

167/2019

26

GIFT DEED

Consideration : Rs. Nil /-
Market Value : Rs. 12,12,600/-
Stamp Duty : Rs. 12,200/-
Number of Stamp Sheets : 1 E-Stamp
E-Stamp Number : IN-UK - 42530459908652R
Avas Vikas Duty : Included
Circle rate and Serial No. : The Circle rates fixed by the Collector for land is Rs. 4,500/- for land as per circle rate at page no- 19, Mohalla-A No- 1(1), column no-6 And 10

Main Location : Adare Estare, below the Mall Mussoorie.

Type of Property : Residential

Schedule of Property : All that plot of hilly land, admeasuring 71 sq metres, in which 33.45 sq mtr is old shed forming part of Adare Estate, below The Mall, Mussoorie, District- Dehradun as delineated in red line in the site plan annexed to this deed. bounded and butted as under:-

IN the North by : Property of others
IN the South by : Doon View Apartments-II
IN the East by : Pathway.
IN the West by : Hampton Court Estate

Name of the Donor : Mrs Bhim Dei w/o Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District Dehradun, Uttarakhand.

Aadhaar No-7111 3126 7936

Name of the Donee : Mr. Ranveer Singh Panwar s/o Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District -Dehradun, Uttarakhand.

Aadhaar No -9868 6383 0898

Drafted By : Mrs Neeti Sharma (Advocate)

Donor



R.T.I of
Mrs Bhim Dei

Donee



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/11809/07897

To
 श्रीम देई देवी
 Bhim Dei Devi
 W/O: Shiv Singh Panwar
 COMMERCIAL BUILDING
 Mussoorie Range
 Mussoorie
 Chakrata Dehradun
 Uttarakhand 248179
 9756797441

23/06/2015
 288852262



MP669522626FT



आपका आधार क्रमांक / Your Aadhaar No. :

7111 3126 7936

आधार - आम आदमी का अधिकार



R.T.I of
 MRS Bhim Dei



भारत सरकार
Government of India



रविवर सिंह पवार
 Ranveer Singh Panwar
 जन्म तिथि/DOB: 15/03/1984
 लिंग MALE

9868 6383 0898

मेरा आधार, मेरी पहचान

Handwritten signature



भारत सरकार
Government of India

Address:
 S/O Shri Shiv Singh Panwar,
 HOUSE NO - 7/8 COMMERCIAL
 BUILDING VICTORY HOUSE,
 NEAR SENT MERRY HOSPITAL,
 KULRI, Mussoorie, Dehradun,
 Uttarakhand - 248179

पता:
 S/O श्री शिव सिंह पवार, हाउस
 नंबर 7/8 विक्टरी हाउस
 नरी हॉस्पिटल, कुलरी, पंचकुटी, ई
 उत्तराखण्ड - 248179

9868 6383 0898

भारत सरकार
Government of India




without ID
Mahipal Singh
 Sex: Male
 Father: SHIV SINGH

www.uidai.gov.in
 UID / AADHAR

2295 3379 2765



भारत सरकार
Unique Identification Authority of India



पता: - , पो. KHYARSI,
 Chamara, Thalpur, Tehri
 Garwal, Uttarakhand,
 249180

Address: - , PO. KHYARSI,
 Chamara, Thalpur, Tehri
 Garwal, Uttarakhand,
 249180

2295 3379 2765

manifest

भारत सरकार
GOVERNMENT OF INDIA



Jaber Singh
 DOB: 12/01/1965
 MALE
 Mobile No: 9012970926

4147 0858 2587
 VID : 9155 5853 0492 4247



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address :
 S/O Late Shri Amar Singh, Little Hut
 Carnel Back Road, Muscorie,
 Dehradun,
 Uttarakhand - 248179

