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I-03527/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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22/02/25

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

27 FEB 2025

**DEED OF AMALGAMATION**

THIS DEED OF AMALGAMATION is made on this the <sup>27<sup>th</sup></sup> ..... day of February, 2025 (Two

Thousand and Twenty Five) **BETWEEN**

21 FEB

(1) KAUSAR  
(2) AAN

23701

No. .... ₹ 100/- Date.....

Name : S. Nalla Advocate

Address : ALIPORE JUDGE COURT  
Kolkata - 700 027

Vendor :  
Alipore Court, 24 Pgs. (South)  
**SUNIL KANAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

Identifier with complete information of identifier :

Full Name : RANJAN DAS

Signature : Ranjan Das.

S/o :- Ranjan Das.

Address : 1/144/22/2/2/2

P.O. :- Regent Park

P.S. :- Galt 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, hereinafter jointly called  
 and referred to as the **FIRST PARTIES** (which term or expression shall unless excluded by  
 or repugnant to the context be deemed to mean and include their heirs, legal representatives,  
 successor, executor and /or assignee/s) of the **FIRST PART**.

**AND**

(1) **ANOWER ALI @ SK. ANOWER ALI**, (PAN-CPTPA9935G & AADHAAR NO.3450  
 6222 5533), (2) **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 and referred  
 to as the **SECOND PARTIES** (which term or expression shall unless excluded by or  
 repugnant to the context be deemed to mean and include their heirs, legal representatives,  
 successor, executor and/or assignee/s) of the **SECOND PART**.

**WHEREAS:**

1. One Bhundul Mondal was the owner in respect of land under Mouza Ibrahimpur, J.L. No.36, R.S. No.10, Pargana-Khaspur, Khatian No.128 and under C.S. dag Nos. 341 and 347/445, Sub-registry office at Alipore, within the limits of the Kolkata Municipal corporation and District South 24 Parganas.
2. The said Bhundul Mondal died intestate leaving behind him his two sons namely Babujan Mondal and Sahebjan Mondal and one daughter Bhanujan Bibi and widow Khatejan Bibi and they became the owners by law of inheritance of the aforesaid land after demise of the said Bhundul Mondal.
3. The said Bhanujan Bibi died intestate leaving behind her three daughters namely Basirnesa, Sakila and Amina who were jointly sold and transferred their undivided share (derived from their mother) to one Leelabati Roy. It is pertinent to mention here that the said Bhanujan Bibi died prior to the death of other heirs and successors namely Babujan and Sahebjan.

Subsequently Sahebjan Mondal died intestate bachelor and issueless and his share devolved upon his brother Babujan Mondal as per the law of Mohamedan law.

4. The said Babujan Mondal has purchased a plot of doba land measuring about 11 satak equivalent to 06 cottahs 11 chittacks more or less lying and situated under Khatian No.173, C.S. Dag No.341/444, from the then owner Moksed Ali by virtue of a Bengali Deed of Kobala dated 30.01.1993, being Deed No.282, for the year 1939. The said Babujan Mondal mutated his name before the Tollygunge Municipality and known as 29 No. Jadavpur Central Road.

5. The said Leelabati Roy (wife of Sailendra Nath Roy) as plaintiff filed a title suit being it No.34 of 1951 before the Ld. 3<sup>rd</sup> Sub Judge Court at Alipore. Subsequently, legal heirs of Babujan Mondal i.e. five sons namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal and two daughters namely Bibijan Bewa and Sarifan Bibi – all executed a “Solenama” and on the basis of the said Solenama the aforesaid title suit disposed of accordingly.

Leelabati Roy entitled land measuring about 3 ½ satak or 2 cottahs 3 chittacks under C.S. dag No.341 as per the aforesaid title suit no.34 of 1951 and subsequently the said land known and re-numbered as 29/1, Jadavpur central Road.

