

8492/25

I-08288/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 246769

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

7/5/25

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

Sr No. 3050 Date. 29 APR. 2025
Value Rs. 50/- A. GANGOPADHYAY
Name. ADVOCATE
Address. ALIPUR COURT
KOLKATA-700027

Tam
TAMAL DUTTA
Stamp Vender
Alipore Police Court, Kol-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 7 MAY 2025

KNOW ALL MEN BY THESE PRESENTS, That We, (1) **SRI BISWANATH MONDAL (PAN: ASPPM9508C & Aadhaar No. 9687 5628 0836)** son of Late Shyamsundar Mondal, by faith - Hindu, **by Nationality - Indian**, by occupation – Business, residing at 7, Garfa Lane, Sitala Mandir, P.O - Santoshpur, P.S - Survey Park, Kolkata - 700075, South 24 Parganas, (2) **SRI KASINATH MONDAL (PAN: BEEPM9568M & Aadhaar No. 3722 0803 2694)** son of Late Shyamsundar Mondal, by faith - Hindu, **by Nationality - Indian**, by occupation – Business, residing at 7, Garfa Lane, Sitala Mandir, P.O - Santoshpur, P.S - Survey Park, Kolkata - 700075, South 24 Parganas, (3) **SRI BIPLAB KUMAR MANDAL (PAN: AHSPM8209Q & Aadhaar No. 2293 6425 5124)** son of Late Shyamsundar Mondal, by faith - Hindu, **by Nationality - Indian**, by occupation – Business, residing at 7, Garfa Lane, Sitala Mandir, P.O - Santoshpur, P.S - Survey Park, Kolkata - 700075, South 24 Parganas, do hereby **SEND GREETINGS:**

WHEREAS the Owners/executants herein are the co-owners of the Schedule – “A” mentioned property and decided to make development of their property by Joint Venture with any reputed Developer.

AND WHEREAS having come to know the intention of development of the property by the Owners/executants herein, **M/S. POPULAR ENTERPRISE (PAN : ABDFP700IN)**, a Partnership Firm, having it's registered office at 11, Garfa Sitala Mandir Road, P.O - Santoshpur, P.S - Survey Park, Kolkata - 700075 , represented through it's partners namely 1) **SRI SANDIP KUMAR BOSE (PAN: AGMPB5205E & Aadhaar No. 2779 6128 0017)** son of Late Dinesh Chandra

Bose, by faith – Hindu, by occupation – Business, **by Nationality – Indian**, residing at 290, Boral Lake, P.O - Boral, Police Station - Sonarpur, Kolkata – 700150, District – South 24-Parganas,

2) SRI AJOY SARDAR (PAN: AXDPS0593A & Aadhaar No. 5454 9611 4548) son of Late Prabhat Kumar Sardar, by faith – Hindu, by occupation – Business, **by Nationality – Indian**, residing at 11, Garfa Sitala Mandir Road, P.O - Santoshpur, P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas,

3) SRI RAMCHANDRA MONDAL (PAN : BIBPM8896C, Aadhaar : 5446 6638 8626) son of late Kalipada Mondal, by faith – Hindu, by occupation – Business, **by Nationality – Indian**, residing at 1/1, Garfa Sitala Mandir Road, P.O - Santoshpur, P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas, contacted with the Vendors and proposed the Vendors to allow them to develop the said premises as desired by the Vendors by constructing the proposed building complex in accordance with the sanctioned plan as its own arrangements and expenses.

AND WHEREAS the Developer has proposed to the Owners to undertake Construction of multi-storied buildings upon plot of land (more-fully and particularly described in the Schedule –“A” hereunder written) at its own cost strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and modification variation thereof and, the land Owners have agreed to, and/or accepted the said Developer's proposal.

AND WHEREAS in pursuant to the said proposal the land Owners have agreed for such construction of the multi-storied building upon the aforesaid plot of land

and the Developer has agreed to develop the said plot of land constructing multi-storied building thereon, as per terms and condition hereinafter appearing.

