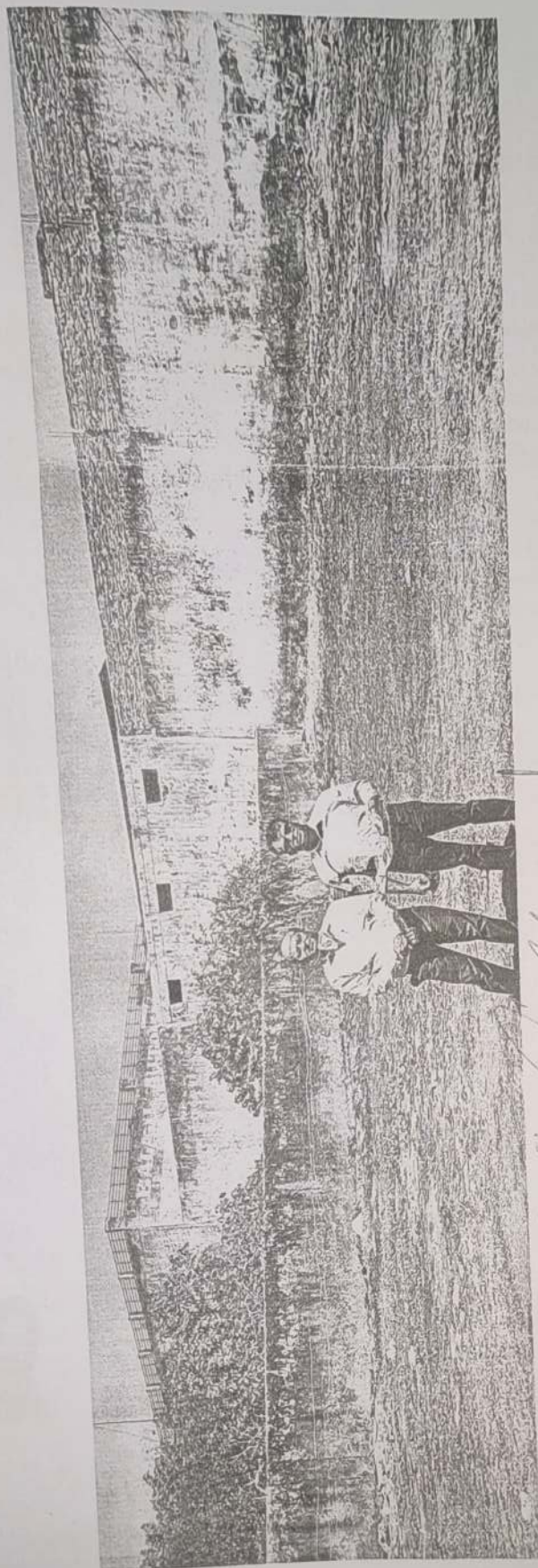


4271
GIFT DEED
(RELEVANT PARTICULARS)

1. Market Value : Rs 1,20,80,000/-
(As per circle rate)
2. Stamp Duty : Rs. 1,21,000/-
(E-Stamp No. IN-UK 22840579073550T)
3. Main Locality : Nagar Nigam Area
4. Locality : Niranjanpur
5. Particulars of the property:
All that open piece of land bearing Khata No. 1755 (1416 to 1421 fasli)
Khasra no. 412 Ka Min measuring 672.69 sq.mtrs situated at Mauza
Niranjanpur, Pargana Pachwadoon, Distt. Dehradun.
6. Circle rate : Rs. 17,000/- per Sq. Meter
7. Distance from main Road: The property hereby gifted is situated at a distance
of more than 51 meters and between 350 mtrs from main GMS Road, Balliwala
Chowk (Sewla Kalan) to Transport Nagar Mobbewala, Dehra Dun.
8. Name and Address of DONORS :
 - 1- **Shri Ravindra Kumar (Ravindra Kumar Batra)** S/o Late Sh. Shyam Lal
Batra, R/O 4, Curzon Road, Dalanwala, Dehradun.
Aadhar: 4086 2742 7465
 - 2- **Sh. Narendra Kumar (Narendra Batra)** S/o Late Sh. Shyam Lal Batra, R/o
126, Niranjanpur, Dehradun.
Aadhar: 4708 4950 3679
 - 3- **Sh. Surinder Kumar (Surinder Kumar Batra)** S/o Late Sh. Shyam Lal
Batra, R/o H.No. 59, Old Rajpur, Dehradun.
Aadhar: 3288 8579 3520
9. Name and Address of DONEES:
 - 1- **Smt. Renu Batra** W/o Shri Ravindra Kumar Batra, R/O 4, Curzon Road,
Dalanwala, Dehradun.
Aadhar: 5390 2972 9545
 2. **Sh. Aashray Batra** S/o Sh. Narendra Batra, R/o H.No. 20, Lane No. 2,
Ashirwad Enclave Ballupur Chowk, Dehradun.
Aadhar: 2174 4163 3328
 3. **Sh. Sparsh Vardhan Batra** S/o Sh. Surinder Kumar Batra, R/o H.No. 59, Old
Rajpur, Dehradun.
Aadhar: 3771 8087 0082

