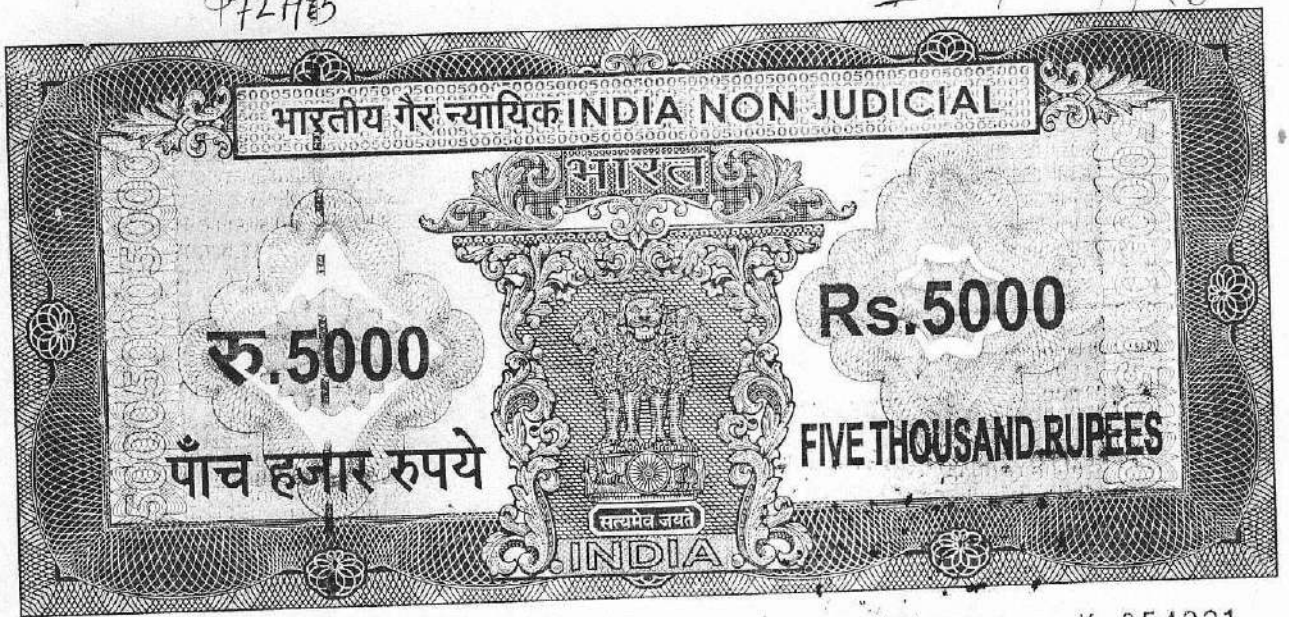


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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013/2764755/23

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Somanda
Addl. District Sub-Registrar
Burdwan, South 24 Parganas

09 NOV 2023

Somanta Mukherjee
Mukherjee
Romney

Priyanka Sen.

JOINT VENTURE (DEVELOPMENT) AGREEMENT

THIS JOINT VENTURE AGREEMENT made on this 8th day of November 2023 (Two Thousand and Twenty Three)

BETWEEN

Adv.
Adv.



1452 08/11/23

Prityanka Sen. Benin pr Dutto Pass

ভেঞ্জনা :- শ্রী মণ্ডল দে
বাকুইপুৰ সাৰ-ৰেজিষ্টাৰী অফিস
জেলা-দাক্ষিণ ২৪ পৰগণা

Prityanka Sen.
v.c.T.f
2733



Prityanka Sen.
v.c.T.f
2734



S. T. CONSTRUCTION
Partner

v.c.T.f
2735



District Sub-Registrar
Benipur, South 24 Parganas

Sanjay Mukherjee
Partner

08 NOV 2023

Handwritten notes at the bottom left, including names and numbers like 287, 11.

(2)

*Srimanta Mukherjee
Tanmoy Mukherjee*

Priyanka Sen.

SMT. PRIYANKA SEN, W/o Udayan Sen (PAN-CCCPS7890A) (Mob.9674682929), by faith- Hindu, by occupation Business residing at Baruipur Dutta Para, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata - 700144 hereinafter called and referred to as the **LAND OWNER** (which term or expression shall unless exclude by or otherwise repugnant to the subject or context be deemed to mean and include her heir, successors executor administrator, legal representatives and assigns) of the **FIRST PART**.

AND

S.T. CONSTRUCTION (PAN. ADOFS 4098R) a Partnership Firm, having its office at Nandipara Dutta Para Road. Post Office and Police Station Baruipur, Kolkata-700144, District South 24 Parganas, represented by its Partners namely (I) **SRI SRIMANTA MUKHOPADHYAYA** (P.A.N. AJLPM8616L, Mobile No.9432553807, Voter ID No. WB/18/104/312468 son of Late Onkar Nath Mukhopadhyaya, (II) **SRI TANMOY MUKHERJEE** (P.A.N. AKGPM6214L, Mobile No.9153036911) son of Sri Tapan Mukherjee, both are by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Nandipara Road, Bhattacharjee Para, Post Office and Police Station Baruipur, Kolkata-700144, District South 24 Parganas, hereinafter referred and called to as the **DEVELOPERS** (which term or expression shall unless excluded by or repugnant to the context shall meaning thereto deemed to mean include its executors, legal representatives, successors-in-office and assigns) of the **SECOND PART**.

Adv.

(3)

Sumantra Mukherjee
Honey Mukherjee

Priyanka Sen.

WHEREAS the landowners herein the absolute owner of the land measuring about 02 Katha or 3.30 Dec. be the same a little more or less and the said land has been morefully described in the First Schedule written hereunder.

AND WHEREAS land belonged to Abani Kumar Mitra and he executed a Mourashi Mokrari Patta of 12 Katha out of 21 Dec. of land in favour of Ajit Kumar Sen in the year 1952 being No. 5989 being rent of Rs. 6 only.

