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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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29/03/2019  
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 M.N. AS 32133, 921

Noted that the Document is admitted for registration and the Signature Sheet and Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

28 MAR 2019

Shompachoudhury

Juaga Paul

Mihir Roy

**DEED OF GIFT**



28 MAR 2019



Subcourt Court  
L. No. 173/R.M.  
Govt. Stamp Vendor  
(Sudhangshu Saran Roy)  
S.S. Roy

NON JUDICIAL STAMP  
No. 2953 " 27-3-2019  
Sole Tapan Mandal  
of Siliguri  
Value Rs. 500/- (Five hundred)

Shampa choudhary

Paul

Ramkrishna

Mithun Roy

THIS DEED OF GIFT IS MADE ON THIS THE 28<sup>TH</sup> DAY OF  
MARCH IN THE YEAR OF TWO THOUSAND NINETEEN AT  
BHAKTINAGAR.

Area	::	1639.42 sq.ft. land on which a single storied pucca <u>Cemented Floor</u> Residential Building measuring 712.5 sq.ft.
Plot Number	::	433 (R.S.)
Khatian Number	::	646/1 (R.S.)
J.L. Number	::	02
Sheet Number	::	12
Mouza	::	<b>Dabgram</b>
Pargana	::	Baikunthapur
Police Station	::	Bhaktinagar
District	::	Jalpiguri
Consideration Value	::	Rs.18,00,000/-
Govt. Market Value	::	Rs.32,33,921/-

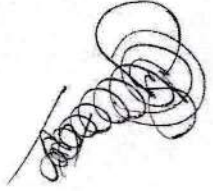
B E T W E E N



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

28 MAR 2019



**PART**

representatives, administrators and assigns) of the **"ONE"** context be deemed to include their heirs, executors, successors, expression shall mean unless excluded by or repugnant to the **: APXPR6893N]** - are hereinafter called the **"DONORS"** (Which

Dist. Darjeeling, Pin - 734011, in the State of West Bengal, **PAN** S. N. Bose Road, Shiv Mandir, P.O. Kadamtala, P.S. Matigara, Private Service by occupation, residing at "Dipti Apartment", 3, of Late N. N. Nandy, Indian by Nationality, Hindu by faith, **(3) SMT. MITHU ROY**, Wife of Tapas Kumar Roy and Daughter

of West Bengal, **[PAN : BGRPP7759L]**

& P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, in the State Housewife by occupation, residing at Milan Para, Raiganj, P.O. Late N. N. Nandy, Indian by Nationality, Hindu by faith, **(2) SMT. PAMPA PAUL**, Wife of Pradip Paul and Daughter of

**BEAPC9528J]**

Darjeeling, Pin - 734001, in the State of West Bengal, **[PAN :** at Nandalal Basu Sarami, College Para, P.O. & P.S. Siliguri, Dist. Nationality, Hindu by faith, Housewife by occupation, residing Chowdhury and Daughter of Late N. N. Nandy, Indian by **(1) SMT. SHAMPA CHOWDHURY**, Wife of Prabir Kumar

- 1 Shampachowdhury
- 2 Pampa Paul
- 3 Mithu Roy

Shampa choudhury

Pauja Paul

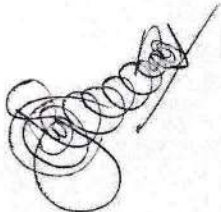
Mithun Roy

A N D

**SRI TAPAN NANDY**, Son of Late N. N. Nandy, Indian by Nationality, Hindu by faith, Service by occupation, residing at Atul Prasad Sarani Bye Lane, Uttar Rabindra Nagar, Ward No.38 of Siliguri Municipal Corporation, P.O. Rabindra Sarani, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin - 734006, in the State of West Bengal - is hereinafter called the "**DONEE**" (Which expression shall mean unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**". [PAN : ABIPN4437F]

WHEREAS one Mira Praharaj, Wife of Phanibhusan Praharaj was the owner of the land measuring 0.18 Acres in R.S. Plot No.433 under R.S. Khatian No.646/1, Sheet No.11 (C.S.) 12 (R.S.), J.L. No.02, Pargana - Baikunthapur, Mouza - Dabgram, P.S. Rajganj presently Bhaktinagar, Dist. Jalpaiguri.

