

7597/15

I-7570



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 412870



Handwritten signature and date: 9/8/15  
 20/11/15

Certified that the document is admitted to registration the signature sheet and the conveyance sheets attached to this document are correct and true of this document

Additional Dist. Sub-Registrar  
 Rajganj, Jalpaiguri

Handwritten signature: 20/11/15

20 NOV 2015

**DEED OF GIFT**

Handwritten mark: 14.



NON JUDICIAL STAMP  
No. 1111 Date 18.11.2015

Sri Prakash Meendra  
P.S. Bhaktingar, Dist. Jalpaiguri.

Value Rs. 5000/-

Tammy Roy  
Govt. Stamp Vendor  
Bageboga  
Lic. No- 346/042  
07 / Darjeeling



Handwritten signature

Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

20 NOV 2015

Prakash

THIS DEED OF GIFT IS MADE ON THIS THE 19<sup>TH</sup> DAY OF THE MONTH  
OF NOVEMBER, TWO THOUSAND  
AND FIFTEEN (2015).



BETWEEN

SRI PRAKASH MUNDRA, son of Sri Prayag Chand Mundra, Hindu by Religion, Indian by Nationality, Business by Occupation, Permanent Resident of Mundra Building, M.G. Marg, P.O. Gangtok, P.S. Sadar Thana, District East Sikkim-737101, Presently Residing at Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin Code-734001 - hereinafter referred to and called as the "DONOR" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "ONE PART".

AND

SRI RAVI MUNDRA, son of Sri Prayag Chand Mundra, Hindu by Religion, Indian by Nationality, Business by Occupation, Permanent Resident of Mundra Building, M.G. Marg, P.O. Gangtok, P.S. Sadar Thana, District East Sikkim-737101, Presently Residing at Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin Code-734001- hereinafter referred to and called as the "DONEE" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

Ny.



Prakash

Page : 3

**WHEREAS** the abovenamed Sri Prakash Mundra (the Donor hereof) had purchased land measuring about 0.2725 Acre from J. Uttam Industries, a Partnership Firm, represented by its partner, Sri Dulichand Sethia, by virtue of a registered Sale Deed dated 05.03.1992, being Document No. I-1476 for the year 1992 and the same was registered in the Office of the Addl. District Sub Registrar, Jalpaiguri.

**AND WHEREAS** the abovenamed Donor thereafter jointly with the adjacent land owner, Smt. Laxmi Devi Mundra (now deceased) constructed a multistoried building, the plan prepared for which was approved by the appropriate authority, on the back side of their respective land measuring about 11 Decimals of each party.

**AND WHEREAS** the abovenamed Donor is at present the sole and absolute owner in possession of the remaining aforesaid vacant land measuring about 16.25 Decimals, i.e. (27.25 Decimals - 11 Decimals) having permanent heritable, transferable and marketable right, title and interest therein and the said land is more particularly described in the **SCHEDULE 'A'** below.

**AND WHEREAS** the DONOR is the **BROTHER** of the DONEE and the Donor has great love and affection for his brother (the Donee hereof) and is desirous out of such natural love and affection of disposing of his vacant undivided land measuring about 5.4167 Decimals, i.e. one-third undivided share in the Schedule 'A' land unto and in favour of the Donee absolutely and unconditionally and the said undivided share of land hereby gifted is fully described in the **SCHEDULE 'B'** below.

12.



15/10/2018

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

**THAT** in pursuance of the said intention and in consideration of **NATURAL LOVE AND AFFECTION** which the said Donor has for the said Donee, the said Donor out of his own free will and voluntarily without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of his senses does hereby give, convey, grant, transfer and confirm unto the said **DONEE** the **SCHEDULE 'B' LAND** by way of **GIFT** to have and to hold the said land hereby gifted unto and to the use of the said Donee **absolutely and unconditionally forever**.

**AND THAT** the said Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the Schedule 'B' land, without any disturbance or hindrance whatsoever from or by the said Donor or by any person or persons including his heirs, executors, administrators, legal representatives and assigns claiming from, under or in trust of him.

**AND THAT** the Donee shall have the right to mutate his name in respect of the Schedule 'B' land hereby gifted with the concerned Government Department.

**AND THAT** the Donee shall have the right to transfer by way of sale, gift or otherwise the Schedule 'B' land hereby gifted.

**AND THAT** the Donee hereby accepts the said gift made hereunder by the Donor and signifies his assent hereto.

14.

