

The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building's and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

5. The Landowners hereby give permission to the Developer to amalgamate the other adjacent plot of the present Landowners and hereby given their no objection of the said amalgamation. The area constructed in the amalgamated plot will be divided in between the Landowners in proportionate of their land ratio.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation's]

DEVELOPER'S ALLOCATION: Shall mean all the remaining part of constructed portion in the proposed building/s (excluding Owners' Allocation as described above) including the common facilities, common parts and common amenities of the building's and the said property absolutely shall be the property of the Developer together with the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers/teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same as the absolute owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. **STRUCTURE:** Building/s designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL:** 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL:** 3" thick brick wall and plastered with cement mortar.
4. **FLOORING:** Flooring is of flat will be of Marble/Floor Tiles.
5. **BATH ROOM:** Bath room fitted up to 5 - 6" height with glazed tiles of standard brand.
6. **KITCHEN:** Cooking platform and sink will be of Black stone 2'-6" height standard tiles above the platform to protect the oil spot.
7. **TOILET:** Toilet of Indian Type Pan / European Type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin's in dining space.
8. **DOORS:** Sal Wood Frame. All doors including Main Door & Other door palia of the fat of flash door
9. **WINDOWS:** Aluminum Sliding
10. **WATER SUPPLY:** Water supply around the clock is assured for which necessary submersible pump/deep tube well be installed.

PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality

12. **VERANDAH**: Verandah will be covered up to 2'-6" height.

13. **LIFT**: Four persons capacity lift will be provided.

ELECTRICAL WORKS

1. Full concealed wiring with copper conduit

2. **In Bed Room**: Two light points, only one 5 amp plug point, one fan point.

3. **Living/Dining Room**: Two light points, One Fan point, one 5 amp plug, one 15 amp. Plug (as per required area).

4. **Kitchen**: One light point, one exhaust fan point and one 15 amp. plug point.

5. **Toilet**: One light point, one 15 amp plug point, one exhaust fan point.

6. **Verandah**: One light point and one Washing Machine Point.

7. One light point at main entrance.

8. **Calling Bell**: One calling bell point at the main entrance.

PAINTING

a) Inside wall of the flat will be finished with plaster of Paris and external wall with super snowcem or equivalent.

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be made.

IN WITNESS WHEREOF: the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

ED, SEALED AND DELIVERED

by the parties at Kolkata in the presence of:

1. Biswajit Ray
M-407, Fortune Township
Barasat, Kol-700125

2. Poushree Ghosh
Kanthalota, Sukanta Sarami
Krishnanagar, Nadia
Pin - 741101

Kabita Ghosh.

KABITA GHOSH

Sujit Kumar Ghosh
SUJIT KUMAR GHOSH

Landowners
PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paromita Chakraborty,
Director

PAROMITA CHAKRABORTY

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayeeta Ray,
Director

JAYEETA RAY

PLB Developers Consultants Pvt Ltd

Developer

Drafted by me and prepared
in my office

Subhabrata Basu
28th Sep 2022 ..

Subhabrata Basu (Advocate)
Reg no. -WB-1889/2010
9836170309 / 9038392332
subhabratbasu11m@gmail.com

Signature of the Developers

SPECIMEN FORM FOR TEN FINGER PRINTS

of the
Parents/Parents



Kalita G. G. G.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sujit Kumar Gohari

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Pooja

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Jaya

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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

GRN Details

GRN: 192022230130404408
GRN Date: 28/09/2022 03:30:58
BRN : 1909224474836
Gateway Ref ID: 202227108057533

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 28/09/2022 03:32:14
Method: State Bank of India New PG DC

Payment Status: Successful

Payment Ref. No: 2002772927/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Subhabrata Basu

Address: 74 Janakalayan Road Nimta

Mobile: 9836847883

Depositor Status: Advocate

Query No: 2002772927

Applicant's Name: Mr SUBHARATA BASU

Identification No: 2002772927/4/2022

Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002772927/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2002772927/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Query No / Year	I-1302-12462/2022	Date of Registration	28/09/2022
Query Date	1302-2002772927/2022	Office where deed is registered	
Applicant Name, Address & Other Details	15/09/2022 6:45:18 PM	A.D.S.R. KRISHNANAGAR, District: Nadia	
Transaction	SUBHARATA BASU BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9836847883, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 1/-	Market Value		
Stampduty Paid(SD)	Rs. 28,21,497/-		
Rs. 5,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



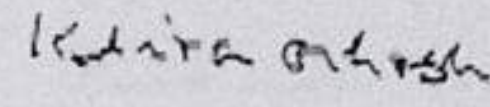
Land Details :

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: J.K. Saha Lane, Mouza: Krishnagar, , Ward No: 5, Holding No:48 JI No: 92, Pin Code : 741101

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	LR-9197 (RS :-)	LR-12232/1	Viti	Viti	9 Dec	1/-	28,21,497/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					9Dec	1 /-	28,21,497 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<p>1</p> <p>Smt KABITA GHOSH (Presentant) Wife of Late SUNIL KUMAR GHOSH Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>	 28/09/2022	 LTI 28/09/2022	 28/09/2022