4147 0858 2587
 VID : 9155 5853 0492 4247



1947
 1800 300 1947

help@uidai.gov.in www.uidai.gov.in

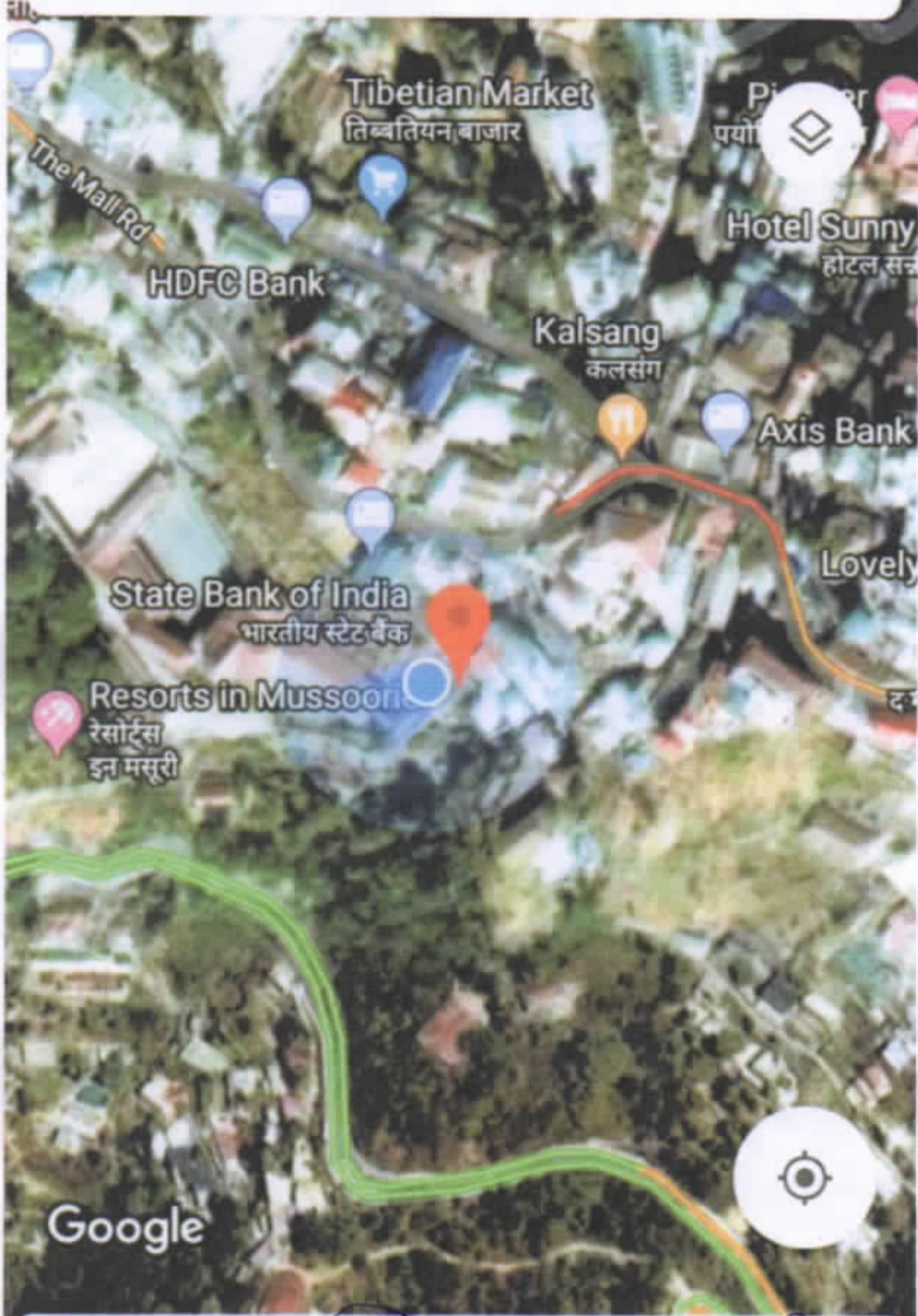
P.O. Box No. 1947,
 Bangalore-560 001

आधार - आम आदमी का अधिकार

जबरसिंह



30.455316,78.076911



Google

Dropped pin



R.T.I of
Mrs Bhim Devi

Handwritten signature

Near The Mall Road, Mussoorie, Uttarakhand



PHOTOGRAPH OF THE GIFTED PROPERTY



SIGN DONOR.....



R.T.I of Mrs Bhim Devi

SIGN DONEE.....

