

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer will get 57% of the total construction area of the proposed multistoried building to be constructed by the 2nd party/developer herein except landowner allocation together with undivided common proportionate share of land and all common area and facilities attached to the said land as prorate basis.

And Further that as an developer intend to opportunity from competent authority to avail any extra floor other than (G+4) storied area onward of above G+4 storied area Developer shall get 70% constructed area of the upper floor or floors Onwards other than (G+4) onward, the owners shall provided to the Developer 70% area in the above floor mentioned and described in the Third Schedule written thereunder and Developer shall constructed multistoried building to be constructed by the developer herein except the owners allocation together undivided common proporate share of land together with all area of common area and facilities to the said land as a prorata basis morefully and particularly described in the Third schedule hereunder written. And hereinafter referred to the Developer allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS COMMON FACILITIES AND COMMON
EXPENSES)

The Owners along with the other co-owners, occupiers, society or Syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the Schedule 'A';
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Panchayet connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicton from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) Top roof of the said building.
- xiii) Caretaker room.
- xiv) Lift.

THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF THE CONSTRUCTION

(For land owner)

- Structure : Building designed with R.C.C framed structure which rest on individual column, design approved by the competent Authority.
- External Wall : 8" thick brick wall and plastered with cement mortar.
- Internal Wall : 5" thick wall and plaster with cement motor; wall between two rooms will be 5"

- Flooring : Flooring is Marble with 4' skirting (all Bed rooms, drawings, dining space and verandah)
- Bath room : Bath room fitted upto 6' height withy designer glazed tiles of standard brand bath room floor standard marble.
- Kitchen : Cooking platform and sink will be of black STONE SINK AND 4' height glazed standard tiles above the platform to protect oil spot and flooring standard marble.
- Toilets : One toilet of white commode of standard brand with standard P.V.C. cistern, another toilet of Orissa type white pan of standard brand with standard P.V.C. cistern. All fittings are standard type. One wash hand basin is in dining space of each flat.
- DOORS : All doors are good quality wooden frame and flash door shutter, main door shutter will be of sal wood frame and wooden door with standard lock and peep hole on main entrance door, anodized aluminium tower bolt in all doors.
- WINDOWS : Steel window frame with fully glass, Panel will be good quality will be provided in the windows.
- WATER SUPPLY : Water supply round the clock is assured for which necessary deep tube well will be installed.

PLUMBING : Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

VERANDAH : Verandah grill will provide 1'-9" height from 1'-0" top of floor.

OTHER WORKS :

- a) Full concealed wiring with copper conduct.
- b) In bed room two light points, only one 5 Amp plug point, one fan point and one tube light point.
- c) Living/Dining room : three light points, two fan points, one 5/15 Amp plug and one T.V. point.
- d) Kitchen : one light point, one exhaust fan point and one 15 amp. Plug point and one Tube point.
- e) Toilet : one light point, one exhaust fan point.
- f) Verandah : one light point and one plug point.
- g) One light point at main entrance.
- h) Calling bell : one calling bell point at the main entrance and switch at the entrance of the flat.

13. ELECTRIC: Electric meter, mother meter and transformer (if any) will be installed by the Developer at its cost and the said Developer for individual electric meter will be borne by the Land Owners for their allocation.

14. PAINTING

- a) inside wall of the flat will be finished with plaster of paris.
- b) All doors and windows frame and shutter painted with two coats white primer.

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


IN WITNESSES WHERE OF both the parties hereto have set and subscribed their respective hands and sealed out of their free will and word and fully understanding the contents hereof the months day and year first above written.

WITNESSES:-

In present of

1. *Debanjan Das*
Kunt Sankar Barua's
Kool - 102

2. *Janeeshae Chowdhury*
8 No Old post office
Street KOL-1

1. *Prasanna Pramanik*2. *Manoj Pramanik*3.  L.T.I of Chitradan
Pramanik by the hands
of *Rajendra Nath*4. *Signature*SIGNATURE OF THE FIRST
PART/LAND OWNERS

GLS Realty Pvt. Ltd.

2.

