

क्रमांक A

101253

1346/24



### GIFT DEED RELEVANT PARTICULARS

1. Consideration : Natural love and affection.
2. Value on which Stamp Duty Paid : Rs. 5,00,00,000/-
3. Stamp Duty : Rs. 5,00,000/-
4. Locality : Gandhi Road (Dhamawala)
5. Particulars of Property : All that residential property bearing Municipal No. 55, Gandhi Road (Ward No. 23, Dhamawala), Dehradun having land area 1041.06 sq. mtrs., out of which covered area on ground floor 613.47 sq. mtrs. and on first floor 517.62 sq. mtrs. i.e. total covered area 1131.09 sq. mtrs.
6. Circle Rate : Rs. 40,000/- per Sq. Mtrs. (Land)  
Rs. 12,000/- per Sq. Mtrs. (Construction)
7. Kind of Land : Residential
8. Distance from Main Road : More than 50 meters from Gandhi Road
9. Name and Address of Donor : Smt. Angoori Devi W/o Late Shri Mitrasen Goel, R/o 55, Gandhi Road, Dehradun (PAN : ACWPD3533F) (Aadhar No. 7237 2110 2847)
10. Name and Address of Donee : (1) Shri Mohit Kumar Goel, (2) Shri Atul Goel both S/o Shri Mitrasen Goel, both R/o 55, Gandhi Road, Dehradun  
1. (PAN : AKHPG5485E)  
1. (Aadhar No. 3450 3975 4522)  
2. (PAN : AAQPG4483M)  
2. (Aadhar No. 8292 8325 9093)
11. E-stamp No. : IN-UK03400524729141W

अंगूरी देवी  
श्री मोहित कुमार गोेल

All that residential property bearing Municipal No. 55, Gandhi Road (Ward No. 23, Dhamawala), Dehradun having land area 1041.06 sq. mtrs., out of which covered area on ground floor 613.47 sq. mtrs. and on first floor 517.62 sq. mtrs. i.e. total covered area 1131.09 sq. mtrs.

Latitude- 30.312904

Longitude-78. 041701



अंशु देवी

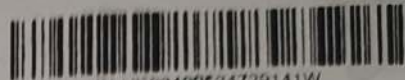
DONOR

अंशु देवी  
DONEES





सत्यमेव जयते



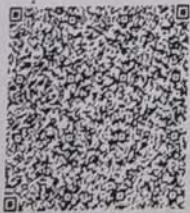
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## INDIA NON JUDICIAL

### Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK03400524729141W
Certificate Issued Date	: 07-Feb-2024 03:48 PM
Account Reference	: NONACC (SV)/ uk1200204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120020413444655499441W
Purchased by	: MOHIT KUMAR GOEL AND ATUL GOEL
Description of Document	: Article 33 Gift
Property Description	: MUNICIPAL N0-55 GANDHI ROAD, WARD N0-23 DHAMAWALA, DEHRADUN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANGOORI DEVI
Second Party	: MOHIT KUMAR GOEL AND ATUL GOEL
Stamp Duty Paid By	: MOHIT KUMAR GOEL AND ATUL GOEL
Stamp Duty Amount(Rs.)	: 5,00,000 (Five Lakh only)



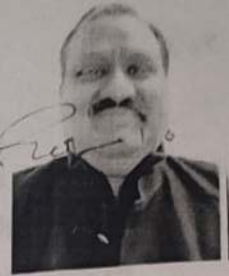
मोहित सिंह  
स्थायी निवासी  
कोट, कम्पाउंड, देहरादून

अंगूरी देवी

Please write or type below this line

Yogit Singh

Angoori Devi



## GIFT DEED

THIS DEED OF GIFT is made on this 7th day of February, 2024 BETWEEN Smt. Angoori Devi W/o Late Shri Mitrasen Goel, R/o 55, Gandhi Road, Dehradun (hereinafter called "the Donor" of the one part);

AND

(1) Shri Mohit Kumar Goel, (2) Shri Atul Goel both S/o Shri Mitrasen Goel, both R/o 55, Gandhi Road, Dehradun (hereinafter called "the Donees" of the other part);

Both the terms "the Donor" and "the Donees" used hereinafter shall unless repugnant to the context be also deemed to include their respective heirs, successors, legal representatives and assigns.