Drafted by: **Ankit Gupta**, Advocate

(Signatures of Donors and Donees)



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सत्यमेव जयते

4271
INDIA NON JUDICIAL

Government of Uttarakhand

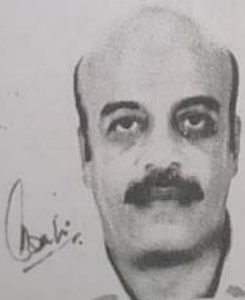
e-Stamp

Certificate No.	: IN-UK22840579073550T
Certificate Issued Date	: 12-Apr-2021 01:53 PM
Account Reference	: NONACC (SV)/ uk1200104/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120010449282232921633T
Purchased by	: SMT RENU BATRA AND OTHERS
Description of Document	: Article 33 Gift
Property Description	: NIRANJANPUR DEHRADUN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAVINDRA KUMAR AND OTHERS
Second Party	: SMT RENU BATRA AND OTHERS
Stamp Duty Paid By	: SMT RENU BATRA AND OTHERS
Stamp Duty Amount(Rs.)	: 1,21,000 (One Lakh Twenty One Thousand only)



Stamp Duty
Ashish Kumar Supte
Smt Renu Batra
Control Dehradun

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



0002547034

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.stamptstamp.com' or using e Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and its availability on the website / Mobile App renders it invalid.



GIFT DEED

THIS GIFT DEED IS MADE and executed on this 12th day of April of 2021 by 1- **Shri Ravindra Kumar (Ravindra Kumar Batra)** S/o Late Sh. Shyam Lal Batra, R/O 4, Curzon Road, Dalanwala, Dehradun. 2- **Sh. Narendra Kumar (Narendra Batra)** S/o Late Sh. Shyam Lal Batra, R/o 126, Niranjapur, Dehradun. 3- **Sh. Surinder Kumar (Surinder Kumar Batra)** S/o Late Sh. Shyam Lal Batra, R/o H.No. 59, Old Rajpur, Dehradun (hereinafter called the "DONORS") of the one part.

.....DONORS

IN FAVOUR OF

- 1- **Smt. Renu Batra** W/o Shri Ravindra Kumar Batra, R/O 4, Curzon road, Dalanwala, Dehradun.
 - 2- **Sh. Aashray Batra** S/o Sh. Narendra Batra, R/o H.No. 20, Lane No. 2, Ashirwad Enclave Ballupur Chowk, Dehradun.
 - 3- **Sh. Sparsh Vardhan Batra** S/o Sh. Surinder Kumar Batra, R/o H.No. 59, Old Rajpur, Dehradun.
- (hereinafter called the "DONEES") of the one part.

.....DONEES

Both the terms "DONORS" and "DONEES" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Words importing one gender shall mean and include other genders and words importing singular shall include the plural and vice versa.

WHEREAS the DONORS are absolute owners of the larger piece of land situated at Village Nirajanpur, Dehra Dun and has all the transferable rights therein.

