



1841



र. B 21613

1/5. R.D. Duni/2015

GIFT DEED

1	CONSIDERATION	: Affection, service, dedication and devotion
2	GOVT. VALUE	: Rs. 22,07,000/-
3	STAMP DUTY PAID @ 1%	: Rs. 22,100/-
4	TOTAL NUMBER OF PAGES	: 25
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 116.14 sq.mts. or 0.0116 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra Nos. 362, 363 and 383) 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

Rita Batra



उत्तराखण्ड UTTARAKHAND

A 241122

2

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;

Rita Batra

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

A 241123

3

AND

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.



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एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

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INDIA

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A 241124

4

WHEREAS the above named Donor is the sole owner, Bhumidhar with transferable rights and in possession of all that piece of land admeasuring 1214.30 sq.mts.(0.1214 Hects.), situated in Village Dehrakhas, Paragna Western Doon, Tehsil & District Dehradun. The Donor had purchased the said piece of land by virtue of registered Sale Deed dated 30.05.2005 duly entered and registered in the office of Sub-Registrar 2nd Dehradun in its Book No.1, Vol. 1440 on page 214 A.D.F Book No.1 Vol. 1480 on pages 731 to 744 at Serial No.3248 on 30.05.2005.



Rita Batra



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एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



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A 241125

5

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. 01533 of the Khatauni for the period of Fasli years 1416 to 1421 of the concerned village.

Rita Batra



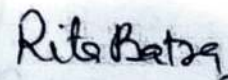
उत्तराखण्ड UTTARAKHAND

A 241126

6

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.




Ritu Bhatia



उत्तराखण्ड UTTARAKHAND

A 241127

7

29 OCT 2011

विधि विभाग
काठमाडौं

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 116.14 sq.mts. (0.0116 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.

Rite Bator

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एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

राखण्ड UTTARAKHAND

A 241128

8

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.

Rib Batay

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एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

बण्ड UTTARAKHAND

A 241129

9

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 116.14 sq.mts. or 0.0116 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra Nos. 362, 363 and 383) 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**







उत्तराखण्ड UTTARAKHAND

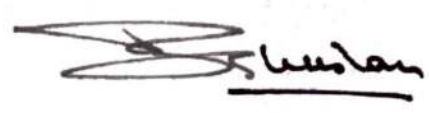
A 241117

10

29/05/2011

बिग्ले नं. 47
कोड नं. 001

HOLD the same absolutely and forever, the possession whereof has been delivered to the 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.


Ritesh Bhatia

Ritesh Bhatia



एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

A 241118

उत्तराखण्ड UTTARAKHAND

11

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 Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत

सत्यमेव जयते

INDIA

A 241119

उत्तराखण्ड UTTARAKHAND

12

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.



Rite Batra

भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

खण्ड UTTARAKHAND

A 241120

13

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.



Rishi Bhatia



भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000


INDIA

UTTERAKHAND

A 241121

14

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.
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.


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भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

A 241098

राखण्ड UTTARAKHAND

15

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.

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.



Riba Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 241099

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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.



Rishi Batra



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

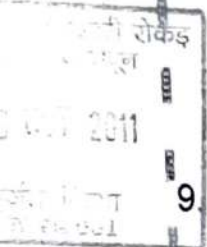
सत्यमेव जयते

INDIA

खण्ड UTTARAKHAND

A 241100

17



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 Bhatia



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भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 241101

18

20 OCT 2011

सिद्धि विद्या
पुस्तकालय

10.

That the Govt. value of the property hereby gifted, having an area of 116.14 sq.mts. comes to Rs. 22,06,660/- (say Rs. 22,07,000/-) 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.22,070/- (say Rs. 22,100/-) is being paid on this Gift Deed.

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.



Riba Batsa

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भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 241102

19

29 OCT 2011

विधि विभाग
कॉ. सं. 001

SCHEDULE OF THE PROPERTY HEREBY

GIFTED

All that triangular portion of vacant land having an area of 116.14 sq.mts. or 0.0116 Hects., being part of new Khasra No. 642-ka (corresponding to old Khasra Nos. 362, 363 and 383) situated in village Dehrakhas, Pargana Western Doon, Tehsil and District Dehradun bounded and butted as under :-



Ritu Balseg



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000



सत्यमेव जयते

INDIA

A 241103

उत्तराखण्ड UTTARAKHAND

29 OCT 2011

मिर्जात किछा
कोड सं. 001

20

North

- Property of Donor (s.m 78 ft.),

South

- Property of Donor (s.m 84 ft. 6 inc.).

