

35/2015

सत्यमेव जयते



2000/-

CONVEYANCE -DEED

Market Value : RA 1000/- Neeraj Garg  
 Stamp Duty : Rs. 1,000/-  
 Number of stamp sheets : One (1 x 1000/-)  
 Main Location : Happy Valley, Mussoorie ;  
 Schedule of the property : Undivided One-third share in Land  
 Forming part of 'Undercliff Estate'  
 Happy Valley Mussoorie,  
 Dist. Dehradun

Name (s) of First Party (s): Smt. Saroj ,w/o Late Sri Prihi Chand ,  
 r/o Henedale Estate , Happy Valley,  
 Mussoorie , Dehradun ( Utrakhand ) ;  
 (PAN NO. ACMOD6050D)

Name(s) of Second Party (s) : 1. Neeraj Garg , son of Late  
 Late Sri Prihi Chand  
 (PAN NO. ACVPG9589K);

2. Manoj Garg , son of Late  
 Sri Prihi Chand ;  
 (PAN NO. ACVPG9589K);

Both r/o 'Henedale Estate' , Happy  
 Valley Mussoorie, Dist. Dehradun; ( Utrakhand ) ;

Neeraj Garg  
 Manoj Garg

Certified True Copy of the Original

Dhanendra Singh Pundeer  
 Advocate & Notary Public  
 Regn.No.19796/2020  
 Mussoorie  
 Distt. Dehradun (Uttarakhand)  
 Govt. of India

35/2015



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CONVEYANCE -DEED

This deed of CONVEYANCE of one-third undivided share in immovable property is made at Mussoorie on this the 27<sup>th</sup> day of December, 2014

BETWEEN

Smt. Saroj, w/o Late Sri Prihi Chand, r/o Hervedale Estate, Happy Valley, Mussoorie, Dehradun (Uttarakhand); (PAN NO. ACMOD6050D) (hereinafter called the 'FIRST PART') of the ONE PART;

AND

1. Neeraj Garg, son of Late Sri Prihi Chand;
  2. Manoj Garg, son of Late Sri Prihi Chand;
- Both r/o 'Hervedale Estate', Happy Valley Mussoorie, Dist. Dehradun; (Uttarakhand); (hereinafter jointly called the 'SECOND PARTY') of the OTHER PART;

27/12/2014

Neeraj Garg

Manoj Garg

हस्ताक्षर (अविलोक्य) 1000/-

रजिस्ट्रेशन शुल्क 10,000/- मिला 10,000/- योग 10,010/-  
शब्द लगभग 1000/-

सबरजिस्ट्रार मसुरी (देहरादून)

श्री/श्रीमती/कु० आलोक मेहरोला

एडमिनिस्ट्रेटिव के प्रार्थना पत्र  
बाबत कमीशन दि० 20-3-2015

के अनुसार आज दि० 21-3-2015

उनके द्वारा निर्धारित स्थान  
हरेल स्टेट हेल्थ विली गृही

पर नाम रखे उद्योग  
पहुंचा जाय न्याय में कुर्सी।

पत्र में संदर्भ के अर्थ श्री/

श्रीमती/ श्री राज पत्नी स्व० श्री पृथ्वीचंद निवासी।

हरेल स्टेट हेल्थ विली गृही  
के अर्थ निबन्धन हेतु मेरे

प्रमाण प्रस्तुत किया।  
हरेल स्टेट हेल्थ विली गृही  
उर निबन्धक  
मसुरी।



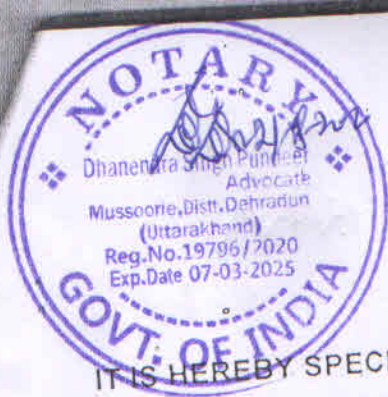
इस लेख पत्र का निष्पादन शुल्क 1000/- (हस्ताक्षर) 2-12-2015

