

2006 2000 I 1402
1500 + 5566

5000R



152
2401
84

1500.000
D/16489/- 33

5000
2500
7500

The Remaining Stamp Duty
of Rs. 2500 accepted in
B.D. No. 589996
dt 20/01/07 of SBI
Gangster Code 0032
Manjunta
Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri
24/01/07

M/V. assessed 20,06,000/-
Value Setforth 15,00,000/-
Stamp duty Payable 100.30/-
Stamp duty Paid 7500/-
Deficit Stamp duty 2530/-

815000/-
2500/-
7500/-
Prakash Munda

DEED OF GIFT

S. N. Sharma, Adv

Realised P. fees Rs. 10/-
CFS & DEFICIT STAMP DUTY of
Rs. 2532/- in B.D. No. 0118
dt 12-5-07 SBI (581041)
Code 0046 and DEFICIT
REGISTRATION FEES Rs. A-5566-00
Vide Misc. Receipt No.
dt 17-5-07

Admissible under Rule 21 & also
u/s. 5/41 of W.B.L.R. Act, 1955
duty Stamp under the Indian
Stamp Act, 1899 (W.B. Stamp
as Ammended up to date)
Schedule 1A No. 33
Fees Paid A-16489-00
Process fees in C.F.S.

Manjunta
Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri
17-5-07

10.00 realised on 17-05-07
Manjunta
Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri
17-5-07

43896

20-1-07

No. Prakash
Date Prakash
Address Prakash

Memdra
Gonglok
Sikkim

BUSHAKR. GUHA
Stamp Vender
Licence No. 76-77
Jalpaiguri Govt

Rs - 5000/-

Presented at
A.M. 24.11.07 day of January
2007 Su. Registrar
Office at Private
Res. Prakash Mundra
Executives, Claimants,



Prakash Mundra

Manojit
Addl. Dist. Sub-Registrar
Bajganj, Jalpaiguri
24 JAN 2007



526

Name Prakash Mundra
S/O Prakash Mundra
of M. G. Gang
The Gonglok
District Jalpaiguri Sikkim
By Caste Hindu/Muslim
By Profession Business

Prakash Mundra

Name Raj Kir. Mundra
S/O Ram Sundar Mundra
of M. G. Gang
The Gonglok
District Jalpaiguri Sikkim
By Caste Hindu/Muslim
By Profession Business

Raj Kumar Mundra

Manojit
Addl. Dist. Sub-Registrar
Bajganj, Jalpaiguri

24 JAN 2007

Flat Area - 2169 sq. ft.
Valuation - 15,00,000/- (Fifteen lakhs) only

Prakash Mundra

THIS DEED OF GIFT, made this ^{24th} day of January in the
year 2007.

DEED OF GIFT

Sri Prakash Mundra, S/o Sri Prayagchand Mundra, by religion Hindu, by occupation Business, permanent resident of M.G. Marg, Gangtok, Sikkim, presently residing at "MUNDRA BHAWAN", 3rd mile, Sevoke Road, under Police Station Bhaktinagar, within the District of Jalpaiguri hereinafter called the "DONOR" (which expression shall mean and include unless excluded or repugnant to the context his heirs, successors, administrators, representatives and assigns) of the ONE PART.

AND

Smt. Ritu Mundra, W/o Sri Prakash Mundra, by religion Hindu by occupation House wife, permanent resident of M.G. Marg, Gangtok, Sikkim, presently residing at "MUNDRA BHAWAN", 3rd mile, Sevoke Road, under Police Station Bhaktinagar, within the District of Jalpaiguri hereinafter called the "DONEE" (which expression shall mean and include unless excluded or repugnant to the context his heirs, successors, administrators, representatives and assigns) of the SECOND PART.

AND

Smt. Laxmi Devi Mundra, W/o Late Ramswarup Mundra, by religion Hindu, by occupation House wife, permanent resident of M.G. Marg, Gangtok, Sikkim, presently residing at "MUNDRA BHAWAN", 3rd mile, Sevoke Road, under Police Station Bhaktinagar, within the District of Jalpaiguri hereinafter called the "CONFIRMING PARTY" (which expression shall mean and include unless excluded or repugnant to the context his heirs,

S. N. Subram, Adv

Prakash Mundra

successors, administrators, representatives and assigns) of the
THIRD PART.

