

9286

AN E-Stamp of Rs.20,800/- bearing Certificate No.IN-UK072876010861730  
dated 27.09.2016 is attached with this Document

**GIFT DEED/RELEVANT PARTICULARS**

Consideration : NIL

Market value as per circle rate : Rs.20,73,000

Stamp Duty : Rs.20,800 - @ 1%

Main Locality : Mauza Nathanpur, Dehradun

Locality : outside the limits of Nagar Nigam in semi-urban area.

Description of Property : All that land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-Ja/Min area 0.0108 Hect. or 108.00 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun

Circle rate/Basic rate : Land Rs.18,000 per Sq.Mtr  
Boudarywall Rs.1,000 per Mtr.  
The said land is situated more than 75 Mtrs. and within 350 Mtrs. from main Haridwar Road on 20ft. (6.09 Mtrs.) wide single side road between Jogiwala and Kuanwala.

Name and Address of Donor : Navpreet Singh son of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun (PAN No.AXIPS5723R)

Name and address of Donee : (1) Sh. Preet Mohinder Singh son of late Sh. Jagdev Singh 52/42, Race Course, Dehradun (Father of Donor) PAN No.ASOPS0875K (2) Smt. Balwinder Kaur wife of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun (mother of Donor) (PAN No.AKSPK4372P)





# Online Public Data Entry Summary



उपराज्य शासन

UKPDF2016045126113

DISTRICT NAME : देहरादून BRO : देहरादून

27-Sep-2016

2:34:15PM

Deed/Article Type : Gift Immovable  
 Sub-Deed/Sub-Article : Gift(Immovable)(Family)  
 Village/Location : हरिद्वार रोड पर जोशीबाग से नूतनाबाग तक (वेजी 0)  
 Area : 108.0000 वर्ग मीटर  
 Transaction Value : 0.00 Market Value : 2,041,200.00 Regn Fee : 20,000.00 Stamp Duty : 20,000.00  
 Advance : 0.00 Lease Period : 0.00 Avg. Rent : 0.00 Construction Value : 31,000.00  
 Khasra : 979-Ja Khatoni : 9 Khewat : 0 House/Flat : 0  
 Land Value : 2,041,200.00 Page : 20 Words : 1,000 Deed Writer :  
 /Advocate Name : Rajeev Garg  
 Advocate :

क्र.सं	निर्माण का प्रकार	अवसरायिक निर्माण का विवरण	रकम
--------	-------------------	---------------------------	-----

क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	प्रारंभ वर्ष	रकम
--------	-----------------	-------------------	------------	--------------	-----

क्र.सं	मुगदान की विधि	धनराशि	संबंधी क्रमांक
1	Cash	25,000.00	0

क्र.सं	मुगदान की विधि	धनराशि	संबंधी क्रमांक	जारी दिनांक	स्टॉप विक्रेता आईडी
1	e-Stamp	20,800.00	IN-UK072876010861730	27-Sep-2016	0

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री नवप्रीत सिंह पुत्र श्री प्रीत मोहिंदर सिंह निवासी ५२/४२, रेस कोर्स, देहरादून		PRIVATE JOB	0	0	PAN CARD : AXIPS5723R
क्रेता / द्वितीय पक्ष	श्री प्रीत मोहिंदर सिंह पुत्र श्री स्वर्गीय जगदेव सिंह निवासी ५२/४२, रेस कोर्स, देहरादून		PRIVATE JOB	0	0	PAN CARD : ASOPS0875K
क्रेता / द्वितीय पक्ष	श्रीमती बलविंदर कौर पत्नी श्री प्रीत मोहिंदर सिंह निवासी ५२/४२, रेस कोर्स, देहरादून		PRIVATE JOB	0	0	PAN CARD : AKSPK4372P
गवाह	श्री राजीव गर्ग अधिवक्ता पुत्र श्री ० निवासी कोर्ट कंपाउंड देहरादून		ADVOCATE		0	OTHERS : Regn. No.142/1992
गवाह	श्री सरदार रणजीत सिंह आनंद पुत्र श्री हरभजन सिंह आनंद निवासी ४९-ए, रेस कोर्स, देहरादून		PRIVATE JOB		0	VOTER ID : UP/02/424/150165



ਸਦਨ ਆਏ ਅਸਿ ਵਸ ਸਹਿ ਨਾ ਕਾਤੀ ਰਕਬਾ  
 108 ਨੀ ਮੀਰ ਸਿਖਰ ਮੇਲਾ ਨਲਾਪੁਰ  
 ਪੁਰਾਨਾ ਪੁਰਾਨਾ ਡੇਰਾ



