

3676/25

D-03592/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
certified that the document is admitted to registration. The signature sheets and the document are the part of this document.

AU 221149

District Sub-Register-III
Alipore, South 24-parganas
27 FEB 2025

GENERAL POWER OF ATTORNEY

After registering Development Agreement being
No. 03526, for the year 2025 of D.S.R-III

In respect of Premises No.29D, Jadavpur Central Road, P.O.
Jadavpur University, P.S. previously Jadavpur now Golf Green,
Kolkata-700 032, Ward No.95, Assessee No.210950300760, Sub-
Registration Office Alipore, in the District of 24-Parganas (South).

These General Power of Attorney made on this day, month and year
written at last hereinafter.

BY AND BETWEEN

21 FEB 2025

23700

No..... ₹ 100/- Date.....

Name : S. Naha Advocate

Address : ALIPORE JUDGE COURT
Kolkata-700 027

Vendor :

Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Identifier with complete information of identifier :-

Full Name : RANJAN DAS

Signature : RANJAN DAS

S/o :- RAN PRASAD DAS

Address : 1/46 Azadpura

P.O :- Regent Park

P.S :- Golf Green

Occupation :- business

Aadhaar No :- 3143 9135 2143



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

27 FEB 2025

(1) **KAUSAR ALI MONDAL** (PAN-GNGPM4505R & AADHAAR NO.8017 5190 9386 (2) **AAMIR ALI MONDAL** (PAN-CNZPM1158H & AADHAAR NO.2942 5125 6893), both sons of Late Noor Ali @ Nur Ali Mondal, both by faith-Muslims, both by occupation-business, both by Nationality-Indians, both are residing at 29C, Jadavpur Central Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, (3a) **ASIA BIBI** (PAN-EORPB3899M & AADHAAR NO.8312 6317 8816), wife of Late Swakat Ali, (3b) **SANOWAR ALI MONDAL** (PAN-CVGPM9523F & AADHAAR NO.7398 6512 3679), (3c) **SAYNAZ KHATUN** (PAN-GLRPK3273D & AADHAAR NO.9881 2036 1639), No.3b & 3c son and daughter of late Swakat Ali Mondal, all by faith-Muslims, by occupation no.3a & 3c-house wife, no.3b business, all by Nationality-Indians, all are residing at 29C, Jadavpur Central Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, (4) **ANOWER ALI @ SK. ANOWER ALI**, (PAN-CPTPA9935G & AADHAAR NO.3450 6222 5533), (5) **ANSER ALI @ SK. ANSER ALI** (PAN-AMXPA6529P & AADHAAR NO.9334 4263 8422), both sons of Late Abdul Salem, both by faith-Muslims, both by occupation-business, both by Nationality-Indians, both are residing at 29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, hereinafter jointly called as the **LAND OWNERS /PRINCIPALS-CUM-APPOINTERS** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal

representatives and assigns) admitted and executed by self individually and hereinafter referred to as the party of the **FIRST PART**.

AND

SRI AMIT SENAPATI, son of Sri Dukho Haran Senapati, having PAN: BTZPS 2046 B, Aadhaar: 2173 2103 2005 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, sole Proprietor of **M/S. GANAPATI CONSTRUCTION**, a proprietorship firm, having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700 040, hereinafter called and referred to as the **DEVELOPER / CONSTITUTED ATTORNEY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) admitted and executed by self and hereinafter referred to as the party of the **SECOND PART**.

Send Greetings:

WHEREAS the party of the First part is the absolute owners and they are in joint possession and in occupation in respect of ALL THAT piece or parcel of land measuring **06 Katahs 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the Kolkata Municipal Premises No. 29D, Jadavpur Central Road, P.O. Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-

700 032, Ward No.95, Assessee No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South), which more fully and clearly mentioned in the **Schedule -'A'** hereunder written 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. Be it mentioned here that the title history of the aforesaid land and premises, clearly mentioned in the registered Development Agreement being No. 03526, for the year 2025 of D.S.R.-III, Alipore, South 24 Pgs.

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-1 under rule 4(2) of the KMC Building Rules 2009. Under this circumstances, it is need to make registration one General Power Attorney.

