

**Government of Haryana**  
**Department of Revenue and Disaster Management**  
**Sub Registrar Office, Sohna**

Dated: Jun 09, 2022

Time: 07:46:24

**Appointment Slip**

Shri / Smt.  
**chander**  
Dhunela  
Sohna, Gurugram

N

**Subject: Appointment for registration of GIFT Deed**

As requested by you regarding registration of **GIFT IN FAVOUR OF GOVT.** deed, your appointment has been scheduled with following Details:-

Serial No:	33	Token No:	02809062022074617000
Transaction Amt:	Rs. 10	Property ID:	#Error
Date & Time:	Jun 10, 2022 11:19	Appointment Type:	Normal
Address:	Gurugram		

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00				

Please bring the following documents to prove your identity in support of your Deed.

**ID Proof:**  
Aadhar

**ID Number:**  
XXXX-XXXX-5709

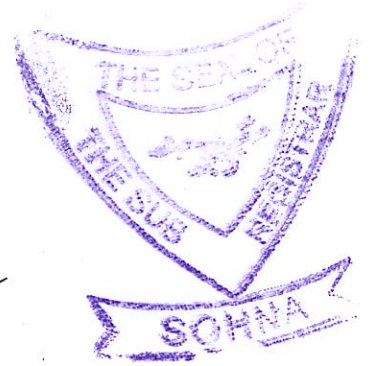
**Important:**

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

23/8  
10/06/2022

Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the appointment.





2318  
10/06/2022

### GIFT DEED

This Gift Deed is made end executed at Gurugram on this 10<sup>th</sup> day of June, 2022, by Shri. Chander Mohan Khatana s/o Sh Dharam Pal Khatana, Shri. Priya Mohan Khatana s/o Sh Dharam Pal Khatana, Shri Dharam Pal Khatana s/o Sh Chet Ram, and Shri Surinder Singh s/o Sh Gopi Singh all Residents of Dhunela, Tehsil Sohna, Distt Gurugram, hereinafter called as the **"DONOR"** of the first part, which expression shall, unless repugnant to the context there of, be deemed to mean and include it successors, representative and assigns) the party of the FIRST PART.

### IN FAVOUR OF

**Hon'ble Governor, State of Haryana**, acting through Director Town and Country Planning Haryana, plot No. 3, Block-A Nagar Yojana Bhawan, Madhya Marg, Sector 18A Chandigarh, Represented by District Town Planner (P), Gurugram, through its authorized signatories Sh. Rajesh Kumar, Office of District Town Planner, Gurugram, hereinafter called the **"DONEE"** of the SECOND PART.

The expression the DONOR and the DONEE wherever they occur in the body of this gift deed shall mean and include their respective legal heirs, successors, executors, administrators, representatives, nominees and assignees.)

### WHEREAS

1. The DONOR is the absolute owner of the contiguous pieces of land parcels admeasuring approx. 9.025 acres situated at Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana ("Land").
2. The DONOR, has obtained the License No. 16 of 2022 dated 09.03.2022 from Director, Town & Country Planning, Haryana, Chandigarh, under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, ["Act"] for developing affordable residential plotted colony with low rise floors ("Colony") under the provisions of the Deen Dayal Jan Awash Yojna Policy, 2016 (as amended from time to time) issued by the Town and Country Planning Department of Haryana ("DDJAY Scheme") on the aforesaid Land.

*Signature*

*Signature*

*Signature*  
*Rajesh Kumar*



वसीका संबंधी विवरण	
वसीका का नाम GIFT IN FAVOUR OF GOVT.	
तहसील/सब-तहसील- सोहना	गांव/शहर- Dhunela
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	स्थित- Dhunela
पता : DHUNELA	अन्य क्षेत्र
धन संबंधी विवरण	
राशि- 11618750 रुपये	कुल स्टाम्प शुल्क- 0 रुपये
स्टाम्प नं-	स्टाम्प का मूल्य- रुपये
रजिस्ट्रेशन फीस- 0 रुपये	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- HARI SHANKAR ADV	सेवा शुल्क- 200
भूमि का विवरण	
कृषि चाही	6 Kanal 23 Maria

यह प्रलेख आज दिनांक 10-06-2022 दिन शुक्रवार समय 12:44:00 PM बजे श्री/श्रीमती/कुमारी प्रिय मोहन पुत्र धर्मपाल चन्द्रमोहन पुत्र धर्मपाल धर्मपाल पुत्र चेताराम निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता *D.P. Chaudhary* प्रिय मोहन चन्द्रमोहन धर्मपाल *Phalans* उप/सयुक्त पंजीयन अधिकारी (सोहना) *Sananda Singh*

