

2764/25

① 8544/25



पश्चिम बंगाल WEST BENGAL

AU 387748

Certified that the document  
is admitted to Registration.  
The signature sheet/s and the  
endorsement sheets attached  
with this document are the  
part of this document.

Addl. District Sub Registrar  
Garia, South 24 Parganas

220725

### DEVELOPMENT POWER OF ATTORNEY

I, **SRI RITTICK SHAW** (Pan-NECPS6417A, Aadhaar No. 8764 6636 1242) son of Late Kishore Lal Shaw by religion - Hindu, by occupation-Business, by Nationality-Indian, residing at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata-700084, Dist. 24 Parganas, the **PRINCIPAL** herein do hereby authorize and empower to **S.K.S. DEVELOPERS**, a Proprietorship firm having its office at E-185, ramgarh, Ramkrishna Apartment, Ground Floor, P.O. Naktala, P.S.- Netaji nagar, Kolkata-700047, Dist-24 Parganas (S) represented

by it's proprietor **SRI SUJIT SAHA**, (PAN - AMAPS2663P, AADHAAR NO. - 8942 5352 3461) son of Late Amar Chandra Saha, by faith - Hindu, by occupation-Business, by Nationality - Indian, residing at Premises holding no. 622, Peyarabagan, P.O.-Laskarpur, P.S. Narendrapur, Kolkata-700153, Dist. 24 Parganas(S), to construct multi-storied building upon the Schedule mentioned property.

**WHEREAS** said **SRI RITTICK SHAW** is the absolute owner of ALL THAT piece and parcel of land measuring **4 cottahs 2 Chittacks 26 sq.ft.** more or less alongwith 400 sq.ft. tile shed cemented flooring residential structure standing thereon, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 5547, appertaining to R.S. and L.R. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, ward no. 29, Holding No. 45, Garia Road, P.S. Narendrapur formerly Sonarpur, Kolkata-700084, District South 24 Parganas from Deed of Gift and inheritance and the said Deed of Gift executed on 20<sup>th</sup> March 2024 registered before the office of DSR-III, Alipore and recorded in Book No. I , Volume No. 1602 - 2024, Pages 128440 to 128461, being Deed No. 160204408 for the year 2024.

**AND WHEREAS** I have entered into a Development Agreement dated on ~~22.07.2025~~ vide Deed No. ~~3541/25~~... Registered at A.D.S.R. Garia, for development of my said land/premises by constructing a G+III storied building consisting of several self contained residential Flats, Car Parking Space, Shops with **S.K.S. DEVELOPERS**, a Proprietorship firm having its office at E-185, ramgarh, Ramkrishna Apartment, Ground Floor, P.O.-Naktala, P.S.- Netaji nagar, Kolkata-700047, Dist-24 Parganas(S) represented by it's sole Proprietor namely **SRI SUJIT SAHA**, (PAN - AMAPS2663P, AADHAAR NO. - 8942 5352



3461) son of Late Amar Chandra Saha, by faith -Hindu, by occupation-Business, by Nationality – Indian, residing at 521, Peyarabagan, P.O.-Laskarpur, P.S. Narendrapur, Kolkata-700153, Dist. 24 Parganas(S),

**KNOW ALL MEN BY THESE PRESENTS** that **SRI RITTICK SHAW** (Pan-NECPS6417A, Aadhaar No. 8764 6636 1242) son of Late Kishore Lal Shaw by religion - Hindu, by occupation-Business, by Nationality-Indian, residing at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata-700084, Dist. 24 Parganas, do hereby nominate, constitute and appoint **S.K.S. DEVELOPERS**, a Proprietorship firm having its office at E-185, ramgarh, Ramkrishna Apartment, Ground Floor, P.O.-Naktala, P.S.- Netaji nagar, Kolkata-700047, Dist-24 Parganas(S) represented by it's sole Proprietor namely **SRI SUJIT SAHA**, (PAN – AMAPS2663P, AADHAAR NO. – 8942 5352 3461) son of Late Amar Chandra Saha, by faith -Hindu, by occupation-Business, by Nationality – Indian, residing at 521, Peyarabagan, P.O.-Laskarpur, P.S. Narendrapur, Kolkata-700153, Dist. 24 Parganas(S), as my true and lawful attorney for me in my name on my behalf to do, execute and perform all or any of the following acts, deeds and things that is to say:-

