

12749/24

1-12373/24



27/12  
8-3049427/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 088591

Notarized that the document is a valid  
a registration. The Signature Sheet and  
endorsement Sheet Attached to the  
instrument are the part of the document.

Additional District Sub-Registrar  
Dated 24 Dec 2024

2 DEC 2024

8-3049428/24

DEVELOPMENT POWER OF ATTORNEY IN TERMS OF SUPPLEMENTARY  
DEVELOPMENT AGREEMENT DATED 2nd December, 2024 being  
Deed No. 12348/2024.

KNOW ALL MEN BY THESE PRESENTS that I, MR. KALYANMOY  
PAL being Sole Shebait of "SRI SRI BANESWAR SHIBA LINGA AND

SRI SRI BANESWAR SHIBALINGA  
AND  
SRI SRI SRIDHAR GRAMSHILA  
1, GANGADHAR SEN LAM,  
BANESWAR PIN, 741001

CK ENTERPRISE  
Kalyanmoy Pal  
Proprietor



261

NAME Raj Kumar Bhuina  
 ADD. Satcharipore  
 Rs. 1000

29 NOV 2024  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kot 1

29 NOV 2024  
 29 NOV 2024



Identified by me  
 Munimun Mazumder  
 Advocate  
 of Mr. Abhijit Mazumder  
 Hastings Chamber  
 7c, K. S. Roy Road  
 Kolkata - 700001.

*[Handwritten signature]*

addl. District Sub-Registrar  
 Cossipore, Dum. Dum

02 DEC 2024

**SRI SRI SRIDHAR GRAM SHILA ALIAS SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAM SHILA** having my PAN Card No. AHPPP1412K, Aadhar Card No. 9265-9875-4577, Mobile-9433282030, son of Late Panchu Gopal Pal, by faith-Hindu, by occupation-consultant, residing at 1, Ganga Dhar Sen Lane, P.O. & P.S. Baranagar, Kolkata- 700036 hereinafter referred to as the **PRINCIPAL** and **SEND GREETINGS :**

**WHEREAS SRI SRI BANESHWAR SHIBA LINGA AND SRI SRI SRIDHAR GRAM SHILA ALIAS SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAM SHILA** the Private Family Debutter Estate are the owner of land with structure of being premises no. 1, Ganga Dhar Sen Lane, Kolkata-700036 referred as the "Deities" herein the property is referred herein as "Estates Property".

**AND WHEREAS** Sri Kalyanmoy Pal take care, maintained, manage, look after the said deities and the said estates property,

**AND WHEREAS** the others shebait who are the shebait of the Deities having busy schedule in their family, business, health, personal problem and other issues and unable to participate, take care, maintenance, manage, look after, financial support, any events and activities to the said deities and the said Estates property.

**AND WHEREAS** the structure where the deities are situated is in old and dilapidated in condition and at any time the said structure may be demolished.

**AND WHEREAS** from the last few years no rituals and religion activities are performing in a well manner due to crisis and shortage of deities and Estates "funds".



**AND WHEREAS** as such the majority of shebait of the said Estates decide to construct the multi complex building by the developer and sold the owners and/or Estates allocation to create funds to maintain the said deities.

**AND WHEREAS** Smt. Sarmistha De as being one of the shebait of the said estates was having some grievances and disputes.

**AND WHEREAS** due to said disputes and grievances which were not settled between the shebait as such a title suit being no. T.S. No. 20 of 2023 was filed by the majority of the shebait of the said private family estates of the deities before the Ld. Civil Judge (Junior Division) at Bidhannagar, North 24-Parganas against Smt. Sarmistha De.

**AND WHEREAS** said Ld. Court pleased to passed a decree dated 16/01/2024 as the compromise petition filed by the all shebait of the said private family debutter estates.

**AND WHEREAS** as per the said decree the said private family debutter estate property should be develop by the developer namely Raj Kumar Bhuina being sole proprietor of M/s. Rittick Enterprise and the ratio shall be 40:60 (the owner's allocation 40% as per sanction plan only and developer allocation 60%) and said "Sri Kalyanmoy Pal" appointed as sole shebait and others shebait were resigned and released themselves from the said private family debutter estate "of their shebaitship" forever.

**AND WHEREAS** as per the decree said Sri Kalyanmoy Pal have right to entered an execute the development agreement and power of attorney in favour of said Developer and sell and transfer the owner's

allocation to the entering buyer for the benefit and/or interest of said deities.

