

19886/22

I - 19184/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 683418

Development Power of Attorney is declared to
 register, etc. The signature should be and
 the name of the person should be written in the
 declaration in the presence of the notary.

14 DEC 2022

Notary Public (Register-III)
 Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY AFTER
 REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM PRESENTS SHALL COME, We,
 (1) SMT. SOBITA MUKHERJEE @ SABITA
 MUKHERJEE (PAN - BPCPM6134F, Aadhaar No. 4509
 9983 8993, Mobile -7044968675), wife of Late Sundari
 Mohan Mukherjee, by faith - Hindu, by Nationality -
 Indian, (2) SRI SWAYAMBHU NATH MUKHERJEE

Q. 8/3525665/22
 12.12.22

12 DEC 2022

NO. 1057 DATE 12/12/22

NAME

ADDRESS

ALPHORE JUDGES COURT
A. K. SAMAJRATI

SIGNATURE



DISTRICT JUDGE REGISTRAR
SRINATH 24 PUS. ALPHORE
14 DEC 2022

Handwritten notes in Marathi:
Rajesh Babji
S. N. (Alphore)
Alphore Court
2-7
342/34998

(PAN - AFAPM4774Q, Aadhaar No. 6362 1492 2697, Mobile -9830111181), son of Late Sundari Mohan Mukherjee, by faith - Hindu, by Nationality - Indian,

(3) SRI KASHI NATH MUKHERJEE (PAN - AEUPM9295F, Aadhaar No. 2626 0802 3677, Mobile - 8910991949), son of Late Sundari Mohan Mukherjee, by faith - Hindu, by Nationality - Indian, **(4) SRI SUMIT**

GHOSH (PAN - AJYPG0250D, Aadhaar No.5360 8784 0716. Mobile - 6290961471), son of Late Amarendra Nath Ghosh, by faith - Hindu, by Nationality - Indian,

and **(5) SRI AMIT KUMAR GHOSH** (PAN - AIDPG0183F, Aadhaar No. 4968 0765 2919, Mobile - 8697164231),

son of Late Amarendra Nath Ghosh, by faith - Hindu, by Nationality - Indian, all residing at 35, Purna

Chandra Mitra Lane, Kolkata - 700033, Post Office - Tollygunge, Police Station- Charu Market, **SEND**

GREETINGS :-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
14 DEC 2022

WHEREAS:

A. We are the Joint Owners of **ALL THAT** piece or parcel of land measuring 3 Cottahs 5 Chittacks 17 Square Feet be the same a little or less togetherwith two storied building /structures (Cemented) standing thereon constructed and/or built more than 15 years ago situate lying at and being Premises No. 35, Purna Chandra Mitra Lane, Police Station - Charu Market, Ward No.89 morefully and particularly described in the **SCHEDULE** hereto and hereinafter called "**THE SAID PROPERTY**".

B. By and / or under Development Agreement dated 14/12/22 registered in the office of the D.S.R. - III, Alipore, South 24 Parganas, recorded in Book No. I, Being No. 19176.... for the year 2022 (hereinafter called "the **DEVELOPMENT AGREEMENT**"), we have agreed to

Develop the aforesaid property through the Developer i.e. **M/S. PKS CONCLAVE PRIVATE LIMITED** (PAN AAICP1418N, Mobile No.9836193231) (CIN No. U45400WB2015TC206423) a Company within the meaning of Indian Companies Act 1956 having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market, represented by its Director Kalyan Kumar Paul (PAN - AFSPP0696J, 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 Chandra Mitra Lane, 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 [4/12]22 we are

now desirous of appointing **M/S. PKS CONCLAVE PRIVATE LIMITED** (PAN AAICP1418N, Mobile No.9836193231) (CIN No. U45400WB2015TC206423) a Company within the meaning of *Indian Companies Act 1956* having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market, represented by its Director Kalyan Kumar Paul (PAN - AFSPPO696J, Aadhaar No. 2589 6482 5721, Mobile No. 9903349116), son of Late Rakhil Chandra Paul, by faith : Hindu, by nationality : Indian, by Occupation : Business, residing at 92, Purna Chandra Mitra Lane, Post Office - Tollygunge, Police Station: Charu Market, Kolkata : 700033 as our true and lawful Attorney and/or Agent to do all acts, deeds and things in respect of the said property in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS we, the **EXECUTANTS** do hereby nominate, constitute and

appoint the said **M/S. PKS CONCLAVE PRIVATE LIMITED** (PAN AAICP1418N, Mobile No.9836193231) (CIN No. U45400WB2015TC206423) a Company within the meaning of Indian Companies Act 1956 having its office at 29, Indrani Park, Post Office - Tollygunge, Kolkata - 700033, Police Station- Charu Market, 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 Chandra Mitra Lane, Post Office - Tollygunge, Police Station: Charu Market, Kolkata : 700033 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. To give undertakings, assurances and indemnities as be required for the purpose aforesaid.

