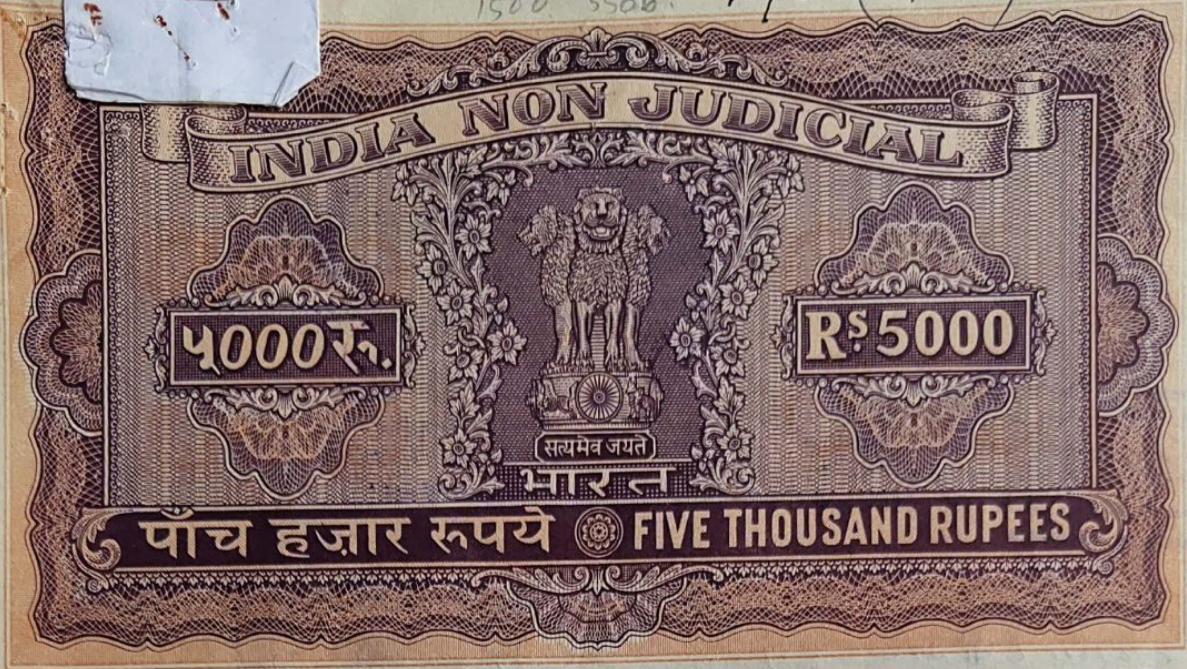


2006 2530 1500 5566. 1200 (1400) 5000Rs.



156
29/01/07

1500,000
A/16489/33

3000
2500
7500
8+5000
2500
7500

The Remaining Stamp Duty of Rs 2500 accepted in EC DD No. 569993 dt. 20/01/07 of SBI Gangtok. Code. 00232
Manjula
Addl. Dist. Sub-Registrar
Rajgani, Jalpaiguri

M/V. assessed.....20,06,000/-
Value Setforth.....15,00,000/-
Stamp duty Payable.....10,030/-
Stamp duty Paid.....7,500/-
Deficit Stamp duty.....2,530/-

54-18
18-5-07
18-5-07

DEED OF GIFT

SN Sharma Adv.

Realised P. fees Rs.....10/-
CFS & DEFICIT STAMP DUTY of Rs.. 1532/- in EC DD No... 0118 dt. 12-5-07 of SBI... 581042
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..... 10-0-0 C.F.S.

Manjula
Addl. Dist. Sub-Registrar
Rajgani, Jalpaiguri
17-5-07

Manjula
Addl. Dist. Sub-Registrar
Rajgani, Jalpaiguri
17-5-07

000Rs.

43892

20-1-07

Name: Laxmi
Address: Gangtok Sikkim

Laxmi Devi Membra
Gangtok
Sikkim

Presented for Registration at...
on the 24th day of January
2007 at the Addl. District Sub-Registrar
Office, Raigarh, Jalpaiguri at his Private
Residence by Laxmi Devi Membra
Executrix/Claimant.

BUSHE KR. GUHA
Stamp Vender
Licence No. 76-77
Jalpaiguri

Rs. 5000/-



लक्ष्मी देवी मुन्बरा

(Signature)
Addl. Dist. Sub-Registrar
Raigarh, Jalpaiguri
24 JAN 2007

525

Name: Laxmi Devi Membra
S/O: Kamsaraj Membra
of: Membra
Thana: Gangtok
District: Jalpaiguri Sikkim
By Caste: Hindu/Muslim
By Profession: Begam

लक्ष्मी देवी मुन्बरा

Name: Ashok Sen
S/O: Ramchandra Sen
of: Ashok Sen
Thana: Digheri
District: Jalpaiguri
By Caste: Hindu/Muslim
By Profession: ...

Ashok Sen

(Signature)
Addl. Dist. Sub-Registrar
Raigarh, Jalpaiguri

24 JAN 2007

Flat Area – 2169 sq. ft.

Valuation – 15,00,000/- (Fifteen lakhs) only

15-0-08 BY 1503/0

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

DEED OF GIFT

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 "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

Mr. Sudarshan Mundra, S/o Mr. Rajkumar Mundra, by religion Hindu by occupation Student, 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

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 "Confirming Party" (which expression shall mean and include unless excluded or repugnant to the context his heirs,

SINSHAWAN, ADV.

