

46/2018

GIFT DEED

Market value on which stamp duty is paid-----Rs. 2,56,000/=

E-stamp -----Rs. 13,000/=

Stamp Duty-----Rs. 13,000/=

WHEREAS I/WE---

SHRI. UPINDER SINGH THAPLI son of Sh.Chandan Singh Thapli resident of Purkul Gaon Dehradun.(Pan.No. ABKPT4038Q)
(hereinafter called the "DONOR") of ONE PART;

am/are the sole/ proprietor of the property detailed in the end also in the possession of the same, do hereby GIFT to ---

SHRI. PRADEEP BHANDARI son of Late Sh. Choupal Singh Bhandari resident of Nanpara House, Landour, Mussoorie.(Pan Card No. ABGPB1423R)
(hereinafter called the "DONEE") of the OTHER PART;

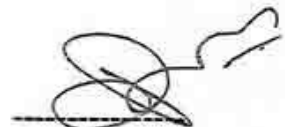
The property is free from all encumbrances.

DETAILS OF THE PROPERTY-

All that property known as **Plot of land forming part of Khasra no.14/47/1 situated at Jharipani Rajpur cart road, MUSSOORIE, District Dehra Dun within the limits of Nagar Palika Parishad Mussoorie, admeasuring 500 sq.fts. or 46.46 sq.mts.**



DONOR



DONEE

Plot of land at Jhanipani Rajpur
Cent Road, Jhanipani
Munroin.



21

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UPENDRA SINGH THAPLI
GHANDAN SINGH
06/02/1960
Permanent Account Number
PAB-PT4038Q



3

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABGPB1423R


नाम / NAME
PRADEEP SINGH BHANDARI

पिता का नाम / FATHER'S NAME
CHQUPAL SINGH BHANDARI

जन्म तिथि / DATE OF BIRTH
03-08-1971

हस्ताक्षर / SIGNATURE
Pradeep Bhandari

आयकर आयुक्त, मेरठ
COMMISSIONER OF INCOME-TAX, MEERUT




[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRADEEP SINGH
SEVA SINGH
19/05/1978
Permanent Account Number
DOUPS6583B

Signature



P Singh

भारत सरकार
Government of India

मोहसिन अहमद
Mohsin Ahmed
जन्म तिथि / DOB: 04/07/1985
पुल / MALE

3879 1197 6793

मेरा आधार, मेरी पहचान




Mohsin

46/2018



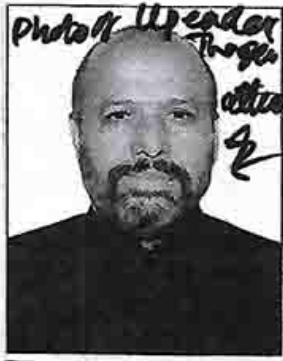
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK56506189759456Q
Certificate Issued Date : 08-Mar-2018 06:33 PM
Account Reference : NONACC (SV)/ uk1240504/ MUSSORIE/ UK-DH
Unique Doc. Reference : SUBIN-UKUK124050413915227964982Q
Purchased by : PRADEEP SINGH BHANDARI SON OF LATE SH C S BHANDARI
Description of Document : Article 33 Gift
Property Description : PLOT OF LAND AT JHARIPANI RAJPUR CART ROAD, JHARIPANI MUSSOORIE
Consideration Price (Rs.) : 0
(Zero)
First Party : UPINDER SINGH THAPLI
Second Party : PRADEEP SINGH BHANDARI
Stamp Duty Paid By : PRADEEP SINGH BHANDARI
Stamp Duty Amount(Rs.) : 13,000
(Thirteen Thousand only)



अमित कुमार (स्वायं विक्रेता)
लाइसेन्स नं० 173
कोर्ट कम्पाउण्ड, मुससुरी

Please write or type below this line

DEED OF GIFT

This deed of gift is made this the 9th day of, March, 2018 at MUSSOORIE,

VO 0000695317

BETWEEN

SHRI. UPENDER SINGH THAPLI son of Chandan Singh Thapli resident of Purkul Gaon, Dehradun. (Pan.No.ABKPT4038Q)
(hereinafter called the "DONOR") of ONE PART;