विक्रय धन रु० 1000/- आलोक मेहरोला के द्वारा

में से रु० 1000/- जेरे समान प्राप्त किया।  
प्राप्त करने उक्त श्रीमती राज पत्नी स्व० श्री पृथ्वीचंद निवासी गण

एव श्रीमती गण पुत्र स्व० श्री पृथ्वीचंद निवासी गण  
हरेल स्टेट हेल्थ विली गृही द्वितीय पत्र ने स्वीकार  
किया।

Handwritten signature or mark at the bottom center of the page.



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IT IS HEREBY SPECIFICALLY DECLARED AND AGREED, that the terms 'FIRST PARTY' and 'SECOND PARTY' used in this deed shall mean to include the parties themselves, and their respective legal heirs, successors, assigns, etc. as and when the context so requires for the best interpretation of these terms;

WHEREAS Late Rati Ram, son of Lala Shadi Ram was the owner in possession of the immovable property known as "Hernedale Estate" Happy Valley, Mussoorie; AND

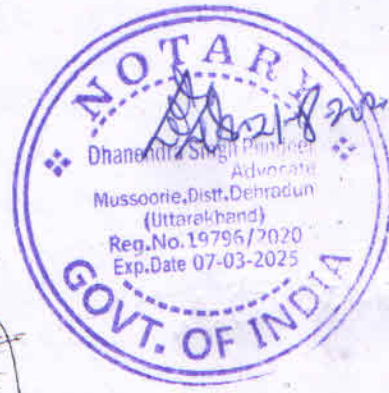
WHEREAS Late Prithi Chand was the joint-owner of the immovable property known as "Undercliff Estate", Near Happy Valley, Mussoorie. During his lifetime, Sri Prithi Chand and the other joint-owners - Lala Ratiram, Satish Chand and Dinesh Chand had sold a major portion of the said estate to M/s Golden Forest. But they had retained a part of the estate admeasuring 5.07 acres (more or less) in their ownership. AND

WHEREAS Late Lal Ratiram had bequeathed his one-third undivided share in the said estate to his eldest son Sri Prithi Chand vide will dated 20.07.2001, duly registered as Document no. 5/2001 in the office of Sub-registrar, Mussoorie. Lala Ratiram expired on 14.09.2004. After his demise, Sri Prithi Chand also inherited another one-fourth undivided share in the estate. Thus Sri Prithi Chand became the joint-owner of one-half share (50%) in the said remaining land forming part of "Undercliff Estate" admeasuring 5.07 acres (more or less); AND

WHEREAS Sri Prithi Chand expired on 08.02.2013 leaving behind him the 'FIRST PARTY' and 'SECOND PARTY' as his sons/heirs. Thus after the demise of Sri Prithi Chand, the 'FIRST PARTY' and 'SECOND PARTY' have jointly inherited the said property belonging to him as his heirs; AND

WHEREAS, the 'FIRST PARTY' as the mother of the 'SECOND PARTY' is willing to convey, transfer, relinquish her undivided one-third share in both the said properties, in favour of the 'SECOND PARTY' without any monetary consideration;

*[Handwritten signatures and marks]*



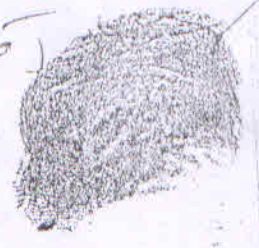
पति धाल श्री किरीत शर्मा  
 पुत्र श्री स्वर्णेश्वर शर्मा  
 निवासी सखी नि. डंग कुल्दी मूले  
 व श्री सतीश जूनेजा  
 पुत्र श्री हंसराज जूनेजा  
 निवासी फ्लैट नं. 3 साठवां एन्ड डाऊन कुल्दी मूले  
 दे की। डा. अरविन्द कुमार  
 एण निवन्धक  
 मसूरी क्षेत्र

