

7034

I-7085/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL


11-32 A.m

23/12/2025

9 - 20034/2315/2025

Certified that the Endorser:  
 Sheet's and the Signature Sheet  
 attached to this document  
 are part of the Document

87AB 034036

  
 Additional District Sub-Registrar  
 Raniganj, Paschim Bardhaman

23 DEC 2025

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month  
 and year as written below.

Contd. Page-02



[1] Sri **UJJAL KANTI MUKHERJEE** son of Late Nimai Sewak Mukherjee

[2] Smt. **REKHA MUKHERJEE** Wife of Sri Ujjal Kanti Mukherjee,

[3] Mr. **KOUSHIK MUKHERJEE** son of Ujjal Kanti Mukherjee,

[4] Mrs. **TRINA MUKHERJEE** wife of Mr. Koushik Mukherjee, All are by faith: Hindu, by nationality: Indian, by profession: Business, residing at North Bazar, Andal, P.O+P.S-Andal, District Paschim Bardhaman, West Bengal.

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

**AND**

**BE HOME DEVELOPERS PRIVATE LIMITED**, a company registered under the Companies Act, 1956 represented by its **Director Sri Koushik Mukherjee** aged about- 41 years son of Ujjal Kanti Mukherjee, by occupation: Business, by faith Hindu, by nationality: Indian having its registered office at Gitanjali Park, Andal More, Post & Police Station Andal, District Paschim Bardhaman, West Bengal.

[ Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

AND WHEREAS the schedule below land originally belongs to the present LANDOWNERS which he acquired by way of Regd. Deed of Sale being no-1166 of 2024, 0673 of 2022, 2703 of 2020, 2693 of 2020, 6236 of 2021, 4310 of 2021 and name of the present LANDOWNERS duly recorded in the role of BL & LRO under khatian no-LR- 2689,3328,1664,2121.



And whereas the present LANDOWNERS is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Andal Gram Panchayat up to maximum limit of floor as per sanction plan of the Andal Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS is searching a Developer for the said development works.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**I-DEFINITION**

1. **LANDOWNERS:-** Shall mean namely [1] Sri Ujjal Kanti Mukherjee son of Late Nimai Sewak Mukherjee [2] Smt REKHA MUKHERJEE Wife of Sri Ujjal Kanti Mukherjee, [3] Mr. KOUSHIK MUKHERJEE son of Ujjal Kanti Mukherjee, [4] Mrs. TRINA MUKHERJEE wife of Mr. Koushik Mukherjee, All are by faith: Hindu, by nationality: Indian, by profession: Business, residing at North Bazar, Andal, P.O+P.S-Andal, District Paschim Bardhaman, West Bengal
1. **DEVELOPER:-** Shall mean "BE HOME DEVELOPERS PRIVATE LIMITED, a company registered under the Companies Act, 1956 represented by its Director Sri Koushik Mukherjee aged about- 41 years son of Ujjal Kanti Mukherjee, by occupation: Business, by faith Hindu, by nationality: Indian having its registered office at Gitanjali Park, Andal More, Post & Police Station Andal, District Paschim Bardhaman, West Bengal.

2. **LAND:-** Shall mean piece and parcel of Land as described in schedule below.
3. **BUILDING :-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
4. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
5. **Sanctioning Authority :-** Shall mean the Andal Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
6. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Andal Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the LANDOWNERS herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
7. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
8. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
9. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Andal Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any law or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.



a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
  - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
  - 2. **Singular number:** Shall include the plural and vice-versa.

**IV: - DURATION:** - This agreement shall remain operative unless and until all the flats have been sold.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Andal Gram Panchayat over and above the Land as described in First Schedule.

**VI: - LANDOWNERS DUTY & LIABILITY:-**

- 1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
- 2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.

