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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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01/11/22
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration. The Signatures and the
endorsement sheet on this document
are the part of this U.C.
Additional Registrar
of Assurances II Kolkata

DEVELOPMENT AGREEMENT

1. **Date :** 01/11/2022
2. **Place :**
3. **Parties :**
- 3.1 **NABARATNA PAUL [PAN : AMFPP9327E]. [AADHAAR NO. 263725545343] & [MOBILE NO. 8637899210],** son of Late Naresh Paul, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Pumliya, P.O. & P.S. Chakdaha, District - Nadia, Pin - 741222, West Bengal.

- 1 NOV 2022

373636

NAME..... S. Basu. Adv.
ADD.....
Rs. 150/-
21 OCT 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. S. Roy Road, Kal-1

Basu Adv.
Basu & Co. Adv.

21 OCT 2022
21 OCT 2022



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 NOV 2022



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



192022230153876568

GRN Details

GRN: 192022230153876568 Payment Mode: SBI Epay
GRN Date: 01/11/2022 00:26:36 Bank/Gateway: SBIPay Payment Gateway
BRN : 6191810934627 BRN Date: 01/11/2022 00:28:10
Gateway Ref ID: 202230521346569 Method: State Bank of India New PG DC
GRIPS Payment ID: 011120222015387655 Payment Init. Date: 01/11/2022 00:26:36
Payment Status: Successful Payment Ref. No: 2003069367/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PLB DEVELOPERS
Address: DESHBANDHUNAGAR BAGUIATI KOLKATA - 700059
Mobile: 9836847883
Period From (dd/mm/yyyy): 01/11/2022
Period To (dd/mm/yyyy): 01/11/2022
Payment Ref ID: 2003069367/1/2022
Dept Ref ID/DRN: 2003069367/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003069367/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2003069367/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	121
Total				6142

IN WORDS: SIX THOUSAND ONE HUNDRED FORTY TWO ONLY.



3.1.1 **PRAVAT GHOSH [PAN : APKPG3808D], [AADHAAR NO. 876440147098] & [MOBILE NO. 7001092062]**, son of Late Gurupada Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Pumliya, P.O. & P.S. Chakdaha, District - Nadia, Pin - 741222, West Bengal.

Hereinafter jointly called and referred to as the **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART.**

AND

3.2 **PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED [PAN : AAKCP0267B]**, a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its office at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **PAROMITA CHAKRABORTY [PAN : AEJPC4247G], [AADHAAR NO. 337612903473] & [MOBILE NO. 8910834017]**, wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @ Late Amal Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **JAYEETA RAY [PAN : BDEPRO709R], [AADHAAR NO. 825540098416] & [MOBILE NO. 9836511103]**, wife of Biswajit Ray, daughter of Bhaskar Ganguly, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at C/o. Biswajit Ray, M/407, Fortune Township, P.O. Kazipara, P.S. Barasat, Kolkata - 700124, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to

mean and include its/their director in office, office bearers, executors, administrators, representative, and assigns) of the OTHER PART.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Schedule/Project Property : ALL ^{or} THAT piece and parcel of a demarcated and vacant plot of Bastu land measuring **18.44 (Eighteen Point Four Four) Decimals** be the same a little more or less, lying and situate at **Mouza - Kamalpur**, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, comprised in **R.S. Dag No. 231, L.R. Dag No. 231**, under R.S. Khatian No. 679, **L.R. Khatian No. 229 (in the name of Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased)**, A.D.S.R.O. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, Pin No. 741222, in the State of West Bengal, morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Landowners have made the following representation to the Developer regarding title.

5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF (1) NABARATNA PAUL & (2) PRAVAT GHOSH, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :

1.1.1.1 **Absolute Joint Ownership of (1) Jogesh Chandra Bhadra & (2) Narendra Kumar Bhadra @ Narendra Chandra Bhadra under Deed No. 1475 for the year 1965 :** One (1) Jogesh Chandra Bhadra & (2) Narendra Kumar Bhadra @ Narendra Chandra Bhadra, both sons of Late Shyama Charan Bhadra, were the absolute joint owners of ALL THAT piece and parcel of land measuring 23 (Twenty Three) Decimals more or less out of land measuring 47 (Forty Seven) Decimals more or less, comprised in R.S. Dag No. 231, under R.S. Khatian No. 679, lying and situate at Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, by purchasing the same from one (1) Maya Rani Devi, wife of Late Sailesh Chandra Bhattacharya, (2) Harihar Bhattacharya, (3) Chhabi Rani Bhattacharya & (4) Jaba Rani Bhattacharya, all son & daughters Late Sailesh Chandra Bhattacharya, by strength of a Registered Deed of Conveyance, which was registered on 14.05.1965, registered in the office of the Sub-Registerar, Chakdaha, and recorded in Book No. I, being Deed No. 1475 for the year 1965, and each having possessed undivided fifty percent share in the said property.

5.1.1.2 **Demise of Jogesh Chandra Bhadra :** The said Jogesh Chandra Bhadra died intestate, leaving behind his wife namely Renuka Bhadra, two sons namely (1) Somenath Bhadra & (2) Pinaki Ranjan Bhadra and three married daughters namely (1) Sunita Haldar, wife of Anil Kumar Haldar, (2) Dolly Dutta, wife of Pijush Kumar Dutta & (3) Tapashi Dey, wife of Chunar Dey, as his heirs and successors in interest in respect of his undivided fifty percent share in the aforementioned plot of land measuring 23 (Twenty Three) Decimals more or less.

