

02 6/10/2025

T-2483/2025



23 FEB 2023

No. 24579.... Rs.50/- Date.....

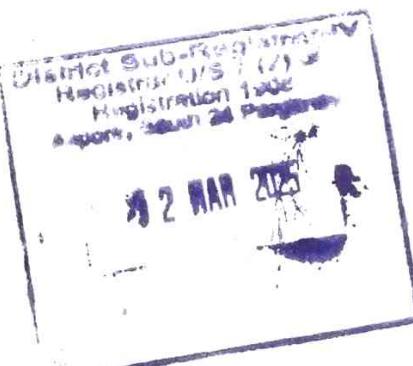
Name : ..... P. Roy Choudhury ..... Advocate  
Address : ..... ALIPORE JUDGE COURT  
Vendor : ..... Kolkatat - 700 027  
Alipore Collectorate 24 Pds (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court Kok-27



Full signature with complete  
information of Identifier

Full signature : SRABONI GHOSH,  
ADVOCATE, SRABONI GHOSH  
ALIPORE JUDGE'S COURT  
KOL-27

F/1396/1073 of 2019



by nationality - Indian, by occupation-Retired, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(2) SRI BISWANATH DAS**, son of Late Madhusudan Das, having his **PAN** : BTFPD 9273 H , **Aadhaar** : 2313 1502 6567, **DOB** : 19-10-1962 and **Mobile** : 9903280857, by faith - Hindu, by nationality - Indian, by occupation : Self-employed, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(3) SRI SHYAMAL DAS**, son of Late Madhusudan Das, having his **PAN** : AYNPD 6451 H, **Aadhaar** : 7768 5819 0460, **DOB** : 04-01-1964 and **Mobile** : 9874691261, by faith - Hindu, by nationality - Indian, by occupation : Self-employed , residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(4) SMT. HASI DAS**, daughter of Late Madhusudan Das, having **PAN** : AYWPD 4205 G, **Aadhaar** : 6541 2740 2518, **DOB** : 29-09-1958 and **Mobile** : 9051588351, by faith - Hindu, by nationality - Indian, by occupation - Others, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, **(5) SMT. MANDIRA DAS**, wife of Late Jitendra Nath Das, having her **PAN** : IHZPD 0668 H, **Aadhaar** : 7519 4861 5056, **DOB** : 1-02-1955 and **Mobile** : 8910608068, by faith - Hindu, by nationality - Indian, by occupation-Housewife, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047 and **(6) SMT. JAYA DAS**, daughter of Late Jitendra Nath Das, having **PAN** : AYWPD 9883 E, **Aadhaar** : 3044 2996 0832, **DOB** : 22-08-1977 and **Mobile** : 8910608068, by faith - Hindu, by nationality - Indian, by occupation - Others, residing at 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, hereinafter jointly referred to as the **LAND OWNERS / PRINCIPALS-CUM-APPOINTERS**

*Amrit Senapati*

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) **executed and admitted** by self individually and hereinafter referred to as the party of the **FIRST PART**.

AND

**M/S. GANAPATI CONSTRUCTION**, a proprietorship firm, having its **Mobile** : 9830460470 and having its office at 1/37, Azadgarh, P.S.-Golf Green, formerly Jadavpur, P.O.-Regent Park, Kolkata-700040, represent by its **proprietor SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having **PAN** : BTZPS 2046 B, **Aadhaar** : 2173 2103 2005, **DOB** : 09-02-1982 and **Mobile** : 9830460470, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Golf Green, formerly Jadavpur, P.O.-Regent Park, Kolkata-700040, hereinafter referred to as the **DEVELOPER / CONSTITUTED ATTORNEY** (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and / or assigns) **admitted and executed** by self and hereinafter called to as the party of the **SECOND PART**.

