared under my dictation in my
office.



(Naveen Kumar Gupta)
Advocate

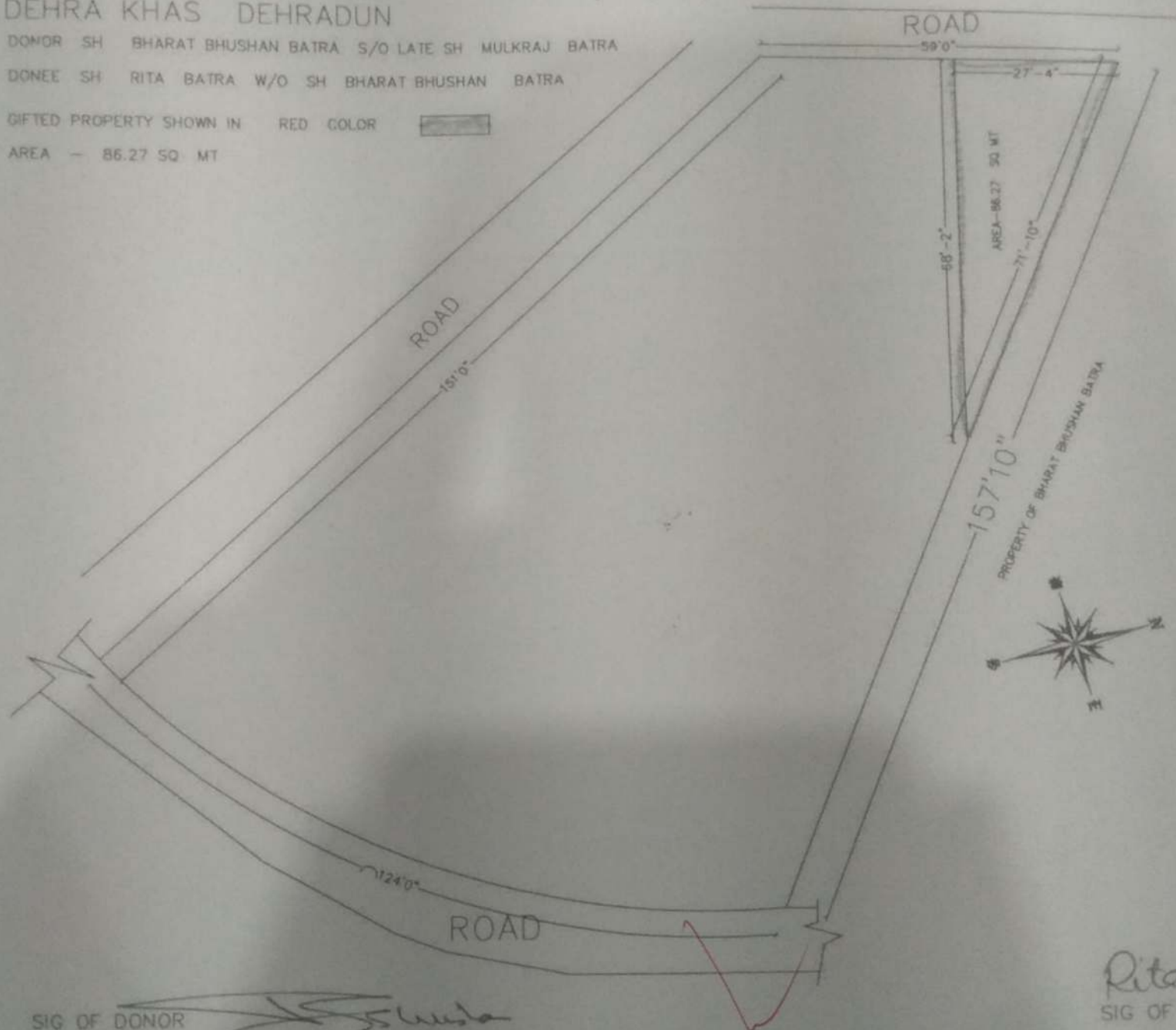
SITE PLAN OF PART PROPERTY KH NO 642 KA
(CORRESPONDING TO OLD KH. NO. 362) MAUZA
DEHRA KHAS DEHRADUN

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

DONEE SH RITA BATRA W/O SH BHARAT BHUSHAN BATRA

GIFTED PROPERTY SHOWN IN RED COLOR

AREA — 86.27 SQ. MT



बही संख्या 1 जिल्द 541 के पृष्ठ 365 से 408 पर क्रमांक 1842

पर आज दिनांक 23 Sep 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, बेहरादून, तृतीय
23 Sep 2014

