

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL
11.17 a.m
28/09/2022

30AA 042375

QUERY No-2000266598/2022

GRN No-192021220170589271.

GRN No-192022-230130883128

DEED OF SALE

Under Andal Gram Panchayat

MOUZA- BHADUR

Sale Value

: Rs. 16,00,000/-

Market Value

: Rs. 16,00,000/-

certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the transactions.

Additional District Sub-Registrar
Rangery, Paschim Bardhaman

2.0 SEP 2022

Contd. Page-02

Handwritten signature and initials.

पश्चिम बंगाल न्यायिक न्यायालय
Rangery, Paschim Bardhaman

2.0 SEP 2022

THIS DEED OF SALE MADE BY:

Mr. SHAKTIPADA GHOSH [PAN No. **BQBPG7736F**, Aadhaar No.: **420445670525**] Son of **Let. Badal Chandra Ghosh**, residing at **Baral Gali Hoogly, Chinsurah, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN – 712103, By Caste: Hindu, Occupation: Others, Citizen of: India.**

(Hereinafter called the **VENDOR**) of the first part, which expression shall unless the context otherwise requires include **their** heirs/ successors and representative of the **VENDOR**.

IN FAVOUR OF:

BE HOME DEVELOPERS PRIVATE LIMITED [Pan No-**AAGCB8238G**], a company registered under the Companies Act, having its registered office at **Gitanjali Park, Andal More, P.O+P.S-Andal, District-Paschim Bardhaman, Pin-713321, West Bengal** represented by one of its **Director Mr. KOUSHIK MUKHERJEE** [Pan No-**AJRPM2894A**] [Aadhaar No-**253272608033**] son of **Ujjal Kanti Mukherjee**, by faith: Hindu, by nationality: Indian, by profession: **Business, North Bazar, Andal, P.O+P.S-Andal, District: Paschim Bardhaman, West Bengal.**

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

AND WHEREAS the schedule below land originally belongs to **Sisir Dey** whose name was duly recorded in LR Records of Rights under khatian no-LR-2255 and after his demise his share of property devolves upon his legal heirs i.e. **Mr. Susanta Dey , Mr. Gouranga Dey, Mr. Gopi Jiban Dey and Mr. Susanta Dey , Mr. Gouranga Dey, Mr. Gopi Jiban Dey** transferred an area of 7 decimal by way of regd deed of sale being no-**2683 of 2020** in favour of the present **VENDOR** and the present **VENDOR** from the date of purchase he is owning, possessing and seizing the schedule below Land without any encumbrances and thereafter the present **VENDOR** entered into an agreement to sale with the present **PURCHASER** for sale of land.



And whereas the Present VENDOR is 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 VENDOR agreed to purchase the same and thereafter entered into an agreement for sale of the schedule below Land.

AND WHEREAS the PURCHASER who is in search of such Land and therefore approach to the VENDOR who agreed with the PURCHASER for absolute sale to **him** of the property as described in schedule below at of **Rs. 16,00,000/- (Rupees Sixteen Lakh) only** and the VENDOR do hereby acknowledges the same by putting **their** signature in this deed, **which is specifically described in payment schedule.**

AND WHEREAS by virtue of this sale deed the VENDOR 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 VENDOR singly 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 VENDOR 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.

AND WHEREAS the VENDOR 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.

A handwritten signature in black ink, appearing to be 'A. V.', is written in the bottom left corner of the page. The signature is written over a horizontal line.

The VENDOR bind themselves to declare that schedule below property has 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 VENDOR 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 **his** names recorded in the settlement operation of Govt and will also be able to mutate **his** names into the Rent Roll of Govt, in the office of Gram Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

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

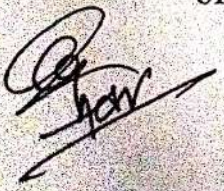
A Piece and Parcel of **Baid Land** measuring an area of **7 Decimal** comprising in LR Plot No-1164, under LR Khatian No:- 2727 within the Mouza: Bhadur, JL No: 42, P.S-Andal, Dist-Paschim Bardhaman, West Bengal Which is butted and bounded as follows :

North: LR Plot No-1163. South : LR Plot No-1164. East : LR Plot No-1164/1542. West: 40 ft wide Banbahal Road.

Which specifically shown in Red Colour annexed sketch map which will be treated as part and parcel of this Deed.

Land used as Residential Purpose and not acquired by ant 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 VENDOR & PURCHASER in separate sheet which will be treated as a part and parcel of this deed.



