

2495/17

2670/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Y. 612179

10.25
2-1-284344
MR. 245, 069
16/08/17

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



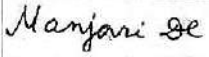

Additional Registrar of Assurance-II
Kolkata

REGISTERED DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 16th day of August,
2017 (Two Thousand Seventeen)

BETWEEN

[Faint handwritten text and signatures]

स्थायी 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		
		आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. -XI

Manjari De,

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी 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),
P-7,
Chowringhee Square.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 145 / 111366

পরিচয় পত্র



Elector's Name

De Manjari

নির্বাচকের নাম

দে মঞ্জরী

Father/Mother/
Husband's Name

Ashoke Kr

পিতা/মাতা/স্বামীর নাম

অশোক কুমার

Sex

F

লিঙ্গ

স্ত্রী

Age as on 1.1.1995

50

১১.১৯৯৫-এ বয়স

৫০

Manjari De.

Address

9, Gokul Baral Street, Calcutta.

ঠিকানা

৯, গোকুল বরাল স্ট্রীট, কলিকাতা।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 145 -BOWBAZAR

Assembly Constituency

১৪৫ -বৌবাজার

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

06.07.95

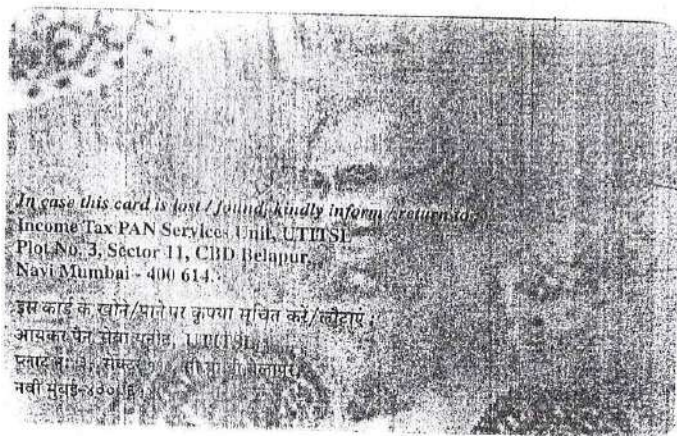
তারিখ

০৬.০৭.৯৫

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 অরুনাভ

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Ashoke Kr

অশোক কুমার

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

23

২৩

Arunava De

Address

9 ,Gokul Baral Street, Calcutta.

ঠিকানা

৯ ,গোকুল বরাল স্ট্রীট, কলিকাতা ।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 145 -BOWBAZAR

Assembly Constituency

১৪৫ -বৌবাজার

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

06.07.95

তারিখ

০৬.০৭.৯৫

Arunava De

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMITAVA DE
ASOKE KUMAR DE
14/09/1978
 Permanent Account Number
AKTPD1276C



Amitava De
 Signature

Amitava De
Amitava De

In case this card is lost/ found, kindly inform Printer to
 Income Tax PAN Services Unit, UTITSE
 Plot No. 13, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/प्राप्ति पर कृपया सूचित करें/लौटाएं
 आयकर पैन सेवाएँ यूनिट, UTITSE
 प्लॉट नं. 13, सेक्टर 11, सीडी बी बेलपुर
 नवी मुंबई-400 614



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



নির্বাচকের নাম : অমিতাভ দে

Elector's Name : Anitava De

পিতার নাম : অশোক কুমার দে

Father's Name : Ashoke Kumar De

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 14/09/1978
Date of Birth

Anitava De
Anitava De

FGH2640365

ঠিকানা:
9 গোকুল বড়াল স্ট্রীট 51 মুচীপাড়া কলকাতা
700012

Address:
9 GOKUL BORAL STREET 51
MUCHIPARA Kolkata 700012

Date: 02/08/2007
145-বউ বাজার নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের হাকরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
145-Bow Bazar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিস্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
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roll at the changed address and to obtain the card
with same number.

0180220



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



নির্বাচকের নাম : অমিতাভ দে

Elector's Name : Amitava De

পিতার নাম : অশোক কুমার দে

Father's Name : Ashoke Kumar De

লিঙ্গ / Sex : পুং / M

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

Amitava De

FGH2640365

ঠিকানা:
9 গোকুল বজার স্ট্রীট 51 মুচীপাড়া কলকাতা
700012

Address:
9 GOKUL BORAL STREET 51
MUCHIPARA Kolkata 700012

Date: 02/08/2007
145-বউ বাজার নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
145-Bow Bazar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার পিঠে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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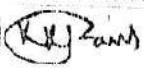
0190220


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFSPP0696J


नाम /NAME
KALYAN KUMAR PAUL

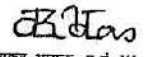
पिता का नाम /FATHER'S NAME
RAKHAL CHANDRA PAUL

जन्म तिथि /DATE OF BIRTH
21-04-1963

हस्ताक्षर /SIGNATURE







आयकर आयुक्त, प. वं. XI
COMMISSIONER OF INCOME-TAX, W.B.

