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 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 947101



Geeeta Rathi

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DEED OF GIFT

=====

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

Geeeta Rathi
 District Sub-Registrar
 JALPAIGURI

Page 1

14 DEC 2015

14 DEC 2015

7570

Sl. No. 847 Date 11/12/15

Sold to Greta Rathi

of Biliguri

1000/- (Rupees) One thousand only

Dibendu Ghosh

Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / R.M



Document the part of this Document
the Enrolment sheet attached to this
Registration and the Enrolment Sheet and
Certified that the document is admitted to

District Sub-Registrar
Jalpaiguri
District Sub-Registrar
Jalpaiguri

14 DEC 2015

14 DEC 2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 947102



Greta Rethi

DEED OF GIFT

Sl. No. 848 Date 11/12/15

Sold to Geeta Rathi

of Biligani

Rs. 1000/- (Rupees) One thousand only

Ghosh:

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / R.M



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District Sub-Registrar
Jalpaiguri

14 DEC 2015





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 947103



Greta Rathi

THIS DEED OF GIFT IS MADE ON THIS THE 12TH DAY OF THE MONTH OF
DECEMBER, TWO THOUSAND
AND FIFTEEN (2015).

Sl. No. 849 Date 11/12/15

Sold to Geeta Rathi

of Siliguri

Rs. 1000/- (Rupees) One thousand only

Dibendu

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / F



D

District Sub-Registrar
Jalpaiguri

14 DEC 2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 947104



Greeta Rethi

BETWEEN

Sl. No. 850 Date 11/12/15
Sold to Geeta Rathi
of Siliguri

Rs. 1000/- (Rupees) One thousand only
1000 + 1000 + 1000 + 1000 = 4000/- Ghosh

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
LNo. 544 / R.M



GH

District Sub-Registrar
Jalpaiguri

14 DEC 2015

Geeta Rathi

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SMT. GEETA RATHI, wife of Sri Ashok Kumar Rathi and daughter of Late Ram Swarup Mundra and Late Laxmi Devi Mundra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Khudirampally, Siliguri, P.O. and P.S. Siliguri, District Darjeeling, Pin Code-734001, in the State of West Bengal - hereinafter referred to and called as the "**DONOR**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

AND

1. **SRI KRISHAN KUMAR MUNDRA**,
2. **SRI RAJ KUMAR MUNDRA** and
3. **SRI PRADEEP KUMAR MUNDRA**, all are sons of Late Ram Swarup Mundra and Late Laxmi Devi Mundra, Hindu by Religion, Indians by Nationality, Businessmen by Occupation, No. 1 is Resident of Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin Code-734001, in the State of West Bengal and No. 2 is Resident of 655, Sector-7B, Faridabad, P.O. and P.S. Sector 7 Faridabad, District Faridabad Pin Code-121006, in the State of Haryana and No. 3 is Resident of 8C, Amarjyoti, 10 Belvedere Road, P.O. Alipore, District Kolkata, Pin Code 700027, in the State of West Bengal - hereinafter jointly referred to and called as the "**DONEES**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

24.

Geeta Rathi

Page : 6

WHEREAS one 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 Addl. District Sub Registrar, Jalpaiguri.

AND WHEREAS, the abovenamed, Laxmi Devi Mundra had thereafter jointly with the adjacent land owner, Sri Prakash Mundra, son of Sri Prayag Chand Mundra, 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 remaining vacant land measuring about **16.25 Decimals**, i.e. (27.25 Decimals - 11 Decimals) was in absolute, khas and physical possession of the abovenamed Laxmi Devi Mundra more particularly described in the **Schedule 'A'** below.

AND WHEREAS, the abovenamed, Laxmi Devi Mundra, wife of Late Ram Swarup Mundra thereafter died intestate leaving behind the following legal heirs :-

1. Sri Krishan Kumar Mundra -- Son
 2. Sri Raj Kumar Mundra -- Son
 3. Sri Pradeep Kumar Mundra -- Son
 4. Smt. Kavita Gattani -- Daughter and
 5. Smt. Geeta Rathi -- Daughter and they all jointly inherited the
- aforesaid property of their mother, Laxmi Devi Mundra as per the Hindu Succession Act, 1956.

