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I-3510/26



पश्चिम बंगाल WEST BENGAL

AW 394588

It is hereby certified that the document is admitted for registration. The signature sheets and the endowment grants attached with the document are the part of this document.

District Sub-Registrar-II

Alipore, South 24-parganas

26-02-26

DEVELOPMENT POWER OF ATTORNEY :-

We (1) **SRI. KOUSHIK DEY**, (PAN - BZJPD0402L, Aadhar No. 7256 9425 4111) Son of Late Kamal Dey, by faith - Hindu, by occupation - Business Rabindranagar P.O. - Laskarpur, P.S. - Sonarpur Now Narendrapur, Kolkata - 700153, Dist. - South 24 Parganas (2) **SRI. BIKASH DEY**, (PAN - AHZPD2525Q, Aadhar No. 6717 6179 0347) Son of Late Bimal Dey, by faith-Hindu, by occupation - Business, residing at 23 Chandranath Chatterjee Street, P.O. - Bhawanipore, P.S. - Kalighat, Kolkata - 700025,

(3) **SRI. AMAL DEY alias AMAL CHANDRA DEY** (PAN- AOTPD3091F Aadhar – 3936 2568 4066) (4) **SRI. SHYAMAL CHANDRA DEY (PAN- ASQPD6612D Aadhar – 4163 2260 6104)**, both Son of Late Naresh Chandra Dey, by faith – Hindu, by both occupation – Business, both residing at 23 Chandranath Chatterjee Street, P.O- Bhawanipore P.S- Kalighat, Kolkata – 700025 the **PRINCIPALS** herein do hereby authorize and empower to “**S.K.S. REALITY HUB PRIVATE LIMITED**” (PAN : ABRCS5239G) a company incorporated under the companies Act, 1956 having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. – Ramgarh, P.S. Netaji Nagar, Kolkata – 700047, District 24 Parganas (South), being represented by its director namely **1) 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, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, **2) SRI SWARNAVO SAHA** (PAN : SFNPS9511E, AADHAAR NO. 9945 3823 3849) son of Sri Sujit Saha, by faith Hindu, by occupation - Business, By Nationality – Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, to construct multistoried building upon the Schedule mentioned property.

AND WHEREAS said **SRI. KOUSHIK DEY, SRI. BIKASH DEY, SRI. AMAL DEY alias AMAL CHANDRA DEY and SRI. SHYAMAL CHANDRA DEY** is the absolute joint owner of **ALL THAT** piece and parcel of homestead land measuring about **04 (Four) Cottahs** be the same a little more or less lying and situated at mouza Laskarpur, J.L No- 57 L.O.P No- 67 , C.S/R.S Plot No- 469 (P), 473 (P) & 491(P), P.S- Sonarpur now Narendrapur within Rajpur Sonarpur Municipality

Ward No. 30. Dist. - South 24 Pargana, by 2 nos. Deeds, by virtue of a Gift Deed which was registered at the Office at the D.S.R - IV Alipore and recorded in Book No. 1, C.D Volume No. - 30, Page No - 1463 to 1484, being Deed No - 09015 for the year 2011 another by virtue of a Gift Deed which was duly registered at the Office D.S.R IV Alipore and recorded in book No. 1, Volume No. 1629-2020, Book No. 1, Page No - 8821 to 8844 being Deed No - 162900035 for the year 2020 which is more particularly mentioned in the SCHEDULE hereunder written.

AND WHEREAS we have entered into a Development Agreement on 26/02/2026 vide Deed No. I-3484 Registered at D.S.R.-III, Alipore, for development of our said land/premises by constructing a G+IV storied building consisting of several self contained residential Flats, Car Parking Space, Shops other space with herein do hereby authorize and empower to **"S.K.S. REALITY HUB PRIVATE LIMITED"** (PAN : ABRCS5239G) a company incorporated under the companies Act, 1956 having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. - Ramgarh, P.S. Netaji Nagar, Kolkata - 700047, District 24 Parganas (South), being represented by its director namely **1) 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, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, **2) SRI SWARNAVO SAHA** (PAN : SFNPS9511E, AADHAAR NO. 9945 3823 3849) son of Sri Sujit Saha, by faith Hindu, by occupation - Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, to construct multi-storied building upon the Schedule mentioned property.