6. The heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were remain owners in respect of land measuring about 17½ Satak out of C.S. dag No.341 AND land measuring about 11 Satak out of C.S. dag No.341/444 AND land measuring about 20 Satak of C.S. dag No.347/445, total land measuring about .048½ Satak (17½ Satak +11 Satak + 20 Satak) and they were in possession and occupation as lawful joint owners thereof without any disturbances, obstructions and hindrances from anybody. The aforesaid land remain and known as Premises No.29, Jadavpur Central Road.

7. The heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were sold and transferred land measuring about .08 Satak to Smt. Indira Roy @ Chowdhury and Ashok Guha in the year 1963 out of total land measuring .048 ½ Satak. They remain owners of the rest land measuring about .040½ Satak or

24 cottahs of three C.S. Dag Nos.341, 341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

8. As per Mahamedan law aforesaid five sons of Babujan namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal each entitled 04 cottahs land and two sisters namely Bibijan Bewa and Sarifan Bibi entitled 02 cottahs each out of the said total land measuring about .040½ Satak or 24 cottahs of three C.S. Dag Nos.341, 341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

9. Subsequently the owner namely Nur Ali Mondal died intestate on 17.11.2000 leaving behind him his wife Khandu Bibi, three sons namely Showkat Ali Mondal, Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi as his legal heirs and successors who jointly inherited the share of the deceased Nur Ali Mondal, i.e. the land measuring about 4 cottahs known as Premises No.29, Jadavpur Central Road.

10. Under the Mahamedan Law, Sunni School, Khandu Bibi as wife inherited 1/8<sup>th</sup> share equivalent to 360 sq. ft. as a sharer. The rest 7/8<sup>th</sup> share were inherited by three sons and three daughters of Nur Ali Mondal as residuary in the ratio of 2:1, i.e. each son 2/9 share equivalent to 560 sq. ft. and each daughters 7/216 share equivalent to 280 sq. ft.

11. Showkat Ali Mondal died intestate on 09.11.2010 leaving behind him his wife Asia Bibi, two sons namely Sanowar Ali Mondal, Ashique Ali Mondal and two married daughters namely Sayanaz Khatun, Sabana Bibi, as his legal heirs and successors who jointly inherited the share of the deceased Showkat Ali Mondal, i.e. the land measuring about 560 sq. ft. known as Premises No.29, Jadavpur Central Road.

12. subsequently the said Khandu Bibi died intestate on 24.09.2024 leaving behind her surviving two sons namely Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi to step into shoes. Therefore, under the Mohamedan Law her said two sons and three daughters will be entitled to her 1/8 share equivalent to 360 sq. ft. in the ratio of 2:1. Her predeceased son Showkat Ali Mondal's aforesaid heirs will not inherit her. Hence, Kausar Ali Mondal and Amir Ali Mondal each son entitled 102.85 sq. ft. and Halima Bibi, Salima Bibi, Begum Bibi each daughters entitled 51.42 sq. ft. out of 1/8 share equivalent to 360 sq. ft. of their mother Khandu Bibi' share.

13. Summing up, Kausar Ali Mondal and Amir Ali Mondal each inherited from father and mother **662.85 sq. ft.** AND Halima Bibi, Salima Bibi, Begum Bibi each inherited from father and mother **331.42 sq. ft.** in the said property.

14. one of the owners namely Halima Bibi died intestate on 11.02.2025 leaving behind her four married daughters namely Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun and one son namely Aman Ali who jointly represent their mother's share i.e. **331.42 sq. ft.** in the aforesaid property as per the School of Mahamedan Law.

Mondal

15. The said owners namely Salima ~~Bibi~~, Begum Bibi and Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun, Aman Ali all jointly executed and registered a Deed of Gift dated ~~27.09.25~~, in fvaour of their brothers and uncle namely Kausar Ali Mondal and Amir Ali Mondal, being No. ~~03525~~, for the year 2025, registered in the Office of D.S.R-III, Alipore South 24 Parganas in respect of their undivided share i.e. ALL THAT piece or parcel of land measuring **994.26 sq. ft.** more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now

Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South).

