

11349/2023

I-9808/23



8-30A

पश्चिम बंगाल WEST BENGAL

2/1669 596/23

AP 205694

7 JUL 2023

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

*[Signature]*  
 Additional Registrar  
 of Assurances II Kolkata

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**  
**WITH POWER OF ATTORNEY**

TO ALL TO WHOM PRESENTS SHALL COME, We,  
 (1) **SRI ARUNAVA DE** (PAN - AKTPD1277D, Aadhar  
 No. 6035 2482 1315, Phone -9830022960), son of Late  
 Asoke Kumar De, by faith - Hindu, by Nationality -  
 Indian and (2) **SRI AMITAVA DE**, (PAN - AKTPD1276C,  
 Aadhar No. 5908 4753 1424, Phone -9836537749),  
 son of Late Asoke Kumar De, by faith -

Visit Case No. 2208 13<sup>7</sup>/<sub>23</sub>  
 J(1) 250/-  
 J(2) 400/-  
 Total  
 Realised on

14 JUL 2023

No. 1865 Date ..... Rs. /w. ....  
Name ..... Ramn Guber Bakshi. Adv.  
Address ..... Alipore Judge's Court  
KOL-27

VENDOR: YAMATAJIBDIN GAZI  
ALIPORE JUDGE COURT  
KOLKATA-700027

Signature of Vendor

(Kalpana Kumari)

14 JUL 2023

KKJ  
6830

KKJ  
(Kalpana Kumari)



Identified by  
Ram Guber Bakshi  
Alipore Judge Court  
KOL-27 WB 342/340/88





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue




OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata


Signature / LTI Sheet of Query No/Year 19022001669596/2023

I. Signature of the Person(

n at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ARUNAVA DE , 9, GOKUL BORAL STREET, City:- , P.O:- BOWBAZAR, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700012	Land Lord		6832 	 15-07-23
2	Shri AMITAVA DE , 9, GOKUL BORAL STREET, City:- , P.O:- BOWBAZAR, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700012	Land Lord		6831 	 15/07/2023
3	KALYAN KUMAR PAUL , 92, PURNA MITRA PLACE, City:- , P.O:- TOLLYGUNGE, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Representative of Developer [PKS CONCLAVE PVT LTD ]		6830 	 15.7.23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RANA GUHA BAKSHI Son of Late S N GUHA BAKSHI ALIPORE JUDGES COURT, City - , P.O. - ALIPORE, P.S. - Alipore, District - South 24-Parganas, West Bengal, India, PIN- 700027	Shri ARUNAVA DE Shri AMITAVA DE, KALYAN KUMAR PAUL			

(Sd/-)   
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.P.A. -  
 II KOLKATA  
 Kolkata West Bengal



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



120720232012542298

GRIPS Payment Detail

GRIPS Payment ID:	120720232012542298	Payment Init. Date:	12/07/2023 12:56:28
Total Amount:	44599	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5639902655337	BRN Date:	12/07/2023 12:57:13
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr KALYAN KUMAR PAUL  
Mobile: 9903349116

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240125422998	Directorate of Registration & Stamp Revenue	44599
Total			44599

IN WORDS: FORTY FOUR THOUSAND FIVE HUNDRED NINETY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240125422998

GRN Details

GRN: 192023240125422998 Payment Mode: SBI Epay  
GRN Date: 12/07/2023 12:56:28 Bank/Gateway: SBlePay Payment Gateway  
BRN : 5639902655337 BRN Date: 12/07/2023 12:57:13  
Gateway Ref ID: CHN1026998 Method: State Bank of India NB  
GRIPS Payment ID: 120720232012542298 Payment Init. Date: 12/07/2023 12:56:28  
Payment Status: Successful Payment Ref. No: 2001669596/1/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr KALYAN KUMAR PAUL  
Address: 92, PURNA MITRA PLACE, KOLKATA- 700033  
Mobile: 9903349116  
Period From (dd/mm/yyyy): 12/07/2023  
Period To (dd/mm/yyyy): 12/07/2023  
Payment Ref ID: 2001669596/1/2023  
Dept Ref ID/DRN: 2001669596/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001669596/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	40071
2	2001669596/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	4528
			<b>Total</b>	<b>44599</b>

IN WORDS: FORTY FOUR THOUSAND FIVE HUNDRED NINETY NINE ONLY.