AND

SHRI. PRADEEP BHANDARI son of Late Sh. Choupal Singh Bhandari resident of Nanpara House, Landour, Mussoorie. (Pan Card No. ABGPB1423R)
(hereinafter called the "DONEE") of the OTHER PART;


WHEREAS the expressions 'DONOR' AND 'DONEE' used in these presents, unless repugnant to the context of the conveyance, shall mean and include their respective heirs, legal representatives, administrators, executors, nominees and successors and assigns etc.

WHEREAS Smt. Angi Florine sold and transferred one khandar Kothi Jharipani Castle and Jharipani Estate and land measuring 138.95 Acre, situated at vill Jharipani, Pargana Pachvadoon, District Dehra Dun to Shri Rajkumar Kiranandre Singh, son of Late Sh.Lt. Colonel Maharaj Kumar Shri Brijender Singh and others vide sale deed dated 04.02.1944 registered as no. 169 in book no. 1 volume 297 on pages 230 to 237 on 24.02.1944 in the office of Sub Registrar, Dehradun and thus became absolute owner of the said property.

WHEREAS Shri Rajkumar Kiranandre Singh and others sold land measuring 590 Bighas and 18 Biswa from their property to Sh. Yashpal Arya son of Late Sh. Kaluram, Km. Mridula, Km. Shalini, Km. Nandani, Km. Aparajita, Sh.Devdut Arya son of Late Sh.Kaluram, Sh. Harshvardhan, Km. Sujata, Sh. Adityavardhan, Km. Mudita all residents of Dehradun forming part of Khewat no.1 khata no.7 in Jharipani, MUSSOORIE, District Dehra Dun vide sale deed dated 16.05.1970 registered as no. 2716 Musanna no.2717 & 2718 in book no. 1 volume 983 on pages 230 to 236 on 02.06.1970 in the office of Sub Registrar, Dehradun and by this Sh.Yashpal Arya and others became co-owners of 1/10 of their each share of this undivided property.

WHEREAS one of the co-owner Sh.Devdut Arya died on 13.09.2002 and later his wife Smt. Bimla Devi also died on 25.06.2006 and after their death their share was succeeded by their two sons Sh. Harshvardhan Arya and Sh. Adityavardhan Arya.

WHEREAS Sh. Yashpal Arya son of Late Sh. Kaluram, Smt. Mridula Chauhan wife of Sh.Anand Chauhan, Smt. Shalini Agarwal wife of Sh.Anirudh Agarwal, Smt. Nandani



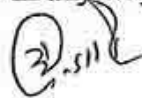
Gupta wife of Sh.Dhananjay Gupta, Smt. Aparajita Tayal wife of Sh.Himanshu Tayal, Sh.Devdutt Arya son of Late Sh.Kaluram, Sh. Harshvardhan Arya son of Late Sh.Devdutt Arya, Smt. Sujata Agarwal wife of Sh.Ambrish Agarwal, Sh. Adityavardhan Arya son of Late Sh.Devdutt Arya, Smt. Mudita Rastogi wife of Sh.Pravin Rastogi sold a portion of their undivided property/land measuring 3.353 hectares or 40.236 Bighas to Sh. Upinder Singh Thapli and Sh. Raj Chaudhary son of Sh.Rup Chaudhary Vide sale dated 22.09.2006 registered as no. 7054 in book no. 1 volume 1547 on page 381 and in additional book no. 1 volume 1626 on pages 649 to 668 on 23.09.2006 in the office of Sub Registrar, Dehradun forming part of Khasra no. 14/47/1 situated at Jharipani Rajpur cart road, MUSSOORIE, District Dehra Dun within the limits of Nagar Palika Parishad Mussoorie.