AND WHEREAS the Executors having thus been approached by the Developer to develop the said **ALL THAT** piece and parcel of land measuring about **3 Cottahs 2 Chittak 4 Sq.ft.** of land lying and situated at Mouza – Garfa under L.R. Khatian No. 836, appertaining to L.R Dag No. 779, within the jurisdiction of Kolkata Municipal Corporation, Ward No.104, being premises no. 67/3, Garfa Sitala Mandir Road, Postal Premises - 7, Garfa Sitala Mandir Road, P.S - Survey Park, P.O - Santoshpur, Kolkata - 700075, Assessee No.311041903173.

AND WHEREAS a registered DEED OF DEVELOPMENT AGREEMENT was signed BETWEEN the "LAND OWNERS" (the executors herein) AND DEVELOPER (in sort hereinafter referred to as "the said agreement") and the **M/S. POPULAR ENTERPRISE (PAN : ABDFP700IN)**, a Partnership Firm, having it's registered office at 11, Garfa Sitala Mandir Road, P.O - Santoshpur, P.S - Survey Park, Kolkata - 700075, represented through it's partners namely **1) SRI SANDIP KUMAR BOSE (PAN: AGMPB5205E & Aadhaar No. 2779 6128 0017)** son of Late Dinesh Chandra Bose, by faith – Hindu, by occupation – Business, by **Nationality – Indian**, residing at 290, Boral Lake, P.O - Boral, Police Station - Sonarpur, Kolkata – 700150, District – South 24-Parganas,

2) SRI AJOY SARDAR (PAN: AXDPS0593A & Aadhaar No. 5454 9611 4548) son of Late Prabhat Kumar Sardar, by faith – Hindu, by occupation – Business, by

Nationality – Indian, residing at 1/1, Garfa Sitala Mandir Road, P.O - Santoshpur,
P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas,

3) SRI RAMCHANDRA MONDAL (PAN : BIBPM8896C, Aadhaar : 5446 6638 8626) son of late Kalipada Mondal, by faith – Hindu, by occupation – Business, by

Nationality – Indian, residing at 11, Garfa Sitala Mandir Road, P.O - Santoshpur,
P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas,

the Executors have appointed for construction of New Building on the plot of land
morefully mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the said Development Agreement is registered in the Office of
the DSR ~~VI~~ Alipore, South 24 Parganas on 07.05.2025 and recorded in
Book No. I, Volume 1603/2025 Being No. 08 274 / 2025 for the year 2025.

AND WHEREAS with reference to the above mentioned Development Agreement
with the Executors herein do hereby authorize and power the **M/S. POPULAR
ENTERPRISE (PAN : ABDFP700IN)**, a Partnership Firm, having it's registered
office at 11, Garfa Sitala Mandir Road, P.O - Santoshpur, P.S - Santoshpur,
represented through it's partners namely **1) SRI SANDIP KUMAR BOSE (PAN:
AGMPM5205E & Aadhaar No. 2779 6128 0017)** son of Late Dinesh Chandra
Bose, by faith – Hindu, by occupation – Business, by **Nationality – Indian**,
residing at 290, Boral Lake, P.O - Boral, Police Station - Sonarpur, Kolkata –
700150, District – South 24-Parganas,

2) SRI AJOY SARDAR (PAN: AXDPS0593A & Aadhaar No. 5454 9611 4548)
son of Late Prabhat Kumar Sardar, by faith – Hindu, by occupation – Business, by
Nationality – Indian, residing at 11, Garfa Sitala Mandir Road, P.O - Santoshpur,

P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas,

3) SRI RAMCHANDRA MONDAL (PAN : BIBPM8896C, Aadhaar : 5446 6638

8626) son of late Kalipada Mondal, by faith – Hindu, by occupation – Business, by

Nationality – Indian, residing at 11, Garfa Sitala Mandir Road, P.O - Santoshpur,

P.S - Survey Park, Kolkata – 700075, District – South 24-Parganas,

TO BE OUR TRUE AND LAWFUL ATTORNEY to act for US and our names and on our behalf to do all or only of the following acts, deeds, matters and things which are under:-