3. That the LANDOWNERS shall handover the peaceful possession of the first Schedule property in the hands of the developer as and when required by the developer **and execute registered development agreement within a period of 30 days .**
4. **The LANDOWNERS hereby declared that :-**
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the LANDOWNERS and any other party except **"BE HOME DEVELOPERS PRIVATE LIMITED"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNERS after execution of Development Agreement & Development Power of Attorney.
  - d) That GST, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flat shall be borne by the LANDOWNERS herself .
  - e) That it is agreed by the LANDOWNERS that she will paid development charges in the hands of the developer in respect of allotted flats of LANDOWNERS.
5. That the LANDOWNERS also agreed that she will execute a power of attorney and will appoint the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Andal Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.
6. **That in no case ownership is transferred in favour of the developer by force of this development agreement.**



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**VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-**

1. The developer "**BE HOME DEVELOPERS PRIVATE LIMITED**" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that she have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/ Andal Gram Panchayat /Govt. agencies.

Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Andal Gram Panchayat / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/ apartment /parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNERS and Developer.

4. That the Developer shall not raise any question regarding the measurement of the First schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

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6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
7. That the Developer shall not make LANDOWNERS responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.
8. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
9. That it is agreed by the Developer that the allocation of the owner as described in second schedule will be allotted after sanction of plan that very allotted flat and parking space is the absolute right of the LANDOWNERS with having right to execute sale deed in favour of any prospective buyer without presence of the developer and can collect funds in respect of LANDOWNERS allocation.

**X-Cancellation :**

1. The LANDOWNERS or in his/her /their absence , his/her/their legal heirs have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer and all the legal heirs is/are same liable to proceed with the terms of development agreement and also entertain to get the allotted share as stipulated in this development agreement.

**2. XI-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this development agreement and power of attorney and incase of death of any one of the parties shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.



- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the LANDOWNERS time to time.
- e) The LANDOWNERS can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.



**FIRST SCHEDULE ABOVE REFERRED TO****(Description of Land)**

ALL THAT piece and parcel of BAID land measuring an area of 28 Decimal comprising in RS Plot No-1164 corresponding to Plot No-LR-1164, within the Mouja of Bhadur, JL No-42, P.S-Andal, Dist-Paschim Bardhaman, West Bengal.

| Name of Landowners        | Khatian No-LR | Land area |
|---------------------------|---------------|-----------|
| Mr. Ujjal Kanti Mukherjee | 2689          | 8 decimal |
| Mrs. Rekha Mukherjee      | 3328          | 5 decimal |
| Mr. Koushik Mukherjee     | 1664          | 8 decimal |
| Mrs. Trina Mukherjee      | 2121          | 7 decimal |

Which is butted and bounded as follows : North: Land of Be Home Developers Private Limited. West: 40 ft wide Metal Road. South: Land of Others .East: Land of Others.

**SECOND SCHEDULE ABOVE REFERRED TO****( LANDOWNERS'S ALLOCATION )**

That The LANDOWNERS will get the following flats as follows:

| Name of Landowners        | Floor                  | Type | Flat area  |
|---------------------------|------------------------|------|------------|
| Mr. Ujjal Kanti Mukherjee | 11 <sup>th</sup> Floor | 2BHK | 1135 sq ft |

|                                  |                        |            |                  |
|----------------------------------|------------------------|------------|------------------|
| <b>Mr. Ujjal Kanti Mukherjee</b> | 11 <sup>th</sup> Floor | 3BHK       | 1586 sq ft       |
| <b>Mrs. Rekha Mukherjee</b>      | 11 <sup>th</sup> Floor | 3BHK       | 1332 sq ft       |
| <b>Mrs. Rekha Mukherjee</b>      | 11 <sup>th</sup> Floor | 1 BHK      | 488 sq ft        |
| <b>Mr. Koushik Mukherjee</b>     | 1 <sup>st</sup> Floor  | 4830 sq ft | Commercial Space |
| <b>Mrs. Trina Mukherjee</b>      | 11 <sup>th</sup> Floor | 2BHK       | 927 sq ft        |
| <b>Mrs. Trina Mukherjee</b>      | 11 <sup>th</sup> Floor | 3BHK       | 1354 sq ft       |

together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

It is agreed by the LANDOWNERS will not claim any other consideration in any manner whatsoever save and except the above.

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

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except LANDOWNERS's allocation.