1. To look after, maintain and supervise the said landed property fully mentioned in the Schedule hereunder written.
2. To execute any Deed of Conveyance or Conveyances in respect of the said premises/holding or any part thereof or any part or portion of the building thereon only Developer Allocation.
3. To prepare, sign and submit sanctioned building plan, mutation, obtain completion certificate and electric connection papers/ documents of the proposed building in our name and on our behalf to the Rajpur-Sonarpur Municipality and to appear and

represent me before the said authorities and to get the building plan and/or any rectification and/or modifications thereon be approved and sanctioned by the said Rajpur-Sonarapur Municipality.

4. To sign and execute any Deeds, Instrument, Memorandum of Understanding with a view to sale of flats or documents like al letters, forms, applications, plans etc. for the purpose of transferring of the said premises or any part thereof or any flat or any unit of the Developers' Allocation only to the intending purchaser or purchasers and/or any document of W.B.S.E.D.C.L. on our behalf.
5. To receive tax from the tenants of the Developer's Allocation and sign the valid receipts and discharge whereof
6. To execute any instruments or documents for the settlement with the tenants, of the Developer's Allocation adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and dispute between me and any other person or persons to compound or compromise the same.
7. To defend possession, manage and maintain the Developer's Allocation only including the building to be constructed thereon.
8. To accept any money in cash or by cheque for the sale of flat or flats to the intending purchase or purchasers and to be entitled to nominate the intending purchaser or purchasers for selling, conveyance and/ or in respect of the share in Developer Allocation only Flat of the said premises.
9. To execute conveyance or conveyances or Sale Deed in its name and as its acts and deeds in favour of the intending purchaser or purchasers of the flat or flats shop room, car parking area, other



space of the Developer Allocation only the proportionate undivided shore of land in the said premises."

10. To instruct the Advocates/Lawyers for preparing and/or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of booking and/ or selling the flats of the Developer's Allocation in the said building over and above the said land.
11. To appear and represent me before the Land Acquisition and Requisition Department, B.L.& L.R.O., Police Station, Income Tax Department, Court, Tribunal, Local Corporation or Municipality Office etc. and all or ant Govt. or Semi-Govt. (both State and Central), Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
12. To execute and/or negotiate and/or entering into any agreement for selling the flats of the Developer's Allocation only in the said building on its behalf.
13. To receive the consideration for such sale/booking of flats in the Developer's name out of the Developers' Allocation at the said building for the said building of Developers Allocation only over and above the said land and to grant receipt therefor and to give/nil discharge to the Purchasers of flat in the name of its Attorney and as its lawful representatives.
14. To execute and sign and Deed, Agreement, Memorandum of Understanding with a view to sale of flats of the Developer's Allocation only in the said building and any document of W.B.S.E.D.C.L on my behalf.
15. To appear and represent it before any Notary, Registrar/ Metropolitan Magistrate and other officer or officers or authority

or authorities having jurisdiction and to present for registration and to acknowledge and registrar or have registered and perfected all deeds instruments and writings of the Developer's Allocation executed and signed by the said Attorney in any manner concerning the said premises and documents. Further declare that the said attorney shall hereby obtain or 'have power for development work on such properties.

16. To Commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof provided the owner's right is not infringed,
17. To sign declare and/or affirm any plaint written statement, petition, affidavit, boundary declaration, verification, vakalatnama warrant of attorney memo of appeal or any other documents or papers in relation of developer allocation any proceedings or in any way connected therewith provided the owner's right is not hampered.
18. To take all steps and appear in all legal proceedings concerning the said property for obtaining necessary permission from the competent Court of Law, Municipal authority or any other authorities concerned and to sign verify all papers, documents, building plan etc. including plaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vakalatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which my said attorney at his own discretion shall think and fit.

