

Gift Deed**Details for the Sub-Registrar Office**

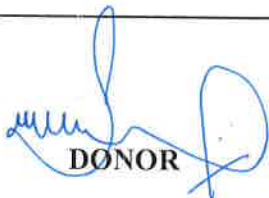
Circle Rate Value	:-	₹ 6,59,27,775/-
Stamp Duty	:-	₹ 6,60,000/-
E-Stamp no.	:-	IN-UK63136476686771V
PDE No.	:-	UKPDE2023
Latitude	:-	30.3847012
Longitude	:-	78.0733715
Locality	:-	Mussoorie bypass road, Between diversion to Malsi deer park

Donor:-**Mr. Sumit Dhawan**

S/o Mr. V. K. Dhawann

R/o SAI Sukriti Kh. No. 93 Ka, Chandroti, Sinola Dehradun
(Aadhar no. 350567484062)**Donee:-****Mrs. Rakesh Dhawan**

W/o Mr. V. K. Dhawan

R/o 7/1, Pritam Road, Dehradun.
(Aadhar no. 660692243465)**Schedule at the foot of the deed.*****Drafted By : Amitindra Aryan Advocate, Dehradun.***
DONOR
DONEE





Online Public Data Entry Summary

UKPDE2023045133235

DISTRICT NAME : देहरादून SRO :

उत्तराखण्ड शासन

UKPDE2023045133235 From 16 Feb 2023

16-Aug-2023

8:41:48PM

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील देहरादून

Deed/Article Type : Gift Immovable

Sub-Deed/Sub-Article : Gift(Immovable)(Family-(Residential Plot))

Village/Location For Index : सिनौला

Village/Location/Road Selected for Circle RateList : राजपुर रोड - ३.८.९ डायवर्जन रोड पर मसूरी बाईपास से मालती डियर पार्क तक

Khewat : 0

Khatoni : 0

Khasra : 69gha, 80kha, 81,82,83,84 and 80ka

House/Flat No: 0

Area : 1,146.5700 वर्ग मीटर

Latitude : 30.3847012000

Longitude : 78.0733715000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 0.00

Market Value : 65,927,775.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 660,000.00

Regn Fees : 25,000.00

Pasting Fees : 100

Page : 28

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार		क्षेत्रफल		
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
निबंधक शुल्क का विवरण					
क्र.सं	शुग्दान की विधि	धनराशि	संवर्ध क्रमांक		
1	Cash	25,000.00	0		
स्टाम्प शुल्क का विवरण					
क्र.सं	शुग्दान की विधि	धनराशि	संवर्ध क्रमांक	जारी तिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	660,000.00	0	16-Aug-2023	0






Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील देहरादून

पक्षकारों का विवरण						
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री सुमित धवन पुत्र श्री वी.के. धवन निवासी साई सुकृति ख. नंबर 93 का, चंद्रोटी सिनोला देहरादून		Self employed		0000000000	ADHAAR : 350567484062
क्रेता / द्वितीय पक्ष	श्रीमती राकेश धवन पत्नी श्री वी.के. धवन निवासी 7/1, प्रीतम रोड, देहरादून।		Self employed		0000000000	ADHAAR : 660692243465
गवाह	श्री यतीश चन्द्र पुत्र श्री एम.एन. डौंडियाल निवासी कमल प्रिंटिंग प्रेस, मोहबेवाला, देहरादून।		PRIVATE JOB		0000000000	ADHAAR : 269019916893
गवाह	श्री नरेंद्र कुमार पुत्र श्री केवल राम निवासी 63/बी, सैय्यद मोहल्ला, चकराता रोड, देहरादून।		PRIVATE JOB		0000000000	ADHAAR : 665579771807

Deed Writer /Advocate Name :Amitindra Aryan



भारत सरकार
Government of India

Sumit Dhawan
Sumit Dhawan
जन्म तिथि/DOB: 26/03/1974
पुरुष/ MALE

3505 6748 4062
VID : 9105 9347 2539 1406
मेरा आधार, मेरी पहचान

Issue Date: 28/02/2015

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O: Vijay Kumar Dhawan, Sai Sukriti, Kh
No.93 Ka, Chandroli, Sinola, Dehradun,
Uttarakhand - 248003

