

9285

AN E-Stamp of Rs.3,82,500/- bearing Certificate No.IN-UK072873516323210
dated 27.09.2016 is attached with this Document

GIFT DEED/RELEVANT PARTICULARS

- Consideration : NIL
- Market value as per circle rate : Rs.3,82,41,000
- Stamp Duty : Rs.3,82,500 - @ 1%
- Main Locality : Mauza Nathanpur, Dehradun
- Locality : outside the limits of Nagar Nigam in semi-urban area. & Residential Property
- Description of Property : All that Property constructed on land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-ज/Min area 0.0856 Hect., and Khara No.979-ज area 0.0967 total area 0.1823 Hect. or 1823.00 Sq.Mtrs. out of which Tinshed covered area is 27.88 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun
- Circle rate/Basic rate : Land Rs.18,000 per Sq.Mtr
Tinshed Rs.12,000 per Sq.Mtr
Boundarywall Rs.1,000 per Mtr.
- The said property is situated on main 18 Mtrs. wide Haridwar road between Jogiwalla to 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)

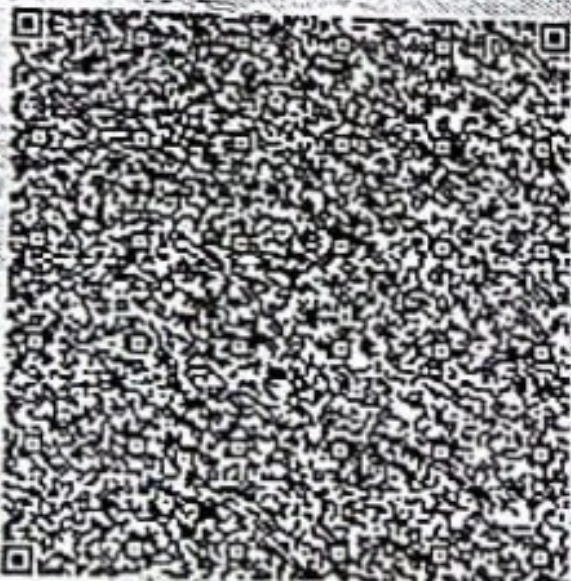


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

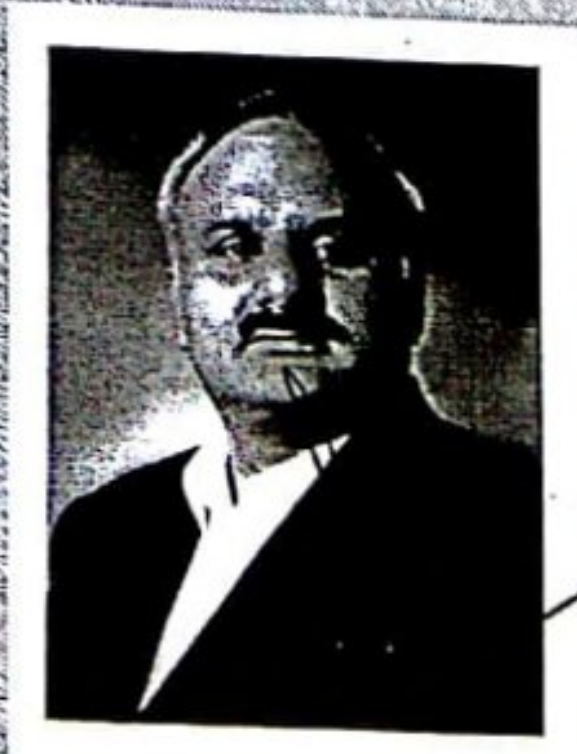
e-Stamp

Certificate No. : IN-UK072873516323210
Certificate Issued Date : 27-Sep-2016 01:20 PM
Account Reference : NONACC (SV)/ uk1202104/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK1202104144268769428890
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.) : 3,82,500
(Three Lakh Eighty Two Thousand Five Hundred only)