19. To file complaint with the Magistrate or any other concerned authority for protecting the said property/premises against all unlawful acts, if done by anybody and prosecute the same.
20. To deposit and/or withdraw fees documents and money from any court or courts and/or other persons or authority and give valid receipts and discharge whereof.
21. For all or any of the purpose herein before stated to appear and represent me before the authorities having jurisdiction and to sign execute and submit papers.
22. Be it expressly stated that this Power of Attorney create, constitute or assume any kind of transfer, enjoyment or making profit in favour of attorney. The attorney shall have power to make construction work, development work on the schedule property mentioned here.
23. To prepare and register Supplementary Agreement between both the parties after the building sanction plan, if necessary.
24. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vakalatnama, powers, etc. in my names and on my behalf.

**AND GENERALLY** to do all acts, deeds and things concerning the authorities hereby granted in respect of the said property which I could have done lawfully under our own hands and seals, if the present personally.

**AND** I do hereby for ourselves, my legal heirs, executors, administrators agree to ratify and confirm all and whatsoever my attorney shall do or cause to be done by virtue of these present.



**THE SCHEDULE 'A' REFERRED TO**

ALL THAT piece and parcel of land measuring **4 cottahs 2 Chittacks 26 sq.ft.** more or less alongwith 400 sq.ft. tile shed cemented flooring residential structurestanding thereon, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 5547, appertaining to R.S. and L.R. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, ward no. 29, Holding No. 45, Garia Road, P.S. Narendrapur formerly Sonarpur, Kolkata-700084, District South 24 Parganas, The entire land is butted and bounded as follows :-

|                 |   |                     |
|-----------------|---|---------------------|
| On the North By | : | 25' canel side Road |
| On the South By | : | R.S. Dag No. 184    |
| On the East By  | : | R.S. Dag No.186     |
| On the West By  | : | R.S. Dag No. 185    |



IN WITNESS WHERE OF, I the Principal herein have hereunto set and subscribed my hands on this the 22<sup>nd</sup> day of July, 2025 (Two Thousand Twenty Five).

WITNESSES :-

1. Arun Kumar Seal  
Robinra Nagar  
Loskangar  
Kol-70015

2. Arun Singh  
Baria panchpota  
Kol-700152

Drafted by me:

Amitabha Ray  
 Advocate

Alipore Criminal Court  
 Kolkata-700027

WB/236/1984

Ritick Shaw

SIGNATURE OF THE EXECUTANT

S. K. S. DEVELOPERS

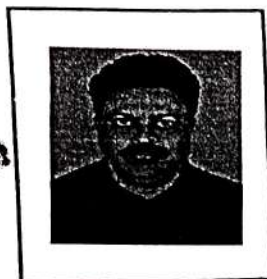
Suyi Saha  
 Proprietor

SIGNATURE OF THE DEVELOPER



|            | Thumb | 1" finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|-----------|---------------|-------------|--------------|
| left hand  |       |           |               |             |              |
| right hand |       |           |               |             |              |

Name RITTICK SHAW  
Signature Rittick Shaw



|            | Thumb | 1" finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|-----------|---------------|-------------|--------------|
| left hand  |       |           |               |             |              |
| right hand |       |           |               |             |              |

Name SUJIT SAMI  
Signature Sujit Sami

|       |            | Thumb | 1" finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|-----------|---------------|-------------|--------------|
| PHOTO | left hand  |       |           |               |             |              |
|       | right hand |       |           |               |             |              |

Name .....  
Signature .....





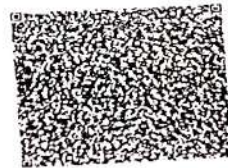
भारत सरकार  
Unique Identification Authority of India

Enrolment No.: 1040/94392/22319

To  
Arup Singh  
S/O Ajit Singh  
deshbondhu nagar  
sabujnangha club  
Rajpur Sonarpur (M)  
Kanchpota  
South 24 Parganas West Bengal 700152  
1748978687

Download Date 26/01/13

Generation Date 26/01/2018



QR Code with Privacy Mark

आपका आधार क्रमांक / Your Aadhaar No. :