East

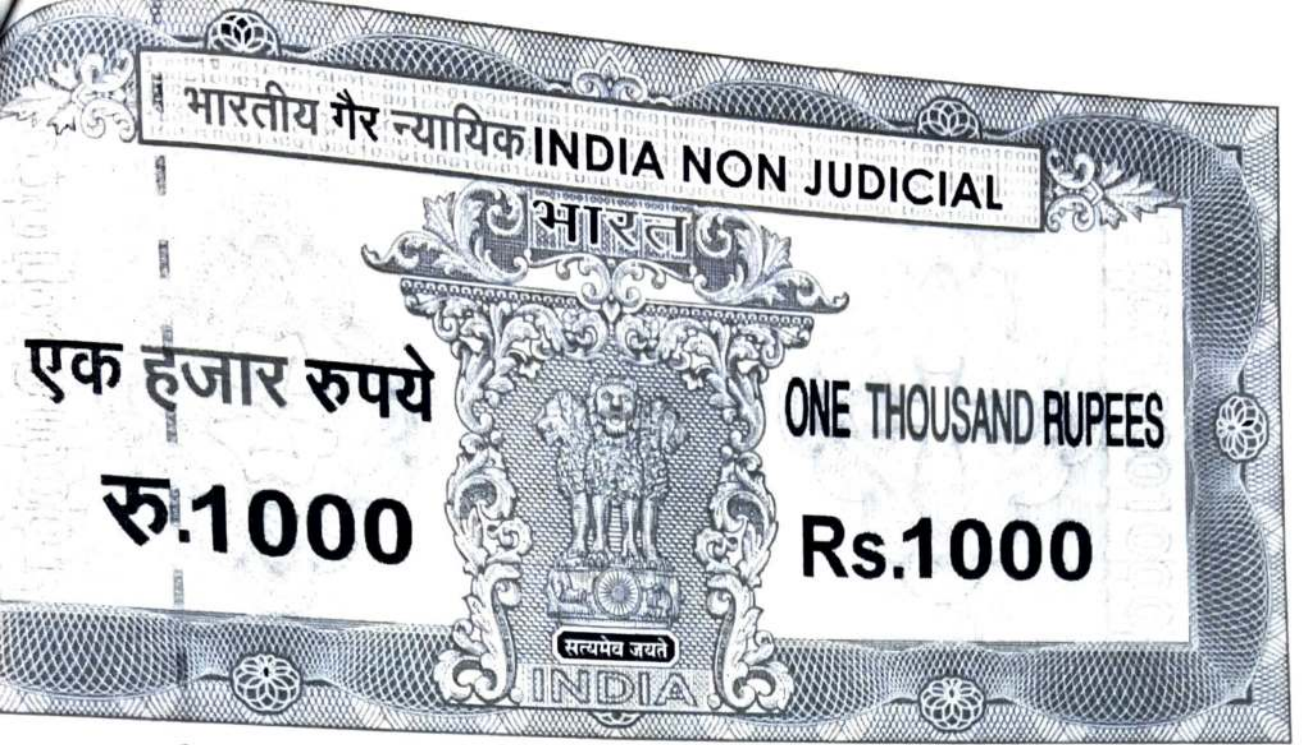
- Road (s.m 32 ft. 2 inc.),

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



Ritesh Batra





खण्ड UTTARAKHAND

A 241104

21

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.

