

7367/21

I. F316/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 981293

20.09.21
2-170891/2



Pran. Munda

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

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

30 SEP 2021

NON JUDICIAL STAMP

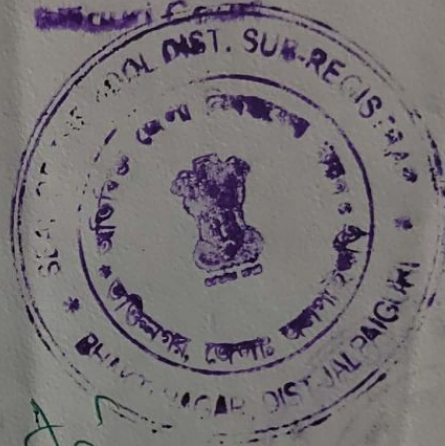
No. 1181 Date 14.09.2021.

Sold Ravi Munda

at Sikkim

Value Rs. 100/-

S.S. Roy,
Buddharyshnu Saran Roy/
Govt. Stamp vendor
L No. 173/R.M.



AS

Addr. 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 his undivided LAND about 5.4167 Decimal 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 82034 to 82051, being No. **071102987** for the year **2020**, registered in the Office of the **Additonal District Sub Registrar Bhaktinagar**



Ravi. Nundre

and the said land is more fully and particularly described in the **SCHEDULE** 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 82034 to 82051, being No. **071102987** 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.
- 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

Ravi. Mundra

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Gift and the said land which was the subject matter of the said Deed of Gift described in the Schedule below.

- 5) That both the Parties have personally understood, mutually agreed, signed and executed this Indenture.

SCHEDULE
(DESCRIPTION OF THE LAND)

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

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

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:-

1. Karan Mundra
(KARAN MUNDRA)
S/O Late Krishan Kumar Mundra
Mundra Bhawan
Sevate Road, Siliguri
Dist - Jalpaiguri

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

Ravi Mundra

(RAVI MUNDRA)

DONOR / FIRST PARTY

2.

Prakash Mundra
(Prayag Chand Mundra)
S/O Late Subzaimull Mundra
P. O. Gangtok
M. G. Marg, Gangtok
(Sikkim)

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.

Karan Munda

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

Karan Munda

SIGNATURE

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

Prakash

 SIGNATURE

Major Information of the Deed

Deed No :	I-0711-07316/2021	Date of Registration	30/09/2021
Query No / Year	0711-2001790891/2021	Office where deed is registered	
Query Date	13/09/2021 8:37:20 PM	0711-2001790891/2021	
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. 76,81,867/-		
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)		

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 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		76,81,867/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					5.4167Dec	0 /-	76,81,867 /-	

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: 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			<i>Karan Mundra</i>
	30/09/2021	30/09/2021	30/09/2021
Identifier Of Shri Ravi Mundra			

Endorsement For Deed Number : I - 071107316 / 2021

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 11:33 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

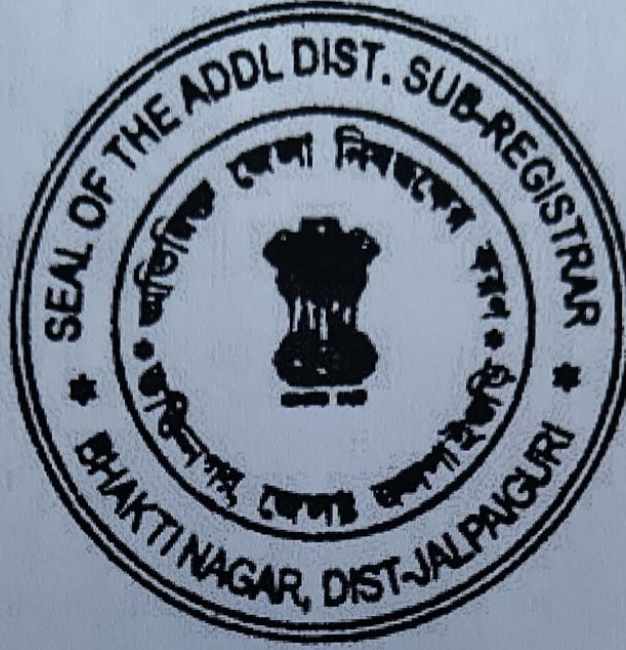
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1181, Amount: Rs.100/-, Date of Purchase: 14/09/2021, Vendor name: Sudhangshu Saran Roy

Tulsi Lama

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



Register of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2021, Page from 198015 to 198032
Deed No 071107316 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.10.04 12:38:57 +05:30
Reason: Digital Signing of Deed.

- Tulsi

(Tulsi Lama) 2021/10/04 12:38:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)