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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.

S. S. Mandal
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

01 MAR 2024

Aparna Mukherjee

S. T. CONSTRUCTION
S. T. Construction
Partner
S. T. Construction
Partner

JOINT VENTURE (DEVELOPMENT) AGREEMENT

THIS JOINT VENTURE AGREEMENT made on this 29th day of January 2024 (Two Thousand and Twenty Four)

G. M. M.

91529 29/01/2024

কল্যাণ
ক্রমিক নং

50001 Aparna Mukherjee. Barui Sm
9 Bhattocherjee para Nandipara

বাহাইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দক্ষিণ ২৪ পরগণা

KL-700/44.

K 408060

REGISTRATION

REGISTRATION

REGISTRATION



Asst. District Sub-Registrar
Barui, South 24 Parganas

01 MAR 2024

অপারনা মুখার্জী
বাহাইপুর
কল্যাণ
ক্রমিক নং
২৪০১ (১)

(2)

Aparna Mukherjee

BETWEEN

APARNA MUKHERJEE , W/o Srimanta Mukhopadhyaya , PAN-CIXPM1991D, by faith Hindu, by Nationality Indian, by Occupation- Business , residing at Baruipur Bhattacharjee Para Nandipara Road , P.O. & P.S. Baruipur, Dist. South 24 Parganas , Kolkata- 700144 hereinafter called and referred to as the **LAND OWNER** (which term on 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** .

Srimanta Mukherjee
Tanmoy Mukherjee
S. T. CONSTRUCTION
Partner
Partner

AND

S.T. CONSTRUCTION (PAN. ADOFS 4098R) a Partnership Firm, having its office at Bhattacharjee Para, Duttapara 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**.

Copy

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Aparna Mukherjee

S. T. CONSTRUCTION
Sumantra Mukherjee Sanyal Mukherjee
Partner

WHEREAS the landowners herein the absolute owner of the land measuring about 02 Katha 29 Sq. ft. 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 on 29/01/1991 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 the present vendor Aparna Mukherjee on 12/08/1996 recorded in Book No. 1, Volume No. 45 pages from 463 to 470 being deed No. 3668 registered in the office of A.D.S.R. Baruipur .

G.M.

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Aparna Mukherjee

S. T. CONSTRUCTION
S. T. Constructions Pvt. Ltd.
Partner

AND WHEREAS the said present vendor Aparna Mukherjee while was in khas possession he applied for mutation on 02/09/1996 being Memo No. 322/96 dated 2/09/1996 being Memo No. VII/14/Mics. 97 Dt. 08/01/1997 and also mutated his name from Baruipur Municipality paid by Tax under Baruipur Municipality Ward No. 5 .

AND WHEREAS the landowner is very much desirous to construct a building on maximum availability of FAR as per existing rule of Baruipur 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 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 .

Order

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Apparna Mukherjee

S.T. CONSTRUCTION
Shamanta Mukherjee Partner
Soumya Partner

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 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 constructed 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

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Aporna Mukherjee

S. T. CONSTRUCTION
Sourav Mukherjee
Partner

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 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

G. S. M.

(7)

Aparna Mukherjee

, the Developer shall hold the possession of the said premises licensee and not in any other capacity .

S. T. CONSTRUCTION
Young Mukherjee
Partner
Suman Mukherjee
Partner

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 building or buildings in accordance with the sanctioned plan or the revised plan to be sanction by appropriate authority with such alternation or modifications as may 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, it 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 denied 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.

G.M.

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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 approval relative to the construction of the building on the said premises .
- iii) (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's Allocation where in the owner will be entitled to get 50:50 Sq. Ft. of built-up area of the flat & car parking spaces and commercial spaces out of total built up area and rest area of the total built up area of developer's area (developer shall pay to the owners a total Rs. 50,000.00 (Rupees Fifty Thousand) only will be allotted towards developer's share including ground floor area which is adjustable/ refundable deposit amount will be paid without interest 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 .

G. Khan

Aparna Mukherjee

*S. T. CONSTRUCTION,
Somanath Mukherjee Somy Mukherjee
Partner Partner*

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Part - I
Owner's Allocation

Aparna Mukherjee

S. T. CONSTRUCTION

Sumantra Mukherjee
Partner
Soumya Mukherjee
Partner

50% of the built-up area of the flat car parking space and also commercial spaces will be provided to the owner. Be it clearly mentioned that the owner will accept the possession of the owner allocation after the 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's allocation fixing the date and time.

PART-II
DEVELOPER'S ALLOCATION

Balance / remaining 50% built up area of the flats, other spaces other than the Owner's Allocation.

