280/6977
Friday,December 22 ,2023
10:59 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्रं.: 8842 दिनांक: 22/12/2023

गावाचे नाव: **भिलगांव**
दस्तऐवजाचा अनुक्रमांक: **कमट-6977-2023**
दस्तऐवजाचा प्रकार : **अविभाज्य हिश्याचे अंशतः बक्षिसपत्र**
सादर करणाऱ्याचे नाव: **विकास जनक गर्ग**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 30480.00

DELIVERED

Sub Registrar Kamthi
दुय्यम निबंधक, श्रेणी-१
कामठी

बाजार मुल्य: रु.3600000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 144000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223227701432 दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012760820202324E दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:

280/6977
Friday,22 December 2023 11:38 AM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 8844 दिनांक: 22/12/2023

गावाचे नाव: -भिलगांव
दस्तऐवजाचा अनुक्रमांक: कमट-6977-2023
दस्तऐवजाचा प्रकार : अविभाज्य हिश्याचे अंशतः बक्षिसपत्र
सादर करणाऱ्याचे नाव: विकास जनक गर्ग
वर्णन

दस्त हाताळणी फी	रु. 80.00
पृष्ठांची संख्या: 4	
एकूण:	रु. 80.00

DELIVERED

Sub Registrar Kamthi
दुय्यम निबंधक, श्रेणी-१
कामठी

1); देयकाचा प्रकार: DHC रक्कम: रु.80/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223221603935 दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH012760820202324E	BARCODE		Date	21/12/2023-13:43:46	Form ID	54

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABYPG4095J
Office Name	KMT_KAMTHI SUB REGISTRAR	Full Name	VIKAS JANAK GARG
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	KH NO 209/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	144000.00	Road/Street	BHILGAON
0030063301 Registration Fee	30000.00	Area/Locality	KAMPTHI
		Town/City/District	
		PIN	4 4 1 0 0 2
		Remarks (If Any)	SecondPartyName=PRABHAT JANAK GARG~
Total	1,74,000.00	Amount in Words	One Lakh Seventy Four Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023122182745	CKY9909926
Cheque/DD No.		Bank Date	RBI Date	21/12/2023-13:24:45	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 KAMPTEE

Print Date 21-12-2023

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1223227701432	Date	22/12/2023
Received from VIKAS GARG, Mobile number 9372309819, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. kamathi of the District NagPur Grm.			
Payment Details			
Bank Name	SBIN	Date	22/12/2023
Bank CIN	10004152023122201317	REF No.	335685444886
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 KAMPTEE

GIFT DEED

(WITHOUT CONSIDERATION)

GOVERNMENT MARKET VALUE RS. 36,00,000/-

STAMP DUY PAID: 1,44,000/-, REGISTRATION FEE PAID: 30,000/-

[Valuation of Stamp Duty @ 1,270/- per Sq. Mtrs. as per Khasra No. 209/1 of Mouza – Bhilgaon as per Item No. 2.4.2., Page No. 1687 of the Govt. Ready Reckoner]

This **GIFT DEED** is made and executed at **KAMPTEE** on this **22ND DAY** of **December' 2023**

BETWEEN

SHRI PRABHAT S/O JANAK GARG, Aged about 49 years, Occupation – Business (PAN No. ABYPG4094K) [Aadhaar No.: 6380 7328 0681], Resident of 131, Gokuldham, Behind Asha Hospital, Kamptee Cantt., Nagpur - 441001, herein afterwards called as the **"DONOR"**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **"DONOR"** as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the **FIRST PART**.

