

7366/21

I. 7317/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Raj. Mudra.

DEED OF CANCELLATION OF GIFT

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

Addl. District Sub-Registrar
 Bhaktinagar, Jalpaiguri

30 SEP 2021

Handwritten mark

JUDICIAL STAMP
1150 Date 16.9.21

Ravi Meendera
Sikkim
1mf one hundred and
value No. Tammoy Roy

Govt. Stamp Vendor
Bagdogra
Lic. No- SAC/RAB
07 / Darjeeling



Handwritten mark in green ink.

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

30 SEP 2021

Ravi. Mundra-

Page No. 2

**THIS DEED IS MADE ON THIS THE 29TH DAY OF THE SEPTEMBER,
TWO THOUSAND TWENTY ONE.**

::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 / FIRST PARTY**" (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, 3rd Mile, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal -- Hereinafter referred to and called as the "**DONEE / SECOND PARTY**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**". (PAN : AWUPM8811D).

WHEREAS the abovenamed **SRI RAVI MUNDRA** (the **DONOR / FIRST PARTY** herein) had executed a Deed of Gift 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 building unto and in favour of **SRI PRAKASH MUNDRA** (the **DONEE / SECOND PARTY** herein) vide a **REGISTERED DEED OF GIFT** dated 04.08.2020 registered on 06.08.2020 in Book-I, Volume Number 0711-2020, Page from 82052 to 82072, being No. **071102986** for the year **2020**, registered in the Office of the **Additional**

hrr
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Ravi. Nudak.

Page No. 3

District Sub Registrar Bhaktinagar and the said LAND on which the building stands is more fully and particularly described in the **SCHEDULE-'A'** given below and the said FLAT PREMISES including SERVANT QUARTER is more fully and particularly described in the **SCHEDULE-'B'** given below.

AND WHEREAS both the abovenamed Parties herein hereby confirm and declare that **till date they have not acted upon the said Deed of Gift** and now both the Parties herein out of their own free will without any fraud, coercion or undue influence from anybody whomsoever and in full possession of their senses have mutually decided to revoke and cancel the said Deed of Gift as is whereis condition and do hereby record the said Cancellation of Deed of Gift.

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

- 1) **THAT** both the Parties herein do hereby mutually agree and execute this **DEED OF CANCELLATION OF GIFT** of the said Gift and that the said **GIFT/ REGISTERED DEED OF GIFT** dated 04.08.2020 registered on 06.08.2020 in Book-I, Volume Number 0711-2020, Page from 82052 to 82072, being No. **071102986** for the year **2020**, registered in the Office of the Additonal District Sub Registrar Bhaktinagar is hereby **REVOKED** and **CANCELLED**.
- 2) **THAT** both the Parties hereby further covenant and declare that they have not done, executed or performed any act, deed or thing which may prevent them from revoking and cancelling the abovementioned Deed of Gift and that the said DEED OF GIFT stands REVOKED and CANCELLED with immediate effect (as if the same was never executed or brought into existence) and as such the same was and shall be of no force and effect.
- 3) **THAT** both the Parties hereby covenant and declare that they have no claim and/or any liability whatsoever against any other of them in relation to the said Deed of Gift or the Deed of Cancellation of Gift herein.

Ravi. Mudra.

Page No. 4

- 4) **THAT** the Donee/Second Party hereby covenant and declare that he have NO claim, right, title or interest or possession in respect of the said Deed of Gift and the said property which was the subject matter of the said Deed of Gift described in the Schedule-'B' below.
- 5) That both the Parties have personally understood, mutually agreed, signed and executed this Indenture.

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 Mudra and Others.

Continued to next page



Ravi. Nudra.

Page No. 5

SCHEDULE-"B"
(DESCRIPTION OF THE PROPERTY)

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 six 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 the photographs and the fingerprints of both the Parties herein are duly affixed upon sheet/s forming PART of these presents.

Continued to next page



IN WITNESS WHEREOF both the Parties in good health and sound conscious mind have set and subscribed their respective 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. Karan Mundra

(KARAN MUNDRA)

S/O Late Krishan Kumar Mundra
Mundra Bhawan
Sevoke Road, Siliguri
Dist - Jalpaiguri

Ravi Mundra

(RAVI MUNDRA)

DONOR / FIRST PARTY

2.

Prayagchand

(Prayagchand Mundra)

S/O Late Surajmull Mundra

M. G. Marg

P. O. Gangtok

(Sikkim)

Prakash

(Prakash Mundra)

DONEE / SECOND PARTY

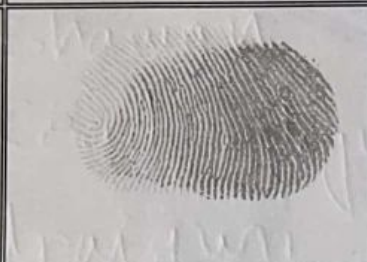









Drafted as per instructions of both the Parties, readover and explained and printed in my office:-

Nikunj Saraf

NIKUNJ SARAF

Advocate :: Siliguri

Regn. No. WB/1287/2008.

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



Ravi. Kumar



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

Prakash

SIGNATURE

Major Information of the Deed


Deed No :	I-0711-07317/2021	Date of Registration	30/09/2021
Query No / Year	0711-2001790861/2021	Office where deed is registered	
Query Date	13/09/2021 8:34:03 PM	0711-2001790861/2021	
Applicant Name, Address & Other Details	Ravi Mundra Mundra Building, M.G. Marg, Thana : GANGTOK, District : East, SIKKIM, Mobile No. : 9832352126, Status : Seller/Executant		
Transaction	Additional Transaction		
[0205] Gift, Cancellation of Gift	[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. 51,40,341/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:17)	Rs. 21/- (Article:E, E, 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, Ward No: 42, Road: Sevoke Road, Pin Code : 734008

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Dabgram Sheet No - 5, Zone Name: (Orbit Mall -- Salugara Bazar),	RS - 128	RS - 282/1	Super Built-up Area: 2169	0/-	49,97,376/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 26 Year, Approach Road Width: 100 Ft. , New Flat ,
A2	Mouza: Dabgram Sheet No - 5, Zone Name: (Orbit Mall -- Salugara Bazar),	RS - 128	RS - 282/1	Area of Servant Quarter: 90	0/-	1,42,965/-	Floor No: 2, Apartment Type: Servent Quarter Residential Use , Floor Type: Tiles, Age of Flat: 26 Year, Approach Road Width: 100 Ft. , New Flat ,

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ravi Mundra (Presentant) Son of Shri Prayag Chand Mundra Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 30/09/2021 ,Place : Office			
		30/09/2021	LTI 30/09/2021	30/09/2021
Mundra Building, M.G. Marg, Gangtok, City:- , P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx7G, Aadhaar No: 80xxxxxxxx2236, Status :Individual, Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 30/09/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Karan Mundra Son of Late Krishan Kumar Mundra Sevoke Road, Ward No. 42, City:- Siliguri Mc, P.O:- Salugara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	30/09/2021	30/09/2021	30/09/2021
Identifier Of Shri Ravi Mundra			

On 30-09-2021

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 11:31 hrs on 30-09-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Ravi Mundra ,Executant.

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

Execution is admitted on 30/09/2021 by 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

Indetified by Shri Karan Mundra, , , Son of Late Krishan Kumar Mundra, Sevoke Road, Ward No. 42, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1150, Amount: Rs.100/-, Date of Purchase: 16/09/2021, Vendor name: Tanmoy Roy

Mundra

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 197969 to 197987

being No 071107317 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.10.04 12:27:01 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/10/04 12:27:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)