

GL-883/18

T-706/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Prabir Chakraborty

Prabir Chakraborty

DEED OF GIFT



CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE NONAT-FEESHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

Page 1 of 9

ADDL. DIST. REG. REGISTRAR
8105 89A P U

04/04/2018

4/4/18

NON JUDICIAL STAMP

SI. No. 89 Date 02/04/2018
Name Pratul Chakraborty & others
Of Siliguri
Value Rs. 5000/- (Rupees Five thousand) only



SANDHYA SAHA GOON
GOVT. STAMP VENDOR
SILIGURI COURT
L/No.-174RM OF 2015



ADDL. DIST. SUB-REGISTRAR
SILIGURI-1, DIST. DARJEELING

04 APR 2018

Prabir Chakraborty
Prabir Chakraborty
Prabir Chakraborty

PARTICULARS OF THE LAND

LAND MEASURING : 1387.5 Sq. ft
(being undivided
3/8th share)
MOUZA : SILIGURI
J.L. NO. : 110(88)
KHATIAN NO. : 631
C.S PLOT NO. : 12736 (P)
WARD NO. : 24 OF S.M.C.
POLICE STATION : SILIGURI,
DISTRICT : DARJEELING.
SET-FORTH VALUE : Rs. 28,00,000/-

THIS DEED OF GIFT IS MADE ON THIS THE 04th DAY
OF APRIL, TWO THOUSAND EIGHTEEN.

BETWEEN

SMT. BHARATI BHUSHAN, (PAN- BSPPB9347H), Wife of Sri Pallab Bhushan and daughter of Late Pramatha Nath Chakraborty, all are Indian by Nationality, Hindu by religion, Teacher by occupation, resident of 5, Maa Sarada Sarani, North Bharat Nagar, Siliguri, Post Office- Rabindra Sarani, Police Station Siliguri, Ward no. 24 of Siliguri Municipal Corporation, District Darjeeling, PIN-734006 (W.B.) – hereinafter called the "**DONEE**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**.




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Siliguri-1, Dt. Darjeeling

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Pratul Chakraborty
Prabir Chakraborty
Pradip Chakraborty

A N D

1. **SRI PRATUL CHAKRABORTY** (PAN- ADIPC8899C)
2. **SRI PRABIR CHAKRABORTY**, (PAN- ABYPC5445J)
3. **SRI PRADIP CHAKRABORTY**, (PAN- ADLPC3833D)

-All Sons of Late Pramatha Nath Chakraborty, all Indian by Nationality, Hindu by religion, Retire persons, resident of 5, Maa Sarada Sarani, North Bharat Nagar, Siliguri, Post Office- Rabindra Sarani, Police Station Siliguri, Ward no. 24 of Siliguri Municipal Corporation, District Darjeeling, PIN-734006 (W.B.) - hereinafter jointly called the "**DONORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Anima Chakraborty, wife of Late Pramatha Nath Chakraborty (mother of the donors & donee) alongwith her one son namely Sri Pratul Chakraborty (the donor no 1 hereof) became the joint owners of all that piece or parcel of land measuring 0.085 Acre, recorded in Khatian No. 631, in C.S Plot No. 12736(p), E/P No. 171, within Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling, fully described in the schedule 'A' below, by virtue of a registered Deed of Gift, executed on 10/01/1991 by the Sub-Divisional Officer, Siliguri, for and on behalf of Refugee Relief & Rehabilitation Department, Governor of the State of West Bengal, registered before the Addl. District Registering Officer, R.R. & R. Department, Siliguri on 23/03/1991, entered in Book No. I, Volume No. 7, pages from 141 to 144, bearing Deed No. 446 for the year 1991 and since the date of such transfer the said Anima Chakraborty (mother of the donors & donee) and her son namely Sri Pratul Chakraborty (the donor no. 1 hereof) become the absolute joint owners-in-possession



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Anima Chakraborty

Anima Chakraborty

Anima Chakraborty

and have/had been enjoying and possessing the said land, as absolute owners thereof without any interruption or interference from any corner whatsoever.

AND WHEREAS, while continuing in possession of the said land by said Anima Chakraborty & the donor no. 1, it was reveal that some mistake in respect of plot number and area was accidentally and inadvertently crept up in the aforesaid Principal Gift Deed and as such a Deed of Rectification, being I- 93 dated 03/09/2007, to that effect, was executed by the Additional District Magistrate, Siliguri on behalf of the State of West Bengal in their favour, correcting such mistake by virtue of such registered Deed of Rectification, registered at the office of the Addl. District Sub-Registrar, Siliguri and they have been holding and possessing the aforesaid land as absolute owners thereof having all permanent, heritable, and transferable right, title interest and possession thereon, free from all encumbrances whatsoever.