AND WHEREAS Sh. Shyam Lal Batra S/o Late Sh. Navneet Ram Batra was the owner and bhumidhar with transferable right of land bearing khata 1755 (Fasli 1416 to 1421) of village Nirajanpur, Pargana Pachwa Doon, Distt. Dehradun and Sh. Shyam Lal Batra expired on 27-08-2011 and thereafter the name of his wife Smt. Surjeet Kaur and three sons 1- Sh. Ravindra Kumar, 2- Sh. Narendra Kumar and 3- Sh. Surinder Kumar

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was recorded as successor with transferable rights and Smt. Surjeet Kaur had already relinquished her share in the above land in the name of her sons 1- Sh. Ravindra Kumar Batra, 2- Sh. Narendra Batra and 3- Sh. Surinder Kumar Batra.

AND WHEREAS the said piece of land is free from all kinds of liens, encumbrances, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the DONORS thus has all the rights to transfer the said property in any manner whatsoever, and the DONORS has undisputed/unrestricted and transferable rights therein.

AND WHEREAS the above named DONORS hereby transfer the said piece of land as gift to the following persons 1- **Shri Ravindra Kumar Batra to his wife Smt. Renu Batra** W/o Shri Ravindra Kumar Batra, R/o 4, Curzon Road, Dalanwala, Dehradun. 2- **Sh. Narendra Batra to his son Sh. Aashray Batra** S/o Sh. Narendra Batra, R/o H.No. 20, Lane No. 2, Ashirwad Enclave Ballupur Chowk, Dehradun 3- **Sh. Surinder Kumar Batra to his son Sh. Sparsh Vardhan Batra** S/o Sh. Surinder Kumar Batra, R/o H.No. 59, Old Rajpur, Dehradun out of natural love and affection.

NOW, THIS DEED WITNESSETH AS UNDER :-

1. That the piece of land hereby gifted is free from all encumbrances, charges, liens, demands, acquisition, mortgages either equitable or otherwise, disputes/litigations, court or other attachments etc. whatever. The actual, vacant and physical possession whereof has been handed over to the DONEES on the spot this day.
2. That the DONORS have good and subsisting rights to transfer the said piece of land to the DONEES, as is hereby conveyed.
3. That the DONEES shall hereafter be fully entitled to use, hold and enjoy the said piece of land in any manner they may like, without any let, hindrance or interruption from the DONORS or anyone else whomever, and/or make or raise constructions etc. therein; and/or make sale or transfer the said property in any manner, and get the same mutated in their names in the relevant Revenue/Municipal and other Govt. records at their expenses.
4. That the piece of land hereby being gifted is shown by red lines in map annexed herewith.

DETAILS FOR THE SUB-REGISTRAR OFFICE

1. The property hereby gifted is situated at a distance of more than 51 meters and between 350 mtrs from main GMS Road, Balliwala Chowk (Sewla Kalan) to Transport Nagar Mobbewala, Dehra Dun.
2. That the property hereby gifted is not hit by the provisions of U.L.C. Act, 1976 and no case is pending under Section 10(3) and 5(3).

[Signature]

[Signature]

बही संख्या 1 रजिस्ट्रीकरण संख्या 4271 वर्ष 2021

Gift Immovable

Gift(Immovable)(Family-(Residential Plot))

प्रतिफल रु0 : 0.00

मालियत रु0 : 12,080,000.00

रजिस्ट्रेशन शुल्क

रु0 75000.00

प्रतिलिपि शुल्क

रु0 100.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क

रु0 240.00

कुल योग

रु0 75440.00

शन्द लगभग

1,000

श्री रविन्द्रा कुमार (रविन्द्रा कुमार बत्रा) पुत्र श्री स्व० श्याम लाल बत्रा निवासी ४ कर्जन रोड देहरादून ने आज दिनांक 12 Apr 2021 समय मध्य 6PM व 7PM को कार्यालय उपनिबन्धक देहरादून, तृतीय में प्रस्तुत किया।

रविन्द्रा कुमार (रविन्द्रा कुमार बत्रा)