8. 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.

9. To negotiate for sale, transfer and to enter into agreements, including flats, car parking spaces and other saleable places 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.

10. To employ Solicitors, Advocates and/or agents.

11. 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.

12. 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.

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

14. To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, Deed of Agreement, Deed of Transfer, Deed of Conveyance, 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.

15. To execute, present for registration, admit execution, and have registered the aforesaid documents including Deed of Declaration, Deed of Gift, Common Passage etc.

16. To appear and represent us before Notary Public, District Sub-Registrar - I to V Alipore, South 24 Parganas respectively, A.D.S.R. - Alipore, South 24 Parganas, Registrar of Assurances, Additional Registrar of Assurances 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.

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

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

19. 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.

20. To accept notices and service of papers from any court, Tribunal, Postal and/or other authorities and/or persons.

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

22. 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.

23. 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 presents.

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 aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(The said Property)

ALL THAT piece and parcel of land measuring 3 Cottahs 5 Chittaks 17 Square Feet more or less alongwith two storied building Ground Floor measuring 1600 Square Feet (Cemented) and First Floor measuring 1400 Square Feet (Cemented) (No Lift facility, constructed more than 15 years ago) standing thereon or on part thereof

situate lying at and being Premises No. 35, Purna Chandra Mitra Lane, Kolkata - 700033, Post Office - Tollygunge, Police Station- Charu Market, bearing Assessee No. 210891600410 within the limits of Calcutta Municipal Corporation under its Ward No.89, Touzi No. 1298/2833 Dihi Panchanna Gram, 6 Division, Sub-Division - S togetherwith all easement rights attached thereto and the same is butted and bounded as follows:-

ON THE NORTH : 22 Feet wide Purna Chandra Mitra Lane

ON THE SOUTH : 34, Purna Chandra Mitra Lane

ON THE EAST : 45, Purna Chandra Mitra Lane

ON THE WEST : Partly by 92 & 92/1, Purna Chandra Mitra Lane.

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 December 2022.

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

1. 
SUMIT KUMAR GHOSH
15/FITIA R. S. Lane
Kolkata - 700026

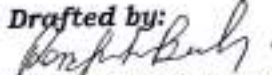







2. 13/R.A.
2nd Lane
Kolkata - 33

SIGNATURE OF THE EXECUTANTS
PKS CONCLAVE PVT LTD


Director
We agree and confirm

Drafted by:

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

Computer Print by:

SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027












Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger












	left hand					
	right hand					

Handwritten signature

Name

Signature *Handwritten signature*












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name SWAYAMBHUV NATH MUKHERJEE

Signature *Handwritten signature*

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Name KASHI NATH MUKHERJEE

Signature *Handwritten signature*










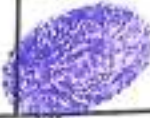

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PHOTO	left hand					
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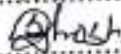
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Signature












Thumb 1st finger Middle Finger Ring Finger Small Finger

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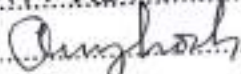
Name SUMIT GHOSH

Signature 












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					


Name AMIT KUMAR GHOSH

Signature 

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name KALYAN KUMAR PAUL

Signature 



Rana Guha Bakshi

Major Information of the Deed

Deed No :	I-1603-19184/2022	Date of Registration	14/12/2022
Query No / Year	1603-8003525665/2022	Office where deed is registered	
Query Date	14/12/2022 10:58:43 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANA GUHA BAKSHI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830631072, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,04,80,876/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319176/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Puma Ch Mitra Lane, , Premises No: 35, , Ward No: 089 Pin Code : 700033

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	3 Katha 5 Chatak 17 Sq Ft	1/-	85,57,126/-	Width of Approach Road: 22 Ft., , Project Name :
Grand Total :				5.5046Dec	1 /-	85,57,126 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	2/-	19,23,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	2 /-	19,23,750 /-	

Principal Details :

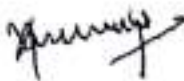
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Sobita Mukherjee, (Alias: Sabita Mukherjee) Wife of Late Sundari Mohan Mukherjee Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022



35, Purna Chandra Mitra Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bpxxxxxx4f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri Swayambhu Nath Mukherjee Son of Late Sundari Mohan Mukherjee Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022

35, Purna Chandra Mitra Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx4q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
3 Shri Kashi Nath Mukherjee Son of Late Sundari Mohan Mukherjee Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022