Gopal Krishna Saklani
STAMP VENDOR
DEHRADUN

Please write or type below this line



VO 0000684318

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GIFT DEED

This **DEED OF GIFT** is made at Dehradun on this the 27th day of Sept. 2016

BY

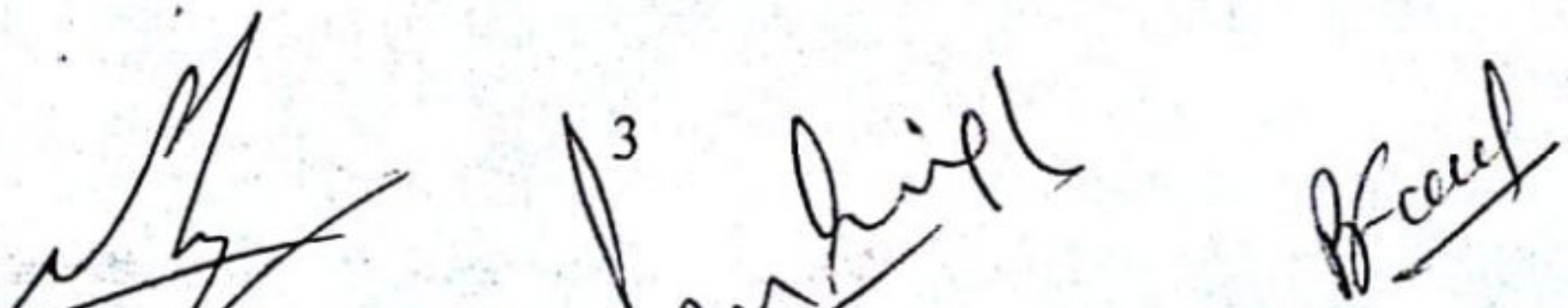
Navpreet Singh son of **Sh. Preet Mohinder Singh** resident of **52/42, Race Course, Dehradun** (hereinafter referred to as the "Donor") of the first part

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-ज/Min area 0.0856 Hect., and Khara No.979-स area 0.0967 total area 0.1823 Hect. or 1823.00 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, Dehradun in Book No.I. Vol. No.1790, pages 35 to 62 as document No.3748 dated. 28.4.2015. The name of the Smt. Satvinder Kaur is duly mutated in Revenue Records as owner of the said land.



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AND WHEREAS after purchasing the said land the Smt. Satvinder Kaur constructed a Tinshed on the said land. As such Smt. Satvinder Kaur became sole and absolute owner in possession of Property constructed on land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-ज/Min area 0.0856 Hect., and Khara No.979-स area 0.0967 total area 0.1823 Hect. or 1823.00 Sq.Mtrs. out of which Tinshed covered area is 27.88 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun.

AND WHEREAS the Donor has acquired the above said property 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.9257 dated 26.9.2016. As such the Donor became sole and absolute owner in possession of the said property with transferable rights.

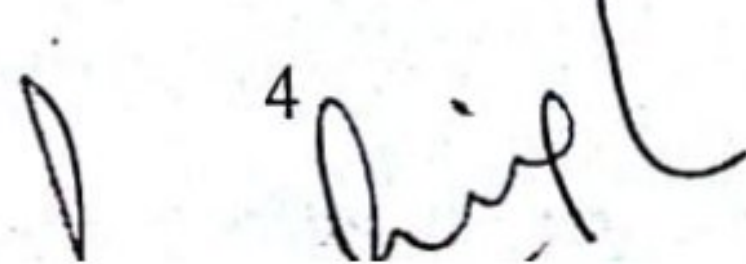
AND WHEREAS the said property mentioned in schedule of the deed is free from all encumbrances, charges, liens, demands attachments loan, mortgages etc. and the Donor is the sole absolute owner of the above said property. There is no litigation pending in court of law and the Donor has full right to gift a part of the above property to Donee, Donee No.1 is the father and Donee No.2 is the mother 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 property 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 property mentioned in Schedule of the Deed of Gift in favour of his father Sh. Preet Mohinder Singh and the Donor doth hereby convey, transfer, assign by way of gift all that property, which is morefully described in the schedule



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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 property 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 property to the Donee and the Donee has entered into the property without any hinderance.
- (c) That the Donee shall be fully entitled to use, hold and enjoy the said property 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 property 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 transferred.
- (f) That Donor do hereby assure and undertake that there is no legal impediment in transfer of present property 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

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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 property and also entitled to transfer the said property in any manner whatsoever.

3. That the said property is situated between Jogiwala and Kuanwala on more than 18 Mtrs. wide Haridwar Road. As per circle rate the value of the property comes to:

Land 1823 Sq.Mtrs. x Rs.18,000	Rs.3,28,14,000
after adding 15% for 18 Mtrs. wide road	Rs.3,77,36,100
Tin shed 27.88 Sq.Mtrs. x Rs.12,000	Rs.3,34,560
Boundary Wall 170 Mtrs. x Rs.1000	Rs.1,70,000
Total	Rs.3,82,40,660
	Say Rs.3,82,41,000

on which the Stamp duty of Rs.3,82,500.00 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 property 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