Ms.

Geeta Rathi

Page : 7

AND WHEREAS in this manner, all the abovenamed legal heirs of Late Laxmi Devi Mundra, namely, Sri Krishan Kumar Mundra, Sri Raj Kumar Mundra, Sri Pradeep Kumar Mundra, Smt. Kavita Gattani and Smt. Geeta Rathi became the **JOINT OWNERS** of the aforesaid vacant land of their mother, Late Laxmi Devi Mundra i.e. land measuring about **16.25 Decimals** more particularly described in the **Schedule 'A'** below, each of them having $1/5^{\text{th}}$ (One-fifth) undivided share in the Schedule 'A' land i.e. vacant undivided land measuring 3.25 Decimals each.

AND WHEREAS in this manner, Smt. Geeta Rathi (the **DONOR** hereof) became the sole owner of the aforesaid vacant undivided land measuring 3.25 Decimals having permanent heritable, transferable and marketable right, title and interest therein and the said land is more particularly described in the Schedule 'B' below.

AND WHEREAS the **DONOR** is the **SISTER** of the **DONEES** and the Donor has great love and affection for her **BROTHERS** (the **DONEES** hereof) and is desirous out of such natural love and affection of disposing her aforesaid vacant undivided land measuring 3.25 Decimals more particularly described in the **SCHEDULE 'B'** below unto and in favour of the Donees absolutely and unconditionally in the following manner:-

- 1) Vacant undivided Land measuring 0.542 Decimal to Sri Krishan Kumar Mundra (the Donee No. 1 hereof),
- 2) Vacant undivided Land measuring 0.542 Decimal to Sri Raj Kumar Mundra (the Donee No. 2 hereof) and
- 3) Vacant undivided Land measuring 2.166 Decimals to Sri Pradeep Kumar Mundra (Donee No. 3 hereof).

My



Greeta Rathi

Page : 8

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 Donees, the said Donor out of her own free will and voluntarily without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of her senses does hereby give, convey, grant, transfer and confirm unto the said **DONEES** 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 Donees **absolutely and unconditionally forever**.

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

AND THAT the Donees shall have the right to mutate and record their names against their respective Schedule 'B' land hereby gifted with the concerned Government Department.

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

AND THAT the Donees hereby accept the said gift made hereunder by the Donor and signifies their assents hereto.

12.

Greta Ralte

Page : 9

SCHEDULE 'A'

All that piece or parcel of 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.), 1117 (L.R.), Sheet No. 5 (R.S.), 4 (L.R.), J.L. No. 02, 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 Babulal Agarwal & Others,
- By South :- Vacant land of Sri Prakash Mundra & Others,
- By East :- Property of Sri Karan Mundra & Others,
- By West :- Sevoke Road.

Wj.

14 DEC 2018



Geele Rath

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SCHEDULE 'B'
(LAND HEREBY GIFTED)

(Being one-fifth undivided share in the Schedule 'A' land)

All that **VACANT** undivided **LAND** total measuring **3.25 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.), 1117 (L.R.)**, Sheet No. 5 (R.S.), 4 (L.R.), J.L. No. 02, Pargana Baikunthapur, within the limits of **Ward No. 42** of Siliguri Municipal Corporation, Police Station Bhaktinagar, in the District of Jalpaiguri.

That the said vacant undivided land total measuring 3.25 Decimals is hereby gifted in the following manner:-

- 1) Vacant undivided Land measuring **0.542 Decimal** to **Sri Krishan Kumar Mundra** (the **Donee No. 1** hereof),
- 2) Vacant undivided Land measuring **0.542 Decimal** to **Sri Raj Kumar Mundra** (the **Donee No. 2** hereof) and
- 3) Vacant undivided Land measuring **2.166 Decimals** to **Sri Pradeep Kumar Mundra** (the **Donee No. 3** hereof).