6588 2579 7912

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

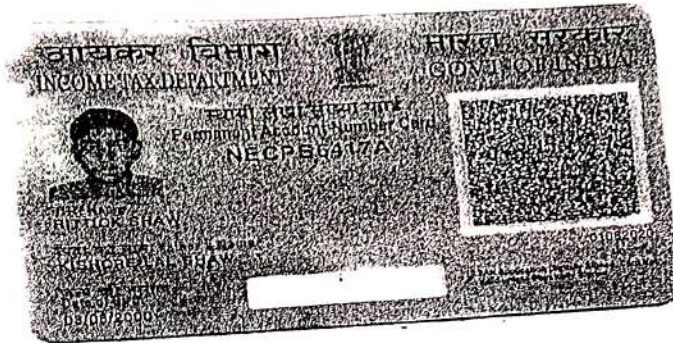


Arup Singh  
Date of Birth/DOB 14/01/1987  
Male/MALE

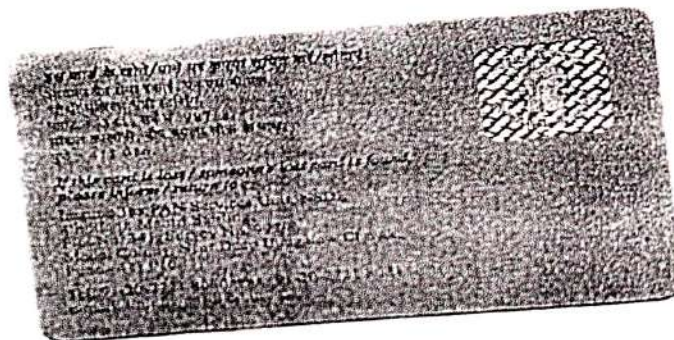
6588 2579 7912

मेरा आधार, मेरी पहचान

Arup Singh



RITICK Shaw







भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0649/42651/01261

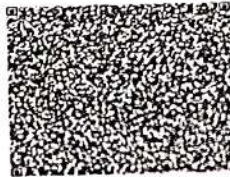
Download Date: 30/07/2020

To  
Rittick Shaw  
S/O: Kishore Lal Shaw  
GARIA BARHANS FARTABAD  
Rajpur Sonarpur (M)  
Garia  
South 24 Parganas West Bengal - 700084  
9748869442

Issue Date: 17-04-2019

Signature valid

(Digitally signed by Rittick Shaw, DN: cn=Rittick Shaw, o=Unique Identification Authority of India, email=Rittick.Shaw@uidai.gov.in, c=IN, Date: 2019.04.18 16:11:01 +05'30')



आपका आधार क्रमांक / Your Aadhaar No.:

8764 6636 1242

VID : 9158 8415 1401 8963

मेरा आधार, मेरी पहचान



भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



Rittick Shaw  
Date of Birth/DOB: 03/06/2000  
Male/MALE

Issue Date: 17-04-2019

8764 6636 1242

VID : 9158 8415 1401 8963

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- अपने इसे अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

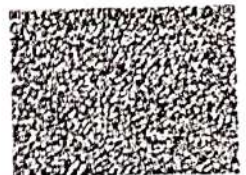


भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Address:  
S/O: Kishore Lal Shaw, GARIA BARHANS  
FARTABAD, Rajpur Sonarpur (M), South  
24 Parganas,  
West Bengal - 700084



8764 6636 1242

VID : 9158 8415 1401 8963

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

Rittick Shaw

आयकर विभाग  
INCOME TAX DEPARTMENT

SUJIT SAHA  
AMAR CHANDRA SAHA

28/12/1967

AMAPS2663P

*Sujit Saha*

भारत सरकार  
GOVT OF INDIA



0608011

*Sujit Saha*





ADDITIONAL NO. ISSUED 13/05/2014



SUDIP SAHA

Date of Birth/DOB: 28/12/1962

Male: MALL

आधार पहचान का प्रमाण है, नागरिकता या जन्मसिद्धि का नहीं। इसका उपयोग गन्नाधन (आवनाहन) प्रमाणीकरण, या वयुआर कांड/ऑपेलाइन एक्सप्रेशन की स्वेनिग के साथ किया जाना चाहिए

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

8942 5352 3461

मेरा साधार, मेरी पहचान

George L. L.