Lakshmi Kanta Kaul
Director

SIGNATURE OF THE OTHER
PART/DEVELOPER/BUILDER

Drafted by

Goutam Roy
(MR. GOUTAM ROY)

Advocate

High Court, Calcutta
8, Old Post Office Street,
Ground Floor, Kolkata

Type by :

10, Old Post Office Street,
Kolkata - 700001

*Read over explained
in Bengali language.
Goutam Roy
Advocate.*

MEMO OF CONSIDERATION

Received from the within named **SECOND/OTHER** PARTY a sum of Rs.5,00,000/- (Rupees Five Lakhs) being advance money at the time of execution of this Agreement as per memo below :-

<u>Sl. No.</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>
	Cash/Cheque No.	5,00,000/-
i)	312052 - 2,00,00	2,00,000/-
ii)	312053 - 1,00,00	1,00,000/-
iii)	312054 - 1,00,00	1,00,000/-
iv)	332055 - 1,00,00	1,00,000/-
	Total	5,00,000/-

dated. 21/11/13
 Syndicate Bank
 New Town
 (Rupees five Lakhs) only

WITNESSES :-

1. Jafankur Mostafar

[Signature]
 Manaranga Pramanik
 Pramanik



L.T.I. of Chitrandan Pramanik by the Pen of Aleyendra Mostafar

2. Janeeshree Chowdhury

[Signature]
 Jafankur Mostafar

SIGNATURE OF THE FIRST PART/ OWNERS/OCCUPIERS

SPECIMEN FORM FOR TEN FINGER PRINTS



Pranav

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Pranav

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

L.T.F. of Chandan
Pranav by 44
Per 44
Pranav



Pranav

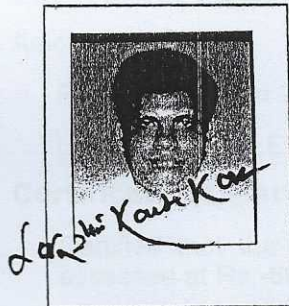
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



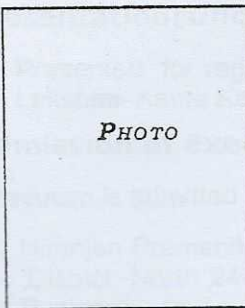
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00728 of 2013
(Serial No. 00808 of 2013)

On

Payment of Fees:

On 21/01/2013

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, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 5503.00/-, on 21/01/2013

(Under Article : ,E = 14/- on 21/01/2013)

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.-66,44,356/-

Certified that the required stamp duty of this document is Rs.- 10011 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 9020/- is paid, by the draft number 174109, Draft Date 21/01/2013, Bank Name State Bank of India, MAHISGOTE, received on 21/01/2013

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

Presented for registration at 13.58 hrs on :21/01/2013, at the Office of the A.D.S.R. RAJARHAT by Lakshmi Kanta Kar , one of the Executants.

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

Execution is admitted on 21/01/2013 by

1. Niranjan Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
2. Manoranjan Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
3. Chittaranjan Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
4. Anjali Khosho, wife of Shripati Khosho , Murgacha Dharampur, Thana:-Ghola, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

21 JAN 2013

Additional District Sub-Registrar
Rajarhat, North 24 Parganas
(Deputy Registrar)
Additional District Sub-Registrar
EndorsementPage 1 of 2

21/01/2013 15:56:00




Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00728 of 2013

(Serial No. 00808 of 2013)

5. Puspa Rani Mandal, wife of Rampada Mandal , Kamia Kumar Para, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Lakshmi Kanta Kar
Director, M/s G L S Reality Pvt Ltd, Rajbanshipara Tarulia Rd Krishnapur, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102.
, By Profession : Business
Identified By T Kr Naskar, son of S Naskar, Krishnapur, , , P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar




Additional District Sub-Registrar
Rajarhat, North 24 Parganas

21 JAN 2013









(Debasish Dhar)
Additional District Sub-Registrar


Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00808 / 2013, Deed No. (Book - I , 00728/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lakshmi Kanta Kar Tarulia 1st Lane, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 21/01/2013	 LTI 21/01/2013	<i>Lakshmi Kanta Kar</i> 21/01/2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Niranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>Niranjan Pramanik</i>
2	Manoranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>Manoranjan Pramanik</i>
3	Chittaranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>L.T.E. of Chittaranjan Pramanik by the son of Debyendu Pramanik</i>
4	Anjali Khosho Address -Murgacha Dharampur, Thana:-Ghola, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 21/01/2013	 LTI 21/01/2013	<i>Anjali Khosho</i>


 Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas
 (Debasish Dhar)

Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00808 / 2013, Deed No. (Book - I , 00728/2013)

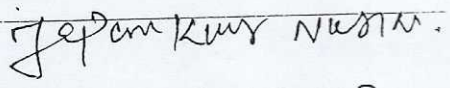
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Puspa Rani Mandal Address -Kamia Kumar Para, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 21/01/2013	 LTI 21/01/2013	
6	Lakshmi Kanta Kar Address -Tarulia 1st Lane, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Confirming Party	 21/01/2013	 LTI 21/01/2013	

Name of Identifier of above Person(s)

T Kr Naskar
Krishnapur, , , P.O. :- ,District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700102

Signature of Identifier with Date


21/01/2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 14991 to 15034
being No 00728 for the year 2013.



(Debasish Dhar) 21-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal