

Valuation : Rs. 7,95,13,090/-
Stamp duty : Rs. 5,000/-
(as G.O.)
Pargana : Bijnor

GIFT DEED

1. Type of land : Residential
2. Ward/Pargana : Bijnor (Code-101)
3. Mohalla/Village : Hariharpur, Lucknow ,
(V-Code-1043)
4. Detail of Property : Plot part of Khasra No. 92, 93,
94, 105
5. Unit of Measurement : Sq.Mt.
6. Area of Property : 2.8120 Hect. ½ share 1.406
Hect. or 14060 Sq.Mtr. (Gifted
Portion),
7. Covered Area of
property : 262.092 Sq.Mtr.
8. Situation of Road : The property is not situated at
any Segment Road.
9. Others : The property is not situated at 9
mtr. wide road and not a park
facing, but the said property at
Corner. 24 trees, tubewell and
boundary wall also in the said
property.

Acad Kumar

gaur


[Redacted]
[Redacted]



अनिल कुमार अग्रवाल
Anil Kumar Agrawal
जन्म तिथि / DOB : 21/02/1960
पुरुष / MALE



2406 8868 6099

मेरा आधार, मेरी पहचान


Anil Kumar




आधार
[Redacted] पहचान प्राधिकरण
[Redacted] INDIA

पता:
22 न्यूबेरी रोड, लखनऊ, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address
22 NEW BERRY ROAD LUCKNOW
Lucknow Lucknow G.p Lucknow Uttar
Pradesh - 226001

2406 8868 6099



1947  help@uidai.gov.in  www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

Anil Kumar



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1424/26211/51997

To
अरुण कुमार अग्रवाल
Arun Kumar Agarwal
S/O: Mohan Lal
22 New Berry Road
Near Times Of India Hazratganj
Lucknow
Lucknow G.p
Lucknow Lucknow
Uttar Pradesh 226001
9415019388

16/02/2015
219573447

MP195734470FT



आपका आधार क्रमांक / Your Aadhaar No. :

7504 7522 9019

आधार - आम आदमी का अधिकार



Government of India



अरुण कुमार अग्रवाल
Arun Kumar Agarwal
जन्म तिथि / DOB : 14/04/1948
पुरुष / Male



7504 7522 9019

आधार - आम आदमी का अधिकार

[Handwritten signature]

Mobile 9415019388

भारत सरकार
Unique Identification Authority of India
Government of India

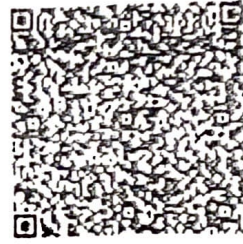
नामांकन क्रम / Enrollment No.: 1424/26211/52120

To
वाचस्पति अग्रवाल
Vachaspati Agarwal
S/O: Arun Kumar Agarwal
22 New Berry Road
Hazratganj
Lucknow
Lucknow G p
Lucknow Lucknow
Uttar Pradesh 226001
9415019390

05-03-2015
225819846



MP258198466FT



आपका आधार क्रमांक / Your Aadhaar No. :

9409 9342 4650

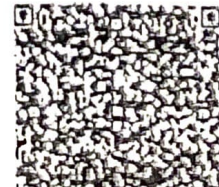
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



वाचस्पति अग्रवाल
Vachaspati Agarwal
जन्म तिथि / DOB 11/07/1979
पुरुष / Male



नामांकन क्रम / Enrollment No.: 1424/26211/52120

9415019390



भारत सरकार
Government of India



संबंधित नाम
Aditya Pal
जन्म तिथि DOB 17/06/1992
पुरुष Male



5748 8930 8379

मेरा आधार, मेरी पहचान



Unique Identification Authority of India

पता
S/O दिगम्बर पाल मन्कपुर कोट
मन्कपुर, मन्कपुर गोंडा, मन्कपुर
बाजार, उत्तर प्रदेश 271302