Be it clearly mentioned that, the Landowner and the Developer will execute a Specified Agreement within 30 days from the date of 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 entitled 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

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Aparna Mukherjee

CONSTRUCTION
S. Jannoy Mukherjee
Partner
Partner

completion certificate of the Baruipur Municipality with possession letter; then developer sale and handover his allocation portion otherwise or not.

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 hand 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 its development of the proposed building shall be paid, borne 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's allocation the Owner shall not be liable to make any payment on

Given

Aparna Mukherjee

S. T. CONSTRUCTION
Sanjay Mukherjee
Partner

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 and 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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Aparna Muphoyjee

S. T. CONSTRUCTION
Mubhoyjee
Partner

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 .

S. T. CONSTRUCTION
Partner

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

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Aparna Mukherjee

S. T. CONSTRUCTION

Suman Mukherjee
Partner

- 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 or flat owners .

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Vacant Bastu Land measuring about **02 Katha 29 Sq. ft.** comprising in R.S. Dag No. 2205 of C.S. Khatian No. 380 & 917 corresponding to 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. 514, 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. 3

On the South : Municipal Road

On the East : 12Ft. Wide Common Passage (Municipal Road)

On the West : Land in Dag No. 2205 Plot No. 1

The land has been shown and delineated **RED** border plan being attach herewith 12 Ft. wide common passage.

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

G.M.

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Aparna Murphree

*S. T. CONSTRUCTION
Sunny Mukherjee
Partner*
*Suman Mukherjee
Partner*

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

50% of the total built up area of the flats and Ground Floor 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 50% 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, grids , 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 .
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

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Aparna Mupherje

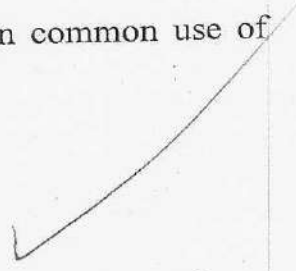
S. T. CONSTRUCTION

Smt. Anuradha M. Mulchur
Partner Young Partner

share of roof right (only owners & developers) , 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 .
10. All open 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 .

C. K. M.



Aparna Mupheriya

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 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

G. M.

S. T. CONSTRUCTION
Suman Mukherjee
 Partner
Mukherjee
 Partner

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APARNA PRABHAKAR

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.

S. T. CONSTRUCTION
Partner

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.

G. K. K.

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Aparna Mubherjee

CONSTRUCTION

Chiranjit Mukherjee
Partner

- 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 .
- 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

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Aparna Muphazee

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) Electric Point for Geyser to be provided in Bathroom .
- e) T.V. Point in living room .

9. Special Features

- a) Deep tube-well and overhead tank
- b) Roof treatment for water proofing
- c) Lift

Adm

S. T. CONSTRUCTION
Sumanth Reddy Partner
Hemant Muthuraj Partner

Aparna Mukherjee

Samantha Mukherjee Partner
Aparna Mukherjee Partner

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. *Syamal Chakraborty*
S/o Pt. Bhupat. Ch. Roy
Tripranga

Aparna Mukherjee
SIGNATURE OF THE FIRST
PART/OWNER

2. *A. Lone Mondal*
Bosepur

SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1. *Syamal Chakraborty*
S/o Pt. Bhupat. Ch. Roy
Tripranga

S. T. S. CONSTRUCTION
Samantha Mukherjee Partner
Aparna Mukherjee Partner

SIGNATURE OF THE SECOND
PART/DEVELOPER

2. *A. Lone Mondal*
Bosepur

G. M.

MEMO OF RECEIPT

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

Aparna Mukherjee

SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1.

Sumanth Mukherjee Partner
S. T. CONSTRUCTION
Samraj Mukherjee Partner

SIGNATURE OF THE SECOND
PART/DEVELOPER

2.

Drafted by me :

Gourdas Nandan (Adv)
R-100: 1286 of
Baruipur Court

Typed by :