16. After execution of the said Deed of Gift the owner no.1 and 2 Kausar Ali Mondal and Amir Ali Mondal herein both are the joint owners in respect of ALL THAT land measuring about 2319.9 sq. ft. (1325.7 + 994.2) more or less out of total land measuring 04 cottahs more or less at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95.

17. The owner no.3a to 3c herein all are the joint owners in respect of ALL THAT land measuring about 560 sq. ft. more or less out of total land measuring 04 cottahs more or less at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95.

18. Subsequently Sabana Bibi and Ashique Ali Mondal both daughter and son of Late Showkat Ali Mondal jointly transferred forever her undivided share of 244.99 sq. ft. (81.66 sq. ft. + 163.33 sq. ft) in favour of their mother Asia Bibi, sister Sayanaz Khatun and brother namely Sanowar Ali Mondal, by virtue of a Deed of Gift dated 27.9.2025, being Deed No. 03534 of 2025, registered in the office of D.S.R-III, Alipore South 24 Parganas.

19. All the owners of the FIRST PART is the joint owners and they are in joint possession in respect of ALL THAT piece or parcel of land measuring **04 cottahs** more or less together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South), as more fully described and mentioned in the FIRST SCHEDULE Written hereunder.

20. The party of the SECOND PART namely Sk. Anower Ali and Sk. Anser Ali both are the absolute joint owners in respect of ALL THAT piece or parcel of land measuring 02 Kathas 05 chittaks more or less of homestead land together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, in the District of 24-Parganas (South) Sub-Registration Office Alipore, by virtue of a registered Deed of Hebanama dated 16.05.1986 executed by Bibijan Bewa wife of Late Abdul Hamed, now deceased in favour of her son-in-laws Sk. Anower Ali and Sk. Anser Ali. The said Deed of Hebanama was registered in the Office of A.D.S.R. Alipore, South 24 Parganas and duly recorded in Book no.I, Volume No.28, pages from 189 to 194, being no.1476, for the year 1986.

It is to be pertinent to mention here that at the time of execution of the said Deed of Hebanama the said donees Sk. Anower Ali and Sk. Anser Ali both were minor and their father Abdul Salem received the Hebanama Deed in their favour.

21. Thereafter the owners Sk. Anower Ali and Sk. Anser Ali after attained the age of majority both have mutated their names in the record of the Kolkata Municipal Corporation being it Assessee No.210950300760 and paying taxes thereon on regular basis.

22. The party of the SECOND PART is in possession and in occupation in respect of ALL THAT piece or parcel of land measuring 02 Kathas 05 chittaks more or less of homestead land together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, in the District of 24-Parganas (South) Sub-Registration Office Alipore, as more fully described and mentioned in the

**SECOND SCHEDULE** Written hereunder as lawful owners thereof without any interference or obstruction of other in respect of the first schedule land.

AND WHEREAS the said two Plots of Land with structure, i.e. the land of First Parties as described in the FIRST SCHEDULE hereunder written, the land of Second Party as described in the SECOND SCHEDULE hereunder written respectively are situated side by side adjacent to each other.

AND WHEREAS for the benefit of use, occupation and enjoyment the Parties of the First Part and the Party of the Second Part intend to join the said two Plots of Land into one so that the Parties of the First and Second shall be the joint Owners of the Bastu as described in the THIRD SCHEDULE being the joining/amalgamating form of the two Plots of Land as set forth in the FIRST SCHEDULE and SECOND SCHEDULE respectively.

AND WHEREAS in view of the above, the Parties of the First Part and the Party of the Second part have agreed to mutually amalgamation and transfer of the ownership hereto, more fully and particularly described in the THIRD SCHEDULE hereunder written.