1. To negotiate the terms for sale of the Developer's allocated portion of the building or buildings, being Flats to be constructed at the **SCHEDULE** mentioned property (hereinafter called the 'said premises') and to enter into any Agreement/ Agreements for Sale of the flats, shops and car parking spaces, commercial space and others after construction of the said building(s) except our allocation.
2. Upon delivery of possession of the developer's allocated portion in habitable condition in terms of the Development Agreement to receive consideration and execute any Deed of Conveyance along with the undivided proportionate share and interest in the land comprised in the said premises proportionate to flats to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.
3. Upon delivery of possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer's allocated portion

of the said building including one flat at ground floor south-west, two flat at first floor i.e, one at north-east and another at north west, and two flat at second floor one at south-west and one at north-west , to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A.- Kolkata, A.D.S.R. Sealdah and District Sub-Registrar-V, at Alipore having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats with proportionate share in the land to the prospective Purchaser/ purchasers fully and effectually in all respect as we could do the same.

4. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
5. To deliver possession of the developer allocated portion of the flats to the intending purchaser /purchasers according to his own decision and discretion. This is to be mentioned that owners allocation means 1 Flat at Ground Floor north-east side, One Floor at south-west side at 1st floor and one flat at north-east side at second floor(all 2BHK) and one Garage which are exempted from this power.
6. To put and/or affix signboard in the said premises and to publish notification in the newspaper for inviting application for booking of flats, of the Developer's allocation portion.
7. To appoint from time to time Engineer and other required consultants, contractors and other personnel and workmen for carrying out the development of the **SCHEDULE** mentioned property and also shall pay consideration money, salaries and/or wages to him/them.
8. To enter into the said premises with Contractor, Engineer and other workmen for construction of the said building and to do all necessary works

in connection with the said premises and buildings.

9. To enter into Agreement for Sale for transfer of the Developer's allocation mentioned in the said Agreement with the person or persons under any terms and conditions and receive advance/ earnest money by granting receipt therefore.
10. To receive advance money, consideration money, sale proceeds and/or any money in connection with the Developing agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt therefore.
11. To negotiate and settle terms with the intending buyers/ transferees for sale as per the Development Agreement in the proposed building of the Developer's portion.
12. To appoint any person or persons be delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper.
13. To sign all papers, application, documents of the intending purchasers of the flats for obtaining loan for the same from their respective offices or from any financial institutions.
14. To enter into the said premises for construction of the new building and to sign original plan to be sanctioned by KMC, its modification or altered plan, if necessary and to pay necessary fees and also to obtain permission from

all other authorities required to be obtained for the same.

15. To approach all the concerned authorities including BL & LRO AND other authorities under West Bengal Land Reforms Act and the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining permission for the said premises.
16. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, designs, revised plans, modified plans and other papers as be required for having the plans sanctioned and to have the same sanctioned, modified, revised and/or altered by the Kolkata Municipal Corporation and/or other authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations give undertakings pay fees, obtain sanction and such after permission as may be necessary for the purpose. 
17. To appear and represent us before the Notary public, Additional Registrar of Assurances of Kolkata, District Sub-Registrar-V at Alipore and A.D.S.R. Sealdah, 24-Parganas (South), and all other office and offices and authority and authorities and enforcement of all powers and authorities as contained herein.
18. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from statutory authorities. 


18. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from statutory authorities.
19. To appear for and represent **us** in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the complaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which We are interested or concerned in connection with the said premises and/or building.
20. To approach, the Kolkata Municipal Corporation, Fire Brigade and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.
21. To settle, compromise all actions, suits, accounts, claims and to dispute between me and any other person or persons in connection of the said **SCHEDULE** mentioned property and generally to execute and perform all other lawful acts, matters and things as may SAID ATTORNEY shall

whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.

