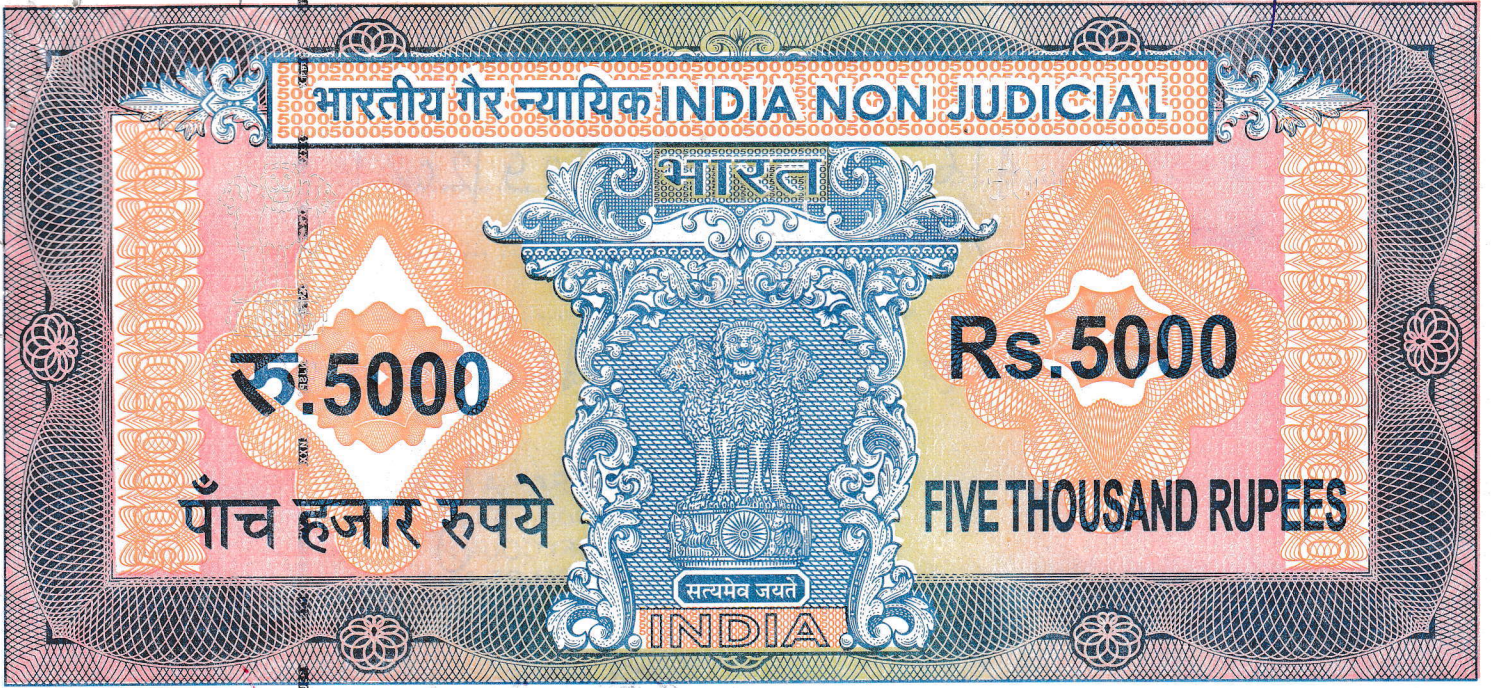


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 236715



*LT I in due name of Smt. Chitra  
Chowdhury of the Pen of  
Prosenjit Das*

# DEED OF GIFT

**THIS DEED OF GIFT IS MADE ON THIS 06<sup>th</sup> DAY OF SEPTEMBER, TWO THOUSAND TWENTY ONE**

**BETWEEN**

**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**

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

**06 SEP 2021**

Contd.....P/2

NON JUDICIAL STAMP

Sl No. 416 Dated 02/09/2021

Name Raju Choudhury

Of Singuri

Value Rs. 5000/- (Rupees) Five thousand only



SANDHYA SAKA GOON  
GOVT. STAMP VENDOR  
SILIGURI COURT  
L/No.-174RM OF 2018



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

06 SEP 2021

LTI in the name of  
Smt. Gita Chowdhury by  
the Pen of  
Prosenjit Das

**LAND MEASURING : 5 KATHA OR 8.25 DECIMALS  
TOGETHER WITH TIN SHED STRUCTURE  
MEASURING 400 SQ. FT. STANDING THEREON;**