Address
S/O Digambar Pal, mankapur kot,
mankapur, Mankapur Gonda,
Mankapur Bazar, Uttar Pradesh
271302

5748 8930 8379

Aditya Pal



1211

mp@udai.gov.in

www.udai.gov.in

PHOTOGRAPH OF PROPERTY

Plot part of Khasra No. 92, measuring 0.2340 Hect. on which 1/2 part i.e. 0.117 Hect., Khasra No. 93, measuring 0.3290 Hect. on which 1/2 part i.e. 0.1645 Hect., Khasra No. 94, measuring 0.2460 Hect. on which 1/2 part i.e. 0.1230 Hect. & Khasra No. 105, measuring 2.0030 Hect. on which 1/2 part i.e. 1.0015 Hect., total measuring 2.8120 Hect. on which 1/2 part i.e. 1.406 Hect. or 14060 Sq.Mtr., situated at Village Hariharpur, Pargana-Bijnor, District-Lucknow



Acil Kumar

Donor

[Signature]

Donee

No. of Donor -01	:	No. of Donee -01
Detail of First Party	:	Detail of Second party
Mr. Anil Kumar son of Late Mohan Lal, resident of C-92/214, Mohan Hotel, Charbagh, Lucknow, U.P., presently residing at 22, New Berry Road, Near Times of India, Hazratganj, Lucknow, U.P., Mobile No. 9415019387 PAN-ACSPA6244J Occupation:- Business		Mr. Arun Kumar son of Late Mohan Lal, resident of C-92/214, Mohan Hotel, Charbagh, Lucknow, U.P., presently residing at 22, New Berry Road, Near Times of India, Hazratganj, Lucknow, U.P., Mobile No. 9415019388 PAN-ACMPA1700H Occupation:-Business

GIFT DEED:

I, Mr. Anil Kumar son of Late Mohan Lal, resident of C-92/214, Mohan Hotel, Charbagh, Lucknow, U.P., presently residing at 22, New Berry Road, Near Times of India, Hazratganj, Lucknow, U.P. do hereby execute this deed of gift in favour of my real brother Mr. Arun Kumar son of Late Mohan Lal, resident of C-92/214, Mohan Hotel, Charbagh, Lucknow, U.P., presently residing at 22, New Berry Road, Near Times of India, Hazratganj, Lucknow, U.P..

WHEREAS, Donor and Donne are the co-owners of Plot part of Khasra No. 92, measuring 0.2340 Hect. on which 1/2 part i.e. 0.117 Hect., Khasra No. 93, measuring 0.3290 Hect. on

Anil Kumar

Arun Kumar

which 1/2 part i.e. 0.1645 Hect., Khasra No. 94, measuring 0.2460 Hect. on which 1/2 part i.e. 0.1230 Hect. & Khasra No. 105, measuring 2.0030 Hect. on which 1/2 part i.e. 1.0015 Hect., total measuring 2.8120 Hect. on which 1/2 part i.e. 1.406 Hect. or 14060 Sq.Mtr., situated at Village Hariharpur, Pargana-Bijnor, District-Lucknow and their named are mutated joint in revenue records as Serial No. 1Ka.

And whereas, the land is declared non-agricultural by the order of SDM Sadar, Lucknow, Case No. 44/07-08, Arun Kumar & other Versus State of U.P. under section 143 U.P. Z.A. & L.R. Act on dated 10.06.2008

In this way the said Donor and Donee are the absolute joint owners of the aforesaid undivided property.

AND WHEREAS aforesaid property is now exclusively belongs to us and we are enjoying the exclusive ownership right of the aforesaid property.

