

2495/17

2670/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Y. 612179

10.25  
 S-1-284344/17  
 Mr. S. S. Ghosh  
 16/8/17  
 Additional Registrar of Assurance-II  
 Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar  
 of Assurance-II, Kolkata  
 16/08/17

**REGISTERED DEVELOPMENT AGREEMENT**

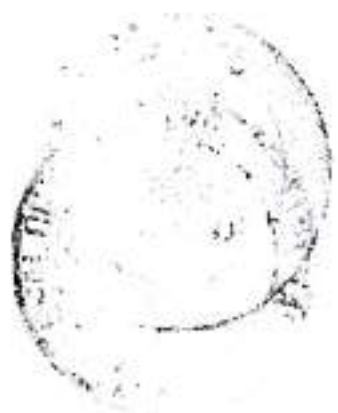
THIS AGREEMENT made this the 16th day of August,

2017 (Two Thousand Seventeen)

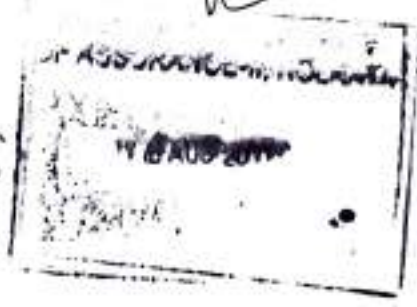
BETWEEN

10/10/88 107/1/11  
No. \_\_\_\_\_  
Name: Rama Suba Kanta Adh.  
Address: 107/1/11  
PELITA: HAKHAK JUDISIAL  
ALIRAN THE JUDGE'S COURT  
ABLA 14-10-88

Signature of Vendor



Rama Suba Bakshi  
Adh.  
S/okete S.N. Suba Bakshi  
WB-342/340/88  
Alipore Juds Court.  
10/1-27



वादाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADFPD8264K



नाम /NAME  
MANJARI DE

पिता का नाम /FATHER'S NAME  
SUBODH MITRA MUSTAFI

जन्म तिथि /DATE OF BIRTH  
05-10-1940

हस्ताक्षर /SIGNATURE

Manjari De

*Manjari De*

अधीन अधिकारी, प.अ.अ.खि

COMMISSIONER OF INCOME-TAX, W.B. - XI

Manjari De

इस कार्ड के खो / मिला जाने पर कृपया जल्दी बनने  
वाले प्रमाणिकारी को सूचित / वापस कर दें  
संयुक्त आयाकर जम्मा/बढ़ति एवं तकनीकी),  
फे-7,  
डीएचसी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
F-7,  
Chowringhee Square,



ELECTION COMMISSION OF INDIA

ভাৰতৰ নিৰ্বাচন কমিশ্যন

IDENTITY CARD

WB / 21 / 145 / 111366

পৰিচয় পত্ৰ



Elector's Name নিৰ্বাচকৰ নাম	De Manjari ডে মঞ্জাৰী
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীৰ নাম	Ashoke Kr অশোক কৃষ্ণ
Sex লিংগ	F মহী
Age as on 1.1.1996 ১১.১১.৯৬-ত বয়স	50 ৫০

Manjari De.

Address  
9, Gokul Baral Street, Calcutta

বিতান  
৯, গোকুল বৰাল ষ্ট্ৰীট, কলিকতা ১

Facsimile Signature  
Electoral Registration Officer  
নিৰ্বাচন-নিৰ্বাচন অধিকাৰিত

For 145 - BOWBAZAR  
Assembly Constituency  
১৪৫ - বোম্বাৰাৰ  
সংসদীয় নিৰ্বাচন কেন্দ্ৰ

Place  
CALCUTTA  
স্থান  
কলিকতা

Date  
06.07.96  
তাৰিখ  
০৬.০৭.৯৬

Manjari De.





*Arunava De*



*Arunava De*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 145 / 111047

পরিচয় পত্র



Elector's Name  
নির্বাচকের নাম

De Arunava  
দে অরুণাবা

Father/Mother

Husband's Name

বিশ্ব/মাতা/পিতার নাম

Ashoka Kr

অশোক কুমার

Sex

লিঙ্গ

M

পু

Age as on 1.1.1995

১১.১১.৯৫-এ বয়স

23

২৩

*De Arunava*

Address

9, Gokul Baral Street, Calcutta

ঠিকানা

৯, গোকুল বরাল স্ট্রীট, কলিকাতা।

Facsimile Signature  
Electoral Registration Officer

নির্বাচন নিবন্ধন কর্মসিদ্ধি

For 145 - BOWBAZAR

Assembly Constituency

১৪৫ - বৌবাজার

বিধানসভা নির্বাচন কেন্দ্র

Place

স্থান

CALCUTTA

কলিকাতা

Date

তারিখ

06.07.95

০৬.০৭.৯৫

*De Arunava*

भारत सरकार  
GOVT. OF INDIA

AMITAVA DE  
ASOKE KUMAR DE  
14/09/1978

Account Number  
ARTPD1276C

Signature



Amitava De  
Amitava De

आयकर विभाग  
Income Tax Department  
आयकर सेवाएँ/सेवाएँ/सेवाएँ  
Income Tax Services Unit, U-11  
प्लॉट नं. 11, सीएच बिल्डिंग  
New Mumbai - 400 614

आयकर विभाग (आयकर सेवाएँ/सेवाएँ/सेवाएँ)  
आयकर सेवाएँ/सेवाएँ/सेवाएँ  
प्लॉट नं. 11, सीएच बिल्डिंग  
नवी मुंबई - 400 614



ভাৰতৰ নিৰ্বাচন কমিছন  
পৰিচয় কাৰ্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FGH2640365