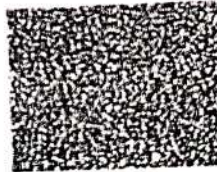


~~Ministry of Education, Government of India~~  
~~Ministry of Education, Government of India~~



Details as on: 17/06/2025

Address:  
S/C, Amar Chandra Saha, 221, Ganga Bagga, Hapur  
Sonarpur (M), PO, Calcutta-711015, South 24  
Parganas,  
West Bengal-700115




8942 5352 3461

VID : 9154 1237 1754 2866

1947

✉ [help@uidel.gov.in](mailto:help@uidel.gov.in)

 [www.udacity.com](http://www.udacity.com)

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No.:   | I-1629-03544/2025  | Date of Registration:                       | 22/07/2025 |
| Query No./Year  | 1629-8002103065/2025   | Office where deed is registered             |            |
| Query Date  | 22/07/2025 11:06:33 AM   | A.D.S.R. GARIA, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details   | ARUN KUMAR SEAL<br>RABINDRANAGAR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL,<br>PIN - 700153, Mobile No. : 8240311323, Status : Solicitor firm                                       |   |            |
| Transaction   | Additional Transaction   |   |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |   |            |
| Set Forth value   | Market Value   |   |            |
| Rs. 5,00,000/-  | Rs. 1,01,89,884/-  |   |            |
| Stamp duty Paid (SD)  | Registration Fee Paid  |   |            |
| Rs. 100/- (Article:48(g))   | Rs. 7/- (Article:E)  |   |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162903541/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |   |            |

### Land Details :



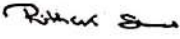


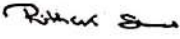


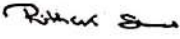
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Side Road/ Canal Side Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:45 Pin Code : 700084

| Sch No        | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land              | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|---------------|-------------|----------------|---------------|---------|---------------------------|--------------------------|-----------------------|--|
| L1            | RS-185      | RS-1395        | Bastu         | Bagan   | 4 Katha 2 Chatak 26 Sq Ft | 4,90,000/-               | 1,00,69,884/-         | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : |             |                |               |         | 6.8658Dec                 | 4,90,000 /-              | 100,69,884 /-         |  |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 400 Sq Ft.        | 10,000/-                 | 1,20,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                          |                       |                           |
| Total :  |                   | 400 sq ft         | 10,000 /-                | 1,20,000 /-           |                           |



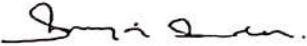


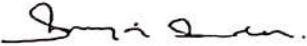


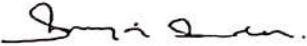
## Principal Details :

| Sl No  | Name, Address, Photo, Finger print and Signature   |  |   |              |           |  |   |  |   |
|--|--|--|---|--------------|-----------|--|---|--|---|
| 1  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RITTICK SHAW</b><br/>           Son of Late KISHORE LAL SHAW<br/>           Executed by: Self, Date of Execution: 22/07/2025<br/>           , Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office         </td> <td>  <br/>22/07/2025         </td> <td>  <br/>LTI<br/>22/07/2025         </td> <td>  <br/>22/07/2025         </td> </tr> </tbody> </table> <p>TRIBENI APARTMENT, GARIA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: NExxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/07/2025 , Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office</p> | Name   | Photo   | Finger Print | Signature | <b>Mr RITTICK SHAW</b><br>Son of Late KISHORE LAL SHAW<br>Executed by: Self, Date of Execution: 22/07/2025<br>, Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office | <br>22/07/2025 | <br>LTI<br>22/07/2025 | <br>22/07/2025 |
| Name   | Photo  | Finger Print   | Signature   |              |           |  |   |  |   |
| <b>Mr RITTICK SHAW</b><br>Son of Late KISHORE LAL SHAW<br>Executed by: Self, Date of Execution: 22/07/2025<br>, Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office | <br>22/07/2025  | <br>LTI<br>22/07/2025 | <br>22/07/2025 |              |           |  |   |  |   |