Kalyan Kumar Paul



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LFB0426387



নির্বাচকের নাম : কল্যানকুমার পাল

Elector's Name : Kalyankumar Paul

পিতার নাম : রাখাল পাল

Father's Name : Rakhal Paul

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1964
Date of Birth

Kalyankumar Paul

LFB0426387
ঠিকানা:
92 পূর্ণ চন্দ্র মিত্র লেন চারু মার্কেট কলকাতা
700033

Address:
92 Purna Chandra Mitra Lane CHARU
MARKET Kolkata 700033

[Signature]

Date: 04/08/2007
150-টোলীগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরে অনুষ্ঠিত।
Facsimile Signature of the Electoral
Registration Officer for
150-Tollygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোড়ায় লিটে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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with same number.

080/1108

आयकर विभाग
INCOME TAX DEPARTMENT
PKS CONCLAVE PRIVATE LIMITED
20/05/2015
Permanent Account Number
AAICP1418N

भारत सरकार
GOVT. OF INDIA



17062015

Malayam Kesava Prasad

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 33
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 - AFSPPO696J 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**

WHEREAS by a registered Deed of Conveyance in Bengali dated 23rd 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. 72/1, Sankhari Tola Lane, Calcutta for valuable consideration mentioned therein and recorded in

Amrita De Kalyan Kumar Paul

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 18th 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) Puspallata Bose | - | Married daughter |
| (f) Mayalata Goho | - | Married daughter |

AND WHEREAS on 9th 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 29th 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. Pusalata 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 14th 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
Plaintiffs :		
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%
Defendants:		
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) Reeju 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) Reeju 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 16th 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 or 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, ^{constructed 100 yrs ago} 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 Akur Lane/ Dhiren Dhar Sarani

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

Kolkata Municipal Corporation

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 flash 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 hereunto 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. *Ratni Sin*
210/11, Pritham Sarani
Kolkata - 700006.

Manjari De
Amara De
Amitava De

SIGNATURE OF THE OWNERS

2. *Dipaligana*
Adv.
Alipore Judges' Court
Kolkata - 27

PKS CONCLAVE PVT LTD
Karun Kumar Paul
Director

SIGNATURE OF THE DEVELOPER

Drafted by:
Ranajit 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. *Ravi Srin*
210/1, Prithvi Srin
Kolkata - 6

Manjari De
Arunava De

Amitava De

2. *Dipaligana*

SIGNATURE OF THE OWNERS

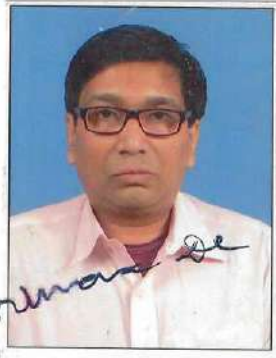


Manjari De

Thumb 1st finger Middle Finger Ring Finger Small Finger

Name MANJARI DE

Signature Manjari De



Arunava De

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ARUNAVA DE

Signature Arunava De



Amitava De

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AMITAVA DE

Signature Amitava De



Kalyan Kumar Paul

Thumb 1st 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 :



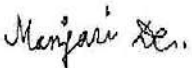


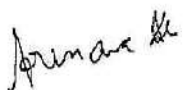



District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gokul Boral Street, Premises No. 9, Ward No: 51

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use 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
Grand Total :					7.3448Dec	0 /-	222,56,944 /-	

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					
Total :		5000 sq ft	0 /-	22,50,000 /-	



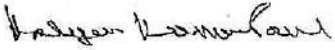
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MANJARI DE 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	 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	Name Mr ARUNAVA DE 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	 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	Name Mr AMITAVA DE 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	 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	M/S. PKS CONCLAVE PVT LTD 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
	Mr KALYAN KUMAR PAUL (Presentant) 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 11:15AM</small>	 <small>LTI 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	<small>16/08/2017</small>
	

Transfer of property for L1

SI.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

SI.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 : 4 (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, GOKUL BORAL STREET, P.O: BOWBAZAR, Thana: Muchipara, , City/Town: KOLKATA, 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, , 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 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, , 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 West Bengal
Online on 11/08/2017 12:00AM with Govt. Ref. No: 192017180055776252 on 10-08-2017, Amount Rs: 4,521/-, B = Rs 4,500/-, E = Rs 21/-
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



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

(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.)