AND WHEREAS the said Ajit Kumar Sen while was absolute owner also is khas possession and he duly mutated his name in B.L & L.R.O. of R.S. Khatian no. 5367 of Mouza Baruipur, J.L. No. 31, P.S. Baruipur, Dist. South 24 Parganas.

AND WHEREAS the said Ajit Kumar Sen died intestate leaving behind wife Kanchan Mala Sen, one son Samir Kumar Sen and four daughters namely Uma Dutta, Rama Dutta, Sima Ghosh & Ruma Dutta as his legal heirs and successors.

AND WHEREAS the said Kanchan Mala Sen, Samir Kumar Sen, Uma Dutta, Rama Dutta, Sima Ghosh & Ruma Dutta while was in khas possession they jointly sold out their land to Gopal Krishna Mondal executed on 12/08/1996 registered on 16/09/1996 recorded in Book No.

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Adm.

(4)

Shriamanta Lush-pudhya
Bhawanji Mukherjee

Priyanka Sen.

1, Volume No. 51 pages from 459 to 466 being deed No. 4155 registered in the office of A.D.S.R. Baruiipur .

AND WHEREAS the said Gopal Krishna Mondal while was in khas possession he applied for mutation on 30/03/1998 being Memo No. VII/114/Mics.98 Dt. 30/03/1998 and also mutated his name from Baruiipur Municipality paid by Tax under Baruiipur Municipality Ward No. 5 .

AND WHEREAS the said Gopal Krishna Mondal while was absolute owner while was in Khas possession he sold out 02 Katha or 3.30 Decimal of land to the present vendor on 08/11/2023 being deed No. 9634... registered in the office of A.D.S.R. Baruiipur for the year 2023 for as the present land owner absolute owner ceased and possessed the land area 02 Katha or 3.30 Decimal which is free from all encumbrances lien lispence charges whatsoever hereinfater written and the said land has been forefully and particularly described in the schedule under written

AND WHEREAS the landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Baruiipur Municipality on his said first schedule land and to make construction of a new building on his said land she has no such experience in the matter and so the land owner approached the parties of Second part herein to

Shriamanta Lush-pudhya
Bhawanji Mukherjee

Priyanka Sen.

Adv.

(5)

Sarwanthi Mukherjee
Ganraj Mukherjee.

Pranjana Sen.

make construction of the new building as per sanctioned building plan to be sanctioned by the Baruipur Municipality at the cost of the second part as well as specification annexed in second schedule herein .

AND WHEREAS the parties of the second part called to as the Developer herein have agreed to make the construction of the proposed new building s in flat system for residential and other commercial proposed in exchange of getting his cost of construction and his remuneration for supervision of such construction in kind of flats , car parking space , godown , shop etc. after giving the landowner's allocation as morefully described and mentioned hereunder written and it is appearing as consideration for the land as described in the First Schedule hereunder written .

AND WHEREAS the parties of the second part herein shall get rest of the construction of said proposed building it has been clearly mentioned and described hereunder that the parties of the second part shall erect the entire proposed building at his cost and supervision and labour and there after shall deliver the landowner's allocation as mentioned herein to be created as per annexed specification as well as sanctioned building plans to be sanctioned by Baruipur Municipality and to meet up such experience he shall collect the advance or part payment of the consideration money from the sale of his portion to be sold to the interested parties from wherein he shall collect entire cost of construction

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(6)

Prasanta Kumar Das
Harvey M. Chatterjee

Prasanta

Pradyumna Sen.

as well as cost of land in connection with the said flats , car parking ,
godown other commercial spaces etc.

AND WHEREAS the parties of the second part has agreed to do flat
construction a multistoried buildings on the said land minimum G+4 and
up to maximum height as per sanctioned building plan to be sanctioned
by Baruipur Municipality at his cost and providing for common area and
other facilities for the purpose of selling of flats as described hereunder .
The parties of the second part shall get and enjoy all other flats, car
parking, Godown , any commercial space etc. proposed building to be
constrctued excluding the portions to be given landowners by the
Developer on the following terms and conditions hereinafter appearing .

ARTICLE I: TITLE, INDEMNITY & DECLARATION

i) The Owners are hereby declares that he has good und absolute
right and title to the said premises without any claim right or interest of
any person or persons claiming under on in trust for the owner and the
owners has a good and marketable title to enter into this Agreement with
the Developer and the Owner hereby undertakes to indemnify and keep
indemnified the Developer against any and every part of claim action and
demand whatsoever in respect of the said premises

ii) The Developer shall construct and complete the buildings on the
said premises in a proper and workman-like manner in terms of the

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Adv.

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Somanth Kulkarni
Hemant Muthuraj

S.T.

PAINTER

Prayanka Sen

sanctioned plan and as per Specifications of construction mentioned in the Second Schedule hereunder written

- iii) The Owners hereby assures and declares that there is no excess vacant land within the meaning of the urban and Ceiling & Regulation) Act, 1976 on the said premises:
- iv) The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises as agreed between the parties hereto and to retain the developer's Allocation therein without any interference from the Owners or any person or persons claiming through or under or in trust for him.
- v) It is clearly agreed and understood between the owner and the Developer that entering into this Agreement for development of the building will not be construed any Partnership between owner and the Developer and forming of Association of persons involving the said premises and during the period of construction of the buildings, the Developer shall hold the possession of the said premises as licensee and not in any other capacity.

ARTICLE I DEVELOPMENT RIGHTS

- i) The owner hereby grant exclusive right to the Developer to build upon and commercially use the said premises for construction of

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Adv.

(8)

Srinivasan Murthy
Banaru Murthy

Prayanka Sen

building or buildings in accordance with the sanctioned plan or the revised plan to be sanctioned by appropriate authority with such alternation or modifications as may be thought fit by the developer .

- ii) All applications, plans and other papers and documents shall be submitted by the Developer in the name and as lawful constituted attorney to the Attorney of the Owners and the Developer will pay all costs and fees required to be paid or deposited for revised sanction of the plan, if any, for the building/s and/or commercial use if the said premises the Landowner will execute a registered General Power of Attorneys in favour of the Developer for smooth construction work .
- iii) The developer has a right to amalgamate the schedule land with the other adjacent land with a single holding from Baruipur Municipality .

ARTICLE-III: COMMENCEMENT

This Agreement shall be deemed to have come into effect from this day and all acts, deeds and things done by the Developer on the basis of the terms and conditions herein contained are ratified by this Agreement.

ARTICLE IV: BUILDING

- i) The Developer shall at its own costs construct the building on the said premises with 1st class Building materials .
- ii) The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any consequent sanctioned or

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Shri. Anil Kumar Singh
Ganraj Mukherjee

Prajyot Sen

approval relative to the construction of the building on the said premises .

iii) The Developer sanction the building plan within 90 days from the execution this agreement .

iv) (The building construction will be completed within 26 (Twenty Six) months from the date of sanction of the building plan from Baruipur Municipality.

ARTICLE-V: SPACE ALLOCATION

On the basis of the total area comprised to the said first Schedule land and as per the rules and regulations of the Baruipur Municipality, it has been agreed that the said built up area shall be divided and allocated between the Owner and Developer hereinafter called "The Owner's Allocation" and "The Developer Allocation where as the owner will be entitled to 40:60 Sq. Ft. built-up area of the flat & car parking spaces out of my total built up area and rest of developer's area (developer shall pay to the) owners a total Rs. 50,000.00 (Rupees Fifty Thousand) only which is adjustable/ refundable deposit amount will be paid at the time of signing of this agreement which the owner hereby admit and acknowledge as per memo or receipt hereunder written) after plan sanction of Baruipur Municipality within 30 (Thirty days) at the time of allocation registration of date .

Part - I

Owner's Allocation

40% of the built-up area of the flat car parking space will be provided to the owner will accept the possession of the owner allocation after the

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Adv.

(10)

*Siranturthachampadhye
Sourav Mukherjee*

Priyanka Sen

completion of work and after obtaining completion certificate by the Developer from the Baruipur Municipality immediately after completion of work of the owner allocation in a complete habitable condition the Developer will inform the same to the Owner by written notice requesting him to take the delivery of possession of the owner allocation fixing the date and time .

PART-II

DEVELOPER'S ALLOCATION

Balance / remaining 60% built up area of the flats , car parking spaces other than the Owner's Allocation .

Be it clearly mentioned that, the Landowner and the Developer will cut a Specified Agreement within 30 days from the sanction of the building plan, whereby the proper demarcation if both the parties will be clearly mentioned in respect of their respective allocations, and that will be done in a reciprocal manner

It is specifically mentioned that before delivering the Owner Allocation in a complete habitable condition with the completion certificate from the Baruipur Municipality, the Developer will not be entitles to execute any Sale Deed and to deliver any portion of the Developer's Allocation to any purchaser/s or developer after delivering owner's allocation with completion certificate of the Baruipur Municipality with possession letter then developer sale and handover his allocation portion otherwise or not .

Adv.

(11)

Prigyanika Sen
Prigyanika Sen

Prigyanika Sen

The Owners shall be entitled to sell, transfer, let out or enter into any contract for sale or transfer of the Owner Allocation, after delivery of owner's allocation the Developer will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation

No further consent or authority shall be required from the Owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or to deal with the sub Developer's Allocation and the Owner hereby consent in the same.

That the Electric Meter which installed in the owner's name, the said electric meter can hander over in favour of the Developer after complete the owner's allocation .

ARTICLE-VI: CONSIDERATION AND PAYMENT

- i) All costs, charges and expenses for construction and it development of the proposed building shall be paid, bore and discharged by the Developer
- ii) in consideration of the Owner having agreed to allow the Developer to develop the said premises and appropriate Developer' allocation the Owner shall not be liable to make any payment on account of the Owner Allocation save and except what are mentioned in Article .

Prigyanika Sen

(12)

Sumanta Kumar Dasgupta
Harvey M. Mather

WITNESSES

Pratibha Sen

- iii) In consideration of the Developer bearing all costs, charges and expenses for construction and development of the proposed building on the said premises, the Developer shall not be liable or required to make any payment to the owner on account of the land said premises/Developer's Allocation.

ARTICLE-VII: OWNER'S OBLIGATION

- i) The owner shall permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at his own costs at the said premises subject to the terms and conditions herein contained
- ii) Simultaneously with the execution of this Agreement the Landowner will also execute a registered General Power of Attorney in favour of the Developer for smooth running of the construction work.

ARTICLE. VIII: DEVELOPER'S OBLIGATION

The Developer shall carry out the construction in work in proper manner and shall deliver the Landowner his allocation within the time mentioned hereinabove .

Adv.

(13)

Suzanulata Luta-fachyga
Hansraj Mulhraj

Priyanka Sen

ARTICLE IX JURISDICTION

Any difference and disputes arising out of the Agreement between the parties herein shall be referred to any competent Court of Law having pecuniary and territorial jurisdiction to the same.

ARTICLE-X: COMMON FACILITIES

- i) The Developer will pay all arrears, rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the Owner and Developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately, and such common maintenance charges will be calculated between the Landowner and the Developer after taking possession, and such common expenses shall be paid by the Owner am the date of taking possession of his allocations in the proposed new building/s.
- ii) As soon as the building is completed and certified by the Architect in be fit for occupation, the Developer shall give written notice to the Owner requesting him to take possession of the Own Allocations in the building and on and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Land Taxes, rates and other public, outgoings and maintenance charges whatsoever payable in respect of the Owner Allocation, the rates to

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(14)

Shri. Manoj Kumar Singh
Hansraj Nuthanji

Prayanka sen.

be apportioned pro-rata with reference to the saleable space if they are levied on the building as a whole.