## Attorney Details :

| Sl No | Name, Address, Photo, Finger print and Signature   |
|-------|--|
| 1     | <b>S K S DEVELOPERS</b><br>E-185, RAMGARH, RAMKRISHNA APARTMENT, GROUND FLOOR, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AMxxxxxx3P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

## Representative Details :

| Sl No   | Name, Address, Photo, Finger print and Signature  |  |   |              |           |   |  |  |   |
|---|---|--|---|--------------|-----------|---|--|--|---|
| 1   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUJIT SAHA (Presentant )</b><br/>           Son of Late AMAR CHANDRA SAHA<br/>           Date of Execution - 22/07/2025 , , Admitted by: Self, Date of Admission: 22/07/2025, Place of Admission of Execution: Office         </td> <td>  <br/>Jul 22 2025 11:13AM         </td> <td>  <br/>LTI<br/>22/07/2025         </td> <td>  <br/>22/07/2025         </td> </tr> </tbody> </table> <p>521, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , , PAN No.:: AMxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : S K S DEVELOPERS (as PROPRIETOR)</p> | Name   | Photo   | Finger Print | Signature | <b>Mr SUJIT SAHA (Presentant )</b><br>Son of Late AMAR CHANDRA SAHA<br>Date of Execution - 22/07/2025 , , Admitted by: Self, Date of Admission: 22/07/2025, Place of Admission of Execution: Office | <br>Jul 22 2025 11:13AM | <br>LTI<br>22/07/2025 | <br>22/07/2025 |
| Name  | Photo   | Finger Print   | Signature   |              |           |   |  |  |   |
| <b>Mr SUJIT SAHA (Presentant )</b><br>Son of Late AMAR CHANDRA SAHA<br>Date of Execution - 22/07/2025 , , Admitted by: Self, Date of Admission: 22/07/2025, Place of Admission of Execution: Office | <br>Jul 22 2025 11:13AM  | <br>LTI<br>22/07/2025 | <br>22/07/2025 |              |           |   |  |  |   |



**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr ARUP SINGH</b><br>Son of Mr AJIT SINGH<br>GARIA PANCHPOTA, City:- , P.O:-<br>PANCHPOTA, P.S:-Sonarpur, District:-<br>South 24-Parganas, West Bengal, India,<br>PIN:- 700152 |  | <br>Captured |  |
|   | 22/07/2025  | 22/07/2025  | 22/07/2025   |
| Identifier Of Mr RITTICK SHAW, Mr SUJIT SAHA  |   |   |  |

| Transfer of property for L1 |                 |                                     |
|-----------------------------|-----------------|-------------------------------------|
| Sl.No                       | From            | To. with area (Name-Area)           |
| 1                           | Mr RITTICK SHAW | S K S DEVELOPERS-6.86583 Dec        |
| Transfer of property for S1 |                 |                                     |
| Sl.No                       | From            | To. with area (Name-Area)           |
| 1                           | Mr RITTICK SHAW | S K S DEVELOPERS-400.00000000 Sq Ft |

Endorsement For Deed Number : I - 162903544 / 2025

On 22-07-2025

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 11:09 hrs on 22-07-2025, at the Office of the A.D.S.R. GARIA by Mr SUJIT SAHA ..

Determination 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 1,01,89,884/-

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

Execution is admitted on 22/07/2025 by Mr RITTICK SHAW, Son of Late KISHORE LAL SHAW, TRIBENI APARTMENT, GARIA MAIN ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr ARUP SINGH, , Son of Mr AJIT SINGH, GARIA PANCHPOTA, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

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

Execution is admitted on 22-07-2025 by Mr SUJIT SAHA, PROPRIETOR, S K S DEVELOPERS, E-185, RAMGARH, RAMKRISHNA APARTMENT, GROUND FLOOR, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr ARUP SINGH, , Son of Mr AJIT SINGH, GARIA PANCHPOTA, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by , by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 838, Amount: Rs.100.00/-, Date of Purchase: 14/07/2025, Vendor name: Debprasad Biswas

  
Sanjeev Kumar Shaw  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 80048 to 80065  
being No 162903544 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW  
Date: 2025.07.22 11:34:49 +05:30  
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 22/07/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.