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

14.

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

WITNESSES:-

1. Nikunj Saraf
40. Lt. Vinod lex. Saraf
K.C. Dey Road, Siliguri
PO & PS - Siliguri
Dist - Darjeeling.

Greta Rathi

DONOR

Accepted by us:-

K. Kombar
Raj Kumar Munda
Badeep Kumar Munda
DONEES

2. Karan Munda
s/o Krishan Kumar Munda
Sevoke Road, Siliguri.

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

Narf.

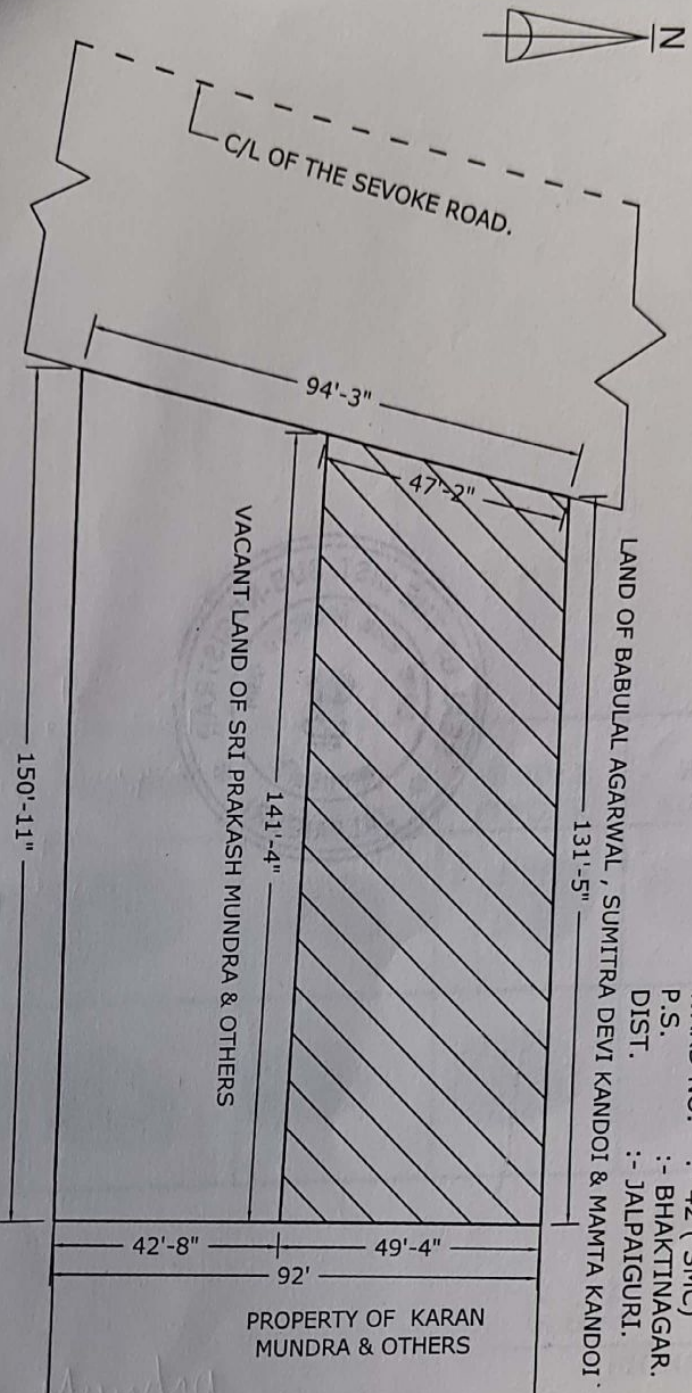
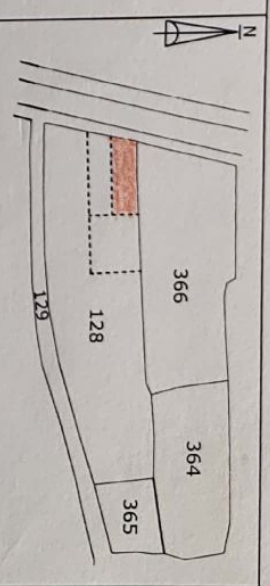
NIKUNJ SARAF
Advocate, Siliguri
Enroll. No. F/1164/927/2008