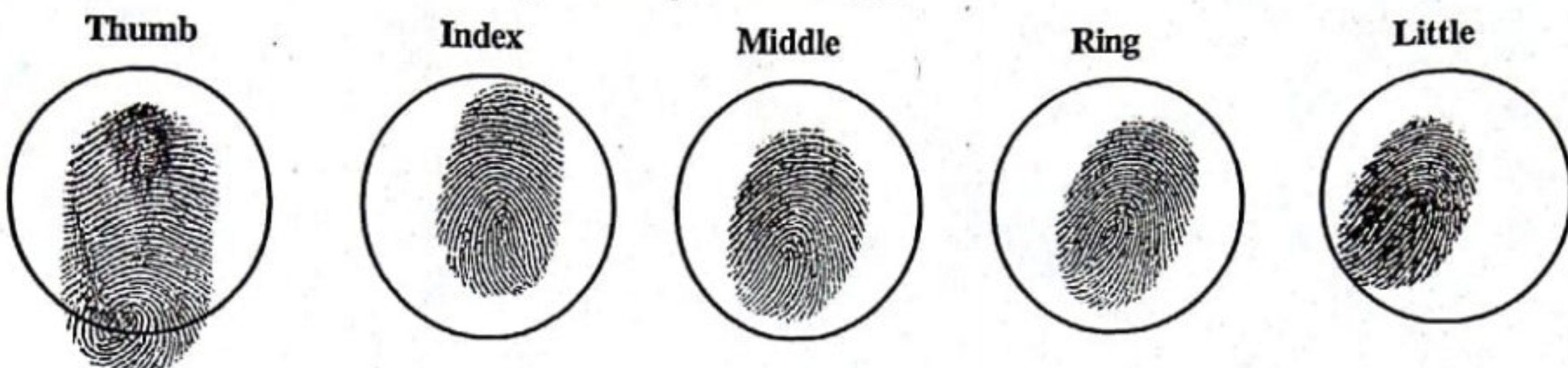
All that Property constructed on land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-ज/Min area 0.0856 Hect., and Khara No.979-स area 0.0967 total area 0.1823 Hect. or 1823.00 Sq.Mtrs. out of which Tins shed covered area is 27.88 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun bounded and butted as under:

North	Property of Donor - side measuring 24.60 Mtrs.
South	Haridwar Road - side measuring 24.94 Mtrs.
East	Property of Smt. Karuna Rawat- side measuring 74.55 Mtrs.
West	Property of Mr. Kaul, B.C. Ramola and Smt. Kamla Chauhan - side measuring 72.68 Mtrs.

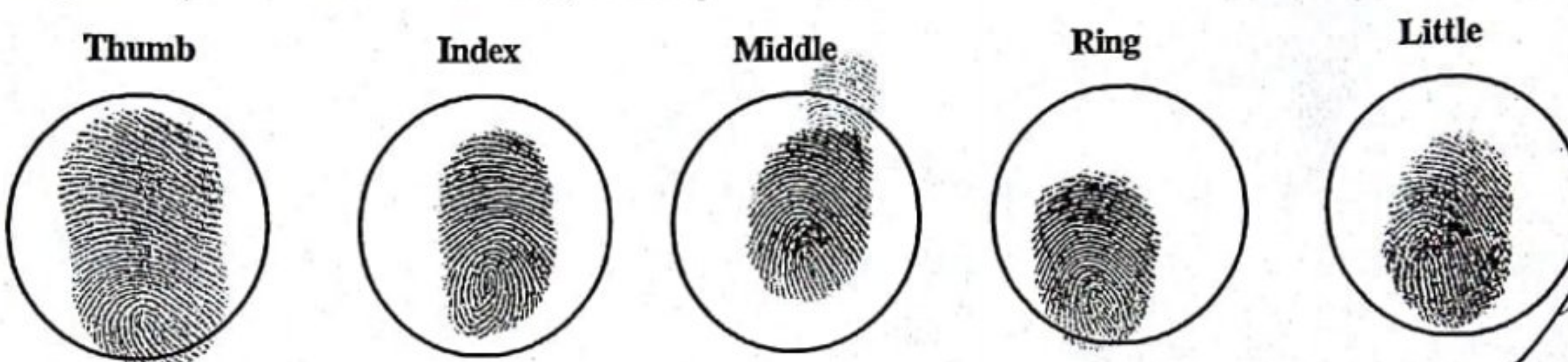
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Name and address of the Donor : Navpreet Singh son of Sh. Preet Mohinder Singh resident of 52/42, Race Course,
Dehradun