WHEREAS the donor is owner of the said land Khasra no. 14/47/1, area 1250 sq.mts (as this part/area of land has come in the share of Sh. Upinder Singh Thapli through common understanding/division with the co-owner Sh. Raj Chaudhary) thus the donor has agreed with the donee to gift and transfer the property known as plot of land forming part of Khasra no.14/47/1 situated at Jharipani Rajpur cart road, MUSSOORIE, District Dehra Dun within the limits of Nagar Palika Parishad Mussoorie, admeasuring 500 sq.ft. or 46.46 sq.mts, more fully described in the schedule at the foot of this deed, and the donee have also agreed for the same :-

NOW THIS DEED OF GIFT WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement the Donor doth hereby declare that he has no right, claim or interest in the said property and it is exclusive and absolute property of the Donee. The Donor doth hereby transfer all his right, claim or interest in the said property known as **Plot of land forming part of Khasra no.14/47/1 situated at Jharipani Rajpur cart road, MUSSOORIE, District Dehra Dun within the limits of Nagar Palika Parishad Mussoorie, admeasuring 500 sq.ft. or 46.46 sq.mts** morefully described in the schedule at the foot of this deed, in favour of the donee with all rights, paths, passages, hedges, water courses, easementary rights, liberties and privileges appertaining to the said property with clear title, claims, interest and demands etc., **TO HAVE AND TO HOLD** the said property and every part thereof unto the donee without any interference and disturbance whatsoever from any side.

2. That the donor has delivered vacant, actual and physical possession of the said property under sale to the donee before the execution of this deed. The donor is left with no connection or interest with the demised property in any way.





3. That donee shall be liable to pay taxes and dues in respect of the said property under gift from the date of this deed and any taxes and dues prior to the said date shall be liability and responsibility of the donor.
4. That the donor shall at the cost of the person so requiring reasonably do all Acts, Deeds and Things in order to assure the said property to the donee more fully.
5. That the donor hereby gives assurance and declares that he is exclusive and lawful owner of the said property and has a good marketable title and is fully entitled and empowered to gift the said property or to dispose off the same. The donor further declares that the said property under gift is free from all encumbrances, liens, charges, demands, attachments, requisition and litigations etc. In case of any defect in the title of the donor or his power to gift the said property, the said property or any part of the same is lost to the donee or the donee suffer any loss on this account, the donor shall indemnify the donee fully including any further expenditure by the donee to improve the said property.
6. That there are no trees in this plot and there is no boundary wall in this property and this plot of land is residential. That the parties to this deed are citizens of India. The common road to this property is 6 ft wide which is less than 5 mts in width. That this property is more than 100 mts away from the main motor road.
7. That the said property shall be quietly entered into and upon and used and its usufruct enjoyed in any manner by the donee without any interference from any other person whosoever. This property is declared Aabadi and is not agricultural land. And there is no construction in this plot.
8. That the donee shall have right to get his name mutated in the records of Municipal Board, Mussoorie and the donor shall help and co-operate the donee for the same.
9. That the total area of the property under gift is more or less 46.46 sq. meters.
10. That this deed does not come under the Khewat No. 65 Kyarkuli Bhatta and this property has nothing to do with Raghu Pratap Singh son of Raghuraj Singh resident of Bijnore Uttar Pradesh. The order of the District Magistrate Dehradun No. 40/Vatik Adhikari/2016 dated 23 January 2016 does not effect this deed.
11. That it is hereby declared that the portion under gift is the personal property of the donor, and is not part of a group housing, mixed development project (residential/commercial or industrial project), commercial projector plotted development. Further declared that the donor is not a promoter/developer or Real Estate Agent.

31-11-16



12. The portion under gift is not covered by the provisions of 'Real Estate Act, 2016' and the provisions of 'Uttarakhand Real Estate Rules 2017' are not applicable to the same. Hence the property under gift is not required to be registered under the provisions of 'Real Estate Act, 2016' and the provisions of 'Uttarakhand Real Estate Rules 2017'.

13. That the total area of the property under gift is approximately 46.46 sq.mts, which is Plot of land. On the basis of the said facts the market value of the said property is Rs. 2,55,530/=. The stamp duty has been paid on the highest value of Rs.2,56,000/=.