Handwritten signature in blue ink.

167/2019



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK42530459908652R
 Certificate Issued Date : 05-Oct-2019 02:03 PM
 Account Reference : NONACC (SV)/ uk1240504/ MUSSORIE/ UK-DH
 Unique Doc. Reference : SUBIN-UKUK124050487434613489660R
 Purchased by : RANVEER SINGH PANWAR SON OF LATE SH SHIV SINGH
 Description of Document : Article 33 Gift
 Property Description : PLOT OF LAND OF 71 SQ MTRS IN WHICH 33.45 SQ MTRS IS OLD SHED FORMING PART OF ADARE ESTATE, MUSSOORIE
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SMT BHIM DEI WIFE OF LATE SH SHIV SINGH PANWAR
 Second Party : RANVEER SINGH PANWAR SON OF LATE SH SHIV SINGH
 Stamp Duty Paid By : RANVEER SINGH PANWAR SON OF LATE SH SHIV SINGH
 Stamp Duty Amount(Rs.) : 12,200
 (Twelve Thousand Two Hundred only)



अमित कुमार (स्टाम्प विक्रेता)
लाइसेंस नं० 173
कोर्ट कम्पाउण्ड, मसूरी

Please write or type below this line

GIFT DEED

THIS DEED OF GIFT is made on this 5th day of October 2019, at Mussoorie, District-Dehradun.

BETWEEN

Mrs Bhim Dei w/o Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District Dehradun, Uttarakhand (hereinafter called the 'DONOR') of the ONE PART;



R.T.I of
Mrs Bhim Dei

Ranveer Singh Panwar

TQ 0008355611 1

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stamping.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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.

IN FAVOR OF

Mr. Ranveer Singh Panwar son of Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District Dehradun, Uttarakhand, (hereinafter called the 'DONEE') of the OTHER PART;

PROVIDED ALWAYS AND IT IS AGREED AND UNDERSTOOD THAT THE expressions 'Donor' and 'Donee' shall mean and include their respective heirs, legal representatives, administrators, executors, assigns and nominees etc, unless repugnant to the context hereunder;

WHEREAS one Smt. Sohanti Chatterji was the owner in possession of the immovable property known as "Adare Estate" below The Mall, Mussoorie, Distt. Dehradun which she had purchased from Smt. Sohagwati Sehgal and Miss M.C. Sulliyani vide registered sale deed dated 18-10-1995 duly registered as document no. 21/55 in book no.1, vol. 65, on pages 329 to 245 in the office of Joint Sub Registrar, Mussoorie ; AND

WHEREAS the said Smt. Sohanti Chatterji sold and transferred the said Adare Estate to Sri Balraj Sahni by virtue of sale deed dated 14-09-1977, registered as document no. 54/77 in book no. 1, vol. 83, on pages 569 on 5.09.1911 in the office of Joint Sub Registrar, Mussoorie ; AND

WHEREAS the said Sri Balraj Sahni sold and transferred a part of the said Adare Estate to Sri Manmohan Bhargava by virtue of sale deed dated 6.02.1980 registered as document no. 21/80 in book no.1, vol. 87 on pages 473 to 500 on 11.02.1980 in the office of Joint Sub Registrar, Mussoorie ; AND

WHEREAS the said Sri Manmohan Bhargava sold and transferred a part of the said Adare Estate admeasuring 0.69 acres land along with first floor of the main house to Sri Vivek Bhargava by virtue of sale deed dated 18.11.1983 registered as document no. 116/83 in book no.1, vol. 106 on pages 273 to 279 on 23.11.1983 in the office of Joint Sub Registrar, Mussoorie ; AND

WHEREAS the said Sri Vivek Bhargava sold and transferred a piece of land forming part of the said Adare Estate admeasuring 500 sq. mtr.(more or less to Sri Kashmiri Lal Dua by virtue of sale deed dated 17.10.1967 registered as document no. 280/87 in Additional book no. 1, vol.118, on pages 271 to 294 on 09.10.1987 in the office of Joint Sub Registrar, Mussoorie ; AND



R-T-I of
Mrs Bhim Devi

[Handwritten signature]