AND WHEREAS, Mr. Arun Kumar, who is my real brother and in order to provide him with security and to safeguard his rights, out of our natural love and affection for him, I, the executant do hereby gift my undivided 1/2 share i.e. Plot part of Khasra No. 92, measuring 0.2340 Hect. on which 1/2 part i.e. 0.117 Hect., Khasra No. 93, measuring 0.3290

Arun Kumar

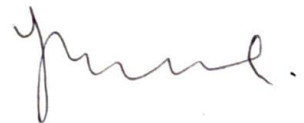
[Signature]

Hect. on which 1/2 part i.e. 0.1645 Hect., Khasra No. 94, measuring 0.2460 Hect. on which 1/2 part i.e. 0.1230 Hect. & Khasra No. 105, measuring 2.0030 Hect. on which 1/2 part i.e. 1.0015 Hect., total measuring 2.8120 Hect. on which 1/2 part i.e. 1.406 Hect. or 14060 Sq.Mtr., situated at Village Hariharpur, Pargana-Bijnor, District-Lucknow.

NOW THIS DEED WITNESSETH IS AS UNDER:-

1. That in consideration of natural love and affection I Mr. Anil Kumar hereinafter referred to as the Donor do hereby gift the demised property exclusively to Mr. Arun Kumar (hereinafter referred to as the Donee) who shall be the exclusive owner of my share in possession of the said property from the date of execution of this gift deed.
2. That the Donee has accepted the above gift and in acknowledgement thereof we have been put in the exclusive possession of the demised property.
3. That after the execution of this gift deed, the Donee shall be entitled to get his name duly mutated in all the relevant municipal/cantonment board/Tehsil records, to which the Donor shall have no objection.





4. That the total land area of the property transferred through this document is 14060 Sq.mtr. as such its value calculated @ Rs. 7,000/- per sq.mtr., but the property is situated at Corner as such 10% increase on valuation which comes to Rs. 7700/- per Sq.Mtr., but the total donated area is 14060 Sq.mtr. so that as per Govt. order on which land area measuring 1000 Sq.Mtr. calculated as 1000 Sq.Mtr. x 7700/- = Rs. 77,00,000/- and remaining part 13060 Sq.Mtr. is calculated as decreasing 30% (Rs. 2310/-) which comes to Rs. 5390/- per Sq.Mt. so that the valuation comes to Rs. 7,03,93,400/-. Thus the total valuation of land is Rs. 7,80,93,400/- and the valuation of boundary wall & Gate is Rs. 10,00,000/- and the valuation of 14 mangos trees is Rs. 2,10,000/- (15000/- per tree) and 08 Jack fruit trees valuation is Rs. 48,000/- (Rs.6000/- per tree) and One Pipal Tree valuation of Rs. 6000/- (Rs.6000/- per tree). 01 Small Sehtoot Tree valuation is Rs. 6000/-, the valuation of Tubewell is Rs. 30,000/-, The valuation of the Kunwa is Rs. 10,000/- and the construction area is 800 Sq.Mtr. or 74.349 Sq.Mtr.,

Amil Kumar

Y. Prasad

the construction is second class the valuation of Rs. 9000/- per Sq.Mtr. which comes to Rs. 6,69,145/- and the Tin-shed area construction is 1785 Sq.Ft. or 165.892 Sq.Mtr., the valuation of the said construction is Rs. 4,000/- per Sq.Mtr., which comes to Rs. 6,63,569/- and The Staff Qtr. Room without floor, the measuring of the said Staff Qtr. Room is 235.125 Sq.Ft. or 21.851 Sq.Mtr., the valuation of the said Room is Rs. 9000/- per Sq.mtr., which comes to Rs. 1,96,666/-. That the Donor and Donee is co-share holder the valuation of the boundary wall and trees, tubewell, Kuwan, Staff Room, Tin-shed are the share of Donor and Donee is 1/2 i.e. comes to Rs. 14,19,690/-, total value i.e. Land construction + trees + boundary walls & Gate + Tube-well + Kuwan + Tin-shed comes to Rs. 7,95,13,090/-.