**Send Greetings :**

**WHEREAS** the Governor of the State of West Bengal as 'Donor' by a deed of gift which was registered on 4th day of June 1993, at Additional District Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 4, Pages from 201 to 204, being No. 276 for

*Amit Senapati*

the year 1993, transferred, conveyed to **Smt. Bimala Bala Das**, wife of Late Madhusudan Das in respect of **all that** homestead land measuring an area of little more or less **02K.-11Ch.** in E.P. No.15, S.P. No. 15, in C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, P.S.-Jadavpur, in the District of South 24 Pgs. within the limit of Kolkata Municipal Corporation Ward No. 100 **and** said Smt. Bimala Bala Das being '**Donee**' accepted the said land by putting her signature in the said deed and also confirm her own possession. After that she constructed one storied residential building thereon **and** the aforesaid property has been recorded before the Kolkata Municipal Corporation as Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata 700047, KMC Ward No. 100, Assessee No. 21-100-06-0745-2 **and** hereinafter mentioned to as '**the said gifted property**'.

**AND WHEREAS** during enjoying the aforesaid gifted property, said owner **Smt. Bimala Bala Das** died intestate on 22-02-2003, (her husband Madhusudan Das pre-deceased) a Hindu under Dayabhaga School of the Hindu Law leaving behind her as legal heirs and successors, **four sons** namely (i) Sri Jitendra Nath Das, (ii) Sri Nityananda Das, (iii) Sri Biswanath Das and (iv) Sri Shyamal Das and **two daughters** namely (i) Smt. Bhanu Chowdhury, wife of Digesh Chandra Chowdhury and (ii) Smt. Hasi Das, to inherit the said gifted property of deceased Bimala Bala Das. **Thereafter** one of the above legal heirs, namely **Sri Jitendra Nath Das**, died intestate on 09-02-2004,

*Amt. Sevay*

a Hindu under Dayabagha School of the Hindu Law leaving behind him as legal heirs and successors, **wife** Smt. Mandira Das and **only daughter** Smt. Jaya Das, to inherit undivided unmarked 1/6 share the said gifted property which left by deceased Jitendra Nath Das. **After that** other one of the above legal heirs, **Smt. Bhanu Chowdhury** died intestate on 22-01-2010, a Hindu under Dayabagha School of the Hindu Law leaving behind her as legal heirs and successors, **one daughter** Smt. Soumi Mukherjee and **two sons** namely Sri Joyjit Chowdhury and Sri Debojit Chowdhury to inherit undivided unmarked 1/6 share the said gifted property which left by deceased Bhanu Chowdhury.

**AND WHEREAS** thus by virtue of inheritance, the above legal heirs namely (i) Sri Nityananda Das, (ii) Sri Biswanath Das, (iii) Sri Shyamal Das, (iv) Smt. Hasi Das, (v) Smt. Mandira Das, (vi) Smt. Jaya Das, (vii) Smt. Soumi Mukherjee, (viii) Sri Joyjit Chowdhury and (ix) Sri Debojit Chowdhury become the joint owners of **all that** homestead land measuring about **02K.-11Ch.** with residential residential structure in E.P. No.15, S.P. No. 15, C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar, P.S.- Netaji Nagar, formerly Jadavpur, P.O.-Naktala, Kolkata - 700047, KMC Ward No. 100 Assessee No. 21-100-06-0745-2 and hereinafter mentioned to as 'the **said joint property**'.

**AND WHEREAS** thereafter 1/6th shareholder of aforesaid joint property, namely Smt. Soumi Mukherjee, Sri Joyjit Chowdhury and Sri Debojit Chowdhury **gifted** their undivided unmarked 1/6th share of