दानपत्र 12, 12, 600 / 12, 13, 000

रजिस्ट्रेशन शुल्क 24260000 मिलान 1000 प्रोग 24270000
शब्द लगभग 1000-

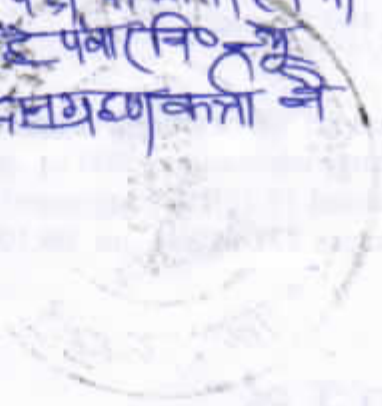
~~श्रीमती श्रीमिडेई~~
~~पुत्री श्री स्व० शिवसिंह पंवार~~
~~निवासी न्यू मार्केट कुलडी मछुवे~~
ने आज दिनांक 5-10-2019 को
दाम 25000 बजे
कार्यालय उप निबंधक मछुवे
हिरादन में प्रस्तुत की

~~ए विपन्न~~
~~व्यक्ति के~~


निबंधक श्रीमती श्रीमिडेई

इस लेख पत्र का निष्पादन
विक्रय धन रु० २००००
में ले रहा

प्राप्त करने उक्त श्रीमती श्रीमिडेई पुत्र पक्ष दाखती एवं श्री
रवीरसिंह पंवार पुत्र स्व० श्री शिवसिंह पंवार नि० न्यू
मार्केट कुलडी मछुवे द्वितीयपक्ष दाखतकर्ता ने
स्वीकार किया।



WHEREAS the said Sri Kashmiri Lal Dua sold and transferred a piece of land forming part of the said Adare Estate admeasuring 500 sq. mtr.(more or less) to Sri Jinendra Kumar Jain by virtue of sale deed dated, 14-05-1991 registered as document no 201/91 in book no-1, vol 13 on page 373 (Additional book no-1, vol 211 on pages 273 to 288 on 07-06-1991 in

the office of Joint Sub Registrar, Mussoorie and whereas the Arvind Kumar Jain and Anju Jain constructed a building comprising many flats on a portion of the said property admeasuring 71 sq mtrs .

WHEREAS the said Sri Jinendra Kumar Jain sold and transferred the said property forming part of the said Adare Estate admeasuring 71-sq mtrs (more or less) to Sri Arvind Kumar Jain and Smt. Anju Jain by virtue of sale deed dated 03-05-1999 registered as document no 75/99 in book no-1, Vol 1, on page 964, addl book no 1, vol. 106 on pages 369/400 on 12-05-99 in the office of joint Sub Registrar, Mussoorie and

Whereas the Said Sri Arvind Kumar Jain and Smt. Anju Jain sold and transferred the said property known as piece of land forming part of the said Adare Estate Admeasuring 71 sq mtr (more or less) in which 33.45 mtr is old shed to Donor by virtue of sale by virtue of sale deed dated 15-01-2013 registered as document no 88/2013 in book no-1, vol 293, on pages 149 to 180, on 16-01-2013 in the office of Joint Sub Registrar, III, Dehradun thus the Donor became the absolute owner of the said property and have right and authority to sell and transfer the said property AND

WHEREAS the Donor is in actual and physical possession of the property known as plot of land known as piece of land forming part of the said Adare Estate, below the Mall Mussoorie, admeasuring 71 sq mtr (more or less) in which 33.45 mtr is old shed, and has uninterrupted right, title and interest to transfer, Sell and Gift the property or any part or parcel thereof free from all encumbrances AND

WHEREAS the Donor being the **Mother** of the Donee is desirous of settling, gifting and bestowing her property i.e. known as piece of land forming part of the Adare Estate , below the Mall Mussorie, Admeasuring 71 sq mtr (more or less) in which 33.45 mtr is old shed during her life-time, out of love and affection, for her said **son Ranveer Singh Panwar** in order to avoid any complications in future and to maintain good relations and harmony among all her family members

AND WHEREAS the Donee has agreed to and accepted the Gift of said property of the Donor;