ਏ ਨਾ ਨਾ



ਏ ਨਾ ਨਾ

Kishan  
 Bhatt





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

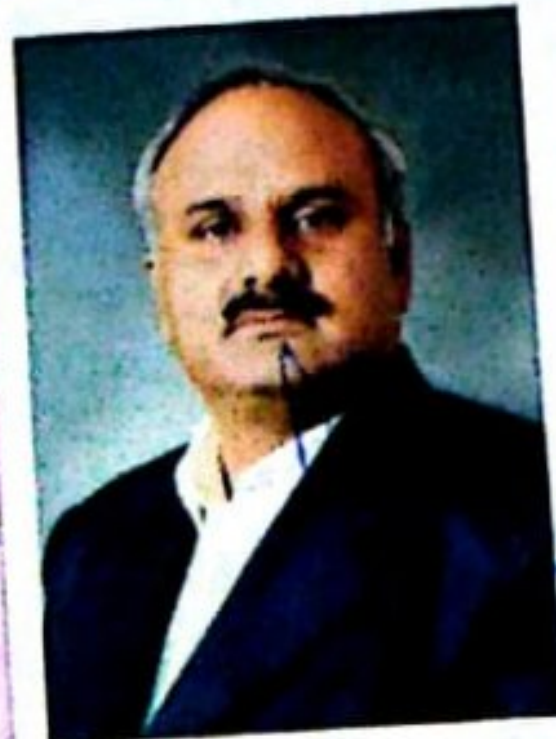
## e-Stamp

Certificate No.	: IN-UK072876010881730
Certificate Issued Date	: 27-Sep-2016 01:22 PM
Account Reference	: NONACC (SV)/ uk1202104/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK1202104144278716625060
Purchased by	: PREET MOHINDER SINGH AND BALWINDER KAUR
Description of Document	: Article 33 Gift
Property Description	: MAUZA NATHANPUR, D.DUN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NAVPREET SINGH
Second Party	: PREET MOHINDER SINGH AND BALWINDER KAUR
Stamp Duty Paid By	: PREET MOHINDER SINGH AND BALWINDER KAUR
Stamp Duty Amount(Rs.)	: 20,800 (Twenty Thousand Eight Hundred only)



Gopal Krishna Saktani  
STAMP VENDOR  
DEHRADUN

-----Please write or type below this line-----



VO 0000684319

Scanned by CamScanner



**GIFT DEED**

This DEED OF GIFT is made at Dehradun on this the 26th day of Sept. 2016

**BY**

Navpreet Singh son of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun (hereinafter referred to as the "Donor") of the first part

**IN FAVOUR OF**

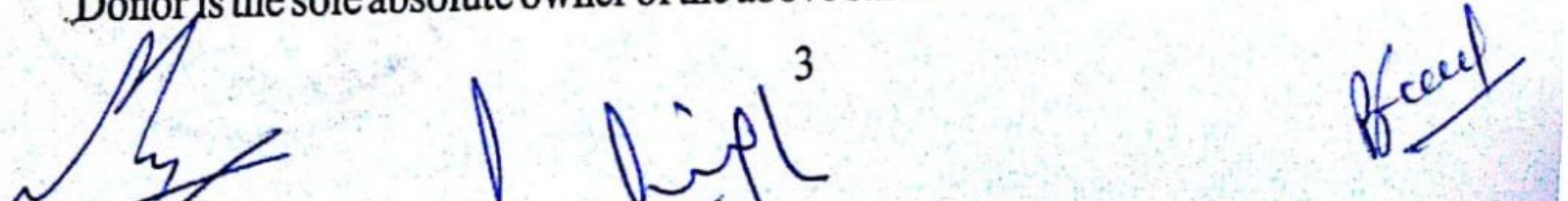
(1) Sh. Preet Mohinder Singh son of late Sh. Jagdev Singh 52/42, Race Course, Dehradun (Father of Donor) (2) Smt. Balwinder Kaur wife of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun (mother of Donor) (hereinafter jointly referred to as "Donee") of the other part.

The terms "*Donor*" and "*Donee*" hereinafter used, unless repugnant to the context hereunder shall include their respective heirs, legal representative, transferees, executors, administrators and assigns etc.