*Smt. Soumi Mukherjee*

the aforesaid joint property in favour of other joint owners namely Sri Nityananda Das, Sri Biswanath Das, Sri Shyamal Das, Smt. Hasi Das, Smt. Mandira Das and Smt. Jaya Das. The said deed of gift was registered on 19th July 2023 at the office of the DSR-IV, Alipore, South 24 Pgs which has been recorded in its Book No. I., Volume No. 1604-2023, being No. 160408972 for the year 2023. **Thus** by virtue of inheritance and by virtue of aforesaid deed of gift, **the party of the First Part herein** Sri Nityananda Das, Sri Biswanath Das, Sri Shyamal Das, Smt. Hasi Das, Smt. Mandira Das and Smt. Jaya Das become the absolute owners of **all that** homestead land measuring an area of little more less **02K.-11Ch.** with residential residential structure thereon in E.P. No.15, S.P. No. 15, in C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises No. 37/15, Naktala Road, its postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Assessee No. 21-100-06-0745-2, KMC Ward No. 100 which is morefully explained in the **scheduled** hereunder written and hereinafter for the sake of brevity referred to as '**the said land and premises**', free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in civil and criminal nature is are pending of the respective Learned Court or elsewhere **and** to develop the above mentioned land and premises, one development agreement was registered on **12<sup>th</sup>** March 2025, vide deed No. **160402481** / 2025 of DSR-IV, Alipore, South 24 Pgs.

*Smt. Sene*

**AND WHEREAS** as per **Office Circular No. 15 of 2021-2022**, dated 26-02-2022, issued by The Kolkata Municipal Corporation, Building Department, it is clearly mentioned that in accordance with law shall be undertaken considering the registered general power of attorney alone submitted in terms of item 25 of Schedule-I under rule 4(2) of the KMC Building Rules 2009. Under this circumstances, it is need to make registration one general power in favour of the constituted attorney i.e. as per above circular in favour of the Second Part herein.

**AND WHEREAS** we, the Principals / Appointers herein have hereby intended & agreed to nominate, constitute and appoint said Developer of Second Part **M/s. Ganpati Construction**, a proprietorship firm, having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, represent by its Proprietor **SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having **PAN** : BTZPS 2046 B, **Aadhaar** : 9720 9715 2602, **DOB** : 09-02-1982 and **Mobile** : 9830460470, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, as our true and lawful **Constituted Attorney** by execution of this power of attorney to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, **that is to say :-**

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule hereunder as per building plan and as per terms & conditions of the aforesaid registered development agreement.

*Amit Senapati*

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per aforesaid registered development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) **that** to settle, compromise of suits of disputes arising out of and /or in connection with aforesaid land & premises on such terms and conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

*Anup Sevika,*

(i) **that** to take all necessary steps for preparing plan/s and to sign all the said plan/s including revised plan, modified plan **and** to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on behalf of us in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan **and** the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale as per guideline of aforesaid registered development agreement and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

*Amrit Sehgal*

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money in respect of above mentioned sale alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the aforesaid sale of any part as per aforesaid registered development agreement alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of above mentioned sale alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) **that** the Developer hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank,

*Amrit Sengar*

nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength as envisaged in the aforesaid registered development agreement.

**AND** we the Land Owners / Principals-cum-Appointers hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners / Principals-cum-Appointers personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

**AND** we the Land Owners / Principals-cum-Appointers hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the constituted attorney on the scheduled property which morefully describe hereinbelow.**

**AND** specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owners / Principals-cum-Appointers will be held responsible for that but the aforesaid problem shall be solved by the decision of the both Parties.

*Sunit Seneviratne*

**AND** after completion of the venture mentioned in the said registered development agreement, this general power of attorney **shall be considered as revoked.**

**AND** we the Land Owners / Principals-cum-Appointers hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of any flat / property as per aforesaid registered development agreement under and by virtue of this general power of attorney.

**SCHEDULE ABOVE REFERRED TO**

**(the said land and premises)**

**ALL THAT** homestead land measuring an area of little more or less 02K.-11Ch. with cement finished one storied residential building measuring about 850 sq.ft. in E.P. No.15, S.P. No. 15, in C.S. Plot No. 27(P) & 489(P), Mouza - Naktala, J.L. No. 32, being Premises No. 37/15, Naktala Road, postal address 37/15, Arabinda Nagar Colony, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, KMC Ward No. 100, Assessee No. 21-100-06-0745-2, District - South 24 Parganas, S.R. & D.R. Office at Alipore, butted and bounded in the manner following : -

On the North – E.P. No. 14

On the South – E.P. No. 16

On the West – E.P. No. 17 & 18

On the East – 16' wide road

*Sunit Senapati*

**IN WITNESS** we, the Parties herein have hereto put our signatures on this the 12<sup>th</sup> day of March 2025.

Signed, sealed and delivered in the presence of following witness.

