


4487

①-4442

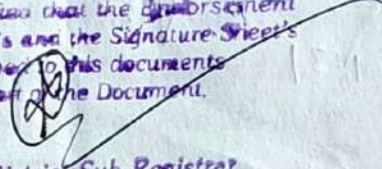


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 626430

5.45  
  
 28-8-18

*Certifies that the Emborsement  
 Sheet's and the Signature Sheet's  
 attached to this documents  
 are part of the Document.*



Additional District Sub-Registrar  
 Raniganj, Paschim Bardhamar

29 AUG 2018

DEED OF SALE

Mouza: Dignala

Under Gram Panchayat

Land Area : 9 Decimal

Sale Value- Rs. 40,00,000/-

Market Value- Rs. 40,00,000/-



Contd..Page-02

No. 749C Date 27/8/2018  
Sold to Be home Developers pvt LTD.  
Address Andal  
Value of Stamp 500/-  
Date of Purchase of this Stamp Paper from Treasurer.....  
Name of the Treasury where Stamp Paper Purchase-Durgapur 17/8/2018

Khudiram Mondal  
KHUDIRAM MONDAL  
Stamp Vendor  
Durgapur Court  
City Centre, Durgapur-16  
No-1

Arup Mukherjee



1231

Arup Mukherjee



1232



Maini Mehan Mukherjee



1233

Additional District Sub-Registrar  
Raniganj, Paschim Bardhamar

28 AUG 2018

BEHOME DEVELOPERS PVT. LTD.

Koushik Mukherjee  
Director

Tara Prasad Mukherjee  
S/O Late Satya Ranjan Mukherjee  
North Bazar, Andal  
PO - Andal, PIN - 713321

**THIS DEED OF SALE MADE at ADSR office at Raniganj**

**BY**

**[1] Mr. ARUP MUKHERJEE [ Pan No-BZVPM4415J ],**

**[2] Mr. MONIMOHAN MUKHERJEE [ Pan No-BZVPM4416M ]** both are son of Late Boidyanath Mukherjee, by faith: Hindu, by occupation : others, by nationality: Indian, residing at North Bazaar, Andal, P.O+P.S-Andal, Pin-713321, Dist- Paschim Barddhaman, West Bengal. ( Hereinafter called the VENDORS of the first part), which expression shall unless the context otherwise requires include the heirs\ successors\ representatives of the VENDORS.

**IN FAVOUR OF :**

**BE HOME DEVELOPERS PRIVATE LIMITED [Pan No-AAGCB8238G ]**, a company registered under the Companies Act, represented by its **Director Sri Koushik Mukherjee [ Pan No-AJRPM2894A ]** son of Ujjal Kanti Mukherjee by faith: Hindu, by occupation : Business, by nationality : Indian, having its registered office at Gitanjali Park, Andal More, P.O+P.S-Andal, District: Paschim Barddhaman, Pin-713321, West Bengal.

( Hereinafter called the PURCHASER) of the OTHER PART which expression shall unless the context otherwise requires includes the heirs\successors\ representatives of the PURCHASER.

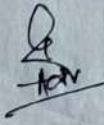
WHEREAS the schedule below Land originally belongs to Kusum Debi and thereafter Kusum Debi transferred an area of 2.5 decimal by way of regd deed of Sale being no-5190 of 1969 and an area of 2.5 decimal by way of regd deed of Sale being no-5191 of 1969 in favour of Khitish Chandra Chakraborty.

And whereas Shantiram Hazra transferred an area by way of by way of regd deed of Sale being no-6604 of 1965 in favour of Satyaranjan Chakraborty and thereafter Satyaranjan Chakraborty transferred an area of 4 Decimal by way of regd deed of Sale being no-4361 of 1978 in favour of Jayasri Chakraborty.

And after demise of Khitish Chandra Chakraborty his property devolves upon his legal heir Prithis Chandra Chakraborty, Ratan Kumar Chakraborty, Smt Basanti Chakraborty.

And whereas Prithis Chandra Chakraborty, Ratan Kumar Chakraborty, Smt Basanti Chakraborty and Jayasri Chakraborty transferred by way of regd deed of Sale being no-1799 of 1998 in favour of Rekha Mukherjee & Arup Mukherjee.

Contd...P/3





*[Handwritten signature]*

*Additional District Sub-Registrar  
Raniganj, Paschim Bardhamar*

*28 AUG 2018*

And whereas Prithis Chandra Chakraborty, Ratan Kumar Chakraborty, Smt Basanti Chakraborty and Jayasri Chakraborty by way of regd deed of Sale being no-1516 of 1998 in favour of Baidyanath Mukherjee & Manimohan Mukherjee.