J.K.SAHA LANE, City:- , P.O:- KANTHALPOTA, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx8J, Aadhaar No: 83xxxxxxx4908, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<p>2</p> <p>Shri SUJIT KUMAR GHOSH Son of Late SUNIL KUMAR GHOSH Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>	 28/09/2022	 LTI 28/09/2022	 28/09/2022




J.K.SAHA LANE, City:- , P.O:- KANTHALPOTA, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx3A, Aadhaar No: 24xxxxxxx8055, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office

Developer Details :



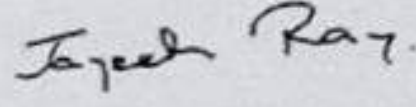
SI No	Name,Address,Photo,Finger print and Signature
1	<p>PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED DESHBANDHU NAGAR, GAGUATI, AC -15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

ive Details :

Name, Address, Photo, Finger print and Signature



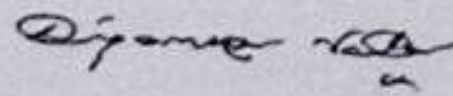
1	Name	Photo	Finger Print	Signature
	Smt PAROMITA CHAKRABORTY Wife of Shri BASUDEB CHAKRABORTY Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 1:27PM	 LTI 28/09/2022	 28/09/2022

DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Smt JAYEETA RAY Wife of Shri BISWAJIT RAY Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 1:27PM	 LTI 28/09/2022	 28/09/2022

FORTUNE TOWNSHIP, M/407, City:- , P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Nath Son of Late B.Gopal Nath Sealdah Civil Court, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 28/09/2022	 28/09/2022	 28/09/2022

Identifier Of Smt KABITA GHOSH, Shri SUJIT KUMAR GHOSH, Smt PAROMITA CHAKRABORTY, Smt JAYEETA RAY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KABITA GHOSH	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-4.5 Dec
2	Shri SUJIT KUMAR GHOSH	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-4.5 Dec

Details as per Land Record

dia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: J.K. Saha Lane, Mouza: Krishnagar, , Ward
olding No:48 JI No: 92, Pin Code : 741101

ch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9197, LR Khatian No:- 12232/1	Owner:সুনীল কুমার ঘোষ, Gurdian:লক্ষীকান্ত , Address:কাঁঠালপোতা, কৃষ্ণনগর, জেলা--->নদীয়া , Classification:ভিটি, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 130212462 / 2022

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 13:15 hrs on 28-09-2022, at the Office of the A.D.S.R. KRISHNANAGAR by Smt KABITA GHOSH , one of the Executants.

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 28,21,497/-

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

Execution is admitted on 28/09/2022 by 1. Smt KABITA GHOSH, Wife of Late SUNIL KUMAR GHOSH, J.K.SAHA LANE, P.O: KANTHALPOTA, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession House wife, 2. Shri SUJIT KUMAR GHOSH, Son of Late SUNIL KUMAR GHOSH, J.K.SAHA LANE, P.O: KANTHALPOTA, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others Indetified by Mr Dipankar Nath, , , Son of Late B.Gopal Nath, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-09-2022 by Smt PAROMITA CHAKRABORTY, DIRECTOR, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (Private Limited Company), DESHBANDHU NAGAR, GAGUATI, AC -15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Dipankar Nath, , , Son of Late B.Gopal Nath, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 28-09-2022 by Smt JAYEETA RAY, DIRECTOR, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (Private Limited Company), DESHBANDHU NAGAR, GAGUATI, AC -15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Dipankar Nath, , , Son of Late B.Gopal Nath, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

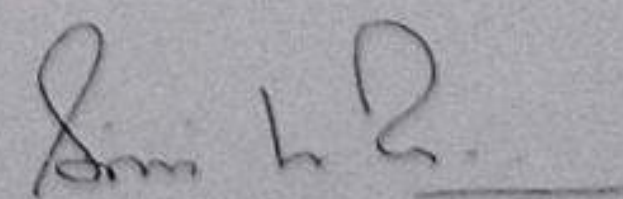
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 3:32AM with Govt. Ref. No: 192022230130404408 on 28-09-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1909224474836 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,920/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 21354, Amount: Rs.100.00/-, Date of Purchase: 27/09/2022, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 3:32AM with Govt. Ref. No: 192022230130404408 on 28-09-2022, Amount Rs: 4,920/-, Bank: SBI EPay (SBlePay), Ref. No. 1909224474836 on 28-09-2022, Head of Account 0030-02-103-003-02



Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
Nadia, West Bengal

Registration under section 60 and Rule 69.

ed in Book - I

me number 1302-2022, Page from 224572 to 224599
eigning No 130212462 for the year 2022.



Digitally signed by Sisir Kumar Bera
Date: 2022.09.28 15:41:31 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 2022/09/28 03:41:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.

(This document is digitally signed.)