Koushik Deay

KNOW ALL MEN BY THESE PRESENTS that we **(1) SRI. KOUSHIK DEY**, (PAN – BZJPD0402L, Aadhar No. 7256 9425 4111) Son of Late Kamal Dey, by faith – Hindu, by occupation – Business Rabindranagar P.O. – Laskarpur, P.S. – Sonarpur Now Narendrapur, Kolkata – 700153, Dist. – South 24 Parganas **(2) SRI. BIKASH DEY**, (PAN – AHZPD2525Q, Aadhar No. 6717 6179 0347) Son of Late Bimal Dey, by faith – Hindu, by occupation – Business, residing at 23 Chandranath Chatterjee Street, P.O- Bhawanipore P.S-Kalighat, Kolkata-700025, **(3) SRI. AMAL DEY alias AMAL CHANDRA DEY** (PAN- AOTPD3091F Aadhar – 3936 2568 4066) **(4) SRI. SHYAMAL CHANDRA DEY (PAN- ASQPD6612D Aadhar – 4163 2260 6104)**, both Son of Late Naresh Chandra Dey, by faith – Hindu, by both occupation – Business, both residing at 23 Chandranath Chatterjee Street, P.O- Bhawanipore P.S- Kalighat, Kolkata – 700025 , do hereby nominate, constitute and appoint **“S.K.S. REALITY HUB PRIVATE LIMITED”** (PAN : ABRC5239G) a company incorporated under the companies Act, 1956 having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. – Ramgarh, P.S. Netaji Nagar, Kolkata – 700047, District 24 Parganas (South), being represented by its director 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, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, **2) SRI SWARNAVO SAHA** (PAN : SFNPS9511E, AADHAAR NO. 9945 3823 3849) son of Sri Sujit Saha, by faith Hindu, by occupation - Business, By Nationality – Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, as our true and lawful for us in our

name on our behalf to do, execute and perform all or any of the following acts, deeds and things that is to say:-

1. To execute 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.
2. To sign and execute any Deeds instrument or document for the purpose of transferring of the said premises or any part thereof or any flat or any unit of the Developer Allocation to the intending purchaser or purchasers.
3. To receive rent from the tenants of the Developer's Allocation and sign the valid receipts and discharge whereof.
4. To execute any instruments or documents for the settlement with the tenants, of the Developer's Allocation only 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.
5. To defend possession, manage and maintain the Developer's Allocation including the building to be constructed thereon.
6. 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 only in respect of the share in Developer Allocation Flat of the said premises.
7. 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 of the Developer Allocation, the proportionate undivided share of land in the said premises."

8. 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.
9. To amalgamate any adjoining/besides property/properties in connection with schedule landed property as amalgamate by forming a single property for construction and development works .
10. To execute and/or negotiate and/or entering into any agreement for selling the flats of the Developer Allocation only in the said building on its behalf.
11. To receive the consideration for such sale/booking of flats in the Developer's name for the said building of Developer 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.
12. To execute and sign and Deed, Agreement, Memorandum of Understanding with a view to sale of flats of the Developer's Allocation in the said building and any document of W.B.S.E.D.C.L on my behalf.
13. 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.

14. 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.
15. To Commerce, 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,
16. 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.
17. To deposit any withdraw fees documents and money in any from any court or courts and/or other persons or authority and give valid receipts and discharge whereof.

18. For all or any of the purpose herein before stated to appear and represent it before the authorities having jurisdiction and to sign execute and submit papers.
19. 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.