Handwritten signature or mark.

**SCHEDULE 'A'**

All that VACANT 'BASTU' LAND measuring about 16.25 DECIMALS, situated within **MOUZA DABGRAM**, appertaining to and forming part of **Plot No. 128 (R.S.), 416 (L.R.)**, Recorded in **Khatian No. 282/1 (R.S.), 1116 (L.R.)**, J.L. No. 02, Sheet No. 5 (R.S.), 4 (L.R.), Pargana Baikunthapur, within the limits of **Ward No. 42** of Siliguri Municipal Corporation, Police Station Bhaktinagar, in the District of Jalpaiguri.

The said land is bounded and butted as follows :-

- By North :- Land of Sri Krishna Kumar Mundra & Others,
- By South :- Land of Sri Pawan Kumar Agarwal,
- By East :- Property of Sri Karan Mundra & Others,
- By West :- Sevoke Road.

My.

Faint, illegible text or stamp.



*Handwritten signature*

Page : 6

**SCHEDULE 'B'**  
**(LAND HEREBY GIFTED)**

All that **VACANT** undivided **LAND** measuring about **5.4167 DECIMALS**, being **ONE-THIRD UNDIVIDED SHARE** IN THE SCHEDULE 'A' LAND, situated within **MOUZA DABGRAM**, appertaining to and forming part of **Plot No. 128 (R.S.), 416 (L.R.)**, Recorded in **Khatian No. 282/1 (R.S.), 1116 (L.R.)**, J.L. No. 02, Sheet No. 5 (R.S.), 4 (L.R.), Pargana Baikunthapur, within the limits of **Ward No. 42** of Siliguri Municipal Corporation, Police Station Bhaktinagar, in the District of Jalpaiguri.

That the photographs and the fingerprints of the Donor and the Donee hereof are duly affixed upon sheet/s and one site plan attached herein which shall always form **PART** of these presents.

Mj.



**IN WITNESS WHEREOF** the Donor has put his signatures on this **DEED OF GIFT** and the Donee has also accepted the said Gift from the Donor and has put his signatures on the day, month and year first above written.

**WITNESSES:-**

1. Nikunj Saraf  
S/o. H. Vinod kr. Saraf  
K. C. Dey Road  
PO & PS - Siliguri  
Dist - Darjeeling 734001.

*Nikunj Saraf*

-----  
**DONOR**

Accepted by me:

*Ravi. Munda*

-----  
**DONEE**

2. Kuman Munda  
S/o Krishan Kumar Munda  
Sevoke Road, Siliguri

Drafted, readover & explained  
by me & printed in my office.

