

3954/23

I 3950/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 984655

*Dr*  
 30/5/23  
 1446

*P. ...*  
*Madhu Mahalwani*



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

*Dr*  
 Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

# DEED OF GIFT

30 MAY 2023

Q 200/237894/23

*5/23*

# NON JUDICIAL STAMP

No. 2314, Date 18.05.23.

Sold Prakash Muntra & sutra

of Bikini

Value Rs. 5000

Bhadrangshu Saran Roy  
Govt. Stamp Vendor  
L No.173/R.M  
Biliguri Court



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

30 MAY 2023

Punindra

Makeshwarini  
Madhu

**THIS DEED OF GIFT IS MADE ON THIS THE 29<sup>TH</sup> DAY OF THE MONTH OF MAY, TWO THOUSAND AND TWENTY THREE (2023).**

**::BETWEEN::**

1. **SRI PRAYAG CHAND MUNDRA**, son of Late Surajmull Mundra and,  
2. **SMT. MADHU MAHESHWARI**, wife of Sri Sunil Kumar Jajoo and daughter of Sri Prayag Chand Mundra, both are Hindu by Religion, Indian by Nationality, No. 1 is Business by Occupation and No. 2 is Housewife by Occupation, No. 1 is Resident of Mundra Building, M.G. Marg, P.O. Gangtok, P.S. Sadar Thana, Pin Code-737101, District East Sikkim, in the State of Sikkim and No. 2 is Resident of The Universe, Flat No. 3A, Block - 5, Eastern Bye Pass Road, Ward No. 42, Sarbapally, P.O. Salugara, P.S. Bhaktinagar, Pin Code-734008, District Jalpaiguri, in the State of West Bengal – **HEREINAFTER JOINTLY and COLLECTIVELY** referred to and called as the **"DONORS"** (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**. (PAN : AWUPM8812A), (PAN : AATPM2812K).

**AND**

1. **SRI PRAKASH MUNDRA**, son of Sri Prayag Chand Mundra and,  
2. **SRI RAVI MUNDRA**, son of Sri Prayag Chand Mundra, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Mundra Building, M.G. Marg, P.O. Gangtok, P.S. Sadar Thana, Pin Code - 737101, District East Sikkim, in the State of Sikkim, – **HEREINAFTER JOINTLY and COLLECTIVELY** 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"**. (PAN : AWUPM8811D), (PAN : AVEPM3227G).

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**I. WHEREAS** one Laxmi Devi Mundra, wife of Late Ram Swarup 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 Additional 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 i.e. on 22 Decimals.

**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.

**AND WHEREAS**, the abovenamed, Laxmi Devi Mundra thereafter died intestate leaving behind the following legal heirs:-

1. Krishan Kumar Mundra - Son; (now deceased)
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.

**AND WHEREAS** in this manner, all the abovenamed legal heirs of Late Laxmi Devi Mundra, namely, Krishan Kumar Mundra (now deceased), 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

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Laxmi Devi Mundra i.e. land measuring about 16.25 Decimals, each of them having  $1/5^{\text{th}}$  (one-fifth) undivided share, as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Smt. Geeta Rathi thereafter gifted her entire aforesaid  $1/5^{\text{th}}$  undivided land measuring 3.25 Decimals unto and in favour of her brothers, Krishan Kumar Mundra (now deceased) (0.542 Decimal), Sri Raj Kumar Mundra (0.542 Decimal) and Sri Pradeep Kumar Mundra (2.166 Decimal), vide a registered Deed of Gift dated 12.12.2015, being Document No. I-2816 for the year 2015, registered in the Office of the District Sub Registrar Jalpaiguri.

**AND WHEREAS** the abovenamed Smt. Kavita Gattani thereafter gifted her entire aforesaid  $1/5^{\text{th}}$  undivided land measuring 3.25 Decimals equally unto and in favour of her brothers, Krishan Kumar Mundra (now deceased) and Sri Raj Kumar Mundra, vide a registered Deed of Gift dated 12.12.2015, being Document No. I-2817 for the year 2015, registered in the Office of the District Sub Registrar Jalpaiguri.