14 DEC 2012

NAME OF THE DONEES :-
 1) SRI KRISHAN KUMAR MUNDRA.
 2) SRI RAJ KUMAR MUNDRA.
 3) SRI PRADEEP KUMAR MUNDRA.
 ALL S/O. LATE RAMSWARUP MUNDRA &
 LATE LAXMI DEVI MUNDRA.

NAME OF THE DONOR :-
 SMT. GEETA RATHI
 W/O. SRI ASHOK RATHI.
 OF KHUDIRAMPALLY,
 SILIGURI, P.S. SILIGURI
 DIST. DARJEELING

LAND SCHEDULE :-
 MOUZA. :- DABGRAM.
 J.L. NO. :- 2
 SHEET NO. :- R.S.5 & L.R. 4
 KHATTAN NO. :- R.S. 282/ 1
 L.R. 1117
 PLOT NO. :- R.S. 128 (P) &
 L.R. 416
 PARGANA :- BAIKUNTHAPUR.
 WARD NO. :- 42 (SMC)
 P.S. :- BHAKTINAGAR.
 DIST. :- JALPAIGURI.



AREA STATEMENT:-

- 1/5 TH UNDIVIDED SHARE OF TOTAL AREA:- 16.25 DECIMALS.
- ie. 16.25 DECIMALS/5=3.25 DECIMALS.
- GIFTED AREA :- 3.25 DECIMALS.**
- 1) SRI KRISHAN KUMAR MUNDRA. 0.542 DECIMAL
- 2) SRI RAJ KUMAR MUNDRA. 0.542 DECIMAL
- 3) SRI PRADEEP KUMAR MUNDRA. 2.166 DECIMAL
- TOTAL :- 3.250 DECIMAL

SIGNATURE OF THE DONOR.
 Geeta Rathi.

DRAWN BY :-
 M. Acharya
 Surveyor

SIGNATURE OF THE DONOR.
 Karan Munda







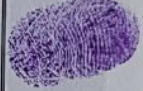



Regd. No. 15414/111
 Subhaspally, Siliguri

SIGNATURE OF THE DONEES.
 Pradeep Kumar Munda

Greda Sig. of Mantra (R)
Power Sig. of Greda (R)
11) Power Sig. of Greda (R)



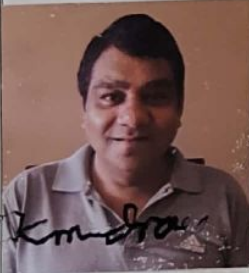









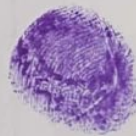
Greeta Rathi

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

Greeta Rathi
SIGNATURE

14 Dec 2012



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>K. Kimda</i>	LEFT HAND					
	RIGHT HAND					

K. Kimda.

SIGNATURE

*Dist. Sub-Registrar
Tahsil*

14.06.2025



Raj Kumar
Mundia

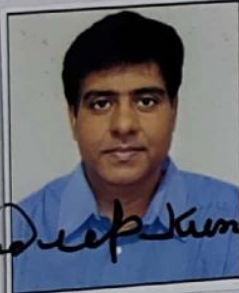
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LEFT HAND						
RIGHT HAND						