AND WHEREAS now we, the Land owners/ Principals cum- Appointers of the First Part herein have hereby intended & agreed to nominate, constitute and appoint the Developer/Constituted Attorney of Second Part

M/s. Ganapati Construction, a proprietorship firm, having its PAN: BTZPS2046B and Mobile: 9830460470 and 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 his PAN: BTZPS 2046B, Aadhaar: 9720 9715 2602 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-700 040, 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.

(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. ✓

(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 along with 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.

(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 against the sale property of Schedule-'C' hereunder written and to give good , valid receipt and discharge for the same which

will protect the purchaser or purchasers and to present any such conveyance or conveyances in respect of said sale agreement along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof for 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.

(m) that the second part herein is empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalized bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the property which clearly mentioned in the Schedule -'C' hereunder and also as envisaged in the above mentioned registered development agreement. It is however clarified that in this respect the property which clearly mentioned in the Schedule-'B' hereunder and also as envisaged in the above mentioned development agreement i.e. the property of Schedule-'B' hereunder shall not be utilized or be hold for such loan amount and the liabilities in regard to the said loan in no way shall create any liability or responsibility upon the land owners/Principles-cum-appointers and their family members in any manner whatsoever.

AND we the Land Owners /Principles 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 /Principles cum-Appointers personally and the Land Owners /Principles cum-Appointers undertake to ratify and confirm all those acts, deeds and things.

AND we the Land Owners /Principles 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 Developer on the schedule of land and premises more fully described herein below.**

AND specifically stated that the schedule mentioned property of land and premises herein below 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/Principles cum-Appointers will be held responsible for that but the aforesaid problem shall be solved by the decision of the both parties.

AND after completion of the venture mentioned in the said registered development agreement i.e. after registering the all aforesaid deed of conveyance in respect of property of Schedule-'C' hereunder and handover of all aforesaid registered property in favour of intending buyers, these General Power of Attorney shall be considered as revoked.

AND we the Land Owners /Principles 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 aforesaid transfer under and by virtue of this general power of attorney.

SCHEDULE-'A' ABOVE REFERRED TO

The land and premises on which the Seond Part herein shall construct new building at their own cost as per above mentioned development agreement and as per sanctioned building plan

ALL THAT piece or parcel of land measuring **06 Katahs 05 chittacks** more or less together with old tin shed structure measuring about 500 sq. ft. lying and situated at the **Kolkata Municipal Premises No.29D, Jadavpur Central Road,** P.O. Jadavpur University, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee

No.210950300760, Sub-Registration Office Alipore, in the District of 24-Parganas (South) which is butted and bounded in the manner follows:-

On the North : Premises No.29, J.C. road,

On the East : Premises No.31, J.C. road & 9/41,

Bijoygarh,

On the South : Premises No.29E, J.C. road,

On the West : 16 ft. K.M.C. Black top road.

SCHEDULE 'B' ABOVE REFERRED TO

(Principle/Appointers property at the new building on

which Constituted Attorney have no Power to sale)

8 (eight) residential flats as per sanctioned Building Plan, out of which (i) one flat on the Ground Floor South-East corner, (ii) one flat on the Second Floor North-West corner, (iii) one flat on the Second Floor South-West corner, (iv) one flat on the Third Floor North-east corner, (v) one flat on the Third Floor North-West corner, (vi) one flat on the Third Floor South-east corner, (vii) one flat on the Third Floor South-West corner, (viii) one flat on the Fourth Floor North-east corner, without any car parking space together with undivided proportionate share in the land mentioned hereinabove together with common right on the common

portion, parts, proportionate, areas, facilities and amenities with liabilities of expenses proportionately.

SCHEDULE 'C' ABOVE REFERRED TO

(Developer's property at the new building on which Constituted Attorney have power to sale and to take entire consideration amount of sale proceedings and to be registered as Attorney on behalf Land Owners/Principles-cum-Appointers)

Save and except the Land Owners' allocation as described in the Schedule 'B' hereinabove, the Attorney have power to sale and to take entire consideration amount of all other sale proceedings and to be registered as Attorney on behalf Land Owners/Principles cum-Appointers together with the undivided proportionate impartible share in the land mentioned hereinabove together with the undivided share in the common parts, parts, proportionate, areas, facilities and amenities with liabilities of expenses proportionately.