**II. WHEREAS** one Sri Prakash Mundra, son of Sri Prayag Chand 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-1476 for the year 1992 and the same was registered in the Office of the Additional District Sub Registrar, Jalpaiguri.

**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 i.e. on 22 Decimals.

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Mundra  
Madhur  
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**AND WHEREAS** the abovenamed Sri Prakash Mundra thereafter gifted his undivided land 5.4167 Decimals, being one-third undivided share in the remaining aforesaid vacant land measuring about 16.25 Decimals to his mother, Pushpa Devi Mundra (now deceased) vide a registered Deed of Gift dated 19.11.2015, being Document No. I-7569 for the year 2015 and the same was registered in the Office of the Additional District Sub Registrar Rajganj.

**AND WHEREAS** the abovenamed Sri Prakash Mundra thereafter also gifted his undivided land 5.4167 Decimals, being one-third undivided share in the aforesaid vacant land measuring about 16.25 Decimals to his brother, Sri Ravi Mundra a registered Deed of Gift dated 19.11.2015, being Document No. I-7570 for the year 2015 and the same was registered in the Office of the Additional District Sub Registrar Rajganj.

**AND WHEREAS** the abovenamed Sri Ravi Mundra thereafter gifted his undivided land measuring about 5.4167 Decimal unto and in favour of his brother Sri Prakash Mundra, son of Sri Prayag Chand Mundra, vide a registered Deed of Gift dated 04.08.2020, being Document No. I-2987 for the year 2020, registered in the Office of the Additional District Sub Registrar Bhaktinagar. That subsequently the said Deed of Gift was cancelled and revoked vide a registered Deed of Cancellation of Gift dated 29.09.2021, being Document No. I-7316 for the year 2021 and the same was also registered in the Office of the Additional District Sub Registrar Bhaktinagar.

**III. WHEREAS** the abovenamed Laxmi Devi Mundra thereafter gifted her one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Ground Floor in Block 'A' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of her grandson Sri Arjun Mundra, son of Sri Pradeep Kumar Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1399 for the

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year 2007, registered in the Office of the Additional District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** the abovenamed Laxmi Devi Mundra thereafter gifted her one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the First Floor in Block 'A' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of her grandson Sri Karan Mundra, son of Krishan Kumar Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1403 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** the abovenamed Laxmi Devi Mundra thereafter gifted her one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'A' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of her grandson Sri Sudarshan Mundra, son of Sri Raj Kumar Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1400 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** the abovenamed Sri Prakash Mundra thereafter gifted his one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Ground Floor in Block 'B' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of his mother Pushpa Devi Mundra (now deceased), wife of Sri Prayag Chand Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1401 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj.

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**AND WHEREAS** the abovenamed Sri Prakash Mundra thereafter gifted his one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the First Floor in Block 'B' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of his wife Smt. Ritu Mundra, wife of Sri Prakash Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1402 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** the abovenamed Sri Prakash Mundra thereafter gifted his one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'B' of the Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of his brother Sri Ravi Mundra, son of Sri Prayag Chand Mundra, vide a registered Deed of Gift dated 24.01.2007, being Document No. I-1398 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj, Jalpaiguri.

**AND WHEREAS** the abovenamed Sri Ravi Mundra thereafter gifted his one Residential Flat Premises having super built up area measuring 2169 Sq.Ft. including one Servant Quarter at the Second Floor in Block 'B' of the said Multistoried Building constructed on said land measuring 22 Decimals together with proportionate undivided share in the land unto and in favour of his brother Sri Prakash Mundra, son of Sri Prayag Chand Mundra, vide a registered Deed of Gift dated 04.08.2020, being Document No. I-2986 for the year 2020, registered in the Office of the Additional District Sub Registrar Bhaktinagar. That subsequently the said Deed of Gift was cancelled and revoked vide a registered Deed of Cancellation of Gift dated 29.09.2021, being Document No. I-7317 for the year 2021 and the same was also registered in the Office of the Additional District Sub Registrar Bhaktinagar.



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**AND WHEREAS** in this manner the abovenamed;

1. Sri Arjun Mundra;
2. Sri Karan Mundra;
3. Sri Sudarshan Mundra;
4. Pushpa Devi Mundra (now deceased);
5. Smt. Ritu Mundra and;
6. Sri Ravi Mundra, became the co-owners of aforesaid multistoried building together with proportionate undivided share in the land measuring 22 Decimals on which the said building was constructed.