AND

Whereas the DONOR had also acquired ownership by purchased the adjacent land measuring 0.272½ acres, under Mouza Dabgram, recorded in Khatian no. 282/1, appertaining to Plot no. 128, in sheet no. 5, under Bhaktinagar (formerly Rajganj) Police station in the District of Jalpaiguri, by way of a registered Deed of Sale, being no. 1476, dt. 05.03.1992, from the same Uttam Industries, registered before ADSR, Jalpaiguri, recorded in Book No. I, Vol. No. 16, pages 147 to 152, in the year 1992.

AND

Whereas the CONFIRMING PARTY had acquired the ownership by way of purchased the land measuring 0.272½ acres situated under Mouza Dabgra, recorded in Khatian No. 282/1, appertaining to Plot no. 128, in Sheet no. 5, under Bhaktinagar (formerly Rajganj), Police Station in the District of Jalpaiguri by way of registered Deed of Sale being no. 1477 dt. 05.03.1992 registered before ADSR, Jalpaiguri, (Purchased from Uttam Industries) recorded in Book No I, Vol. No. 16, pages 153 to 158, in the year 1992.

AND

Whereas since both above mentioned plots are/were adjacent to each other, and both the parties well known to each other, therefore the Donor and the Confirming Party had decided to jointly construct a Four Storied Building on the back side of their land as per their requirement the decided to construct six residential flats and six servant quarter, three for Donor and

SN 12/04/1992

Prakash Mundra

three for the Confirming Party. For avoiding any disputes and complicacy in future, they entered into an agreement dt. 10.06.1993.

AND

Whereas the Donor and the Confirming Party decided to divide the building into two Block i.e. "A" Block and "B" Block each Block consisting of three flats and three servant quarters, despite the joint nature of the construction, Block "A" was constructed on the Confirming Party's land and Block "B" was constructed on "Donor's" land, so that no complicacy in future should arise as to the possession or ownership of the Flats.

AND

Whereas the Donor and Confirming Party planed to construct four storied building but they ended with the construction of three storied building in the year 1993 and the option for both parties to construct 3rd floor is still available. Therefore the roof of the three storied building will be used commonly until the 3rd floor is completed and when four storied building is completed the roof of the building is commonly used for ever.

AND

Whereas the Donor wishes to gift the flat of ^(Second) second floor along with one servant quarter to his brother Mr. Ravi Mundra with an exclusive right to construct one more similar flat on the roof of second floor, in future, at his own cost whenever the Ravi Mundra feels convenient.

AND

Whereas after completion of the construction in the year 1993 the Donor and the confirming party have decided and taken the possession of the block which mostly made on the portion of their land therefore presently the Donor is in the absolute

SN 18/10/1993

Prakash Mundra

possession of all three flats of Block "B" including three servants quarters and the Confirming Party is similarly in the absolute possession of all the three flats made in Block "A" including three servant quarters and it is also agreed between them that all other things like 14 feet wide common road, stair case, septic tank, open space, water pipelines and any other thing which by nature of the construction, is said to be used for common purpose will be used and maintained by them jointly.

AND

Whereas it is also agreed as per the terms and conditions of the agreement dt. 10.06.1993 between Donor and Confirming Party that considering the joint nature of construction, each flat will have undivided proportionate share in the land.

AND

Whereas the Confirming Party had mutated her name in the BL & LRO, Rajganj, District Jalpaiguri vide mutation case no. IX-II/413D-1/03-04 dated 12.01.2004.

AND

Whereas the Donor had also mutated his name in the BL & LRO, Rajganj, under Jalpaiguri District vide mutation case No. IX-II/412D-1/03-04 dt. 12.01.2004.

AND

Whereas the Donor and the conforming party had jointly constructed the above mentioned three storied residential building on the aforesaid plot of land describe in the Schedule "A" here to below as per approved building plan no. 93/93 dated 20.7.93 vide order no. 8830ARP, dt. 13.8.93 by SJDA as per the terms and condition of the agreement dated 10.6.93 made between Donor and the Conforming Party.

SIN 51000000 1900

Prakash Mundra

Now this indenture witness that in pursuance of the natural love for his wife the Donor do hereby transfer and assign unto and to the use of the Donee, the aforesaid flat/premises as particularly described in the schedule 'B' below free from all encumbrances, charges and demand whatsoever.

1. That the Donee shall have all rights, title and interest in the property gifted and conveyed to him and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Donor or any body claiming through or under her and all the rights, title and interest in the said property which vested in Donor shall henceforth vest in the Donee to whom the said property has been conveyed absolutely.
2. That the Donor declares that interest which he professes to transfer hereby subsists as on the date of these presents and that the Donor/Confirming Party have not previously transferred, mortgages, contracted for sale or otherwise the said scheduled property or any part thereof to or in favour of any other party or person and that the property here by transferred expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove and hereinafter, are all true and in the event of any contrary is proved, then the Donor make good the loss or injury which the Donee may suffer or sustain resulting thereof.
3. That the Donee shall not do any act, deed or thing whereby the development/construction of the said Building is any way hindered or impeded with nor shall prevent the Donor/Confirming Party from selling, transferring,

S. S. Sharma, A. S. S.

Prakash Munda

assigning or disposing of unsold portion, right, title and interest therein appurtenant thereto.