*Nikunj Saraf*

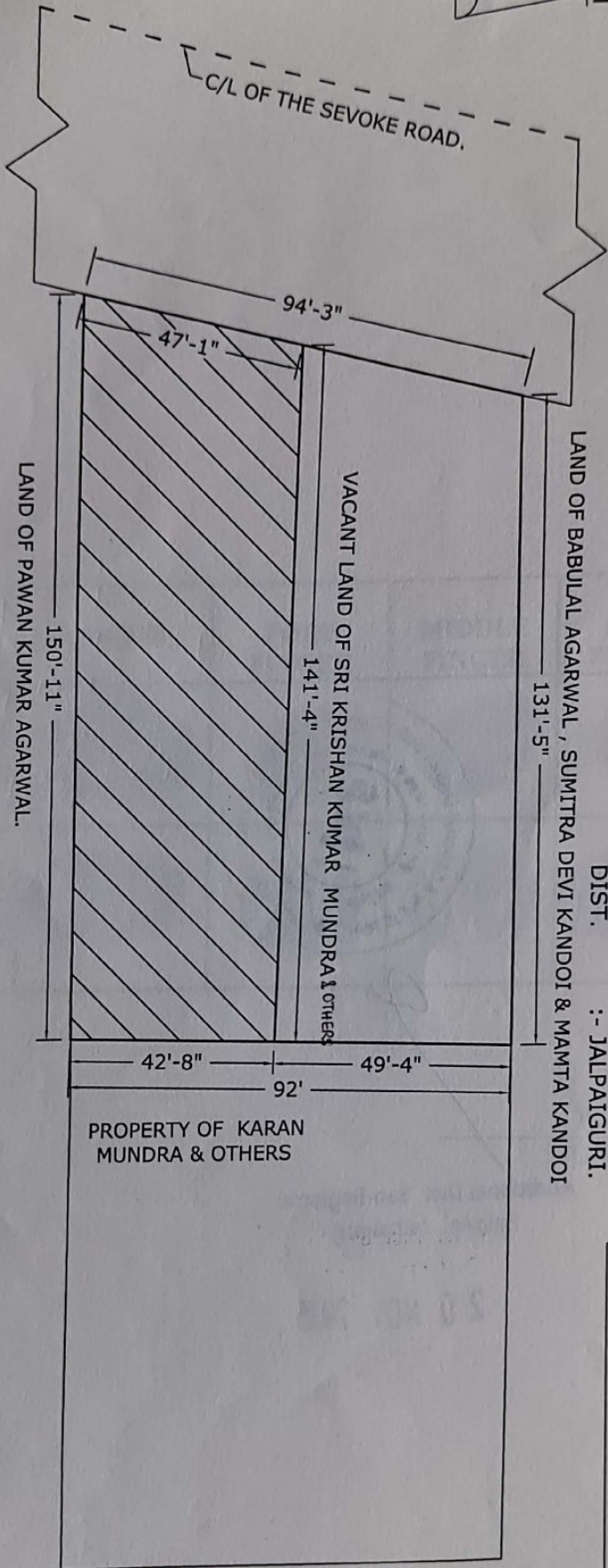
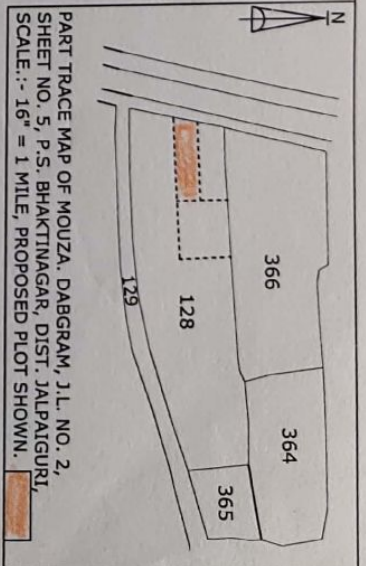
-----  
**NIKUNJ SARAF**  
Advocate, Siliguri  
Enroll. No. F/1164/927/2008



NAME OF THE DONEES. :-  
 SRI RAVI MUNDRA,  
 S/O. SRI PRAYAG CHAND MUNDRA,  
 OF SEVOKE ROAD, SILIGURI,  
 SMC WARD NO.42, P.S. BHAKTINAGAR,  
 DIST. JALPAIGURI, WEST BENGAL

NAME OF THE DONOR. :-  
 SRI PRAKASH MUNDRA,  
 S/O. SRI PRAYAG CHAND MUNDRA,  
 SEVOKE ROAD, SILIGURI,  
 WARD NO. 42(SMC)  
 P.S. BHAKTINAGAR,  
 DIST. JALPAIGURI.

LAND SCHEDULE. :-  
 MOUZA. :- DABGRAM.  
 J.L. NO. :- 2  
 SHEET NO. :- R.S.5 & L.R. 4  
 KHATTIAN NO. :- R.S. 282/ 1  
 L.R. 1116  
 PLOT NO. :- R.S. 128 (P) &  
 L.R. 416  
 PARGANA :- BAIKUNTHAPUR.  
 WASR NO. :- 42 ( SMC)  
 P.S. :- BHAKTINAGAR.  
 DIST. :- JALPAIGURI.



AREA STATEMENT :-  
 1/3 TH UNDIVIDED SHARE OF TOTAL AREA :- 16.25 DECIMALS.  
 I.e. 16.25 DECIMALS/3 = 5.4167 DECIMALS  
**GIFTED AREA :- 5.4167 DECIMALS**

SIGNATURE OF THE DONOR.

*Prakash*

SIGNATURE OF THE DONEES.

DRAWN BY

M. Acharya












Surveyor

*M. Acharya*

Regd. No. 15414/111  
 Subhaspally, Siliguri



SCALE: 1/16" = 30'-0"  
 PROPOSED PLOT SHOWN.

