



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 441955

F 441955

08/08/2020
12:15 P.M.
S. (2) 876614/2020
AMT. RS. 85,35,408/-

Ravi Mudse



DEED 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

Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

06 AUG 2020

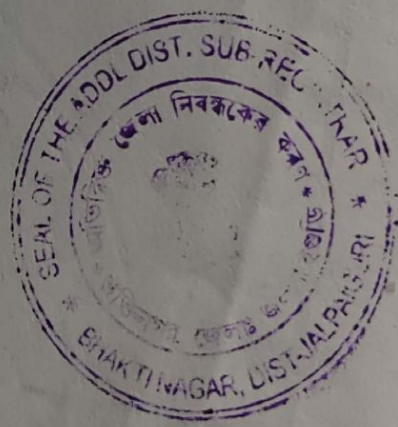
SL. NO. 5712 Date 27.07.2020
PURCHASER Prakash Munde
Full Address Sukin
Total Value 5000/-
Stamp Purchased from JPG treasury-1



MS

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

E 441822



[Handwritten signature]

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

06 AUG 2020

06 AUG 2020

Ravi. Mundra.

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THIS DEED OF GIFT IS MADE ON THIS THE 04TH 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, 3rd 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.

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AND WHEREAS the abovenamed Sri Prakash Mundra 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 Sri Prakash Mundra thereafter gifted his vacant undivided land measuring about 5.4167 Decimal unto and in favour of his brother Sri Ravi Mundra (the Donor herein) vide a registered Deed of Gift dated 19.11.2015, being Document No. I-7570 for the year 2015, registered in the Office of the Additonal District Sub Registrar Rajganj.

AND WHEREAS in this manner the abovenamed Sri Ravi Mundra (the Donor herein) became the owner of the aforesaid land measuring about 5.4167 Decimal having permanent heritable, transferable and marketable right, title and interest therein and the said land is more fully and particularly described in the **SCHEDULE** given herein below.

AND WHEREAS the abovenamed Sri Ravi Mundra (the Donor herein) is now desirous of willfully disposing his aforesaid land measuring about 5.4167 Decimal more particularly described in the Schedule 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

Rain, Nudra

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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 aforesaid land more particularly described in the Schedule 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 Schedule land which the Donor does hereby transfer by way of Gift subsists and the Donor has good power and full authority to Gift the Schedule land.
- 3) **THAT** the Donor further declare that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the Schedule land 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.
- 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 Schedule land 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 mutata and record his name in respect of the Schedule land 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 said Donee shall have the right to transfer by way of sale, gift, lease, mortgage or otherwise the Schedule land to anyone.

Ravi. Mondra.

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- 7) **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 Schedule land by the Donee as shall and may be required.
- 8) **THAT** the Donee hereby accepts the said Gift made hereunder by the Donor and signifies his assent hereto.

SCHEDULE
(LAND HEREBY GIFTED)

All that **VACANT UNDIVIDED LAND** measuring about **5.4167 DECIMAL**, 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.), 1560 (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**, Sevoke Road, Road zone name: Orbit Mall to Salugara Bazar, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said total land measuring about 16.25 Decimal is butted and bounded as follows:-

By North :- Land of Krishna Kumar Mondra and Others,
By South :- Land of Sri Pawan Kumar Agarwal,
By East :- Property of Sri Karan Mondra and Others,
By West :- Sevoke Road.

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.



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:-

1. Raj Kumar Munda,
S/o. Late Ramswarup
Munda,
655, Sector:- 7B,
P.O. - Sector:- 7
P.S.:- Sector:- 7
Faridabad - 121006.
Dist.: Faridabad.

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

Raj Munda
(RAVI MUNDA)

DONOR

ACCEPTED BY :-

Prakash
(Prakash Munda)

DONEE











2. P. Munda
(Prayagchand Munda)
S/o Late Surajmull Munda
M. G. Marg, Sangole

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

Nikunj Saraf

NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.