AND WHEREAS the Smt. Satvinder Kaur was the owner in possession of land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-Ja/Min area 0.0108 Hect. or 108.00 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun which she purchased from Sh. Inder Singh son of Sh. Mangal Singh and Sh. Gambhir Singh son of Sh. Inder Singh through attorneyholder Sh. Inder Singh vide sale deed dated 27.4.2015 duly registered in the office of Sub-Registrar-IV, Dehradun in Book No.I. as document No.3750 dated. 28.4.2015. The name of Smt. Satvinder Kaur is duly mutated in Revenue Records as owner of the said land.

AND WHEREAS the Donor has acquired the above said land from his wife Smt. Satvinder Kaur vide Gift Deed dated 26.9.2016 duly registered in the office of Sub-Registrar-IV, Dehradun as document No.9256 dated 26.9.2016. As such the Donor became sole and absolute owner in possession of the said land with transferable rights.

AND WHEREAS the said land mentioned in schedule of the deed is free from all encumbrances, charges, liens, demands attachments loan, mortgages etc. and the Donor is the sole absolute owner of the above said land. There is no litigation pending





AN E-Stamp of Rs.20,800/- bearing Certificate No.IN-UK072876010861730  
dated 27.09.2016 is attached with this Document

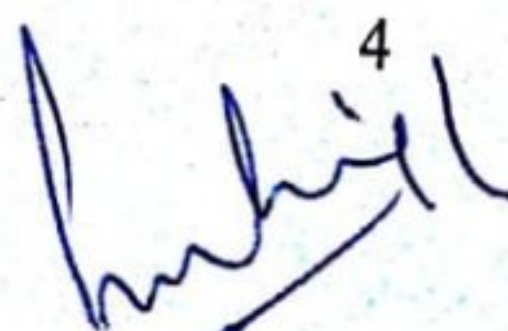
in court of law and the Donor has full right to gift a part of the above land to Donee who is the father of the Donor.

AND WHEREAS the Donee is signing the present deed of gift as token of acceptance of the gift and receiving of possession.

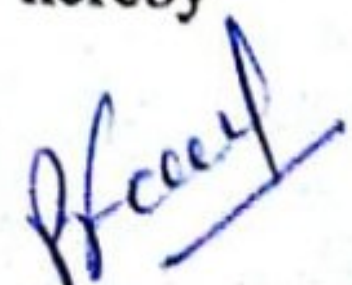
AND WHEREAS the Donor is fully competent to gift the said land and the Donee is fully competent to accept the same. There is no legal impediment in the present gift.

**NOW THIS DEED WITNESSETH AS UNDER**

1. That I the aforesaid Donor, do hereby Gift, convey, transfer and assign the land mentioned in Schedule of the Deed of Gift in favour of his father Sh. Preet Mohinder Singh and mother Smt. Bawinder Kaur and the Donor doth hereby convey, transfer, assign by way of gift all that land, which is morefully described in the schedule at the foot of this deed of gift and every part thereof by way of absolute gift forever, free from all encumbrances, charges, liens, demands attachments, etc. alongwith all rights, titles, claims, appurtenances, privileges, easementry rights, in consideration of love and affection, of the Donor towards the Donee, and TO HAVE AND TO HOLD the same without any let or hinderances, disturbances, interruptions, interferences from the Donor and any other person through or under him. The Donee has accepted the gift, and has received the possession at spot, and has signed the present deed in token of acceptance of the Gift.
2. The Donor hereby covenant with the Donee as follows :
  - (a) That the said land hereby gifted is free from all encumbrances, charges, liens, demands, court or other attachments, and litigations etc.
  - (b) That the Donor has given the physical and actual vacant possession of the land to the Donee and the Donee has entered into the land without any hinderance.
  - (c) That the Donee shall be fully entitled to use, hold and enjoy the said land in any manner they may like and get their name mutated in Govt. records.
  - (d) That all taxes, cesses, etc. upto the date of this deed shall be paid by the Donor and thereafter the same shall be paid by the Donee. The Donor shall cooperate the Donee for getting the name of the Donee mutated in the government records at the cost of the Donee.
  - (e) That the said land is hereby gifted, is being transferred with all rights, easements, appurtenants etc. to the Donee, and if any easement is acquired by said property in future, the same is also hereby



4





AN E-Stamp of Rs.20,800/- bearing Certificate No.IN-UK072876010861730 dated 27.09.2016 is attached with this Document

transferred.