R.T.I of
Mrs Bhim Dei

~~पह वान श्री गडिपाल सिंह~~

~~पुत्र श्री शिव सिंह~~

~~निवासी ब्याली-चामा सवि मथुइ टिठरी गडवाल~~

~~व श्री जनक सिंह~~

~~पुत्र श्री स्वणामर सिंह~~

~~निवासी लिहीलहट मलबैक रोड मधुली~~

बे की ।

ज निवन्धक
नहरी सेन

निष्पत्ती मसिदेई

Lawyer

मेमिफर जयवर्द्धे

निष्पत्तीओं का निष्पत्ती गमा
साक्षी परिचित है निष्पत्ती से मुक्त विगा

ज निवन्धक
नहरी सेन

के लिए
जयवर्द्धे

NOW THIS DEED WITNESSETH AS UNDER:-

1 That in pursuance of DONOR's express wish, love and desire, the Donor above said doth hereby of her own free will and accord, grant, convey, transfer, assign and assure by way of gift of the property known as piece of land forming part of the Adare Estate, below the Mall Mussoorie, Admeasuring 71 sq mtr (more or less) in which 33.45 mtr is old shed with all rights, privileges, appurtenances, rights of ways, paths, passages, advantages and interests whatsoever attached or belonging otherwise thereto or annexed therewith, to be part thereof and all the rights, title, interests, claims, demands whatsoever of the Donor unto the Donee, TO ACCEPT, TO HAVE AND TO HOLD the same, absolutely and forever;

1 That the DONEE does hereby accept and acknowledges the gift of the said property more fully described and delineated in the schedule of the property at the foot of this deed which the DONEE has agreed to HOLD and to HAVE for all times to come;

2 That the Donor does hereby give assurance and declares that She has a good marketable title, power and authority to gift the said Property and the same is free from all encumbrances, liens, charges, mortgages, demands, attachments, court injunctions, etc.

3 That the name of the DONOR is mutated in assessment records of Municipal Board Mussoorie and Donee have right to get his name mutated in the assessment record of Municipal Board, Mussoorie and the Donor shall render all possible help and shall also submit application, affidavits and no objection letters if required for mutation purposes.

4 That the DONEE, shall be at liberty to apply for any further permissions from the Local Authorities Concerned regarding any development on the said property, or to apply for water & electricity connections in his name, as may be deemed fit by her if necessary, if required.

5 That the DONOR shall at the cost of the DONEE or any person claiming through him, do all acts, deeds and things in order to fully assure the title of the aforesaid property hereby gifted unto the DONEE, at all reasonable times;

6 The DONOR shall bear all charges, stamp duties etc. as applicable and payable to the authorities concerned to get the property registered in the name of Donee.

7 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) in respect of the property.

8 That the Property hereby gifted is Residential.

9 That the property has single (1) side approach and the approach/road is less than 5 meter



R.T.I of
MIS Bhim Dei

- 10 That the Donor and Donee both are Indian.
- 11 That there is no Boundary Wall in the Property. Properly situated at 100m. Far from Main Road.
- 12 That the said property situated within the Nagar Palika Mussoorie Limits.
- 13 That the Photograph of the Property with photograph of Donee is attached to this deed.
- 14 That there is no tree on Property.
- 15 That the Latitude of the property is **30.455316** and Longitude is **78.076911**
- 16 That the Google Satellite Map of the property is attached to this Deed

17 That the said property/plot of land being gifted and transferred is not included in Khewat No-65 of Kyarkuli-Bhatta. The said Property neither had any relation to the property of Shri Raghupratap Singh, son of Shri Raghuraj Singh r/o Syohara Bijnor, Uttar Pradesh, nor has any relation to the said property being gifted through this deed today. As a result the said property under Gifted is not covered by the Order No. 40/Vai.A/2016 dated 23/01/2016 of the Learned District Magistrate, Dehradun and there is no impediment to the transfer and gift of the said property.