As per calculation below:-

Value of the land-----46.46 x 5500 -----= Rs. 2,55,530/=

Stamp duty has been paid on Rs.2,56,000/= @ 5 % Rs.12,800/= or say 13000/=.

SCHEDULE OF THE PROPERTY UNDER GIFT:-

All that property known as Plot of land forming part of Khasra no. 14/47/1 situated at Jharipani Rajpur cart road, MUSSOORIE, District Dehra Dun within the limits of Nagar Palika Parishad Mussoorie, admeasuring 500 sq.fts. or 46.46 sq.mts with right of passage and facilities already mentioned in the body of this DEED, bounded and butted as under :-

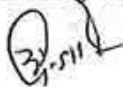
NORTH:- land of seller

SOUTH :- land of seller

EAST :- land of seller

WEST :- common approach 6 ft

The said property is more specifically shown and delineated in RED COLOUR in the site plan annexed to this deed





Name & Address of Donor

SHRI. UPINDER SINGH THAPLI
PURKUL GAON, DEHRADUN

Left hand Finger Prints of First Party/ Donor

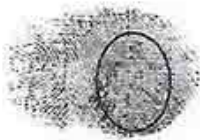
Thumb

Index Finger

Middle Finger

Ring Finger

Pinky Finger



Right Hand Finger Prints of First Party/ Donor

Thumb

Index Finger

Middle Finger

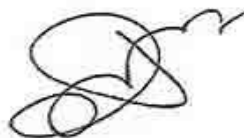
Ring Finger

Pinky Finger




Signature of First Party/Donor





Name & Address of Donee

Sh. PRADEEP BHANDARI
Nanpara House, Landour, Mussoorie

Left hand Finger Prints of Second Party/Donee

Thumb



Index Finger



Middle Finger



Ring Finger



Pinky Finger



Right Hand Finger Prints of Second Party/Donee

Thumb



Index Finger



Middle Finger



Ring Finger



Pinky Finger




Signature of Second Party/Donee

IN WITNESS WHEREOF the DONOR has executed and the DONEE has signed this deed of GIFT on the day, month and year first above mentioned.