**WHEREAS**, the Donor is the owner in possession of the property, morefully shown in the schedule of property at the end of this deed and the name of the Donor is duly mutated in records of Nagar Nigam, Dehradun. The scheduled property received by the donor through Codicil dated 02.06.1988 executed by donor's father Shri Jai Narayan Gupta S/o Late Harbilas in respect of his last Will 02.05.1988 and after the demise of Shri Jai Narayan Gupta the scheduled property had devolved upon the Donor;

**AND WHEREAS** the donor has a clear and marketable title over the said property and the said property is not a subject matter of any court case or proceedings nor the property is mortgaged with any bank or financial institution and is free from all types of charges, claim, pledge, lien, encumbrances, etc. etc. and the donor is fully entitled to transfer, alienate, donate the said property in any manner, she likes.

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मोहित कुमार गोएल



**AND WHEREAS,** the donees are the sons of donor and the donor has great love and affection towards her sons (donees), as such the donor is desirous to gift the said property of her ownership to her children (donees), which is detailed in the schedule of property, hereunder given at the end of this Gift Deed and the Donees are ready to accept this Gift Deed.

**NOW THIS DEED WITNESSES as follows :-**

1. In consideration of the love and affection of the donor with her sons (donees), the donor transfers to the donees free from encumbrances all that property, which is described in the schedule hereunder, TO HOLD the same absolutely for ever.
2. The donees accept the gift by taking over the possession of the said property.
3. The donees and their successors are fully entitled to use and utilize the scheduled property in the manner, they like with all transferable rights.
4. The donees shall have a right to get their names mutated in the records of Nagar Nigam, Dehradun or with any other competent authority.
5. That nobody shall have any right to object or interfere in the peaceful possession of the donees or their successors over the said property.
6. The donees shall have right to obtain loan facility from any bank or financial institutions by mortgaging or pledging the said property.
7. That in case the donees requires execution of any other deeds or documents in support to this Gift Deed, the donor shall always be ready at the cost of the donees execute all such deeds and documents.

अंगूरी देवी Anguri Devi

8. That the said property is free from all sorts of encumbrances, charges, lien or disputes and the donor has unrestricted and unfettered right to transfer the said property.
9. That the donor hereby declares that the present gift is irrevocable and cannot be withdrawn.
10. That the parties to this Gift Deed are mother and sons and falls within the blood relationship degree and the scheduled property hereby gifted is situated within the limits of Municipal Corporation of Dehra Dun, hence there is no prohibition to gift under the provisions of (The U.P. Zamindari Abolition and Land 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 said gift is not hit by the said Acts.
11. That the demised property hereby gifted is a residential property and situated at 55 Gandhi Road, Ward No. 23, Dhamawala, Dehra Dun and is situated more than 50 meters from Gandhi Road. The prescribed circle rate of the residential land is Rs. 40,000/- per sq. mtrs. The width of the road on the Eastern side of the scheduled property is less than 5 meter, hence the value of the land hereby gifted comes to (Rs. 40,000 x 1041.06 sq. mtrs.) = Rs. 4,16,42,400/- and the total covered area on the said land is 1131.09 sq. mtrs., which is more than 50 years old, as such the value of construction comes to (Rs. 12,000 x 1131.09 sq. mtrs. x 0.605) = Rs. 82,11,714/-. Thus, the value of whole property comes to Rs. 4,98,54,114/- say Rs. 4,98,55,000/-, on which stamp duty of Rs. 4,98,600/- is being paid @ 1% according to G.O. No. 343(1)XXVIII(9)/2013/Stamp-20/2010 dt. 23.07.2013.

अनुशु देवी

Gohil. Er.