उपनिबन्धक
देहरादून, तृतीय
12-Apr-2021

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री रविन्द्रा कुमार (रविन्द्रा कुमार बत्रा) पुत्र श्री स्व० श्याम लाल बत्रा निवासी ४ कर्जन रोड देहरादून। श्री नरेन्द्र कुमार (नरेन्द्र बत्रा) पुत्र श्री स्व० श्याम लाल बत्रा निवासी १२६ निरंजनपुर देहरादून। श्री सुरिन्दर कुमार (सुरिन्दर कुमार बत्रा) पुत्र श्री स्व० श्याम लाल बत्रा निवासी ५९ ओल्ड राजपुर देहरादून। ने प्रलेखानुसार निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन प्रलेखानुसार श्रीमती रेनू बत्रा पत्नी श्री रविन्द्रा कुमार बत्रा निवासी ४ कर्जन रोड देहरादून। श्री आश्रय बत्रा पुत्र श्री नरेन्द्र बत्रा निवासी ०० लेन न० २ आशीर्वाद एन्क्लेव बल्लुपुर चौक देहरादून। श्री स्पर्श वर्धन बत्रा पुत्र श्री सुरिन्दर कुमार बत्रा निवासी ५९ ओल्ड राजपुर देहरादून। ने भी स्वीकार किया। जिनकी पहचान श्री अंकित गुप्ता, ० निवासी कोर्ट कंपाउंड देहरादून तथा श्री कांति प्रसाद पुत्र श्री मधुर मणि डिमरी निवासी हरभजवाला मेहुवाला माफ़ी देहरादून ने की।

उपनिबन्धक
देहरादून, तृतीय
12-Apr-2021



3. That there is no tree standing on the said piece of land.
4. That the said property is situated within the Municipal Limits and the provisions of the Uttarakhand Act 29 of 2003, are not applicable on it.
5. That the land area in the land hereby gifted is measuring 672.69 sq. metres and as per the Circle Rate @ Rs. 17,000/- per sq. meter, the above piece of land touch 20 ft wide road hence after 5% increase value of the land comes to Rs. 1,20,08,000/-, hence stamp duty @1% i.e. Rs. 1,21,000/- has been paid vide E-Stamp No. IN-UK 22840579073550T.
6. That the photographs of the parties have been attested by themselves.
7. Google Location: Long: 30.306168 Lat: 78.005880

SCHEDULE OF THE PROPERTY HEREBY GIFTED

All that open piece of land bearing Khata No. 1755 (1416 to 1421 fasli) Khasra no. 412 Ka Min measuring 672.69 sq.mtrs situated at Mauza Niranjanpur, Pargana Pachwadoon, Distt. Dehradun, which is bounded and butted as under :-

East : Property of Others, S.M. 108 ft 6 inch
 West : 20 ft wide passage, S.M. 20 ft.
 North : Property of Sh. Himanshu Jain, S.M. 73 ft. 8 inch and property of others S.M. 33 ft 6 inch
 South : Property of Smt. Sobha Yadav, S.M. 25 ft. 9 inch and property of others S.M. 78 ft 2 inch

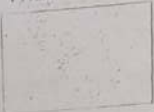
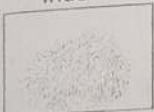

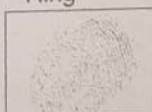
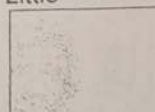

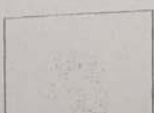


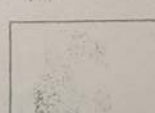
(Clearly shown in the annexed map, the gifted area is shown in red lines)

IN WITNESS WHEREOF the DONORS and the DONEES have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

FINGER PRINTS U/S 32-A. REGISTRATION ACT

Name and Address of the DONOR No. 1: Shri Ravindra Kumar Batra

Left and Right Hand Finger Prints

Thumb	Index	Middle	Ring	Little
				
				

SIGNATURE OF DONOR No. 1

[Handwritten signatures and initials are present below the signature line, including "NDT" and "5"]

बही संख्या 1 रजिस्ट्रीकरण संख्या 4271 वर्ष 2021



रविन्द्रा कुमार (रविन्द्रा कुमार बत्रा)



नरेन्द्र कुमार (नरेन्द्र बत्रा)