Left Hand Thumb and fingers impressesions



Right Hand Thumb and fingers impressesions



Signature of Donor

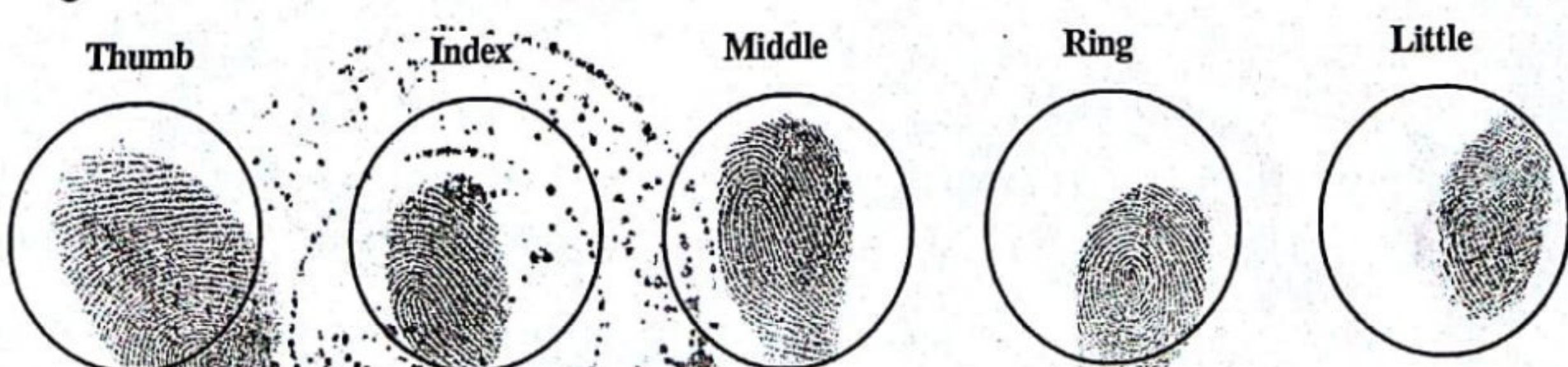
Fingers print in compliance of Section 32-A, of Registration Act 1908

