

THIS DEED OF GIFT is made on this the ! ! Aday of May,

BETWEEN

Two thousand twenty two (2022);



210400340856), wife of Pradip Kumar Majumdar and daughter of Late Arun Choudhury alias Late Arun Chowdhury, by faith-Hindu, by Nationality - Indian, by Occupation - Housewife, residing at M34, 10/I, Flat C-I, Kamdahari Peyara Bagan, Post Office - Patuli, Police Station - Patuli, Kolkata 700084, hereinafter called and referred to as the DONOR (which expression shall unless excluded by or repugnant to the context mean and include her heirs, executors, administrator, legal representatives and assigns etc) of the ONE PART.

#### AND

SRI. ABHIJIT CHAUDHURY (PAN- ABOPC1268K, Aadhaar No. 717549704189), alias SRI. ABHIJIT CHAUDHARY son of Late Arun Choudhury alias late Arun Chowdhury, by faith Hindu, by Nationality Indian, by occupation- Service, residing at 361, Ramkrishna Pally, P.O.- Sonarpur, Police Station- Sonarpur at present Narendrapur, Kolkata 700150, District- South 24 Parganas, hereinafter called the DONEE (which expression shall unless excluded by or repugnant to the context mean and include his heirs, executors, administrator, legal representatives and assigns etc) of the SECOND PART.

WHEREAS one Smt. Gita Chaudhury, purchased ALL THAT piece and parcel of land measuring 5 Cottahs ½ Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71,37, and 202, R. S. Dag No. 73, 74 and 107, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 08.06.1967 which was duly registered before Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 16, pages 63 to 66, being No. 893 for the year 1967.

AND WHEREAS said Smt. Gita Chaudhury mutated his name in the B.L. & L.R.O. being L.R. Khatian No.155 and L.R. Dag No. 159, and paid taxes regularly to the concern authority.

AND WHEREAS said Smt. Gita Chaudhury mutated his name in the Rajpur - Sonarpur Municipality being Holding No.683, Ramkrishna Pally, Ward No. - 8, and paid taxes regularly to the concern authority.

AND WHEREAS said Smt. Gita Chaudhury constructed a one storied building in the said plot of land i.e. 361, Ramkrishna Pally.

AND WHEREAS Smt. Gita Chaudhury died on 19.01.2013, and her husband Sri Arun Choudhury has been died on 13.04.2008 leaving Abhijit Chaudhury and Madhumita Majumdar as her legal heir according to Hindu Succession Act.

AND WHEREAS after the demise of said Gita Chowdhury, the said Abhijit Chaudhary and Madhumita Majumdar became the joint owners of the property left by their deceased mother Gita Chowdhury detail below in Schedule "A" and seized and possessed the same jointly having equal share thereon.

and whereas by a Deed of Gift dated 18th day of April, 2018 said Madhumita Majumdar gifted and transferred ALL THAT piece and parcel of land measuring about 2 (Two) Cottah 8 Chittack 12 Sq. Feet and the building measuring about 700 Sq.Feet super built up area i.e. 50% of undivided share out of 5 (Five) Cottah 1/2 Chittaks of land and the building measuring about 1400 Sq. Feet Super built up area at Mouza Nischintapur, J.L. No. 53 under Khatian Nos. 67,71 and 37, 202 in Dag Nos. 73, 74 and 107 corresponding to Dag No. 149 under Police Station Sonarpur at Nischintapur Road also being known as 361, Ramkrishna Pally, P.O. Narendrapur, Kolkata- 700150

under Police Station Sonarpur, District- South 24 Parganas unto and in favour of her brother Abhijit Chaudhary. The said Deed of Gift has been duly registered before D.S.R.-IV, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1604-2018, pages from 74878 to 74898, being No. 160402490 for the year 2018.

AND WHEREAS the said deed of gift being No. 160402490 for the year 2018, Some error has been required to be change i.e. paragraph 1 khatian no. 67 and 303 has been wrongfully written.

AND WHEREAS the said Deed of Gift being No. 160402490 for the year 2018, Some error has been required to be change i.e. in Schedule A, corresponding to L.R. Dag No. 149 has been wrongfully written.

AND WHEREAS Madhumita Majumdar, the Donor herein become the owner of ALL THAT piece and parcel of land measuring about 2 (Two) Cottah 8 Chittack 12 Sq. Feet and the building measuring about 700 Sq. Feet super built up area i.e.