3505 6748 4062
VID : 9105 9347 2539 1406

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

Rakesh Dhawan

DOB: 08/06/1947
FEMALE

6606 9224 3465

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Vijay Kumar Dhawan, 7/1
Pritam road, p. o. Dalanwala,
Dehradun, Dehradun,
Uttarakhand - 248001

6606 9224 3465

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भारत सरकार
Government of India

यातीश चंद्र
Yatish Chandra
जन्म तिथि/DOB: 01/05/1966
पुरुष/ MALE

2690 1991 6893

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: M.N Dhoudiyal, - , - ,
Mohebewala, Opp Kamal Priting
Press, Mohabbey Wala, Dehradun,
Uttarakhand - 248002

पता:
आत्मज: एम एन दौडियाल, - , - ,
मोहबेवाला, कर्मा प्रीटिंग प्रेस के सामने,
मोहबेवाला, देहरादून,
उत्तराखण्ड - 248002

2690 1991 6893

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भारत सरकार
Government of India

नरेंद्र कुमार
Narender Kumar
जन्म तिथि/DOB: 24/08/1971
पुरुष/ MALE

6655 7977 1807
VID : 9172 3840 0979 4228
मेरा आधार, मेरी पहचान

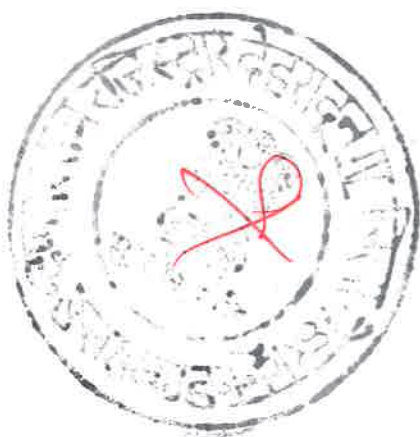
Issue Date: 12/05/2013

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O Kewal Ram, 63 / B, SAYYED MOHALLA,
CHAKRATA ROAD, Dehradun, Dehradun,
Uttarakhand - 248001

6655 7977 1807
VID : 9172 3840 0979 4228

1947 | help@uidai.gov.in | www.uidai.gov.in



Callahan
SAD
MS



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

₹6,60,000

e-Stamp

Certificate No. : IN-UK63136476686771V
Certificate Issued Date : 13-Jul-2023 07:00 PM
Account Reference : NONACC (SV)/ uk1284404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK128440432556287860584V
Purchased by : RAKESH DHAWAN
Description of Document : Article 33 Gift
Property Description : MUSSOORIE BYPASS ROAD BETWEEN DIVERSION TO MALSI DEER PARK DEHRADUN
Consideration Price (Rs.) : 0
 (Zero)
First Party : SUMIT DHAWAN
Second Party : RAKESH DHAWAN
Stamp Duty Paid By : RAKESH DHAWAN
Stamp Duty Amount(Rs.) : 6,60,000
 (Six Lakh Sixty Thousand only)



REKHA SONI
 Stamp Vendor
 L. No.-204
 Mob.-9897847895

Please write or type below this line

IN-UK63136476686771V



IRD

0005155305

VOID VOID VOID

Statutory Alert:

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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.

SHCIL

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Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



SHCIL

GIFT DEED

This DEED OF GIFT is made on this day of , 2023 by:

Mr. Sumit Dhawan S/o Mr. V. K. Dhawann R/o Sai Sukriti Kh. No. 93 Ka, Chandroti Sinola Dehradun. (Aadhar no. 350567484062) (Aadhar no. 696188602465) (Hereinafter collectively called "Donor") of the one part;

IN FAVOUR OF

Mrs. Rakesh Dhawan W/o Mr. V. K. Dhawan R/o 7/1, Pritam Road, Dehradun (Aadhar no. 660692243465) (Hereinafter called "Donee") of the other part;

PROVIDED always and it a hereby mutually agreed that the expressions Donor and Donee shall mean and include their respective heirs, legal representatives, administrators and assigns.