5. It is pertinent to mention here that the Donor and donee are the joint owners of the said property so that the doners and the donee share on the said property is 1/2 each and the valuation of the 1/2 part of the said property

Asif Khan

[Signature]

is Rs. 7,95,13,090/-. Thus the valuation of the 1/2 part (Gifted portion) of the said property is Rs. 7,95,13,090/-. This deed is gift deed, hence the stamp duty on valuation (Rs. 7,95,13,090/-) of payable. Since the Donor and donee are family members as per the Governor notification no. 8/2022/566/94-S.R.-2-2022-700(29)/2021 dated 18.06.2022, the stamp duty is paid Rs. 5,000/-, thus the total stamp duty of Rs. 5,000/- (through e-stamp certificate no. IN-UP39142171619089U dated 11.07.2022) is being paid by the donee.

6. That this Gift Deed has been drafted by the undersigned as per instruction and documents provided by the parties for which they shall be responsible.
7. That the donor name as per Khatauni Anil Kumar and Aadhar Card donor name Anil Kumar Agarwal and Donee name as per Khatauni Arun Kumar and as Aadhar Card Arun Kumar Agarwal, all above names are Donor & Donee.

Anil Kumar

Arund.

SCHEDULE OF PROPERTY

Plot part of Khasra No. 92, measuring 0.2340 Hect. on which 1/2 part i.e. 0.117 Hect., Khasra No. 93, measuring 0.3290 Hect. on which 1/2 part i.e. 0.1645 Hect., Khasra No. 94, measuring 0.2460 Hect. on which 1/2 part i.e. 0.1230 Hect. & Khasra No. 105, measuring 2.0030 Hect. on which 1/2 part i.e. 1.0015 Hect., total measuring 2.8120 Hect. on which 1/2 part i.e. 1.406 Hect. or 14060 Sq.Mtr., situated at Village Hariharpur, Pargana-Bijnor, District-Lucknow, bounded as below:-

East : Road Two Lattha (16.5 Ft.)
West : Others Property
North : Road 20 Ft. wide
South : Road Two Lattha (16.5 Ft.)

'We have got this Gift Deed prepared in accordance with our instructions, in our sound state of mind and good health, without any coercion or undue influence whatsoever and after reading, understanding the contents, I, Mr. Anil Kumar, have putting their signatures upon this Gift Deed in presence of the Donee Mr. Arun

Anil Kumar

Arun

आवेदन सं०: 202201041031519

दान पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 27036

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 5000 बाजारी मूल्य - 79513090 पंजीकरण शुल्क - 795140 प्रतिलिपिकरण शुल्क - 60 योग : 795200

श्री अरुण कुमार,
पुत्र श्री स्व० मोहन लाल
व्यवसाय : व्यापार
निवासी: सी-92/214 मोहन होटल चारबाग लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 23/07/2022 एवं 01:08:14 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओम प्रताप सिंह प्रभारी
उप निबंधक :सरोजनीनगर

लखनऊ
23/07/2022

ओम प्रताप सिंह
निबंधक लिपिक
23/07/2022

प्रिंट करें



Kumar and witnesses mentioned hereinafter, who have also signed in our presence.

Lucknow

Dated: 21.07.2022

Witnesses:

1.

A handwritten signature in black ink, appearing to be 'Vachaspati Agarwal'.

(Vachaspati Agarwal)
S/o- Mr. Arun Kumar Agarwal,
R/o-22, New Berry Road, Near Times of India,
Hazratganj, Lucknow, U.P.
Mobile No. 9415019390

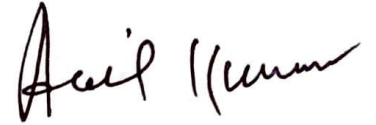
2.

A handwritten signature in black ink, appearing to be 'Aditya Pal'.

(Aditya Pal)
S/o- Digambar Pal,
R/o-Mankapur Kot,
Mankapur Gonda, U.P.
Mobile No. 7570808740

Typed/By:

(ABHAY SHAH)

A handwritten signature in black ink, appearing to be 'Anil Kumar'.