50% of undivided share out of 5 (Five) Cottah 1/2 Chittaks of land and the building measuring about 1400 Sq. Feet Super built up area at Mouza Nischintapur, J.L. No. 53 and L.R Khatian No.155 under Khatian Nos. 71 and 37, 202 in Dag Nos. 73, 74 and 107 corresponding to Dag No. 159 under Police Station Sonarpur at Nischintapur Road also being known as 361, Ramkrishna Pally, P.O. Narendrapur, Kolkata- 700150 under Police Station Sonarpur, District- South 24 Parganas, more fully described in the Schedule "B" hereunder.

AND WHEREAS during such joint owner and possession of the Schedule "A" property the donor have decided to make gift her undivided land measuring about 2 (Two) Cottah 8 Chittack 12 Sq. Feet and the building measuring about 700 Sq. Feet super built up area i.e. 50% of undivided share out of 5 (Five) Cottah 1/2 Chittaks of land and the building measuring about 1400 Sq. Feet Super built up area at Mouza Nischintapur, J.L. No. 53 and L.R Khatian No.155 under Khatian Nos. 71 and 37, 202 in Dag Nos. 73, 74 and 107 corresponding to Dag No. 159 under Police Station Sonarpur at Nischintapur Road also being known as 361, Ramkrishna Pally, P.O. Narendrapur, Kolkata- 700150

under Police Station Sonarpur, District- South 24 Parganas in favour of her full blooded Brother Avijit Chaudhury, the DONEE herein with full love and affection thereby she the DONOR herein decided to execute the DEED OF GIFT in respect of the "B" Schedule Property detail below in favour of my full blooded brother Avijit Chaudhury out of my deep regard natural love and affection as well to avoid the future complication.

#### NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS : -

That in pursuance of the said intention and consideration of natural love and affection which the said Donor bears for Donee. The Donor of this Deed freely and voluntarily and full possession of good health and sense doth hereby grant transfer, gift unto the said Donee of this Deed all that the said schedule property which is specifically mentioned below in the schedule with all liberties profits advantages privileges including all easement rights whatsoever belonging to the said schedule "B" property and all right, title, interest possession claims demand whatsoever of the DONOR into or upon the Schedule "B" property detail below TO HAVE AND TO HOLD the schedule

property hereby gifted and transferred by the DONOR to the DONEE absolutely and forever. That the DONOR doth hereby covenant with the DONEE THAT NOTWITHSTANDING any acts, deeds, things hereto before done executed or knowingly suffered to the contrary the DONOR is now lawfully seized and possessed of the DONOR have full power and absolute authority to gift, transfer the "B" SCHELDULE PROEPRTY in any manner whatsoever. That the "B" Schedule property is free from all encumbrances. That the DONEE shall hereafter peacefully hold, possess and the schedule property with absolute right to sell, transfer, agreement, gift, convey mortgage lease whatsoever being absolute owner and possessor. That the donor doth hereby covenant with the done that the donor does or execute or cause to be done or execute all such lawfully acts, deed for further and morefully assuring the "B" Schedule property according to the free intent and mentioning this Deed. That simultaneously with the completion of Gift the peaceful vacant possession of the said property shall be made over the DONOR to the DONEE That the Donee shall have all rights to enjoy all rights of ingress and egress and enjoy all easement right over and through and to and from adjacent common passages That the done shall have all

Schedule Property in the records of the competent Authority.

That the donor shall from time to time and at all times thereafter upon even/ reasonable request of the Donee produce to be done at any trial hearing commission examination of otherwise as accession shall require all or any of the deeds or documents or writing relating to the said Schedule "B" Property hereby gifted and transferred by the DONOR to the DONEE and the aforesaid DONEE hereby accepts the gift voluntarily and gladly.

The property hereby transferred by way of Gift is valued at Rs.5,00,000/- (Rupees Five Lacs) only.

# SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 5 cottah 1/2 chittaks being plot No. 361 situated at Mouza Nischintapur, J.L. No. 53 and L.R Khatian No.155 under Khatian Nos. 71 and 37, 202 in Dag Nos. 73, 74 and 107 corresponding to L.R.Dag No. 159 under Police Station Sonarpur together with the building standing thereon measuring about 1400 Sq. Feet super built up area at Nischintapur Road also being known as 361,

Ramkrishna Pally, P.O. Narendrapur, Kolkata- 700150, Mission Pally Road, under Police Station Sonarpur with all easement right thereto which is butted and bounded as follows:

ON THE NORTH : 30 feet wide Road.

