



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. ~~3.541/25...~~ 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-Sonarpur Municipality.

4. To sign and execute any Deeds, Instrument, Memorandum of Understanding with a view to sale of flats or documents like all 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 share 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 any 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 22nd day of July, 2025 (Two Thousand Twenty Five).

**WITNESSES :-**

1. Arun Kumar Seal  
Rabindra Nagar  
Loskarpur  
Kol-70015
2. Arup Singh  
Baria Panchpata  
Kol-700162

Drafted by me:  
Amritabha Ray  
Advocate  
Alipore Criminal Court  
Kolkata-700027  
103/236/1984

Ritwick Shaw  
**SIGNATURE OF THE EXECUTANT**

S. K. S. DEVELOPERS  
  
Proprietor

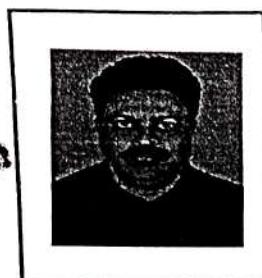
**SIGNATURE OF THE DEVELOPER**



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

Name RITWICK SHAW

Signature Ritwick Shaw



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

Name SUNITA SAMANTRAY

Signature Sunita Samantray

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

Name .....

Signature .....

आधार

**भारत सरकार**  
**Unique Identification Authority of India**

Enrolment No.: 1040/94392/22319

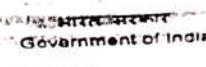
To  
 Arup Singh  
 S/O. Ajit Singh  
 deshbondhu nagar  
 sabujnsangha club  
 Rajapur Sonarpur (M)  
 Panchpota  
 south 24 Parganas West Bengal 700152  
 1748978687

Download Date 26/01/2013

Generation Date 26/01/2013

QR Code with Photo/Adhar

आपका आधार संख्या / Your Aadhaar No. :  
**6588 2579 7912**  
 मेरा आधार, मेरी पहचान

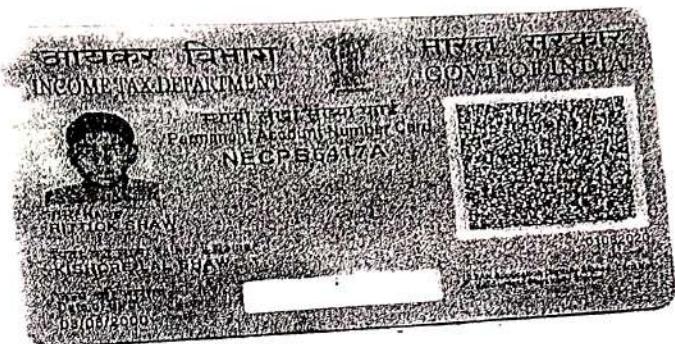
   
**भारत सरकार**  
 Government of India

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

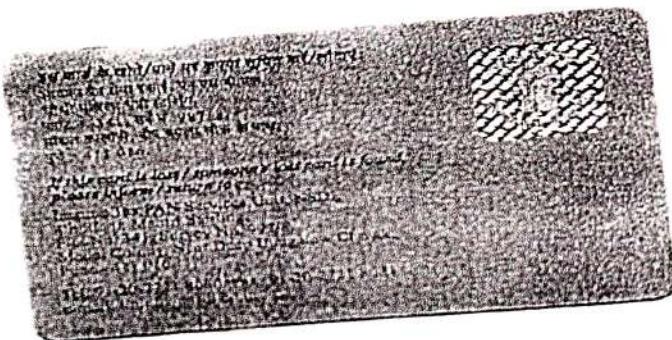
6588 2579 7912

मेरा आधार, मेरी पहचान

Arup Singh



Ritik Shaw





भारत सरकार  
Government of India



आधार



Government of India



AADHAAR

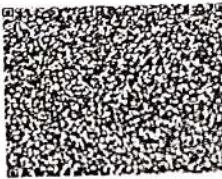
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0649/42651/01261

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

Download Date: 30/07/2020  
Issue Date: 17/02/2019

Signature valid



Printed Date: 17/02/2019

आपका आधार क्रमांक / Your Aadhaar No.:  
**8764 6636 1242**  
VID : 9158 8415 1401 8963  
मेरा आधार, मेरी पहचान

Download Date: 30/07/2020  
Printed Date: 17/02/2019

Printed Date: 17/02/2019

**8764 6636 1242**  
VID : 9158 8415 1401 8963  
मेरा आधार, मेरी पहचान

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

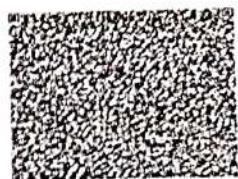
- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

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

**8764 6636 1242**  
VID : 9158 8415 1401 8963  
Printed Date: 17/02/2019



Rittick Shaw

आयकर विभाग  
INCOME TAX DEPARTMENT

SUJIT SAHA  
AMAR CHANDRA SAHA

28/4/1967

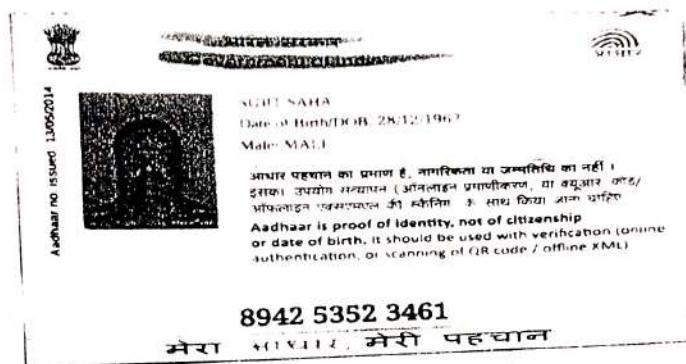
AMAPS2663P

Sujit Saha

भारत सरकार  
GOVT. OF INDIA



Sujit Saha



### 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 RABINDRANAGAR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, 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 :

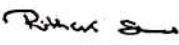
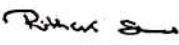
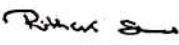
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Side Road/ Canal Side Road, Mouza: Barhans Fartabadd, , Ward No: 29, Holding No:45 Pin Code : 700084

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	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>Mr RITTICK SHAW Son of Late KISHORE LAL SHAW Executed by: Self, Date of Execution: 22/07/2025 , Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td></td><td>22/07/2025</td><td>22/07/2025 LTI</td><td>22/07/2025</td></tr> <tr> <td colspan="4">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.: NExxxxxxxx7A,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</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RITTICK SHAW Son of Late KISHORE LAL SHAW Executed by: Self, Date of Execution: 22/07/2025 , Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office		 Captured			22/07/2025	22/07/2025 LTI	22/07/2025	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.: NExxxxxxxx7A,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			
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**Attorney Details :**

Sl. No.	Name,Address,Photo,Finger print and Signature	
1	<table border="1"> <tr> <td><b>S K S DEVELOPERS</b> 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.: AMxxxxxxxx3P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</td> </tr> </table>	<b>S K S DEVELOPERS</b> 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.: AMxxxxxxxx3P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
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**Representative Details :**

Sl. No.	Name,Address,Photo,Finger print and Signature																
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**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr ARUP SINGH Son of Mr AJIT SINGH GARIA PANCHPOTA, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152		 Captured	

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-400.0000000 Sq Ft

Endorsement For Deed Number : I - 162903544 / 2025

**On 22-07-2025**  
**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)**

Certified that this document is admissible under rule 43 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(a) of Indian Stamp Act 1899.

**Presentation 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 ..

**Declaration of Market Value (W.B.P.U.V) 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

Indentified 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

Indentified 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: Debrasad 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.