### SCHEDULE OF LAND/PROPERTY

All that residential property bearing Municipal No. 55, Gandhi Road (Ward No. 23, Dhamawala), Dehradun having land area 1041.06 sq. mtrs., out of which covered area on ground floor 613.47 sq. mtrs. and on first floor 517.62 sq. mtrs. i.e. total covered area 1131.09 sq. mtrs., morefully shown in the annexed map, bounded and butted as under:-

- EAST - Property of various people joining Gandhi Road  
WEST - Dhamawala Street & property of others  
NORTH - 15 ft. (4.57 meter) wide road and partly property of Pankaj Jain and Subhash Gupta  
SOUTH - BLS Complex

IN WITNESS WHEREOF the donor and donees both have signed this Gift Deed in the presence of the following witnesses, on the day month and year hereinabove mentioned.

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DONOR

अंगूरी देवी

DONEES

FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-A OF THE REGISTRATION ACT, 1908

Name and Address of the Donor - Smt. Angoori Devi W/o Late Shri Mitrasen Goel, R/o 55, Gandhi Road, Dehradun

Prints of the Left Hand:-

Thumb Index Finger Middle Finger Ring Finger Little Finger



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Prints of the Right Hand:-

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger



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Signature of Donor

Name and Address of the Donee No. 1 - **Shri Mohit Kumar Goel, S/o Shri Mitrasen Goel, R/o 55, Gandhi Road, Dehradun**

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



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Signature of Donee No. 1

Name and Address of the Donee No. 2 - **Shri Atul Goel S/o Shri Mitrasen Goel, R/o 55, Gandhi Road, Dehradun**

Prints of the Left Hand:-

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Middle Finger

Ring Finger

Little Finger

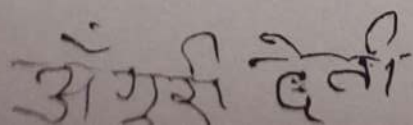


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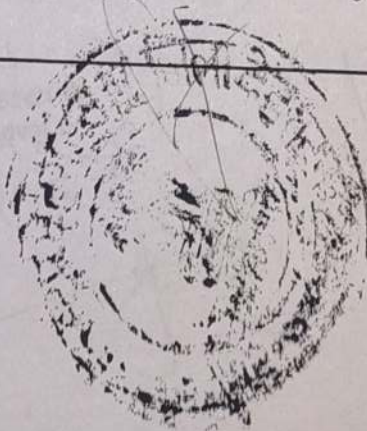


Handwritten signature: *H. S. S.*

बही संख्या 1 जिल्द 8086 के पृष्ठ 1 से 26 पर क्रमांक 1346 पर आज दिनांक

07 Feb 2024 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
07 Feb 2024





Prints of the Right Hand:-

Thumb



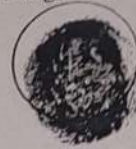
Index Finger



Middle Finger



Ring Finger



Little Finger



WITNESSES :

1. Sh. Ajay Anand  
S/o Late Sh. Chaman Lal  
R/o H.No. 1, Sahastradhara  
Road, Vasundhara Vihar  
Dehra Dun  
(Aadhar No. 8067 9644 9081)

2. Sh. Raju Grover  
S/o Late Sh. Darshan Grover  
R/o 55, Gandhi Road,  
Dehra Dun.  
(Aadhar No. 9629 8433 0989)

Drafted by : V.K. Srivastava, Advocate Dehradun on the basis of documents supplied to me and under the direction and instruction of the Donor who has gone through the contents of this gift deed and after being confirmed and satisfied have instructed to draft it and parties have identified to each other.