**AND WHEREAS** as per the said Decree passed by the said Ld. Court said Sri Kalyanmoy Pal became and take charge the sole shebaitship of the said estate of deities.

**AND WHEREAS** said decree dated 16/01/2024 was registered on 15.4.2024 in the office of A.D.S.R. Cossipore Dum Dum and recorded in Book No.1, Volume No. 1506-2024, pages 115494 to 115607, being no. 150603737 for the year 2024. The said property is more fully described in schedule 'A' property herein.

**AND WHEREAS** the party of the one part herein executed a Development Agreement dated 26/04/2024 which was registered in the office of A.D.S.R.-Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2024, Page-130733 to 130774, being no. 150604289 for the year 2024 and also executed a Power of Attorney dated 26/04/2024 which was registered in the office of A.D.S.R.-Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2024, Page-130197 to 130214, Being No. 150604295 for the year 2024 in favour of the party of the other part being the Developer for the Schedule-"A" property herein.

**AND WHEREAS** the party of the other part being the Developer applied for the mutation of the Schedule-"A" property herein in the office of the Baranagar Municipality and the said the Baranagar Municipality approved and mutate by segregating the said schedule-"A" property in two part i.e. (1) premises no. 1, Ganga Dhar Sen Lane, Kolkata-700036, P.S. Baranagar, in Ward No. 026 measuring about 7 Chittaks 35 sq. ft. in favour of **"SRI SRI BANESHWAR SHIVA LINGA**



**AND SRI SRI SRIDHAR GRAM SHILA, KALYANMOY PAL (SHEBAIT)"** and (2) premises no. 1/B, Ganga Dhar Sen Lane, Kolkata-700036, P.S. Baranagar, in Ward No. 026 measuring about 4 Cottahs 8 Chittaks 31 sq. ft. in favour of "**KALYANMOY PAL (SHEBAIT)"** (both mutation certificates are annexed herewith and marked as "A" & "B").

**AND WHEREAS** said premises no. 1, Ganga Dhar Sen Lane, Kolkata-700036, P.S. Baranagar, in Ward No. 026 under the Baranagar Municipality, District-North 24 Parganas which is more fully described in Schedule-"B" property herein.

**AND WHEREAS** said premises no. 1/B, Ganga Dhar Sen Lane, Kolkata-700036, P.S. Baranagar, in Ward No. 026 under the Baranagar Municipality, District-North 24 Parganas which is more fully described in Schedule-"C" property herein.

**AND WHEREAS** the said principal herein executed a Supplementary Developer Agreement in favour of the attorney and/or the Developer herein. The said Supplementary Developer Agreement is registered in the office of A.D.S.R-Cossipore, Dum Dum dated 02/12/2024 and recorded in Book No. I, volume No. 1506-2024, Being No. 12348/24 For the year 2024 ~~2020~~

**AND WHEREAS** as per the said Supplementary Development Agreement due to change of address the principal is executing this Power of Attorney in favour of the Developer.

**AND WHEREAS** said Shebait herein is going to develop by appoint the said Developer as per the said order dated 16/01/2024 the said schedule 'C' property herein by demolishing old and dilapidated

*Raj Kumar Bhowmik*

structure subject to continuity of daily puja seva, vog arati, performance of day to day rituals of the said deities.

**AND WHEREAS** the party of the other part herein being developer having necessary experience skill, well finance capacity having business to construct the multi storied building complex etc. and as per the said decree dated 16/01/2024 the said Sri Kalyanmoy Pal as sole shebait of the said deities appoint as being developer for the construction of the new building and complex of the said schedule 'C' property herein.

**AND WHEREAS** the schedule-"C" property is define as **"ENTIRE PROPERTY"**, the schedule-"D" is define as **"OWNER'S ALLOCATION"**, the schedule-"E" is define as **"DEVELOPER'S ALLOCATION"**.

**AND WHEREAS** the Principal having busy schedule in his personal life, business, health issue and other problem as such unable to participate each and every act, conduct, business, construction work etc. of the building as such the principal herein is executing this General Power of Attorney as per said Development Agreement.