4. That the Donee shall obtain his own independent electric connection from the W.B.S.E.B. Siliguri, for his electric requirement and the connection charges as well as electric consumption bill will be paid by the Donee, the property hereby gifted at the cost of the Donor.
5. That the Donor/Confirming Party further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring rights, title and interest of the Donee to the property hereby gifted at the Donor.
6. That the Donee shall have the right to get his name mutated with respect to the said flat/schedule property proportionate undivided share in the land at Siliguri Municipal Corporation and get it numbered as a separate holding and shall pay the Municipal Corporation taxes as levied upon from time to time.
7. That the Donee shall have all the rights to sell, gift mortgage or transfer or otherwise the ownership of the said flat premises or let out or lease out the said flat premises to whomsoever at his/her own choice.
8. That the Donee shall keep the area neat and clean and proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupants of the said building.
9. That the Donee shall have proportionate right, title and interest in the land on which the building stands along

SN 21/10/19, Adv.

Prakash Munda

with other occupants/owners of the building. It is hereby declared that interest in the land is impartible.

10. That the Donee shall not block/cover any portion of land of building carved out by Donor/Confirming Party for the purpose of pad, landing, stairs or other community purpose and in the event of any such encroachment the Donor/Confirming Party or the executive body or board of Directors or any authority of the occupants of the building acting as such at the relevant time shall be entitled to evict such defaulting occupants from the same and to recover the expenses so incurred in such eviction from such occupants.
11. That the Donee shall pay such proportionate share for common facility if any, such as repairs and maintenance of the outer walls, stair case, septic tank, water supply, sanitation, security etc. as will be determined by Donor any existing body at the solvent time from time to time till the time an executive body or board of Directors or any authority of the occupants of the building is formed to take care of the common maintenance of the Building.
12. That so long as the flat premises at the 1st floor of the Donee is not assessed separately for taxes and levies they shall pay proportionate share of such taxes as assessed and levied on the whole building by the Siliguri Municipal Corporation or the competent authorities. The amount apportioned as determined by the Donor shall be conclusive and binding on the Donee.

SN Sublime, Mohr

Prakash Mundra

SCHEDULE 'A'

DESCRIPTION OF THE LAND:-

All the piece or parcel of land measuring 0.22 acres, recorded in Khatian No. 282/1, Plot no. 128 hold under the state of West Bengal, Sheet no. 5, including four storied residential building standing thereon within Siliguri Municipal Corporation Ward No. 42, Police Station - Bhaktinagar, District Jalpaiguri. The land is butted and bounded as follows:

North: Land of Tilswari Barman

South: Land of Sailendra Kumar Dey

East: Land of Kundeswari Barman

West: 14 fee wide road and land of the Donor and the Confirming Party.

SCHEDULE 'B'

DESCRIPTION OF THE FLAT PREMISES HEREBY GIFTED:

All that one flat premises having super built up area measuring 2169 sq. ft. including one servant quarter at the first floor in Block B of the four storied residential building, Siliguri Municipality Corporation Ward No. 42, standing on the land measuring 0.22 acres as mentioned and described in the schedule 'A' hereinabove, Police Station Bhaktinagar, District Jalpaiguri, fully shown in the annexed plan for flat. The flat premises measuring 2169 sq. ft. including one servant quarter hereby Gifted is butted and bounded as follows:

North: Flat of Confirming Party proposed to be gifted to Sri Karan Mundra.

SIN 5/10/2017, 10:41

South: Open sky area facing and land of Sailendra Kumar Dey.

East: Open sky area facing and servant quarter and land of Kundeswari Barman

West: Open sky area facing 14 fee wide road and land of the Donor and the Confirming Party.

IN WITNESS WHEREOF the Donor and Confirming Party put their hands and seal on this Deed of Gift at Siliguri on the day, month and year first above written.