सुरिन्दर कुमार (सुरिन्दर कुमार बत्रा)



रेनू बत्रा



आश्वर्य बत्रा



स्पर्श वर्धन बत्रा



अंकित गुप्ता



काविता प्रसाद

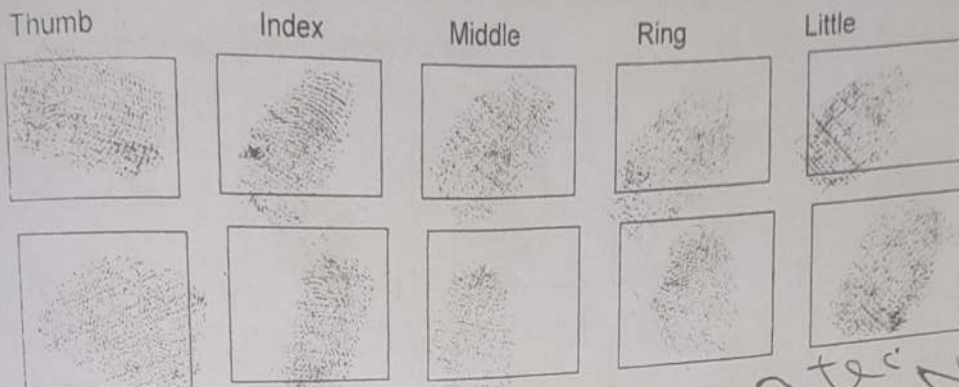
प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।



रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक, देहरादून, तृतीय
12 Apr 2021