And after demise of Baidyanath Mukherjee & Rekha Mukherjee their property devolves upon his legal heirs namely Manimohan Mukherjee & Arup Mukherjee.

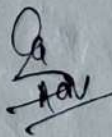
And whereas the present owners are owning, possessing and seizing every right title and interest over the said land with absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property.

And whereas the Present VENDORS are not willing to hold the schedule below Land for which they proclaimed for sale of schedule described property and the present PURCHASER being satisfied upon the right title and interest of the present VENDORS agreed to purchase the same.

AND WHEREAS the PURCHASER company is in search of such land and therefore approach to the VENDORS who agreed with the PURCHASER for absolute sale of the property as described in schedule below at **Rs. 40,00,000/- ( Rupees Forty Lakh )** only and the VENDORS do hereby acknowledges the same by putting **their** signature in this deed which **specifically described in payment schedule.**

AND WHEREAS by virtue of this sale deed the VENDORS hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of PURCHASER for good so that the PURCHASER shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely, and to the exclusion of others and as such the VENDORS jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDORS bind themselves jointly and severally to execute deeds, things at the request and cost of the PURCHASER to do and execute or cause to be done anything which may effectually necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.





*Additional District Sub-Registrar*  
Raniganj, Paschim Bardhamar

28 AUG 2018

AND WHEREAS the VENDORS further agreed to bind themselves that they or their successors shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDORS bind themselves to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDORS sale out the same to the present PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get their names recorded in the settlement operation of Govt and will also be able to mutate their names into the Rent Roll of Govt, in the office of Municipal Corporation, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDORS.

The PURCHASER shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

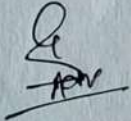
**SCHEDULE OF LAND**

A piece and Parcel of **Vacant Land** measuring an area of **9 Decimal** comprising in RS Plot no-1620, **LR Plot no-1620**, under RS Khatian no-209, **Khatian No-LR-3893,3894** within the Mouja of Dignala, J.L No-43, P.S-Andal, Dist-Paschim Barddhaman, West Bengal which is butted & bounded as follows:

North: Building of Biswambhar Nath Gupta, South: Tea Shop,  
East: 50 ft wide Metal Road, West: Vacant Land.

Proposed Land Used as Bastu not acquired by any Govt. Authority.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDORS & PURCHASER in separate sheet which will be treated as a part and parcel of this deed.





Additional District Sub-Registrar  
Raniganj, Paschim Bardhamar

28 AUG 2018



In witnesses whereof the VENDORS & PURCHASER put their signature on this 28<sup>th</sup> day of August 2018.

Witnesses:

1. Tara Prasad Mukherjee  
S/o Late Satya Ranjan Mukherjee  
Andal North Bazar,  
P.O: Andal, Pin-713321  
Dist- Paschim Bardhaman.
2. Anand Mukherjee.  
S/o. Basudeb Mukherjee.  
17 1/2 Ranaprakap Road  
A-Zone, Dyp-713204.

Tara Prasad Mukherjee

Anand Mukherjee  
Signature of VENDORS

BEHOME DEVELOPERS PVT. LTD.  
Koushik Mukherjee  
Director

Signature of PURCHASER

Drafted and typed by me

Prasanta Dasgupta  
Advocate

En No-F-413/399 of 2011

*[Faint handwritten text, possibly a name or address]*

*[Faint handwritten text, possibly a title or subject]*

*[Faint handwritten text]*  
BHOME DEVELOPERS PVT LTD  
Durgam

*[Faint handwritten text]*



Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

28 AUG 2018

FINGER PRINT & PHOTOCOPY

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Koushik Mukherjee

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Arup Mukherjee

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Mani Mahan Mukherjee

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me



Additional District Sub-Registrar  
Ranigani, Paschim Bardhamar

28 AUG 2018

**PAYMENT SCHEDULE**

<b>Date</b>	<b>Amount</b>	<b>Bank Name</b>	<b>Mode of Payment</b>	<b>UTR NO.</b>
13.08.2018	200000	OBC	NEFT	ORBCH18225009210
13.08.2018	210000	OBC	RTGS	ORBCH18225062810
24.08.2018	1290000	OBC	RTGS	ORBCH18236061090
24.08.2018	1300000	OBC	RTGS	ORBCH18236054757
27.08.2018	500000	OBC	RTGS	ORBCH18239014466
28.08.2018	500000	OBC	CHEQUE	017504
<b>Total : Rs. 40,00,000/- ( Rupees Forty Lakh )</b>				