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 ★ KAMPTEE ★

AND

SHRI VIKAS S/O JANAK GARG, Aged about 48 years, Occupation – Business (PAN No. ABYPG4095J) [Aadhaar No.: 2178 8259 6015], Resident of Flat No. 201, 2nd Floor, A.J. Horizon, Om Nagar, Koradi Road, Nagpur 440013, herein afterwards called as the **"DONEE"**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **"DONEE"** as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the **SECOND PART**

WHEREAS the **Donor** is sole and absolute owner and in possession thereof with all heritable and transferable rights therein of **ALL THAT** piece and parcel of **Agricultural land** admeasuring **0.32.30 Hectares** (3230.00 Sq. Mtrs.) bearing **Khasra No. 209/1**, P.H. No. 15 of **Mouza – Bhilgaon** held in Bhuwarg Class - I rights, having Revenue Rate - Rs. 1.34 paise bearing Khate No. 17559 together with all crops, trees, shrubs, passage, right of pathways and all other easement rights appurtenant and belonging thereto, situated within the limits of **Grampanchayat Village – Bhilgaon** in **Tahsil – Kamptee** and **District – Nagpur**, which is more particularly described in the Schedule of Property hereunder written.

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SEAL OF THE SUB-REGISTRAR GRADE-I KAMPTEE

WHEREAS originally, **All That** piece and parcel of **Agricultural land** admeasuring **2.25 Hectares** (5.56 Acres) being the **Western Portion** of **Khasra No. 209**, P.H. No. 15 of **Mouza – Bhilgaon** in **Tahsil – Kamptee** and **District – Nagpur** belonged to **Shri Janak Hazarilal Garg**, Resident of Clarke Town, Bezonbagh, Nagpur, having purchased the same by him from one **Shri Keshavrao Jangluji Madke** by virtue of **Sale Deed** dated **28-12-1989** which was registered in the office of **Sub – Registrar – Kamptee**.

WHEREAS originally, **All That** piece and parcel of **Agricultural land** admeasuring **1.79 Hectares** (4.44 Acres) being the **Western Portion** of **Khasra No. 209**, P.H. No. 15 of **Mouza – Bhilgaon** in **Tahsil – Kamptee** and **District – Nagpur** belonged to **Shri Janak Hazarilal Garg**, Resident of Clarke Town, Bezonbagh, Nagpur, having purchased the same by him from one **Shri Keshavrao Jangluji Madke** by virtue of **Sale Deed** dated **01-01-1990** which was registered in the office of **Sub – Registrar – Kamptee**.

WHEREAS pursuant to above referred **2 Sale Deeds**, dated **28-12-1989** and **01-01-1990** respectively, **Shri Janak Hazarilal Garg** became sole and absolute owner of **Agricultural land** admeasuring **4.04 Hectares** (10.00

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 ★ KAMPTEE ★

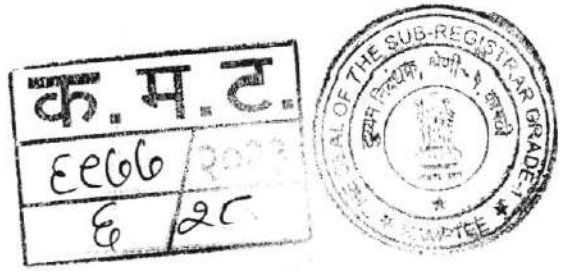
Acres) and accordingly his name was mutated in the records of 7/12 extract, Grampanchayat – Bhilgaon and other records of the government.

WHEREAS lateron, **Shri Janak Hazarilal Garg** sold a portion of **Agricultural land** admeasuring **0.405 Hectares** (1.00 Acre) to **M/s Opal Enterprises Private Limited, Nagpur** by virtue of **Sale Deed** dated **20-10-2006** which was registered in the office of **Sub – Registrar – Kamptee**.

WHEREAS thereafter, **Shri Janak Hazarilal Garg** sold a portion of **Agricultural land** admeasuring **0.81 Hectares** (2.00 Acres) to **MHKS Amin Transport** by virtue of **Sale Deed** dated **26-07-1999** which was registered in the office of **Sub – Registrar – Kamptee**.

WHEREAS subsequently, **Shri Janak Hazarilal Garg** sold a portion of **Agricultural land** admeasuring **1.21 Hectares** (3.00 Acres) to **Dr. G.D. Ostwal**, Resident of Nagpur by virtue of **Sale Deed** dated **17-02-2000** which was registered in the office of **Sub – Registrar – Kamptee**.