**MOUZA : DABGRAM;**

**J.L. NO. : 2;**

**KHATIAN NO. : 720 (R.S.) & 597 (L.R.);**

**PLOT NO. : 186/663 (R.S.) &  
79/364 (L.R.);**

**PARGANA : BAIKUNTHAPUR;**

**SHEET NUMBER : 12 (R.S.) & 64 (L.R.);**

**WARD NO. : 40 OF S.M.C.;**

**A. D. S. R. OFFICE : BHAKTINAGAR;**

**POLICE STATION : BHAKTINAGAR;**

**DISTRICT : JALPAIGURI;**

**SET FORTH VALUE : Rs. 72,99,900/-**

**THIS DEED OF GIFT IS MADE ON THIS THE 06<sup>th</sup> DAY  
OF SEPTEMBER, TWO THOUSAND TWENTY ONE**

**BETWEEN**

**SMT. GITA CHOWDHURY, [PAN NO : AJMPC3398Q] [AADHAR  
NO : 835231277736],** Wife of Late Kalika Ranjan Chowdhury,  
Hindu by Religion, Indian by Nationality, Housewife by Occupation,  
resident of Himachal Sarani By Lane - 2, Haiderpara, Ward No. 40 of  
S.M.C., P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734006, District  
Jalpaiguri (W.B.) - hereinafter called as the "**DONOR**" (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.**

**A N D**

L.T.F. in the name of  
Smt. Gita Chowdhury  
by the Pan of

BoSensit Das

**SRI RAJU CHOWDHURY, [PAN NO : AFPPC7519E] [AADHAR NO : 911428624360]** Son of Late Kalika Ranjan Chowdhury, Hindu by religion, Indian by Nationality, Business by occupation, resident of Himachal Sarani By Lane - 2, Haiderpara, Ward No. 40 of S.M.C., P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734006, District Jalpaiguri (W.B.) - hereinafter called as the "**DONEE**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS** above named donor namely Smt. Gita Chowdhury, Wife of Sri Kalika Ranjan Chowdhury, became the absolute owner of Land measuring 8.25 Decimal or 5 Katha, recorded in R.S. Plot No. 186/663, recorded in R.S. Khatian No. 720, Situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Pargana Baikunthapur, Sheet No. 12 (R.S.), Police Station Rajganj now Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale being No. I-1164 for the year 1982 recorded in Book No. I Volume No. 18 Pages from 21 to 25 same was registered at Sadar Joint Sub-Registrar Jalpaiguri, executed by Sri Gajananda Sharma, Son of Sri Kundanmal Sharma.

**A N D**

**WHEREAS** being owner being owner in such possession said Smt. Gita Chowdhury, Wife of Sri Kalika Ranjan Chowdhury, constructed a Tin Shed Structure measuring 400 Sq. Ft. upon her said plot of Land measuring 8.25 Decimal or 5 Katha, and since having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** being owner in such possession said Smt. Gita Chowdhury, Wife of Sri Kalika Ranjan Chowdhury, had mutated her name at the office of the B.L. & L.R.O. Rajganj in respect of her above said landed property therefore a new Khatian has been issued in her favour vide L.R. Khatian No. 597, Bearing L.R. Plot No. 79/364, Situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 64 (L.R.), Police Station Bhaktinagar, District Jalpaiguri, since then having permanent



*✓ I in the name of  
Smt. Gita Choudhury  
by the Pen of  
Bosenjit Das*

heritable transferable right therein free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the Donee is the full Blooded Son (Natural Mother) of the Donor and the Donor has got profound love and affection towards the Donee and the Donee has also great love and respect upon the Donor.

**A N D**

**WHEREAS** the Donor out of her natural love and affection for the Donee has decided to make a gift of her aforesaid said total Land measuring 5 Katha or 8.25 Decimals together with Tin Shed Structure measuring 400 Sq. Ft. standing thereon, fully described in schedule appended below, free from all charges and encumbrances whatsoever.

**AND WHEREAS** the Donee hereof has also accepted the said gift as aforesaid, and the said property hereby gifted by the Donor in the manner as hereinafter appearing.