5.1.1.3 **Registered General Power of Attorney Executed by the said Renuka Bhadra in favour of his son/co-owner, Pinaki Ranjan Bhadra :** The said Renuka Bhadra, wife of Late Jogesh Chandra Bhadra, executed a Registered General Power of Attorney, wherein, the said Renuka Bhadra duly appointed and nominated her son/co-owner, the said Pinaki Ranjan Bhadra as her constituted attorney, with power to sell,

transfer and convey her share in the aforesaid property. The said General Power of Attorney was registered on 30.06.2005, registered in the office of the Sub-Registrar, Alipore, and recorded in Book No. IV, being Deed No. 110 for the year 2005.

5.1.1.4 **Registered General Power of Attorney Executed by the said (1) Sunita Haldar, (2) Dolly Dutta & (3) Tapashi Dey in favour of their brother/co-owner, Pinaki Ranjan Bhadra :** The said (1) Sunita Haldar, (2) Dolly Dutta & (3) Tapashi Dey, all daughters of Late Jogesh Chandra Bhadra, jointly executed a Registered General Power of Attorney, wherein, the said (1) Sunita Haldar, (2) Dolly Dutta & (3) Tapashi Dey duly appointed and nominated their brother/co-owner, the said Pinaki Ranjan Bhadra, as their constituted attorney, with power to sell, transfer and convey their share in the aforesaid property. The said General Power of Attorney was registered on 13.09.2007, registered in the office of the Sub-Registrar, Alipore, and recorded in Book No. IV, being Deed No. 224 for the year 2007.

5.1.1.5 **Joint Sale by said (1) Renuka Bhadra, (2) Somenath Bhadra, (3) Pinaki Ranjan Bhadra, (4) Sunita Haldar, (5) Dolly Dutta & (6) Tapashi Dey to their co-owner, Narendra Chandra Bhadra @ Narendra Chandra Bhadra :** The said Somenath Bhadra and the said Pinaki Ranjan Bhadra for self and as constituted attorney of his mother, Renuka Bhadra and his sisters, (1) Sunita Haldar, (2) Dolly Dutta & (3) Tapashi Dey, jointly sold, transferred and conveyed their entire share in the aforesaid plot of land measuring 23 (Twenty Three) Decimals more or less, comprised in R.S. Dag No. 231, under R.S. Khatian No. 679, lying and situate at Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, to their co-owner, the said Narendra Kumar Bhadra @ Narendra Chandra Bhadra, son of Late Shyama Charan Bhadra, by the strength of Registered Deed of Conveyance, which was registered on 07.07.2008, registered in the office of the A.D.S.R. Chakdah, Nadia, and recorded in Book No. I, CD

Volume No. 13, Pages 506 to 528, being Deed No. 02994 for the year 2008.

5.1.1.6 **Absolute Ownership of said Narendra Chandra Bhadra :** Thus on the basis of fifty percent share received under Deed No. 1475 for the year 1965 AND fifty percent share received under Deed No. 02994 for the year 2008, the said Narendra Kumar Bhadra @ Narendra Chandra Bhadra, became the absolute owner of ALL THAT piece and parcel of land measuring 23 (Twenty Three) Decimals more or less, comprised in R.S. Dag No. 231, under R.S. Khatian No. 679, lying and situate at Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, within the local limit of Tafla 2 No. Gram Panchayet, in the District - Nadia.

5.1.1.7 **L.R. Record :** After having absolute possession and absolute ownership over the aforesaid property, the said Narendra Kumar Bhadra @ Narendra Chandra Bhadra duly recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 229 out of the total land in dag measuring 39 (Thirty Nine) Decimals more or less having share 0.5938 out of 1.0000 share.

5.1.1.8 **Demise of Narendra Kumar Bhadra @ Narendra Chandra Bhadra :** The said Narendra Kumar Bhadra @ Narendra Chandra Bhadra died intestate on 24.09.2011, leaving behind his three Sons namely (1) Tarun Kumar Bhadra, (2) Arun Kumar Bhadra, (3) Swarup Kumar Bhadra and only daughter namely Sabita Manna, wife of Gobinda Chandra Manna @ Gobinda Manna, as his heirs and successors in interest in respect of his aforesaid property, left by the said Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased.

It is to be noted here that the said Sabita Manna, daughter of Late Narendra Kumar Bhadra @ Late Narendra Chandra Bhadra died intestate on 30.04.2005 before the demise of her father, Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased.

At the time of death of Sabita Manna, the said Sabita Manna leaving behind her two sons namely (1) Debjyoti Manna & (2) Soumajyoti Manna and her husband namely Gobinda Chandra Manna @ Gobinda Manna, as her heirs and successors in interest in respect of her share in the aforesaid property, left by the said Sabita Manna, since deceased.