IN WITNESS WHEREOF the parties hereto have executed these presents  
on this 23<sup>rd</sup> day of December 2025 at Durgapur.

WITNESSES: -

1. Joy Roy  
S/o Arun Roy  
Uttarayan Palli, Gondal  
More, Gondal, Pin-713321
2. Biswajit Paul  
S/o - Jagannath Paul.  
Daksun Khanda.  
Pin-713321

1. Vijal Kanti Mukherjee
2. Rekha Mukherjee
3. Koushik Mukherjee
4. Trina Mukherjee

Signature of LANDOWNERS

BE HOME DEVELOPERS PVT. LTD.  
Koushik Mukherjee  
Director

Signature of the Developer

Drafted by me and Typed at my  
office & I read over & Explained in  
Mother Languages to the  
LANDOWNERS and she admit  
that the same has been correctly  
written as per her instruction.

Joy Roy  
Advocate, Durgapur Court  
EN:-F/595/582/2020

Power

FINGER PRINT & PHOTOCOPY

|            |        |      |        |      |        |                          |
|------------|--------|------|--------|------|--------|--------------------------|
| Left hand  |        |      |        |      |        |                          |
|            | Little | Ring | Middle | fore | Thumb  |                          |
| Right hand |        |      |        |      |        | <i>Koushik Mukherjee</i> |
|            | Thumb  | fore | Middle | Ring | Little |                          |

*Koushik Mukherjee*

Signature & Photograph is duly attested by me

|            |       |      |        |      |        |                              |
|------------|-------|------|--------|------|--------|------------------------------|
| Left hand  |       |      |        |      |        |                              |
|            | Thumb | fore | Middle | Ring | Little |                              |
| Right hand |       |      |        |      |        | <i>Vijal Kanti Mukherjee</i> |
|            | Thumb | fore | Middle | Ring | Little |                              |

*Vijal Kanti Mukherjee*

Signature & Photograph is duly attested by me

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| Left hand  |        |      |        |      |        |                        |
|            | Little | Ring | Middle | fore | Thumb  |                        |
| Right hand |        |      |        |      |        | <i>Trina Mukherjee</i> |
|            | Thumb  | fore | Middle | Ring | Little |                        |

*Trina Mukherjee*

Signature & Photograph is duly attested by me

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|            | Little | Ring | Middle | fore | Thumb  |                        |
| Right hand |        |      |        |      |        | <i>Rekha Mukherjee</i> |
|            | Thumb  | fore | Middle | Ring | Little |                        |

*Rekha Mukherjee*

Signature & Photograph is duly attested by me

FINGER PRINT & PHOTOCOPY

|            |        |      |        |      |        |   |
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| Right hand |        |      |        |      |        |   |
|            | Thumb  | fore | Middle | Ring | Little |   |

*Koushik Mubhujar*

BE HOME DEVELOPERS PVT. LTD.  
*Koushik Mubhujar*  
 Director

Signature & Photograph is duly attested by me

|            |        |      |        |      |        |  |
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|            | Little | Ring | Middle | fore | Thumb  |  |
| Right hand |        |      |        |      |        |  |
|            | Thumb  | fore | Middle | Ring | Little |  |

Signature & Photograph is duly attested by me

|            |        |      |        |      |        |  |
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|            | Little | Ring | Middle | fore | Thumb  |  |
| Right hand |        |      |        |      |        |  |
|            | Thumb  | fore | Middle | Ring | Little |  |

Signature & Photograph is duly attested by me

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|            | Little | Ring | Middle | fore | Thumb  |  |
| Right hand |        |      |        |      |        |  |
|            | Thumb  | fore | Middle | Ring | Little |  |

Signature & Photograph is duly attested by me



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



192025260401948058

GRN Details

GRN: 192025260401948058 Payment Mode: SBI Epay  
GRN Date: 23/12/2025 12:04:55 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8275314925046 BRN Date: 23/12/2025 12:05:09  
Gateway Ref ID: CHV6252523 Method: State Bank of India NB  
GRIPS Payment ID: 231220252040194804 Payment Init. Date: 23/12/2025 12:04:55  
Payment Status: Successful Payment Ref. No: 2003412315/9/2025  
[Query No\*/Query Year]