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिरूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

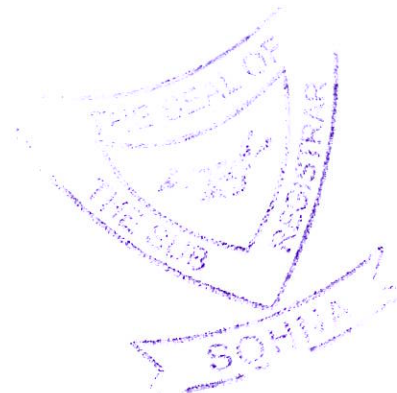
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दिनांक 10-06-2022

प्रिय मोहन चन्द्रमोहन धर्मपाल *D.P. Chaudhary* उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी GOVERNOR STATE OF HARYANA thru RAJESH KUMAROTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दानपात्र ने भरे समक्ष दानकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NARESH KUMAR पिता --- निवासी MANDAWAR व श्री/श्रीमती/कुमारी ANKIT GOENKA पिता --- निवासी GGNI ने की।

साक्षी सं. 1 को हम नम्रदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 10-06-2022



उप/सयुक्त पंजीयन अधिकारी *Sananda Singh*

3. As per the terms and conditions of the above stated Licenses and as per provisions of applicable Act and Rules made there under, the DONOR has to transfer the land which are part of community site in favour of the Development of Town and Country Planning, Haryana;
4. Further the following land admeasuring approximately 0.9029 acres situated at Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana (hereinafter referred to the "Subject Land") out of said Land of which the DONOR is the absolute and undisputed owner and in possession of the land and the said Land is part of larger Licensed land measuring approx. 9.025 acres for which License No. 16 of 2022 dated 09.03.2022 was granted to setup and develop thereon an affordable residential plotted, in accordance with license(s) and requisite approvals granted by the Director General Town and Country Planning Haryana (DGTCP).
5. The Donor is the absolute and undisputed owner in possession of the above said land as mentioned above and are fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner.
6. That the DONOR is making a gift of the said Subject Land area measuring 0.9029 acres without any monetary consideration unto the DONEE.

**NOW THIS GIFT DEED WITNESSETH AS UNDER:-**

1. That in pursuance of the terms and conditions of the license and issued by the Director Town and Country Planning, Haryana, Chandigarh ("DTCP") vide License No. 16 of 2022 dated 09.03.2022 granted to the Donor, the said DONOR without any monetary consideration hereby transfer, assigns, and conveys to the DONEE, the above mentioned land measuring 0.9029 acres situated at Village Dhunela, Sector 35, Sohna, Tehsil & District Gurugram (hereinafter referred to the "Subject Land") as shown in the Site Plan. The detail of the Subject Land are duly provided in Annexure I which is annexed to this Gift Deed, which read as part and parcel of this Gift Deed.
2. The DONOR with all their rights of Ownership, Possession, Easements, Options, Privileges, Appurtenances, Title, Claim, Interests, Demand whatsoever with the said DONOR has gifted the Subject Land to DONEE. The said DONOR has got good title and full power to transfer, assign and gift, free from all claims, encumbrances and demand whatsoever and that said DONEE shall hereafter peaceably and quietly hold, use the said Subject Land without any hindrance, interruption, claim or demand from the DONOR.
3. That the DONOR has delivered actual physical possession of the said Subject Land to the said DONEE and the DONEE while accepting the said gift herein above made by the DONOR, has taken the possession of the Subject Land.





Reg. No.

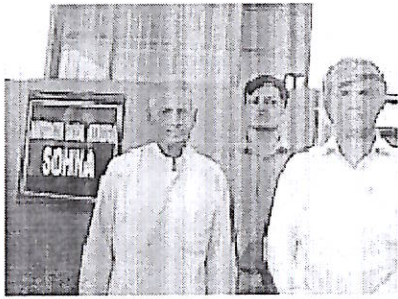
Reg. Year

Book No.

2318

2022-2023

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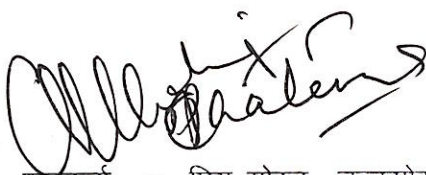
दानकर्ता



दानपात्र



गवाह



Donor's Sign



उप/संयुक्त पंजीयन अधिकारी

दानकर्ता :- प्रिय मोहन चन्द्रमोहन धर्मपाल

दानपात्र :- thru RAJESH KUMAR OTHER GOVERNOR STATE OF HARYANA

गवाह 1 :- NARESH KUMAR

गवाह 2 :- ANKIT GOENKA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2318 आज दिनांक 10-06-2022 को वही नं 1 जिल्द नं 1228 क पृष्ठ नं 89.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 110 के पृष्ठ संख्या 65 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 10-06-2022