**NOW KNOW YE ALL BY THESE PRESENTS SHALL COME THAT I** am do hereby nominate, appoint and constitute attorney to **Mr. Raj Kumar Bhuina** having **PAN Card No. AMAPB5776E**, **Aadhar Card No. 7638-8154-9302**, **Mobile No. 6294719586** being **Sole Proprietor of M/S/ Rittick Enterprise**, son of Sri Rabin Bhuina, by occupation- Business, by faith-Hindu, residing and working for gain at 1A/H/2, Satchasi Para Road, P.O. & P.S. Cossipore, Kolkata-700002 as my true and lawful Attorney, in my name to do, execute



and perform the following acts, deeds, matters and /or things, that is to say :-

1. To look after, manage, control, supervise and protect the said schedule-"C" property in such manner as my said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, specifications of structure, construction of multi-storied building, necessary pathway and other facilities and amenities of the said Schedule-"C" property herein as well as revised or new plans in respect of such construction/development, building plans, partition deed plan, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan, Regularized plan and to submit the same before the Baranagar Municipality/other concerned Authority(s) for sanction and to observe and perform all the formalities and building plan, site plan, floor plans, Completion Plan, and also to sign Deed of Rectification, Deed of Declaration, other declaration and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Plan of building(s) and Completion certificate etc., from the concerned Municipal Authority (s) and as per rules and regulation also other authority(s) upon giving proper acknowledgement and or receipts for the same.
3. That I have appoint my attorney to sign, execute all legal documents in relation to protect my right, title and interest, to co-operate with said developer, to sign and to fulfill all legal



procedure in the office of concern registrar authority, to execute agreement for sale, deed of conveyance, lease deed, Development Agree any kind of supplementary and rectification Indenture etc. of schedule-"C" property herein.

4. My Attorney have right dismantled old structure and/or construction for constructed of new building.
5. My Attorney have right to Sale, use and transfer Developer's allocation and/or the area mentioned in the said Development Agreement as per his requirement other than the schedule-"E" being Developer's allocation of the said Development Agreement.
6. My Attorney shall fix sign board on the schedule property and engage the broker, publish the sale news of the Developer's allocation on face book, what's app, you tube and newspaper etc.
7. My Attorney shall issue the money receipt to the buyer of the Developer's allocation and/or the area sell by the Developer.
8. My Attorney shall sign, execute and present the Agreement for Sale, Deed of conveyance, Lease Deed, Deed of Settlement and/or any kind of Indenture for transfer of property of Schedule-"C" property herein in part or full, construction area as per requirement and direction of said Developer in terms of said Development Agreement on my behalf. The collect the consideration amount and issue the money receipt from the intending buyer and/or any person(s).

9. To sign, and execute all necessary papers, deed(s), Indenture(s) and/or documents, including all applications, form, letters, no-objections etc. of the said Schedule-"C" property.
10. To appear for and represent me in all the courts, civil, criminal or revenue, including Labour Tribunals, original, revisional or appellate, in any Registration offices and to sign, execute, verify and file complaints, written statements and petitions and also to present appeals in any court, and to accept services of all summons, notices and other processes of law in any court of law.
11. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his appointment.
12. To appear and represent me before the all concerned statutory authorities for the requirement of necessary services to use and enjoy of the said property, if and when required, including the Baranagar Municipality, CESC Ltd. Fire Brigade, BLRO, ULC, Concern Police Authorities, and Licensing authorities, public bodies or Local Authorities etc.
13. My Attorney shall sign, execute and fulfill all the necessary proceeding in the office of Registrar for registration of Indentures, Deeds, Deed of Rectification, Deed of Declaration, Documents, Supplementary Agreement, Supplementary Documents, Supplementary Deed etc.



14. To execute Agreement for Sale, Deed of lease, Deed of assigns, Deed of conveyance, Deed of Sale, let out on rent, collect rent, transfer the Developer's allocation and area and also the terms of said Development Agreement to Developer's nominee(s), buyer(s), customer(s) and/or third party(s) as per said Developer's direction and present the said deeds and documents for registration and fulfill all proceeding in the registrar office on my behalf.
15. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities hereinbefore contained. As I could do myself, if personally present.
16. In any Indenture if Developer and indenting purchaser(s) and/or any party made the party of the First Part to me as being shebait of the said deity, my attorney have full authority to execute and sign the said Indenture, Deed(s) and Documents on my behalf.
17. My attorney will sign on my behalf by representative to the principal as the lawful attorney-as, when and where required.
18. My attorney also have right to apply for sanction plan and other documentation work on behalf of the principal for schedule-"B" property herein as, when and where required.
19. My attorney shall act all conducts of my behalf before the any authority and authorities all work with consent of the said Developer.

20. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created of the Schedule property herein.