Hindu, by occupation - Service, by Nationality - Indian,  
all residing at 9, Gokul Boral Street, Police Station-  
Muchipara, Post Office - Bowbazar, Kolkata - 700012

**SEND GREETINGS :-**

**WHEREAS:**

A. We are the Joint Owners in respect of **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  
standing thereon or on part thereof situate lying at and  
being Premises No. 9, Gokul Boral Street, Police Station-  
Muchipara, Post Office - Bowbazar, Kolkata - 700012,  
bearing Assessee No.110511000063 after the death of  
our mother - **SMT. MANJARI DE** who died intestate on  
16.11.2022 morefully and particularly described in the  
**SCHEDULE** hereto and hereinafter called "**THE SAID**  
**PROPERTY**".



ADDITIONAL REGISTRAR  
OF ASSURANCE  
KATA  
15 JUL 2022



B. By and / or under Development Agreement dated 16.08.2017 hereinafter called "the Development Agreement" registered before the A.R.A. - II, Kolkata recorded in Book No. I, Volume No. 1902-2017, Page from 89857 to 89917, Being No. 190202670, for the year 2017 (hereinafter called "the **DEVELOPMENT AGREEMENT**") we have agreed to Develop the aforesaid property through the Developer i.e., **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 its Director Kalyan Kumar Paul, (PAN - AFSPPO696J, Aadhaar No. 2589 6482 5721, Mobile No. 9903349116), son of Late 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 on the terms and conditions mentioned therein.

C. To effectuate the terms and conditions as recited in the said Development Agreement dated 16.08.2017 we alongwith our deceased mother i.e. **SMT. MANJARI DE** executed and registered a Development Power of Attorney after Registered Development Agreement dated 16.08.2017 in favour of the Developer to act in terms of the said Development Agreement and the said Power of Attorney was registered in the Office of the A.R.A -III, Kolkata and recorded in Book No. IV, Volume No. 1903-2017, Page 112592 to 112625, Being No. 190304419, for the year 2017.

D. That our mother **SMT. MANJARI DE** died intestate on 16.11.2022 and we already mutated our names as co-owners in the Assessment record of the Kolkata Municipal Corporation and the parties hereto shall abide by all the terms and conditions as recited in the Development Agreement dated 16.08.2017.

**NOW KNOWN YE BY THESE PRESENTS** we the **EXECUTANTS** do hereby nominate, constitute and appoint the said **MR. KALYAN KUMAR PAUL** (PAN - AFSPPO696J, Aadhaar No. 2589 6482 5721, Mobile No. 9903349116), son of Late 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 - AFSPPO696J, one of the Directors of **M/S. PKS CONCLAVE PVT. LTD.** (PAN AAICP1418N) a Company (CIN No. U45400WB2015TC206423) within the meaning of Indian Companies Act 1956 having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market as our true lawful Attorney and/or Agent for us, in our names and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things as mentioned hereinafter .

1. To do soil testing, excavation and all other works in respect of the said property for construction of a New Building thereon after demolishing the existing structures standing thereon or on part thereof.

2. To appear and represent us before all necessary authorities including K.M.C., K.I.T., C.E.S.C., Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 in connection with the construction of the new building or buildings and all and every matter in connection therewith.

3. To apply for and obtain such permission, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint architects and constructors for the purposes of construction of the new building or buildings on the property.



4. To apply for and obtain such certificates and other permission and clearances, including certificates and/or permissions under the Urban Land (Ceiling and Regulations) Act, 1976 if required or other law relating to land as may be required for construction of the new building or buildings on the property.
  