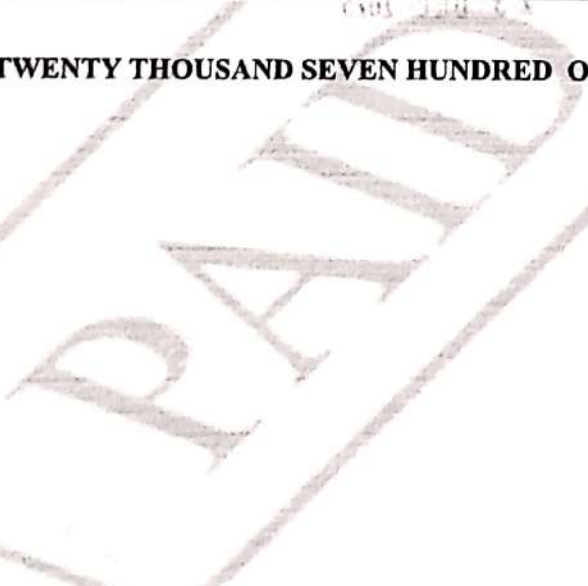
Depositor Details

Depositor's Name: Ms BE HOME DEVELOPERS PRIVATE LIMITED  
Address: ANDAL-713321  
Mobile: 7908751059  
Period From (dd/mm/yyyy): 23/12/2025  
Period To (dd/mm/yyyy): 23/12/2025  
Payment Ref ID: 2003412315/9/2025  
Dept Ref ID/DRN: 2003412315/9/2025

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description                                | Head of A/C        | Amount (₹)   |
|---------|-------------------|---|--------------------|--------------|
| 1       | 2003412315/9/2025 | Property Registration- Stamp duty                         | 0030-02-103-003-02 | 20000        |
| 2       | 2003412315/9/2025 | Property Registration- Registration Fees                  | 0030-03-104-001-16 | 400          |
| 3       | 2003412315/9/2025 | Receipts on account of Standard<br>User Charge-Other fees | 0030-02-102-008-16 | 300          |
|         |                   |   | <b>Total</b>       | <b>20700</b> |

IN WORDS: TWENTY THOUSAND SEVEN HUNDRED ONLY.



## Major Information of the Deed

|  |   |  |            |
|--|---|--|------------|
| Deed No :  | I-2304-07085/2025   | Date of Registration                           | 23/12/2025 |
| Query No / Year  | 2304-2003412315/2025  | Office where deed is registered                |            |
| Query Date   | 19/12/2025 12:09:57 PM  | A.D.S.R. RANIGANJ, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details                      | Prasanta Bandyopadhyay<br>Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status :Advocate |  |            |
| Transaction  | Additional Transaction  |  |            |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1]   |  |            |
| Set Forth value  | Market Value  |  |            |
|  | Rs. 1,07,10,000/-   |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |  |            |
| Rs. 20,010/- (Article:48(g))                                 | Rs. 400/- (Article:E, E)  |  |            |
| Remarks  |   |  |            |



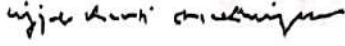


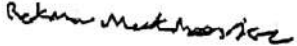


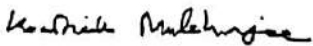
## Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713212

| Sch No | Plot Number          | Khatian Number       | Land Proposed  | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|--------|----------------------|----------------------|----------------|---------|--------------|-------------------------|-----------------------|---|
| L1     | LR-1164 (RS :-1164 ) | LR-2689              | Commercial Use | Baid    | 8 Dec        |                         | 30,60,000/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L2     | LR-1164 (RS :-1164 ) | LR-3328              | Commercial Use | Baid    | 5 Dec        |                         | 19,12,500/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L3     | LR-1164 (RS :-1164 ) | LR-1664              | Commercial Use | Baid    | 8 Dec        |                         | 30,60,000/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L4     | LR-1164 (RS :-1164 ) | LR-2121              | Commercial Use | Baid    | 7 Dec        |                         | 26,77,500/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b>       |                |         | <b>28Dec</b> | <b>0 /-</b>             | <b>107,10,000 /-</b>  |   |
|        |                      | <b>Grand Total :</b> |                |         | <b>28Dec</b> | <b>0 /-</b>             | <b>107,10,000 /-</b>  |   |

26/12/2025 ,Query No:-23042003412315 / 2025 Deed No :I-07085/2025.  
Document is digitally signed.