- iii) The owner and the Developer shall punctually and regularly pay the said rules to the concerned authorities in consultation with each other and each of them shall keep indemnified the other against all action , claims, demands, costs, charges, expenses, proceedings whatsoever directly or indirectly instituted against suffered or incurred by the owner / Developer .

ARTICLE XI: MISCELLANEOUS

- i) 'Force Measure' shall mean the response beyond the developer's control for giving possession of the owner allocation to the owner within the time period mentioned hereinabove such as storm , tempest, flood , earthquake and other Acts of God or act of Govt. Statutory Body etc., strike, riot, mob, air raid, under the jurisdiction or otherwise restraining development or construction at the said land by the Court of Law, Tribunal or Statutory Body, security or no availability of building materials equipments Jaborers, changes in laws for the time, being in force resulting in stoppage of construction at the said land
- ii) Nothing in these shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right: title or interest in respect thereof in the Developer other than

SB
Adv.

(15)

Pradyumn Kumar
Ram Mohan
Prityanka Sen

- an exclusive license to the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof
- iii) All taxes, khajnas and other dues in respect of the said premises for and up to the date of this Agreement shall be public by the Landowner.
 - iv) The parties hereto have agreed to register this instrument as and when required.
 - v) That if the Transformer install in the said project the transformer cost will be borne by the purchasers .

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Vacant Bastu Land measuring about **02 Katha or 3.30 Decimal** comprising in R.S. Dag No. 2205 of R.S. Khatian no. 5367, Mouza Baruipur, J.L. No. 31 Re Sa No. 71 Touji No. 250 Pargana Medanmolla under Baruipur Municipality Ward No.5, Holding No. 525, Police Station Baruipur in the District South 24 Parganas as shown in the annexed plan marked with **RED** border and the entire land is butted and bounded as follows :

- On the North: Land in Dag No. 2205 Plot No. 5
- On the South : Land in Dag No. 2205 Plot No. 2
- On the East : 12Ft. Wide Common Passage (Municipal Road)
- On the West : Land in Dag No. 2205 Plot No. 4

The land is situated at 12 Ft. Municipal Road with is attach K.M. Roy Chowdhury Road.

(16)

Srinivasa Murthy

Sanjay Muthuji
S.P. CONSTRUCTION

Partner

Priyanka Sen

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

40% of the total built up area of the flats , car parking space will be provided to the owner of the sanctioned plan and common facilities as per building plan

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Balance / remaining 60% built up area of the flats , car parking spaces other than the Owner's Allocation and common facilities as per building plan .

FOURTH SCHEDULE ABOVE REFERRED TO

(Common facilities)

1. The total land upon which the building will constructed and built and all assessment , rights and appurtenances belonging to the land and the building.
2. The foundation , columns, griders , beams , supports , main walls , corridors, lobbied, staircase , lift/ elevator , water tanks , entrance and exists of the building mean for common user of all the flat owners .

J.P.
How.

(17)

Pravin Kumar
Pravin Kumar
Pravin Kumar

Partner

Pravin Kumar

3. Installations of common services such as light , gas , sewerage etc. meant for common use of all Flat and a car parking space or apartment owners. All common passage of all floors , proportionate share of roof right , stair landing approaching to the Flat and main entrance of the premises at ground floor .
4. All common passage of all floors , proportionate share of roof right stair landing approaching to the Flat and a Car parking space and also connection to the main entrance of the premises at Ground floor .
5. Drainage , sewerage electrical installation water pump , deep tube well water pipes reservoir both underground and overhead .
6. Plumbing installations save and except the installation within the Flat .
7. Lighting of passage and common areas.
8. The use the septic tank , common with other and to maintain the same collectively with the other flat owners of the building .
9. Electric meter space and in general all apparatus and installation exists or to be installed for the common use .

SB
Adw.

Shrimadulachandrasekhar Pranjana Sen
Pranjana Sen

(18)

10. All upon to sky space on the ground floor mean for ingress and egress to and from the flat .

11. Such other common facilities as may be specifically provided for in the declaration .

12. All other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use of the building .

FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1) The Developer will pay all arrears , rates and taxes in respect of the First Schedule land from the date of execution of this Agreement and the owner and developer upon completion of the building shall pay and bear all taxes and other dues and outgoings including the service and maintenance charges in respect of their respective allocations proportionately and such common maintenance charges will be calculated between the landowner and the Developer after

R. Pranjana Sen

(19)

Shri. Anant Kulkarni
Jenny Muller

Priyanka Sen

taking possession and such common expenses shall be paid by the Owner from the date of taking possession of his allocation in the proposed new building/s.

- 2) As soon as the building is completed and certified by the Architect to be fit for occupation , the Developer shall give written notice to the owner requesting him to take possession of the owner's Allocation in the building and on the from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for payment of all Municipal and Land taxes , rates , duties and other public outgoings and maintenance charges whatsoever payable in respect of the owner's Allocation the rates to be approached pro-rata with reference to the saleable space if they are levled on the building as a whole .
- 3) The owner and the Developer shall punctually and regularly pay the said rates to the connection authorities in consultation with each other and each of them shall keep indemnified the other against all actions , claims demands , costs , charges , expenses , proceedings whatsoever directly or indirectly instituted against or suffered or uncured by the owner/ Developer .

(20)

Shri. Manoj K. Kulkarni
Manoj Kulkarni

Priyanka Sen.