WITNESSES-

1. P. S. Inani
Pradeep Singh
Sp. No. 50/1974
Zogor Hall Kullu
Muneri
(P.W.O. DOUP 56583B)


DONOR


DONEE

2. Mohd. Aslam
Mohsen Ahmad
Sp. No. 44/1974
W/O Landown Muniri
(A.W.O 38791A) 6793

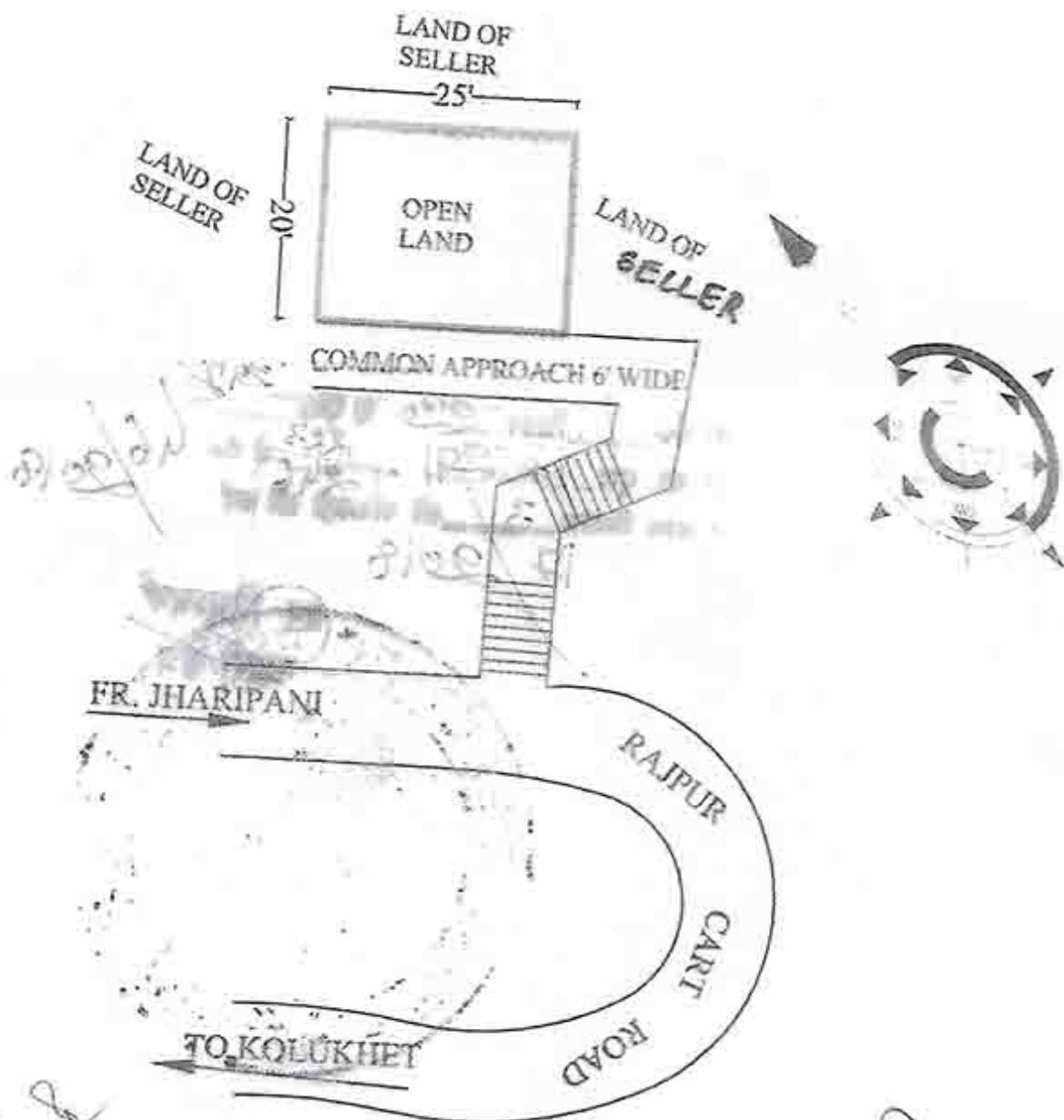
DRAFTED & TYPED WITH THE
SOLE CONSENT OF THE PARTIES IN THE OFFICE OF


NARESH PADIYAR, ADVOCATE, MUSSOORIE.

**PART SITE PLAN OF LAND FORMING PART OF KHASRA
NO.14/47/1 SITUATED AT JHARIPANI RAJPUR CART ROAD
MUSSOORIE.**

**NOTE: THE BOUNDARY OF THE GIFTED PORTION HAS BEEN
MARKED BY RED RIBAND.**

**TOTAL LAND AREA - 500.0 SQ.FT OR 46.46 SQ.MT.
DONER - SH.UPINDER THAPLI
DONEE - MR.PRADEEP BHANDARI**



SIGN.DONER

SIGN.DONEE

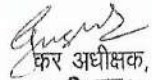
कार्यालय नगर पालिका परिषद, मसूरी ।

पत्रांक : 295/...../कर/18-19

दिनांक : 01/01/19

प्रमाण पत्र.

अवगत कराना है कि नगर पालिका परिषद, मसूरी के अभिलेख "भवन एवं भूमि मूल्यांकन सूची" वर्ष 2014-2019 की मॉग सख्या 1068/1 पर दर्ज सम्पत्ति, झड़पानी राजपुर कार्ट रोड पर भूमि 500 वर्ग फीट में 15X15 वर्ग फुट हाल, श्री प्रदीप भण्डारी पुत्र स्व० चौपाल सिंह के स्वामित्व पर वार्षिक मूल्यांकन रू० 20,500-00 सहित दर्ज है।


कर अधीक्षक,
नगर पालिका परिषद, मसूरी।
नगर पालिका परिषद
मसूरी