WHEREAS during his lifetime, **Shri Janak Hazarilal Garg** had made his last and final **Will** on **19-03-2003** and by the said **Will**, he had bequeathed his remaining



Agricultural land admeasuring **1.62 Hectares** (4.00 Acres) [16200.00 Sq. Mtrs.] amongst his wife, **Smt. Madhu Janak Garg** and 2 sons, namely, **1) Shri Prabhat Janak Garg** and **2) Shri Vikas Janak Garg** and 1 married daughter, namely, **Smt. Chandana Pradeep Sawant** in the following proportion:-

Sr. No.	Beneficiaries	Area (Sq. Mtrs.)	Area (Sq. Fts.)
1)	Smt. Madhu Janak Garg	5731.70 Sq. Mtrs.	61696.00 Sq. Fts.
2)	Shri Prabhat Janak Garg	3237.44 Sq. Mtrs.	34848.00 Sq. Fts.
3)	Shri Vikas Janak Garg	3237.44 Sq. Mtrs.	34848.00 Sq. Fts.
4)	Smt. Chandana Pradeep Sawant	3980.71 Sq. Mtrs.	42848.00 Sq. Fts.
Total		16187.29 Sq. Mtrs.	174240.00 Sq. Fts.

WHEREAS in due course of time, **Shri Janak Hazarilal Garg** left for heavenly abode on **17-08-2006** and after his death, his last and final **Will** dated **19-03-2003** came into force and effect and accordingly his wife, sons and daughter became joint co-owners of the **Agricultural land** admeasuring **1.62 Hectares** (4.00 Acres) or 16,200.00 Sq. Mtrs. in proportion as described in the table stated herein above.

WHEREAS lateron, the above named **1) Smt. Madhu Janak Garg, 2) Shri Prabhat Janak Garg, 3) Shri Vikas Janak Garg** and **4) Smt. Chandana Pradeep Sawant**

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THE SEAL OF THE SUB-REGISTRAR GRADE-I ★ KAMPTEE ★

mutually decided to affect partition of the said **Agricultural land** in order to avoid any conflict and legal complexity and in order to independently own, possess and enjoy their respective shares in the said Agricultural land and accordingly they affected partition of the said **Agricultural land** admeasuring **1.62 Hectares** (4.00 Acres) [16200.00 Sq. Mtrs.] by virtue of a **Partition Deed** which is registered at **Serial No. 4929 / 2014** on **12-08-2014** in the office of **Sub – Registrar – Kamptee.**

WHEREAS as per the said **Partition Deed** dated **12-08-2014** the above named **1) Smt. Madhu Janak Garg**, **2) Shri Prabhat Janak Garg**, **3) Shri Vikas Janak Garg** and **4) Smt. Chandana Pradeep Sawant** became sole and separate owners and possessors, with each of them having ownership, title and possession of their respective shares in the said **Agricultural land** as under:-

Sr. No.	Shares as per Partition Deed	Area (Sq. Mtrs.)	Area (Sq. Fts.)
1)	Smt. Madhu Janak Garg	5731.70 Sq. Mtrs.	61696.00 Sq. Fts.
2)	Shri Prabhat Janak Garg	3237.44 Sq. Mtrs.	34848.00 Sq. Fts.
3)	Shri Vikas Janak Garg (21780.00 Sq. Fts. + 13068.00 Sq. Fts.)	3237.44 Sq. Mtrs.	34848.00 Sq. Fts.
4)	Smt. Chandana Pradeep Sawant	3980.71 Sq. Mtrs.	42848.00 Sq. Fts.
Total		16187.29 Sq. Mtrs.	174240.00 Sq. Fts.

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SEAL OF THE SUB-REGISTRAR GRADE

WHEREAS pursuant to said **Partition Deed** dated **12-08-2014** the names of **1) Smt. Madhu Janak Garg, 2) Shri Prabhat Janak Garg, 3) Shri Vikas Janak Garg** and **4) Smt. Chandana Pradeep Sawant** being owners of their respective shares were mutated in the records of 7/12 extract, Grampanchayat – Bhilgaon and other records of the government.

WHEREAS the **Donor** has all legal rights to deal with his **Agricultural land** admeasuring **0.32.30 Hectares** (3230.00 Sq. Mtrs.) or part thereof or transfer the same by way of gift to the **Donee**.

