

3070/2020

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पश्चिम बंगाल पश्चिम बंगाल  
 06/08/2020  
 12:07 P.M.  
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WEST BENGAL

F 441956

F 441956



Ravi. Nanda

# DEED OF GIFT

Certified that the Document is admitted  
 Registration and the Signature Sheet  
 the Endorsement Sheet attached to it  
 Document are part of this Document

Addl. District Sub-Registr.  
 Bhakti Nagar, Jalpaiguri

06 AUG 2020

ms  
see

SL. NO. 5713 Date 27.07.2020  
PURCHASER Prakash Mundia  
Full Address Lucknow  
Total Value 5000/-  
Stamp Purchased from JPS Treasury-1



STAMP VENDOR  
JAYA RANI DAS  
Licence No. 1 of 99-2000  
Addl. DSR Office, Rajgani, Jalpaiguri

F 441329



Adl. Dist-Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

06 AUG 2020

Ravi Mundra

Page No. 2

**THIS DEED OF GIFT IS MADE ON THIS THE 04<sup>TH</sup> DAY OF THE MONTH OF AUGUST, TWO THOUSAND AND TWENTY (2020).**

**::BETWEEN::**

**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, in the State of Sikkim -- 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**". (PAN : AVEPM3227G).

**AND**

**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, in the State of Sikkim, Presently Residing at Sevoke Road, 3<sup>rd</sup> Mile, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal -- 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**". (PAN : AWUPM8811D).

**WHEREAS** the abovenamed Sri Prakash Mundra (the Donee herein) 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 Additonal District Sub Registrar, Jalpaiguri.

Ravi. Mundra.

Page No. 3

**WHEREAS** one Smt. Laxmi Devi Mundra 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-1477 for the year 1992 and the same was registered in the Office of the Additonal District Sub Registrar, Jalpaiguri.

**AND WHEREAS** the abovenamed Sri Prakash Mundra and Smt. Laxmi Devi Mundra (now deceased) thereafter jointly 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 Sri Prakash Mundra thereafter gifted his one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'B' of the Multistoried Building unto and in favour of his brother Sri Ravi Mundra (the Donor herein) vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1398 for the year 2007, registered in the Office of the Additonal District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** in this manner the abovenamed Sri Ravi Mundra (the Donor herein) became the sole and absolute owner of one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'B' of the said building having permanent heritable, transferable and marketable right, title and interest therein and the said LAND on which the building stands is more fully and particularly described in the **SCHEDULE-'A'** given herein below and the said FLAT PREMISES including SERVANT QUARTER is more fully and particularly described in the **SCHEDULE-'B'** given herein below.

**AND WHEREAS** the abovenamed Sri Ravi Mundra (the Donor herein) is now desirous of willfully disposing his aforesaid Residential Flat Premises having

Revi. Mundra

Page No. 4

super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'B' of the said building more particularly described in the Schedule-'B' below unto and in favour of his brother Sri Prakash Mundra (the Donee herein) absolutely and unconditionally.

**AND WHEREAS** the **DONOR** is the **BROTHER** of the **DONEE** and the **DONOR** has great love and affection for his **BROTHER** (the **DONEE** herein).

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

- 1) **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 without any fraud, coercion or undue influence from anybody whomsoever and in full possession of his senses do hereby give, convey, grant, transfer and confirm unto the said Donee the said Flat Premises including Servant Quarter more particularly described in the Schedule-'B' below in favour of the Donee by way of GIFT and TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said Donee absolutely and unconditionally forever.
- 2) **THAT** the Donor does hereby declares that the right, title and interest in the below Schedule-'B' property which the Donor does hereby transfer by way of Gift subsists and the Donor has good power and full authority to Gift the said property.
- 3) **THAT** the Donor further declare that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the below Schedule-'B' property or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Donor shall make good the same.

Ran. Numb.

Page No. 5

- 4) **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 below Schedule-'B' property without any disturbance or hindrance whatsoever from or by the said Donor or by any person claiming from, under or in trust of him.
- 5) **THAT** the Donee shall have the right to mutate and record his name in respect of the below Schedule-'B' property with the concerned Government Department/s and to Have and to Hold the same subject to the payment of rents, etc., to the Government of West Bengal.
- 6) **THAT** the Donee shall have proportionate undivided right, title and interest in the land along with other occupants/owners of the said building.
- 7) **THAT** the said Donee shall have the right to transfer by way of sale, gift, lease, mortgage or otherwise the below Schedule-'B' property to anyone.
- 8) **THAT** the Donor further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title, interest, enjoyment and possession of the below Schedule-'B' property by the Donee as shall and may be required.
- 9) **THAT** the Donee hereby accepts the said Gift made hereunder by the Donor and signifies his assent hereto.