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












*Prakash*

*Prakash*

SIGNATURE

आन्ध्र प्रदेश सरकार  
 राजधानी, विशाखापट्टणम  
 30 NOV 2015



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Ra



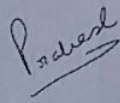
*Ravi M...*



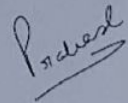
SIGNATURE

Total pages = 10

## Seller, Buyer and Property Details

### A. Donor & Donee Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Prakash Mundra Son of Shri Prayag Chand Mundra Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	 20/11/2015 12:18:59 PM	 LTI 20/11/2015 12:19:06 PM
		 20/11/2015 12:19:18 PM	

Donor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri Prakash Mundra Son of Shri Prayag Chand Mundra Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 20/11/2015; Date of Admission : 20/11/2015; Place of Admission of Execution : Office	 20/11/2015 12:18:59 PM	 LTI 20/11/2015 12:19:06 PM
		 20/11/2015 12:19:18 PM	



Donee Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Ravi Mundra Son of Shri Prayag Chand Mundra Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Nikunj Saraf Son of Late Vinod Kumar Saraf K.C. Dey Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India,	Shri Prakash Mundra	  20/11/2015 12:19:37 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 5	LR Plot No:- 416 , LR Khatian No:- 1116	5.4167 Dec	10,00,000/-	12,31,064/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 100 Ft.,  Adjacent to Metal Road,

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	N Saraf
Address	Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. RAJGANJ, District: Jalpaiguri

Endorsement For Deed Number : I - 070507570 / 2015

Query No/Year	07050000968489/2015	Serial no/Year	0705007597 / 2015
Deed No/Year	I - 070507570 / 2015		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Shri Prakash Mundra	Presented At	Office
Date of Execution	20-11-2015	Date of Presentation	20-11-2015

**Remarks**

On 20/11/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33(i) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:42 hrs on : 20/11/2015, at the Office of the A.D.S.R. RAJGANJ by Shri Prakash Mundra ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,31,064/- . Other amount Rs 12,31,064/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 20/11/2015 by

Shri Prakash Mundra, Son of Shri Prayag Chand Mundra, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business

Indetified by Shri Nikunj Saraf, Son of Late Vinod Kumar Saraf, K.C. Dey Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Professionals

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,541/- ( A(1) = Rs 13,541/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 13,541/-

**Description of Draft**

1. Rs 13,541/- is paid, by the Draft(other) No: 805822000405, Date: 18/11/2015, Bank: STATE BANK OF INDIA (SBI), SEVOKE ROAD.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,155/- and Stamp Duty paid by Draft Rs 1,155/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1111, Purchased on 18/11/2015, Vendor named T Roy.

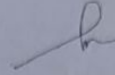
23/11/2015 Query No:-07050000968489 / 2015 Deed No :I - 070507570 / 2015, Document is digitally signed.





Description of Draft

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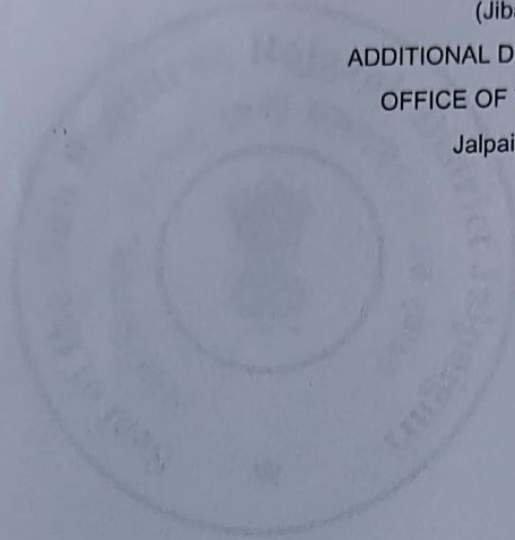


(Jiban Krishna Das)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJGANJ

Jalpaiguri, West Bengal



Digitally signed by JIBAN KRISHNA DAS  
Date: 2015.11.23 17:40:12 +05'30'  
Reason: Digital Signing of Deed

(Jiban Krishna Das) 23/11/2015 11:40:11  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJGANJ  
West Bengal.


(This document is digitally signed.)



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0705-2015, Page from 83063 to 83078  
being No 070507570 for the year 2015.



Digitally signed by JIBAN KRISHNA DAS  
Date: 2015.11.23 11:40:12 +05:30  
Reason: Digital Signing of Deed.

  
(Jiban Krishna Das) 23/11/2015 11:40:11  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJGANJ  
West Bengal.

(This document is digitally signed.)