নিৰ্বাচকৰ নাম : অমিতাৱ দে  
Elector's Name : Amitava De  
পিতাৰ নাম : অশোক কুমাৰ দে  
Father's Name : Ashoke Kumar De  
লিংগ / Sex : পুৰ / M  
জন্ম তাৰিখ / Date of Birth : 14/09/1978

*Amitava De*  
*Amitava De*

FGH2640365

বিতান:  
9 গোকুল বজাৰ ষ্ট্ৰীট 51 মুচিপাৰা কলকাতা  
700012

Address:  
9 GOKUL BORAL STREET 51  
MUCHIPARA Kolkata 700012

Date: 02/04/2007  
145-নং বজাৰ নিৰ্বাচন অফিচাৰ শিৱস্বৰূপ দেৱান  
অমিতাৱদেৱৰ স্বাক্ষৰৰ ব্যৱস্থা  
Facsimile Signature of the Electoral  
Registration Officer for  
145-Bow Bazar Constituency

বিৱৰ্তন পৰিৱৰ্তন হলে নতুন ঠিকাবোৰ যোগাই দিবলৈ বা  
কোনো ৰূপে ভাৰতৰ নতুন পৰিচয়কাৰ্ড প্ৰস্তুত  
কৰাৰ দিৱিষ্টি কৰ্ম এই পৰিচয়কাৰ্ডে সহায়তা কৰিব।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to attach the card  
with same number.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FGH2640365



নির্বাচকের নাম : অমিতাব দে

Elector's Name : Amitava De

পিতার নাম : অশোক কুমার দে

Father's Name : Ashoka Kumar De

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 14/09/1978  
Date of Birth :

*Amitava De*

FGH2640365

ঠিকানা:

১ গোকুল বরাল স্ট্রীট ১১ মুচিপারা কলকাতা  
700012

Address:

9 GOKUL BORAL STREET 11  
MUCHIPARA Kolkata 700012

Date: 02/08/2007

145-নম্বর বরাল নির্বাচন কেন্দ্রের নির্বাচন অফিসার

ফ্যাক্সিমিলি স্বাক্ষর

Facsimile Signature of the Electoral

Registration Officer for

145-Bow Bazar Constituency

নিজস্ব পরিবর্তন হলে নতুন ঠিকানা দেওয়ার নির্দেশ দিতে হবে  
যেহেতু এখানে বরাল নির্বাচন কেন্দ্রের নির্বাচন অফিসার  
ফ্যাক্সিমিলি স্বাক্ষর করা হয়েছে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

PERMANENT ACCOUNT NUMBER  
AFSPP0696J



নাম / NAME  
KALYAN KUMAR PAUL

পিতা বা মাতা / FATHER'S NAME  
RAKHAL CHANDRA PAUL

জন্ম তারিখ / DATE OF BIRTH  
21-04-1963

স্বাক্ষর / SIGNATURE

কমিশনার অফিস, ১৬ জি

COMMISSIONER OF INCOME TAX, W.B.

Kalyan Kumar Paul

  
 भारत के निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 LFB0426387



निर्वाचक नाम : कल्याणकुमार पाण्डे

Elector's Name : Kalyankumar Paul

निर्वाहक नाम : राजपाल पाण्डे

Father's Name : Rajpal Paul

लिंग / Sex : पुरु / M

जन्म तारीख / Date of Birth : XX / XX / 1964

*Kalyan Kumar Paul*

LFB0426387

पिन कोड : 700033

Address:  
 Purna Chandra Mitra Lane CHARU MARKET Kolkata 700033

*[Signature]*

Date: 04/06/2007

150-तोलुपुंगे निर्वाचन क्षेत्र के निर्वाचन आयोग  
 Facsimile Signature of the Electoral Registration Officer for 150-Tollypunge Constituency

निर्वाचन आयोग द्वारा जारी की गई यह पहचान कार्ड का उपयोग केवल निर्वाचन के लिए ही किया जाना है।  
 In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

शुद्धकर विभाग  
INCOME TAX DEPARTMENT  
PKS CONCLAVE PRIVATE LIMITED  
20/05/2015  
Permitted Account Number  
AAICP1418N

भारत सरकार  
GOVT. OF INDIA



1792645

Kalyan Kumar Parsh

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-005577625-2

Payment Mode Counter Payment

GRN Date: 10/08/2017 16:58:26

Bank : HDFC Bank

BRN : 11082017061

BRN Date: 11/08/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19021000284344/3/2017

(Query No./Query Year)

Name : KALYAN KUMAR PAUL

Contact No. :

Mobile No. : +91 9836193231

E-mail :

Address : 92 PURNA MITRA PLACE KOL 38

Applicant Name : Mr RANA GUHA BAKSHI

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	19021000284344/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	19021000284344/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	4521

Total

44542

In Words : Rupees Forty Four Thousand Five Hundred Forty Two only



(1) **SMT. MANJARI DE** (PAN - **ADFPD8264K**), wife of Late Asoke Kumar De, by faith - Hindu, by occupation - Retired Service Holder, by Nationality - Indian, (2) **SRI ARUNAVA DE**, (PAN - **AKTPD1277D**), son of Late Asoke Kumar De, by faith - Hindu, by occupation - Service, by Nationality - Indian and (3) **SRI AMITAVA DE**, (PAN - **AKTPD1276C**), son of Late Asoke Kumar De, by faith - Hindu, by occupation - Service by Nationality - Indian, all residing at 9, Gokul Boral Street, Police Station- Muchipara, Post Office - Bowbazar, Kolkata - 700012 hereinafter jointly called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S. PKS CONCLAVE PVT. LTD.** a Company (CIN NO. U45400WB2015PTC206423) within the meaning of