AND WHEREAS being owner in such possession of the said land, as described in the schedule "A" below, said Anima Chakraborty died intestate on 06/12/2008 leaving behind her, her three sons (i.e. the donors hereof) and one daughter (i.e. the Donee hereof), as her only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law of inheritance, the above named Donors and Donee became the joint owners of the aforesaid land measuring 0.085 Acre and the Donors hereof are in actual, khas and physical possession of the entire land jointly with the Donees hereof, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS in the afoesaid circumstances and after the death of said Anima Chakraborty, her 50% (1/2 share) share of the entire " A" Schedule land has been devolved upon her heirs i.e. the Donors and Donee equally and as such after the death of Anima Chakraborty the



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Pratul Chakraborty
Prabir Chakraborty
Pradip Chakraborty

entire land measuring 0.085 Acre as described in the schedule "A" below has been devolved upon the Donors and Donee and they became the joint owners of the said land ("A" schedule land) according to their respective shares in the following manners:-

- 1) **SRI PRATUL CHAKRABORTY** (Donor no. 1) $5/8^{\text{th}}$ Share or 2312.5 sq.ft.
- 2) **SRI PRABIR CHAKRABORTY** (Donor no. 2) $1/8^{\text{th}}$ Share or 462.5 sq.ft.
- 3) **SRI PRADIP CHAKRABORTY** (Donor no. 3) $1/8^{\text{th}}$ Share or 462.5 sq.ft.
- 4) **SMT. BHARATI BHUSHAN** (Donee) $1/8^{\text{th}}$ Share or 462.5 sq.ft.

AND WHEREAS after the death of said Anima Chakraborty, the donor no. 1 (Pratul Chakraborty) became the owner of $5/8^{\text{th}}$ share of "A" Schedule Land or land measuring 2312.5 sq.ft. and the donor no. 2 & 3 and the donee (i.e. Prabir Chakraborty, Pradip Chakraborty and Bharati Bhushun) became the owners of $1/8^{\text{th}}$ share each of the below "A" Schedule Land or land measuring 462.5 sq.ft. each, having all permanent, heritable and transferable right, title, interest and possession therein, free from all encumbrances whatsoever.

AND WHEREAS, the donee is the sister of the donors and the Donors out of their natural love and affection towards the Donee and also for making suitable future provision for the Donee, the Donors have firmly and finally decided to make a Gift of vacant land total measuring 1387.5 Sq. ft. (each having $1/8^{\text{th}}$ Share or 462.5 sq.ft.) **as fully described in the Schedule 'B' below** (which is the undivided total $3/8^{\text{th}}$ share in the land mentioned in the Schedule 'A' below), to and in favour of the Donee hereof and the Donee has also agreed to accept the said Gift.

AND WHEREAS in consideration of the natural love and affection by the Donors towards the donee, the Donor no. 1 (Sri Pratul Chakraborty) hereby Gifted $1/8^{\text{th}}$ Share or land measuring 462.5 sq.ft. (out of his total $5/8^{\text{th}}$ share or land measuring 2312.5 sq.ft.) and the Donors no. 2 & 3 (Sri Prabir Chakraborty & Sri Pradip Chakraborty)



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Indira Chatterjee
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hereby Gifted their entire share i.e. $2/8^{\text{th}}$ share or land measuring 925 sq.ft. ($1/8^{\text{th}}$ Share each or land measuring 462.5 sq.ft.each) in the entire land measuring 0.085 Acre, as mentioned and described in the Schedule "A" below, to and in favour of the Donee who has also accepted the said Gift .

AND WHEREAS in the aforesaid circumstance, the donors hereof, by virtue of these present, hereby jointly transfer by way of gift, to and in favour of the Donee, the Vacant land measuring 1367.5 sq.ft. **as mentioned and described in the Schedule "B" below** (being undivided $3/8^{\text{th}}$ share of the total land measuring about 0.085 Acre or 3700 sq .ft. as fully described in the schedule "A" below).

NOW THIS INDENTURE OF GIFT WITNESSETH that in pursuance of the aforesaid desire and decision of the Donors and in consideration of natural love and affection for the Donee, the Donors out of their free will and without any fear, fraud, coercion or undue influence from anybody, do hereby **GIVE, GRANT AND TRANSFER BY WAY OF GIFT** the said undivided vacant land measuring 1387.5 Sq. ft., **fully described in the Schedule 'B' below**, free from all encumbrances and charges whatsoever and make over possession thereof unto and in favour of the Donee absolutely and forever **TO HAVE AND TO HOLD** the same by the Donee as absolute owner thereof together with all right, title, interest, hereditaments, liberties, easements, etc. whatsoever in any way belonging to or reputed to belong therewith, peaceably and quietly, with permanent heritable and transferable right, and without any claim, objection, interference or interruption from the Donors or any person or persons claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord now the Govt. of West Bengal or to such other authority as law may provide from time to time.



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Probal Chakrabarty

Prabir Chakrabarty

Probal Chakrabarty

AND THAT the Donee shall from time to time and at all times hereafter peaceably and quietly hold, enter upon, occupy, possess, use and enjoy the land, **as fully described in the Schedule "B" below** as an absolute estate and full owner thereof with permanent heritable and transferable right, title and interest therein without any hindrance, interruption, interference, obstruction, claim or demand whatsoever by or from the Donors or any other person whomsoever claiming through or under them.