NOW THIS INDENTURE WITNESSETH as follows:

THAT the parties herein shall have the right, authority and liberty to mutate their joint names in the records of the Kolkata Municipal Corporation to be the joint owners of the Bastu land as set forth in the THIRD SCHEDULE and shown under the RED verge line in the annexed Plan and Map, the same shall form a part of this Deed. However each party shall be entitled to his/their share of land within the amalgamated property.

AND THAT the joining/amalgamating form of the Bastu land as set forth in the FIRST SCHEDULE and SECOND SCHEDULE described in the THIRD SCHEDULE in the

annexed Plan and Map, is the joint property of Parties of the First Part AND the Party of the Second Part and the parties herein shall have the right, liberty and authority to submit building plan for the proposed construction over the land, as described in the THIRD SCHEDULE being amalgamated form of the Bastu land and shall have the liberty to pay taxes and Government duties for the same in their joint names to be the joint recorded owners of the Bastu land as set forth in the THIRD SCHEDULE hereunder written.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

(Description of the property under the ownership of the parties of the First Part)

(Property Valued at Rs.10,00,000/-)

**ALL THAT** piece or parcel of land measuring **04 cottahs** more or less together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South) which is butted and bounded in the manner follows:-

On the North	: 29, Jadavpur Central Road,
On the East	: 30/1, Jadavpur Central Road,
On the South	: 29D, Jadavpur Central Road,
On the West	: 16 ft. wide K.M.C. Black Top Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Description of the property under the ownership of the parties of the Second Part)

(Property Valued at Rs.6,00,000/-)

**ALL THAT** piece or parcel of land measuring 02 Kathas 05 chittaks more or less of homestead land together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29D, Jadavpur Central Road, P.S. previously

Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300760, in the District of 24-Parganas (South) Sub-Registration Office Alipore which is butted and bounded in the manner follows:-

On the North : 29C, Jadavpur Central Road,  
On the East : Premises No.9/41, Bijoygarh,  
On the South : 29E, Jadavpur Central Road,  
On the West : 16 ft. wide K.M.C. Black Top Road.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Description of the property under the JOINT ownership of the parties of the First Part and  
Second Part)

**ALL THAT** piece or parcel of land measuring **06 Katahs 5 chittacks** more or less together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No. **29D, Jadavpur Central Road**, 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.

**IN WITNESSES WHEREOF** the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of:

**WITNESSES:**

1. Amaan Ali  
Anower Ali  
29 D Central road,  
Jadavpur

2. Rina Alam  
29 C. Central Road  
Jadavpur kol-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)

(Signatures of the **FIRST PART**)

*Sk Anower Ali*  
(Sk Anower Ali)

*Sk Anser Ali*  
(Sk Anser Ali)

(Signatures of the **SECOND PART**)

Drafted by:

*Sahabuddin Molla*  
Advocate (WB-2115/2010)

Alipore Judges Court

Kolkata-700 027



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

Name KAUSER ALI NONDAL

Signature Kauser Ali Nondal



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

Name ANIR ALI NONDAL

Signature Anir Ali Nondal



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

Name ASIA BIBI

Signature Asia Bibi



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

Name SAYNAZ KHATUN

Signature Saynaz khatun

Scanned by CamScanner



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

Name SANWAR ALI MONDAL  
 Signature Sanwar Ali Mondal



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

Name ANSER ALI  
 Signature Anser Ali



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

Name ANOWER ALI  
 Signature Anower Ali

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

Name .....

Signature .....

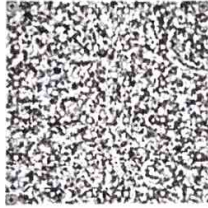


भारत सरकार  
Government of India

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: 10/10/2017

**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 एंक्रिप्टेड/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पर, 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 (पर/नंबर) चाहने वाली संस्थाओं 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.