Indian Companies Act 1956 having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market, PAN AAICP1418N represented by one of its Directors Kalyan Kumar Paul, son of Rakhal Chandra Paul, by faith : Hindu, by nationality : Indian, by Occupation : Business, residing at 92, Purna Mitra Place, Post Office - Tollygunge, Police Station: Charu Market, Kolkata : 700033, PAN - AFSPPQ696J hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor -in-office and assigns) of the **SECOND PART**

Signature of Kalyan Kumar Paul

**WHEREAS** by a registered Deed of Conveyance in Bengali dated 23<sup>rd</sup> July, 1907 one Shri Jyotish Chandra Mustafi purchased a plot of land measuring 4 Cottahs 7 Chittacks and 10 Square Feet be the same a little more or less being Premises No. 72/I, Sankhari Tola Lane, Calcutta for valuable consideration mentioned therein and recorded in

Book No. 1, Volume No. 65 pages 239 to 245 Being No. 1720 for the year 1907 from the erstwhile owner Smt. Sagar Tarini Dassi.

**AND WHEREAS** the said Jyotish Chandra Mustafi got his name recorded in the record of Corporation of Calcutta and constructed a two storied brick built house and started living therein and the said premises was subsequently numbered as 9, Gokul Boral Street, Kolkata – 700012.

**AND WHEREAS** said Jyotish Chandra Mustafi died intestate on 18<sup>th</sup> March, 1930 leaving behind him surviving his following persons as legal heirs.

- |                                  |   |                  |
|----------------------------------|---|------------------|
| (a) Smt. Kshirode Basini Mustafi | - | Widow            |
| (b) Sudhangshu Kumar Mustafi     | - | Son              |
| (c) Subodh Kumar Mustafi         | - | Son              |
| (d) Sudhir Kumar Mustafi         | - | Son              |
| (e) Pusalata Bose                | - | Married daughter |
| (f) Mayalata Goho                | - | Married daughter |

**AND WHEREAS** on 9<sup>th</sup> day of January, 1965 Sudhangshu Kumar Mustafi, one of the son and legal heirs of the said Jyotish Chandra Mustafi died intestate leaving him surviving his sole widow Smt. Indira Mustafi, mother Smt. Kshirode Basini Mustafi, his three sons namely Pradip Kumar Mustafi, Chandan Kumar Mustafi and Ashis Kumar Mustafi and one daughter Kumari Arati Mustafi who was died on 29<sup>th</sup> May, 1967 as spinster.

**AND WHEREAS** in June 1976 Smt. Kshirode Basini Mustafi died intestate leaving her surviving the widow and children of her predeceased son Sudhangshu, the other two sons Subodh and Sudhir and the heirs and legal representatives of her daughters Smt. Puspalata Bose and Smt. Mayalata Goho.

**AND WHEREAS** in or about 1983 the heirs and legal representatives of Sudhangshu Kumar Mustafi since deceased filed a Partition and Administration suit in the

Hon'ble High Court at Calcutta being Suit No. 788 of 1983  
(Pradip Kumar Mustafi & Ors. -Vs- Smt. Siddheswari  
Mustafi & Ors.)

**AND WHEREAS** on or about 14<sup>th</sup> day of November, 2003  
the parties to the suit filed a term of settlement in the  
Hon'ble High Court at Calcutta. Pursuant to and in terms  
of the said terms of settlement a preliminary decree was  
passed by the Hon'ble Court at Calcutta by consent of the  
parties declaring thereby the shares of the plaintiffs and  
the defendants to the following effect.

**PARTICULARS OF SHARES**

Description of Parties	Individual percentage of shares	Total percentage of shares
<b>Plaintiffs :</b>		
1) Pradip Kumar Mustafi	8.890%	
2a) Smt. Ketaki Mustafi	2.963%	
2b) Kingshuk Mustafi	2.963%	



2c) Smt. Kakoli Bose	2.963%	
3) Ashis Kumar Mustafi	8.891%	26.67%
<b>Defendants:</b>		
1) Smt. Siddheswari Mustafi	30.836%	
2) Smt. Manjari De	15.418%	
3) Smt. Madhuri Som	15.418%	61.672%
4) Jagadish Chandra Bose	1.943%	
5) Ranjan Sircar	1.943%	
6) Kalyani Mitra	1.943%	5.829%
7a) Namita Goho	0.6476%	
7b) Subhadra Goho	0.6476%	
7c) Udayan Goho	0.6476%	
8) Vaskar Churn Goho	1.9434%	
9a) Smt. Aleya Goho	0.6476%	
9b) Reerju Goho	0.6476%	
9c) Smt. Param Kaur	0.6476%	5.829%

**Total - 100%**

**AND WHEREAS** Smt. Manjari De one of the owner mentioned hereinabove purchased the share of (1) Jagadish Chandra Bose, (2) Sri Ranjan Sircar and (3) Smt. Kalyani Mitra, measuring land area 292 Square Feet by a Deed of Conveyance dated 25.02.2005 with proportionate share of structure, registered in the office of the ARA-II, Kolkata, recorded in Book No.1, Volume No. I, Pages 1 to 23, Being No. 04835 for the year 2005.

**AND WHEREAS** Smt. Manjari De, thereafter purchased the share of (1) Ashis Kumar Mustafi and (2) Smt. Kakoli Bose measuring land area 592.7 Square Feet with proportionate share of structure by a Deed of Conveyance dated 11.03.2005 registered in the office of the A.R.A. - II, Kolkata, recorded in Book No. I, Volume No.1, Pages 1 to 27, being No. 04832 for the year-2005.

**AND WHEREAS** subsequently Smt. Manjari De and her husband Sri Asoke Kumar De jointly purchased the share

of (1) Namita Goho, (2) Subhadra Goho, (3) Udayan Goho, (4) Vaskar Churn Goho, (5) Aleya Goho, (6) Reeru Goho, (7) Param Kaur, measuring land area 292 Square Feet with proportionate share of structure by a Deed of Conveyance dated 25-04-2005 registered in the office of ARA-II Kolkata, recorded in Book No. I Volume No. I, Pages 1 to 33, Being No. 04833 for the year 2005.

**AND WHEREAS** Smt. Majari De and her husband Sri Asoke Kumar De also jointly purchased the share of (1) Shri Pradip Kurnar Mustafi, (2) Smt. Ketaki Mustafi and (3) Sri Kingshuk Mustafi, measuring land area 740.8 Square Feet with proportionate share of structure vide a Deed of conveyance dated 25-04-2005 recorded in Book No. I, Volume No. I, Pages 1 to 29, Being No. 04834 for the year 2005.

**AND WHEREAS** Smt. Siddheswari Mitra Mustafi @ Siddheswari Mustafi, mother of Smt. Manjari De executed

a Will dated 31.08.1994 relating to her share in favour of Smt. Manjari De.

**AND WHEREAS** said Siddheswari Mitra Mustafi @ Siddheswari Mustafi died on 25.01.2008 and thereafter Smt. Manjari De obtained probate Certificate dated 21.05.2009 from the Court of Chief Judge, City Civil Court, Calcutta in respect of the share of her deceased mother.

**AND WHEREAS** Smt. Manjari De thereafter purchased the share of Smt. Madhuri Som measuring land area 771 Square Feet with proportionate share of structure vide a Deed of Conveyance dated 21.02.2014 registered in the office of ARA-II, Kolkata, recorded in Book No. I, CD Volume No. 501, pages from 66 to 89, Being No. 02107 for the year 2014.

**AND WHEREAS** Smt. Manjari De along with her husband Shri Asoke Kumar De became the owner of two storied

building measuring super built up area 5000 Square Feet and land area measuring 4 Cottahs 7 Chittacks and 10 Square Feet forming the Premises No 9, Gokul Boral Street, Kolkata-700012, Block No. - 7, Holding No 247, under Central Division, Police Station - Muchipara within K.M.C Ward No. 51, herein after called the "**SAID PROPERTY**".

**AND WHEREAS** Smt. Manjari De along with Shri Asoke Kumar De being the absolute owner of the premises recorded their names in the Kolkata Municipal Corporation mutation register as Assessee No.110511000063 and paying taxes regularly for the property.

**AND WHEREAS** said Shri Asoke Kumar De died intestate on 06.12.2016 leaving behind his wife Smt. Manjari De and two Sons Arunava De and Amitava De as the legal heirs and successors and the present owners herein already mutated their names in the Assessment Record of the Kolkata Municipal Corporation.



**AND WHEREAS** the owners are now jointly seized and possessed of and/or sufficiently entitled to **ALL THAT** Premises No. 9, Gokul Boral Street, Kolkata - 700012, Police Station - Muchipara, Kolkata Municipal Corporation Ward No. 51 which is morefully and particularly described in the **FIRST SCHEDULE** hereto free from all encumbrances whatsoever.

**AND WHEREAS** it is the intention of the **FIRST PART** to get the proposed of new building constructed through the **Second Part** under 50:50 ratio permitted under prevailing building Rules framed by the Kolkata Municipal Corporation and other authorities making full use of the permissible **FAR**.

**NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH** as follows:

1. That, the present Agreement for Development deemed to have been commenced on and with effect from

the date of signing of the Agreement i.e. the 16<sup>th</sup> day of August, 2017.

2. **THE OWNERS** shall mean the said (1) **SMT. MANJARI DE** (2) **SRI ARUNAVA DE**, and (3) **SRI AMITAVA DE** and further include each of their respective legal heirs, executors, administrators, representatives and/or assignees as the case may be.

3. **THE DEVELOPER** shall mean the said **M/S. PKS CONCLAVE PVT. LTD.** a Company (PAN - AAICP1418N and CIN No. U45400WB2015PTC206423) within the meaning of Indian Companies Act 1956 having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market and further include its successor -in-office and assigns as the case may be.

4. **THE SAID PROPERTY** shall mean **ALL THAT** piece or parcel of land measuring an area of 4 (Four) Cottahs

7 (Seven) Chittacks 10 (Ten) Square Feet more or less togetherwith two storied brick built building and dwelling house standing thereon or on part thereof by estimation 5000 Square Feet situate lying at and being Premises No. 9, Gokul Boral Street, Police Station- Muchipara, Post Office - Bowbazar, Kolkata— 700012, bearing Assessee No.110511000063, Block No. 7, Holding No. 247 under Central Division, Ward No.51 fully described in the First Schedule below.

5. **THE BUILDING** shall mean **ALL THAT** proposed new Building so to be constructed by the Developer on the said property of the Owners in accordance with the Building plan to be sanctioned by the Kolkata Municipal Corporation after obtaining consent of the owners, exclusively at the costs and expenses of the Developer in the names of the Owners herein.

6. **THE OWNER'S ALLOCATION** shall mean **ALL THAT** 50% residential covered areas to be comprised of

entirety of the second floor (two separate self contained flat, three BHK) and one flat on the top floor orientation Southern (one separate self contained flat Three BHK), 50% share in the ground floor car parking places including proposed commercial place of the proposed new building to be constructed and completed as per technical specification mentioned in the **SECOND SCHEDULE** hereto together with undivided proportionate share or interest in land of the said property along with undivided proportionate share in the common areas i.e. main gates, lobby, ultimate roof, stair case lobbies, stair, lift under ground and overhead water reservoir septic tank, electrical and plumbing installations, etc. A separate over head reservoir will be provided to the owner at the cost of developer. The Developer shall pay a sum of Rs.4,50,000/- to the Owners jointly as non refundable consideration money.