- (f) That Donor do hereby assure and undertake that there is no legal impediment in transfer of present land by way of present deed of Gift, the present Gift is voluntary.
- (g) That the Donor and Donee do not belong to any schedule caste or schedule tribe.
- (h) That Donor hereby declares that the present Gift is irrevocable and cannot be withdrawn.
- (i) That Donee do hereby, out of his free will, accept from the Donor, the aforesaid Gift, and received the possession, and in token thereof is signing the present deed of Gift.
- (j) That the Donee is entitled to seek loan on the said land and also entitled to transfer the said land in any manner whatsoever.

3. That the said land is situated between Jogiwala and Kuanwala more than 75 Mtrs and within 350 Mtrs from main Haridwar Road. The value of the property as per circle rate comes to:

Land 108 Sq.Mtrs. x Rs.18,000	Rs.19,44,000
After adding 5% for 6.09 Mtrs. wide road	Rs.20,41,200
Boundary Wall 31 Mtrs. x 1,000	<u>Rs.31,000</u>
Total	Rs.20,72,200
	Say Rs.20,73,000

on which the Stamp duty of Rs.20,800.00 has been paid @1%. The Stamp duty has been paid by the Donee.

4. That the Donee No.1 is the father and Donee No.2 is the mother of the Donor and the said land hereby gifted is situated outside the limits of Nagar Nigam, Dehradun and there is no prohibition to Gift under the provisions of (The U.P. Zamindari Abolition and property Reforms Act, 1950) (Adaptation and Modification Order 2001) (Amendment Act 2003) (Uttaranchal Act No.29 of 2003) (Uttaranchal Act No.12 of 2006 and Uttarakhand Ordinance No.1 of 2007) and the gift is not hit by the said Act.

#### SCHEDULE OF PROPERTY

All that land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-Ja/Min area 0.0108 Hect., or 108.00 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun bounded and butted as under:

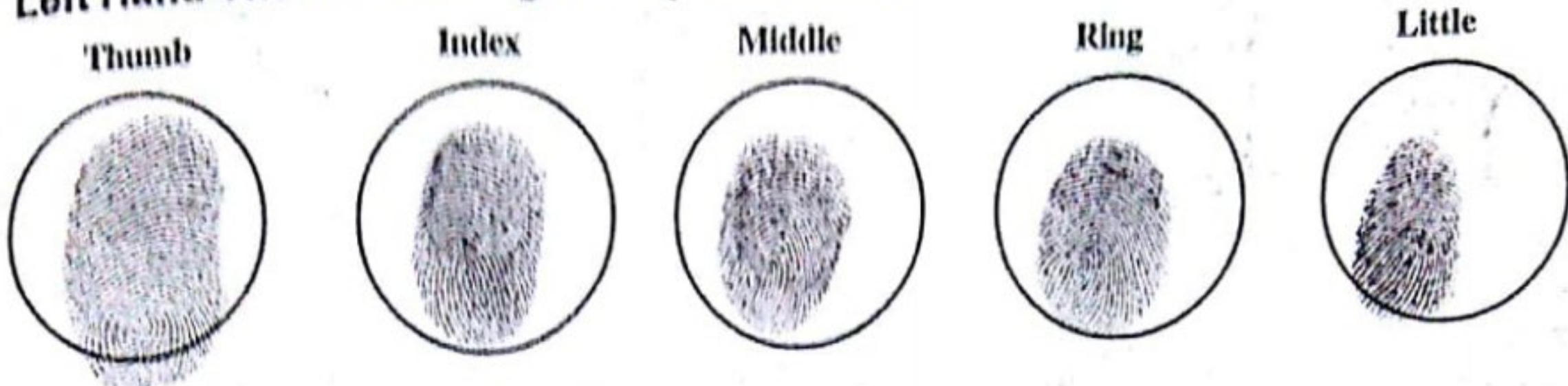
North	Land of Shailendra Singh Bisht and 20ft. wide road - side measuring 24.68 Mtrs.
South	Property of Donor - side measuring 24.60 Mtrs.
East	Property of Smt. Karuna Rawat- side measuring 3.33 Mtrs.
West	Land of Indira Jugran - side measuring 5.46 Mtrs.