A N D



1 Shampa Choudhary  
2 Rajendra Paul,  
3 Mithu Roy

WHEREAS being owner-in-possession, Mira Praharaj sold the aforesaid land to one Suresh Chandra Kundu, Son of Late Joshodalal Kundu, by executing a registered Sale Deed bearing No.469 dated 02-02-1977.

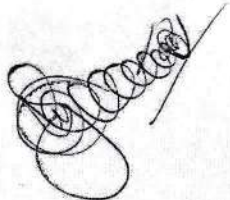
A N D

WHEREAS thereafter on 13-03-1978, Suresh Ch. Kundu sold the land measuring 0.09 Acres out of his 0.18 Acres to one Narendra Nath Nandi, Son of Late Rajani Kanta Nandi, by executing a registered Sale Deed bearing No.1634 and the said Sale Deed was registered at the then Sadar Joint Sub-Registrar Office, Jalpaiguri and transcribed in Book No.I, Volume No.18, Pages from 163 to 166.

A N D

WHEREAS after purchase the said land, Narendra Nath Nandi was possessing and enjoying the said land by constructing a dwelling house thereon and residing over there with his family.

A N D



Sampa Choudhury

Pampa Paul

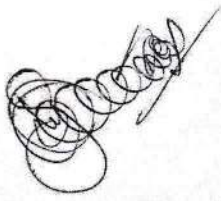
Mithu Roy

WHEREAS being owner-in-possession, Narendra Nath Nandy on 16-01-1982 died in testate, leaving behind his wife Anjali Nandy, two sons Goutam Kumar Nandy, Tapan Kumar Nandy and three daughters viz. Smt. Sampa Choudhury, Wife of Sri Prabir Chowdhury, Smt. Pampa Paul, Wife of Sri Pradip Paul and Smt. Mithu Roy, Wife of Sri Tapas Kr. Roy to inherit the aforesaid land measuring 0.09 Acre or 5½ Kathas, according to Hindu Succession Act, 1916, each having 1/6<sup>th</sup> undivided share therein.

A N D

WHEREAS thereafter on 06-06-1988, one Special Power of Attorney bearing No.76 was executed by Tapan Kumar Nandy, Smt. Sampa Choudhury, Smt. Pampa Paul, and Smt. Mithu Roy in favour of their brother Gutam Kr. Nandy and the said Special Power of Attorney was registered at the then Sub-Registrar Office Siliguri and transcribed in Book No.I, Volume No.IV.

A N D





Shompa Choudhury

Sandeep Sengupta

Mithu Roy

WHEREAS on the strength of the said Special Power of Attorney, Gautam Nandy on 11-01-1989, gifted the 5/6<sup>th</sup> undivided share i.e. 3300 sq.ft. in favour of their mother Anjali Nandy (since deceased), by executing a registered Gift Deed bearing No.165, which was registered at the then 2<sup>nd</sup> Sadar Joint Sub-Registrar Office at Rajganj, Dist. Jalpaiguri and transcribed in Book No.I, Volume No.02, Pages from 165 to 170.

A N D

WHEREAS on the strength of the Gift Deed bearing No. 165/1989 and by virtue of inheritance, Smt. Anjali Nandy became the absolute owner of the entire land measuring 3960 sq.ft. or 5.5 Kathas.