ON THE SOUTH : Scheme Plot No. 356, Ramkrishna Pally.

ON THE EAST : Scheme Plot No. 360, Ramkrishna Pally.

ON THE WEST : 30 feet wide Road.

# SCHEDULE "B" REFERRED TO (Gifted property)

ALL THAT the land measuring about 2 (Two) Cottah 8 Chittack

12 Sq. Feet and the residential building measuring about 700

Sq. Feet super built up area with cemented flooring i.e. 50% of undivided share out of 5 (Five) Cottah 1/2 Chittaks of land and the building measuring about 1400 Sq. Feet Super built up area at Mouza Nischintapur, J.L. No. 53 and L.R Khatian No.155 under Khatian Nos. 71 and 37, 202 in Dag Nos. 73, 74 and 107 corresponding to L.R. Dag No. 159 under Police Station Sonarpur at Nischintapur Road also being known as 361, Ramkrishna Pally, P.O. Narendrapur, Kolkata- 700150, Mission Pally Road, under Police Station Sonarpur, District – South 24 Parganas.

IN WITNESSES WHEREOF both the parties hereto have subscribed their respective hands and signature on the day, month and year first above written.

SIGNED SEALED, DELIVERED By the Donor in the presence of the:

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I gladly accept this Gift

abhigirchmdhy SIGNATURE OF THE DONEE

Drafted by: Culsuul

Advocate F/375/4B/90 Alipore Judges Court

Kolkata-700027

Print at:

Strichan Alipore Judges Court

Kolkata-700027

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#### INFORMATION

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- To establish identity, authenticate online.
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- M- 1000 प्रतिकाहर मक्कारी व इस्तरकारी महिल्ला साहित PERSONAL PROPERTY.
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- Applicar will be helpful in availing Government and Non-Government services in future.

MATERIAL PROPERTY.



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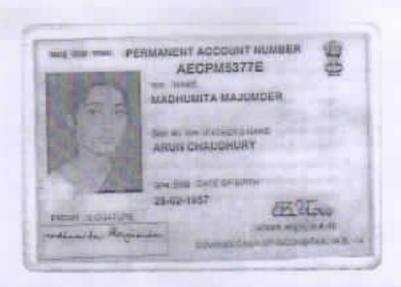








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ARUN CHOUCHURY

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a. Chandling

### Major Information of the Deed

101	1-1603-06964/2022	Date of Registration	11/05/2022	
/No / Year	1603-2001313944/2022	Office where deed is re	egistered	
y Date	04/05/2022 6:21:04 PM	D.S.R III SOUTH 24-F South 24-Parganas		
Other Details	Baldyanath Dolui Alipore, Thana: Alipore, District: Mobile No.: 9064896216, Status	South 24-Parganas, WEST BE	NGAL, PIN - 700027.	
Transaction		Additional Transaction		
[0201] Gift, Gift in Favour	of family members	[4305] Other than Immo Declaration [No of Declar	vable Property,	
Set Forth value		Market Value		
Rs. 5,00,000/-		Rs. 36,43,501/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs 18.248/- (Article:33(i))		Rs. 36,481/- (Article:A(1	), E)	
Remarks	Received Rs. 50/- ( FIFTY only )			

#### Land Details:

District: South 24-Parganas, P.S.- Sonarpar, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, Ji No: 53, Pin Code: 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	The second secon	Market Value (In Rs.)	Other Details
L1	LR-159 (RS )	LR-155	Bastu	Danga	2 Katha 8 Chatak 12 Sq Ft		31,71,001/-	Width of Approach Road: 30 Ft.,
	Grand	Total:			4.1525Dec	3,00,000 /-	31,71,001/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
St	On Land L1	700 Sq Ft.	2,00,000/-	4,72,500/-	Structure Type: Structure
	Gr. Floor, Arms of f	oor -700 So Et I	Paritantial Lan Co	meeted Floor A	ge of Structure: 1Year, Roof Type

# ime, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt MADHUMITA MAJUMDER Wife of PRADIP KUMAR MAJUMDAR Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022 Place Office			Madherila Mazindea
	11962022	11/60/2022	11/06/2022