उप/संयुक्त पंजीयन अधिकारी ( सोहना )  
संयुक्त जव रजिस्ट्रार  
सोहना



4. That the previous dues and demands of the government tax, etc, relating to the said Subject Land, shall be paid by the DONOR and thereafter all such dues and taxes shall be paid by the DONEE.
5. That the DONOR hereby assures the DONEE that the said Subject Land is free from encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, cases, court decree, disputes, litigation, attachment, notification, acquisitions, surety, security, liens, etc. whatsoever and if it is proved otherwise then the DONOR shall be liable and responsible for the same.
6. That the DONOR has gifted transferred, Conveyed, assigned, handed over all their rights, title, power, interests, authorities of ownership of the said Subject Land under gift to the DONEE by way of this Gift Deed.
7. That the DONEE will become sole, absolute owner in possession of the aforesaid Subject Land by way of the Gift Deed.
8. That the DONEE shall also be fully entitled, empowered, authorized to get the said Subject Land mutated and transferred in their own name in the revenue records or in any other records of any other Government or Local authority concerned at their own costs and expenses even in the absence of the DONOR also and get all the relevant service connections on the Subject Land in the name of the DONEE on the basis of this Gift Deed or its certified copy or true copy.
9. That the present Gift Deed is being made by the DONOR in favour of the DONEE as per terms and conditions of License No. 16 of 2022 dated 09-03-2022 granted by the DTCP as mentioned above.
10. That after execution of this Gift Deed, the DONOR or their legal heirs or any other person will not be entitled to make any claim, right and interest in the Subject Land gifted to the DONEE.
11. That both the parties have signed Deed voluntarily, with their free consent and without any force, pressure, coercion and/or under influence from any side, only after carefully going through and understanding all its terms and condition.
12. That the DONEE has accepted the said Subject Land.







:: 4 ::

13. That the present Gift made by the DONOR is Irrevocable.

**IN WITNESS WHERE OF** both the parties have signed this Gift Deed on the day, month and year first above written in presence of the following witnesses

**DONOR:**



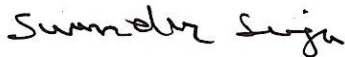
Chander Mohan Khatana s/o Sh Dharam Pal Khatana



Priya Mohan Khatana s/o Sh Dharam Pal Khatana



Dharam Pal Khatana s/o Sh Chet Ram



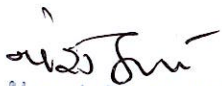
Surinder Singh s/o Sh Gopi Singh

All Residents of village Dhunela ,Tehsil Sohna,Distt

**DONEE:** Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, Chandigarh, represented by District Town planner (P), Gurugram, through its authorized signatories Sh. Rajesh Kumar, Office of District Town Planner (P), Gurugram.

**WITNESSES:**

1.



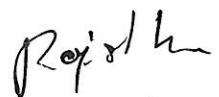
Naresh S/o Shri Kishan  
Vill.- Mandawar

2.

ANKIT GOENKA

S/o ARUN KUMAR GOENKA

SECTOR 62, GURGAON

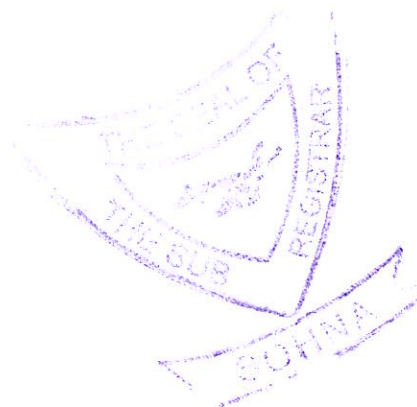


HARI SHANKAR  
Advocate  
Sohna (Gurugram)

10.06.2022

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Handwritten text, possibly a signature or date, in blue ink.



# ANNEXURE I

SCHEDULE OF LAND MEASURING 0.9029 ACRES RESERVED FOR COMMUNITY SITES IN LICENSE NO. 16 OF 2022 DATED 09-03-2022 FOR DEVELOPING AFFORDABLE RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 9.025 ACRES IN VILLAGE DHUNELA, SECTOR 35, SOHNA, TEHSIL & DISTRICT GURUGRAM.

S.NO.	RECTANGLE NO.	KILLA NO.	AREA
			K-M
1.	37	8/1	1-1
		8/2	2-8
		13/2	0-16.5
		7	1- 12.5
		14	1-6.5
TOTAL			7-4.5
OR			0.9029 ACRES

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