A N D

WHEREAS being owner-in-possession, Anjali Nandy transferred the land measuring 1774.11 sq.ft. or 2.4640 Kathas out of her 3960 sq.ft. or 5.5 Kathas, by executing a registered Sale Deed bearing No.2516 dated 29-06-1989, to her son Tapan Nandy and the said Sale Deed was registered at the then 2<sup>nd</sup> Sadar

1 Shampa choudhary  
2 Jyoti Paul  
3 Mithu Roy

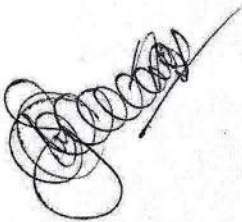
and the said Sale Deed was registered at the then 2<sup>nd</sup> Sadar Joint Sub-Registrar Office, at Rajganj, Dist. Jalpaiguri and transcribed in Book No.I, Volume No.22, Pages from 399 to 406.

A N D

WHEREAS thereafter Anjali Nandy was possessing and enjoying the remaining land measuring 2185.89 sq.ft. or 3.03595 Kathas, by constructing a single storied pucca residential building measuring 950 sq.ft., without any interruption and hindrances, having all permanent heritable, transferable and good marketable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS on 09-08-2005 Anjali Nandy expired and the aforesaid land and building was automatically devolved upon her aforesaid two sons and three daughters, each having 1/5<sup>th</sup> undivided share therein, according to Hindu Succession Act, 1956.



Sampa Choudhury

Pampa Paul

Mithu Roy

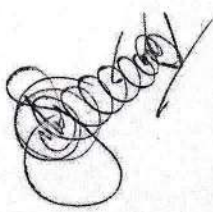
WHEREAS being owner-in-possession, on 23-07-2012, Gautam Nandy expired and his 1/5<sup>th</sup> undivided share was equally inherited by Tapan Nandy and his three sisters viz. Smt. Sampa Choudhury, Smt. Pampa Paul, and Smt. Mithu Roy as per the aforesaid Act, i.e. now they are equally owner of the land measuring 2185.89 sq.ft. or 3.03595 Kathas and the single storied residential building measuring 950 sq.ft.

A N D

WHEREAS as per the aforesaid Act, each having 1/4<sup>th</sup> undivided share i.e. each having 546.4725 sq.ft. land and 237.5 sq.ft. building standing over the said land.

A N D

WHEREAS now Smt. Sampa Choudhury, Smt. Pampa Paul, and Smt. Mithu Roy i.e. the Donors altogether desirous to gift their respective share of land and the building standing thereon to their full blood brother Tapan Nandy i.e. the Donee hereof.



1 Shampar choudhary

2 Soufa Paul

3 Mithu Roy

thereon to their full blood brother Tapan Nandy i.e. the Donee hereof.

A N D

WHEREAS out of love and affection towards the Donee and also for making suitable provisions of the Donee for the present and for future, the Donors have decided to make GIFT of their respective share of land and the single storied building standing thereon (which is fully described in the schedule below) in favour of the Donee and the Donors have already communicated such decision of the GIFT to the Donee and accordingly the Donors gifted the schedule mentioned and the single storied residential building standing thereon to the Donee.

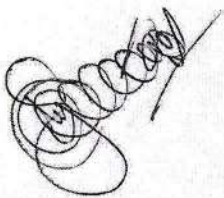
A N D

WHEREAS the Donee also agreed to accept the aforesaid GIFT of the schedule mentioned land and the house standing thereon as proposed by the DONORS and the DONEE has accepted the aforesaid GIFT of the schedule mentioned land and the house standing thereon AS GIFTED by the DONORS.

- 1 Shambhu Choudhury
- 2 Sanyal Paul
- 3 Mithu Roy

NOW THIS DEED OF GIFT WITNESSETH that in consideration of love and affection, the Donor Gifted the schedule mentioned land and the house standing thereon to and in favour of the Donee and Donors divest themselves of all their right, title and interest in the schedule mentioned land by execution of these presents and to-day the Donors already delivered the physical possession of the schedule mentioned land and the house standing thereon to and in favour of the Donee as the Donee has already accepted the Gift.

The Donors doth hereby further declare that the Donee by virtue of these presents shall own, enjoy and possess the land and building described in the schedule below and shall be clothed with all right, title and interest that the Donors had in the same immediately before the execution of these presents and shall enjoy hold and possess the same as absolute owner for all intents and purposes. It is further declare by the Donors that the Donee shall have all right of easement privileges etc. and the Donee shall be entitled to put his own name in all record of Government, Municipal Corporation and other local bodies.