Raj Kumar Mundia
SIGNATURE

District Sub-Registrar
Jabalpur
14 DEC 2015



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



Pradeep Kumar
Munda



Pradeep Kumar Munda
SIGNATURE

14 DEC 2015



Seller, Buyer and Property Details

Donor & Donee Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Smt Geeta Rathi Wife of Shri Ashok Kumar Rathi Khudirampally, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001</p>	 14/12/2015 1:15:10 PM	 LTI 14/12/2015 1:11:15 PM
		<p><i>Geeta Rathi</i> 14/12/2015 1:15:31 PM</p>	


Donor Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Smt Geeta Rathi Wife of Shri Ashok Kumar Rathi Khudirampally, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 12/12/2015; Date of Admission : 14/12/2015; Place of Admission of Execution : Office</p>	 14/12/2015 1:15:10 PM	 LTI 14/12/2015 1:11:15 PM
		<p><i>Geeta Rathi</i> 14/12/2015 1:15:31 PM</p>	

Donee Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Krishan Kumar Mundra Son of Late Ram Swarup 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
2	Shri Raj Kumar Mundra Son of Late Ram Swarup Mundra 655, Sector 7B, P.O:- Sector Faridabad, P.S:- SECTOR - 7, District:-Faridabad, Haryana, India, PIN - 121006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual
3	Shri Pradeep Kumar Mundra Son of Late Ram Swarup Mundra 8c, Amarjyoti, 10 Belvedere Road, P.O:- Alipore, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700027 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: Others, Citizen of: India,	Smt Geeta Rathi	 14/12/2015 1:13:43 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:- 1117	3.25 Dec	0/-	7,38,634/-	Proposed Use: , Width of Approach Road: 100 Ft., Adjacent to Metal Road,

14/12/2015 Query No:-07020001090548 / 2015 Deed No :I - 070202816 / 2015, Document is digitally signed.



Transfer of Property from Donor to Donee

Sl. No.	Name of the Donor	Name of the Donee	Transferred Area	Transferred Area in(%)
L1	Smt Geeta Rathi	Shri Krishan Kumar Mundra	0.542	16.6769
	Smt Geeta Rathi	Shri Pradeep Kumar Mundra	2.166	66.6462
	Smt Geeta Rathi	Shri Raj Kumar Mundra	0.542	16.6769

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 D.S.R. JALPAIGURI, District: Jalpaiguri

Endorsement For Deed Number : I - 070202816 / 2015

Query No/Year	07020001090548/2015	Serial no/Year	0702002803 / 2015
Deed No/Year	I - 070202816 / 2015		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Smt Geeta Rathi	Presented At	Office
Date of Execution	12-12-2015	Date of Presentation	14-12-2015

Remarks

On 14/12/2015

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 13:00 hrs on : 14/12/2015, at the Office of the D.S.R. JALPAIGURI by Smt Geeta Rathi ,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 7,38,634/- . Other amount Rs 7,38,634/-

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

Execution is admitted on 14/12/2015 by

Smt Geeta Rathi, Wife of Shri Ashok Kumar Rathi, Khudirampally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, 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 Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,150/- (A(1) = Rs 8,118/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 8,150/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,693/- and Stamp Duty paid by Stamp Rs 4,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 847, Purchased on 11/12/2015, Vendor named D Ghosh.
2. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 848, Purchased on 11/12/2015, Vendor named D Ghosh.



- Rs 1,000/- is paid on Impressed type of Stamp, Serial no 849, Purchased on 11/12/2015, Vendor named D Ghosh.
4. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 850, Purchased on 11/12/2015, Vendor named D Ghosh.
5. Rs 10/- is paid on Court Fees.



(Chandan Kumar Maity)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal



State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0702-2015, Page from 25544 to 25569
being No 070202816 for the year 2015.



Chandan

Digitally signed by CHANDAN KUMAR
MAITY
Date: 2015.12.14 15:13:51 +05:30
Reason: Digital Signing of Deed.

(Chandan Kumar Maity) 14/12/2015 15:13:50
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)

14/12/2015 Query No:-07020001090548 / 2015 Deed No :I - 070202816 / 2015, Document is digitally signed.

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