22. The attorney shall a power to amalgamate our plot of land with any plot of land.

23. This Development power is revocable only with the consent of both the parties I.e Executor and the constituted attorney.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about **3 Cottahs 2 Chittak 4 Sq.ft.** of land lying and situated at Mouza — Garfa under L.R. Khatian No. 836, appertaining to L.R Dag No. 779, within the jurisdiction of Kolkata Municipal Corporation, Ward No.104, being premises no. 67/3, Garfa Sitala Mandir Road, Postal Premises - 7, Garfa Sitala Mandir Road, P.S - Survey Park, P.O - Santoshpur, Kolkata - 700075, Assessee No. 311041903173, which is butted and bounded as follows:-

On the North	: Plot No. A & 12 feet wide common passage
On the South	: G+3 Storied Building
On the East	: House belongs to Samir Guha
On the West	: House of Laxman Mondal

IN WITNESS WHEREOF We the undersigned Principals/Executors sign on this power of attorney on this 7th day of May Two Thousand and Twenty Five (2025).

In presence of :

WITNESSES :

1. Tona Ganguli.
231, Santalyn Ave
KOL - 75

Biswanath Mondal

Kashinath Mondal

2. Sumon Sen
93/12, B. K. Road
KOL 9

Biplav Kumar Mondal

SIGNATURE OF THE OWNERS/EXECUTORS

Ran chandha Mondal

I Accept the Power

Sandip Kumar Sen

Ajoy Sen

SIGNATURE OF THE ATTORNEY/EXECUTRIX

Drafted by me

Rupke Ganguli
Advocate

(F/512/522/2025)
HIGH COURT, KOL-01

Development Power - ASTHA (F)

SPECIMEN FORM FOR TEN FINGERPRINTS



Ramchandra Mandal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanjay Mishra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



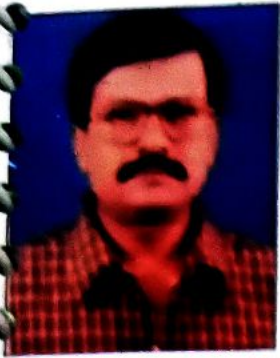
Ajay Sahu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Biswanath Mondal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Basu Binash Mondal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Biplav Kumar Mondal

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

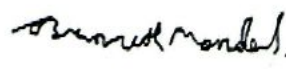
Deed No :	I-1603-08288/2025	Date of Registration	07/05/2025
Query No / Year	1603-8001261835/2025	Office where deed is registered	
Query Date	07/05/2025 11:41:54 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUP GANGULY Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831474166, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 74,35,070/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308274/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Sitala Mandir Road, , Premises No: 67/3, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak 4 Sq Ft		74,35,070/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.1654Dec	0 /-	74,35,070 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BISWANATH MONDAL Son of Late Shyamsundar Mondal Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured	
		07/05/2025	LTI 07/05/2025	07/05/2025

Garfa Lane, Sitala Mandir, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: asxxxxxx8c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025
 Submitted by: Self, Date of Admission: 07/05/2025 ,Place : Office

Name	Photo	Finger Print	Signature
KASHINATH MONDAL Son of Late Shyamsundar Mondal Executed by: Self, Date of Execution: 07/05/2025 Submitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured	 07/05/2025
	07/05/2025	LTI 07/05/2025	

Garfa Lane, Sitala Mandir, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BFxxxxxx8M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025
 Submitted by: Self, Date of Admission: 07/05/2025 ,Place : Office

Name	Photo	Finger Print	Signature
ri BIPLAB KUMAR MONDAL Son of Late Shyamsundar Mondal Executed by: Self, Date of Execution: 07/05/2025 Submitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured	 07/05/2025
	07/05/2025	LTI 07/05/2025	

Garfa Lane, Sitala Mandir, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ahxxxxxx9q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025
 Submitted by: Self, Date of Admission: 07/05/2025 ,Place : Office

Details :

Name,Address,Photo,Finger print and Signature

PULAR ENTERPRISE

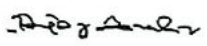
Garfa Sitla Mandir Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ABxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SANDIP KUMAR BOSE Son of Late Dinesh Chandra Bore Date of Execution - 07/05/2025, , Admitted by: Self, Date of Admission: 07/05/2025, Place of Admission of Execution: Office		 Captured	
May 7 2025 12:06PM	LTI 07/05/2025	07/05/2025	