IN WITNESSES WHEREOF we, the executants put our signature on this 27th day of February, 2025.

SIGNED AND DELIVERED by the
Executants above named in the presence
of:-

WITNESSES:

- 1) Ameen Ali
Anower Ali
29 D Central road,
Jadavpur.
PS: Golf Green
- 2) Rina Alam
29C, Central Road
Jadavpur ko 1-700032

Kausar Ali Mondal
(Kausar Ali Mondal)

Aamir Ali Mondal
(Aamir Ali Mondal)

Asia Bibi

(Asia Bibi)

Sanowar Ali Mondal
(Sanowar Ali Mondal)

Saynaz Khatun
(Saynaz Khatun)

Anwer Ali
(Sk Anower Ali)

Ansar Ali
(Sk Ansar Ali)

**SIGNATURE OF THE
EXECUTANTS**

Amit Senapati

ACCEPTED BY THE ATTORNEY

Drafted by:

Sahabuddin Malla
Advocate (WB-2115/2010)
Alipore Judges Court



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KAUSER ALI MONDAL

Signature Kauser Ali Mondal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AAMIR ALI MONDAL

Signature Aamir ali Mondal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ASIA BIBI

Signature اسيا بيبي



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SAYNAZ KHATUN

Signature Saynaz Khatun



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANOWAR ALI MONDAL
 Signature Sanowar Ali Mondal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Anwar Ali
 Signature Anwar Ali



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANWAR ALI
 Signature Anwar Ali



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AMIT SENAPATI
 Signature Amit Senapati

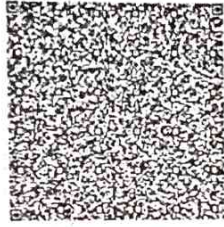


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0633/28700/00285

To
Ranjan Das
1/144 AZADGARH
MINA PARA ROAD
REGENT PARK
Regent Park S.O
Kolkata West Bengal - 700040
8777266033



आपका आधार क्रमांक / Your Aadhaar No. :

3143 9135 2143

VID : 9122 3515 6837 8107

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ranjan Das
Date of Birth/DOB: 01/07/1970
Male/ MALE

Issue Date: 10/10/2012

3143 9135 2143

VID : 9122 3515 6837 8107

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सप्रमरल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



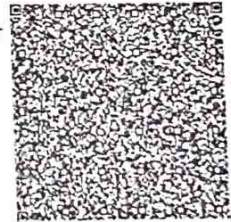
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

1/144 AZADGARH, MINA PARA ROAD, REGENT PARK, Regent Park S.O, Kolkata, West Bengal - 700040

Download Date: 10/10/2012



3143 9135 2143

VID : 9122 3515 6837 8107



1947



help@uidai.gov.in



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Major Information of the Deed

Deed No :	I-1603-03542/2025		Date of Registration	27/02/2025
Query No / Year	1603-8000591242/2025		Office where deed is registered	
Query Date	27/02/2025 12:40:51 PM		D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAHABUL MOLLA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9088358783, Status :Advocate			
Transaction			Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value			Market Value	
Rs. 2/-			Rs. 1,96,90,241/-	
Stampduty Paid(SD)			Registration Fee Paid	
Rs. 100/- (Article:48(g))			Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303526/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :



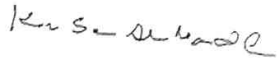


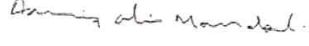


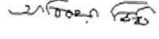
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 29D, , Ward No: 095 Pin Code : 700032



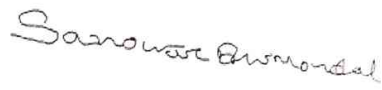


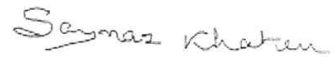






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 5 Chatak	1/-	1,93,15,241/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				10.4156Dec	1 /-	193,15,241 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Kausar Ali Mondal Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>27/02/2025</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p>Signature</p>  <p>27/02/2025</p>
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: gnxxxxx5r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
2	<p>Name</p> <p>Mr Aamir Ali Mondal Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>27/02/2025</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p>Signature</p>  <p>27/02/2025</p>
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: cnxxxxx8h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
3	<p>Name</p> <p>Mrs Asia Bibi Wife of Late Swakat Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p>Photo</p>  <p>27/02/2025</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p>Signature</p>  <p>27/02/2025</p>
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , PAN No.:: eoxxxxx9m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				