V.K. Srivastava  
Advocate

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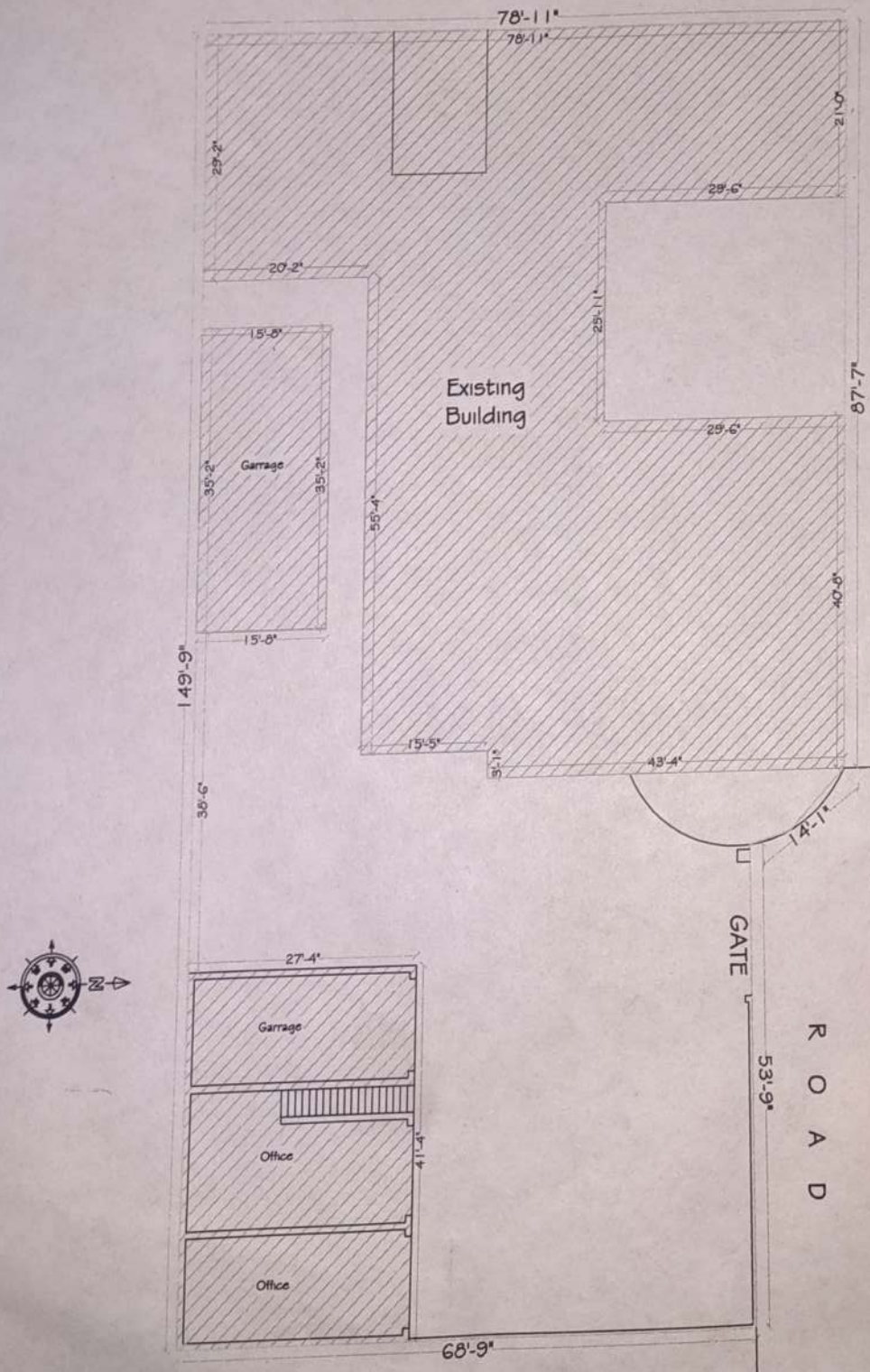
अंगूर देवी

बही संख्या 1 जिल्द 8086 के पृष्ठ 1 से 26 पर क्रमांक 1346 पर आज दिनांक  
07 Feb 2024 को रजिस्ट्रीकरण किया गया।