Name and Address of the DONOR No. 2 : Shri Narendra Batra

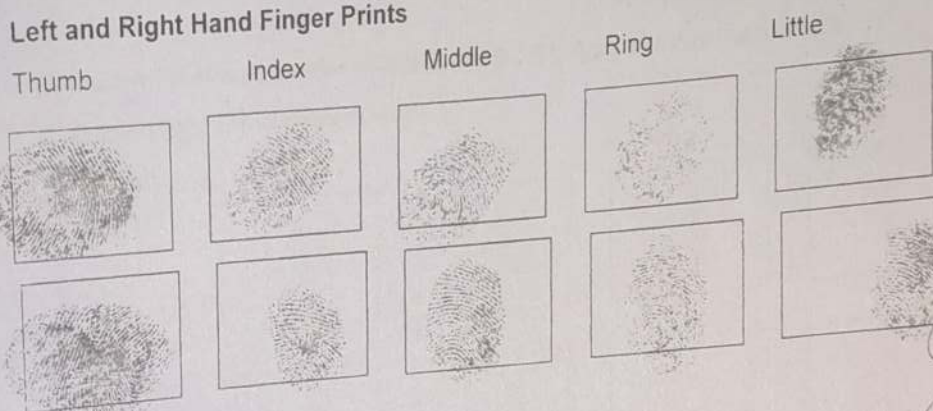
Left and Right Hand Finger Prints



NBtr
SIGNATURE OF DONOR No. 2

Name and Address of the DONOR No. 3 : Shri Surinder Kumar Batra

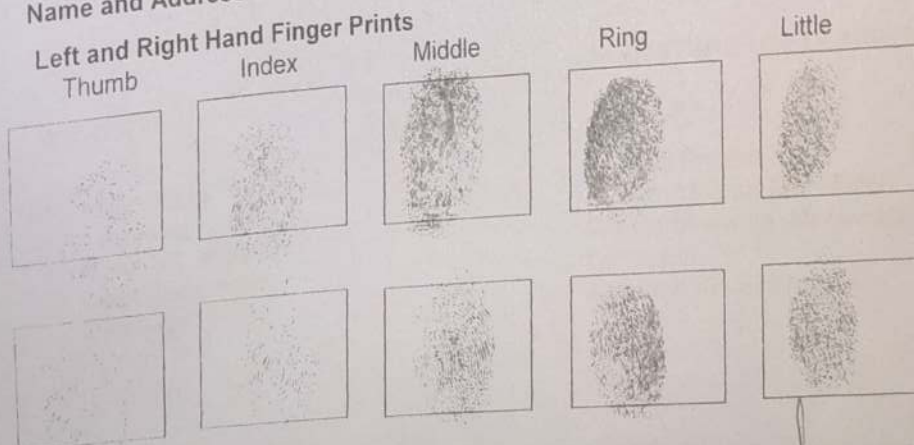
Left and Right Hand Finger Prints



Surinder
SIGNATURE OF DONOR No. 3

Name and Address of the DONEE No. 1 : Smt. Renu Batra







Left and Right Hand Finger Prints

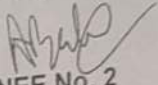


Renu
SIGNATURE OF DONEE No. 1

Name and Address of the DONEE No. 2 : Sh. Aashray Batra





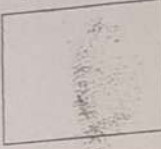





Left and Right Hand Finger Prints

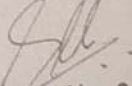
Thumb	Index	Middle	Ring	Little
				
				


SIGNATURE OF DONEE No. 2

Name and Address of the DONEE No. 3 : Sh. Sparsh Vardhan Batra

Left and Right Hand Finger Prints

Thumb	Index	Middle	Ring	Little
				
				

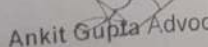

SIGNATURE OF DONEE No. 3

WITNESSES:

1. 
Ankit Gupta,
Advocate
R.No. UK 363/2005
Court Compound,
Dehradun.

2- Kanti Prasad
S/o Sh. Madhur Mani Dimri
R/o Harbhajwala, Mehuwala Mafi
Dehradun.
Aadhar 4308 6717 1214

Drafted by me on the basis of documents produced and instructions given by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.


Ankit Gupta Advocate.

वही संख्या 1 जिल्द 4,319 के पृष्ठ 1 से 24 पर क्रमांक 4271

पर आज दिनांक 12 Apr 2021 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
12 Apr 2021

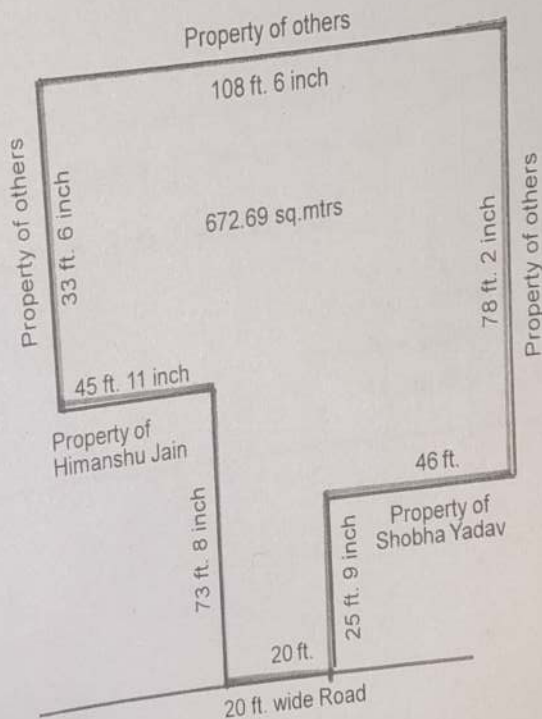
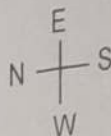


SITE PLAN

All that open piece of land bearing Khata No. 1755 (1416 to 1421 fasli) Khasra no. 412 Ka Min measuring 672.69 sq.mtrs situated at Mauza Niranjanpur, Pargana Pachwadoon, Distt. Dehradun.

Donors: Shri Ravindra Kumar (Ravindra Kumar Batra)
 Sh. Narendra Kumar (Narendra Batra)
 Sh. Surinder Kumar (Surinder Kumar Batra)

Donees: Smt. Renu Batra, Sh. Aashray Batra and Sh. Sparsh Vardhan Batra



Handwritten signatures of donors
 Donors

Handwritten signatures of donees
 Donees

वही संख्या 1 जिल्द 4,319 के पृष्ठ 1 से 24 पर क्रमांक 4271

पर आज दिनांक 12 Apr 2021 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
12 Apr 2021