Continued to next page



Ravi Mundra

Page No. 6

**SCHEDULE-"A"**  
**(DESCRIPTION OF THE LAND)**

All that piece or parcel of LAND measuring 0.22 Acre, 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.), 1559, 1560, 1561, 1562, 1563 and 1567 (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**, near Sevoke Road, Road zone name: Orbit Mall to Salugara Bazar, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

**The said land is butted and bounded as follows:-**

By North :- Land of Babulal Agarwal & Others,  
By South :- Land of Smt. Rita Sengupta & Others,  
By East :- Land of Mr. Gurung & Others,  
By West :- 14 feet wide passage connecting Sevoke Road and vacant land of Sri Prakash Mundra and Others.

Continued to next page

Ravi. Munda

Page No. 7

**SCHEDULE-"B"**  
**(PROPERTY HEREBY GIFTED)**

All that one **RESIDENTIAL FLAT** Premises having super built up area measuring **2169 Sq.Ft.** including one **Servant Quarter** measuring about 90 Sq.Ft. at the **Second Floor** in Block 'B' of the Four Storied Residential Building about twenty five years old together with the rights to enjoy all the common facilities and together with proportionate undivided right and share in the **SCHEULDE'-"A" LAND** on which the building stands.

**The said Flat premises including Servant Quarter is butted and bounded as follows:-**

By North:- Flat of Sudarshan Mundra,  
By South:- Open Sky area facing land of Smt. Rita Sengupta & Others,  
By East :- Open Sky area facing and servant quarter and land of Mr. Gurung and Others,  
By West :- Open Sky area facing 14 feet wide passage and land of Sri Prakash Mundra and Others.

**Note:-** That that the photographs and the fingerprints of the Donor and the Donee herein are duly affixed upon separate sheets forming PART of these presents.

Continued to next page



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

**WITNESSES:-**

The contents of this document has been gone through and understood personally by the Donor and the Donee herein.

1. Raj Kumar Munda,  
S/o Late Rambwarup  
Munda,

655, Sector-7B,  
Faridabad-121006.

P.O. Sector: 7

P.S. - Sector: 7

Dist: Faridabad.

Raj. Munda.  
(RAJ MUNDRA)

**DONOR**

**ACCEPTED BY :-**

Prakash  
(Prakash Munda)

**DONEE**

2. Karan Munda  
S/o Late Krishan Kumar Munda

3rd Mile, Sevoke Road

Siliguri - 734008.

W.B.

Drafted as per instructions, readover and explained and printed in my office:-

Nikunj Saraf

**NIKUNJ SARAF**

**Advocate :: Siliguri**

Regn. No. WB/1287/2008.



Ravi Munda

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

Karan Munda  
 510 Lake Karmacharan Munda  
 Sardar Patel, Sarke Road  
 Siliguri - 735001  
 West Bengal

Ravi Munda

SIGNATURE

DONEE



Prakash

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

Prakash

(Prakash Mundra)  
SIGNATURE

## Major Information of the Deed



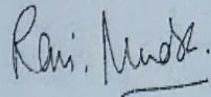
|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                                     | I-0711-02986/2020  | Date of Registration            | 06/08/2020 |
| Query No / Year                               | 0711-2000876960/2020   | Office where deed is registered |            |
| Query Date                                    | 30/07/2020 12:44:54 PM   | 0711-2000876960/2020            |            |
| Applicant Name, Address & Other Details       | S Dasgupta<br>Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7029082133, Status :Solicitor firm                              |                                 |            |
| Transaction                                   | Additional Transaction   |                                 |            |
| [0201] Gift, Gift in Favour of family members | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |                                 |            |
| Set Forth value                               | Market Value   |                                 |            |
| Rs. 55,00,000/-                               | Rs. 57,24,197/-  |                                 |            |
| Stampduty Paid(SD)                            | Registration Fee Paid  |                                 |            |
| Rs. 28,641/- (Article:33(i))                  | Rs. 57,256/- (Article:A(1), E,)  |                                 |            |
| Remarks                                       | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                 |            |