**AND WHEREAS** all the abovenamed Sri Arjun Mundra, Sri Karan Mundra, Sri Sudarshan Mundra, Pushpa Devi Mundra (now deceased), Smt. Ritu Mundra and Sri Ravi Mundra, being the six co-owners of aforesaid multistoried building together with proportionate undivided share in the land measuring 22 Decimals on which the said building was constructed, thereafter for the better utilization and development and for their mutual common benefits have mutually agreed to demolish the said entire multistoried building standing thereon.

**IV. WHEREAS** the abovenamed Sri Prakash Mundra, Pushpa Devi Mundra (now deceased) and Sri Ravi Mundra (land measuring 16.25 Decimals), Krishan Kumar Mundra (now deceased), Sri Raj Kumar Mundra, and Sri Pradeep Kumar Mundra (land measuring 16.25 Decimals), Pushpa Devi Mundra (now deceased), Smt. Ritu Mundra, Sri Ravi Mundra, Sri Arjun Mundra, Sri Karan Mundra and Sri Sudarshan Mundra, (land measuring 22 Decimals) thereafter amalgamated their respective land **IN TOTAL MEASURING** about **54.5 DECIMALS** or **0.545 ACRE** more particularly described in the **SCHEDULE "A"** below for the better utilization and development and to give better shape and to get the maximum utility from the same under a common building plan for their mutual common benefits, making a compact plot of land having a common boundary.

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**AND WHEREAS** the names of the abovenamed co-owners in respect of their respective aforesaid land were duly mutated and recorded in the concerned B.L.&L.R.O. Rajganj in the Record of Rights (R.O.R) and separate L.R. Khatians were framed in their respective names under the provisions of West Bengal Land Reforms Act, 1955 i.e.;

- 1) L.R. Khatian No. 1116 in the name of Sri Prakash Mundra;
- 2) L.R. Khatian No. 1563 in the name of Pushpa Mundra (now deceased)
- 3) L.R. Khatian No. 1560 in the name of Sri Ravi Mundra;
- 4) L.R. Khatian No. 1564 in the name of Krishan Kumar Mundra (now deceased);
- 5) L.R. Khatian No. 1565 in the name of Sri Raj Kumar Mundra;
- 6) L.R. Khatian No. 1566 in the name of Sri Pradeep Kumar Mundra;
- 7) L.R. Khatian No. 1559 in the name of Sri Karan Mundra;
- 8) L.R. Khatian No. 1561 in the name of Sri Sudarshan Mundra;
- 9) L.R. Khatian No. 1567 in the name of Sri Arjun Mundra and;
- 10) L.R. Khatian No. 1562 in the name of Smt. Ritu Mundra.

**AND WHEREAS** the abovenamed Sri Prakash Mundra, Pushpa Devi Mundra (now deceased), Sri Ravi Mundra, Krishan Kumar Mundra (now deceased), Sri Raj Kumar Mundra, Sri Pradeep Kumar Mundra, Smt. Ritu Mundra, Sri Ravi Mundra, Sri Arjun Mundra, Sri Karan Mundra and Sri Sudarshan Mundra being desirous of constructing Commercial Multistoried Building Complex over and upon the said piece or parcel of amalgamate land, which is more particularly described in Schedule-"A" given hereunder and for such purpose a building plan was duly sanctioned and approved by the Siliguri Municipal Corporation being Building Plan No. 511 dated 16.07.2019 sanctioned on 15.06.2021 for Basement+VII Storied Commercial (Mercantile Retail) Building on and upon their said total Schedule "A" land.

