

11349/2023

I-9808/23



8-30A
 8-30A-11
 15/7/23
 Additional Registrar of Assurances
 Kolkata

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

Additional Registrar of Assurances II Kolkata

2/1669596/23

AP 205694

17 JUL 2023

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 -

Vis Case No. 2208 13⁷/₂₃
 J (1) ... 250/-
 J (2) ... 400/-
 Total
 Realised on












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		 6833	 15-7-23

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.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

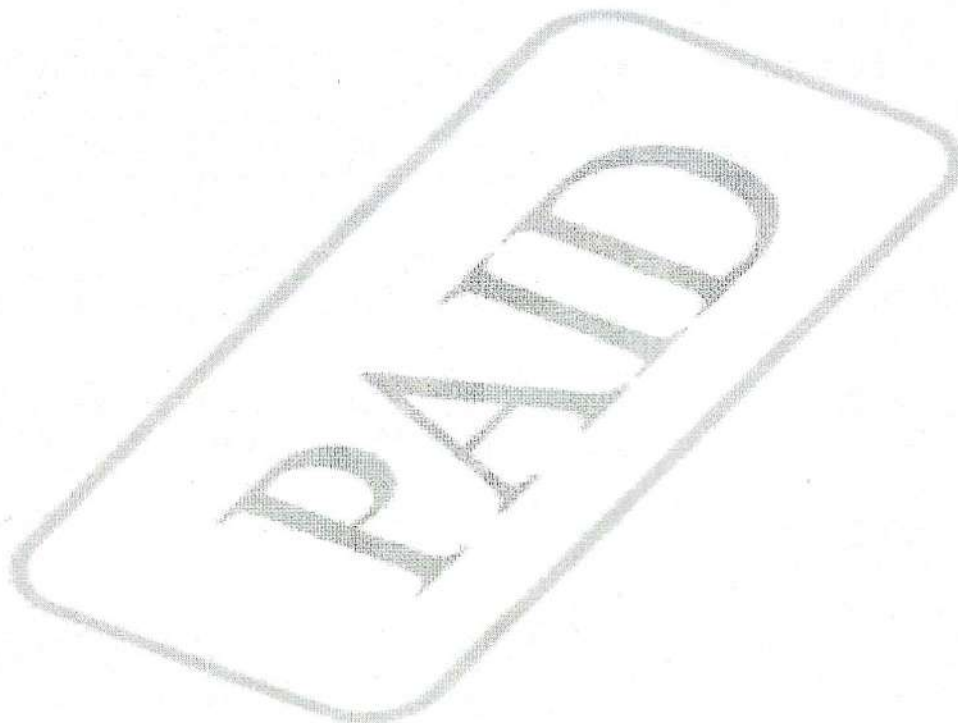
Depositor's Name: Mr KALYAN KUMAR PAUL
Mobile: 9903349116

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: SBIEpay 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
Total				44599

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

PAID

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**".

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 Rakhai 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 14th day of July, 2023.

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

1.

Sumit
SUMIT KR GHOSH
13/11/B, R.S. Lane
Kolkata - 700026

Amitava
Amitava De

SIGNATURE OF THE EXECUTANTS

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

PIS CONCLAVE PVT LTD
[Signature]
I agree and confirm

[Signature]

Drafted by:
[Signature]
RANA GUHA BAKSHI
Advocate (WB/342/340/88)
Bar Room No.4
Alipore Judges' Court
Kolkata - 700 027

Computer Print by :
[Signature]
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

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

Name

Signature



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

Name Arunava De

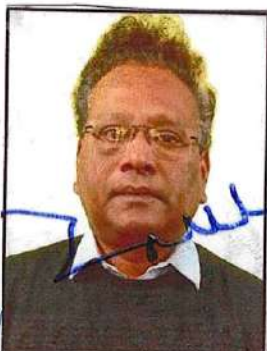
Signature Arunava De



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left hand						
right hand						

Name Amitava De

Signature Amitava De



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left hand						
right hand						

Name Kalyan Kumar Paul

Signature Kalyan Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUNAVA DE

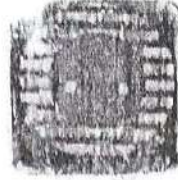
ASOKE KUMAR DE

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 खोने/पाने पर कृपया सूचित करें/लौटाए :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

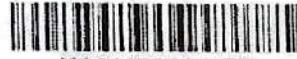
Enrollment No. : 0661/06121/03951

To
Arunava De

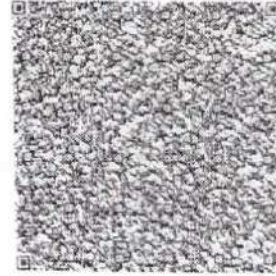
22/01/2013

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

81179746



KA811797463FH



Arunava De

आपका आधार क्रमांक / Your Aadhaar No. :

6035 2482 1315

मेरा आधार, मेरी पहचान



भारत सरकार

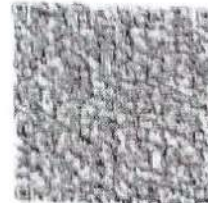
Government of India



Arunava De

DOB: 09/10/1979

Gender



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	[4002] 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. 1,65,95,625/-		
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 assement 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
Grand Total :				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: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	0 /-	33,75,000 /-	

and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri ARUNAVA DE 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>Shri AMITAVA DE 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>PKS CONCLAVE PRIVATE LIMITED , 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>KALYAN KUMAR PAUL (Presentant) 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>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</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/-

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

Indetified 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

Indetified 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

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 : (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 West Bengal Online on 12/07/2023 12:57PM with Govt. Ref. No: 192023240125422998 on 12-07-2023, Amount Rs: 4,528/-, Bank SBI EPay (SBIPay), Ref. No. 5639902655337 on 12-07-2023, Head of Account 0030-03-104-001-16

Payment 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 Ga
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/-, Ban
SBI EPay (SBlePay), Ref. No. 5639902655337 on 12-07-2023, Head of Account 0030-02-103-003-02

fm2

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.

for

(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.)