7. **THE DEVELOPER'S ALLOCATION** shall mean **ALL THAT 50%** residential covered areas to be comprised of entirety of the first floor (two separate self contained flat, three BHK) and one flat on the top floor orientation West facing (one separate

self contained flat, three BHK ), and 50% share in the ground floor in the car parking space including proposed commercial place of the proposed new Building to be constructed and completed as per technical specification mentioned in the **SECOND SCHEDULE** hereto together with undivided proportionate share or interest in land of the said property along with undivided proportionate share in the common areas i.e. main gates, lobby, ultimate roof, stair case lobbies, stair, lift, under ground and over head water reservoir, septic tank, electrical and plumbing installations, etc. There shall be separate water reservoir for Developer 's portion.

8. **THE OWNERS REPRESENT AND DECLARE** as follows:

A. That the said property is free from all encumbrances and the Owners have good, valid and lawful marketable title in all respect relating to the said property which the Developer investigated and confirmed and satisfied.



- B. That the Owners are entitled to enter this Agreement with the Developer and they have full right and authority to sign and execute the same.

9. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as follows:

- A. That in lieu of the consideration so mentioned above written, the Owners hereby grants exclusive right and authority to the Developer to conduct the development work in respect of the said property of the Owners by constructing thereon the proposed new Building in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation and such construction of Building shall necessarily to be completed within the period of 24 months from the date hereof and the Developer further may be given three months grace period to complete the construction.

- B. That the Owners shall at the request and cost of the Developer sign and execute from time to time all agreements / documents / deeds/ plan/drawing designs/revised plans / modified plans etc. of the proposed new building till completion of the proposed new Building and to be modified by the Kolkata Municipal Corporation or other authorities provided that all costs, charges and expenses in this connection shall be borne and paid by the Developer alone and the Developer shall indemnify and keep indemnified the owners from and against all actions, costs, suits, proceedings, fines, penalties, damages incurred or suffered by the Owners.
- C. That the Owners and the Developer shall exclusively be entitled to hold, possess and enjoy their respective allocation in the proposed new Building without any claim, demand, right or interest therein of the other part and shall further nor in any way interfere or disturb the quiet and peaceful possession of the other.

10. **DEALINGS OF SPACES OF THE BUILDING :-**

- A. The Developer shall on completion of the said new Building, put the Owners first in undisputed possession of the Owner's allocation before handing over Developer's allocation to its prospective buyers, **TOGETHER WITH** the common right and interest on all common areas and facilities of the proposed new Building.
- B. The Owners shall be entitled to transfer or otherwise deal with the Owner's allocation of the said proposed new Building at their absolute discretion.
- C. The Developer shall be entitled to transfer or otherwise deal with the Developer's allocation of the said building at its absolute discretion.
- D. If any nominal/minor discrepancy arises after construction regarding allotment of landowners'

portion, it shall be compensated on monetary payment at market price and vice versa.

**11. CONSIDERATION :-**

**A.** The Developer shall be at liberty to sell or allot Flats or Units/ garage/ open car parking spaces in the said proposed new Building under its allocation to be developed on the said property and to enter into Agreements with the prospective Buyer/s on such terms & conditions as it might think fit and proper without affecting any right or interest of the Owners. The Developer shall also fully and absolutely entitled to the all sale proceeds of all the flats or Units/ garage/ open car parking spaces under its allocation together with undivided proportionate share or interest in land of the said property along with undivided proportionate share in the common areas i.e. main gates, lobby, lift, roof, stair case lobbies, under ground water

reservoir, and separate overhead water reservoir for owners septic tank, electrical and plumbing installations, etc. of the proposed new building provided this clause will be effected after giving possession to the Owners' allocation with their full satisfaction and on payment of liquidated amount.

- B. The Owners have agreed to execute and/or join in execution of the Sale Deed/s only in respect of proportionate share of land and common spaces in favour of the Buyer/s of all the Flat/s to be developed by the Developer in respect of the Developer's allocation of the proposed new building. The owners or their legal heirs will sign as confirming party in the said deed of conveyance

12. **BUILDING AND OTHER RELATED MATTERS**

- A. The Developer hereby agrees to develop and/or cause to be developed the said property for and on behalf of the Owners on the terms mentioned herein and as per building plan to be granted by



the Kolkata Municipal Corporation by constructing proposed new Building thereon on ownership basis. The Developer agrees that it will obtain completion certificate etc. required to complete the development work on the said property at its own cost and on its responsibility but in the names of the Owners and on its behalf.

- B. The Specification of the materials and workmanship in the construction of the proposed construction to be constructed by the Developer shall follow the National Building Code (Latest Edition).
- C. As soon as the Building is completed, the Developer shall give written notice to the Owners at their respective addresses now they are residing requiring the Owners to take possession of the Owner's Allocation in the said Building. After 7 (Seven) days from the date of service of such

notice subject to full satisfaction of materials and other works as per sanction plan. The Owners shall be responsible for payment of all Municipal and Statutory taxes, rates, duties and other impositions including regular payment of monthly maintenance charges that are payable in respect of the Owner's Allocation of the said Building from the date of receipt of completion certificate. However, the said rates and charges shall be payable on pro-rata basis, if the same is being levied on the Building as a whole.

13. **OWNERS' OBLIGATION :-**

- A. The Owners do hereby further covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the said proposed new Building at the said property in favour of the Intending

Purchaser/s of Flat/s, units of the said proposed Building.