WHEREAS the Donor is one of the owners of the property more fully described at the foot of this gift deed, (hereinafter called the "said Property").

AND WHEREAS The Donor is the absolutely seized and possessed of his share i.e. undivided share in the said Property (1,146.57 square meters) (by virtue of vide gift deed dated 7/8/23 duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 7548 on pages 355 to 392 at serial no. 9474 dated 7/8/23 (hereinafter referred as the "said Share in the said Property").

AND WHEREAS the Donor had entered into a partnership by the name of Sara Developers (now known as Dhawan Township LLP) with Mrs. Rakesh Dhawan, Mrs. Sonal Dhawan, First Wave Buildcon Pvt Ltd, Mrs. Renu Sharma and Mr. Vijay Kumar Dhawan, as partners. This partnership (Dhawan Township LLP) had entered before the present

DONOR



DONEE



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Sub Registrar IV
Dehradun

donor, into a joint venture and development agreement for the development of all that land as mentioned by their (present and earlier) partners and landowners, by the name of Sara Eminent and the project by the name of "Park Belles".

AND WHEREAS the Donor has no claim over any other area left under his name and this (1,146.57 square meters) is the only area left which the Donor is Gifting to the Donee.

AND WHEREAS the Donee is the mother of the Donor, and the Donor wishes to gift the said Property of 1,146.57 square meters mentioned in schedule to the Donee as absolute owner with sound mind, will and in complete senses with no force or undue influence through this deed in consideration of love and affection and the Donee accepts the same.

AND WHEREAS the Donor after gifting the said Property to the Donee will be exiting from the limited liability partnership.

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the love and affection, which the Donor hereby acknowledge and the Donor hereby conveys, gifts, assigns and transfers the said Property which is more-fully described in the Schedule, given at the foot of this deed and every part thereof unto and for the use of the Donee, absolutely and forever along-with all the rights, titles, claims, easements, appurtenances, right of paths and passages and TO HAVE AND TO HOLD the same without any let or hindrances from Donor or any other person claiming through under or in trust for him in any manner whatsoever.
2. That the said Property has been gifted by the Donor voluntarily and without any monetary consideration for the ultimate and exclusive benefit of the Donee.

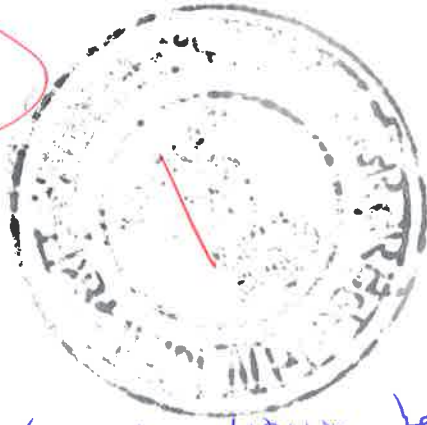
DONOR



DONEE



Sub Registrar IV
Dehradun



रहित प्रमाणित किया जाता है कि
उपरोक्त प्रमाणित किया जाता है



महेश



महेश



महेश



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3. That the peaceful and vacant possession of the said Property has been handed over to the Donee.
4. That the Donor hereby confirms, admits and acknowledges that he has been left with no right, title, interest, claim or lien of any nature whatsoever in the said Property, hereby gifted and the same has become the absolute and exclusive property of the Donee and the Donee shall be at liberty to deal with the same, as owner, in the manner it likes and free to use, enjoy, sell, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Donor or any of his legal heirs or any person(s) claiming under or through him.
5. That the Donor hereby assures the Donee that he has neither done nor been party to any act whereby his rights and title to the said Property, is in any way impaired or whereby he may be prevented from transferring/ gifting the said Property.
6. That the Donor hereby declares and represents that the said Property is not a subject matter of any HUF and that no part of the said Property is owned by any minor and nobody has any right, title or interest of any kind whatsoever in the said Property and further none else other than the Donor has any right, title or interest of any kind whatsoever in the whole or any part of the said Property and further there is no impediment in the right of Donor to execute this Gift Deed in favor of the Donee.
7. That the Donor assures the Donee that the said Property has clear marketable title and is free from all kinds of encumbrances such as prior sale, gift, any kind of mortgage either equitable or otherwise, will, trust, exchange, legal flaws, claims, prior agreement to sell, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, except whatsoever stated herein in this Gift Deed, at the time of this Gift Deed.