AND THAT the Donors do hereby deliver their actual, khas and physical possession of the below **Schedule-"B"** land hereby gifted to and in favour of the Donee with all right, title and interest absolutely and forever.

AND THAT the Donors do hereby declare that the Donee shall occupy held, enjoy and possess the said land hereby gifted by the DONORS by these presents as absolute owner by mutating her name in the office of the B.L & L.R.O. Siliguri and in the office of the Siliguri Municipal Corporation.

AND THAT the Donors doth hereby assure the Donee and declare that the below **Scheduled "B"** land hereby transferred by way of gift is totally free from all sorts of encumbrances, liens, charges, mortgages, attachments whatsoever.

AND THAT the Donee has also agreed to accept the aforesaid gift and has hereby accepted the said gift.

THE DONORS further declare that the value of the **"B" Schedule** property hereby transferred by way of gift is Rs 28,00,000/- (Rupees Twenty Eight Lac) only.



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Indul Chakraborty

Pradi Chakraborty

Pradip Chakraborty

SCHEDULE 'A'
(Description of the Total land)

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 0.085 Acre or 3700 sq. ft. (Three Thousand Seven Hundred square feet), recorded in Khatian No. 631, in C.S. Plot No. 12736(P), E/P no. 171, within Mouza **SILIGURI**, J.L. No. 110(88), Pargana Baikunthapur, situated at North Bharat Nagar, Ward No. XXIV of Siliguri Municipal Corporation, bearing Holding No. 555/1239/351/43, Police Station, Sub-Division and Additional District Sub-Registry Office Siliguri, District Darjeeling, in the state of West Bengal.

The aforesaid land is butted and bounded as follows :-

By the North	:	Land and house of Sri Pradi Chakraborty;
By the South	:	Land & House of Niharika Mitra
By the East	:	16' feet wide S.M.C. Road;
By the West	:	Land and house of Smt. Kaberi Dutta.

SCHEDULE- 'B'
(Description of the land hereby gifted by these present)

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring **1387.5** (One thousand three hundred eighty seven point five) **Square feet**, being **undivided 3/8th share** (out of the land measuring 0.085 Acre as particularly mentioned in the Schedule 'A' above), recorded in Khatian No. 631, in C.S. Plot No. 12736(P), within Mouza **SILIGURI**, J.L. No. 110(88), Pargana Baikunthapur, Ward No. XXIV of Siliguri Municipal Corporation, bearing holding no. 555/1239/351/43 Police Station, Sub-Division and Additional District Sub-Registry Office Siliguri, District Darjeeling, in the State of West Bengal. *The Land Proposed to be used as BASTU-*

Indul Chakraborty



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Separate sheets affixing the photographs and the finger prints of the Donors and Donee are annexed herewith forming part of these presents.

IN WITNESS WHEREOF the Donors in their sound health and full conscious mind do hereunto set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:

1. Sanjay Chowdhury
(Sri Sanjay Chowdhury),
S/O Shankar Chowdhury,
Bharat Nagar, Siliguri,
P.O Rabindra Sarani, P.S-Siliguri,
District Darjeeling, Pin – 734006.

2. Arun Bhattacharjee
Advocate (Siliguri)

1. Indul Chakrabarty

2. Prabir Chakrabarty

3. Arzifo Chakrabarty

(SIGNATURE OF THE DONORS)

I ACCEPT THE GIFT:

B. Bhushan
Bharati Bhushan
(SIGNATURE OF THE DONEE)

Drafted as per instruction of the parties, read over and explained to the parties by me and printed in my chamber:

Ar Bhattacharjee

(ARUN BHATTACHARJEE)

Advocate, Siliguri

Enrolment No. WB-139/1994



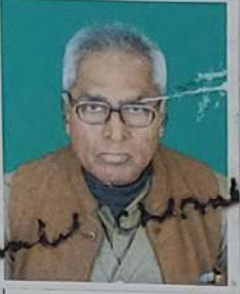
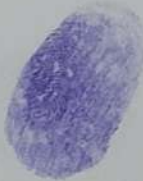
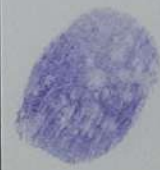
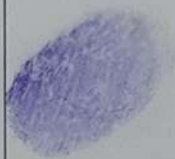
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FINGER IMPRESSION SHEET

(DONOR NO. 1)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Prabir Chakrabarty

SIGNATURE

(DONOR NO. 2)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Prabir Chakrabarty

SIGNATURE

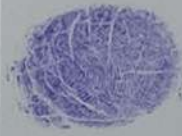
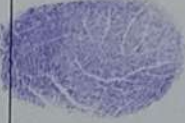
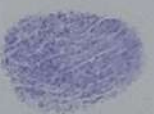
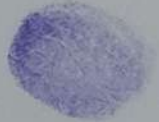


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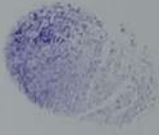
FINGER IMPRESSION SHEET

(DONOR NO. 3)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

For Sir Chakrabarty
SIGNATURE

(DONEE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Bharati Bhushan

SIGNATURE



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