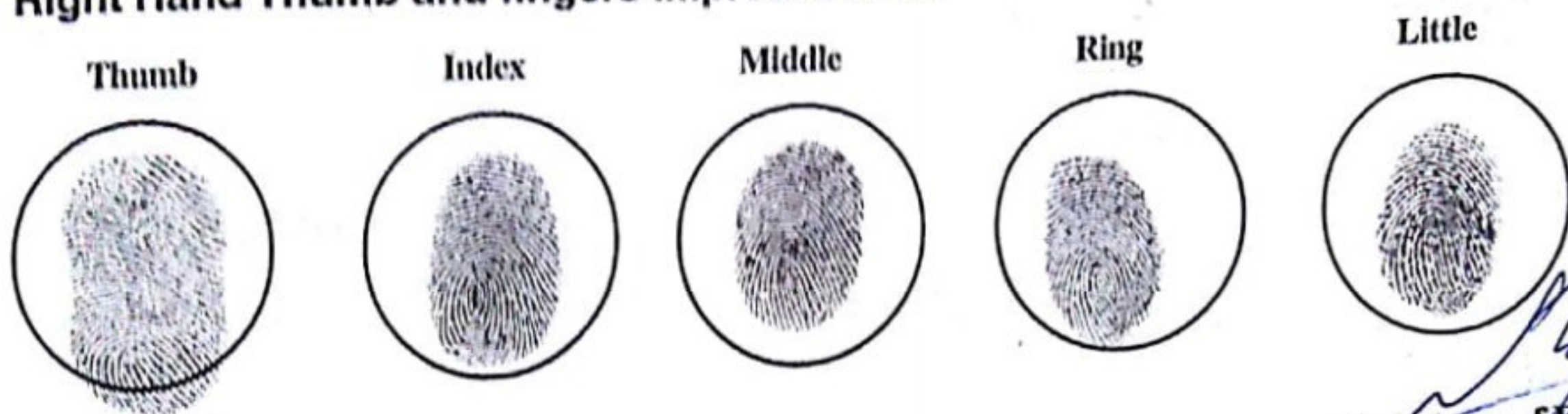
AN E-Stamp of Rs.20,800/- bearing Certificate No.IN-UK072876010861730  
dated 27.09.2016 is attached with this Document

Name and address of the Donor : Navpreet Singh son of Sh. Preet Mohinder Singh resident of  
52/42, Race Course, Dehradun

**Left Hand Thumb and fingers Impressions**



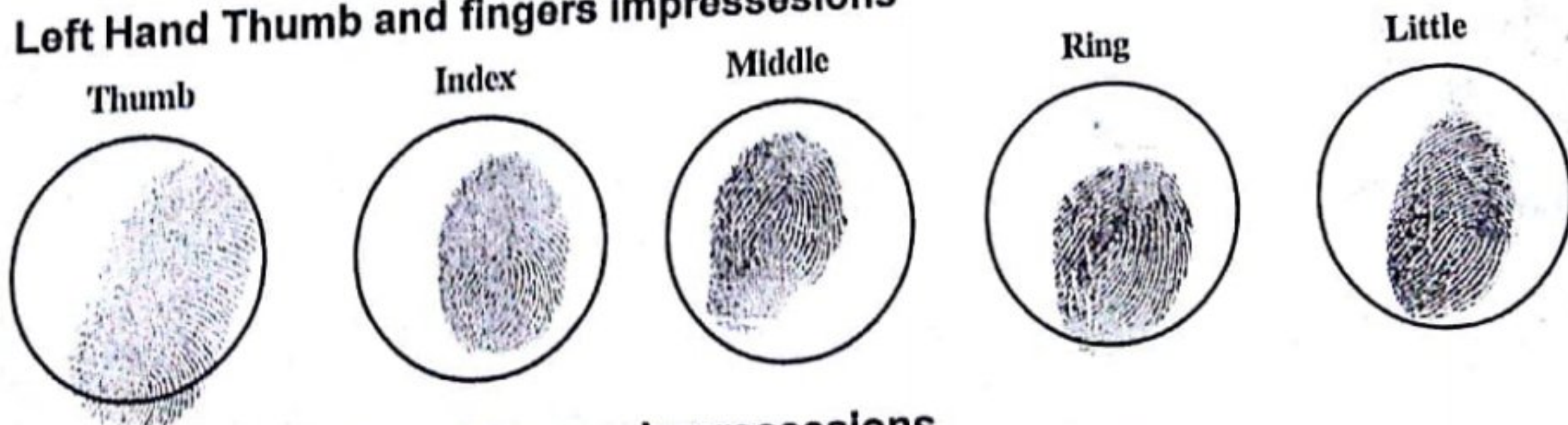
**Right Hand Thumb and fingers Impressions**



