

7566/15

I-7569



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 412871



1  
 96857/15  
 20/11/15

Certified that the document is admitted to registration the secure sheet and the endorsement attached to this document are as follows this document

20/11/15

Additional Dist. Sub-Registrar  
 Raipadi, Jalpaiguri  
 20 NOV 2015

**DEED OF GIFT**

M.

NON JUDICIAL STAMP

No. 1110 Date 18.11.2015

Sri Prakash Munda  
P.S. Bhaktinagar, Dist. Jalpaiguri

Value Rs. 5000/-

Tamara Roy  
Govt. Stamp Vendor  
Bagebore  
Lic. No. 944/RM  
07 / Darjeeling



*(Handwritten signature)*

Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

20 NOV 2015

20  
Prakash

Page : 2

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

SMT. PUSHPA DEVI MUNDRA, wife 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 her heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

14.



*Sri Prakash Mundra*

**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 **SON** of the **DONEE** and the Donor has great love and affection for his mother (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.

20/10/15

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**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 her 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 her assent hereto.

Ny.



Signature

**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.

14.

Secretary

**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.

My.

**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 her signatures on the day, month and year first above written.

**WITNESSES:-**

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

*Nikunj Saraf*

-----  
**DONOR**

Accepted by me:

*Pushpa Devi Munda*

-----  
**DONEE**

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

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

*Nikunj Saraf*

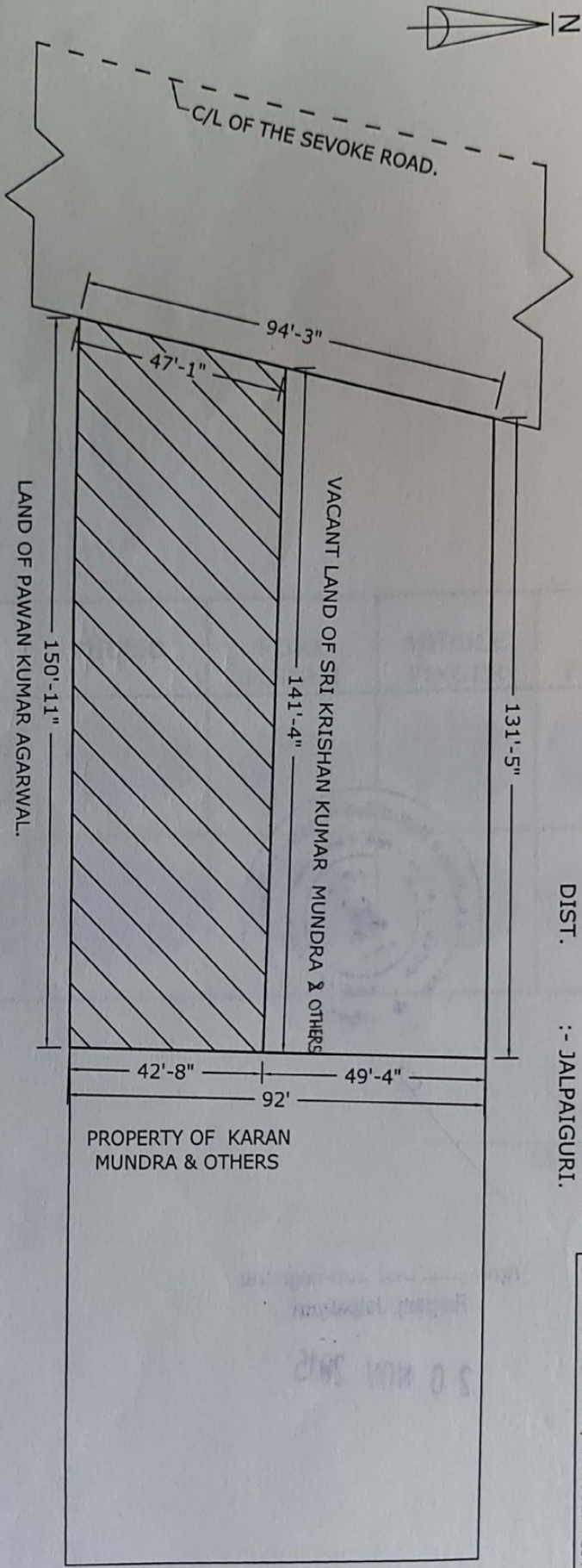
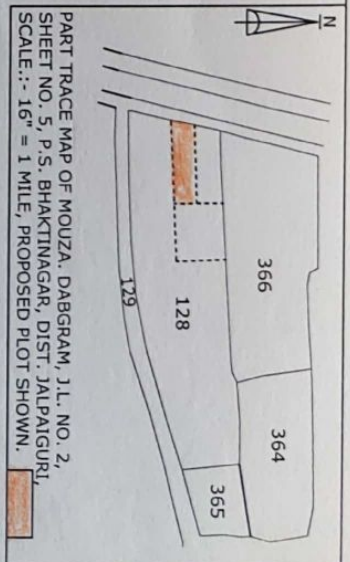
-----  
**NIKUNJ SARAF**  
Advocate, Siliguri  
Enroll. No. F/1164/927/2008



**NAME OF THE DONEES. :-**  
 SMT. PUSHPA DEVI MUNDRA.  
 W/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  
 KHATIAN 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.