**Full signature with complete address of the following witness.**

1. Shaboni Ghosh  
Adv.  
Alipore Judges' Court,  
Kol-27

2. Roy Chowdhury  
8A, Pallisree, Kol-92

1. Nityananda Das
2. Biswanath Das
3. Shyamal Das
4. Hasi Das  
LTI of Mandira Das,  
by the pen of Shaboni  
Ghosh, ID
5. Jaya Das

---

**Signatures**

**Principals / Appointers-cum-Land Owners**

Sri Nityananda Das,  
Sri Biswanath Das  
Sri Shyamal Das  
Smt. Hasi Das  
Smt. Mandira Das  
Smt. Jaya Das

Amit Senapati

---

**Signature of Constituted Attorney**

M/s. Ganapati Construction  
signed by its proprietor  
Sri Amit Senapati

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As per available documents and  
informations supplied by parties herein  
**Drafted by me at my office:**

Miss. Shaboni Ghosh Shaboni  
Advocate  
Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211

Compared the drafting by me with the  
relevant documents supplied by parties  
herein **and** read over before the parties.

Mr. Punyabrata Roy-Chowdhury  
Senior Advocate  
Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92,  
Mobile : 98303 29585

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1604-2025, Page from 61753 to 61776  
being No 160402483 for the year 2025.



(Anupam Halder)

Digitally signed by Anupam Halder  
Date: 2025.03.13 11:15:41 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 13/03/2025

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**

**West Bengal.**



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2000738811/2025	Office where deed will be registered
Query Date	12/03/2025 4:00:40 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate	
Transaction		Additional Transaction
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value		Market Value
		Rs. 54,75,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 37/15, , Ward No: 100, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 11 Chatak		48,37,500/-	Width of Approach Road: 16 Ft.,
	Grand Total :			4.4344Dec	0/-	48,37,500 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	0/-	6,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total : 850 sq ft		0 /-	6,37,500 /-	



Query No: 2000738811 of 2025, Printed On : Mar 12 2025 4:00PM, Generated from wbregistration.gov.in

AS- 1 of 4

**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr NITYANANDA DAS Son of Late MADHUSUDAN DAS,37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. ADxxxxxx4R, Aadhaar No.: 79xxxxxxxx9537, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr BISWANATH DAS Son of Late MADHUSUDAN DAS,37/15, ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. BTxxxxxx3H, Aadhaar No.: 23xxxxxxxx6567, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SHYAMAL DAS Son of Late MADHUSUDAN DAS,37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. AYxxxxxx1H, Aadhaar No.: 77xxxxxxxx0460, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt HASI DAS Daughter of Late MADHUSUDAN DAS,37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. AYxxxxxx5G, Aadhaar No.: 65xxxxxxxx2518, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt MANDIRA DAS Wife of Late JITENDRA NATH DAS,37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. IHxxxxxx8H, Aadhaar No.: 75xxxxxxxx5056, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Smt JAYA DAS Daughter of Late JITENDRA NATH DAS,37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No. AYxxxxxx3E, Aadhaar No.: 30xxxxxxxx0832, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No. 2000738811 of 2025, Printed On : Mar 12 2025 4:00PM, Generated from wbregistration.gov.in

### Major Information of the Deed

Deed No :	I-1604-02483/2025	Date of Registration	12/03/2025
Query No / Year	1604-2000738811/2025	Office where deed is registered	
Query Date	12/03/2025 4:00:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 54,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala  
Road, , Premises No: 37/15, , Ward No: 100 Pin Code : 700047