15.5.2018
 18.5.2018
 18.5.2018

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

AND

Whereas the donor had acquired the ownership by way of purchased the land measuring 0.272½ acres situated 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 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 the CONFIRMING PARTY had also acquired ownership by purchased the land adjacent to the land of the DONOR 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.

S N Shikhar, Adv.

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 they decided to construct six residential flats and six servant quarter, three for Donor and

15/11/2018
10/11/2018

three for the Confirming Party and for avoiding any disputes or complicity 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 Donors land and Block "B" was constructed on "Confirming party's" land, so that no complicity 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 floor along with one servant quarter to her grand son, the Donee with an exclusive right to construct one more similar flat on the roof of second floor, in future, at his own cost whenever the Donee 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

SN SINGH, M.V.

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their land therefore presently the donor is in the absolute possession of all three flats of Block "A" including three servants quarters and the Confirming Party is similarly in the absolute possession of all the three flats made in Block "B" 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 commonly 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 Donor 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 Confirming Party 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 described 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

SN 12000, AB 12

L.S.M. DE B.P. KURUM

terms and condition of the agreement dated 10.6.93 made between Donor and the Confirming Party.

Now this indenture witness that in pursuance of the natural love for her grandson 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 she 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

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1.5.21-14 16 4/14/21

is any way hindered or impeded with nor shall prevent the Donor/Confirming Party from selling, transferring, 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.

Su shama, Adv.

महाराष्ट्र राज्य सरकार

9. That the Donee shall have proportionate right, title and interest in the land on which the building stands along 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. The Donor wishes to gift the flat of second floor along with one servant quarter to her grand son, the Donee with an exclusive right to construct one more similar flat on the roof of second floor, in future, at his own cost whenever the Donee feels convenient.

13. That so long as the flat premises at the 2nd floor of the Donee is not assessed separately for taxes and levies

S. N. Shrivastava, H. V.

1.8.30.10.128.3.1
 नमस्ते

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.

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 second floor in Block A 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:

SIN Sharma, Adv.

154-8
B
15/12/12

North: Open sky area facing and land of Tilswari Barman

South: Flat of Confirming Party proposed to be gifted to Sri Ravi Mundra.

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

West: Open sky area facing 14 feet wide road and land of the Donor and 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

मन्दीरा देवी मुन्दीरा

Witness:

Donor

1. Ashok Sah
S/o Sri Rajendra Sah
C/O HMT, Hill Cart Road
Siliguri, Dist. Dargeling

2. Mohan Paswan
RAJANDER PASWAN
BOL KHAN BAJAR
JALPAIGURI

Prakash Mundra
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



लवणी देवी मुन्डा

मल्लिका देवी मुन्डा

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

मल्लिका देवी मुन्डा



Sudarshan Mundra

Sudarshan Mundra

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

Sudarshan Mundra



Prakash Mundra

Ritesh 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



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

T. LAXMI DEVI MUNDRA.
 W/O LATE RAMSWARUP MUNDRA.
 M. G. MARG.
 GANGTOK.
 SIKKIM.

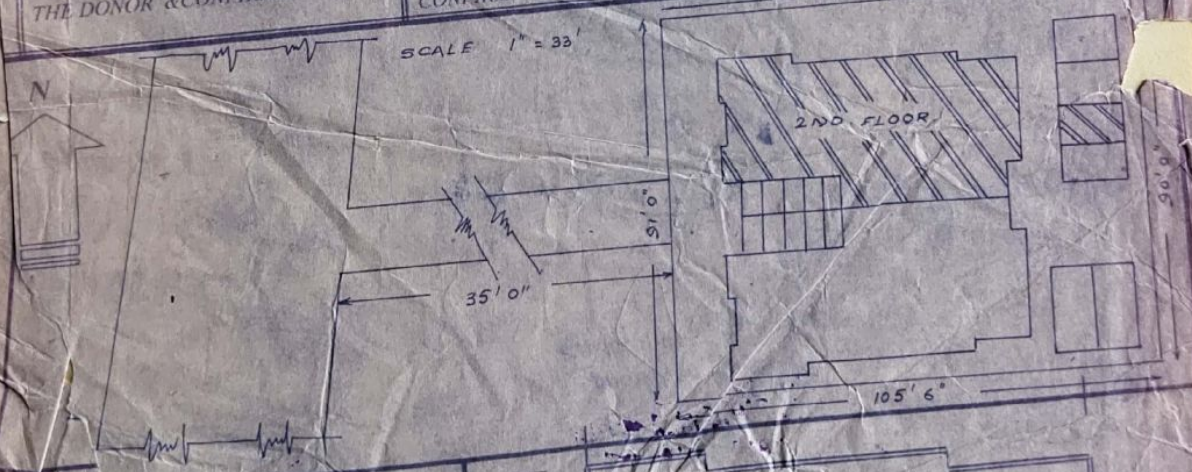
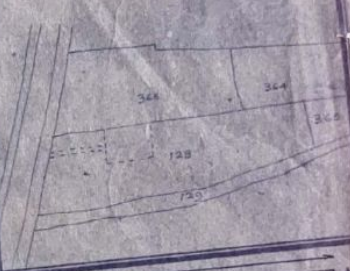
SRI PRAKASH MUNDRA.
 S/O SRI PRAYAG CHAND MUNDRA.
 M. G. MARG.
 GANGTOK.
 SIKKIM.

SITE PLAN

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

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

PART TRACED MAP OF MOUZA - DABGRAM
 J. L. No. 2 SHEET No. 5. Scale 16" = 1 MILE



SIGNATURE OF THE DONOR
(Handwritten signature)

SIGNATURE OF THE CONFIRMING PARTY

Prakash
ndra