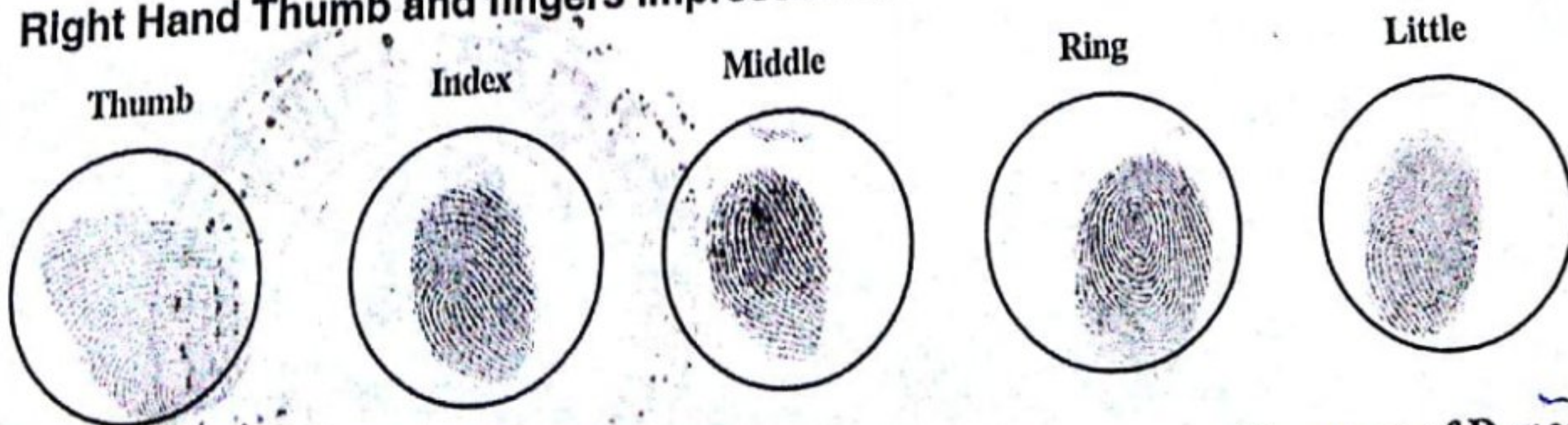
Signature of Donor

Fingers print in compliance of Section 32-A, of Registration Act 1908  
Name and address of the Donee No.1 : Sh. Preet Mohinder Singh son of late Sh. Jagdev Singh 52/42,  
Race Course, Dehradun (Father of Donor)