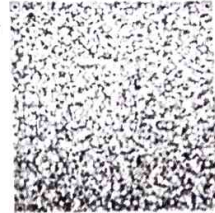


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:

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



**3143 9135 2143**

VID : 9122 3515 6837 8107

1947 | help@uidai.gov.in | www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1603-03527/2025		Date of Registration	27/02/2025
Query No / Year	1603-2000534708/2025		Office where deed is registered	
Query Date	21/02/2025 9:01:41 PM		D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S Molla 233, P.A.S. Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9088358783, Status : Advocate			
Transaction	[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		Additional Transaction	
Set Forth value	Rs. 4/-		Market Value	
Stamp duty Paid(SD)	Rs. 97,346/- (Article:23)		Rs. 1,94,65,240/-	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		Registration Fee Paid	
			Rs. 1,94,698/- (Article:A(1), E)	

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 29C, , 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	(RS :- )		Bastu	4 Katha	1/-	1,22,39,360/-	Property is on Road







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
L2	(RS :- )		Bastu	2 Katha 5 Chatak	1/-	70,75,880/-	Property is on Road
<b>Grand Total :</b>				<b>10.4156Dec</b>	<b>2 /-</b>	<b>193,15,240 /-</b>	



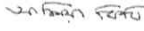
#### Structure Details :












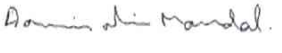
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>2 /-</b>	<b>1,50,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Anower Ali, (Alias: Sk. Anower Ali)</b>                      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</p>	<p><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>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: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: cpxxxxx5g, Aadhaar No: 34xxxxxxxx5533, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Anser Ali</b>                      Son of Mr Anser Ali                      Executed by: Self, Date of Execution: 27/02/2025                      , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: amxxxxx9p, Aadhaar No: 93xxxxxxxx8422, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs Asia Bibi</b>                      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><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>Wife of Late Swakat Ali Mondal 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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: eoxxxxx9m, Aadhaar No: 83xxxxxxxx8816, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				

2	Name	Photo	Finger Print	Signature
	<b>Mr Sanowar Ali Mondal</b> 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
Son of Late Swakat Ali Mondal 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 Date of Birth:XX-XX-1XX5 , PAN No.:: cvxxxxxx3f, Aadhaar No: 73xxxxxxxx3679, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mrs Saynaz Khatun</b> 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
Daughter of Late Swakat Ali Mondal 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 Date of Birth:XX-XX-1XX0 , PAN No.:: glxxxxxx3d, Aadhaar No: 98xxxxxxxx1639, 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
	<b>Mr Kausar Ali Mondal</b> 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	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025
Son of Late Noor Ali Mondal 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 Date of Birth:XX-XX-1XX2 , PAN No.:: gnxxxxxx5r, Aadhaar No: 80xxxxxxxx9386, 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
	<b>Mr Aamir Ali Mondal (Presentant)</b> 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	 27/02/2025	 Captured LTI 27/02/2025	 27/02/2025

Son of Late Noor Ali Mondal 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 Date of Birth: XX-XX-1XX6 , PAN No.:: cnxxxxxx8h, Aadhaar  
 No: 29xxxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025  
 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ranjan Das</b> Son of Mr R P Das 1/140, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700040		 Captured	
	27/02/2025	27/02/2025	27/02/2025

Identifier Of Mrs Asia Bibi, Mr Sanowar Ali Mondal, Mrs Saynaz Khatun, Mr Anower Ali, Mr Anser Ali, Mr Kausar Ali Mondal, Mr Aamir Ali Mondal