## Land Lord Details :



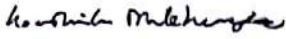


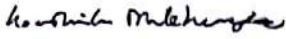


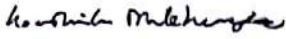
| Sl No  | Name,Address,Photo,Finger print and Signature   |   |  |  |
|--|---|---|--|--|
| 1  | <b>Name</b><br><b>Mr Ujjal Kanti Mukherjee</b><br><b>(Presentant )</b><br>Son of Late Nimai Sewak Mukherjee<br>Executed by: Self, Date of Execution: 23/12/2025<br>, Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office | <br>23/12/2025   | <br>LTI<br>23/12/2025<br>Captured   | <b>Signature</b><br><br>23/12/2025   |
| North Bazar, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: aixxxxxx0e, Aadhaar No: 91xxxxxxxx1923, Status :Individual, Executed by: Self, Date of Execution: 23/12/2025 , Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office        |   |   |  |  |
| 2  | <b>Name</b><br><b>Smt Rekha Mukherjee</b><br>Wife of Mr Ujjal Kanti Mukherjee<br>Executed by: Self, Date of Execution: 23/12/2025<br>, Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office                               | <br>23/12/2025  | <br>LTI<br>23/12/2025<br>Captured  | <b>Signature</b><br><br>23/12/2025   |
| North Bazar,Andal, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: arxxxxx9q, Aadhaar No: 32xxxxxxxx5074, Status :Individual, Executed by: Self, Date of Execution: 23/12/2025 , Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office |   |   |  |  |
| 3  | <b>Name</b><br><b>Mr Koushik Mukherjee</b><br>Son of Mr Ujjal Kanti Mukherjee<br>Executed by: Self, Date of Execution: 23/12/2025<br>, Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office                               | <br>23/12/2025 | <br>LTI<br>23/12/2025<br>Captured | <b>Signature</b><br><br>23/12/2025 |
| North Bazar,Andal, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ajxxxxx4a, Aadhaar No: 25xxxxxxxx8033, Status :Individual, Executed by: Self, Date of Execution: 23/12/2025 , Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office |   |   |  |  |