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**AND WHEREAS** all the abovenamed Sri Arjun Mundra, Sri Karan Mundra, Sri Sudarshan Mundra, Pushpa Devi Mundra (now deceased), Smt. Ritu Mundra and Sri Ravi Mundra, being the six co-owners of aforesaid multistoried building together with proportionate undivided share in the land measuring 22 Decimals on which the said building was constructed, thereafter for the better utilization and development and for their mutual common benefits have demolished the said entire multistoried building, each of them having 1/6<sup>th</sup> undivided share in the said now vacant land measuring 22 Decimals being about 3.6667 Decimals each, having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** in the manner aforesaid the abovenamed **PUSHPA DEVI MUNDRA** (now deceased) became the owner of the aforesaid vacant undivided land measuring about 5.4167 Decimals (by virtue of a Deed of Gift dated 19.11.2015, being Document No. I-7569 for the year 2015, registered in the Office of the Additional District Sub Registrar Rajganj) and vacant undivided land measuring about 3.6667 Decimals (by virtue of a Deed of Gift dated 24.01.2007, being Document No. I-1401 for the year 2007, registered in the Office of the Additional District Sub Registrar Rajganj), having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** the abovenamed Pushpa Devi Mundra thereafter died intestate leaving behind the following four legal heirs namely;

1. Sri Prayag Chand Mundra - Husband;
2. Smt. Madhu Maheshwari - Daughter;
3. Sri Prakash Mundra - Son and;
4. Sri Ravi Mundra - Son and they all jointly inherited the aforesaid vacant undivided land measuring about 5.4167 Decimals and vacant undivided land measuring about 3.6667 Decimals of the deceased Late Pushpa Devi Mundra, each of them having 1/4<sup>th</sup> undivided share, as per the

Prayag Chand Mundra  
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Hindu Succession Act, 1956, having permanent heritable and transferable right, title and interest therein.

**AND WHEREAS** the abovenamed (1) Sri Prayag Chand Mundra and (2) Smt. Madhu Maheshwari (the **DONORS** herein) are now desirous of willfully disposing their entire share measuring about 2.70835 Decimals in the aforesaid land (i.e. being  $\frac{2}{4}$ <sup>th</sup> undivided shares of vacant undivided land measuring about 5.4167 Decimals) unto and in favour of (1) Sri Prakash Mundra and (2) Sri Ravi Mundra (the **DONEES** herein) absolutely and unconditionally and the said land measuring about 2.70835 Decimals hereby Gifted is more particularly described in the **SCHEDULE "B"** given herein below.

**AND WHEREAS** the **DONOR No. 1** is the **FATHER** of the **DONEES** and the **DONOR No. 1** has great love and affection for his **SONS** (the **DONEES** herein).

**AND WHEREAS** the **DONOR No. 2** is the **SISTER** of the **DONEES** and the **DONOR No. 2** has great love and affection for her **BROTHERS** (the **DONEES** 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 Donors have for the said Donees, the said Donors out of their own free will without any fraud, coercion or undue influence from anybody whomsoever and in full possession of their senses do hereby give, convey, grant, transfer and confirm unto the said Donees the aforesaid land more particularly described in the Schedule "B" below in favour of the Donees by way of **GIFT** and **TO HAVE AND TO HOLD** the

P. Sundar

Madhu Maheshwari

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said property hereby gifted unto and to the use of the said Donees absolutely and unconditionally forever.

- 2) **THAT** the Donors do hereby declares that the right, title and interest in the Schedule "B" land which the Donors do hereby transfer by way of Gift subsists and the Donors have good power and full authority to Gift the Schedule "B" land.
- 3) **THAT** the Donors further declare that there exists no charge, mortgage, attachment or any other encumbrances whatsoever upon the Schedule "B" 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 Donors shall make good the same.
- 4) **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 the Schedule "B" land without any disturbance or hindrance whatsoever from or by the said Donors or by any person claiming from, under or in trust of them.
- 5) **THAT** the Donees shall have the right to mutate and record their names in respect of the Schedule "B" 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 Donees shall have the right to transfer by way of sale, gift, lease, mortgage or otherwise the Schedule "B" land to anyone.
- 7) **THAT** the said Donees shall have the right to develop the Schedule "B" land in any manner whatsoever.

Ramesh

Madhu Maheshwari

- 8) **THAT** the Donors 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 "B" land by the Donees as shall and may be required.
- 9) **THAT** the Donees hereby accepts the said Gift made hereunder by the Donors and signifies their assent hereto.