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

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about **04 (Four)** **Cottahs** alongwith 100 sq.ft. R.T.S. Structure be the same a little more or less lying and situated at Mouza Laskarpur, J.L No- 57 L.O.P No- 67 , C.S/R.S Plot No. 491(P), 473 (P) & 469 (P), L.R. Dag No. - 855, 1015 & 944, L.R. Khatian No. 213 P.S- Narendrapur within the **Rajpur Sonarpur Municipality** , Holding No. 270, Rabindranagar (East) , Ward No. 30, Kolkata-700153, Dist. - South 24 Parganas.

IN WITNESS WHERE OF, We the Principals herein have hereunto set and subscribed my hands on this the 26th day of February 2026.

WITNESSES :-

1. Partha Srauti Das.
83, Rabin Nagar
Larkspur,
KOL-153

Koushik K Deo

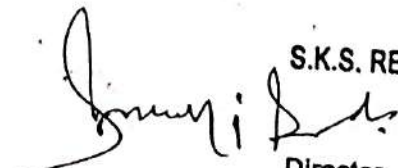
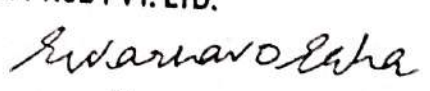
Bhishan Das.

Amit Chandra Deo

2. Anurupa Seal
Rabin Nagar
Larkspur
KOL-153

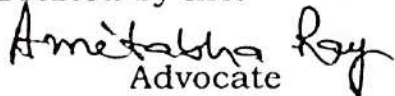
Shyamal Chandra Deo

SIGNATURE OF THE EXECUTANT

 S.K.S. REALTY HUB PVT. LTD.
Director  Director

SIGNATURE OF THE DEVELOPERS

Drafted by me:


Advocate

Alipore Criminal Court

Kolkata-700027

WB/236/1984



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left hand					
right hand					

Name

Signature



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

Name BIKASH DEY

Signature BIKASH DEY



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left hand					
right hand					

Name

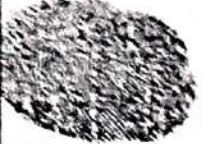
Signature CHARAN DEY



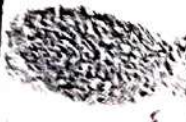
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left hand					
right hand					

Name

Signature SHYAMAL CHARAN DEY

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

Name SUBIT SAHA
 Signature [Signature]

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

Name SWARNAVO SAHA
 Signature [Signature]

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

Name
 Signature



भारत सरकार
Government of India



आर्य सिंह
Date of Birth: 14.01.1987
Male: MALE

6588 2579 7912



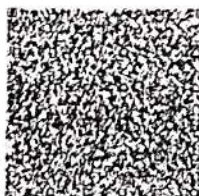
गोरा १०१२२, मेरी पहचान

Aryp Singh



भारत सरकार, नई दिल्ली
Unique Identification Authority of India

Address:
S/O: Aryp Singh, deshbundhu nagar,
sabujniragha club, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700152



Use QR Code with Aadhaar app

6588 2579 7912

Major Information of the Deed

Deed No :	I-1603-03510/2026	Date of Registration	26/02/2026
Query No / Year	1603-8000554397/2026	Office where deed is registered	
Query Date	26/02/2026 3:17:11 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amitava Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6291183909, 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. 4/-		Rs. 65,36,668/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 632/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303484/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

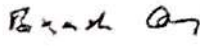
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:270 Pin Code : 700153

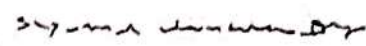
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-855	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	24,93,333/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1015	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	20,53,335/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-944	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	19,60,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			6.6Dec	3 /-	65,06,668 /-	
		Grand Total :			6.6Dec	3 /-	65,06,668 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft	1/-	30,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

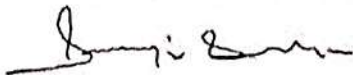
SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Koushik Dey (Presentant) Son of Late Kamal Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
, Rabindranagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: bzxXXXXX2I, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				
2	Name Mr Bikash Dey Son of Late Bimal Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
, 23, Chandranath Chatterjee Street, City:- , P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: ahXXXXXX4q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				