SIXTH SCHEDULE ABOVE REFERRED TO

(Miscellaneous)

- 1) 'Force Majeure shall mean the reasons beyond the Developer's control for giving possession of the Owner's allocation to the Owner within the time period mentioned hereinabove such as storm , tempest , flood , earthquake and other Acts of God or Acts of Government , Statutory body etc. strike , riot, mob, air-raid , order of injunction or otherwise restraining development or construction at the said land by the Court of Law , Tribunal or statutory body , scarcity or no availability of building materials equipment or labors charges in laws for the time being in force resulting in stoppage of construction at the said land .
- 2) Nothing in these shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof of the building to be built thereon to the Developer or as creating any right , title or interest in respect thereof in the Developer other than an exclusive licence of the Developer to commercially exploit the same as per mutually agreed plan or construction in terms hereof .
- 3) All Taxes , Khajana and other duties in respect of the said premises for and up to the date of this Agreement shall be payable by the Landowner ."

ADW.

(21)

Pravintrao Laxmanrao Patil
Pravintrao Laxmanrao Patil
Pravintrao Laxmanrao Patil

Pravintrao Laxmanrao Patil

Pravintrao Laxmanrao Patil

- 4) The parties hereto have agreed to register this instrument as and when required .

SEVENTH SCHEDULE ABOVE REFERRED TO

(Specification of Construction)

1. Foundation & Structures

- a) Deep RCC pile foundation
- b) RCC framed structure on concrete piles

2) Walls

- a) Plaster of Paris or Putty interiors
- b) Attractive external finish with Best quality cement paint

3) Windows

Aluminum windows with large glass panes

4) Doors

All doors with of Flush Doors

5) Flooring

Marble or tiles flooring

(22)

Srinivasa Murthy
Prasanna Murthy

Priyanka Sen.

6) Kitchen

- a) Coloured designed ceramic tiles up to height of 2 Ft.
- b) Guddaphs store kitchen counter top
- c) Provision for exhaust fan

7. Bathrooms

- a) Coloured / design ceramic tiles up to height of 5 Ft.
- b) Concealed plumbing system using standard make pipes and fittings .
- c) White sanitary were of ISI Mark with C.P. fittings .
- d) Provision for exhaust Fan .

8. Electricals

- a) PVC conduit pipes with copper wiring .
- b) 15 & 5 Amp. point one each on living room , bedrooms , bathroom and kitchen.
- c) Electrical calling bell point at entrance of residential flats .
- d) Concealed Telephone point in living room .
- e) T.V. Point in living room .

9. Special Features

- a) Common Stall toilet in ground floor
- b) Deep tube-well and overhead tank
- c) Roof treatment for water proofing
- d) Lift

(23)

Subscribed & sealed by
Jaymoy Mukherjee
Partner

Priyanka Sen

IN WITNESS WHEREOF the parties to these presents have sent and subscribed their respective hands and seals the day month and the year first above written.

SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1. *Signature*
Pragathi,

Priyanka Sen.
SIGNATURE OF THE FIRST
PART/OWNER

2. *Udayan Sen.*
Sl. Lt. Nemaichand Sen.
Duttapara, Barasat.
SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1. *Signature*
Pragathi

Subscribed & sealed by
Jaymoy Mukherjee
Partner
SIGNATURE OF THE SECOND
PART/DEVELOPER

2. *Udayan Sen.*
Sl. Lt. Nemaichand Sen.
Duttapara, Barasat.

District Sub-Registrar

JB
Adv.

(24)

Jaganath Baidya
Bannoy Mukherjee

Priyanka Sen.

MEMO OF RECEIPT

Received of and from the Developer within mentioned sum of Rs.
50,000.00 (Rupees Fifty Thousand) only by cash.

SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1. *Shyam Lal Roy*
Tripura nagur *Jaganath Baidya*
Bannoy Mukherjee Partner

SIGNATURE OF THE SECOND
PART/DEVELOPER

2. *Udayan Sen*
Sl. - Lt. Narend Chaud Sen.
Duttapara, Baruipur.

Drafted by me :

Jaganath Baidya
Adv.

