

1824
2019
AN E-Stamp of Rs.1,29,500/- bearing Certificate No.IN-UK08933365 dated 15.03.2019 is attached with this Document



क्रमांक A 11663

GIFT DEED/RELEVANT PARTICULARS

23

Consideration : NIL
Market value as per circle rate : Rs.1,29,32,000
Stamp Duty : Rs.1,29,500 - @ 1%
Main Locality : Race Course
Locality : within the limits of Nagar Nigam Dehradun

Description of Property : All that residential property having land area measuring 431.44 Sq. meter with covered area at ground floor measuring 160.31 sq. meter, first floor area 93.96 sq. meter situated at old No.29/27 present No.39/31 Plot No.18, Block A, Race Course Road Dehradun

Circle rate/Basic rate : Land Rs.24,000 per Sq.Mtr.
Construction Rs.12,000 per Sq.Mtr.
Construction is simple and ordinary and more than 39 yrs. old.

Name and Address of Donor : Smt. Amrit Kaur W/o Late. S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.18 Block A, Race Course Road Dehradun
Adhar Card No505338936128.

Name and address of Donee : Sh. Jagmeet Singh Kohli S/o Late S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.19 Race Course Road Dehradun
Adhar Card No 389620280379

Amrit Kaur

PHOTOGRAPH

Donor
Donee

Commercial property having land area measuring 431.44 Sq. meter with covered area at ground floor measuring 160.31 sq. meter, first floor area 93.96 sq. meter situated at old No.29/27 present No.39/31 Plot No. 18, Block A, Race Course Road Dehradun

Smt. Amrit Kaur W/o Late. S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No. 18 Block A, Race Course Road Dehradun

Sh. Jagmeet Singh Kohli S/o Late S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No. 19 Race Course Road Dehradun



Amrit Kaur

Donee

Donor

INDIA NON JUDICIAL

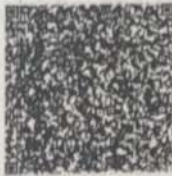
Government of Uttarakhand

e-Stamp



सत्यमेव जयते

Certificate No. : IN-UK08933365979473R
Certificate Issued Date : 15-Mar-2019 12:52 PM
Account Reference : NONACC (SV)/ uk1206604/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120660419669562037038R
Purchased by : JAGMEET SINGH KOHLI
Description of Document : Article 33 Gift
Property Description : PLOT NO. 19, RACE COURSE, DEHRADUN
Consideration Price (Rs.) : 0
(Zero)
First Party : AMRIT KAUR
Second Party : JAGMEET SINGH KOHLI
Stamp Duty Paid By : JAGMEET SINGH KOHLI
Stamp Duty Amount(Rs.) : 1,29,500
(One Lakh Twenty Nine Thousand Five Hundred only)



VIPUL TANDON
STAMP VENDOR
Lic. No.-164
in Compound, Dehradun

Please write or type below this line



Amrit Kaur



TQ 0004339834

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.sholestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

GIFT DEED

This deed of Gift is made on this 15th day of March 2019 at Dehradun by **Smt. Amrit Kaur W/o Late. S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.19 Race Course Road Dehradun** here-in-after to be called the DONOR of the first part

Favouring

Sh. Jagmeet Singh Kohli S/o Late S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.19 Race Course Road Dehradun here-in-after to be called the Donee of the other part.

Whereas the Donor had been the owner use in possession of property purchased by her from Col. I. S. Malhotra S/o Sh. Ishar Dass Malhotra by virtue of sale deed dated 15th day of December 1976 duly registered in the office of Sub-Registrar Dehradun at Bahi No.1, Zild 1339 at page 177 to 186 Serial No.6056 dated 17.12.76.

And whereas the Donor thereafter got constructed a double storey house comprising 389.64 Sq.meters at ground floor and 274.19 Sq.meters at first floor on the said land marked as plot No.18 & 19 Block-A municipal No.29/31 Race Course Road Dehradun and have been peacefully residing therein with his two sons and their families.

And whereas the name of the Donor stands mutated and duly entered in all relevant records of Nagar Nigam Dehradun as owner and she has been paying all dues/ taxes leviable on the said property as owner thereof.

And whereas the Donor desires to peacefully transfer the property in question in almost equal shares to his two sons who have been residing with her since her other legal heirs have already been nicely settled in their own respective places.

And whereas as defined above that the Donor is the exclusive owner use in possession of the subject property and the same is free from all encumbrances, liens, attachments,

Amrit Kaur



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mortgages, sureties, litigations or any other sort of hidden legal liability and the property in question has not been restrained to alienate in any manner.