Murray Gang

7.11  
सारा ज देवा

Murray Gang

मसूरी



ग. 21/11/21

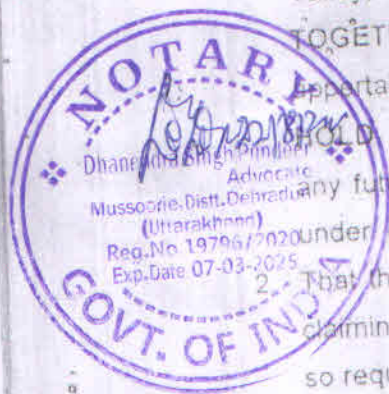
निवासी सतीश जूनेजा का निम्नलिखित गवा  
 साक्षी परिचित है निम्नलिखित मुक्त विषय।

डा. अरविन्द कुमार  
 एण निवन्धक  
 मसूरी क्षेत्र

h

SO NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

1. That the 'FIRST PARTY', as the co-owner of one-third undivided share in the said portion of 'Undercliff Estate', Near Happy Valley, Mussoorie does hereby convey, transfer, relinquish her share to both her sons - Neeraj Garg and Manoj Garg (SECOND PARTY) in equal shares, ~~without any~~ <sup>for a</sup> monetary consideration. Thus the "FIRST PARTY" does hereby, transfer, convey, and assign, unto the "SECOND PARTY" the said portion of 'Undercliff Estate', Near Happy Valley, Mussoorie fully described in the schedule at the foot of this deed TOGETHER with all the rights / advantages and easementary right etc. appertaining to the said portions and every part thereof TO HAVE and TO HOLD the same absolutely and forever by the "SECOND PARTY" without any future interference from the "FIRST PARTY" or any persons claiming under or through her.
2. That the "FIRST PARTY" does hereby declare that she, and all persons claiming under or through her shall at all times and at the cost of the person so requiring, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever necessary for further and more perfectly conveying and assuring the said property to the "SECOND PARTY" and placing them in possession of the same according to the true int... and meaning of this deed.
3. That the "FIRST PARTY" has handed withdrawn her possession of the portions assigned as co-owner, which is accepted and acknowledged by the "SECOND PARTY". From this day, the "SECOND PARTY" shall enjoy the said portion of 'Undercliff Estate' as joint- owners and the "FIRST PARTY" is left with no connection whatsoever with the portion assigned.
4. That the "SECOND PARTY" shall have right to get the portion mutated in as the two joint-owners in their names in the records of Municipal Board, Mussoorie for which the "FIRST PARTY" shall render all possible help.
5. That the portions assigned are situated in Happy Valley area within the Municipal Limits of Mussoorie.
6. The stamp duty of Rs. 1000/- on conveyance between co-owners is being paid by the 'FIRST PARTY'.



Neeraj Garg  
Manoj Garg

Certified True Copy of the Original

Dhanendra Singh Pande  
Advocate & Notary Public  
Regn. No. 19796/2020  
Mussoorie  
Govt. of India

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SCHEDULE OF THE PROPERTY HEREBY CONVEYED / ASSIGNED :

All that one-third undivided share in the one-half undivided share of Late Sri Prithi Chand in portion of 'Undercliff Estate', Near Happy Valley, Mussoorie, having a total land area of 5.07 acres

Finger prints as required u/s 32 A of Registration Act.-1908

Name & Address of First Party :

Smt. Saroj ,w/o Late Sri Prithi Chand ,  
Finger prints of Left Hand



Thumb Tarjani Madhyama Anamika Kanishtika

Finger prints of Right Hand



Thumb Tarjani Madhyama Anamika Kanishtika

सरोज देवी

Signature of First Party

Handwritten signatures and scribbles in the lower left area.

**ATTESTED**

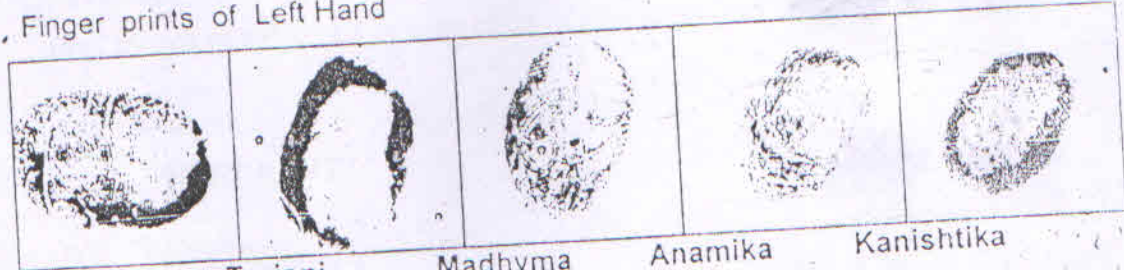
*[Signature]*  
27/8/2020  
Dhanendra Singh Pundeer  
Advocate & Notary Public  
Regn.No.19796/2020  
Mussoorie  
Distt.Dehradun (Uttarakhand)  
Govt. of India

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Name & Address of Second Party No.1:

Sri Neeraj Garg, son of Late Prithi Chand  
Finger prints of Left Hand



Thumb Tarjani Madhyama Anamika Kanishtika

Finger prints of Right Hand

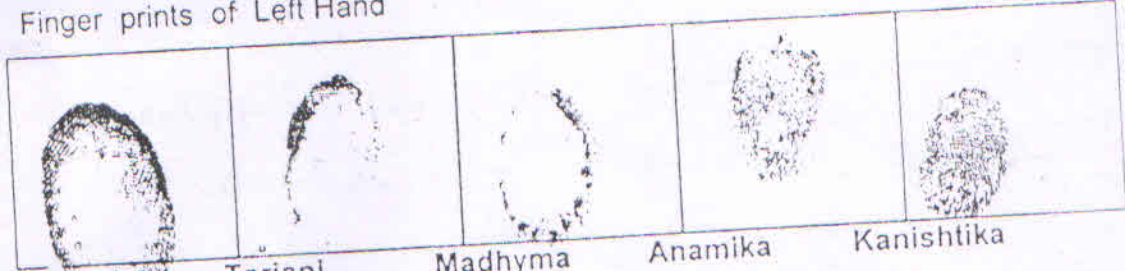


Thumb Tarjani Madhyama Anamika Kanishtika

*Neeraj Garg*  
Signature of Second Party No.1.

Name & Address of Second Party No.2:

Sri Manoj Garg, son of Late Prithi Chand  
Finger prints of Left Hand



Thumb Tarjani Madhyama Anamika Kanishtika

Finger prints of Right Hand



Thumb Tarjani Madhyama Anamika Kanishtika

*Manoj Garg*  
Signature of Second Party No.2.

*Neeraj Garg* *Manoj Garg*



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IN WITNESS WHEREOF, the 'FIRST PARTY' and 'SECOND PARTY' have signed and executed this conveyance-deed on the date, month and year first above mentioned in presence of the following witnesses.

सरोज देवी  
'FIRST PARTY'

'SECOND PARTY'  
Neeraj Gang

WITNESSES:

1. विनय शर्मा  
(Name: VINAY SHARMA), S/o Late Sh. H.D. Sharma  
r/o Box Building, Laxby, Mic.  
ID NO. UP/01/423/0045814
2. सुशिल जूजे  
(Name: Sushil Jujje), S/o Hansraj Jujje  
r/o Flat No 1 South End House Mussoorie  
ID NO. NODLUN0719940081326

Mangru  
X

Draft approved by the 'FIRST PARTY' and 'SECOND PARTY' and typed in my office:

A. Mehrotra  
(A. Mehrotra) Advocate.

Certified that this is true correct copy of deed on stamp paper.