*[Handwritten signature]*

*Additional District Sub-Registrar  
Raniganj, Paschim Bardhamar*

28 AUG 2018

### Major Information of the Deed

Deed No :	I-0204-04442/2018	Date of Registration	29/08/2018
Query No / Year	0204-0001357003/2018	Office where deed is registered	
Query Date	25/08/2018 1:15:39 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	P Banerjee Durgapur, Thana : Andal, District : Burdwan, WEST BENGAL, Mobile No. : 9874710658, Status : Advocate		
Transaction	Additional Transaction		
<b>[0101] Sale, Sale Document</b>			
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,00,000/- (Article:23)	Rs. 40,000/- (Article:A(1))		
Remarks			

#### Land Details :

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Dignala

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1620	LR-3893	Vastu	Danga	5 Dec	22,22,222/-	22,22,222/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-1620	LR-3894	Vastu	Danga	4 Dec	17,77,778/-	17,77,778/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>9Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	
<b>Grand Total :</b>					<b>9Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Arup Mukherjee (Presentant )</b> Son of Late Baidyanath Mukerjee Andal, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BZVPM4415J, Status :Individual, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Pvt. Residence
2	<b>Mr Monimohan Mukherjee</b> Son of Late Boideyanath Mukherjee Andal, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BZVPM4416M, Status :Individual, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0204-04442/2018-29/08/2018

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Be Home Developers Private Limited</b> Gitanjali Park, Andal, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 , PAN No.:: AAGCB8238G, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Koushik Mukherjee</b> Son of Mr Ujjal Kanti Mukherjee Gitanjali Park, Andal, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJRPM2894A Status : Representative, Representative of : Be Home Developers Private Limited (as director)

**Identifier Details :**

Name & address	
Mr Taraprasad Mukherjee Son of Late Satyaranjan Mukherjee Andal North Bazar, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Arup Mukherjee, Mr Monimohan Mukherjee, Mr Koushik Mukherjee	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Arup Mukherjee	Be Home Developers Private Limited-5 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Monimohan Mukherjee	Be Home Developers Private Limited-4 Dec

**Endorsement For Deed Number : I - 020404442 / 2018**

Major Information of the Deed :- I-0204-04442/2018-29/08/2018

04/09/2018 Query No:-02040001357003 / 2018 Deed No :I - 020404442 / 2018, Document is digitally signed.

Page 15 of 18



On 27-08-2018

**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 40,00,000/-



**Sumanta Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

On 28-08-2018

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

Presented for registration at 17:45 hrs on 28-08-2018, at the Private residence by Mr Arup Mukherjee , one of the Executants.

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

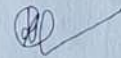
Execution is admitted on 28/08/2018 by 1. Mr Arup Mukherjee, Son of Late Baidyanath Mukerjee, Andal, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others, 2. Mr Monimohan Mukherjee, Son of Late Boidyanath Mukherjee, Andal, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by Mr Taraprasad Mukherjee, , Son of Late Satyaranjan Mukherjee, Andal North Bazar, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 28-08-2018 by Mr Koushik Mukherjee, director, Be Home Developers Private Limited, Gitanjali Park, Andal, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321

Indetified by Mr Taraprasad Mukherjee, , Son of Late Satyaranjan Mukherjee, Andal North Bazar, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others



**Sumanta Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

Major Information of the Deed :- I-0204-04442/2018-29/08/2018

On 29-08-2018

**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 : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,000/- ( A(1) = Rs 40,000/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2018 5:45PM with Govt. Ref. No: 192018190279174301 on 27-08-2018, Amount Rs: 40,000/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 45451508 on 27-08-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,00,000/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,99,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7490, Amount: Rs.500/-, Date of Purchase: 27/08/2018, Vendor name: K Mondal  
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2018 5:45PM with Govt. Ref. No: 192018190279174301 on 27-08-2018, Amount Rs: 1,99,500/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 45451508 on 27-08-2018, Head of Account 0030-02-103-003-02



**Sumanta Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

Major Information of the Deed :- I-0204-04442/2018-29/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2018, Page from 72176 to 72193

being No 020404442 for the year 2018.



Digitally signed by Sumanta Dhar  
Date: 2018.09.04 14:35:59 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 04-09-2018 14:35:21  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)