**AND GENERALLY** to act as the Attorney in relation to my said Schedule property herein for and on my behalf to execute all legal and lawful instruments, acts, deeds, matters and things as fully and effectually as I could have done, if I in person present as per the Powers and Authorities conferred upon the said Attorney herein.

**AND** I do hereby agree to ratify and confirm whatever my said Attorney shall lawfully do or purport to be done by virtue of these presents as aforesaid.

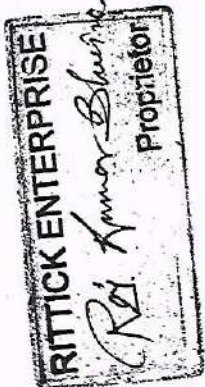
**THE SCHEDULE "A" ABOVE REFERRED TO ABOVE:**

**ALL THAT** piece of parcel of land with structure, being land measuring about 5 cottahs 21 sq. ft. and structure measuring about 200 sq. ft. to be little more or less of being municipal premises No. 1, Mouza - Palpara, J.L. 7, L.R. No. 161, Ganga Dhar Sen Lane, Kolkata-700036, Ward No. 026 under the Baranagar Municipality, P.S. Baranagar, District North 24-Parganas which is butted and bounded as follows:

- ON THE NORTH** : By premises no. 36/11, Bagha Jatin Road,
- ON THE SOUTH** : By premises no. 1/3, Ganga Dhar Sen Lane,
- ON THE EAST** : By 10' feet wide passage of Ganga Dhar Sen Lane,
- ON THE WEST** : By premises no. 1, Banku Behari Paul Lane,

**THE SCHEDULE "B" REFERRED TO ABOVE:**

**ALL THAT** piece of parcel of land with structure, being land measuring about 7 chittaks 35 sq. ft. to be little more or less of being municipal premises No. 1, Ganga Dhar Sen Lane, Kolkata-700036,



SRI SRI BANESWAR GHOSHAL AND  
SRI SRI SRIDHAR GRAMSHILA  
1, GANGADHAR SEN LANE  
BARANAGAR, PIN- 700036  
Plot No. 3498



Ward No. 026 under the Baranagar Municipality, P.S. Baranagar, District-North 24 Parganas.

**THE SCHEDULE "C" REFERRED TO ABOVE:**

**ALL THAT** piece of parcel of land being measuring about 4 cottahs 8 chittaks 31 sq. ft. to be little more or less of being municipal premises No. 1/B, Ganga Dhar Sen Lane, Kolkata-700036, Ward No. 026 under the Baranagar Municipality, P.S. Baranagar, District-North 24 Parganas.

**THE SCHEDULE "D" REFERRED TO ABOVE:**

**(Land Owner's Allocation in Schedule "C" property herein)**

**ALL THAT Land Owner's Allocation** shall mean and include the 40% share as per sanction plan only and ratio as per the said main building plan in the Schedule-"C" property herein and/or in the total to be constructed area to be proposed new building(s) and complex in the Schedule "C" property together with undivided proportionate share and ratio in the Land and to be constructed Building(s) and complex with all common facilities, features and amenities together with easement and quasi easement right.

**THE SCHEDULE "E" REFERRED TO ABOVE:**

**(Developer's Allocation in Schedule "C" property herein)**

**ALL THAT Developer's Allocation** shall mean and include the 60% share and ratio in the Schedule-"C" property herein and/or in the total to be constructed area to be proposed new building(s) and complex in the Schedule "C" property together with undivided proportionate share and ratio in the Land and to be constructed Building(s) and complex with all common facilities, features and amenities together with easement and quasi easement right.

**IN WITNESS WHEREOF** I the Principal and his Attorney above named have hereunto set and subscribed his respective hand and seal and execute these presents on this 2<sup>nd</sup> day of December, 2024.

SIGNED, SEALED & DELIVERED  
By the **EXECUTANT AND ATTORNEY** in  
Presence of Witnesses herein

1. Monag Br. Singh.  
86. Cornflower Road.  
Cuttack.  
Dist. 750002

2. Guranta Bhunia  
11/4/12 S. C. Law Road  
Dist. 750002

SRI SRI BANESWAR SHIBALINGA  
AND  
SRI SRI SRIDHAR GRAMSHILA  
1, GANGADHAR SEN LANE  
BARANAGAR, PIN- 700036

SABAET

*Kalyan Singh*

Signature of the **EXECUTANT/PRINCIPAL**

**RITTICK ENTERPRISE**

*Raj Kumar Bhunia*

I, MR. RAJ KUMAR BHUNIA being  
Proprietor of M/s Rittick Enterprise  
**ACCEPT AS ATTORNEY THIS GENERAL  
POWER OF ATTORNEY**

Drafted by me as per instructions  
and information of parties herein.