In witnesses whereof the VENDOR put their signature on this 5th
day of September 2022 before ADSR office at Raniganj.

Witnesses:

1. Anab Mukherjee.
S/o, Babudeb Mukherjee.
Durgapur. 713204

2. - B. S. Rajit Paul
S/o - J. N. Paul
Doktor Khonda
PIN - 713321

Developer.
BE HOME DEVELOPERS PVT. LTD.
Koushik Mukherjee
Director

Shakti Paul Ghosh
Signature of VENDOR

Drafted and typed by me

Somanta Bandyopadhyay
Advocate, Durgapur Court
En No-F-413/399 of 2011



BE HOME DEVELOPERS PVT LTD

PAYMENT SCHEDULE

Date	Amount	Bank Name	Payment Mode
08.03.2022	RS. 400000	DSP BANK	NEFT
10.03.2022	RS. 800000	PNB BANK	NEFT
15.03.2022	RS. 200000	DSP BANK	NEFT
15.03.2022	RS. 200000	PNB BANK	NEFT
Total : Rs. 16,00,000/- [Rupees Sixteen Luc] only			

Shakti Poddar

FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Shakti Dada Shetty

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Koushik Mulemujar

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	



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

GRN Details

GRN: 192021220170589271 Payment Mode: Online Payment
GRN Date: 26/01/2022 11:01:25 Bank/Gateway: Punjab National Bank
BRN : 357464808 BRN Date: 26/01/2022 00:01:00
Payment Status: Successful Payment Ref. No: 2000266598/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: P BANERJEE
Address: DURGAPUR
Mobile: 9874710658
Depositor Status: Advocate
Query No: 2000266598
Applicant's Name: Mr P Banerjee
Identification No: 2000266598/5/2022
Remarks: Sale, Sale Document

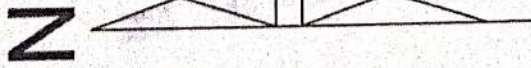
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000266598/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	25645
2	2000266598/5/2022	Property Registration- Registration Fces	0030-03-104-001-16	8585
			Total	34230

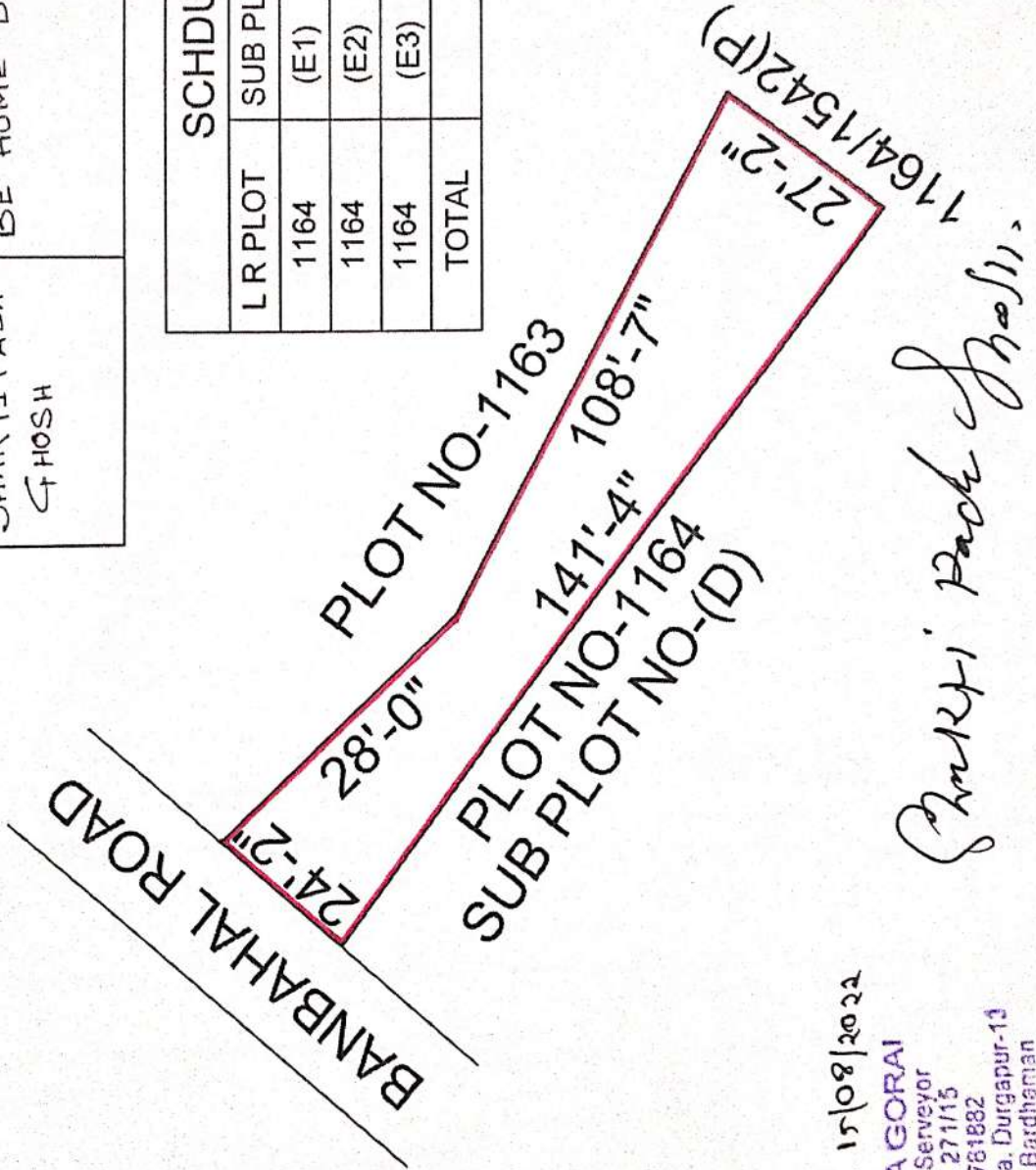
IN WORDS: THIRTY FOUR THOUSAND TWO HUNDRED THIRTY ONLY.