**Left Hand Thumb and fingers Impressions**



**Right Hand Thumb and fingers Impressions**



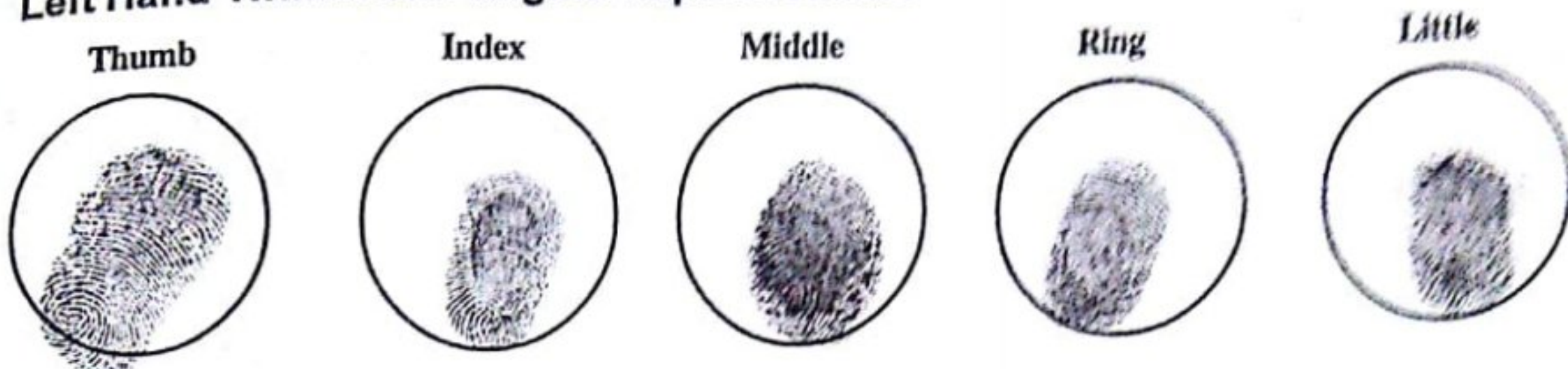
Signature of Donee No.1



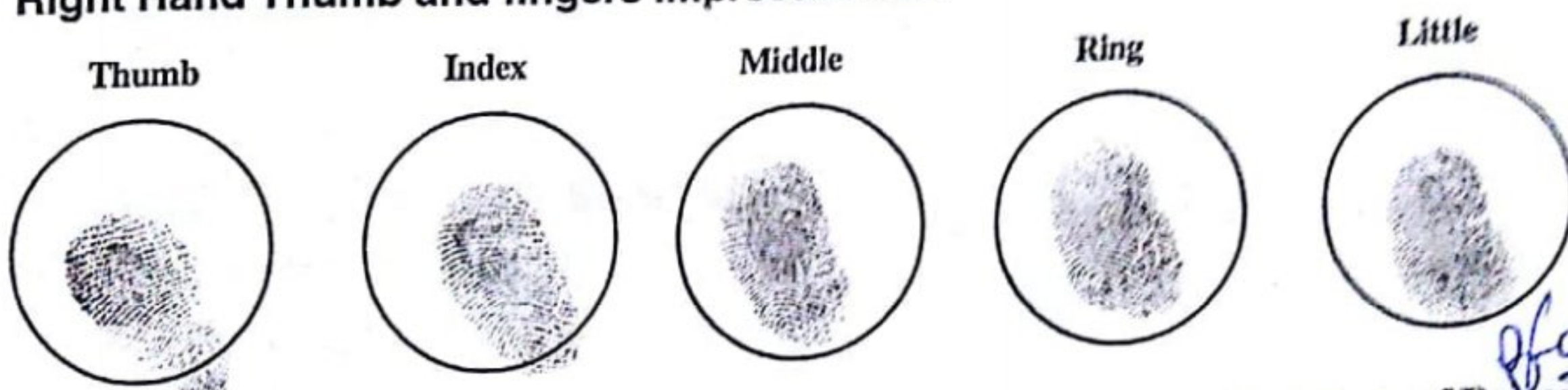
AN E-Stamp of Rs.20,800/- bearing Certificate No.IN-UK072876010861730  
dated 27.09.2016 is attached with this Document


Fingers print in compliance of Section 32-A, of Registration Act 1908  
Name and address of the Donee : Smt. Balwinder Kaur wife of Sh. Preet Mohinder Singh resident of  
52/42, Race Course, Dehradun

**Left Hand Thumb and fingers impressesions**



**Right Hand Thumb and fingers impressesions**



  
Signature of Donee No.2

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

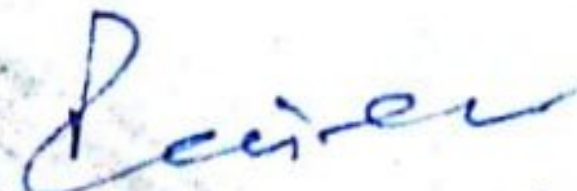


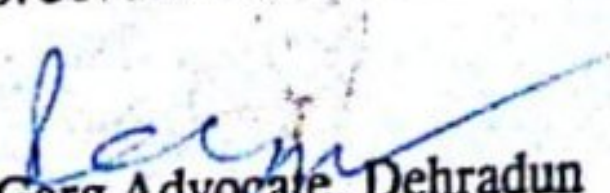
DONEE  
I Accept this Gift

Witnesses :

1.

2.