5. To appear and represent us before Notary Public, Judicial Magistrate, Metropolitan Executive Magistrates and all other Office or Offices and authority or authorities in connection with the construction of the new building and enforcement of all powers and authorities as contained herein.
  
6. To appear and represent us before the K.M.C. and other authorities and Government Departments and/or offices and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all courts

and Tribunals, for all matters, connected with the construction of new Building and/or building on the property and connection of utilities and other matters relating to the property.

7. In relation to the said property i.e. 9, Gokul Boral Street, Police Station- Muchipara, Post Office - Bowbazar, Kolkata - 700012, bearing Assessee No.110511000063, Ward No. 51 to sign, execute all drawings, designs, plans, revised drawings, applications, letters indemnity and also submit necessary applications and declarations, give undertakings, pay fees on behalf of ourselves and obtain such permissions/permit as may be necessary for the purpose of obtaining the same from the Kolkata Municipal Corporation.

8. To give undertakings, assurances and indemnities as be required for the purpose aforesaid.

9. To appear and represent us before all statutory authorities, make commitments and give undertakings as be required for all or any of the purpose herein contained.

10. To negotiate for sale, transfer and to enter into agreements, including flats, car parking spaces and other saleable places sale agreements of the proposed New Building and to receive earnest moneys and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations in respect of the Developer's Allocation only.

11. To employ Solicitors, Advocates and/or agents and also to employ Sarbajit Das, son of Sunil Kumar Das of 74B, Ibrahimpur Road , Kolkata - 700032 as Supervisor of the Project

12. To warn off and prohibit and if necessary proceed in due forum of law, against all or any trespassers on the said property or any parts thereof and to take

appropriate steps whether by legal action or otherwise and to abate all nuisance.

13. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including the suit and Arbitration proceedings and demands, touching any of the matters as aforesaid or any other matters relating to the said property or any part thereof and also if thought fit to compromise, refer to Arbitration, abandon, submit any judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil, Criminal or Revenue, High Court through out India including Rent Controller and Small Causes Court.

14. To manage, maintain and supervise all the affairs of the said property.

15. To sign, execute, modify, cancel, alter, draw, approve and present for registration, Deed of



Declaration, undertaking etc. all papers, documents, Deed of Agreement, Deed of Transfer, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done in connection of the said property in respect of the Developer's Allocation only. The Executors of this Power of Attorney shall sign as the Confirming Parties in the said deed/deeds of transfer.

16. To execute, present for registration, admit execution, and have registered the aforesaid documents.

17. To appear and represent us before Notary Public, A.R.A. - II, Kolkata, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata and other authority or authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein in respect of the Developer's allocation only .

18. To apply for and obtain electricity, gas from the concerned authority and/or authorities for construction purpose.

19. To apply for and obtain water, sewerage and/or connection of any other utilities, and also the completion certificate, occupancy certificate and other certificates i.e. lift fitness certificate from the K.M.C. and/or other competent authorities .

20. In relation to the said property to sign, execute all drawings, maps, designs, modified drawings, revised drawings, designs, plans, statements, applications and also submit necessary applications and declarations, give undertakings, pay fees on behalf of ourselves and obtain such permissions as may be necessary for the purposes from the concerned authorities. However, prior consent of the Executants shall have to be obtained

before submission of final plan to the Kolkata Municipal Corporation.

21. To accept notices and service of papers from any court, Tribunal, Postal and/or other authorities and/or persons with proper intimation to Executors.

22. To receive and pay and/or deposit all moneys including Court fees and receive and grant valid receipts and discharges in respect thereof.

23. To pay all out-going, including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever payable for and on account of the said property and receive refund and other moneys including compensation of any nature, including those for requisition and/or acquisition and to grant valid receipts and/or discharges thereof.

24. To appear for, to sign and submit on our behalf, new Building Plan before the competent authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at their own cost and expenses and to submit all Applications, Undertaking, Verification, Indemnity Bond, Boundary Declaration, Deed of Gift of Splayed Corner (KMC), Deed of Gift of Strip of Land (KMC) and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.