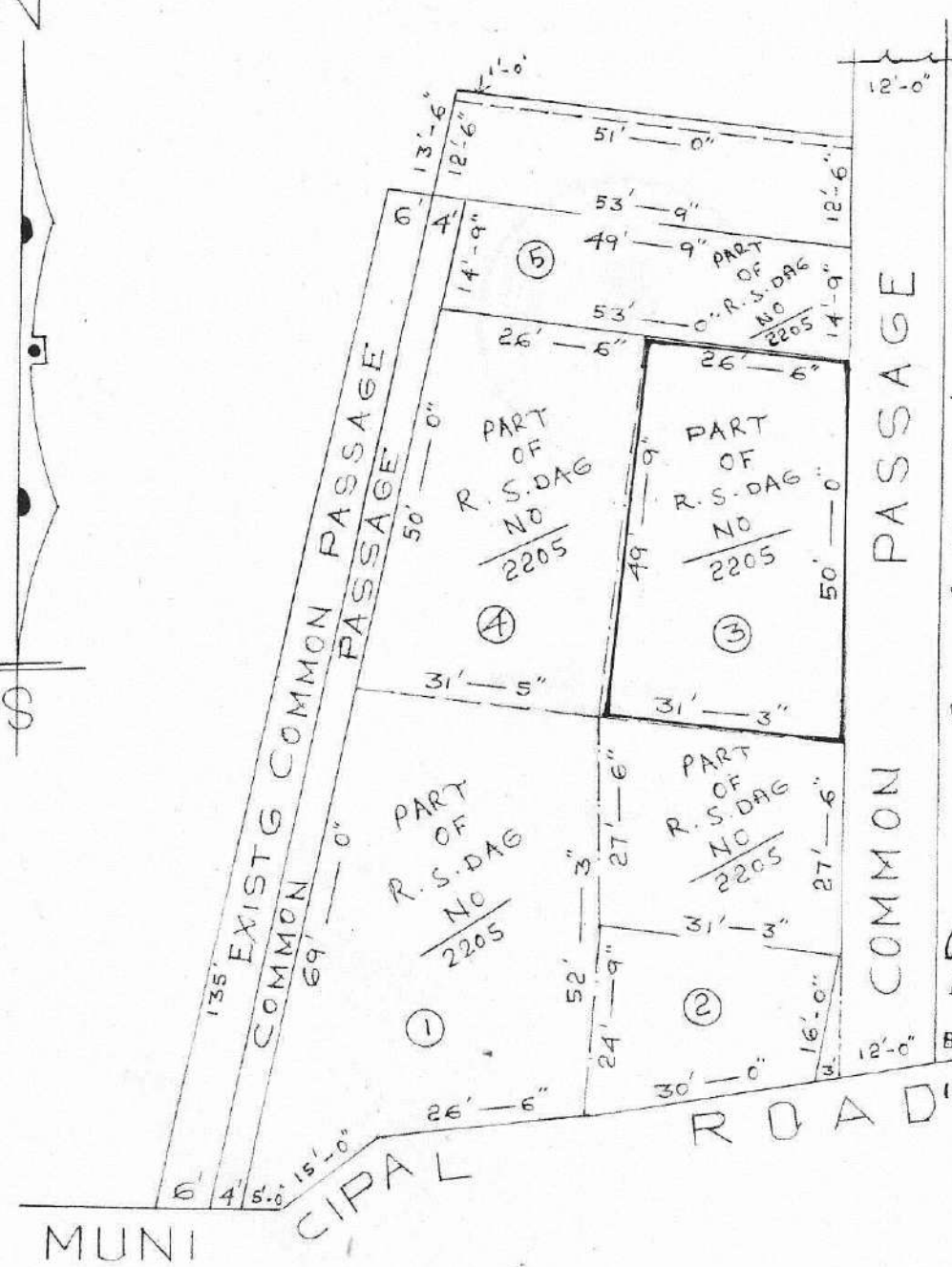
ENDF-856/98

Baruipur civil court.

Typed by :

Amit Kumar Das
Amit Kumar Das
Baruipur Civil Court

PLAN OF THE LAND BOUNDED BY RED COLOUR
 2 KOCHOS FT. PLOT NO-3, PART OF R.S. DAG NO -
 IN MOUZA - BARUIPUR, J.L. NO - 31, KHATIAN NO -
 7, SHEET NO - 2, WARD NO - 5, HOLDING NO - 525
 DER - BARUIPUR MUNICIPALITY, P.S - BARUIPUR,
 OL - 700144, SCALE - 1"=20'



Sumantra Mukherjee
Yashraj Mukherjee

Priyanka Sen.

DRAWN BY

Broja Gopal Naska
 Broja Gopal Naska
 (Civil Engineer)
 Building Planner and Surveyor.
 Lic. No. - 308/1998
 Utkalpara, BaruiPUR, KOL-144

ii. District Sub-Registrar

Presentant



[Handwritten signature]

Name SARAJANTA
MURATBPADHYAY

Signature *[Handwritten signature]*

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant



[Handwritten signature]

Name Hemraj Muthyaji

Signature.....

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant



[Handwritten signature]

Name

Signature Priyanka Sen.

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Name

Signature.....





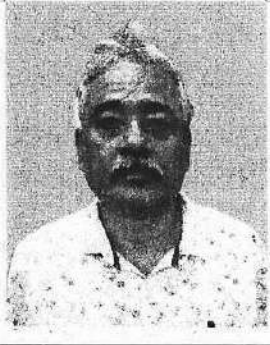



Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

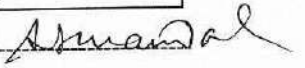
OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16113002764755/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Priyanka Sen Baruiपुर Dutta Para, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24- Parganas, West Bengal, India, PIN:- 700144	Land Lord			Priyanka Sen 08/11/23
2	Srimanta Mukhopadhyaya Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Represent ative of Developer [S T Constructi on]			Srimanta Mukhopadhyaya 08/11/23
3	Tanmoy Mukherjee Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Represent ative of Developer [S T Constructi on]			Tanmoy Mukherjee 08/11/2023

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1 Shyamlal Ray Son of Late Bhupal Ray Tripuranagar, City:- P.O:- Tripuranagar, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610	Priyanka Sen, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			20/11/23 Subh. Shekhar Mandal



(Subhrangshu Shekhar
Mandal)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR

South 24-Parganas, West
Bengal

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



071120232027873850

APS Payment Detail

GRIPS Payment ID:	071120232027873850	Payment Init. Date:	07/11/2023 18:03:58
Total Amount:	2041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5772881503030	BRN Date:	07/11/2023 18:04:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

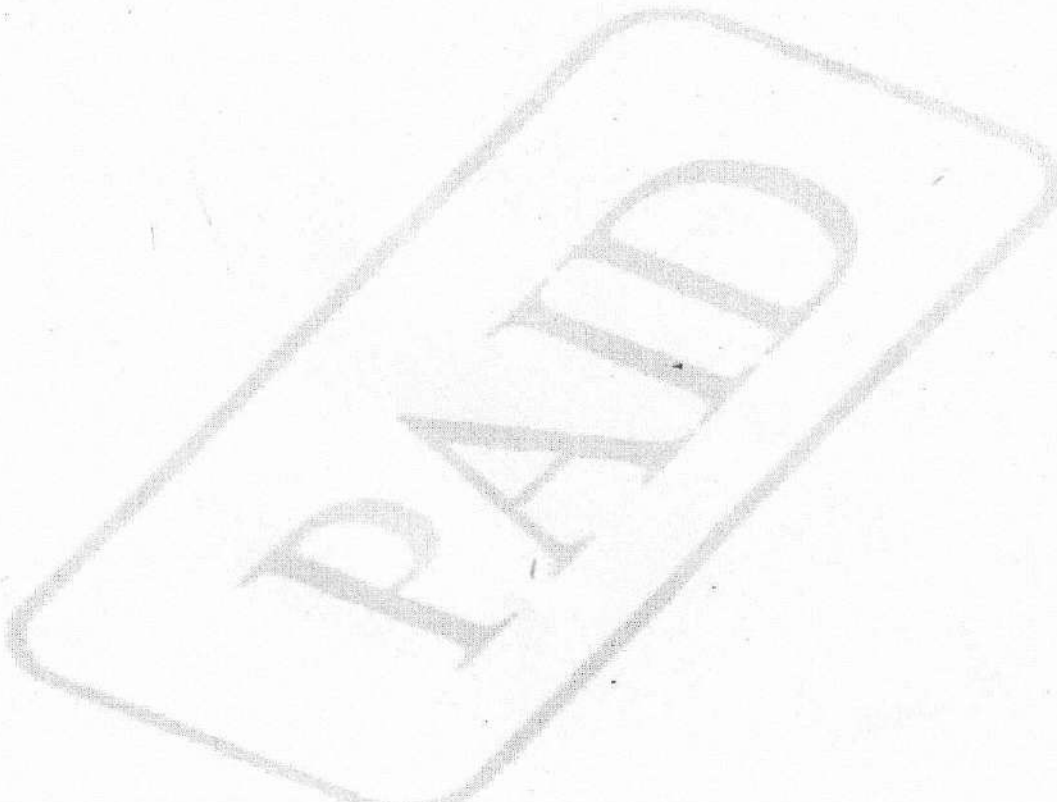
Depositor's Name: Mr Priyanka Sen
Mobile: 9836825519

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240278738518	Directorate of Registration & Stamp Revenue	2041
Total			2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240278738518

GRN Details

GRN: 192023240278738518 Payment Mode: SBI Epay
GRN Date: 07/11/2023 18:03:58 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5772881503030 BRN Date: 07/11/2023 18:04:28
Gateway Ref ID: IGAQKOLGR8 Method: State Bank of India NB
GRIPS Payment ID: 071120232027873850 Payment Init. Date: 07/11/2023 18:03:58
Payment Status: Successful Payment Ref. No: 3002764755/4/2023
[Query No*/Query Year]

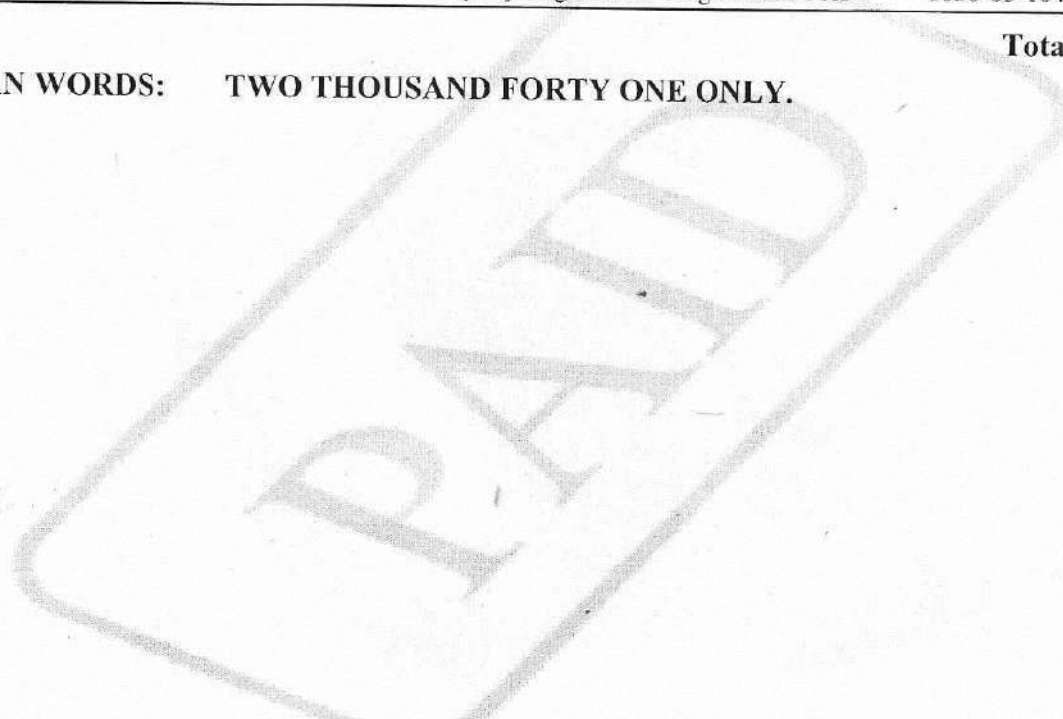
Depositor Details

Depositor's Name: Mr Priyanka Sen
Address: Baruipur Dutta Para, Baruipur , Kolkata- 144
Mobile: 9836825519
Period From (dd/mm/yyyy): 07/11/2023
Period To (dd/mm/yyyy): 07/11/2023
Payment Ref ID: 3002764755/4/2023
Dept Ref ID/DRN: 3002764755/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002764755/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	1520
2	3002764755/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



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



192023240278738518

GRN Details

GRN: 192023240278738518 Payment Mode: SBI Epay
GRN Date: 07/11/2023 18:03:58 Bank/Gateway: SBlePay Payment Gateway
BRN : 5772881503030 BRN Date: 07/11/2023 18:04:28
Gateway Ref ID: IGAQKOLGR8 Method: State Bank of India NB
GRIPS Payment ID: 071120232027873850 Payment Init. Date: 07/11/2023 18:03:58
Payment Status: Successful Payment Ref. No: 3002764755/4/2023
[Query No*/Query Year]