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 impressesions



Right Hand Thumb and fingers impressesions

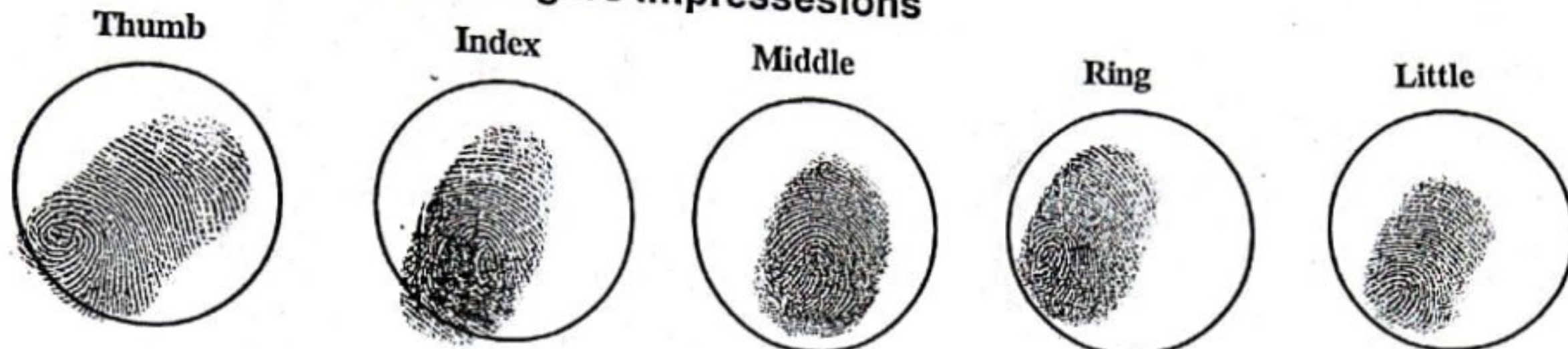


Signature of Donee No.1

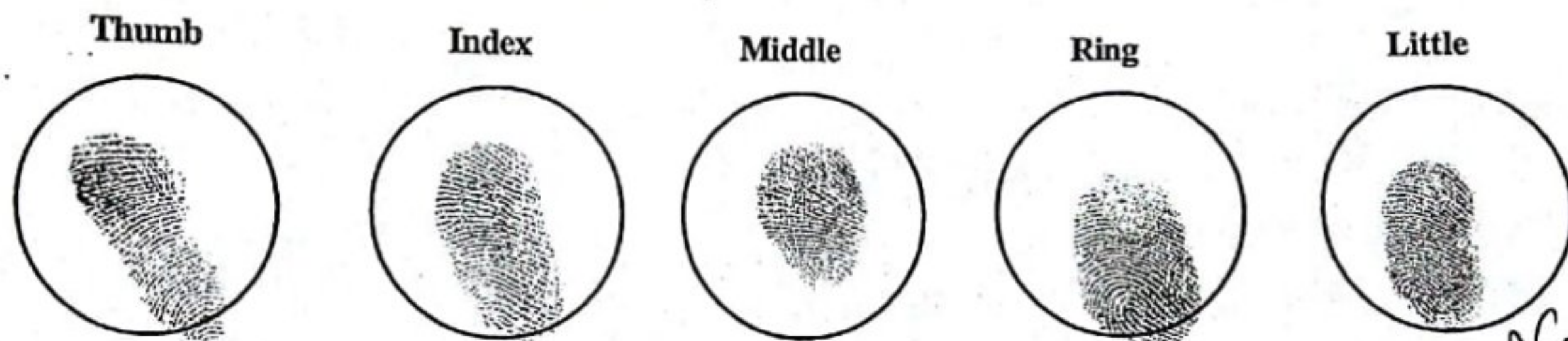
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Fingers print in compliance of Section 32-A, of Registration Act 1908
Name and address of the Donee No.2 : Smt. Balwinder Kaur wife of Sh. Preet Mohinder Singh resident of
52/42, Race Course, Dehradun

Left Hand Thumb and fingers impressions



Right Hand Thumb and fingers impressions



[Signature]
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.

[Signature]
DONEE
I Accept this Gift

[Signature]
DONOR

Witnesses:

1. *[Signature]*
Rajeev Garg Advocate Dehradun
Regn. No. 142/1992
2. *[Signature]*
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

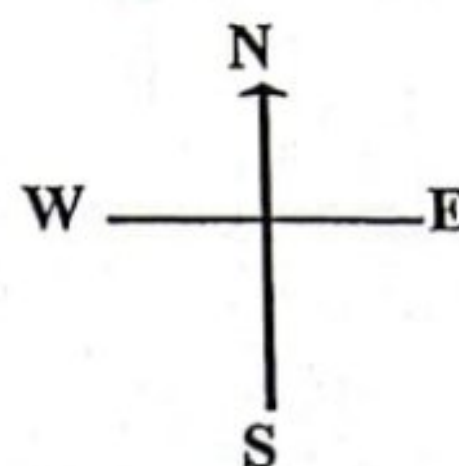
SITE PLAN

Property constructed on land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979- ५ /Min area 0.0856 Hect., and Khara No.979- ५ area 0.0967 total area 0.1823 Hect. or 1823.00 Sq.Mtrs. out of which Tinshed covered area is 27.88 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun

Donor
Donee

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

Property of Donor
24.60 Mtrs.



Property of Mr. Kaul, B.C. Ramola and Smt. Kamla Chauhan
72.68 Mtrs.

Property of Smt. Karuna Rawat
74.55 Mtrs.

24.94 Mtrs.
Haridwar Road

Donor

Donor

9257
AN E-Stamp of Rs.3,82,500/- bearing Certificate No.IN-UK072398801230180 dated 26.09.2016 is attached with this Document

GIFT DEED/RELEVANT PARTICULARS

- Consideration : NIL
- Market value as per circle rate : Rs.3,82,41,000
- Stamp Duty : Rs.3,82,500 - @ 1%
- Main Locality : Mauza Nathanpur, Dehradun
- Locality : outside the limits of Nagar Nigam in semi-urban area. *e Residential Property*
- Description of Property : All that Property constructed on land in Khata No.09 (1417-1422 Fasli) bearing Khasra No.979-ज/Min area 0.0856 Hect., and Khara No.979-स area 0.0967 total area 0.1823 Hect. or 1823.00 Sq.Mtrs. out of which Tinshed covered area is 27.88 Sq.Mtrs. situated in Mauza Nathanpur, Pargna Parwa Doon, Distt. Dehradun
- Circle rate/Basic rate : Land Rs.18,000 per Sq.Mtr
Tinshed Rs.12,000 per Sq.Mtr
Boundarywall Rs.1,000 per Mtr.
- The said property is situated on main 18 Mtrs. wide Haridwar road between Jogiwalla to Kuanwala
- Name and Address of Donor : Smt. Satvinder Kaur wife of Sh. Navpreet Singh resident of 52/42, Race Course, Dehradun
PAN No.BCGPK2108G
- Name and address of Donee : Navpreet Singh son of Sh. Preet Mohinder Singh resident of 52/42, Race Course, Dehradun (husband of Donor)
(PAN No.AXIPS5723R)

Satvinder Kaur.

1