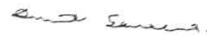
4	Name	Photo	Finger Print	Signature
	Mr Sanowar Ali Mondal Son of Late Swakat Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: cvxxxxxx3f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Saynaz Khatun Daughter of Late Swakat Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025
29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , PAN No.:: glxxxxxx3d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Anower Ali, (Alias: Sk. Anower Ali) Son of Late Abdul Salem Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025
29D, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: cpxxxxxx5g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mr Anser Ali, (Alias: Sk. Anser Ali) Son of Late Abdul Salem Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025

29D, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: amxxxxx9p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganapati Construction 1/37, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: btxxxxx6b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Senapati (Presentant) Son of Mr Dukho Haran Senapati Date of Execution - 27/02/2025, , Admitted by: Self, Date of Admission: 27/02/2025, Place of Admission of Execution: Office	 <small>Feb 27 2025 12:48PM</small>	 <small>LTI 27/02/2025</small>	 <small>27/02/2025</small>
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, , PAN No.:: btxxxxx6b,Aadhaar No Not Provided Status : Representative, Representative of : Ganapati Construction (as sole propreitor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN DAS Son of Mr RAMPRASAD DAS 1/144, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040		 <small>Captured</small>	
	27/02/2025	27/02/2025	27/02/2025
Identifier Of Mr Kausar Ali Mondal, Mr Aamir Ali Mondal, Mrs Asia Bibi, Mr Sanowar Ali Mondal, Mrs Saynaz Khatun, Mr Anower Ali, Mr Anser Ali, Mr Amit Senapati			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kausar Ali Mondal	Ganapati Construction-1.48795 Dec
2	Mr Aamir Ali Mondal	Ganapati Construction-1.48795 Dec
3	Mrs Asia Bibi	Ganapati Construction-1.48795 Dec
4	Mr Sanowar Ali Mondal	Ganapati Construction-1.48795 Dec
5	Mrs Saynaz Khatun	Ganapati Construction-1.48795 Dec
6	Mr Anower Ali	Ganapati Construction-1.48795 Dec
7	Mr Anser Ali	Ganapati Construction-1.48795 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Kausar Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
2	Mr Aamir Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
3	Mrs Asia Bibi	Ganapati Construction-71.42857100 Sq Ft
4	Mr Sanowar Ali Mondal	Ganapati Construction-71.42857100 Sq Ft
5	Mrs Saynaz Khatun	Ganapati Construction-71.42857100 Sq Ft
6	Mr Anower Ali	Ganapati Construction-71.42857100 Sq Ft
7	Mr Anser Ali	Ganapati Construction-71.42857100 Sq Ft

Endorsement For Deed Number : I - 160303542 / 2025

On 27-02-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:44 hrs on 27-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Amit Senapati ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,96,90,241/-

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

Execution is admitted on 27/02/2025 by 1. Mr Kausar Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 2. Mr Aamir Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 3. Mrs Asia Bibi, Wife of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession House wife, 4. Mr Sanowar Ali Mondal, Son of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 5. Mrs Saynaz Khatun, Daughter of Late Swakat Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession House wife, 6. Mr Anower Ali, Alias Sk. Anower Ali, Son of Late Abdul Salem, 29D, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 7. Mr Anser Ali, Alias Sk. Anser Ali, Son of Late Abdul Salem, 29D, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business

Identified by Mr RANJAN DAS, , Son of Mr RAMPRASAD DAS, 1/144, AZADGARH, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2025 by Mr Amit Senapati, sole propreitor, Ganapati Construction, 1/37, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr RANJAN DAS, , Son of Mr RAMPRASAD DAS, 1/144, AZADGARH, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53,00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23700, Amount: Rs.100.00/-, Date of Purchase: 21/02/2025, Vendor name: S DAS



Md Iyara fiun Gazi
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 89282 to 89305

being No 160303542 for the year 2025.



Digitally signed by MD IYARAFIUN GAZI
Date: 2025.02.27 17:26:53 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 27/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.



[Handwritten signature]

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
27 FEB 2025