- B. The Owners hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of the Building and structure thereon in accordance with the concerned authorities and in respect of any other matters relating to or arising therefrom provided that the Owners shall not be liable to incur any financial obligations on that behalf.
- C. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage, assign and/or to create charge of part with possession of the said property or any portion thereof in favour of any Third Party during, the subsistence of the present Agreement for Development.

- D. The Owners shall, execute a Power of Attorney in favour of the Developer or its nominee or nominees giving all necessary powers and authorities required to carry out the work of development and its sales in all respect as contemplated by these presents.
- E. The Owners shall give inspection of all original documents in respect of the said property to the Developer as and when the same would be required.

14. **DEVELOPER'S OBLIGATIONS :-**

The Developer hereby agrees and covenants with the owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing the Owners' Allocation in the said proposed new Building.

The Developer shall not assign this project / agreement to any third party without the written consent of the Owners.

15. **OWNERS' INDEMNITY :-**

- A. The Owners shall indemnify and keep indemnified the Developer against all Third Party claim regarding the marketable title of the Owners in respect of the said property and further indemnified that, on completion of the constructional work of the Building, the Developer shall be entitled to use, enjoy and possess his allocated space without any hindrance or interference on the part of the Owner subject to handover Owners' allocation .
- B. In the event of the Developer paying any refundable deposits to the Kolkata Municipal Corporation and other concerned authorities in the course of the development work, the Developer is entitled to the refund of such deposit in his own name. To enable the Developer to obtain the refund the Owners shall sign and execute all such writings as may be required



by the Developer in that behalf without raising any objection or requisition in that behalf.

16. **DEVELOPER'S INDEMNITY :-**

The Developer shall indemnify and keep indemnified the Owners against all losses, damages, costs, charges and expenses that will be incurred or suffered by the Owners on account of or arising out of any breach of any of these terms or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.

17. **MISCELLANEOUS :-**

- A. The Owners hereby agree to abide by all the Rules and Regulations to be framed by the Association of Flat Owner/s of the proposed new Building who will be ultimately in charge of the maintenance of the said Building and/or common parts/areas thereof and

hereby given their consent to abide by such Rules and Regulations.

- B. This Agreement will not be treated as a partnership between the Owners and the Developer.
- C. It is also categorically agreed to between the parties hereof that, even from the date hereof if the Party of the Second Part fails and neglects to complete the same in all manner as stated above within the agreed and stipulated period as stated herein before in that event, the Party of the Second Part shall pay liquidated damages at the rate of Rs.10,000/- (Rupees Ten Thousand) only per month to the Party of the First Part herein for each and every month of delay in completing such construction work in all respect of the proposed new building till such time the possession of First Part's Allocation are duly handed over to them. Payment of such liquidated

damages shall commence forthwith from the date of first default month by month till completion of the building alongwith the completion certificate from the K.M.C.

- D. The Developer shall be entitled to put up a temporary Advertisement board at the said property during the course of construction without involving the names of the Owners in any manner and which the Owners will be entitled to remove forthwith if the Developer has committed any breach of this agreement .
- E. The Developer hereof on completion of the entire construction work of the proposed new Building at its own costs and expenses shall obtain the requisite Building completion and/or occupancy certificate from the Kolkata Municipal Corporation and handover a duly attested Photo copy of the same to the Owners on or before delivery of possession of the Owners' allocation.

- F. The Developer shall appoint Architect, Engineer and other at its choice and the costs in this regard shall be borne by the Developer alone. It is mutually agreed between the parties that Shri Sarbajit Das, son of Shri Sunil Kumar Das, resident of 74B, Ibrahimpur Road, Jadavpur, Kolkata - 700032 will be appointed as an architect for planning and overall supervision of the said project and his remuneration will be borne by the Developer .
- G. All out of pocket expenses of and incidental to this Agreement and transactions in pursuance thereof including the Deed of Conveyance and other assurances in respect thereof including stamp duty and registration charges shall be arranged to be paid by the Developer or its nominee/s so that the Owners will not be required to pay the same.
- H. The Developer shall be entitled to enter into separate contracts in its own name with Building Contractors,

Architects and others for carrying out the said development at its own risk and cost.

- I. The Developer shall be entitled to all salvage value of the existing building to be demolished by the Developer for proposed development work.
- J. The Owners shall deliver the possession of the existing building to the Developer only after the sanction of proposed plan by the Kolkata Municipal Corporation and having suitable alternative interim accommodation
- K. The Developer shall provide one number of interim accommodation to the Owners and the Developer shall pay and bear rent/licensee fee for such accommodation till handing over Owners' allocation to the Owners.
- L. It is mutually agreed between the parties that commercial allocation and car parking/garage allocation of either side will not be used for any business like hotel/restaurant, car servicing, metal workshop or any other trade or occupation which



may cause environmental problem/health hazard or nuisance to other residents.

- M. Both the parties have mutually agreed not to use common space like roof top for setting up of mobile towers service or any other service which may cause radiation problem.

18. **FORCE MAJEURE :-**

- A. The Parties hereof shall not considered to be held responsible and liable for any obligation performance of which would have been prevented by the existence of the "**FORCE MAJEURE**" and shall be suspended from the obligation during the duration of the "**FORCE MAJEURE**".
- B. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or commission beyond the control of the Parties hereto.

19. **JURISDICTION :-**

The Courts of Kolkata alone shall have the jurisdiction to entertain and determine all actions,

suits and proceedings arising out of the present Agreement between the Parties hereto.

20. All disputes and differences, arising out of or in connection with these presents shall be referred to the Arbitral Tribunal consisting of a person mutually decided by both the parties. The language of the award shall be English. The venue and all other matters relating to the conduct of proceedings of the Arbitral Tribunals shall be decided by the Arbitral Tribunal.