And whereas the Donor and the Donee are real mother and son. The Donee is married and have his family and the Donor is desirous to donate a part of the above said property to his son (the Donee) for his future security for all intents and purposes and has been donating the balance share thereof to her other son who has also been residing with her by another gift deed which is also being executed by the Donor in a separate Gift deed.

Now this Deed of GIFT mentions henceforth hereunder:-

1. That the property under demise by the this gift deed has not been the ancestral property rather it has been the sole ownership of the Donor purchased by her in year 1976 and she has been the exclusive owner thereof and thus she is legally capable to gift the property under subject to the Donee which has been morefully defined in Schedule of property here below mentioned in the foot of this DEED.
2. That the Donor keeps a good health and has been leading a happy and healthy life and there is no untoward influence on her or any sort of other pressure compelling her to execute the Gift deed in question. The Donor hereby gifts the property defined in detail in this Deed and hand over the physical possession thereof which the Donee has physically accepted at site.
3. That the subject property is free from encumbrance, liens, attachments, mortgages, sureties or any sort of litigations or general claims and the Donor is not legally restrained by any means to alienate the said property in any manner in favour of Donee.
4. That as it has been recited above the Donor and the Donee are real mother and son. The Donee at present is aged about late forty and has been serving and promoting the family in each way of life and in each and every manner thus this gift deed is being made and executed absolutely / voluntarily out of love and affection by the Donor in favour of the Donee without any consideration of any nature from the Donee to the Donor and this gift deed has been validly accepted by Donee by putting his signature on the Gift deed.
5. That the Donor hereby further covenants with the Donee as follows;
(a) That the Donor is the exclusive owner of the said property and has good legal marketable title thereto and none other than the Donor has any interest right or share therein.

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- (b) That the Donor has not entered into any agreement to sell with any person for the sale of said property or any part thereof. Therefore the property being demised is absolutely free from liens, agreements, mortgages, charges, demands, promises or commitments.
 - (c) That there is no legal bar or impediment whereby the Donor can be legally prevented from gifting the said property.
 - (d) That no permission is required from any authority to donate or transfer of the said property by gift.
 - (e) That the Donor enjoys un-interrupted, quite, peaceful, sole physical use and possession for all incidentally related purposes.
 - (f) That the Donor hereby further covenant that she has neither done nor been even remotely party to any act whereby the Donor's right and title to the said property may in any manner gets otherwise fected/ impaired.
 - (g) That the actual physical vacant possession of the said property has been delivered at site by the Donor which has been accepted by the Donee.
 - (h) That the Donor now has been left with no right, title, interest or claim or concern of any nature with the said property and the Donee has become the absolute owner of the said property for all intents and purposes.
 - (i) That the Donor hereby agrees and undertake to sign and execute any document at the cost of the Donee for more confirming the title and ownership of the Donee for any legal proceeding before any authority.
6. That for the purpose of payment of stamp duty the property under demise is situated on 38 ft wide road at No. 39/31 Race course Road Dehradun, the building under transfer is 39 years old, the document is gift deed. The stamp duty has been paid as under:-

(i)	Cost of Land Page 9 (1-A-3)	1,03,54,560/-
	area- 431.44x24000 per Sq.mts	5,17,728/-
	5% for 11.58 Mtrs. wide road	Rs.1,08,72,288/-
	Total	
(ii)	Cost of construction(39 years old)	20,59,587/-
	-254.27x12000x.675	1,29,31,875/-
	Total (i) + (ii)	Say = 1,29,32,000/-
		1,29,500/-

1% Prescribed Stamp duty on gift deed comes to

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Schedule of property.

All that residential property having land area measuring 431.44 Sq. meter with converted area at ground floor measuring 160.31 sq. meter, first floor area 93.96 sq. meter situated at old No.29/27 present No.39/31 Plot No.18, Block A, Race Course Road Dehradun bounded and butted as under alongwith the site map which has been annexed with the Gift DEED.

North Property of Sh. K.C Dobhal and Sh. M.N. Nautiyal
South Road.

East property of Donor gifted to Sh. Amarjeet Singh owned by -

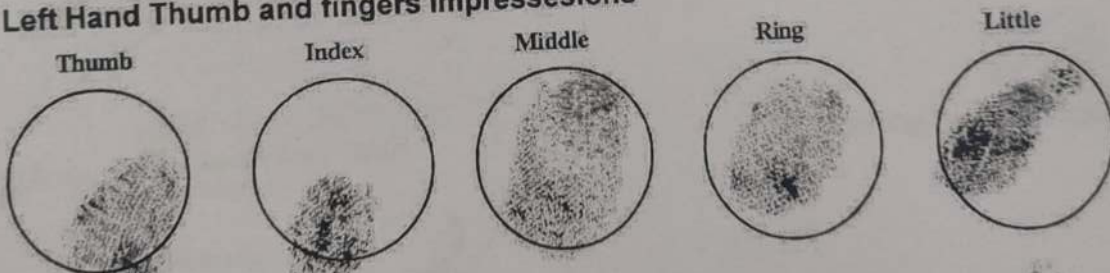
West Plot No.17 Property of Bahadat Tent House.

The property is situated more than 350 Mts away from Hardwar Road & Subhash Road.
Latitude 30° 18' 41.8"
Longitude 78° 02' 45.5"
Amrit Kaur

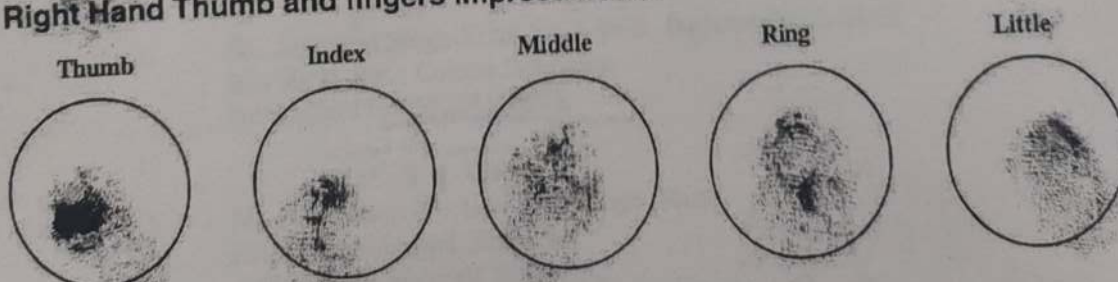


Name and address of the Donor : Smt. Amrit Kaur W/o Late. S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.19 Race Course Road Dehradun

Left Hand Thumb and fingers impressions



Right Hand Thumb and fingers impressions



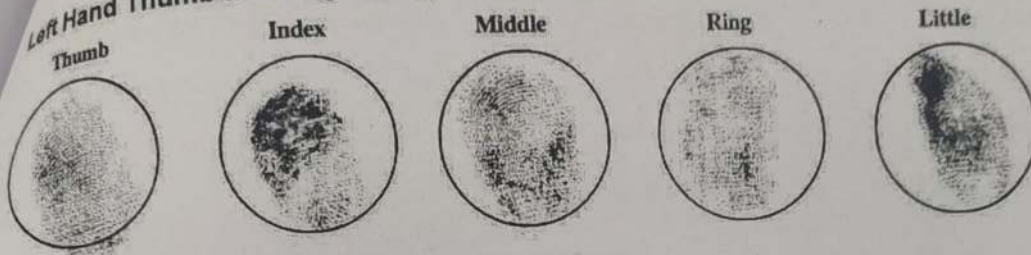
Amrit Kaur
Signature of Donor

Amrit Kaur

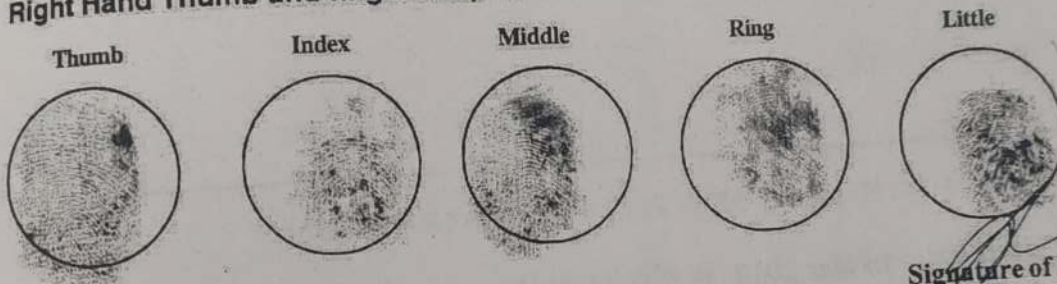
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Fingers print in compliance of Section 32-A, of Registration Act 1908
Name and address of the Donee: Sh. Jagmeet Singh Kohli S/o Late S. Jagtaran Singh Kohli R/o old No.29/27 present No.39/31 Plot No.19 Race Course Road Dehradun

Left Hand Thumb and fingers impressions



Right Hand Thumb and fingers impressions



Signature of Donee

IN WITNESS WHEREOF THE DONOR AND DONEES HAVE PUT DOWN THEIR SIGNATURES ON THE DATE MONTH AND YEAR HEREINABOVE WRITTEN.