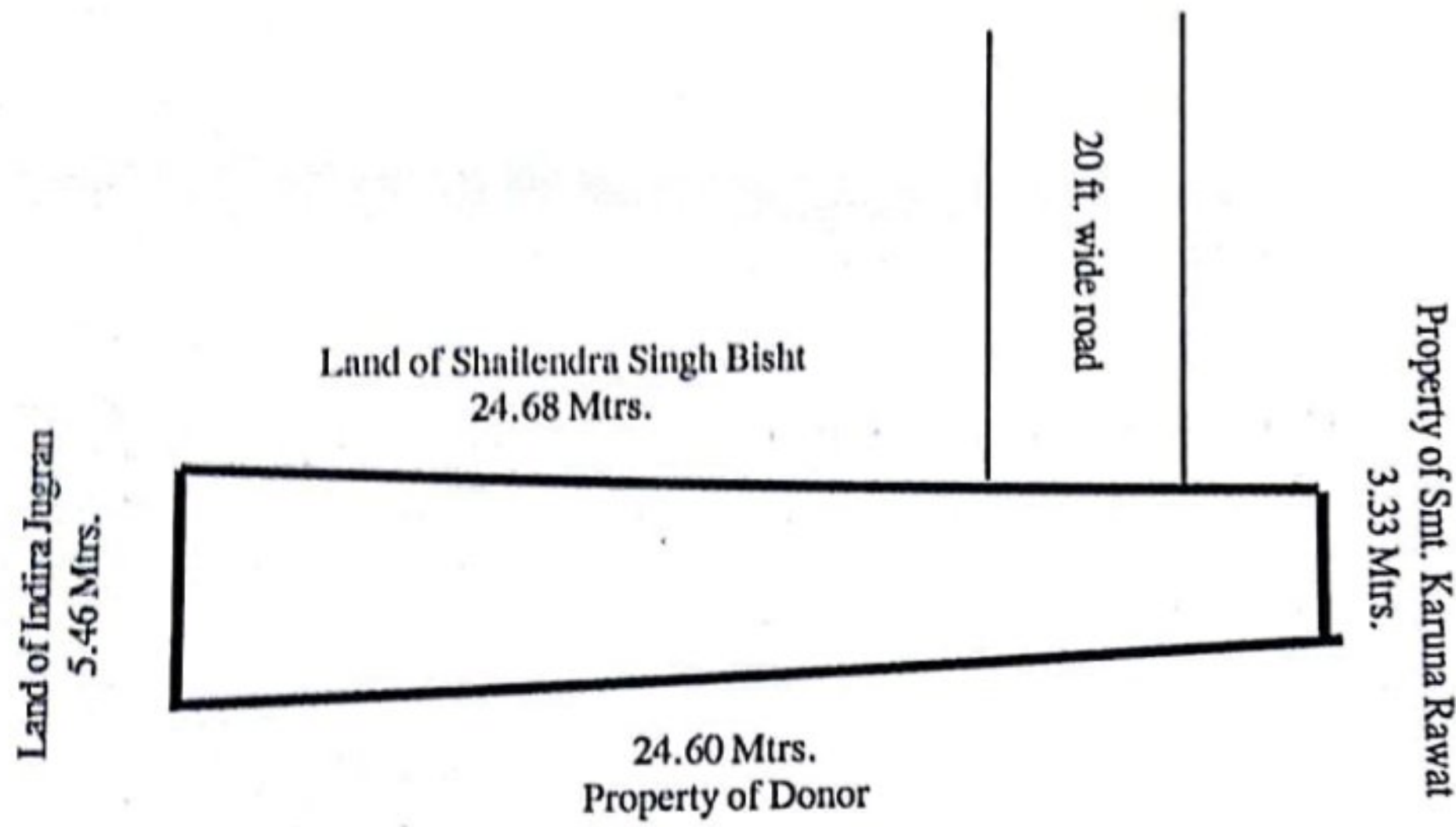
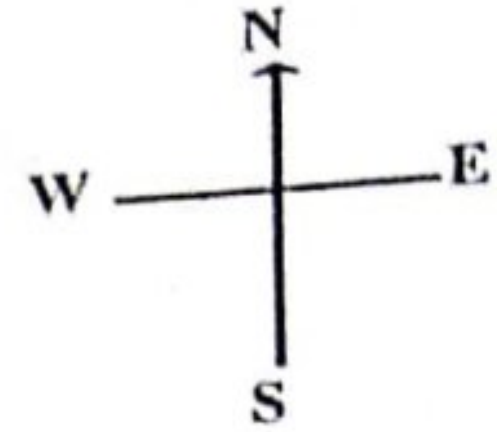
  
Rajpaul Garg Advocate  
Rajpaul Garg  
S. Ranjeet Singh Anand son of Sh. Harbhajan Singh Anand  
49-A, Race Course, Dehradun  
Voter ID No. UP/02/424/150165

  
Drafted by : Rajeev Garg Advocate, Dehradun  
Typed by Virendra Kumar, 17, Court Road, Dehradun



# SITE PLAN

and in Khata No.09 (1417-1422 Pasli) bearing Khasra No.979-Ja/Min area 0.0108 Hect. or 108.00 Sq.Mtrs. situated in  
Nadunpur, Pargna Parwa Doon, Distt, Dehradun  
Navpreet Singh son of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun  
(1) Sh. Preet Mohinder Singh son of late Sh. Jagdev Singh 52/42, Race Course, Dehradun (2) Smt. Balwinder  
Kaur wife of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun



Donor

Donee