21. That there is a 14ft. x 9ft garage on the ground Floor of the existing premises which has been let out to the Milk Commissioner, Directorate of Dairy Department, Government of West Bengal as Milk Depot. The liability of the same shall be under owner's obligation.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES)**

**ALL THAT** piece or parcel of land measuring an area of 4 (Four) Cottahs 7 (Seven) Chittacks 10 (Ten) Square Feet more or less togetherwith two storied brick built building and dwelling house standing thereon or on part

thereof measuring 5000 Square feet by estimation/  
 situate lying at and being Premises No. 9, Gokul Boral  
 Street, Police Station- Muchipara, Post Office -  
 Bowbazar, Kolkata — 700012, bearing Assessee  
 No.110511000063, Block No. 7 Holding No. 247 under  
 Central Division , Ward No.51 whereon and whereupn  
 proposed new building is to be constructed and/or built  
 and the said premises is butted and bounded as follows:-

**ON THE NORTH** : Premises No. 81, Dhiren Dhar  
 Sarani

**ON THE SOUTH** : Gokul Boral Street,

**ON THE EAST** : 11, Gokul Boral Street,

**ON THE WEST** : Bancharam Akrar Lane/ Dhiren  
 Dhar Sarani

**OR HOWSOEVER OTHERWISE** the same is butted and  
 bounded, called, known, numbered and/or  
 distinguished.

Kalyan Kumar Das

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(TECHNICAL SPECIFICATION)**

**FOUNDATION:**

R.C.C. framed structures building as to be decided by the architect.

**WALLS:**

External walls 8 inches thick, partition walls 5 inches thick and 4 inch thick brick with cement plaster.

**WINDOWS:**

Outside open Aluminium Windows with Fenesta of branded quality.

**KITCHEN:**

Sink and Cooking platform to be of granite black stone, 3 feet high glazed tiles over cooking platform will be provided along with two water points and sink of branded stainless steel.

**TOILET/W C:**

Marble/Tiles (2' x 2') flooring with glazed tiles dado upto 2.1 meters high from floor level, 2 stainless steel taps (Jaquar/Essco), 1 shower (Jaquar/Essco) 1 washbasin (concealed water points internal only), 1 European/Indian type W.C. pan of good quality (Hindware) with

lowdown flushing cistern, geyser connection will be provided .

**FLOORING:**

Digital Vitrified tiles/NITCO equivalent/Marble.

**EXTERNAL PLUMBING & SANITARY FIXTURES:**

All external soil, rain water pipes to be of PVC make (brand-supreme).

**M.S. RAILING & GRILLS:**

M.S. Railings to balcony, stair, windows grills and main gates as per Consultants design and of branded quality.

**WATER SUPPLY:**

Separate water supply line for each flat connected to main distribution line from overhead tank by Kolkata Municipal Corporation. Each flat shall have stop cock. Separate overhead tank shall be provided for owners' allocation.

**ELECTRIFICATION:**

As per Consultants choice. Make of wire switch/plug.

Specification for MCV — Havells or equivalent

Specification of Wire - Finolex

Specification of Switch - Moduler (Cabtree with RCV)



**INTERNAL WALL FINISH:**

All internal walls to be finished with Cement Putty (Birla White)

**EXTERNAL WALL FINISH:**

All external walls to be finished with weather coat paint (best quality Nerolac or Equivalent).

**TELEPHONE & TELEVISION POINTS IN LIVING ROOM:**

Telephone and T.V.(Cable) plug points will be provided in living room. A.C. point in one bed room.

**DOORS:**

All door frames shall be of good quality Sal Wood, Door Shutters shall be water proof solid flush door with veneers with all fittings. Acrylic doors shall be provided in toilet.

The Owners shall pay and bear all costs for obtaining separate electricity meter in their respective units of the proposed new building and also pay and bear proportionate cost and expenses for common electric meter.

**LIFT**

**IN WITNESS WHEREOF** the Parties hereto have hereto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata in the presence of

**WITNESSES :-**

1. *Ratan Sin*  
210/1, Pritham Sani  
Kolkata - 700006

*Manjari De*  
*Arumma De*  
*Amitava De*

**SIGNATURE OF THE OWNERS**

2. *Dipaligana*  
*Adv.*  
*Alipore Judgement*  
*Kolkata-27*

**PKS CONCLAVE PVT LTD**

*Kalyan Kumar Paul*  
Director

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

*Rana Guha Bakshi*  
**RANA GUHA BAKSHI**  
Advocate (WB/342/340/88)  
Bar Room No.4  
Alipore Judges' Court  
Kolkata - 700 027

**Computer Print by:**

*Soma Ghosal*  
**SRI RAM COMPUTER**  
Alipore Judges' Court  
Kolkata 700027

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named **Developer** the within mentioned sum of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand) only in terms of this Agreement .

**MODE OF PAYMENT**

- |   |               |
|---|---------------|
| 1) A/c payee cheque No 013579 dt 16/8/17 drawn on Axis Bank Ltd in favour of Manjari De | Rs 1,50,000/- |
| 2) A/c payee cheque No 013580 dt 16/8/17 drawn on Axis Bank Ltd in favour of Arunava De | Rs 1,50,000/- |
| 3) A/c payee cheque No 013581 dt 16/8/17 drawn on Axis Bank Ltd in favour of Amitava De | Rs 1,50,000/- |