(Anil Kumar)
Donor

A handwritten signature in black ink, appearing to be 'Arun Kumar'.

(Arun Kumar)
Donee



Drafted By:

H.P. Dubey
(H.P. DUBEY)
Advocate

Mobile No. 9451065096

बही सं०: 1

रजिस्ट्रेशन सं०: 27036

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि क प्रलेखानुसार उक्त

दान दाता: 1

श्री अनिल कुमार, पुत्र श्री स्व० मोहन लाल

निवासी: सी -92/214 मोहन होटल चारबाग लखनऊ

व्यवसाय: व्यापार

दान गृहीता: 1

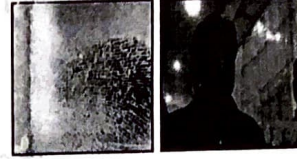
Anil Kumar



श्री अरुण कुमार, पुत्र श्री स्व० मोहन लाल

निवासी: सी-92/214 मोहन होटल चारबाग लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Arun Kumar

श्री वाचस्पति अग्रवाल, पुत्र श्री अरुण कुमार अग्रवाल

निवासी: 22 न्यू बेरी रोड नियर टाइम्स ऑफ़ इंडिया हज़रतगंज लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री आदित्य पाल, पुत्र श्री बिगम्बर पाल

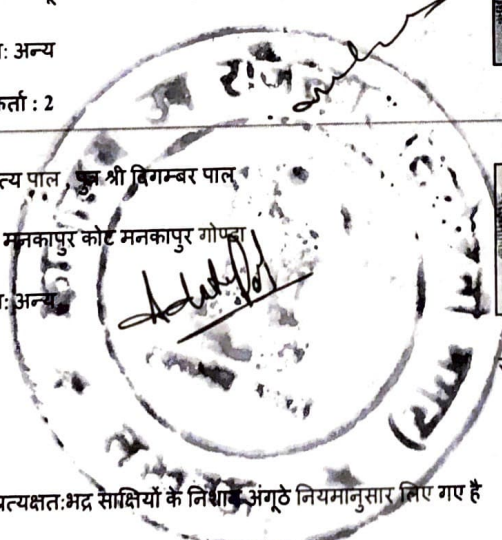
निवासी: मनकापुर कोट मनकापुर गोपदा

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निधारे अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओम प्रताप सिंह प्रभारी
उप निबंधक : सरोजनीनगर