**DEOBRAT UPADHYAY**

*Deobrat Upadhyay*  
Advocate  
High Court, Calcutta

**Mr. Deobrat Upadhyay**

Advocate

High Court, Calcutta

M/s Upadhyay & Associates

Hastings Chamber

7C, Kiran Shankar Roy Road,

Office no.-GD, Ground floor,

Kolkata-700001

Phone: 09830105765, 03340619989

[legalsolutionsandrelief@gmail.com](mailto:legalsolutionsandrelief@gmail.com)

Enrolment No. WB/725/2009





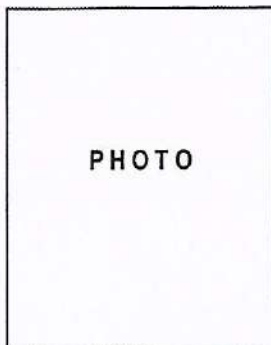
# SPECIMEN FORM FOR TEN FINGERPRINTS



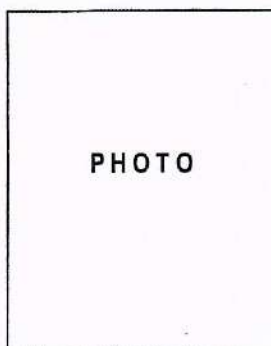
<i>Kalyan Singh</i>	Left Hand					
	Right Hand					



<i>Raj Kumar Bhunia</i>	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					





## MUTATION CERTIFICATE

## BARANAGAR MUNICIPALITY

87, DESHBANDHU ROAD (East) KOLKATA - 700035

Certificate No: BNGM/24-25/MU/001983/240855/1

To  
Applicant Name : SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAM SHILA,  
KALYANMOY PAL (SHEBAIT)

W/o S/o D/o : A TRUST PROPERTY, LATE PANCHUGOPAL PAL

Ref: - Application no. BNGM/24-25/MU/001983 Dt. 19/09/2024

Sir/Madam,

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 1, Street - GANGADHAR SEN LANE, of Ward No. - 26, Borough N/A (for Municipal Corporations) with House/Flat/Premises No. - & Property Address - 1 of the **BARANAGAR MUNICIPALITY** and Identified as - **RESIDENTIAL HOUSE** with quarterly Property Tax ₹. 24.00 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 600.00 with effect from 2 Qtr of 2024-2025.

Area of Land	Total Covered Area (Sq. Ft.)	Holding Type	Land Character (Deed / ROR / Porcha)	Deed Details	Registering Office
DC: 0.80, KT: 0.00, CH: 7.00, SL: 35.00	195.00	RESIDENTIAL HOUSE	Bastu	3737, AFFIDAVIT, DEATH, DEATH, Dt.: 24/04/2024, 19/09/2024, 19/09/2024, 19/09/2024	ARA-I, Kolkata
Mouza Name	J.L. No	Khatian (LR, RS or CS)		Plot (LR, RS or CS)	
PALPARA	7	LR: RS:		LR: RS:	
		LR: 161 RS:		LR: 3498 RS:	

CERTIFICATE GENERATED WITH BANK TRANSACTION ID: ZHD10I006JWXMS DATED: Nov 21 2024 6:19PM





## MUTATION CERTIFICATE

## BARANAGAR MUNICIPALITY

87, DESHBANDHU ROAD (East) KOLKATA - 700035

MUTATION

Date No: BNGM/24-25/MU/000348/239432/1Applicant Name: KALYANMOY PAL (SHEBAIT)S/o S/o D/o: LATE PANCHU GOPAL PALRef: - Application no. BNGM/24-25/MU/000348 Dt. 03/05/2024

Sir/Madam,

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 1/B, Street - GANGADHAR SEN LANE, of Ward No. - 26, Borough N/A (for Municipal Corporations) with House/Flat/Premises No. - & Property Address - 1/B of the **BARANAGAR MUNICIPALITY** and Identified as - **OTHER** with quarterly Property Tax ₹. 370.50 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 5700.00 with effect from 1 Qtr of 2024-2025.