WHEREAS the **Donor** and the **Donee** are related to each other as **real brothers** and they are Hindus by religion and governed by the provisions of Hindu law.

WHEREAS now the **Donor** is not interested owing and retaining his **Agricultural land** admeasuring **0.32.30 Hectares** (3230.00 Sq. Mtrs.) (Herein afterwards referred to as the said Agricultural land / **Property** for sake of brevity and convenience) and he has voluntarily and willingly decided to gift the said **Agricultural land** to the **Donee** out of his natural love and affection and likewise the **Donee** has unconditionally, voluntarily and willingly expressed his

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readiness to accept the said Agricultural land by way of gift from the Donor and therefore this Gift Deed is executed and registered between the Donor and the Donee.

NOW THIS GIFT DEED WITTNESSETH AS UNDER: -

1. **THAT** the **Donor** confirms that the Agricultural land hereby gifted to the **Donee** is his exclusive and separate property belonging to him alone and no other person is legally entitled to claim ownership, title, right, share, interest or partition in any manner in the said Agricultural land or part thereof in any manner.

2. **THAT** the **Donor** confirms that he has genuine, legitimate, marketable and valid title of the Agricultural land hereby transferred to the Donee and he further confirms that he has absolute legal right and full authority to transfer the said Agricultural land by way of gift to the Donee, absolutely and forever.

3. **THAT** the **Donor** confirms that the Agricultural land hereby gifted is not impeded in any manner or which may cause any legitimate defect in ownership, title and possession of the Donor and which legally prohibits him to transfer the said Agricultural land by way of gift to the

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SEAL OF THE SUB-REGISTRAR GRADE-1

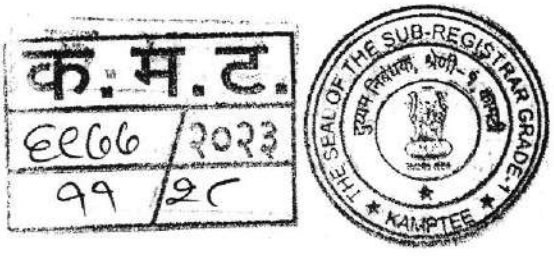
Donee. The Donor further confirms that the said Agricultural land is free and unaffected from all sorts of disputes, injunctions, litigations, lis-pendens, attachment, auction, liquidation or recovery proceedings etc.

4. **THAT** the Donor confirms that prior to registration of this Gift Deed, he has not signed, executed any unregistered or registered deed or document purporting to be or authenticating to be assignment, conveyance, sale, exchange, gift, partition, will or testament of the said Agricultural land in favour of any other person.

5. **THAT** the Donor confirms that he has voluntarily, willingly and unconditionally gifted the said Agricultural land to the Donee, without receiving any kind of monetary consideration, cost, compensation or reward in any manner from the Donee.

6. **THAT** the Donee confirms that he has voluntarily, willingly and unconditionally accepted the said Agricultural land by way of gift from the Donor without giving any kind of monetary consideration, cost, compensation or reward in any manner to the Donor.

7. **THAT** the **Donee** confirms that he has verified and



satisfied himself by inspecting all original, certified, zerox copies of relevant title deeds and other documents pertaining to ownership and title of the Donor in respect of the said Agricultural land and found the same to be legitimate, genuine and valid and thereafter the Donee has accepted the said Agricultural land as gift from the Donor as per his own aspiration, free will and conscience.

8. **THAT** the Donee confirms that herein afterwards he exclusively bear and pay Agricultural taxes, Grampanchayat taxes pertaining to the said Agricultural land to concerned revenue and statutory authorities and government departments and he shall indemnify the Donor against payments of all such taxes, dues, charges and liabilities in future.

9. **THAT** the Donor confirms that after registration of this Gift Deed, the Donee shall have all legal rights and authority to peacefully enter upon, occupy, possess and enjoy the said Agricultural land with appurtenances and receive rents, profits and earnings thereof for his use and benefit, without any suit, eviction, interruption, claim and demand whatsoever from the Donor or by any person or persons claiming or to claim, from, under or in trust for him.

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 KAMPTEE