*Prakash*

SIGNATURE OF THE DONOR.

SIGNATURE OF THE DONEES.

**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**

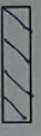
DRAWN BY :-












M. Acharya

Surveyor

Regd. No. 15414/111  
 Subhaspally, Siliguri

SITE PLAN.  
 SCALE :- 1" = 30'-0"  
 PROPOSED PLOT SHOWN.














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

*Prakash*

*Prakash*

SIGNATURE

*Karan Chandra*  
*10 Karbon Karim Nizko*  
*205-101 US*  
*Arto Karim Nizko*

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



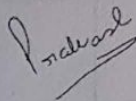
*Pushpadevi Munde*



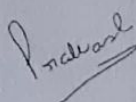
**SIGNATURE**

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<br>Son of Shri Prayag Chand Mundra<br>Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:-<br>Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West<br>Bengal, India, PIN - 734001 | <br>20/11/2015 12:20:17 PM | <br>LTI<br>20/11/2015 12:20:23 PM |
|                    |  | <br>20/11/2015 12:20:35 PM |  |

| Donor Details |  |  |  |
|---------------|--|--|--|
| SL No.        | Name, Address, Photo, Finger print and Signature   |  |  |
| 1             | Shri Prakash Mundra<br>Son of Shri Prayag Chand Mundra<br>Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:-<br>Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West<br>Bengal, India, PIN - 734001 Sex: Male, By Caste:<br>Hindu, Occupation: Business, Citizen of: India,;<br>Status : Individual; Date of Execution :<br>20/11/2015; Date of Admission : 20/11/2015;<br>Place of Admission of Execution : Office | <br>20/11/2015 12:20:17 PM | <br>LTI<br>20/11/2015 12:20:23 PM |
|               |  | <br>20/11/2015 12:20:35 PM |  |

### Donee Details

| SL No. | Name, Address, Photo, Finger print and Signature   |
|--------|--|
| 1      | Smt Pushpa Devi Mundra<br>Wife of Shri Prayag Chand Mundra<br>Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal,<br>India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status :<br>Individual |

### B. Identifire Details

| Identifier Details |  | Signature   |
|--------------------|--|---|
| SL No.             | Identifier Name & Address  | Identifier of   |
| 1                  | Shri Nikunj Saraf<br>Son of Late Vinod Kumar Saraf<br>K.C. Dey Road, Siliguri, P.O:- Siliguri,<br>P.S:- Siliguri, Siliguri Mc, District:-<br>Darjeeling, West Bengal, India, PIN -<br>734001 Sex: Male, By Caste: Hindu,<br>Occupation: Professionals, Citizen of:<br>India, | Shri Prakash Mundra<br><br><br><br><br><br><br><br><br><br>20/11/2015 12:20:51 PM |

### C. Transacted Property Details

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

23/11/2015 Query No:-07050000968571 / 2015 Deed No :I - 070507569 / 2015, Document is digitally signed.

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

Endorsement For Deed Number : I - 070507569 / 2015

|                    |   |                      |                   |
|--------------------|---|----------------------|-------------------|
| Query No/Year      | 07050000968571/2015                           | Serial no/Year       | 0705007596 / 2015 |
| Deed No/Year       | I - 070507569 / 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 11:40 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: 805819000405, 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**

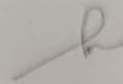
1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1110, Purchased on 18/11/2015, Vendor named Tanmay Roy.

23/11/2015 Query No:-07050000968571 / 2015 Deed No :I - 070507569 / 2015, Document is digitally signed.



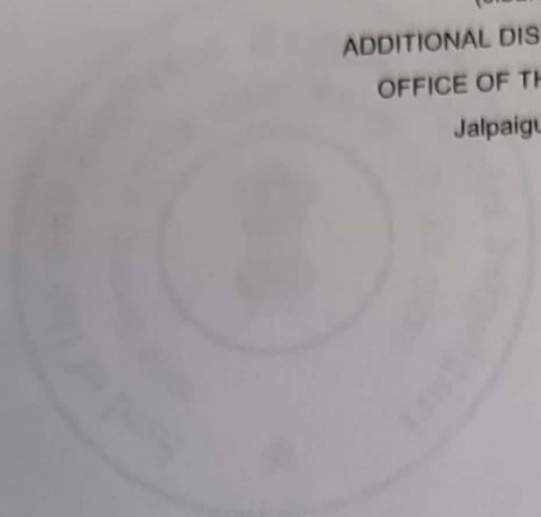
Description of Draft

1. Rs 1,155/- is paid, by the Draft(other) No: 805821000405, Date: 18/11/2015, Bank: STATE BANK OF INDIA (SBI), SEVOKE ROAD.



(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 10:25:55 +05'30'  
Reason: Digital Signature of Jiban

(Jiban Krishna Das) 23/11/2015 10:25:55  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJGANJ  
Jalpaiguri



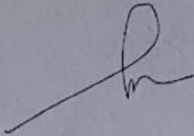
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0705-2015, Page from 83300 to 83315  
being No 070507569 for the year 2015.



Digitally signed by JIBAN KRISHNA DAS  
Date: 2015.11.23 16:25:52 +05:30  
Reason: Digital Signing of Deed.

  
(Jiban Krishna Das) 23/11/2015 16:25:50  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJGANJ  
West Bengal.

(This document is digitally signed.)