1.1.9 **Joint Sale by said (1) Tarun Kumar Bhadra, (2) Arun Kumar Bhadra, (3) Swarup Kumar Bhadra, (4) Debjyoti Manna, (4A) Soumajyoti Manna & (4B) Gobinda Chandra Manna @ Gobinda Manna to the present Owners, (1) Nabaratna Paul & (2) Pravat Ghosh:** The said (1) Tarun Kumar Bhadra, (2) Arun Kumar Bhadra & (3) Swarup Kumar Bhadra jointly sold, transferred and conveyed land measuring 13.83 (Thirteen Point Eight Three) Decimals more or less AND the said (1) Debjyoti Manna, (1A) Soumajyoti Manna & (1B) Gobinda Chandra Manna @ Gobinda Manna jointly sold, transferred and conveyed land measuring 4.61 (Four Point Six One) Decimals more or less. Thus the said (1) Tarun Kumar Bhadra, (2) Arun Kumar Bhadra, (3) Swarup Kumar Bhadra, (4) Debjyoti Manna, (4A) Soumajyoti Manna & (4B) Gobinda Chandra Manna @ Gobinda Manna, jointly sold, transferred and conveyed a demarcated plot of land measuring 18.44 (Eighteen Point Four Four) Decimals more or less out of the aforesaid property, comprised in R.S. Dag No. 231, L.R. Dag No. 231, under R.S. Khatian No. 679, L.R. Khatian No. 229 (in the name of Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased), lying and situate at Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, to the present owners, Nabaratna Paul & (2) Pravat Ghosh, by the strength of Registered Deed of Conveyance, which was registered on 29.09.2022, registered in the office of the A.D.S.R. Chakdaha, and recorded in Book No. I, Volume No. 1304-2022, Pages 97592 to 97608, being Deed No. 130405333 for the year 2022.

5.1.1.10 **Absolute Joint Ownership of (1) Nabaratna Paul & (2) Pravat Ghosh under Deed No. 130405333 for the year 2022** : Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 130405333 for the year 2022, the said (1) Nabaratna Paul & (2) Pravat Ghosh, Landowners herein, became the absolute owner of **ALL THAT (Eighteen Point Four Four) Decimals more or less**, comprised in R.S. Dag No. 231, L.R. Dag No. 231, under R.S Khatian No. 679, L.R. Khatian No. 229 (in the name of **Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased**), lying and situate at **Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha**, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, which is morefully described in the First Schedule hereunder written.

5.1.1.11 **Conversion of Land** : The said (1) Nabaratna Paul & (2) Pravat Ghosh, Landowners herein applied before the concerned BL&LRO, for conversion of land possessed by them in R.S./L.R. Dag No. 231, from 'Bansbagan' to 'Bastu', and the concerned BL&LRO duly converted the name of the said land from 'Bansbagan' to 'Bastu' vide Memo No. 2022/2002/82288 dated 28/10/2022

Handwritten signature

6. **DESIRE OF DEVELOPMENT OF THE LAND & ACCEPTANCE :**

6.1 **Desire of Development of Land** : The said (1) Nabaratna Paul & (2) Pravat Ghosh, Landowners herein, express their desire to develop their aforesaid plot of land, which is morefully described in the First Schedule hereunder written, by constructing a multi storied building thereon, and the Developer herein accepted the said proposal and the Landowners herein have decided to enter into this present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

7. **REGISTERED POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :**

7.1 **Registered Development Power of Attorney After Registered Development Agreement :** For the smooth running of the said project, the said (1) Nabaratna Paul & (2) Pravat Ghosh, Landowners herein, agreed to execute a Registered Power of Attorney After Registered Development Agreement, by which the said (1) Nabaratna Paul & (2) Pravat Ghosh, Landowners herein, have appointed and nominated the said PLB Developers Consultants Private Limited, Developer herein as their Constituted Attorney, to act on behalf of the Landowners.

8. **DEFINITION :**

8.1 **Building :** Shall mean a multi storied building so to be constructed on the schedule property, which is morefully described in the First Schedule hereunder written.

8.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift room and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

8.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/shop/car parking for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.

8.1.3 **Landowners' Allocation :** Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.

8.1.4 **Developer's Allocation :** Shall mean all the remaining area of the proposed building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common

amenities of the building, which is morefully described in Third Schedule written hereinbelow.

8.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.

8.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.

8.1.7 **Building Plan** : Shall mean such sanctioned building plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority/authorities for construction of the building, including its modification and amenities and alterations.

8.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the unit has been built. It includes carpet area of the unit plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

8.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the unit plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.

8.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus proportionate share of 25% of total covered area (being service area).

9. **LANDOWNERS' RIGHT & REPRESENTATION :**

9.1 **Indemnification regarding Possession & Delivery** : The Landowners are now seized and possessed of and/or otherwise well and sufficiently

entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

9.1.1 **Free From Encumbrance** : The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

10. **DEVELOPER'S RIGHTS :**

10.1 **Authority of Developer** : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons, or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement, in this regard the Landowners have no liability.

10.1.1 **Right of Construction** : The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.

10.1.2 **Construction Cost** : The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

10.1.3 **Sale Proceeds of Developer's Allocation** : The Developer will take the sale proceeds of Developer's Allocation exclusively.

10.1.4 **Booking & Agreement for Sale** : Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sale consideration of Developer's Allocation either partly or wholly

will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

10.1.5 **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

10.1.6 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.1.7 **Possession to the Landowners:** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.

10.1.8 **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.

10.1.9 **Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners in respect of Developer's Allocation.

11. CONSIDERATION :

11.1. **Permission against Consideration:** The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

12. DEALING OF SPACE IN THE BUILDING :

12.1 **Exclusive Power of Dealings of Landowners :** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

12.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. **NEW BUILDING :**

13.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

13.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump, water storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

13.1.2 **Architect Fees etc.:** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.

13.1.3 **Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne the same from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Panchayet taxes and other taxes including GST payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively.