SKETCH PLAN SHOWING MORE OR LESS 07DECIMAL OF LAND BY RED BOUNDED IN LAY-OUT PORTION OF L R PLOT NO-1164 SUB PLOT NO-(E1,E2,E3) OF MOUZA-BHADUR J L NO-42 P S-ANDAL DIST-PASCHIM BURDWAN

SELLER NAME	PURCHASER NAME
SHAKTI PADA GHOSH	BE HOME DEVELOPERS PVT LTD



SCHDULE		
LR PLOT	SUB PLOT	AREA
1164	(E1)	02.33DECI
1164	(E2)	02.33DECI
1164	(E3)	02.34DECI
TOTAL		07DECIMAL



Presented: 15/08/2022
PRASANTA GORAI
 Govt. Regd. Surveyor
 Regd. No. - 27115
 (M)-580761882
 Bitingi Gorai Para, Durgapur-13
 Dist.- Paschim Bardhaman

Shakti Park Ghosh



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

GRN Details

GRN: 192022230130883128
GRN Date: 28/09/2022 13:52:56
BRN : 4324798979132
Gateway Ref ID: 398677428
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 28/09/2022 13:57:01
Method: Punjab National Bank - Retail and Corporate NB
Payment Ref. No: 2000266598/14/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Be home developers private limited
Address: Gitanjali Park ,Andal
Mobile: 9874710658
Contact No: 09874710658
Depositor Status: Seller/Executants
Query No: 2000266598
Applicant's Name: Mr P Banerjee
Address: A.D.S.R. RANIGANJ
Office Name: A.D.S.R. RANIGANJ
Identification No: 2000266598/14/2022
Remarks: Sale, Sale Document Payment No 14

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000266598/14/2022	Property Registration- Stamp duty	0030-02-103-003-02	22345
2	2000266598/14/2022	Property Registration- Registration Fees	0030-03-104-001-16	7422
			Total	29767

IN WORDS: TWENTY NINE THOUSAND SEVEN HUNDRED SIXTY SEVEN ONLY.

Land Details as per Land Record

Major Information of the Deed



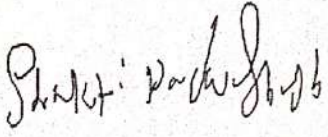
Deed No :	I-2304-06946/2022	Date of Registration	28/09/2022
Query No / Year	2304-2000266598/2022	Office where deed is registered	
Query Date	24/01/2022 11:15:45 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P Banerjee Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 6296773521, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 48,010/- (Article:23)	Rs. 16,007/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1164 (RS :-)	LR-2727	Vastu	Baid	7 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	16,00,000 /-	16,00,000 /-	

Seller Details :



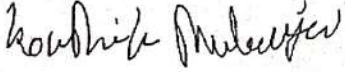
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHAKTIPADA GHOSH (Presentant) Son of Late BADAL CHANDRA GHOSH Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
		28/09/2022	LTI 28/09/2022	28/09/2022