**TOTAL Rs. 4,50,000.00**

(Rupees Four Lac Fifty Thousand) only

**WITNESSES:**

1. *Rajendra*  
210/1, Prithvi Saini  
Kolkata - 6

Manjari De  
Arunava De  
Amitava De

2. *Dipali Jana*

**SIGNATURE OF THE OWNERS**



Manjari De

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


Name MANJARI DE

Signature Manjari De



Arunava De

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

left hand					
right hand					

Name ARUNAVA DE

Signature Arunava De



Amitava De

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

left hand					
right hand					

Name AMITAVA DE

Signature Amitava De



Kalyan

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

left hand					
right hand					

Name KALYAN KUMAR PAUL

Signature Kalyan Kumar Paul



### Major Information of the Deed

Deed No :	I-1902-02670/2017	Date of Registration	16/08/2017
Query No / Year	1902-1000284344/2017	Office where deed is registered	
Query Date	10/08/2017 2:56:39 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANA GUHA BAKSHI ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830063774, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,50,000/-]		
Set Forth value	Market Value		
	Rs. 2,45,06,944/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 4,521/- (Article E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gokul Boral Street, Premises No. 9, Ward No: 51



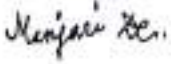


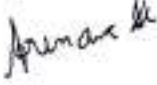



Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 7 Chatak 10 Sq Ft		2,22,56,944/-	Property is on Road
<b>Grand Total :</b>					<b>7.3448Dec</b>	<b>0 /-</b>	<b>222,56,944 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	0/-	22,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>5000 sq ft</b>	<b>0 /-</b>	<b>22,50,000 /-</b>	





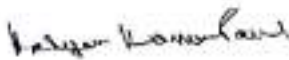
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs MANJARI DE</b> Wife of Late ASOKE KUMAR DE Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	<b>Signature</b>  16/08/2017
	9, GOKUL BORAL STREET, P.O:- BOWBAZAR, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADFPD8264K, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			
2	<b>Name</b> <b>Mr ARUNAVA DE</b> Son of Late ASOKE KUMAR DE Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	<b>Signature</b>  16/08/2017
	9, GOKUL BORAL STREET, P.O:- BOWBAZAR, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKTPD1277D, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			
3	<b>Name</b> <b>Mr AMITAVA DE</b> Son of Late ASOKE KUMAR DE Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	<b>Signature</b>  16/08/2017
	9, GOKUL BORAL STREET, P.O:- BOWBAZAR, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKTPD1276C, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office			

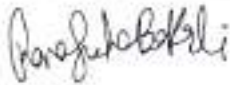
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. PKS CONCLAVE PVT LTD</b> 29, INDRANI PARK, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AAICP1418N, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KALYAN KUMAR PAUL</b> <b>(Presentant )</b> Son of Mr RAKHAL CHANDRA PAUL Date of Execution - 16/08/2017, , Admitted by: Self, Date of Admission: 16/08/2017, Place of Admission of Execution: Office	 <small>Aug 16 2017 11:16AM</small>	 <small>LTD 16/08/2017</small>	 <small>16/08/2017</small>
92, PURNA MITRA PLACE, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFSP0696J Status : Representative, Representative of : M/S. PKS CONCLAVE PVT LTD (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr RANA GUHA BAKSHI Son of Late S N GUHA BAKSHI ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs MANJARI DE, Mr ARUNAVA DE, Mr AMITAVA DE, Mr KALYAN KUMAR PAUL	16/08/2017
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJARI DE	M/S. PKS CONCLAVE PVT LTD-2.44826 Dec
2	Mr ARUNAVA DE	M/S. PKS CONCLAVE PVT LTD-2.44826 Dec
3	Mr AMITAVA DE	M/S. PKS CONCLAVE PVT LTD-2.44826 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJARI DE	M/S. PKS CONCLAVE PVT LTD-1666.6666667 Sq Ft
2	Mr ARUNAVA DE	M/S. PKS CONCLAVE PVT LTD-1666.6666667 Sq Ft
3	Mr AMITAVA DE	M/S. PKS CONCLAVE PVT LTD-1666.6666667 Sq Ft

Endorsement For Deed Number : I - 190202670 / 2017



On 10-08-2017

**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 2,45,06,944/-



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

On 16-08-2017

**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 10:35 hrs on 16-08-2017, at the Office of the A R A. - II KOLKATA by Mr KALYAN KUMAR PAUL .

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

Execution is admitted on 16/08/2017 by 1. Mrs MANJARI DE, Wife of Late ASOKE KUMAR DE, 9, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Retired Person, 2. Mr ARUNAVA DE, Son of Late ASOKE KUMAR DE, 9, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service, 3. Mr AMITAVA DE, Son of Late ASOKE KUMAR DE, 9, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service

Identified by Mr RANA GUHA BAKSHI, . , Son of Late S N GUHA BAKSHI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-08-2017 by Mr KALYAN KUMAR PAUL, DIRECTOR, M/S. PKS CONCLAVE PVT LTD (Private Limited Company), 29, INDRANI PARK, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr RANA GUHA BAKSHI, . , Son of Late S N GUHA BAKSHI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,521/- ( B = Rs 4,500/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,521/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/08/2017 12:00AM with Govt. Ref. No: 192017180055776252 on 10-08-2017, Amount Rs: 4,521/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 11082017061 on 11-08-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 40,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1444, Amount: Rs.100/-, Date of Purchase: 10/08/2017, Vendor name: M Gazi  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/08/2017 12:00AM with Govt. Ref. No: 192017180055776252 on 10-08-2017, Amount Rs: 40,021/-,  
Bank: HDFC Bank (HDFC0000014), Ref. No. 11082017061 on 11-08-2017, Head of Account 0030-02-103-003-02

*Biswas*

**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2017, Page from 89857 to 89917

being No 190202670 for the year 2017.



Digitally signed by ASHOKE KUMAR  
BISWAS  
Date: 2017.08.19 13:51:14 +05:30  
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 19-08-2017 13:51:13  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)