13.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

14. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

14.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.

14.1.1 **Payment of Taxes :** Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Panchayet and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.

14.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be

responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

15. **COMMON RESTRICTION :**

15.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

15.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

15.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

15.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have

given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

- 15.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 15.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 15.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 15.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 15.1.8 The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing

and testing drainage and pipes electric wires and for any similar purpose.

16. **LANDOWNERS' OBLIGATION :**

16.1 **No Interference :**

The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) 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 building.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

17. **DEVELOPER'S OBLIGATIONS :**

17.1 **Time Schedule of Handing Over Landowners' Allocation:** The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation within 36 (Thirty Six) months from the date of signing the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the possession of Landowners' Allocation.

17.1.1 **Penalty:** If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.2,000/- (Rupees Two Thousand) only per month to the Landowners as demurrage.

17.1.2 **No Violation :** The Developer hereby agree and covenant with the Landowners :

(i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

(ii) not to do any act, deed or thing, whereby the Landowners is prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

18. **LANDOWNERS' INDEMNITY :**

18.1 **Indemnity :** The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

19. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertake to keep the Landowners :

(i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.

(ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

20. **MISCELLANEOUS :**

20.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the

Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

- 20.1.1 **Not specified Premises** : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.
- 20.1.2 **Not Responsible** : The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 20.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

- 20.1.4 **Formation of Association :** After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 20.1.5 **Name of the Building :** The name of the building shall be given by the Developer in due course.
- 20.1.6 **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting its/their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of its/their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 20.1.7 **Documentation :** The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

21. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

22. **ALTERNATIVE DISPUTE RESOLUTION :**

22.1 **Disputes :** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal described in Clause 22.1.1 below and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

22.1.1 **Constitution of Arbitral Tribunal :** The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be jointly nominated by both the parties herein.

22.1.2 **Place :** The place of arbitration shall be Kolkata only.

22.1.3 **Binding Effect :** The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

23. **JURISDICTION :**

23.1 **District Court :** In connection with the aforesaid arbitration proceeding, only the District Judge, Nadia, and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Land]

ALL THAT piece and parcel of a demarcated and vacant plot of Bastu land measuring **18.44 (Eighteen Point Four Four) Decimals** be the same a little more or less, lying and situate at **Mouza - Kamalpur**, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, comprised in **R.S. Dag No. 231, L.R. Dag No. 231**, under R.S. Khatian No. 679, **L.R. Khatian No. 229** (in the name of **Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased**), A.D.S.R.O. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, Pin No. 741222, in the State of West Bengal. The said demarcated plot is butted and bounded as follows :-

ON THE NORTH : 15 ft. Wide Metal Road.
ON THE SOUTH : Land of Shyamal Chakraborty.
ON THE EAST : Land of Mou Bhattacharya.
ON THE WEST : Land of Mukul Sangha.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building/s over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :- :-

1. The Landowners will jointly get 25% (Twenty Five Percent) of the total constructed area in the proposed building in form of self contained flats/shops/garages, so to be constructed by the Developer on the schedule property, which is morefully mentioned in the First Schedule hereinbefore written, together with undivided proportionate share of

land, common areas, common amenities and common facilities in the said building.

Later on, after preparation of the Floor Plan, the flats/shops/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats/shops/garages within the purview of the Landowners' Allocation that will be considered as a part of this development agreement.

2. The Landowners will also jointly get a sum of Rs.10,000/- (Rupees Ten Thousand) only as refundable security deposit to be payable by the Developer at the time of signing, executing and registering of this present Development Agreement. The aforesaid security deposit will be returned back by the Landowners to the Developer on or before receiving possession of their Landowners' Allocation.
3. It is also settled that except the Landowners' Allocation as stated above, the other constructed area of the building will exclusively be treated as Developer's Allocation.
4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building 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 held by the landowners on the land/amalgamated plot of land.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining 75% (Seventy Five Percent) of constructed in the proposed building (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.

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" & 5" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring of flat will be of Floor Tiles/Marble.
5. **BATH ROOM** : Bath room fitted upto door 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 spurt.
7. **TOILET** : Toilet of European type commode with standard P.V.C. Cistern. All fittings are of standard type. One wash hand basin is in dining space.
8. **DOORS** : Sal Wood Frame. Main Door will be warden & Other door pairs of the flat of flush door.
9. **WINDOWS** : Aluminium Sliding.
10. **WATER SUPPLY** : Water supply around the clock is assured for which necessary submersible pump/deep tube well will be installed.
11. **PLUMBING** : Toilet concealed plumbing with PVC Pipe with two bibcock, one shower in the main toilet, all fittings are standard quality.
12. **VARANDAH** : Varandah will be covered upto 2'-6" height.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining 75% (Seventy Five Percent) of constructed in the proposed building (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.

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" & 5" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring of flat will be of Floor Tiles/Marble.
5. BATH ROOM : Bath room fitted upto ^{door} door 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 European type commode with standard P.V.C. Cistern. All fittings are of standard type. One wash hand basin is in dining space.
8. DOORS : Sal Wood Frame. Main Door will be wooden & Other door palla of the flat of flush door.
9. WINDOWS : Alluminium Sliding.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary submersible pump/deep tube well will be installed.
11. PLUMBING : Toilet concealed plumbing with PVC Pipe with two bibcock, one shower in the main toilet, all fittings are standard quality.
12. VARANDAH : Varandah will be covered upto 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.
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 putty 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.

SIGNED, SEALED AND DELIVERED

by the parties, in presence of :

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

2. Debanjan Nath
or
Sealdah Civil Court,
Kolkata - 700014

Nabaratna Paul
Nabaratna Paul

Pravat Ghosh
Pravat Ghosh
Landowners

Paromita Chakraborty
Paromita Chakraborty

Jayeeta Ray

Jayeeta Ray
Directors of
FLB Developers Consultants
Private Limited
Developer

DRAFTED BY

Subhabrata Basu
1st Nov 2022

SUBHABRATA BASU (Advocate)

Barrackpore Sub-Divisional Court

Reg No. WB-1889/2010

9836170309/9038392332 (e-mail - subhabratasullm@gmail.com)

Residence/Chamber - 74 Janakalyan Road, Nimta, Kolkata - 700049

A.

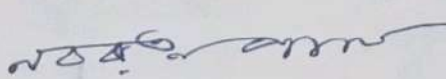
MEMO OF CONSIDERATION

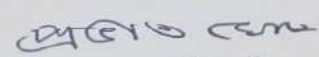
Received on or before the date of execution of this present Development Agreement, a refundable sum of **Rs.10,000/- (Rupees Ten Thousand) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

<u>Cash/Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
Any Cash.	01.11.2022	—————	10,000/—

Witnesses :-

1. Biswajit Ray
M-407, Fortune Township
Barasat, KOL-700125
2. Apankar Nath
Advocate


Nabaratna Paul


Pravat Ghosh
Landowners

DATED THE 1st DAY OF NOVEMBER 2022

at

DEVELOPMENT AGREEMENT

BETWEEN

Nabaratna Paul
Pravat Ghosh
Landowners

PLB Developers Consultants Pvt. Ltd.
Developer

Drafted By

at **Subhabrata Basu (Advocate)**

9038392332 / 9836170309

Email - subhbbratabasullm@gmail.com

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Applicant/Parentants



Handwritten signature in blue ink.

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



Handwritten signature in blue ink.

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



Handwritten signature in blue ink.

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



Handwritten signature in blue ink.

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

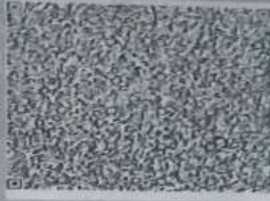
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMFPP9327E



नाम / Name
NABARATNA PAUL

पिता का नाम / Father's Name
NARESH PAUL

जन्म की तारीख /
Date of birth
02/03/1976

Nabaratna Paul
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने / पाने पर कृपया सूचित करे / लौटाए
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,
नवी मुंबई - ४०० ६१४.

Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001801961

Nabaratna Paul



 ভারত সরকার
 Government of India


 নামের পক্ষ
 Neelamrita Paul
 পিতা - নারায়ণ পাল
 Father - Narayan Paul
 জন্মতারিখ / DOB - 02/03/1978
 পুরুষ / Male



2637 2554 5343


আধার - সাধারণ মানুষের অধিকার



 ভারত সরকার
 Unique Identification Authority of India


ঠিকানা:
 পুমলিয়াসেবাগ্রাম, পুমলিয়া, নদিয়া,
 চকদাহ, পশ্চিম বঙ্গ, 741222

Address:
 PUMLIASEBAGRAM, Punglia,
 Nadia, Chakdah, West Bengal,
 741222

2637 2554 5343

 1547
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

নারায়ণ পাল

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
SSA1413681



নির্বাচকের নাম : নবরত্ন পাল
Elector's Name : Nabaratna Paul
পিতার নাম : নরেশ পাল
Father's Name : Naresh Paul
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 02/03/1976

SSA1413681

ঠিকানা:
পুমলিয়া পূর্বপাড়া (দাসপাড়া সহ) (আংশিক), পুমলিয়া,
চাকদাহ, নদিয়া-741222

Address:
PUMLIA PURBAPARA(DAS PARA SAHA)
(ANGSHIK), PUMLIA, CHAKDAHA,
NADIA-741222

নবরত্ন পাল

Date: 08/03/2013

91-চাকদাহ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
91-Chakdaha Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিট সার জোন্স ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দেশিত নম্বরে এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

নবরত্ন পাল

आयकर विभाग

INCOME TAX DEPARTMENT

PRAVAT GHOSH



भारत सरकार

GOVT. OF INDIA

GURUPADA GHOSH

01/03/1974

Permanent Account Number

APKPG3808D

प्रवीर घोष

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

प्रवीर घोष



স্বাগতম

- আপনার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিদ্যমান পরিচয় প্রমাণ / জনগণীয় প্রমাণ/ জনগণীয় প্রমাণের সাথে মিলিয়ে যাওয়া যাবে
- এটি সব ইলেকট্রনিক পত্রের জন্যই প্রযোজ্য

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- আপনার যাত্রা পুরো দেশেই
- আপনার অন্যান্যক বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণের সুবিধা দেবে।
- আপনার জন্ম তারিখ (বাবার নাম) এবং ই-মেল আইডি আপডেট করা যাবে।
- আপনার নিজস্ব স্মার্ট ফোন ব্যবহার করে mAadhaar App
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

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Unique Identification Authority of India



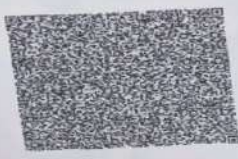
ভারত সরকার
Government of India

ভারতীয় পরিচয় পরিচয় পরিচয়
Unique Identification Authority of India

ভারতীয় পরিচয় পরিচয় পরিচয়
Enrollment No.: 0000/00111/75245

To
সকলকে
Pravat Ghosh
S/O RAJESH GHOSH
PURNIA
CHITRAKOTA
CHITRAKOTA
PUNIA
Oradeh
Nada West Bengal - 741222
7401092062

Signature valid



আপনার আপনার স্মার্ট / Your Aadhaar No. :
8764 4014 7098

YMD : 9177 8225 0487 2707

আপনার আপনার, আপনার পরিচয়



স্বাধীন পরিচয় পরিচয় পরিচয়
Government of India



সকলকে
Pravat Ghosh
Enrollment No: 01/001/1974
পুরুষ MALE

Issue Date 01/11/2013

014 7098


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SSA1412600

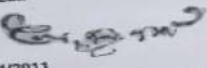



নির্বাচকের নাম : প্রভাত ঘোষ
 Elector's Name : Pravat Ghosh
 নিজের নাম : গুরুপদ ঘোষ
 Father's Name : Gurupada Ghosh
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 01/03/1974

SSA1412600

ঠিকানা:
 বড়পুলিয়া, ইলেক: অফিস পাড়া ও টালীখোলা, পুমলিয়া,
 চাকদাহ, নদিয়া, 741222

Address:
 BARAPUMLIYA, ILEK: OFFICE PARA O
 TALIKHOLA, PUMLIYA, CHAKDAH,
 NADIA, 741222



Date: 13/01/2011

91-চাকদাহ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অফিসারিকের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 91-Chakdaha Constituency

বিতরণ পরিচয়পত্র হল সঠিক ত্রিভুজের তলেই সঠিক পুর তালিকা ও একটি
 পত্রের সঙ্গে সঠিক পরিচয়পত্র পাঠানোর জন্য নির্ধারিত বর্ডে এই
 পরিচয়পত্রের নথিটি উত্তোলন করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

1128804



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2248 8955 / 7233

IDENTITY CARD



Name **SUBHA BRATA BASU**
 Advocate
 Father's/Husband's Name **SAJAL BASU**
 (BRI PRASANTA RANJAN GUHA RAY (BIMAL KUMAR CHATTERJEE)
 CHAIRMAN, EX-COMMITTEE

Card No. **C-7135**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria...**
P.O. - Nimta,
Kolkata - 700 049

Present Address **Do.**

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010**

Date of Birth **11.12.1986**

NB : Valid till WB No. is not assigned

Secretary/Assistant Secretary

Date 5 / 2 / 2011

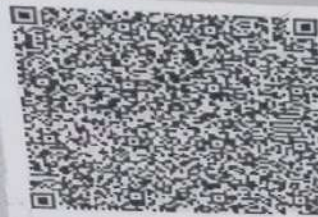
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP0267B



नाम / Name
PLB DEVELOPERS CONSULTANTS PRIVATE
LIMITED

23082018

निगमन/गठन की तारीख
Date of Incorporation/Formation
23/08/2018

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayanta Ray
Director

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Panviti Chakrabarti
Director

 **आधार** **ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ**
Unique Identification Authority of India

ঠিকানা: এলি / দেশবন্ধু নগর
রাজারহাট গোপালপুর (এম)
দেব বন্ধু নগর, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: AC-15/12,
DESHBANDHU NAGAR,
Rajarhat Gopalpur (m), North
24 Parganas, Jyangra, West
Bengal, 700059

3376 1290 3473

 1947
1800 300 1947

 help@uidai.gov.in

 www
www.uidai.gov.in

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paromita Chakrabarty

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAROMITA CHAKRABORTY
AMAL CHANDRA RAY
17/09/1973
Permanent Account Number
AEJPC4247G



*Paromita
Chakraborty*

Signature

PLB DEVELOPERS CONSULTANTS PVT. LTD.
Paromita Chakraborty
Director

भारत सरकार
GOVERNMENT OF INDIA

जयिंता रॉय
Jayeeta Ray
जन्मतिथि / DOB: 08/03/1984
महिला / FEMALE

8255 4009 8416

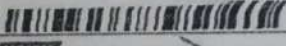
आमार आधार, आमार परिचय

PLB DEVELOPERS CONSULTANTS PVT. LTD.
Jayeeta Ray
Director

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
उत्तरे/७: विश्वजित राय, ५म/४०७,
फर्तून टाउनशिप, काजी पारा,
बारासात (म), उत्तर २४ पारगना,
पश्चिम बंग - ७००१२४

Address
W/O: Biswajit Ray,
M/407, FORTUNE
TOWNSHIP, KAZI PARA,
Barasat (m), North 24
Parganas,
West Bengal - 700124

8255 4009 8416 

 R.O. Box No. 1947

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayanta Ray
Director

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN BANGAR ROY ROAD, KOLKATA - 700001
 PHONE : 2241 8888 / 7333

IDENTITY CARD

Name SUBHA BRATA BASU
Profession Advocate
Father's/Husband's Name SAJAL BASU
Enrolment No. F / 1549 / 2010
Date of Enrolment 05.10.2010
Valid till Not assigned