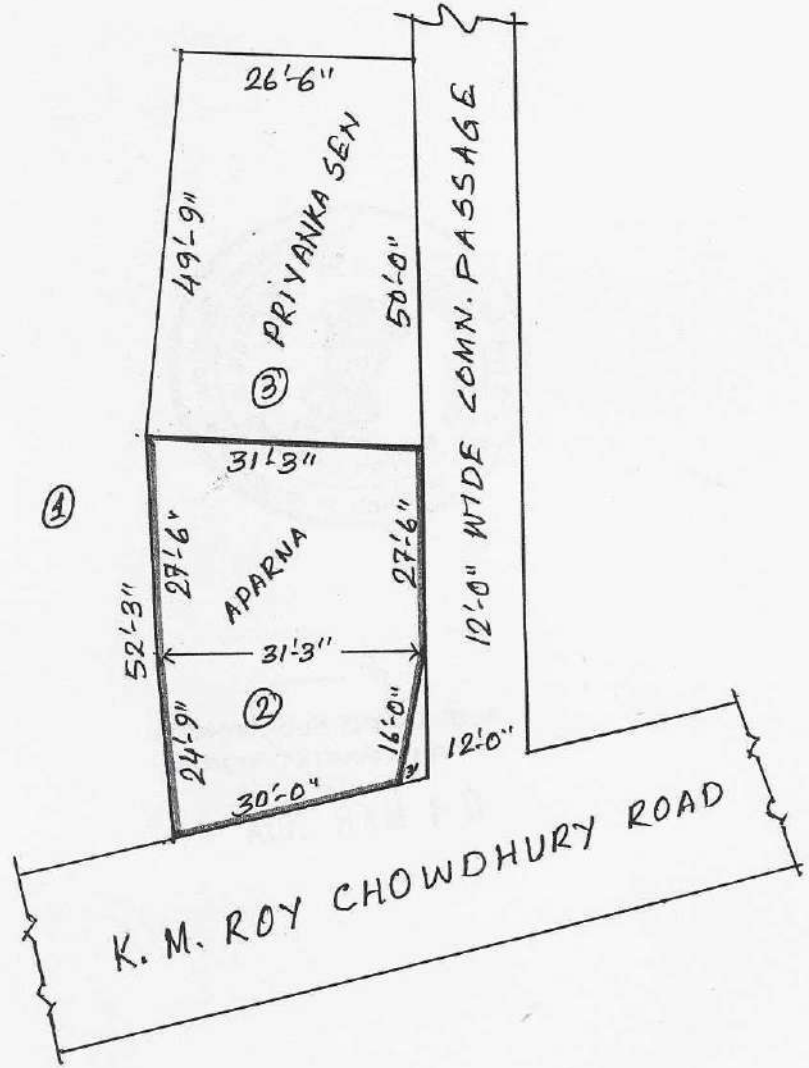
Amit K. Das.

Amit Kumar Das
Baruipur Civil Court

Aparna Mukherjee




S. T. CONSTRUCTION
Sumanth Mukherjee Partner
Samraj Mukherjee Partner

THE PLAN OF LAND BOUNDED BY RED LINE.
AT MOUZA- BARUIPUR, T.L.NO. 31, R.S. DAG NO. 2205
UNDER BARUIPUR MUNICIPALITY, WARD NO.05, P.S.
BARUIPUR, DIST- SOUTH 24 PARGANAS.
AREA- 02KA.00CH.29SFP. SCALE- 1"=33'FT.



TRACED BY:
R. Naskar
Ranjan Naskar
 Surveyor
 Regd. No.- 007 of 2001
 Vill.- Debipur, P.S.- Baruiapur
 Tel. No. : 9051676625

Aparna Mukherjee
Sourav Mukherjee
S. T. CONSTRUCTION
 Partner
Soumya Mukherjee
 Partner

প্রক / দাতা / গ্রহীতা :  নাম APARNA MUKHERJEE স্বাক্ষর Aparna mukherjee		বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
দাখিলকারক / দাতা / গ্রহীতা :  নাম SRIKANTA MUKHERJEE স্বাক্ষর Srikanta Mukherjee		বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
দাখিলকারক / দাতা / গ্রহীতা :  নাম Jannay Mukherjee স্বাক্ষর Jannay Mukherjee		বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
দাখিলকারক / দাতা / গ্রহীতা : নাম স্বাক্ষর		বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
		ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



1. NAME (নাম) :- *M. M. M. M.*

2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) :- *M. M. M. M.*

3. OCCUPATION (পেশা) :- *Business*

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) :- *M. M. M. M.* POST

OFFICE (পোস্ট অফিস) :- *M. M. M. M.*

POLICE STATION (থানা) :- *M. M. M. M.* PIN *983317*

DISTRICT (জেলা) :- *M. M. M. M.* STATE (রাজ্য) :- *M. M. M. M.*

5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) :- *M. M. M. M.*

6. AADHAR NO: *6241 0128 6465* PAN *M. M. M. M.*

EPIC NO: *M. M. M. M.* MOBILE NO: *9836825519*

আমি (শনাক্তকারী) *M. M. M. M.* অএ দলিলের

(Query No.) *M. M. M. M.* বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

7. *M. M. M. M.* as identifier identifying the executants of the concerned deed (Query No.) *M. M. M. M.*

M. M. M. M.
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250120242036020086

GRIPS Payment Detail

GRIPS Payment ID:	250120242036020086	Payment Init. Date:	25/01/2024 17:42:47
Total Amount:	2041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0800703500030	BRN Date:	25/01/2024 17:43:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs Aparna Mukherjee
Mobile: 9836825519

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240360200878	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.