**NOW THIS DEED OF GIFT WITNESSETH** that in pursuance of the aforesaid facts, circumstances, acceptance and also in consideration of natural love and affection towards the Donee, the Donor out of her free will, without fraud, coercion or undue influence from anybody or from any side whomsoever and full possession and senses do hereby give, convey, grant, transfer and confirm unto the Donee Land measuring 5 Katha or 8.25 Decimals together with Tin Shed Structure measuring 400 Sq. Ft. standing thereon, fully described in schedule appended below and make over possession thereof to the Donee together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the said landed property **TO HAVE AND TO HOLD** the same absolutely by the Donee forever peaceably and quietly without any interference or interruption from the Donor or any person or persons claiming under her subject to the payment of land revenue and other local taxes etc. payable to the Superior Landlord now the Govt. of State of West Bengal.



171 in the name of  
Smt. Girda Choudhary  
sp. the Pen of  
Brosenjit Das

THE DONOR does hereby declare that the Donee shall occupy, hold, enjoy and possess the said land with structure hereby gifted by the Donor by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj.

THE DONOR does hereby further declare that the Donor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land with structure hereby gifted or any part thereof suffers from no defect of title and the said property as jointly described in the schedule appended below hereby gifted free from all encumbrances and charges whatsoever.

THE DONOR further declares that the value of the Schedule property hereby transferred by way of gift has been assessed at Rs. 72,99,900/- (Rupees Seventy Two Lakh Ninety Nine Thousand Nine Hundred) only.

**SCHEDULE OF LAND**  
**(PROPERTY HEREBY GIFTED)**

**ALL THAT PIECE OR PARCEL** of Bastu Land measuring 5 Katha or 8.25 Decimals together with 20 Years Old Tin Shed Structure measuring 400 Sq. Ft. (Cemented Floor) standing thereon, recorded in R.S. Plot No. 186/663, corresponding to L.R. Plot No. 79/364, recorded in R.S. Khatian No. 720, corresponding to L.R. Khatian No. 597, Situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 64 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 40, At Himachal Sarani, Within the jurisdiction of Police Station Bhaktinagar, Registry office at Addl. District Sub-Registry Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The land is butted and bounded as follows:-

- On the North : Land of Maya Debi;
- On the South : 18 Ft. Wide S.M.C. Road;
- On the East : Land of Sri Dhiren Sarkar & Others;
- On the West : Land of Smt. Rama Debi Gupta.

A separate sheet containing the Fingerprints of the Donor and the Donee is appended herewith forming part of these presents. It is

therefore she is not able to sign this indenture henceforth the thumb impression has been given in this indenture which has been identified by the witnesses below and medical certificate for the same attach herewith.

IN WITNESS WHEREOF the parties of this indenture do hereunto set and subscribed her respective hands on the day month and year first above written.

**WITNESSES:**

1) *Bosenjit Das*  
S/o Late Keshab Ch. Das  
Sukanta Pally Siliguri  
Po Siliguri Bazar  
P.S. N. J.P  
Dist - Jalpaiguri  
Pin 734005

2) *Sanjoy Kr. Guchhait*  
S/o - Govemohan Guchhait  
Baramohansinghote  
Matigora, Kadamtala  
Darjeeling, 734011



*LTI in the name of <sup>smt.</sup> Gita Chowdhury  
by the hand of Bosenjit Das*

(SIGNATURE OF THE DONOR)

THE GIFT IS ACCEPTED BY ME:







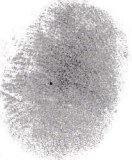




*Rajit Chowdhury.*

(SIGNATURE OF THE DONEE)

Drafted by me as per the instructions of the Donor and translated the contents to the parties hereof and printed in my chamber:

(CHINMAY SARKAR)  
Advocate, Siliguri  
Enrolment No. WB/523/2003.

**(DONOR SHEET)**

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

*LTD in full name of Smt. Anja Choudhary  
by full pen of*

*Rosendit Das*














(SIGNATURE)

*LTD in full name of Smt.  
Anja Choudhary by full  
pen of*

*Rosendit Das*

**(DONEE SHEET)**

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

*Raj Choudhary.*

*Raj Choudhary.*

(SIGNATURE)