1 Shampachoudhary

2 Purna Paul.

3 Mithu Roy

### SCHEDULE

All that piece or parcel of land measuring 1639.42 sq.ft. and the cemented floor single storied 38 years old pucca building measuring 712.5 sq.ft., in Part of Plot No.433 (R.S.) 360 (L.R.), recorded in Khatian No.646/1 (R.S.), J.L. No.02, Sheet No.12 (R.S.) 88 (L.R.) of Mouza - **Dabgram**, Pargana - Baikunthapur, Police Station Bhaktinagar, A.D.S.R. Office Bhaktinagar, Dist. Jalpaiguri, situated at Atul Prasad Sarani, within Siliguri Municipal Corporation Ward No.38, Classification of the land "Bastu", Proposed land use as "Bastu".

The said land is butted and bounded as follows :-

By the North :: Land & House of Sadhan Ghosh & Others;

By the South :: Land & House of the Donee;

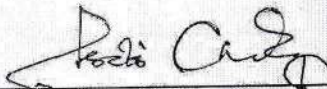
By the East :: Sold Land of Amrita Lal Saha;

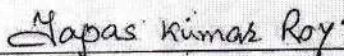
By the West :: 15'-0" Wide Road and 3'-0" Wide Private Passage.

The said landed property is shown by a Site Plan which is annexed herewith and forming part of these presents.



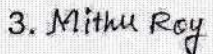
IN WITNESS WHEREOF THE DONORS HAVE SET AND SUBSCRIBED THEIR HANDS ON THIS DEED OF GIFT IN GOOD HEALTH AND CONSCIOUS MIND ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**WITNESSES :**


1.   
(Shri Prabir Kumar Chowdhury)  
S/o. Lt. Santosh Kumar Chowdhury  
Nandalal Basu Sarani, College Para,  
P.O. & P.S. Siliguri, Dist. Darjeeling,  
Pin - 734001, in the State of West  
Bengal

2.   
(Shri Tapas Kumar Roy)  
S/o. Late Sailendranath Roy  
"Dipti Apartment", 3, S. N. Bose  
Road, Shiv Mandir, P.O. Kadamtala,  
P.S. Matigara, Dist. Darjeeling, Pin -  
734011, in the State of West Bengal

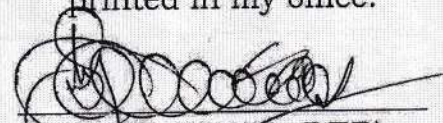
The contents of this document has been gone through and understood personally by the Donors.

1. 
2. 
3. 

**DONORS**

  
Accepted by the **DONEE**

Drafted, readover and explained by me and printed in my office.

  
(SATYABRATA DEB)  
Advocate, Siliguri  
Enrl. No. WB-356/1998

**EXECUTANT**

Finger Prints of **SMT. SHAMPA CHOWDHURY**

[DONOR]



	<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>					

Shampa chowdhury

Shampa chowdhury  
Signature

Finger Prints of **SMT. PAMPA PAUL**

[DONOR]



	<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>					

Pampa Paul.

Pampa Paul.  
Signature



**EXECUTANT**

Finger Prints of **SMT. MITHU ROY**

**[DONOR]**



	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
<i>Left Hand</i>					
<i>Right Hand</i>					

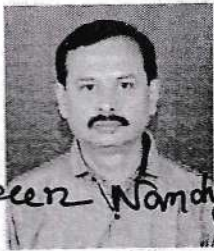
*Mithu Roy*

*Mithu Roy*  
**Signature**

**CLAIMANT**

Finger Prints of **SRI TAPAN NANDY**

**[DONEE]**



	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
<i>Left Hand</i>					
<i>Right Hand</i>					

*Tapan Nandy*

*Tapan Nandy*

*Tapan Nandy*  
**Signature**