Rita Batra



खण्ड UTTARAKHAND

A 241105

23 OCT 2011

22

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





Rishi Batra



उत्तराखण्ड UTTARAKHAND

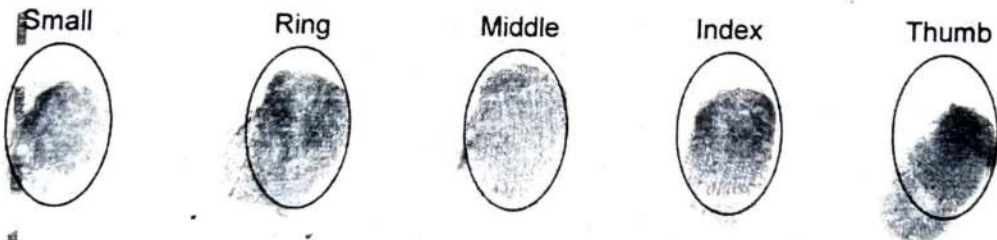
A 241107

23

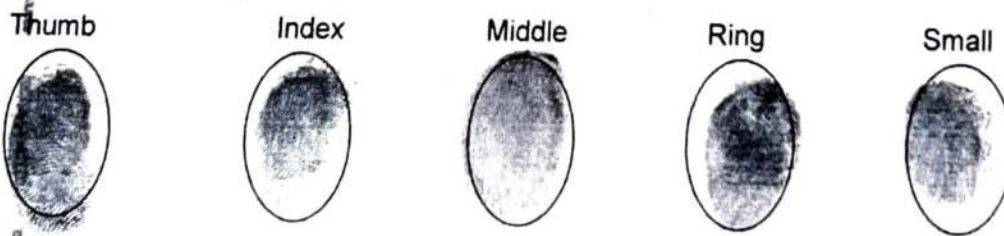
NAME AND ADDRESS OF DONEE

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

Finger Prints of Left Hand



Finger Prints of Right Hand



Rita Batra

25
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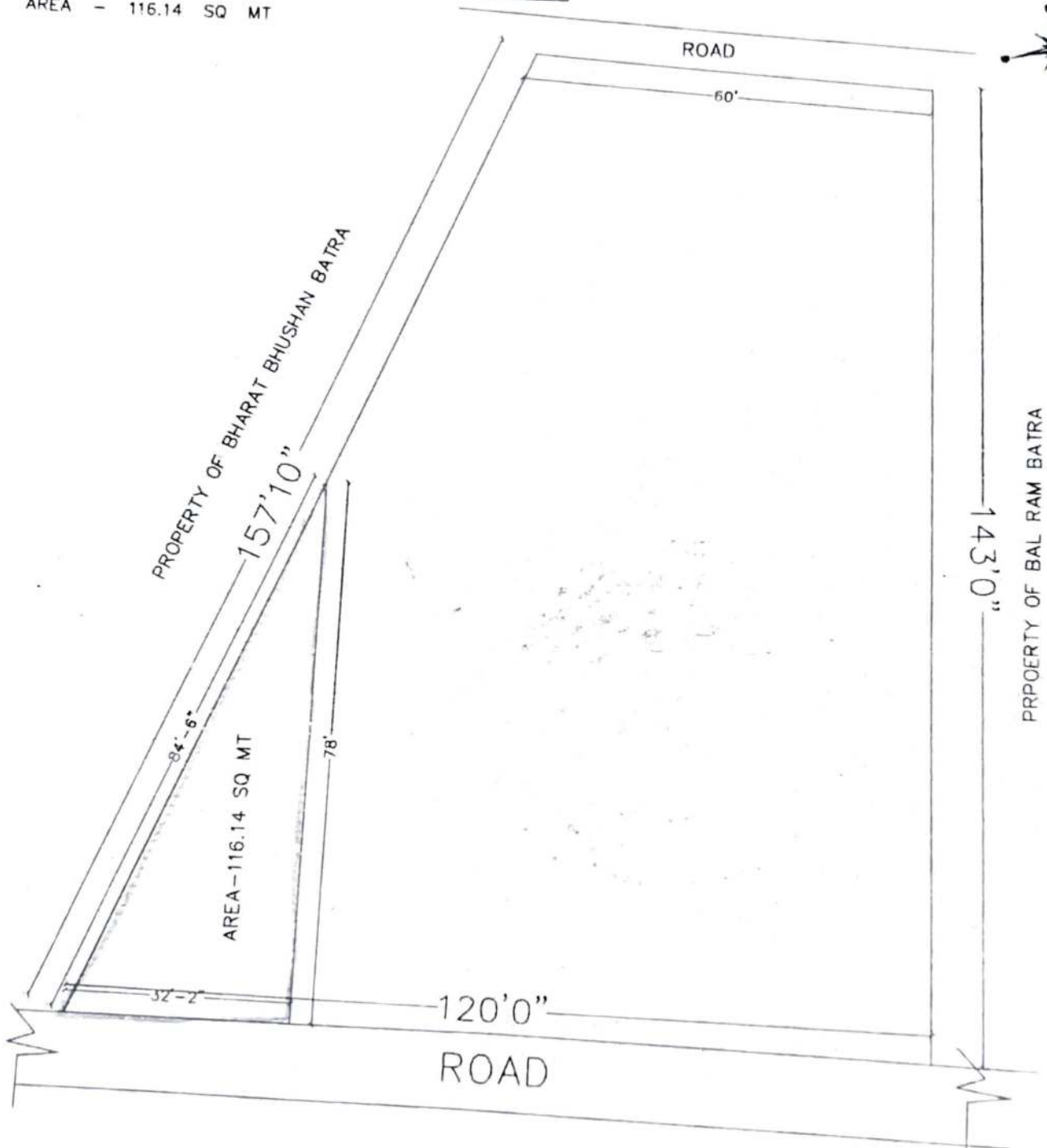
SITE PLAN OF PART PROPERTY KH NO 642 KA
(CORRESPONDING TO OLD KH. NO. 362 363 383)
MIN MAUZA DEHRA KHAS DEHRADUN

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 - 116.14 SQ MT



SIG OF DONOR

Rita Batra
SIG OF DONEE

बही संख्या 1 जिल्द 541 के पृष्ठ 315 से 364 पर क्रमांक 1841

पर आज दिनांक 23 Sep 2014 को रजिस्ट्रीकरण किया गया।



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