Area of Land	Total Covered Area (Sq. Ft.)	Holding Type	Land Character (Deed / ROR / Porcha)	Deed Details	Registering Office
DC: 7.51, KT: 4.00, CH: 8.00, Sft.: 31.00	2594.00	OTHER	Bastu	? , 0 , 0 , 3737, Dt.: 18/09/2024, 02/05/2024, 04/04/2024, 15/04/2024	A.D.S.R. COSSIPORE DUMDUM
Mouza Name	J.L. No	Khatian (LR,RS or CS)		Plot (LR,RS or CS)	
PALPARA	7	LR: 161 RS:		LR: 3498 RS:	

CERTIFICATE GENERATED WITH BANK TRANSACTION ID: ZHD1JNX05QU8D2 DATED: Nov 18 2024 1:54PM





### Major Information of the Deed

Deed No :	I-1506-12373/2024	Date of Registration	02/12/2024
Query No / Year	1506-8003049427/2024	Office where deed is registered	
Query Date	02/12/2024 1:10:49 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Munmun Mazumder Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062610373, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 52,95,977/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150612348/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gangadhar Sen Lane, Mouza: Palpara, Premises No: 1/B, , Ward No: 26 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3498	LR-161	Bastu	Bastu	4 Katha 8 Chatak 31 Sq Ft	1/-	47,47,491/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gangadhar Sen Lane, Mouza: Palpara, Premises No: 1, , Ward No: 26 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-3498	LR-161	Bastu	Bastu	7 Chatak 35 Sq Ft	1/-	5,07,986/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.2981Dec	2 /-	52,55,477 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	200 Sq Ft.	1/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	40,500 /-	








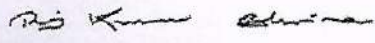
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sri Sri Baneswar Shibalinga And Sri Sri Sridhar Gramshila</b> 1,gangadhar Sen Lane, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Date of Incorporation:XX-XX-1XX3 , PAN No.:: abxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rittick Enterprise</b> 1A/H/2, Satchasi Para Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-1XX8 , PAN No.:: amxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Kalyanmoy Pal</b> Son of Late Panchu Gopal Pal Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	
	Dec 2 2024 1:53PM	LTI 02/12/2024	02/12/2024	
1, Gangadhar Sen Lane, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AHxxxxxx2K, Aadhaar No: 92xxxxxxxx4577 Status : Representative, Representative of : Sri Sri Baneswar Shibalinga And Sri Sri Sridhar Gramshila (as Sole Shebait)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Raj Kumar Bhuina (Presentant)</b> Son of Mr Rabin Bhuina Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	
	Dec 2 2024 1:54PM	LTI 02/12/2024	02/12/2024	
1A/H/2, Satsachipara Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AMxxxxxx6E, Aadhaar No: 76xxxxxxxx9302 Status : Representative, Representative of : Rittick Enterprise (as Proprietor)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Munmun Mazumder</b> Wife of Abhijit Mazumder High Court Cal, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/12/2024	02/12/2024	02/12/2024
Identifier Of Mr Kalyanmoy Pal, Mr Raj Kumar Bhuina			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Sri Sri Banewar Shibalinga And Sri Sri Sridhar Gramshila	Rittick Enterprise-7.49604 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Sri Sri Banewar Shibalinga And Sri Sri Sridhar Gramshila	Rittick Enterprise-0.802083 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Sri Sri Banewar Shibalinga And Sri Sri Sridhar Gramshila	Rittick Enterprise-200.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gangadhar Sen Lane, Mouza: Palpara, Premises No: 1/B, , Ward No: 26 Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3498, LR Khatian No:- 161		Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gangadhar Sen Lane, Mouza: Palpara, Premises No: 1, , Ward No: 26 Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 3498, LR Khatian No:- 161		Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 150612373 / 2024**

**On 02-12-2024**

**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 13:22 hrs on 02-12-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Raj Kumar Bhuina ,.

**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 52,95,977/-

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

Execution is admitted on 02-12-2024 by Mr Kalyanmoy Pal, Sole Shebait, Sri Sri Banerwar Shibalinga And Sri Sri Sridhar Gramshila, 1,gangadhar Sen Lane, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Munmun Mazumder, , , Wife of Abhijit Mazumder, High Court Cal, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Mr Raj Kumar Bhuina, Proprietor, Rittick Enterprise, 1A/H/2, Satchasi Para Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Munmun Mazumder, , , Wife of Abhijit Mazumder, High Court Cal, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 262193, Amount: Rs.100.00/-, Date of Purchase: 29/11/2024, Vendor name: Suranjan Mukherjee

*Kaustava Dey*

**Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 360039 to 360060  
being No 150612373 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.12.03 11:00:55 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 03/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.