| 4   | Name  | Photo   | Finger Print  | Signature  |
|---|---|---|---|--|
|   | <b>Mrs Trina Mukherjee</b><br>Wife of Mr Koushik Mukherjee<br>Executed by: Self, Date of Execution: 23/12/2025 , Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office |  | <br>Captured |  |
|   |   | 23/12/2025  | LTI<br>23/12/2025   | 23/12/2025   |
| Andol, City:- Not Specified, P.O:- Andol, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Aqxxxxxx6h, Aadhaar No: 56xxxxxxxx3569, Status :Individual, Executed by: Self, Date of Execution: 23/12/2025 , Admitted by: Self, Date of Admission: 23/12/2025 ,Place : Office |   |   |   |  |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>BE HOME DEVELOPERS PRIVATE LIMITED</b><br>Gitanjali Park,Andal More., City:- Not Specified, P.O:- Andol, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |   |  |              |           |   |   |   |  |  |                    |                   |            |
|---|---|---|--|--------------|-----------|---|---|---|--|--|--------------------|-------------------|------------|
| 1   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Koushik Mukherjee</b><br/>           Son of Mr Ujjal Kantil Mukherjee<br/>           Date of Execution - 23/12/2025 , , Admitted by: Self, Date of Admission: 23/12/2025, Place of Admission of Execution: Office         </td> <td></td> <td><br/>Captured</td> <td></td> </tr> <tr> <td></td> <td>Dec 23 2025 1:25PM</td> <td>LTI<br/>23/12/2025</td> <td>23/12/2025</td> </tr> </tbody> </table> <p>North Bazar,Andal., City:- Not Specified, P.O:- Andol, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BE HOME DEVELOPERS PRIVATE LIMITED (as Director)</p> | Name  | Photo  | Finger Print | Signature | <b>Mr Koushik Mukherjee</b><br>Son of Mr Ujjal Kantil Mukherjee<br>Date of Execution - 23/12/2025 , , Admitted by: Self, Date of Admission: 23/12/2025, Place of Admission of Execution: Office |  | <br>Captured |  |  | Dec 23 2025 1:25PM | LTI<br>23/12/2025 | 23/12/2025 |
| Name  | Photo   | Finger Print  | Signature  |              |           |   |   |   |  |  |                    |                   |            |
| <b>Mr Koushik Mukherjee</b><br>Son of Mr Ujjal Kantil Mukherjee<br>Date of Execution - 23/12/2025 , , Admitted by: Self, Date of Admission: 23/12/2025, Place of Admission of Execution: Office |    | <br>Captured |  |              |           |   |   |   |  |  |                    |                   |            |
|   | Dec 23 2025 1:25PM  | LTI<br>23/12/2025   | 23/12/2025   |              |           |   |   |   |  |  |                    |                   |            |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr JOY ROY</b><br>Son of Mr ARUN ROY<br>UTTARAYAN PALLY, ANDAL MORE,<br>City:- , P.O:- ANDAL, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713321 |  | <br>Captured |  |
|   | 23/12/2025  | 23/12/2025  | 23/12/2025   |
| Identifier Of Mr Ujjal Kantil Mukherjee, Smt Rekha Mukherjee, Mr Koushik Mukherjee, Mrs Trina Mukherjee, Mr Koushik Mukherjee   |   |   |  |

| Transfer of property for L1 |                          |  |
|-----------------------------|--------------------------|--|
| Sl.No                       | From                     | To. with area (Name-Area)                |
| 1                           | Mr Ujjal Kanti Mukherjee | BE HOME DEVELOPERS PRIVATE LIMITED-8 Dec |
| Transfer of property for L2 |                          |  |
| Sl.No                       | From                     | To. with area (Name-Area)                |
| 1                           | Smt Rekha Mukherjee      | BE HOME DEVELOPERS PRIVATE LIMITED-5 Dec |
| Transfer of property for L3 |                          |  |
| Sl.No                       | From                     | To. with area (Name-Area)                |
| 1                           | Mr Koushik Mukherjee     | BE HOME DEVELOPERS PRIVATE LIMITED-8 Dec |
| Transfer of property for L4 |                          |  |
| Sl.No                       | From                     | To. with area (Name-Area)                |
| 1                           | Mrs Trina Mukherjee      | BE HOME DEVELOPERS PRIVATE LIMITED-7 Dec |

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713212

| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 1164, LR Khatian No:- 2689 | Owner:উচ্চল কাহি মুখাৰ্জী, Gurdian:নিমাই দেবক, Address:অডাল , Classification:বাইদ, Area:0.08000000 Acre,     | Mr Ujjal Kanti Mukherjee                       |
| L2     | LR Plot No:- 1164, LR Khatian No:- 3328 | Owner:ৰেখা মুখাৰ্জী, Gurdian:উচ্চল কাহি মুখাৰ্জী, Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,   | Smt Rekha Mukherjee                            |
| L3     | LR Plot No:- 1164, LR Khatian No:- 1664 | Owner:কৌশিক মুখাৰ্জী, Gurdian:উচ্চল কাহি, Address:অডাল উ: বাজার , Classification:বাইদ, Area:0.08000000 Acre, | Mr Koushik Mukherjee                           |
| L4     | LR Plot No:- 1164, LR Khatian No:- 2121 | Owner:ত্ৰিনা মুখাৰ্জী, Gurdian:কৌশিক মুখাৰ্জী, Address:নিজ , Classification:বাইদ, Area:0.07000000 Acre,      | Mrs Trina Mukherjee                            |