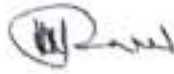


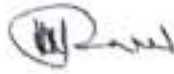


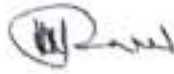
35, Purna Chandra Mitra Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx5f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Sumit Ghosh Son of Late Amarendra Nath Ghosh Executed by: Self, Date of Execution: 14/12/2022 Admitted by: Self, Date of Admission: 14/12/2022, Place Office			
14/12/2022	LTI 14/12/2022	14/12/2022	
35, Purna Chandra Mitra Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx0d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 Admitted by: Self, Date of Admission: 14/12/2022, Place : Office			
Name	Photo	Finger Print	Signature
5 Shri Amit Kumar Ghosh Son of Late Amarendra Nath Ghosh Executed by: Self, Date of Execution: 14/12/2022 Admitted by: Self, Date of Admission: 14/12/2022, Place : Office			
14/12/2022	LTI 14/12/2022	14/12/2022	
35, Purna Chandra Mitra Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aixxxxxx3f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 Admitted by: Self, Date of Admission: 14/12/2022, Place : Office			

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	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, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kalyan Kumar Paul (Presentant) Son of Late Rakhal Chandra Paul Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 14 2022 11:06AM</td> <td>LTI 14/12/2022</td> <td>14/12/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kalyan Kumar Paul (Presentant) Son of Late Rakhal Chandra Paul Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office				Dec 14 2022 11:06AM	LTI 14/12/2022	14/12/2022	
Name	Photo	Finger Print	Signature										
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Dec 14 2022 11:06AM	LTI 14/12/2022	14/12/2022											

2. Purna Chandra Mitra Lane, 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.:: afxxxxx6j,Aadhaar No Not Provided Status : Representative, Representative of : PKS CONCLAVE PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rana Guha Bakshi Son of Mr S N Guha Baksi Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	14/12/2022	14/12/2022	14/12/2022

Identifier Of Smt Sobita Mukherjee, Shri Swayambhu Nath Mukherjee, Shri Kashi Nath Mukherjee, Shri Sumit Ghosh, Shri Amit Kumar Ghosh, Mr Kalyan Kumar Paul

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sobita Mukherjee	PKS CONCLAVE PRIVATE LIMITED-1.10092 Dec
2	Shri Swayambhu Nath Mukherjee	PKS CONCLAVE PRIVATE LIMITED-1.10092 Dec
3	Shri Kashi Nath Mukherjee	PKS CONCLAVE PRIVATE LIMITED-1.10092 Dec
4	Shri Sumit Ghosh	PKS CONCLAVE PRIVATE LIMITED-1.10092 Dec
5	Shri Amit Kumar Ghosh	PKS CONCLAVE PRIVATE LIMITED-1.10092 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sobita Mukherjee	PKS CONCLAVE PRIVATE LIMITED-600.00000000 Sq Ft
2	Shri Swayambhu Nath Mukherjee	PKS CONCLAVE PRIVATE LIMITED-600.00000000 Sq Ft
3	Shri Kashi Nath Mukherjee	PKS CONCLAVE PRIVATE LIMITED-600.00000000 Sq Ft
4	Shri Sumit Ghosh	PKS CONCLAVE PRIVATE LIMITED-600.00000000 Sq Ft
5	Shri Amit Kumar Ghosh	PKS CONCLAVE PRIVATE LIMITED-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160319184 / 2022

14-12-2022

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 11:00 hrs on 14-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Kalyan Kumar Paul ..

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 1,04,80,876/-

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

Execution is admitted on 14/12/2022 by 1. Smt Sobita Mukherjee, Alias Sabita Mukherjee, Wife of Late Sundari Mohan Mukherjee, 35, Purna Chandra Mitra Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 2. Shri Swayambhu Nath Mukherjee, Son of Late Sundari Mohan Mukherjee, 35, Purna Chandra Mitra Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 3. Shri Kashi Nath Mukherjee, Son of Late Sundari Mohan Mukherjee, 35, Purna Chandra Mitra Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 4. Shri Sumit Ghosh, Son of Late Amarendra Nath Ghosh, 35, Purna Chandra Mitra Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 5. Shri Amit Kumar Ghosh, Son of Late Amarendra Nath Ghosh, 35, Purna Chandra Mitra Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others

Indetified by Mr Rana Guha Bakshi, , Son of Mr 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 Advocate

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

Execution is admitted on 14-12-2022 by Mr 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 Mr 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 Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2639, Amount: Rs.100.00/-, Date of Purchase: 12/12/2022, Vendor name: A K Samajpati



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 627251 to 627277

being No 160319184 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.20 13:19:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/20 01:19:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)