DONOR

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














Ravi Mada

Ravi Mada

SIGNATURE

DONEE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Prakash</i>	LEFT HAND					
	RIGHT HAND					

Prakash
(Prakash Mundra)
SIGNATURE

Major Information of the Deed

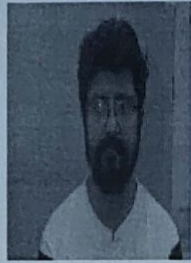

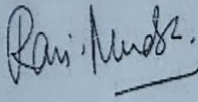
Deed No :	I-0711-02987/2020	Date of Registration	06/08/2020
Query No / Year	0711-2000876614/2020	Office where deed is registered	
Query Date	30/07/2020 12:20:17 PM	0711-2000876614/2020	
Applicant Name, Address & Other Details	S Dasgupta Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7029082133, Status : Solicitor firm		
Transaction	Additional Transaction		
[201] 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. 85,00,000/-	Rs. 85,35,408/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,697/- (Article:33(i))	Rs. 85,368/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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



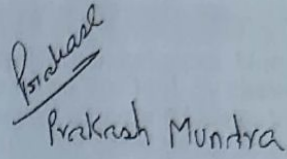
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-128	RS-282/1	Bastu	Bastu	5.4167 Dec	85,00,000/-	85,35,408/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					5.4167Dec	85,00,000 /-	85,35,408 /-	

Donor Details :



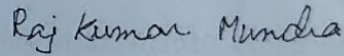
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ravi Mundra (Presentant) Son of Shri Prayag Chand Mundra Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office			
		06/08/2020	LTI 06/08/2020	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 Shri Prakash Mundra Son of Shri Prayag Chand Mundra Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 06/08/2020 ,Place : Office	Photo  06/08/2020	Finger Print  LTI 06/08/2020	Signature  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
Shri Raj Kumar Mundra Son of Late Ram Swarup Mundra House 655, Sector - 7/B, Faridabad, P.O:- Sector Seven, P.S:- SECTOR - 7, District:- Faridabad, Haryana, India, PIN - 121006	 06/08/2020	 06/08/2020	 06/08/2020
Identifier Of Shri Ravi Mundra, Shri Prakash Mundra			

Endorsement For Deed Number : I - 071102987 / 2020

On 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 12:15 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 85,35,408/- . Family Members amount Rs 85,35,408/-

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 85,368/- (A(1) = Rs 85,354/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 85,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 7:11PM with Govt. Ref. No: 192020210051482081 on 31-07-2020, Amount Rs: 85,368/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB31072020113354 on 31-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

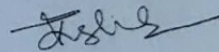
Certified that required Stamp Duty payable for this document is Rs. 42,697/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 37,697/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5712, Amount: Rs.5,000/-, Date of Purchase: 27/07/2020, Vendor name: Jaya Rani Das

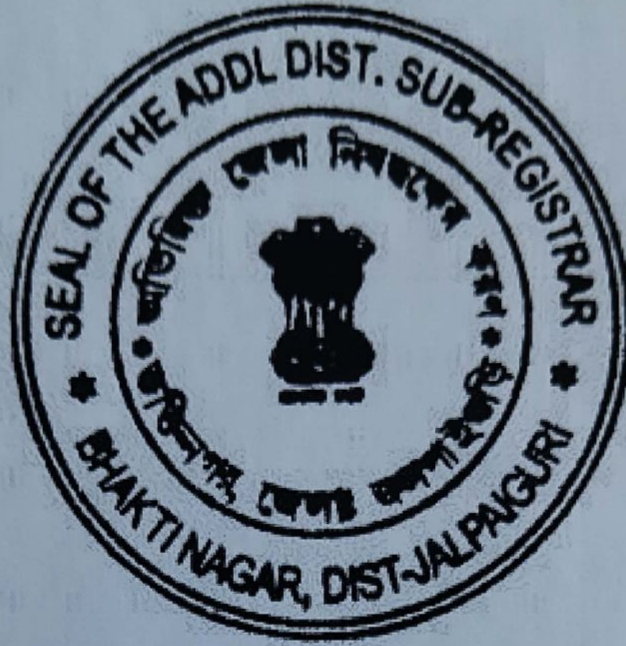
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 7:11PM with Govt. Ref. No: 192020210051482081 on 31-07-2020, Amount Rs: 37,697/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB31072020113354 on 31-07-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2020, Page from 82034 to 82051
being No 071102987 for the year 2020.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2020.08.06 15:21:37 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/08/06 03:21:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)