Continued to next page

P. M. D. S.

Madhu Maheshwari

**SCHEDULE "A"**  
**(DESCRIPTION OF THE TOTAL LAND)**

All that piece or parcel of **VACANT LAND IN TOTAL MEASURING about 54.5 DECIMALS or 0.545 ACRE**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 128** corresponding to **L.R. PLOT No. 416**, Recorded in **R.S. KHATIAN No. 282/1**, **L.R. KHATIAN Nos. 1116, 1563, 1560, 1564, 1565, 1566, 1559, 1561, 1567, 1562**, under **R.S. SHEET No. 5**, **L.R. SHEET No. 4**, **J.L. No. 2**, 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 proposed land use is commercial.

The said total land is butted and bounded as follows:-

By the North :- Land of Babulal Agarwal and Others,

By the South :- Land of Sri Pawan Kumar Agarwal and Smt. Rita Sengupta,

By the East :- Land of Mr. N.S. Gurung and Others,

By the West :- Sevoke Road.

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P. S. Maheshwari

Madhu Maheshwari

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**SCHEDULE "B"**  
**(DESCRIPTION OF THE LAND HEREBY GIFTED)**

All that **VACANT UNDIVIDED LAND** MEASURING about **2.70835 DECIMALS** (being  $\frac{2}{4}$ <sup>th</sup> undivided shares of land measuring about **5.4167 Decimals**), situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 128** corresponding to **L.R. PLOT No. 416**, Recorded in **R.S. KHATIAN No. 282/1**, **L.R. KHATIAN No. 1563**, under **R.S. SHEET No. 5**, **L.R. SHEET No. 4**, **J.L. No. 2**, Pargana Baikunthapur, within the limits of **WARD No. 42** of Siliguri Municipal Corporation, Sevoke Road zone name: **Orbit Mall to Salugara Bazar**, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The proposed land use is commercial.

Note:- That that the photographs and the fingerprints of the Donors and the Donees herein are duly affixed upon separate sheets forming PART of these presents.

Continued to next page



IN WITNESS WHEREOF the Donors have set and subscribed their signatures on this DEED OF GIFT and the Donees have also accepted the said Gift from the Donors and have set and subscribed their signatures on the day, month and year first above written.

**WITNESSES:-**

1. Ritu Munda

w/o Prakash Munda

M.G. Marg Gangtok

P.O.+ PS - Gangtok

Distt East Sikkim

2. Sudesh Kumar Singh

S/O Dornilal Singh

3rd Mile

Sevoke Road

Siliguri

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

P. Munda  
(Prayag Chand Munda)  
Medhu Maheshwari

**DONORS**

**ACCEPTED BY US:-**












Prakash  
(Prakash Munda)

Rani Munda

**DONEES**

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

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

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












P. Sundar

SIGNATURE

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

Madhu Maheshwari

SIGNATURE

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

*Prakash*

*Prakash*  
 (Prakash Mundra)  
 SIGNATURE

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

*Ravi Mundra*

*Ravi Mundra*  
 SIGNATURE

IDENTIFIER/ WITNESS



Ritu Mundra



Ritu Mundra  
SIGNATURE

### Major Information of the Deed






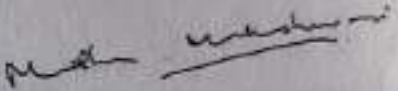
Deed No :	I-0711-03950/2023	Date of Registration	30/05/2023
Query No / Year	0711-2001237894/2023	Office where deed is registered	
Query Date	15/05/2023 7:57:48 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Prakash Mundra Mundra Building, M.G. Marg, Thana : GANGTOK, District : East, SIKKIM, Mobile No. : 9832352126, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0201] 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. 96,02,332/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,032/- (Article:33(ii))	Rs. 96,037/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



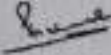
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Orbit Mail -- Salugara Bazar) , Mouza: Dabgram Sheet No - 5, , Ward No: 42 JI No: 2, Pin Code : 734008

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	Commercial Use	Bastu	2.70835 Dec		96,02,332/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>2.7084Dec</b>	<b>0 /-</b>	<b>96,02,332 /-</b>	