CHAIRMAN PRABHAKAR CHATTERJEE
SECRETARY BIPIN KUMAR CHATTERJEE
ASST. SECRETARY RAJIB KUMAR CHATTERJEE

Card No. C - 7135

Address Recorded on the Roll 74, Janakalyan Road, Belghoria,
 P.O. - Nimta,
 Kolkata - 700 049

Present Address - Do -

Enrolment No. F / 1549 / 2010

Date of Enrolment 05.10.2010

Date of Birth 11.12.1986

NB : Valid till WB No. Is not assigned

Date 5.12.2010

Secretary/Assistant Secretary

Subhabrata Basu
 Adv.
 1/11/22



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700091
 PHONE : 2248 8968 / 7233

IDENTITY CARD



Name: **SUBHA PRATA HAYU** Advocate

Father's/Husband's Name: **SAJAL HAYU**

(SRI PRASANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
 CHAIRMAN EX COMMITTEE

Date of Birth: 7/1956

Secretary/Assistant Secretary



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN, BANKAR ROY ROAD, KOLKATA - 700001
 PHONE - 2241 1888 / 7233

IDENTITY CARD



Name: **SUBHA BRATA BASU** Advocate
 Father's/Husband's Name: **SAJAL BASU**
 (DR) PRASANTA RANJAN GUHA BAYALIMAL KUMAR CHATTERJEE
 CHAIRMAN, EX-COMMITTEE, WEST BENGAL BAR COUNCIL

Card No. **G - 7136**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria,**
P.O. - Nimta,
Kolkata - 700 049

Present Address

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010**

Date of Birth **11.12.1986**


NB : Valid till WB No. is not assigned

Date \$

Secretary/Assistant Secretary

Subhabrata Basu
 Adv.
 1/11/22

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, MIRAN BANKAR ROY ROAD, KOLKATA - 700004
 PHONE: 2241 8344 / 2233




IDENTITY CARD

Name: **SUEHA BRATA BASU** Advocate

Father's/Husband's Name: **SAJAL BASU**

BAR COUNCIL OF WEST BENGAL
 (PRIYABRANTA RANJAN GUHA BAYALIMAH KUMAR CHATTERJEE)
 CHAIRMAN, EXECUTIVE COMMITTEE, BAR COUNCIL OF WEST BENGAL



Card No. **C-7135**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria,
 P.O. - Nimta,
 Kolkata - 700 049**

Present Address - Do -

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010**

Date of Birth **11.12.1986**

NB : Valid till WB No. is not assigned

Date **5.12.2010**

Secretary/Assistant Secretary

Subhabrata Basu
 ADV.
 1/11/22

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN BANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2248 8958 / 7233

IDENTITY CARD

Name **SUBHA BRATA BASU** **Advocate**

Father's/Husband's Name **SAJAL BASU**



Signature **(BIMAL KUMAR CHATTERJEE)**
 CHAIRMAN, EX-COMMITTEE

Card No. **C-7136**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria,**
P.O. - Nimta,
Kolkata - 700 049

Present Address **- Do -**

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010**

Date of Birth **11.12.1986**

NB : Valid till WB No. is not assigned

Date 5 / 11 / 2011

Secretary/Assistant Secretary

Subhabrata Basu
 Adv.
 1/11/21



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2248 8986 / 7233

IDENTITY CARD



Name **SUBHA BRATA BASU** Advocate
 Father's/Husband's Name **SALAL BASU**
 (SRI PRASANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
 CHAIRMAN, EX-COMMITTEE CHAIRMAN

Card No. **C-7136**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria...**
P.O. - Nimta,
Kolkata - 700 049

Present Address **- Do -**

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010** Date of Birth **11.12.1986**

NB : Valid till WB No. is not assigned

Date **1.2.2011**

Secretary/Assistant Secretary

Subhabrata Basu
 Adv.
 1/1/21

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1981)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2243 8086 / 7233

IDENTITY CARD

Name **SUBHA BRATA BASU** **Advocate**

Father's/Husband's Name **SAJAL BASU**

(BRI PRASANTA RANJAN GUHA RAY (BIMAL KUMAR CHATTERJEE) CHAIRMAN, EX-COMMITTEE)




Card No. **C - 7136**

Address Recorded on the Roll **74, Janakalyan Road, Belghoria...**
P.O. - Nimta,
Kolkata - 700 049

Present Address **- Do -**

Enrolment No. **F / 1549 / 2010**

Date of Enrolment **05.10.2010**

Date of Birth **11.12.1986**

NB : Valid till WB No. is not assigned

Date **5 . 2011**

Secretary/Assistant Secretary

Subhabrata Basu
 1/11/21

Major Information of the Deed




No / Year	I-1902-13032/2022	Date of Registration	01/11/2022
	1902-2003069367/2022	Office where deed is registered	
	21/10/2022 9:29:45 PM	A.R.A. - II KOLKATA, District: Kolkata	
Part Name, Address Details	SUBHARATA BASU BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas BENGAL, PIN - 700120, Mobile No. : 9836847883, Status : Advocate		
Sale, Development Agreement or Construction	Additional Transaction [4305] Other than Immovable Property Declaration [No of Declaration : 2] than Immovable Property, Receipt		
Market Value	Market Value Rs. 49,78,800/-		
Duty Paid(SD)	Registration Fee Paid Rs. 205/- (Article: E, E, B)		
21/- (Article: 48(g))			

Details :

Plot: Nadia, P.S:- Chakdaha, Gram Panchayat: TATLA-II, Mouza: Kamalpur, JI No: 15, Pin Code : 741222

Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)
LR-231 (RS)	LR-229	Bastu	Bastu	18.44 Dec	1/-	49,78,800/-
Grand Total :				18.44 Dec	1/-	49,78,800/-

Lord Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri NABARATNA PAUL Son of Late NARESH PAUL Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 , Place : Office			
PUMLIYA, City:- , P.O:- CHAKDAHA, P.S:- Chakdaha, District:- Nadia, West Bengal, 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN: AMxxxxxx7E, Aadhaar No: 26xxxxxxxx5343, Status : Individual, Executed by: Self Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 , Place : Office			

Major Information of the Deed



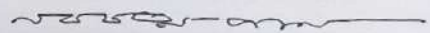
No / Year	I-1902-13032/2022	Date of Registration	01/11/2022
Date	1902-2003069367/2022	Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Part Name, Address er Details	21/10/2022 9:29:45 PM	SUBHARATA BASU BARRACKPORE COURT,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9836847883, Status :Advocate	
ction Sale, Development Agreement or Construction	Additional Transaction		
ment	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
orth value	Market Value		
1/-	Rs. 49,78,800/-		
mpduty Paid(SD)	Registration Fee Paid		
7,021/- (Article:48(g))	Rs. 205/- (Article:E, E, B)		
marks			


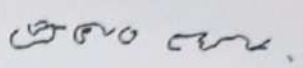
and Details :

District: Nadia, P.S:- Chakdaha, Gram Panchayat: TATLA-II, Mouza: Kamalpur, JI No: 15, Pin Code : 741222

ch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-231 (RS :-)	LR-229	Bastu	Bastu	18.44 Dec	1/-	49,78,800/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					18.44Dec	1 /-	49,78,800 /-	

Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri NABARATNA PAUL Son of Late NARESH PAUL Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office	 01/11/2022	 LTI 01/11/2022	 01/11/2022
PUMLIYA, City:- , P.O:- CHAKDAHA, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx7E, Aadhaar No: 26xxxxxxxx5343, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr. PRAVAT GHOSH (Presentant) Son of Shri GURUPADA GHOSH Executed by: Self, Date of Execution: 01/11/2022 Admitted by: Self, Date of Admission: 01/11/2022 ,Place of Admission: Office	 01/11/2022	 LTI 01/11/2022	 01/11/2022
PUMLIYA, City:- , P.O:- CHAKDAHA, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- APxxxxxx8D, Aadhaar No: 87xxxxxxxx7098, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office			

Developer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED DESHBANDHU NAGAR, BAGUIATI, 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Smt PAROMITA CHAKRABORTY Wife of Shri BASUDEB CHAKRABORTY Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office	 Nov 1 2022 4:08PM	 LTI 01/11/2022	 01/11/2022
DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , 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: 33xxxxxxxx3473 Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)				
2	Smt JAYEETA RAY Wife of Shri BISWAJIT RAY Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office	 Nov 1 2022 4:10PM	 LTI 01/11/2022	 01/11/2022

ORTUNE 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: 82xxxxxxxx8416 Status : Representative, Representative
of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBHABRATA BASU of Shri SAJAL BASU NAKALYAN ROAD, 74, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700049			
	01/11/2022	01/11/2022	01/11/2022
Identifier Of Shri NABARATNA PAUL, Mr PRAVAT GHOSH, Smt PAROMITA CHAKRABORTY, Smt JAYEETA RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NABARATNA PAUL	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-9.22 Dec
2	Mr PRAVAT GHOSH	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-9.22 Dec

Land Details as per Land Record

District: Nadia, P.S:- Chakdaha, Gram Panchayat: TATLA-II, Mouza: Kamalpur, JI No: 15, Pin Code : 741222

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 231, LR Khatian No:- 229	Owner:নরেন্দ্র চন্দ্র ভট্ট, Gurdian:শ্যামা চরন ভট্ট, Address:কামালপুর, Classification:বাঁশবাগান, Area:0.23000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190213032 / 2022

01-11-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:03 hrs on 01-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr PRAVAT 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 9,78,800/-

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

Execution is admitted on 01/11/2022 by 1. Shri NABARATNA PAUL, Son of Late NARESH PAUL, PUMLIYA, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 2. Mr PRAVAT GHOSH, Son of Shri GURUPADA GHOSH, PUMLIYA, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business
Indetified by Shri SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, 74, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-11-2022 by Smt PAROMITA CHAKRABORTY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (Private Limited Company), DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059
Indetified by Shri SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, 74, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate
Execution is admitted on 01-11-2022 by Smt JAYEETA RAY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (Private Limited Company), DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059
Indetified by Shri SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, 74, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 205.00/- (B = Rs 100.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 121/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2022 12:28AM with Govt. Ref. No: 192022230153876568 on 01-11-2022, Amount Rs: 121/-, Bank: SBI EPay (SBlePay), Ref. No. 6191810934627 on 01-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 373636, Amount: Rs.1,000.00/-, Date of Purchase: 21/10/2022, Vendor name: S CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2022 12:28AM with Govt. Ref. No: 192022230153876568 on 01-11-2022, Amount Rs: 6,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6191810934627 on 01-11-2022, Head of Account 0030-02-103-003-02

Signature

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 449175 to 449210
being No 190213032 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.02 16:27:07 -07:00
Reason: Digital Signing of Deed.

11/2/22

(Satyajit Biswas) 2022/11/02 04:27:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)