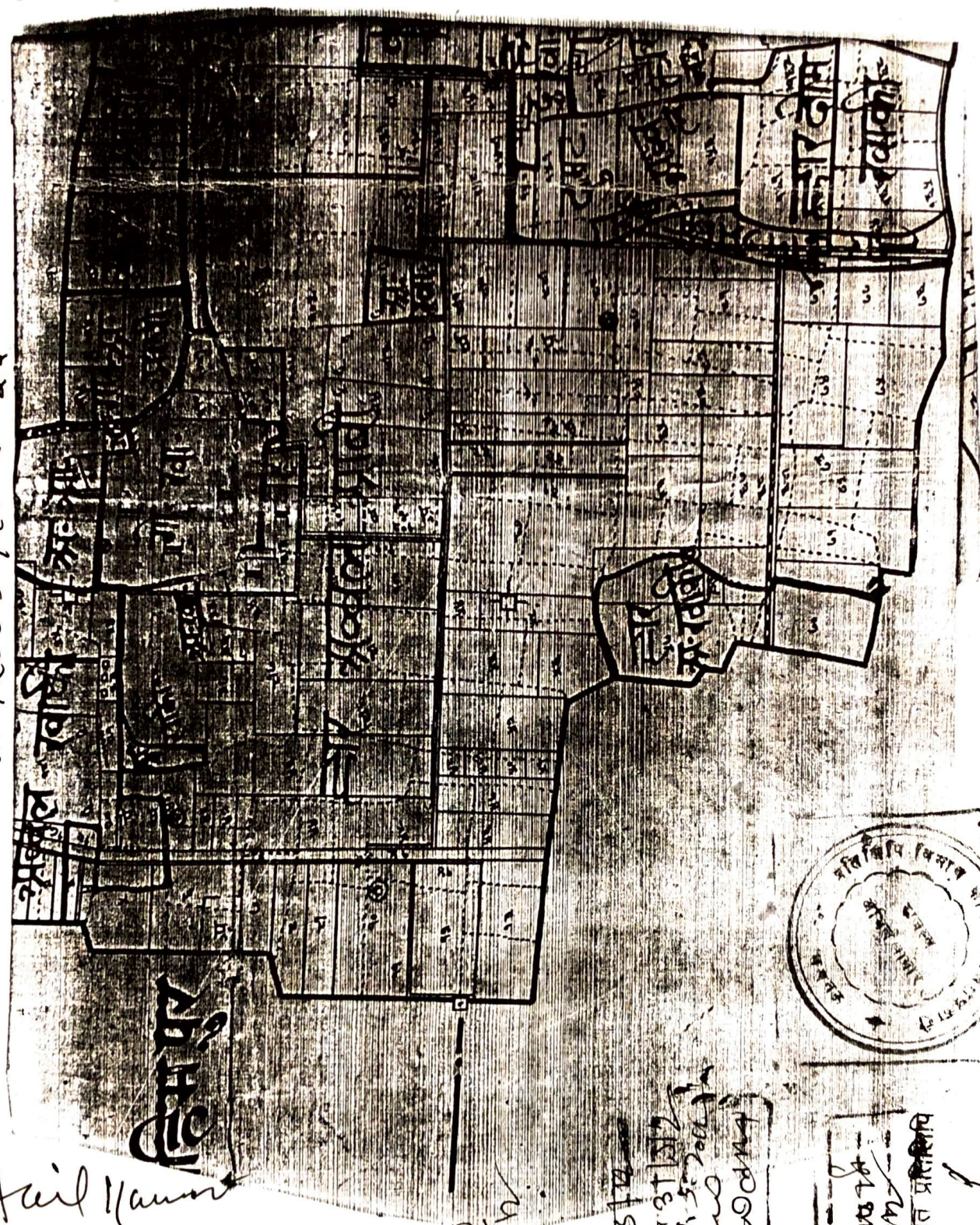
लखनऊ
23/07/2022

ओम प्रताप सिंह
निबंधक लिपिक लखनऊ
23/07/2022

प्रिंट करें

19/10/1971
 19/10/1971
 19/10/1971

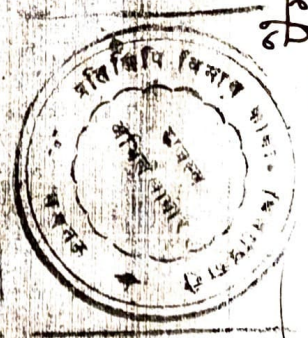
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 92-338
 94-246
 98-234
 105-2003
 28120



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Doneer sign
 12860
 12860
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1-...
 2-...
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 4-...
 5-...



1-...
 2-...
 3-...
 प्रमाणित प्रतिलिपि

पं. मा. नं. - 94/1971-9

Handwritten signature

3/10/2011

क. श. म. य. विद्यापीठ
 क. श. म. य. विद्यापीठ
 क. श. म. य. विद्यापीठ

आवेदन सं०: 202201041031519

बही संख्या 1 जिल्द संख्या 9037 के पृष्ठ 37 से 56 तक क्रमांक 27036 पर
दिनांक 23/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ओम प्रकाश सिंह प्रभारी

उप निबंधक : सरोजनी, नगर

लखनऊ

23/07/2022