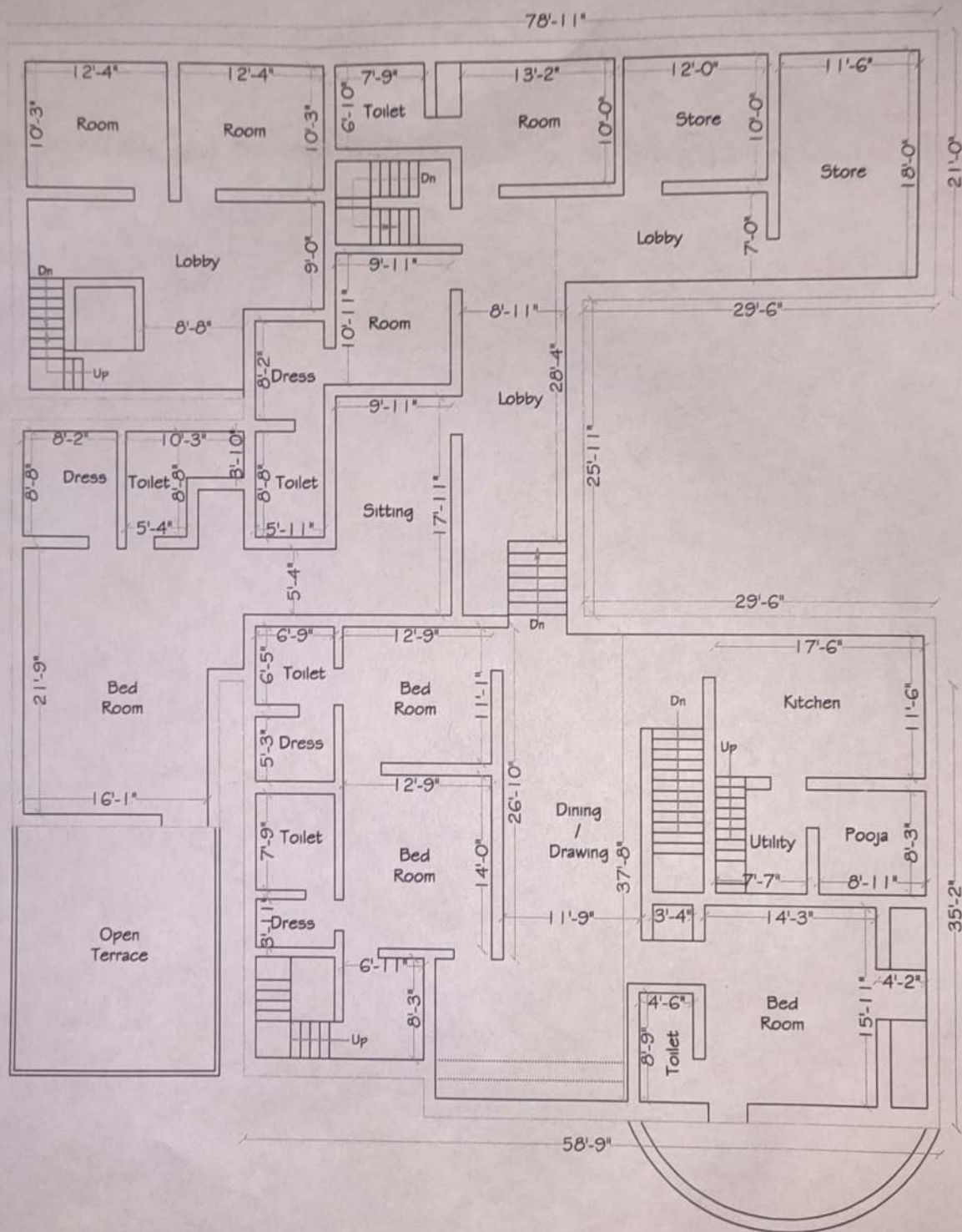
All That Residential Property Bearing Municipal No. 55, Gandhi Road  
 (Ward No- 23, Dhamawala,) Dehradun Having Land Area:- 1041.06  
 Sq.mt. Out Of Wich Covered Area On Ground Floor Area :- 613.47  
 Sq.mt. And On First Floor Area:- 517.62 Sq.mt. i.e Total Covered Area  
 1131.09 Sq.mt.



SITE PLAN

Donor

Donees



EXISTING F.F. PLAN

Scale:  
1:100 (1"=8'-0")

Title:  
Residential House Plan  
30.317407, 78.038249

F.f. Covered Area:-  
517.62 sq.mt.

**THAKURI ASSOCIATES**  
f.f-13; SANGAM PLAZA  
DHARAMPUR  
Mob: 9837454571  
E-Mail: chnstassociate@gmail.com

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