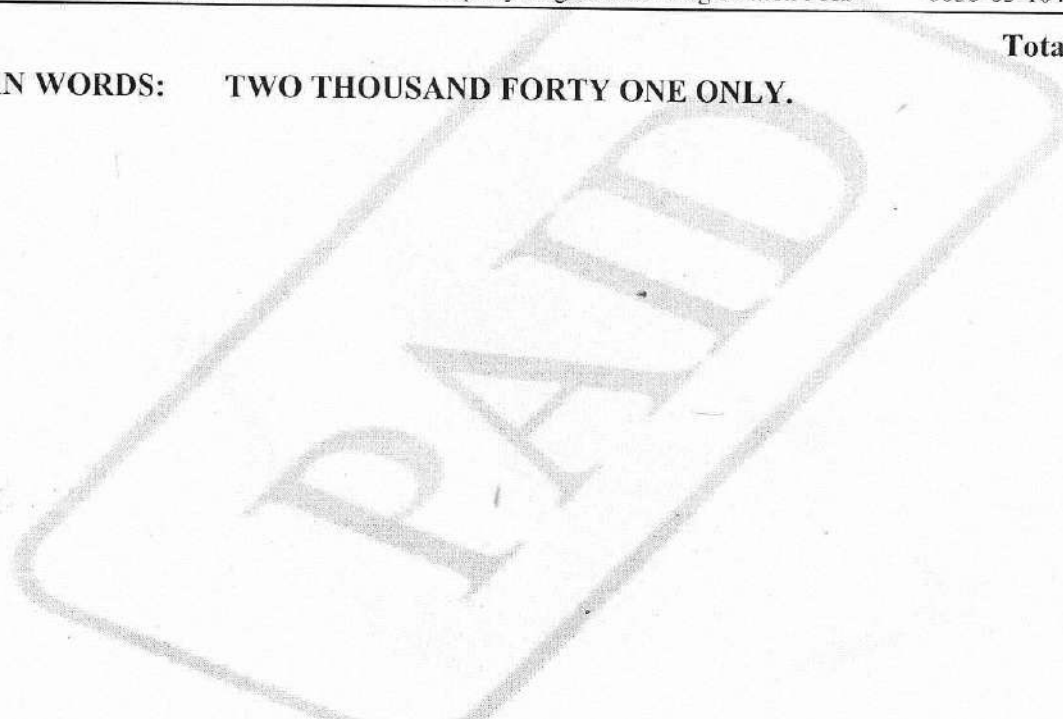
Depositor Details

Depositor's Name: Mr Priyanka Sen
Address: Baruipur Dutta Para, Baruipur , Kolkata- 144
Mobile: 9836825519
Period From (dd/mm/yyyy): 07/11/2023
Period To (dd/mm/yyyy): 07/11/2023
Payment Ref ID: 3002764755/4/2023
Dept Ref ID/DRN: 3002764755/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002764755/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	1520
2	3002764755/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1611-09657/2023	Date of Registration	09/11/2023
Query No / Year	1611-3002764755/2023	Office where deed is registered	
Query Date	06/11/2023 4:32:37 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamlal Ray Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836825519, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 50,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 13,49,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,520/- (Article:48(g))	Rs. 521/- (Article:E, A(1),)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Baruipur, Municipality: BARUIPUR, Road: K.M.Raychowdhury Road, Mouza: Baruipur, , Ward No: 5, Holding No:525 JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2205	RS-5367	Bastu Danga	2 Katha	1,00,000/-	13,49,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				3.3Dec	1,00,000 /-	13,49,999 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Priyanka Sen (Presentant) Wife of Udayan Sen Baruipur Dutta Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ccxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence</p>

Upper Details :

Name,Address,Photo,Finger print and Signature	
1	S T Construction Baruipur Dutta Para Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.:: adxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Srimanta Mukhopadhyaya Son of Late Onkar Nath Mukhopadhyaya Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6L, Aadhaar No: 82xxxxxxxx2222 Status : Representative, Representative of : S T Construction (as partner)
2	Tanmoy Mukherjee Son of Tapan Mukherjee Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4L, Aadhaar No: 81xxxxxxxx9986 Status : Representative, Representative of : S T Construction (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shyamlal Ray Son of Late Bhupal Ray Tripuranagar, City:- , P.O:- Tripuranagar, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610			
Identifier Of Priyanka Sen, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Priyanka Sen	S T Construction-3.3 Dec

Endorsement For Deed Number : I - 161109657 / 2023

6-11-2023

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 13,49,999/-

Subhrangshu Shekhar Mandal

**Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

On 08-11-2023

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

Presented for registration at 16:40 hrs on 08-11-2023, at the Private residence by Priyanka Sen ,Executant.

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

Execution is admitted on 08/11/2023 by Priyanka Sen, Wife of Udayan Sen, Baruiपुर Dutta Para, P.O: Baruiपुर, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business
Identified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

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

Execution is admitted on 08-11-2023 by Srimanta Mukhopadhyaya, partner, S T Construction, Baruiपुर Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Execution is admitted on 08-11-2023 by Tanmoy Mukherjee, partner, S T Construction, Baruiपुर Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Subhrangshu Shekhar Mandal

**Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

On 09-11-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521.00/- (A(1) = Rs 500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2023 6:04PM with Govt. Ref. No: 192023240278738518 on 07-11-2023, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 5772881503030 on 07-11-2023, Head of Account 0030-03-104-001-16

of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 6,520/- and Stamp Duty paid by Stamp Rs
0.00/-, by online = Rs 1,520/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1452, Amount: Rs.5,000.00/-, Date of Purchase: 08/11/2023, Vendor name: P
DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2023 6:04PM with Govt. Ref. No: 192023240278738518 on 07-11-2023, Amount Rs: 1,520/-, Bank:
SBI EPay (SBlePay), Ref. No. 5772881503030 on 07-11-2023, Head of Account 0030-02-103-003-02

As Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 198042 to 198077

being No 161109657 for the year 2023.



S. Mandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2023.11.10 11:54:02 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 10/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.