DONOR



DONEE





U.S. POST OFFICE
NEW YORK

8. That the Donee hereby accepts the said gift made by the Donor to the Donee out of his own free will and wishes and in acceptance of the same the Donee has put his signatures on this Deed.
9. That the Donor hereafter from time to time but always at the cost and request of the Donee shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for more-fully assuring the title of the Donee over the said Property.
10. That all taxes, charges, and government dues etc. payable against the said Property till the date of execution of this Deed are being paid by the Donee and shall continue to be the sole liability of the Donee.
11. That after the execution of this deed the Donee has right to transfer, mortgage, sell, gift and use the said Property in any manner.
12. That all the rights of whatsoever nature the Donor has till the date of execution and registration of this Gift Deed over the said Property are being transferred to the Donee by this Gift Deed.
13. That there is no violation of RERA act or rules as this is a gift between son and mother.
14. That the Donor and Donee do not belong to any Schedule caste or Schedule tribe.
15. That the said Property is situated within the Municipal limits of Dehradun, thereof the provision and restriction added in the Uttaranchal (Uttar Pradesh Zamindari and Land Reforms Act, 1950) (Adaption and Modification Order, 2001) Amendment Act, 2003 are not applicable over the said Property and therefore there is no legal impediment in the exaction and registration of this Gift Deed.
16. That the said Property is situated on 33 Meters wide road and is located on Mussoorie Bypass Road, between diversion to Malsi deer park Dehradun.
17. The calculation for valuation of the said property (land) according to the circle rate has been done as under:
 1. Valuation of Total Area of the said land/plot is 1,146.57Sqm.

DONOR



DONEE





Finger print in compliance of sec.32-A of Regn. Act 1908

Donor:- Mr. Sumit Dhawan

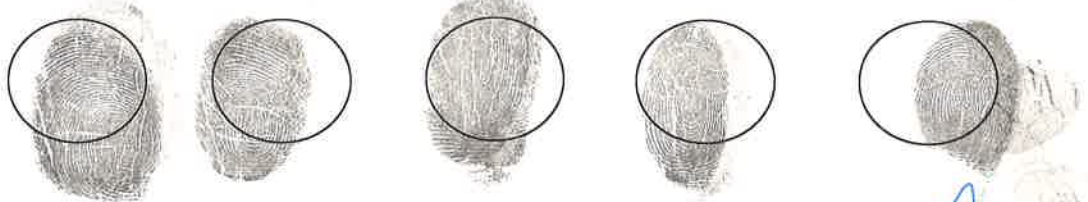
Prints of the Left Hand :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Prints of the Right Hand :-

Thumb Index Finger Middle Finger Ring Finger Little Finger




DONOR

Donee: Mrs. Rakesh Dhawan

Prints of the Left Hand :-

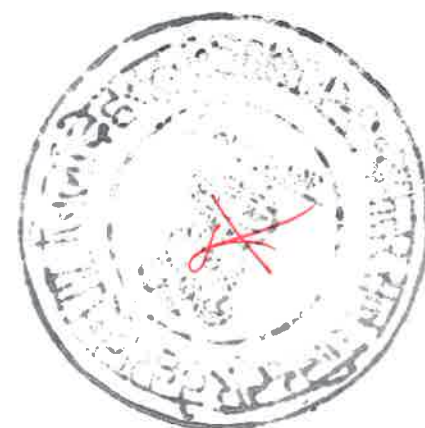
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DONOR




DONEE



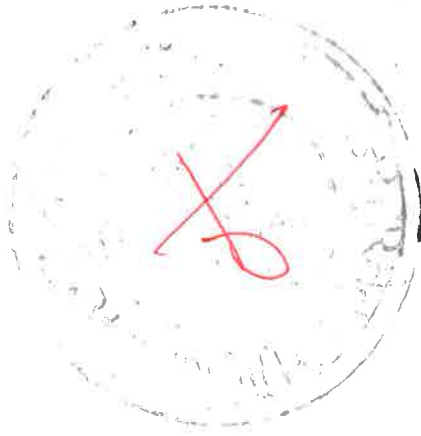
PHOTOGRAPH OF THE PROPERTY

All that undivided land in khata No. 288 (according to khatoni 1420-1425 fasli) having khasra no. 69gha and khasra no. 80 kha, khata No. 186 (according to khatoni 1420-1425 fasli) having khasra no. 81, khata No. 182 (according to khatoni 1420-1425 fasli) having khasra no. 82, khata No. 168 (according to khatoni 1420-1425 fasli) having khasra no. 83 and khasra no. 84, khata No. 222 (according to khatoni 1420-1425 fasli) having khasra no. 80ka area is 1,146.57 square meters is being gifted.




DONOR


DONEE



31
13/7/23
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2. The circle rate as per the circle rate book page 1, Column No. 3, Category (C,9) @ ₹ 50,000 per Sq. Mts. With the increment of 15% as the road is wider than 18 meters therefore the circle rate @ ₹57,500/-

3. The valuation comes to

1,146.57 x 57,500

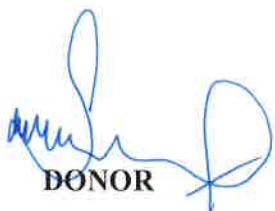
₹ 6,59,27,775/-

Total government value of the said land is ₹ 6,59,27,775/-hence requisite stamp duty of 1% as the gift is between son and mother is ₹6,59,277.75/- round out to ₹6,60,000/- is being paid.

SCHEDULE OF THE PROPERTY

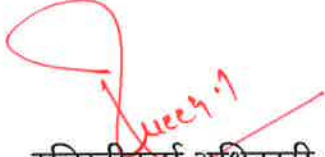
All that undivided land in khata No. 288 (according to khatoni 1420-1425 fasli) having khasra no. 69gha and khasra no. 80 kha, khata No. 186 (according to khatoni 1420-1425 fasli) having khasra no. 81, khata No. 182 (according to khatoni 1420-1425 fasli) having khasra no. 82, khata No. 168 (according to khatoni 1420-1425 fasli) having khasra no. 83 and khasra no. 84, khata No. 222 (according to khatoni 1420-1425 fasli) having khasra no. 80ka area *is 1,146.57 square meters is being gifted*

IN WITNESS WHEREOF, the Donor and the Donee has executed this Deed on the day month and the year first above mentioned in presences of Witnesses.


DONOR


DONEE

बही संख्या 1 जिल्द 7,579 के पृष्ठ 155 से 180 पर क्रमांक 9896 पर आज दिनांक
18 Aug 2023 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
18 Aug 2023

Prints of the Right Hand :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Rakesh Sharma
DONEE

WITNESSES:

Yatish
Mr. Yatish Chandra
S/o Mr. M.N. Dhondiyal
R/o Kamal Printing Press,
Mohbewala, Dehradun.
Aadhar No. 269019916893

Narender
Mr. Narender Kumar
S/o Mr. Kewal Ram
R/o 63/B, Sayyed Mohalla,
Chakrata Road, Dehradun.
Aadhar No. 665579771807

~~*Amitindra*~~
Drafted by: Amitindra Aryan, Advocate.

This gift deed has been drafted as per the particulars provided by the parties. Parties attested their photographs.

[Signature]
DONOR

Rakesh Sharma
DONEE

बही संख्या 1 जिल्द 7,579 के पृष्ठ 155 से 180 पर क्रमांक 9896 पर आज दिनांक
18 Aug 2023 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
18 Aug 2023