**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Prayag Chand Mundra (Presentant)</b> Son of Late Surajmull Mundra Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	 30/05/2023	 LTI 30/05/2023	 30/05/2023
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.:: awxxxxxx2a, Aadhaar No: 73xxxxxxxx3206, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				
2	<b>Name</b> <b>Smt Madhu Maheshwari</b> Wife of Shri Sunil Kumar Jajoo Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	 30/05/2023	 LTI 30/05/2023	 30/05/2023
The Universe, Flat No. 3A, Ward No. 42, Sarbapally, City:- Siliguri Mc, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx2k, Aadhaar No: 22xxxxxxxx5485, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Prakash Mundra</b> Son of Shri Prayag Chand Mundra Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	 30/05/2023	 LTI 30/05/2023	 30/05/2023
Son of Shri Prayag Chand Mundra 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.:: awxxxxxx1d, Aadhaar No: 51xxxxxxxx0544, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Shri Ravi Mundra</b> Son of Shri Prayag Chand Mundra Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office			
	30/05/2023	L1 30/05/2023	30/05/2023
Son of Shri Prayag Chand Mundra 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: 29/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Ritu Mundra</b> Wife of Shri Prakash Mundra M.G. Marg, Gangtok, City:-, P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737101			
	30/05/2023	30/05/2023	30/05/2023
Identifier Of Shri Prayag Chand Mundra, Smt Madhu Maheshwari, Shri Prakash Mundra, Shri Ravi Mundra			

**Transfer of Land from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Shri Prayag Chand Mundra	Shri Prakash Mundra	Y	0.677087 Dec	24,00,583/-
L1	Shri Prayag Chand Mundra	Shri Ravi Mundra	Y	0.677087 Dec	24,00,583/-
L1	Smt Madhu Maheshwari	Shri Prakash Mundra	Y	0.677087 Dec	24,00,583/-
L1	Smt Madhu Maheshwari	Shri Ravi Mundra	Y	0.677087 Dec	24,00,583/-

On 30-05-2023

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 12:46 hrs on 30-05-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Prayag Chand Mundra , one of the Executants.

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 96,02,332/- . Family Members amount Rs 96,02,332/-

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

Execution is admitted on 30/05/2023 by 1. Shri Prayag Chand Mundra, Son of Late Surajmull Mundra, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 2. Smt Madhu Maheshwari, Wife of Shri Sunil Kumar Jajoo, The Universe, Flat No. 3A, Ward No. 42, Sarbapally, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession House wife, 3. Shri Prakash Mundra, Son of Shri Prayag Chand Mundra, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 4. Shri Ravi Mundra, Son of Shri Prayag Chand Mundra, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession House wife, 5. Smt Ritu Mundra, , Wife of Shri Prakash Mundra, M.G. Marg, Gangtok, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by profession House wife

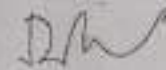
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 96,037.00/- ( A(1) = Rs 96,023.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 96,037/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/05/2023 7:18PM with Govt. Ref. No: 192023240066613261 on 23-05-2023, Amount Rs: 38,423/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB23052023603969 on 23-05-2023, Head of Account 0030-03-104-001-16  
Online on 30/05/2023 1:21PM with Govt. Ref. No: 192023240075295248 on 30-05-2023, Amount Rs: 57,614/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4455645085712 on 30-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,032/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 43,032/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
2. Stamp: Type: Impressed, Serial no 2314, Amount: Rs.5,000.00/-, Date of Purchase: 18/05/2023, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/05/2023 7:18PM with Govt. Ref. No: 192023240066613261 on 23-05-2023, Amount Rs: 14,225/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB23052023603969 on 23-05-2023, Head of Account 0030-02-103-003-02  
Online on 30/05/2023 1:21PM with Govt. Ref. No: 192023240075295248 on 30-05-2023, Amount Rs: 28,807/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4455645085712 on 30-05-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami  
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 0711-2023, Page from 82948 to 82972

being No 071103950 for the year 2023.



Digitally signed by BISWARUP  
GOSWAMI  
Date: 2023.05.31 12:30:12 +05:30  
Reason: Digital Signing of Deed.

*Biswarup Goswami*

(Biswarup Goswami) 2023/05/31 12:30:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)