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Anower Ali	Mrs Asia Bibi-0.66 Dec,Mr Sanowar Ali Mondal-0.66 Dec,Mrs Saynaz Khatun-0.66 Dec,Mr Kausar Ali Mondal-0.66 Dec,Mr Aamir Ali Mondal-0.66 Dec
2	Mr Anser Ali	Mrs Asia Bibi-0.66 Dec,Mr Sanowar Ali Mondal-0.66 Dec,Mrs Saynaz Khatun-0.66 Dec,Mr Kausar Ali Mondal-0.66 Dec,Mr Aamir Ali Mondal-0.66 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Anower Ali	Mrs Asia Bibi-0.381563 Dec,Mr Sanowar Ali Mondal-0.381563 Dec,Mrs Saynaz Khatun-0.381563 Dec,Mr Kausar Ali Mondal-0.381563 Dec,Mr Aamir Ali Mondal-0.381563 Dec
2	Mr Anser Ali	Mrs Asia Bibi-0.381563 Dec,Mr Sanowar Ali Mondal-0.381563 Dec,Mrs Saynaz Khatun-0.381563 Dec,Mr Kausar Ali Mondal-0.381563 Dec,Mr Aamir Ali Mondal-0.381563 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Anower Ali	Mrs Asia Bibi-10.00000000 Sq Ft,Mr Sanowar Ali Mondal-10.00000000 Sq Ft,Mrs Saynaz Khatun-10.00000000 Sq Ft,Mr Kausar Ali Mondal-10.00000000 Sq Ft,Mr Aamir Ali Mondal-10.00000000 Sq Ft
2	Mr Anser Ali	Mrs Asia Bibi-10.00000000 Sq Ft,Mr Sanowar Ali Mondal-10.00000000 Sq Ft,Mrs Saynaz Khatun-10.00000000 Sq Ft,Mr Kausar Ali Mondal-10.00000000 Sq Ft,Mr Aamir Ali Mondal-10.00000000 Sq Ft

**Transfer of property for S2**

SI.No	From	To. with area (Name-Area)
1	Mr Anower Ali	Mrs Asia Bibi-10.00000000 Sq Ft,Mr Sanowar Ali Mondal-10.00000000 Sq Ft,Mrs Saynaz Khatun-10.00000000 Sq Ft,Mr Kausar Ali Mondal-10.00000000 Sq Ft,Mr Aamir Ali Mondal-10.00000000 Sq Ft
2	Mr Anser Ali	Mrs Asia Bibi-10.00000000 Sq Ft,Mr Sanowar Ali Mondal-10.00000000 Sq Ft,Mrs Saynaz Khatun-10.00000000 Sq Ft,Mr Kausar Ali Mondal-10.00000000 Sq Ft,Mr Aamir Ali Mondal-10.00000000 Sq Ft

**Endorsement For Deed Number : I - 160303527 / 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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:56 hrs on 27-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Aamir Ali Mondal , one of the Claimants.

**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 1,94,65,240/-

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

Execution is admitted on 27/02/2025 by 1. 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, 2. 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, 3. 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, 4. 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, 5. Mr Anser Ali, Son of Mr Anser Ali, 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, 6. 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, 7. 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

Indetified by Mr Ranjan Das, , Son of Mr R P Das, 1/140, Road: 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 1,94,698.00/- ( A(1) = Rs 1,94,652.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,94,666/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2025 10:30PM with Govt. Ref. No: 192024250422282218 on 26-02-2025, Amount Rs: 1,94,666/-, Bank: SBI EPay ( SBlePay), Ref. No. 2512303739123 on 26-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 97,346/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 97,246/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 23701, Amount: Rs.100.00/-, Date of Purchase: 21/02/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2025 10:30PM with Govt. Ref. No: 192024250422282218 on 26-02-2025, Amount Rs: 97,246/-, Bank: SBI EPay ( SBlePay), Ref. No. 2512303739123 on 26-02-2025, Head of Account 0030-02-103-003-02

*CA*

**Md Iyaraftun 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 98174 to 98196  
being No 160303527 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.03.05 13:48:04 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 05/03/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.



**DISTRICT SUB-REGISTRAR-III**  
**SOUTH 24 PGS. ALIPORE**

27 FEB 2025