BARAL GALI HOOGLY , CHINSURAH, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx6F, Aadhaar No: 42xxxxxxxx0525, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BE HOME DEVELOPERS PRIVATE LIMITED GITANJALI PARK, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 , 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	Name	Photo	Finger Print	Signature
	Mr Koushik Mukherjee Son of Mr Ujjal Kanti Mukherjee Date of Execution - 05/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 <small>Sep 28 2022 1:33PM</small>	 <small>LTI 28/09/2022</small>	 <small>28/09/2022</small>
	North Bazar Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJxxxxxx4A, Aadhaar No: 25xxxxxxxx8033 Status : Representative, Representative of : BE HOME DEVELOPERS PRIVATE LIMITED (as director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arnab Mukherjee Son of Basudeb Mukherjee Durgapur, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204	 <small>28/09/2022</small>	 <small>28/09/2022</small>	 <small>28/09/2022</small>
Identifier Of Mr SHAKTIPADA GHOSH, Mr Koushik Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SHAKTIPADA GHOSH	BE HOME DEVELOPERS PRIVATE LIMITED-7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andai, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1164, LR Khatian No:- 2727	Owner: শক্তিপদ ঘোষ, Gurdian: বাদল , Address: নিজ , Classification: বাইদ, Area: 0.07000000 Acre,	Mr SHAKTIPADA GHOSH

On 28-09-2022

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.

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

Presented for registration at 11:17 hrs on 28-09-2022, at the Office of the A.D.S.R. RANIGANJ by Mr SHAKTIPADA GHOSH ,Executant.

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 16,00,000/-

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

Execution is admitted on 28/09/2022 by Mr SHAKTIPADA GHOSH, Son of Late BADAL CHANDRA GHOSH, BARAL GALI HOOGLY , CHINSURAH, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Business

Indetified by Mr Arnab Mukherjee, , , Son of Basudeb Mukherjee, Durgapur, P.O: Durgapur, Thana: Durgapur, , Paschir Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

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

Execution is admitted on 28-09-2022 by Mr Koushik Mukherjee, director, BE HOME DEVELOPERS PRIVATE LIMITED, GITANJALI PARK, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321

Indetified by Mr Arnab Mukherjee, , , Son of Basudeb Mukherjee, Durgapur, P.O: Durgapur, Thana: Durgapur, , Paschir Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,007.00/- (A(1) = Rs 16,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 16,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2022 12:00AM with Govt. Ref. No: 192021220170589271 on 26-01-2022, Amount Rs: 8,585/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 357464808 on 26-01-2022, Head of Account 0030-03-104-001-16 Online on 28/09/2022 1:57PM with Govt. Ref. No: 192022230130883128 on 28-09-2022, Amount Rs: 7,422/-, Bank: SBI EPay (SBIEPay), Ref. No. 4324798979132 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,010/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 47,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2469, Amount: Rs.20.00/-, Date of Purchase: 05/09/2022, Vendor name: Khudiram Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2022 12:00AM with Govt. Ref. No: 192021220170589271 on 26-01-2022, Amount Rs: 25,645/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 357464808 on 26-01-2022, Head of Account 0030-02-103-003-02 Online on 28/09/2022 1:57PM with Govt. Ref. No: 192022230130883128 on 28-09-2022, Amount Rs: 22,345/-, Bank: SBI EPay (SBIEPay), Ref. No. 4324798979132 on 28-09-2022, 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 2304-2022, Page from 157832 to 157847

being No 230406946 for the year 2022.



Digitally signed by Sankha
Bandyopadhyay
Date: 2022.10.13 16:43:44 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/10/13 04:43:44 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RANIGANJ

West Bengal.

(This document is digitally signed.)



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

GRN Details

GRN: 192021220170589271 Payment Mode: Online Payment
GRN Date: 26/01/2022 11:01:25 Bank/Gateway: Punjab National Bank
BRN : 357464808 BRN Date: 26/01/2022 00:01:00
Payment Status: Successful Payment Ref. No: 2000266598/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: P BANERJEE
Address: DURGAPUR
Mobile: 9874710658
Depositor Status: Advocate
Query No: 2000266598
Applicant's Name: Mr P Banerjee
Identification No: 2000266598/5/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (
1	2000266598/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	25645
2	2000266598/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	8585
			Total	34230

IN WORDS: THIRTY FOUR THOUSAND TWO HUNDRED THIRTY ONLY.