290, Boral Lake Pally, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx5e, Aadhaar No Not Provided Status : Representative, Representative of : POPULAR ENTERPRISE

Name	Photo	Finger Print	Signature
Shri AJOY SARDAR (Presentant) Son of Late Pravrat Kumar Sardar Date of Execution - 07/05/2025, , Admitted by: Self, Date of Admission: 07/05/2025, Place of Admission of Execution: Office		 Captured	
May 7 2025 12:07PM	LTI 07/05/2025	07/05/2025	

1/1, Garfa Sitla Mandir Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: axxxxxxx3a, Aadhaar No Not Provided Status : Representative, Representative of : POPULAR ENTERPRISE

Name	Photo	Finger Print	Signature
Shri RAM CHANDRA MONDAL Son of Late Kalipada Mondal Date of Execution - 07/05/2025, , Admitted by: Self, Date of Admission: 07/05/2025, Place of Admission of Execution: Office		 Captured	
May 7 2025 12:07PM	LTI 07/05/2025	07/05/2025	

11, Garfa Sitla Mandir Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Bixxxxxx6c, Aadhaar No Not Provided Status : Representative, Representative of : POPULAR ENTERPRISE

fier Details :

	Photo	Finger Print	Signature
RUPSA GANGULI ter of Mr ARUP GANGULI COURT, CALCUTTA, City:- , P.O:- , P.S:-Hare Street, District:-Kolkata, Bengal, India, PIN:- 700001		 Captured	
	07/05/2025	07/05/2025	07/05/2025

fier Of Shri BISWANATH MONDAL, Shri KASHINATH MONDAL, Shri BIPLAB KUMAR MANDAL, Shri SANDIP AR BOSE, Shri AJAY SARDAR, Shri RAM CHANDRA MONDAL

Transfer of property for L1

o	From	To. with area (Name-Area)
	Shri BISWANATH MONDAL	POPULAR ENTERPRISE-1.72181 Dec
	Shri KASHINATH MONDAL	POPULAR ENTERPRISE-1.72181 Dec
	Shri BIPLAB KUMAR MANDAL	POPULAR ENTERPRISE-1.72181 Dec

Endorsement For Deed Number : I - 160308288 / 2025

05-2025

Statement of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Indian Stamp Act 1899.

Statement(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Admitted for registration at 11:45 hrs on 07-05-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SARDAR .

Statement of Market Value(WB PUVI rules of 2001)

Admitted that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,070/-

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

Admission is admitted on 07/05/2025 by 1. Shri BISWANATH MONDAL, Son of Late Shyamsundar Mondal, 7, Garfa Lane, Sitala Mandir, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri KASHINATH MONDAL, Son of Late Shyamsundar Mondal, 7, Garfa Lane, Sitala Mandir, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Shri BIPLAB KUMAR MANDAL, Son of Late Shyamsundar Mondal, 7, Garfa Lane, Sitala Mandir, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Witnessed by Miss RUPSA GANGULI, , Daughter of Mr ARUP GANGULI, HIGH COURT, CALCUTTA, P.O: G P O, Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Statement of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Admission is admitted on 07-05-2025 by Shri SANDIP KUMAR BOSE,

Witnessed by Miss RUPSA GANGULI, , Daughter of Mr ARUP GANGULI, HIGH COURT, CALCUTTA, P.O: G P O, Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission is admitted on 07-05-2025 by Shri AJOY SARDAR,

Witnessed by Miss RUPSA GANGULI, , Daughter of Mr ARUP GANGULI, HIGH COURT, CALCUTTA, P.O: G P O, Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission is admitted on 07-05-2025 by Shri RAM CHANDRA MONDAL,

Witnessed by Miss RUPSA GANGULI, , Daughter of Mr ARUP GANGULI, HIGH COURT, CALCUTTA, P.O: G P O, Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Statement of Fees

Admitted that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 00/-) and Registration Fees paid by , by Cash Rs 39.00/-

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 566895 to 566915
being No 160308288 for the year 2025.



Shan

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(Debasish Dhar) 18/11/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.