**AND GENERALLY** the said Attorney shall have the power to do all such other acts, deeds and things relating to the Property on our behalf as we could have lawfully done if personally present.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the property



as mentioned above only. The Executors shall not ratify any deed of the Attorney which is beyond the scope of this Power of Attorney.

**AND** the Executors hold the right to revoke this Power of Attorney under following circumstances after giving the Attorney a chance of hearing and after due notice.

(i) If the Attorney do illegal act which is beyond the scope of this Power of Attorney.

(ii) If the Attorney fails /neglects to act within aforesaid time mentioned in the Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO**

*(The said Property)*

**ALL THAT** piece or parcel of land measuring an area of 4 (Four) Cottahs 7 (Seven) Chittacks 10 (Ten) Square Feet more or less whereon and whereupon proposed G + 4 storied Building is being constructed and /or built as per sanctioned Building Permit No. 2020060018

(B-VI) dated 13.10.2020 [old building togetherwith two storied brick built building and dwelling house standing thereon or on part thereof measuring 5000 Square Feet (by estimation)] granted by the Kolkata Municipal Corporation 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 whereupon 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 Akrur Lane/Dhiren Dhar Sarani

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

**IN WITNESS WHEREOF** we have executed these presents on this the 14<sup>th</sup> day of July, 2023.

**EXECUTED & DELIVERED** by the **EXECUTANTS** at Kolkata in the presence of :

1.

*Sumit K. Ghosh*  
SUMIT K. GHOSH  
15/11/18, R.S. Lane  
Kolkata - 700026

*Anunava Se  
Amitava De*

**SIGNATURE OF THE EXECUTANTS**

2. *Rana Guha Bakshi*  
S. P. BAKSHI  
58/14/7 P.A.S. Road  
Kolkata - 700045

*[Signature]*  
PLS CONCLAVE PVT LTD

I agree and confirm

*[Signature]*

**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 :**

*S. Chakrabarti*  
**SRI RAM COMPUTER**  
Alipore Judges' Court  
Kolkata 700027

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

Name .....

Signature .....



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

Name Arunava De

Signature Arunava De



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

Name Amitava De

Signature Amitava De



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

Name Kalyan Kumar Paul

Signature Kalyan Kumar Paul



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARUNAVA DE

ASOKE KUMAR DE

08/10/1970

Permanent Account Number

AKTPD1277D

Signature



*Arunava De*

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

**इस कार्ड के खोना/पान पर कृपया सूचित करें/सौटाए :**

आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: ३, सेक्टर ११, सी.डी.टी. बलापुर,  
नवी मुंबई-४०० ६१४.



भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

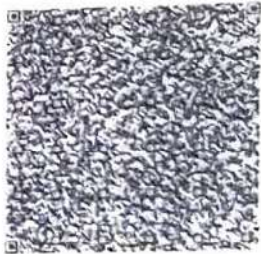
Enrollment No. 0661/06121/03951

To  
 Arunava De

22/01/2013

9  
 GOKUL BORAL STREET  
 Bowbazar S O  
 Kolkata,  
 West Bengal - 700012  
 8777486762

81179746



*Arunava De*

आपका आधार क्रमांक / Your Aadhaar No.

**6035 2482 1315**

मेरा आधार, मेरी पहचान

भारत सरकार  
 Government of India



Arunava De  
 0661/06121/03951



6035 2482 1315

मेरा आधार, मेरी पहचान

### Major Information of the Deed

Deed No :	I-1902-09808/2023	Date of Registration	17/07/2023
Query No / Year	1902-2001669596/2023	Office where deed is registered	
Query Date	28/06/2023 1:19:37 PM	A.R.A. - II KOLKATA District Kolkata	
Applicant Name, Address & Other Details	Dipali Jana Alipore Judges Court, Thana : Alipore, District : South 24 Parganas, West Bengal, Pin - 700027, Mobile No : 8240320921, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4302] Power of Attorney General Power of Attorney [Rs. 1/-], [4305] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property Receipt [Rs. 4 50 000/-]		
Set Forth value	Market Value		
	Rs. 1 32,20 625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,171/- (Article:48(g))	Rs. 4 528/- (Article E E E B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment slip. (Urban area)		

#### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gokul Boral Street, Premises No: 9, , Ward No: 051 Pin Code: 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 10 Sq Ft		1 32,20 625/-	Property is on Road
<b>Grand Total :</b>				7.3448Dec	0/-	132,20,625/-	

#### 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/-	33,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	5000 sq ft	0/-	33,75,000/-
----------------	------------	-----	-------------



and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri ARUNAVA DE</b>                      Son of Late ASOKE KUMAR DE , 9, GOKUL BORAL STREET, City:- , P.O:- BOWBAZAR, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxxx7d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/07/2023                      , Admitted by: Self, Date of Admission: 15/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2023                      , Admitted by: Self, Date of Admission: 15/07/2023 ,Place : Pvt. Residence</p>
2	<p><b>Shri AMITAVA DE</b>                      Son of Late ASOKE KUMAR DE , 9, GOKUL BORAL STREET, City:- , P.O:- BOWBAZAR, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/07/2023                      , Admitted by: Self, Date of Admission: 15/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2023                      , Admitted by: Self, Date of Admission: 15/07/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>PKS CONCLAVE PRIVATE LIMITED</b>                      , 29, INDRANI PARK, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>KALYAN KUMAR PAUL (Presentant )</b>                      Son of Late RAKHAL CHANDRA PAUL , 92, PURNA MITRA PLACE, City:- , P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PKS CONCLAVE PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr RANA GUHA BAKSHI</b>                      Son of Late S N GUHA BAKSHI                      ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			

Identifier Of Shri ARUNAVA DE, Shri AMITAVA DE, KALYAN KUMAR PAUL



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUNAVA DE	PKS CONCLAVE PRIVATE LIMITED-3.6724 Dec
2	Shri AMITAVA DE	PKS CONCLAVE PRIVATE LIMITED-3.6724 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUNAVA DE	PKS CONCLAVE PRIVATE LIMITED-2500.00000000 Sq Ft
2	Shri AMITAVA DE	PKS CONCLAVE PRIVATE LIMITED-2500.00000000 Sq Ft

On 13-07-2023

**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 1.65.95.625/-

*fmj*

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

On 15-07-2023

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

Presented for registration at 20:30 hrs on 15-07-2023, at the Private residence by KALYAN KUMAR PAUL ..

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

Execution is admitted on 15/07/2023 by 1. Shri ARUNAVA DE, Son of Late ASOKE KUMAR DE, , 9, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service, 2. Shri AMITAVA DE, Son of Late ASOKE KUMAR DE, , 9, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , 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, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 15-07-2023 by KALYAN KUMAR PAUL, DIRECTOR, PKS CONCLAVE PRIVATE LIMITED, . 29, INDRANI PARK, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, 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, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

*fmj*

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

On 17-07-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,528.00/- ( B = Rs 4,500.00/- ,E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 12/07/2023 12:57PM with Govt. Ref. No: 192023240125422998 on 12-07-2023, Amount Rs: 4,528/-, Bank SBI EPay ( SBlePay), Ref. No. 5639902655337 on 12-07-2023, Head of Account 0030-03-104-001-16

## ayment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs. 100.00/- by online = Rs. 40,071/-

### Description of Stamp

1. Stamp Type: Impressed, Serial no: 1865, Amount: Rs. 100.00/-. Date of Purchase: 14/07/2023, Vendor name: M. Gazi  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/07/2023, 12:57PM with Govt. Ref. No. 192023240125422998 on 12-07-2023, Amount Rs. 40,071/-. Bank  
SBI (Pay (SBIPay), Ref. No. 5639902655337 on 12-07-2023, Head of Account 0030-02-103-003-02

HD

Satyajit 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 1902-2023, Page from 316043 to 316072  
being No 190209808 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.07.24 14:34:58 -07:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/07/24 02:34:58 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)