**Endorsement For Deed Number : I - 230407085 / 2025****On 23-12-2025****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 11:32 hrs on 23-12-2025, at the Office of the A.D.S.R. RANIGANJ by Mr Ujjal Kanti Mukherjee , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,10,000/-

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

Execution is admitted on 23/12/2025 by 1. Mr Ujjal Kanti Mukherjee, Son of Late Nimai Sewak Mukherjee, North Bazar, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others, 2. Smt Rekha Mukherjee, Wife of Mr Ujjal Kanti Mukherjee, North Bazar,Andal, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others, 3. Mr Koushik Mukherjee, Son of Mr Ujjal Kanti Mukherjee, North Bazar,Andal, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 4. Mrs Trina Mukherjee, Wife of Mr Koushik Mukherjee, Andal, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Identified by Mr JOY ROY, Son of Mr ARUN ROY, UTTARAYAN PALLY, ANDAL MORE, P.O: ANDAL, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-12-2025 by Mr Koushik Mukherjee, Director, BE HOME DEVELOPERS PRIVATE LIMITED (Partnership Firm), Gitanjali Park,Andal More., City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321

Identified by Mr JOY ROY, Son of Mr ARUN ROY, UTTARAYAN PALLY, ANDAL MORE, P.O: ANDAL, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 400.00/- ( E = Rs 400.00/- ) and Registration Fees paid by by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2025 12:05PM with Govt. Ref. No: 192025260401948058 on 23-12-2025, Amount Rs: 400/-, Bank: SBI EPay ( SBlePay), Ref. No. 8275314925046 on 23-12-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 20,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 10740, Amount: Rs.10.00/-, Date of Purchase: 29/11/2025, Vendor name: Khudiram Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2025 12:05PM with Govt. Ref. No: 192025260401948058 on 23-12-2025, Amount Rs: 20,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 8275314925046 on 23-12-2025, Head of Account 0030-02-103-003-02



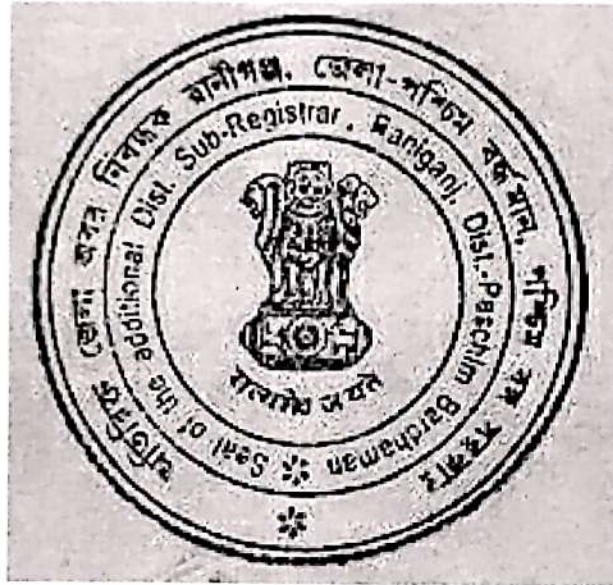
**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 2304-2025, Page from 124528 to 124549

being No 230407085 for the year 2025.



Digitally signed by SANKHA BANDYOPADHYAY  
Date: 2025.12.26 14:45:57 +05:30  
Reason: Digital Signing of Deed.

**(Sankha Bandyopadhyay) 26/12/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**West Bengal.**

29 NOV 2025

Sl. No ..... 10740 ..... Date .....  
Sold to ..... Be Home Developer Pvt Ltd  
Address ..... Andal  
Value of Stamp ..... 107 .....  
Date of release of this  
Stamp Paper from Treasurer ..... 27 NOV 2025  
Name of the Treasury where  
Stamp Paper Purchase-Durgapur

**KHUDIRAM MONDAL**  
Stamp Vendor  
Durgapur Court  
City Centre, Durgapur-16  
No. ....



Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

23 DEC 2025

... and the Signature Sheet  
attached to this document  
...  
...  
...  
21 DEC 2025



৯

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

23 DEC 2025