### Apartment Details :



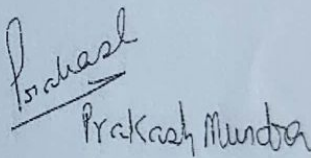
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 5 Road: Sevoke Road, Ward No: 42, ,JI No: 2 Road Zone : Zone Name: (Orbit Mall -- Salugara Bazar), , Pin Code : 734008

| Sc h No. | Plot No Details | Khatian Details | Floor Area (In Sq.Ft.)      | Set Forth Value (In Rs.) | Market value (In Rs.) | Other Details  |
|----------|-----------------|-----------------|-----------------------------|--------------------------|-----------------------|--|
| A1       | RS - 128        | RS - 282/1      | Super Built-up Area: 2169   | 54,00,000/-,             | 55,64,841/-           | Floor No: 2,Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 25 Year, Approach Road Width: 100 Ft. , Resale ,  |
| A2       | RS - 128        | RS - 282/1      | Area of Servant Quarter: 90 | 1,00,000/-,              | 1,59,356/-            | Floor No: 2,Apartment Type: Servent Quarter Residential Use , Floor Type: Tiles, Age of Flat: 25 Year, Approach Road Width: 100 Ft. , Resale , |



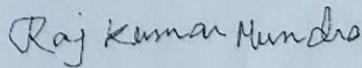
**Donor Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |   |  |   |
|--|---|---|--|---|
| 1  | Name  | Photo   | Finger Print   | Signature   |
|  | <b>Shri Ravi Mundra</b><br><b>(Presentant)</b><br>Son of Shri Prayag Chand Mundra<br>Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office | <br>06/08/2020 | <br>LTI<br>06/08/2020 | <br>06/08/2020 |
| Mundra Building, M.G. Marg, Gangtok, P.O:- Gangtok, P.S:- GANGTOK, District:-East, Sikkim, India, PIN - 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVEPM3227G, Aadhaar No: 80xxxxxxxx2236, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office |   |   |  |   |

**Donee Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |  |   |  |
|---|---|--|---|--|
| 1   | Name  | Photo  | Finger Print  | Signature  |
|   | <b>Shri Prakash Mundra</b><br>Son of Shri Prayag Chand Mundra<br>Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office | <br>06/08/2020 | <br>LTI<br>06/08/2020 | <br>06/08/2020 |
| Son of Shri Prayag Chand Mundra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWUPM8811D, Aadhaar No: 51xxxxxxxx0544, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office |   |  |   |  |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Shri Raj Kumar Mundra</b><br>Son of Late Ram Swarup Mundra<br>House-655, Sector-7/B, Faridabad, P.O:- Sector Seven, P.S:- SECTOR - 7, District:- Faridabad, Haryana, India, PIN - 121006 | <br>06/08/2020 | <br>06/08/2020 | <br>06/08/2020 |
| Identifier Of Shri Ravi Mundra, Shri Prakash Mundra   |   |   |   |

### Register of Apartment from Donor To Donee

| Apartment No. | Donor Name       | Donee Name          | Relationship of Donor and Donee (Within Family ?) | Transferred Area | Share in Market Value (In Rs.) |
|---------------|------------------|---------------------|---|------------------|--------------------------------|
| A1            | Shri Ravi Mundra | Shri Prakash Mundra | Y   | 2169 Sq Ft       | 55,64,841/-                    |
| A2            | Shri Ravi Mundra | Shri Prakash Mundra | Y   | 90 Sq Ft         | 1,59,356/-                     |



06-08-2020

**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 12:07 hrs on 06-08-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Ravi 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 57,24,197/- . Family Members amount Rs 57,24,197/-

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

Execution is admitted on 06/08/2020 by 1. Shri Ravi Mundra, Son of Shri Prayag Chand Mundra, Mundra Building, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 2. Shri Prakash Mundra, Son of Shri Prayag Chand Mundra, Mundra Building, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business

Indetified by Shri Raj Kumar Mundra, , , Son of Late Ram Swarup Mundra, House-655, Sector-7/B, Faridabad, P.O: Sector Seven, Thana: SECTOR - 7, , Faridabad, HARYANA, India, PIN - 121006, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 57,256/- ( A(1) = Rs 57,242/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,256/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 7:03PM with Govt. Ref. No: 192020210051470421 on 31-07-2020, Amount Rs: 57,256/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB31072020113350 on 31-07-2020, Head of Account 0030-03-104-001-16

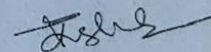
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,641/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 23,641/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 5713, Amount: Rs.5,000/-, Date of Purchase: 27/07/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 7:03PM with Govt. Ref. No: 192020210051470421 on 31-07-2020, Amount Rs: 23,641/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB31072020113350 on 31-07-2020, Head of Account 0030-02-103-003-02



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0711-2020, Page from 82052 to 82072

being No 071102986 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.08.06 15:23:11 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/08/06 03:23:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)