18 That the property under sale is the personal property of the Donor who are neither a Promoter/Developer or Real Estate Agent and nor is the said property under sale related to or a part of any Group Housing mixed Development Project (Residential/Non Residential and Industrial Project) Commercial Project, or Plotted Development Project. The said property is not covered under the definition of "Real Estate Project" as defined under the Real Estate (Regulation & Development) (General) Rules, 2017 (the Act & Rules for short) it is further stated that the said property under sale is not required to be registered under the Act & Rules, mentioned hereinabove.

19 That it is stated the said property has been purchased by the Vendor The said property is therefore not required to be compulsorily registered under the said Act & Rules, mentioned hereinabove.



R.T.I of
Mrs Bhim Dei

T8 That the property hereby gifted known as piece of land forming part of Adare Estate , below the Mall Mussorie, Admeasuring 71 sq mtr (more or less) in which 33.45 mtr is old shed which is 78 years old ordinary R.C.C residential construction situated below the Mall Mussorie is steep hilly land situated within the Municipal limits of Mussoorie, about 500 meters far from the Mall Road Mussoorie and is only approachable by a narrow path way from the Mall Road. As per circle rate at page no- 19, Mohalla-A, No- 1(1), column no-6 and column no-10,the circle rate for land is Rs,14,000/- and for construction is Rs 12,000/- per sq meters

Accordingly:-

Area of land	71 x 14500	=	<u>10,29,500.00</u>
Construction/old shed	33.45x12000x0.456	=	<u>1,83,038.40</u>
(Depreciation of 78 years old is availed)			12,12,538.40
			Or 12,12,600.00

1% Stamp duty comes to Rs. 12,126/- rounded off to Rs 12,200/- has been paid which is just and Proper.

SCHEDULE OF THE PROPERTY

All that plot of hilly land, admeasuring 71 sq metres, in which 33.45 sq mtr is old shed forming part of Adare Estate, below The Mall, Mussoorie, District- Dehradun as delineated in red line in the site plan annexed to this deed. bounded and butted as under:-

- IN the North by : Property of others
- IN the South by : Doon View Apartments-II
- IN the East by : Pathway.
- IN the West by : Hampton Court Estate



R.T.I of
Mrs Bhim Dei

(Handwritten signature)

(Finger Prints of the Donor & Donee under the provisions of Section 32-A of the Indian Registration Act, 1908):

Name & Address of the Donor :- Mrs Bhim Dei w/o Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District Dehradun, Uttarakhand.

Aadhaar No- 7111 3126 7936

Little Finger	Ring Finger	Middle Finger	Index Finger	Left Thumb
				

Right Hand-

Right Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

(DONOR)

Name & Address of the Donee :- Mr. Ranveer Singh Panwar son of Late Mr. Shiv Singh Panwar R/o New Market, Kulri, Mussoorie, District Dehradun, Uttarakhand.

Aadhaar No- 9868 6383 0898

Little Finger	Ring Finger	Middle Finger	Index Finger	Left Thumb
				

Right Hand-

Right Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				



R.T.I of
Mrs Bhim Dei

(DONEE)



IN WITNESS WHEREOF both the Donor and the Donee have signed and executed this Deed, in the presence of witnesses hereinafter mentioned, on the day, month and year first mentioned above.



R.T.I of
Mrs Bhim Devi

(DONEE)

WITNESSES:

1. MR. JABAR SINGH
SON OF LATE AMAR SINGH
R/O LITTLE HUT
CAMEL'S BACK ROAD, MUSSOORIE
DEHRADUN, UTTARAKHAND
AADHAAR CARD NO - 4147 0858 2587

5/9/2022

2.
MR. MAHIPAL SINGH
S/O MR. SHIV SINGH
R/O P.O. KHYARSI CHAMASARI
THAT YUR TEHRI GARHWAL
UTTARAKHAND, AADHAAR CARD NO - 2295 3379 2765

Drafted, typed and photo are attested by Me.

(Neeti Sharma Advocate) Mussoorie, Dehradun.

manoj 10/22

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ETA
[Faint text]



श्री दो. 1 दिनांक 22/05/2019
श्री का. पु. 1 दिनांक 30/08/2019
श्री का. पु. 1 दिनांक 10/05/2019

5/2019

365

167/2019

न निपलने
पुस्तक के