3	Name Mr Amal Dey, (Allas: Mr Amal Chandra Dey) Son of Late Naresh Chandra Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
, 23, Chandranath Chatterjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: aoxxxxxx1f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				
4	Name Mr Shyamal Chandra Dey Son of Late Naresh Chandra Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
, 23, Chandranath Chatterjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: asxxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. K. S. Realty Hub Private Limited Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.: abxxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sujit Saha Son of Late Amar Chandra Saha Date of Execution - 26/02/2026, , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured	
		Feb 26 2026 3:58PM	LTI 26/02/2026	26/02/2026

, 521, Peyara Bagan, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: amxxxxxx3p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. K. S. Realty Hub Private Limited (as Director)

2	Name	Photo	Finger Print	Signature
	Mr Swarnavo Saha Son of Mr. Sujit Saha Date of Execution - 26/02/2026, , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office	 Feb 26 2026 2:58PM	 LT1 26/02/2026	 TAKESHA
	, 521, Peyarabagan, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: afxxxxxx1e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. K. S. Realty Hub Private Limited (as Director)			

Identiflor Details :

Name	Photo	Finger Print	Signature
Mr Arup Singh Son of Mr. Ajit Singh Garia,pachpota, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700015	 26/02/2026	 26/02/2026	 26/02/2026
Identifier Of Mr Koushik Dey, Mr Bikash Dey, Mr Arnal Dey, Mr Shyamal Chandra Dey, Mr Sujit Saha, Mr Swarnavo Saha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:270 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 855, LR Khatian No:- 213	Owner:পশ্চিমবঙ্গ সরকারের পক্ষে উদ্বাস্ত,, Gurdian:তান ও পূর্ববাসিন দস্তর, Address:নিজ , Classification:বাড়ী, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1015, LR Khatian No:- 213	Owner:পশ্চিমবঙ্গ সরকারের পক্ষে উদ্বাস্ত,, Gurdian:তান ও পূর্ববাসিন দস্তর, Address:নিজ , Classification:বাড়ী, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 944, LR Khatian No:- 213	Owner:পশ্চিমবঙ্গ সরকারের পক্ষে উদ্বাস্ত,, Gurdian:তান ও পূর্ববাসিন দস্তর, Address:নিজ , Classification:null, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160303510 / 2026

On 26-02-2026

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 15 46 hrs on 26-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Koushik Dey, one of the Executants.

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 65 36 568/-

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

Execution is admitted on 26/02/2026 by 1. Mr Koushik Dey, Son of Late Kamal Dey, , Rabindranagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mr Bikash Dey, Son of Late Bimal Dey, , 23, Chandranath Chatterjee Street, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr Amal Dey, Alias Mr Amal Chandra Dey, Son of Late Naresh Chandra Dey, , 23, Chandranath Chatterjee Road, P.O: Bhawanipore, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 4. Mr Shyamal Chandra Dey, Son of Late Naresh Chandra Dey, , 23, Chandranath Chatterjee Road, P.O: Bhawanipore, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Identified by Mr Arup Singh, , Son of Mr Ajit Singh, Garia,pachpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Service

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

Execution is admitted on 26-02-2026 by Mr Sujit Saha, Director, S. K. S. Realty Hub Private Limited, Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr Arup Singh, , Son of Mr Ajit Singh, Garia,pachpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Service

Execution is admitted on 26-02-2026 by Mr Swarnavo Saha, Director, S. K. S. Realty Hub Private Limited, Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Arup Singh, , Son of Mr Ajit Singh, Garia,pachpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31412, Amount: Rs.100.00/-, Date of Purchase: 23/02/2026, Vendor name: S Das



Debasish Dhar
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 1603-2026, Page from 105295 to 105315

being No 160303510 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.03.11 15:31:43+05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/03/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.