M34 10/1 KAMDAHARI PEYARA BAGAN, Flat No: C1, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx7E, Aadhaar No: 21xxxxxxxx0856, Status: Individual, Executed by: Self, Date of Execution: 11/05/2022, Place: Office

#### Donee Details :

Name	Photo	Finger Print	Signature
Mr ABHUIT CHAUDHURY, Alias: Mr ABHUIT CHAUDHARY) (Presentant) ion of Late ARUN CHOWDHURY executed by: Seif, Date of execution: 11/05/2022 Admitted by: Seif, Date of dmission: 11/05/2022, Place: Office			altight Charmolloup
	11/05/2020	ISHNA PALLY CINC	11069322

Son of Late ARUN CHOWDHURY 361 RAMKRISHNA PALLY, City:- Not Specified, P.O.- SONARPUR, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx8K, Aadhaar No: 71xxxxxxxx4189, Status: Individual, Executed by: Self, Date of Execution: 11/05/2022

, Admitted by: Self, Date of Admission: 11/05/2022 Place: Office

#### Identifier Details :

Name	Photo	Finger Print	Signature	_
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O ALIPUR, P.S:-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027		450A	Busyour	
	11/05/2022	11/05/2022	11/05/2022	

#### er of Land from Donor To Donee

F	Donor Name	Dones Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Smt MADHUMITA MAJUMDER	Mr ABHIJIT CHAUDHURY	Y	4,1525 Dec	31,71,001/-

#### ransfer of Structure 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.)
S1	Smt MADHUMITA MAJUMDER	Mr ABHIJIT CHAUDHURY	Y	700 Sq Ft	4,72,500/-

## Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code: 700150

Sch	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LT	LR Plot No:- 159, LR Khatian No:- 155		Seller is not the recorded Owner as per Applicant.

#### 5-2022

#### Scate of Admissibility(Rule 43.W E. Regardon Rules 1982)

issible under rule 21 of West Benga Reputation Pule, 1952 duly stamped under schedule 1A, Article number : 33 indian Stamp Act 1899.

#### resentation(Under Section 52 & Rule 224 Trasin) w B. Registration Rules, 1962)

Presented for registration at 12:18 hrs on 11-65-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ABHUIT CHAUDHURY Ales Mr ABHUIT CHAUDHARY, Claimant.

#### Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of the properly which is the subject matter of the deed has been assessed at Rs 36,43,501/-. Family Members amount Rs 36,43,501/-

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

Execution is accessed in 1552/22 by 1. Set MADHUMITA MAJUMDER, Wife of PRADIP KUMAR MAJUMDAR, M34 10/1 KAMDAHARI PEYARA BADAN, Flat No. C1, P.O. GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, Physical Set of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY, P.O. SONARPUR, Thana: Sonarpus, See of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY, P.O. SONARPUR, Thana: Sonarpus, See of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY, P.O. SONARPUR, Thana: Sonarpus, See of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY, P.O. SONARPUR, Thana: Sonarpus, See of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY, P.O. SONARPUR, Thana: Sonarpus, See of Late ARUN CHOWDHURY, AND CHOWDHU

Indebted by Mr EA DYANATH DOLUL, , Son of Late 8 DOLUL ALIPUR POLICE COURT, P.O. ALIPUR, Thans: Alipore. South 24 Parameters, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Centred the acquired Pagistration Fees payable for this document is Rs 36,481/- (A(1) = Rs 36,435/-,E = Rs 14/-,H = Rs 28 - Mp) = Rs 4 - ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 36,449/December of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online 1005/2022 6:19PM with Govt. Ref. No: 192022230023436978 on 10-05-2022, Amount Rs: 38,449/-, Bank:
SEE EPay (SEEPay), Ref. No: 6182087070132 on 10-05-2022, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,238/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 18,238/-

Description of Stamp

Stamp: Type: Impressed, Serial no 992856, Amount: Rs. 10/-, Date of Purchase: 02/05/2022, Vendor name: M Gazi Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2022, 8:19PM with Govt. Ref. No: 192022230023436978 on 10-05-2022, Amount Rs: 18.238/-, Bank: SBI EPay (SBIePay), Ref. No. 6182087070132 on 10-05-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 253021 to 253042
being No 160306964 for the year 2022.



Digitally signed by DEBASISH DHAR Date: 2022.05.13 14:07:37 +05:30 Reason: Digital Signing of Deed

Shan

(Debasish Dhar) 2022/05/13 02:07:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)