सरोज देवी

Neeraj Gang

Mangru

Certified True Copy of the Original

Dhanendra Singh Pandeer  
Dhanendra Singh Pandeer  
Advocate & Notary Public  
Regn.No.19796/2020  
Mussoorie  
Distt. Dehradun (Uttarakhand)  
Govt. of India



1 to 7 Gang



220 113  
254 195  
31 35/2015  
23/2015

अशोक शर्मा  
शिवानन्द शर्मा

अशोक शर्मा  
शिवानन्द शर्मा  
अशोक शर्मा

Certified True Copy of the Original

Dhanendra Singh Pandeer  
Advocate & Notary Public  
Regn.No.19796/2020  
Mussoorie  
Distt.Dehradun (Uttarakhand)  
Govt. of India

MAC - 5

# NAGAR PALIKA PARISHAD

City Board Mussoorie

1411-14011-1-  
1000-  
300-  
1300

Book No.

243

## RECEIPT

Receipt No.

MUNICIPALITY.....

DC

89

Demand Register No. ....

Received from.....

Rupees (in words).....

On account of.....

Premises No. ....

for the period.....

in full/part Payment of demand bill No. ....

Dated.....

30/5/15

Executive Officer.....

H.T. ....

Tax Collector.....

Dated

30/5/15

W.C./Rents/etc.....

1300/-

Clerk incharge of demand and collection.....

Register.....


Tax Superintendent.....

Cashier.....

Accountant.....

Total Rs. 1300/-

Certified True Copy of the Original

  
Dhanendra Singh Pandeer  
Advocate & Notary Public  
Regn.No.19796/2020  
Mussoorie  
Distt. Dehradun (Uttarakhand)  
Govt. of India

प्रमाणित बिल

B.M Form No. 288

CITY BOARD MUSSOORIE

Serial No. 5788  
Demand No. - 1301

Date of presentation of Bill

To,  
Vinoj Garg  
S/O Prithvi Chand  
Harendale Shop Estate Kala Sadan Happy Valley  
Mussoorie

In Demand & Collection Register

Bill No. 5792

Book No.

PARTICULAR				Period	Gross Amount Payable		Net Amount Payable within 30 days of Presentation
Name of Building/Property	Harendale Shop Estate Kala Sadan Happy Valley			upto 31-03-2017	Arrear	0.0	0.0
House Tax On				2017-18	Advance	0.0	0.0
ARV	8500.0	@ Rs. 15%	1275.0	2017-18	Current Demand	1275.00	1020.00
Rebate	255.0						
IMPORTANT				Total		1275.00	1020.00

1- If the amount of this Bill is paid within 30 days of presentation, the amount payable is Rs. 1020.00

The amount of this Bill must be paid within 30 days of presentation, failing which a notice of demand shall be issued and if necessary a distress warrant.

2- To will hold payment beyond the days of grace will forfeit rebate.

3- Payment will be accepted in Cash/Local Cheque or Bank draft in the name of Executive Officer, Nagar Palika Parishad, Mussoorie.

Tax Superintendent  
For Executive Officer  
CITY BOARD MUSSOORIE  
Date

Form No. 4

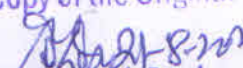
Name & Particulars of Demand	Period	Amount
Arrear Scavenging Tax	upto 31-03-2017	0.00
Advanced Scavenging Tax	2017-18	0.00
Current Scavenging Tax		
	Total	0.00

The amount must be paid within 15 days of presentation after that a notice of demand shall be issued and if necessary a distress warrant.

Date

Certified True Copy of the Original

Signature  
Designation

  
Dharamendra Singh Pande  
Advocate & Notary Public  
Regn.No.19796/2020  
Mussoorie  
Distt. Dehradun (Uttarakhand)  
Govt. of India

हस्ताक्षरों के बिना इस प्रमाणित किये जाने हेतु कृपया ध्यान देना कि प्रमाणित कारगोला में प्रेषित करें।