Donar *Amarjeet Kaur*
Smt Amr ~~Kaur~~ Kaur Kohli

[Signature]
Donee
Sh. Jagmeet Singh Kohli

Witnesses.

1. *[Signature]*
Sh. Amarjeet Singh Kohli S/o Late S. Jagtaran Singh Kohli
R/o 39/31 Race Course Dehradun
Adhar Card No.859208108953.

2. *[Signature]*
Sh. Nathi Ram S/o Late Sh. Mange Ram
R/o Gram Bhauwal Dehradun.
Adhaar Card No.4065 2896 4722

Drafted by Hari Singh Advocate

[Signature]
S. Hari Singh

Advocate
CIVIL COURT Dehra Dun.
No. -2665/1984-1068/2008

PART OF PROPERTY PLOT NO. 18 BLOCK -A MUNICIPAL NO. 39/31 RACE
 COURSE ROAD (OLD NO. 29 / 27 GOVIND NAGAR I) DEHRADUN.
 DONOR - SMT. AMRIT KAUR KOHLI W/O LATE SHRI J.S. KOHLI
 DONEE - SHRI JAGMEET SINGH KOHLI S/O LATE SHRI J.S.KOHLI

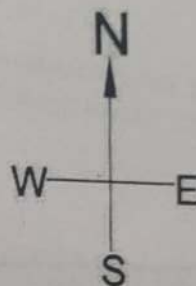
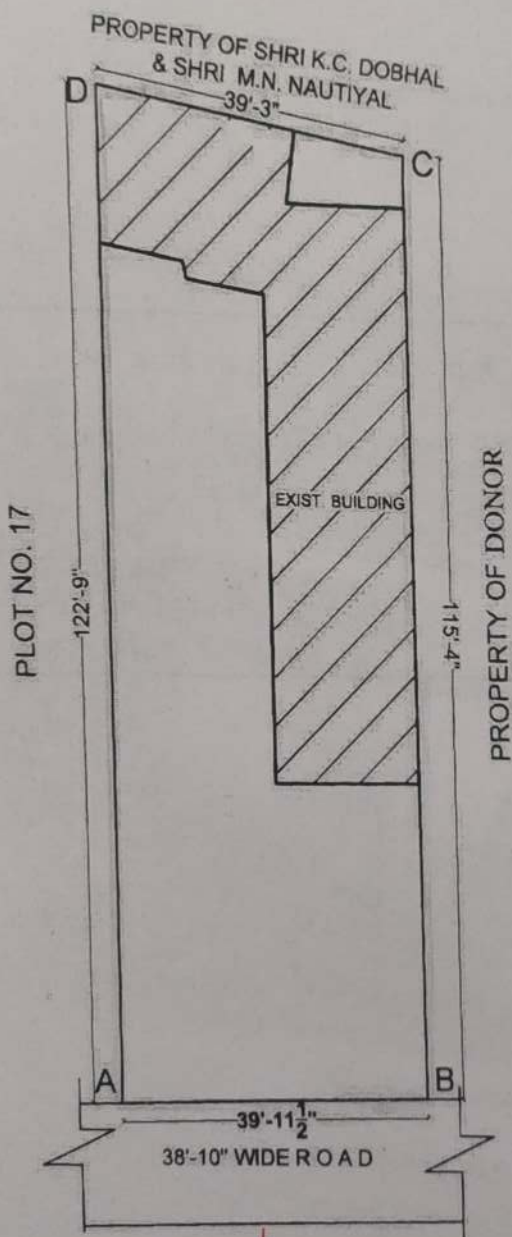
LAND AREA SHOWN IN 'ABCD' RED COLOUR

LAND AREA = 431.44 SQ.MT.

COVD. AREA OF G.F. = 160.31 SQ.MT.

COVD. AREA OF F.F. = 93.96 SQ.MT.

TOTAL COVD. AREA OF (G.F.+F.F.)= 254.27 SQ.MT.



Amrit Kaur

SIGN. OF DONOR

Jagmeet Singh Kohli

SIGN. OF DONEE

बही संख्या 1 जिल्द 4542 के पृष्ठ 241 से 264 पर क्रमांक 1824

पर आज दिनांक 15 Mar 2019 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकरी अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
15 Mar 2019