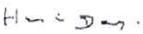
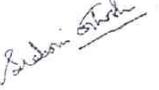
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 11 Chatak		48,37,500/-	Width of Approach Road: 16 Ft.,
	Grand Total :			4.4344Dec	0/-	48,37,500/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	0/-	6,37,500/-	Structure Type: Structure
	Total :	850 sq ft	0/-	6,37,500/-	Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr NITYANANDA DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx4R, Aadhaar No: 79xxxxxxxx9537, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
2	<b>Mr BISWANATH DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15, ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: BTxxxxxx3H, Aadhaar No: 23xxxxxxxx6567, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
3	<b>Mr SHYAMAL DAS</b> Son of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured	 12/03/2025
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AYxxxxxx1H, Aadhaar No: 77xxxxxxxx0460, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Smt HASI DAS</b> Daughter of Late MADHUSUDAN DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AYxxxxxx5G, Aadhaar No: 65xxxxxxxx2518, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
5	<b>Smt MANDIRA DAS</b> Wife of Late JITENDRA NATH DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: IHxxxxxx8H, Aadhaar No: 75xxxxxxxx5056, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
6	<b>Smt JAYA DAS</b> Daughter of Late JITENDRA NATH DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
37/15 ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AYxxxxxx3E, Aadhaar No: 30xxxxxxxx0832, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GANPATI CONSTRUCTION</b> 1/37 AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX5 , PAN No.: BTxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AMIT SENAPATI (Presentant )</b> Son of Mr DUKHO HARAN SENAPATI Date of Execution - 12/03/2025, Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 Mar 12 2025 4:22PM	 Captured	 12/03/2025
1/37 AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: BTxxxxxx6B, Aadhaar No: 21xxxxxxxx2005 Status : Representative, Representative of : GANAPATI CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss SRABONI GHOSH</b> Daughter of Mr BASUDEB GHOSH ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 12/03/2025	 Captured	 12/03/2025
Identifier Of Mr NITYANANDA DAS, Mr BISWANATH DAS, Mr SHYAMAL DAS, Smt HASI DAS, Smt MANDIRA DAS, Smt JAYA DAS, Mr AMIT SENAPATI			

Endorsement For Deed Number : I - 160402483 / 2025

On 12-03-2025

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

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

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

Presented for registration at 16:19 hrs on 12-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AMIT SENAPATI .,

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

Execution is admitted on 12/03/2025 by 1. Mr NITYANANDA DAS, Son of Late MADHUSUDAN DAS, 37/15 by caste Hindu, by Profession Retired Person, 2. Mr BISWANATH DAS, Son of Late MADHUSUDAN DAS, 37/15, ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Mr SHYAMAL DAS, Son of Late MADHUSUDAN DAS, 37/15 ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 5. Smt HASI DAS, Daughter of Late MADHUSUDAN DAS, 37/15 ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. Smt JAYA DAS, Daughter of Late JITENDRA NATH DAS, 37/15 ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-03-2025 by Mr AMIT SENAPATI, SOLE PROPRIETOR, GANPATI CONSTRUCTION (Sole Proprietorship), 1/37 AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 24579, Amount: Rs.50.00/-, Date of Purchase: 23/02/2023, Vendor name: Subhankar Das



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



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					
Thumb						
1 <sup>st</sup> finger						
Middle Finger						
Ring Finger						
Small Finger						

Name NITYANANDA DASSignature Nityananda DAS

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					
Thumb						
1 <sup>st</sup> finger						
Middle Finger						
Ring Finger						
Small Finger						

Name BISHWANATH DASSignature Bishwanath DAS

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					
Thumb						
1 <sup>st</sup> finger						
Middle Finger						
Ring Finger						
Small Finger						

Name SHYAMAL DASSignature Shyamal DAS

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					
Thumb						
1 <sup>st</sup> finger						
Middle Finger						
Ring Finger						
Small Finger						

Name HASI DASSignature Hasi DAS



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name .....

Signature .....

LTD of Maudra Das, by the pen of Adv. Sraboni Ghosh, ID



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name .....

Signature .....



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name .....

Signature .....

PHOTO	left hand					
	right hand					

Name .....

Signature .....



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration 1908  
Alipore, South 24 Parganas

12 MAR 2025