Signature

Witness:

Prakash Munda

Donor

1. Raj Kumar Munda
S/o. Late Ram Swarup Munda
M. G. Marg, Gangtok (Sikkim)
2. Ashok Sah
S/o Sri Rajendra Sah
C/O HMT, Hill Cart Road
Siliguri, Dist. Darjeeling

लक्ष्मी देवी मुन्दा

Confirming Party

Drafted, read over and explained in Hindi to the Donor, Donee and the Confirming Party by me and typed in my office

Saty N. Sharma

Satya N. Sharma
Advocate, Siliguri
Enrollment No. F 660/523/97

SPECIMEN FORM FOR TEN FINGERPRINTS



Prakash Mundra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Prakash Mundra



Ritu Mundra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Ritu Mundra

Ritu Mundra



लक्ष्मी देवी मुन्डरा

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

लक्ष्मी देवी मुन्डरा

लक्ष्मी देवी मुन्डरा



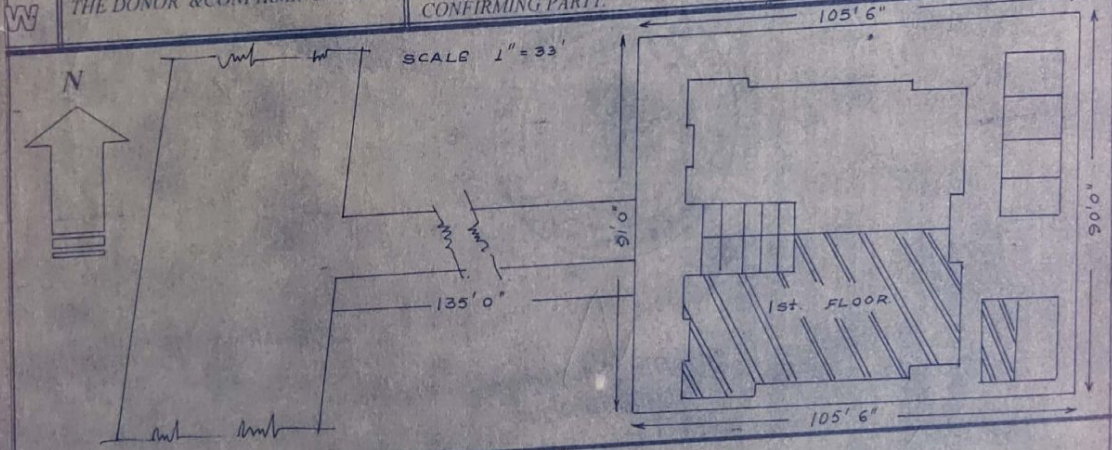
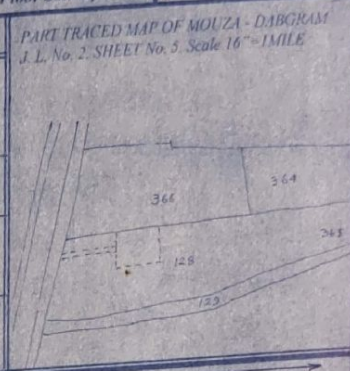
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME OF THE DONOR	NAME OF THE CONFIRMING PARTY
SRI PRAKASH MUNDRA. S/O SRI PRAYAG CHAND MUNDRA. M. G. MARG, GANGTOK. SIKKIM.	SMT. LAXMI DEVI MUNDRA. W/O LATE RAMSWARUP MUNDRA. M. G. MARG, GANGTOK. SIKKIM.

SITE PLAN

SCHEDULE OF LAND						PROPRTIONATE LANDED AREA.
MOUZA & J. L. No.	Sheet No.	Khatian No.	Plot No.	AREA OF LAND	AREA OF FLAT. (Along with servent Quarter)	0.0348 Acre
DABGRAM. 2	5	282/1	128	0.22 Acre	2169 sq. ft. (1 st Floor South portion)	

LANDED AREA BOUNDED BY		FLAT AREA BOUNDED BY.	
N	LAND OF TILSWARI BURMAN.	FLAT OF CONFIRMING PARTY PROPOSED TO BE GIFTED TO SRI KARAN MUNDRA.	
S	LAND OF SAILENDRA KUMAR DEY.	OPEN SKY AREA FACING & LAND OF SAILENDRA KUMAR DEY.	
E	LAND OF KUNDESWARI BURMAN	OPEN SKY AREA FACING & SERVENT QUARTER & LAND OF KUNDESWARI BURMAN.	
W	14 FEET WIDE ROAD & LAND OF THE DONOR & CONFIRMING PARTY.	OPEN SKY AREA FACING 14 FEET WIDE ROAD & LAND OF THE DONOR & CONFIRMING PARTY.	



SIGNATURE OF THE DONOR

Prakash Mundra

SIGNATURE OF THE CONFIRMING PARTY

लक्ष्मी देवी मुन्दरा