PAID

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



192023240360200878

GRN Details

GRN: 192023240360200878
GRN Date: 25/01/2024 17:42:47
BRN : 0800703500030
Gateway Ref ID: IGAQTRHQ9
GRIPS Payment ID: 250120242036020086
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 25/01/2024 17:43:18
Method: State Bank of India NB
Payment Init. Date: 25/01/2024 17:42:47
Payment Ref. No: 3003185738/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Aparna Mukherjee
Address: Baruipur Bhattacharjee Para , Baruipur , Kolkata - 700144
Mobile: 9836825519
Period From (dd/mm/yyyy): 25/01/2024
Period To (dd/mm/yyyy): 25/01/2024
Payment Ref ID: 3003185738/3/2023
Dept Ref ID/DRN: 3003185738/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3003185738/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	1520
2	3003185738/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed



Deed No :	I-1611-01930/2024	Date of Registration	01/03/2024
Query No / Year	1611-3003185738/2023	Office where deed is registered	
Query Date	28/12/2023 11:05:05 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyam Lal 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. 10,000/-	Rs. 13,77,186/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 6,520/- (Article:48(g))	Rs. 521/- (Article:E, A(1), E)		
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:514 JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2205	RS-5367	Bastu	Bastu	2 Katha 29 Sq Ft	10,000/-	13,77,186/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.3665Dec	10,000 /-	13,77,186 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Aparna Mukherjee (Presentant) Wife of Srimanta Mukhopadhyay Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office		 Captured	
		01/03/2024	LTI 01/03/2024	01/03/2024

Baruipur Bhattacherjee Para Nandipara Road, 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.:: cixxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office



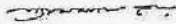
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S T Construction Nandipara 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Srimanta Mukhopadhyaya Son of Late Onkar Nath Mukhopadhyaya Date of Execution - 29/01/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office	 <small>Mar 1 2024 3:39PM</small>	 Captured <small>LTI 01/03/2024</small>	 <small>01/03/2024</small>
	Nandipara Road Bhattacherjee 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 Not Provided by UIDAI Status : Representative, Representative of : S T Construction (as partner)			
2	Name	Photo	Finger Print	Signature
	Tanmoy Mukherjee Son of Tapan Mukherjee Date of Execution - 29/01/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office	 <small>Mar 1 2024 3:40PM</small>	 Captured <small>LTI 01/03/2024</small>	 <small>01/03/2024</small>
	Nandipara Road Bhattacherjee 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 Not Provided by UIDAI Status : Representative, Representative of : S T Construction (as partner)			

Signer Details :

Name	Photo	Finger Print	Signature
Pradyumn Ray Son of Late Bhupal Ch Ray Tripuranagar, City:- , P.O:- Tripuranagar, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610		 Captured	
	01/03/2024	01/03/2024	01/03/2024
Identifier Of Aparna Mukherjee, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Aparna Mukherjee	S T Construction-3.36646 Dec

Endorsement For Deed Number : I - 161101930 / 2024

28-12-2023

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 13,77,186/-

Asmaadial

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

On 01-03-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on 01-03-2024, at the Office of the A.D.S.R. BARUIPUR by Aparna Mukherjee ,Executant.

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

Execution is admitted on 01/03/2024 by Aparna Mukherjee, Wife of Srimanta Mukhopadhyay, Baruipur Bhattacharjee Para Nandipara Road, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Shyamlal Ray, , Son of Late Bhupal Ch Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruipur, , 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 01-03-2024 by Srimanta Mukhopadhyaya, partner, S T Construction, Nandipara Dutta Para Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

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

Execution is admitted on 01-03-2024 by Tanmoy Mukherjee, partner, S T Construction, Nandipara Dutta Para Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

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

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 25/01/2024 5:43PM with Govt. Ref. No: 192023240360200878 on 25-01-2024, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 0800703500030 on 25-01-2024, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 6,520/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 1,520/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 9529, Amount: Rs.5,000.00/-, Date of Purchase: 29/01/2024, Vendor name: P
DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2024 5:43PM with Govt. Ref. No: 192023240360200878 on 25-01-2024, Amount Rs: 1,520/-, Bank:
SBI EPay (SBIEPay), Ref. No. 0800703500030 on 25-01-2024, Head of Account 0030-02-103-003-02

Asmandal

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 1611-2024, Page from 39145 to 39178
being No 161101930 for the year 2024.



S. Mandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2024.03.05 13:08:39 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 05/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.