

QUERY No- \_\_\_\_\_

GRN No- \_\_\_\_\_

**DEED OF SALE OF FLAT**

**Under Gram Panchayat**

**TOWER 11 RESIDENCY**

**FLAT No** : \_\_\_\_\_

**FLAT Super Built up Area** : \_\_\_\_\_

**Car Parking Space** : \_\_\_\_\_

**Sale Value** : \_\_\_\_\_

**Assessed Market Value** : \_\_\_\_\_

BE HOME DEVELOPERS PVT. LTD.

*Kaushik Anand*

21-01-26

Director

**This Deed of Sale is made before ADSR office at Raniganj.**

**BY**

1. **KOUSHIK MUKHERJEE** (Pan No- AJRPM2894A) Son of Ujjal kanti Mukherjee by Nationality-Indian, by faith- Hindu, by occupation-Business, residing at Andal Bazar, Andal , Paschum Burdwan 713321
2. **UJJAL KANTI MUKHERJEE** (Pan.No- AIAPM0860E) Son Nimai Sewak Mukherjee by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at at Andal Bazar, Andal , Paschum Burdwan 713321 .
3. **TRINA MUKHERJEE** (Pan.No- AQZPB5986H) daughter o f Tapan Kumar Bose by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Andal Bazar, Andal , Paschum Burdwan 713321
4. **REKHA MUKHERJEE** (Pan.No- ARLPM3589Q) daughter o f Sripati Charan Chakraborty by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Andal Bazar, Andal , Paschum Burdwan 713321
5. **BE HOME DEVELOPERS PRIVATE LIMITED [ Pan No-AAGCB8238G ]**, a company registered under the Companies Act, having its registered office at Gitanjali Park, Andal More, Post & Police Station Andal, District Paschim Bardhaman 713321.

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21-01-26 Director

Represented by **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 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 **vide Development Agreement** .

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

**AND**

**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 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 SECOND PART.

**IN FAVOUR OF:-**

[1] Mr. \_\_\_\_\_ [Pan NO- \_\_\_\_\_] son of \_\_\_\_\_, by faith \_\_\_\_\_, by nationality: Indian By Occupation- \_\_\_\_\_, residing \_\_\_\_\_

[ Hereinafter called the Purchasers ] (Which the expression, unless the context otherwise require means to include his heirs, successors, legal Representative, Assign) of the THIRD PART.

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21-01-26  
Director

And Whereas the schedule below landed property as in schedule "A" originally belonged to 1.Koushik Mukherjee, 2.Trina Mukhejee 3. Ujjal Kanti Mukherjee 4. Rekha Mukherjee 5. Behome Developers and their names duly recorded in the role of BL & LRO

And they entered into a development agreement with Be Home Developers Pvt. Ltd .

And whereas obtained building construction permission from the office of the Zila Parishad on 19.09.2025 by paying necessary fees and thereafter office of the gram panchayat issues no objection certificate for construction of B1+B2+G+12 building dated 24.09.2025 namely "TOWER 11 RESIDENCY"

And whereas the present Purchasers being satisfied with all documents regarding right title and interest and other permission of respective authority for sanction of building plan agreed to purchase the schedule described flat as in schedule "B" and entered into an agreement to sale and expressing their intention to buy out the same and agreed with the VENDORS & DEVELOPERS for absolute sale to them of the schedule below Flat & Parking at the price of Rs. \_\_\_\_\_/- [Rupees \_\_\_\_\_] Only which paid by the Purchasers and the Vendors do hereby acknowledge the said sale price by putting their signature in this deed which is specifically mentioned payment schedule is annex herewith.

**NOW THIS INDENTURE OF SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the said sale agreement and in consideration of the said sum of Rs. \_\_\_\_\_/- [ Rupees \_\_\_\_\_ ] Only paid by the Purchasers to the Vendors doth hereby grant sell, convey, transfer, assign and assure UNTO and to use of the Purchasers all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and equity free from any encumbrance either factual, or implied or latent whatsoever in favour of Purchasers for good so that the Purchasers shall be able to use, occupy, enjoy the schedule flat and the ground floor together with undivided proportionate share of landed property and common area and

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Director  
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facilities along with other Purchasers and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such the Vendors are jointly and severally shall keep the PURCHASERS harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the Vendors bind themselves jointly & Severally to execute Deeds, things, at the request and cost of the Purchasers to do and execute or cause to be done anything which may effectual necessary for the PURCHASERS to enjoy the schedule flat more fruitfully and factually according to the true meaning and intent of this deed of conveyance. AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceably and quietly enter upon, have, hold, occupy posses and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from the said the Vendors or by any person, or persons claiming from, under or in trust of them.

The Vendors bind themselves to declare that schedule below flat have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judicial of any court or been notified for any kinds of requisition and Vendors sale out the same to Purchasers having good marketable title without any kinds of encumbrance.

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get **their** name recorded in the records of B.L & L.R.O during settlement into the Rent Roll of Govt. of West Bengal, Gram Panchayat, West Bengal State Electricity and Water Supply Authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendors.

The Purchasers shall regularly pay holding taxes of Gram Panchayat, land revenue electricity charges in respect of **their** purchased FLAT according to **their** free choice.

**AND THE PURCHASERS DO HEREBY COVENANT WITH THE VENDORS /LANDOWNERSS & THEIR VENDORS:-**

That the Purchasers at **their** own costs and expenses shall maintain the individual flat sold to them by repairing, plastering, white washing, painting of walls, doors and will

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*Kanchika Nallurajin*  
Director

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not do any damage or doing any detriment to the adjoining flats belonging to other occupants of the said building standing on the 'A' schedule land.

That the Purchasers shall not have any right to undertake any addition or alteration which may cause damage or effect the main structures, pillars, constructions or roof or in any open space provided in the building and further is not allowed to make or cause to be done any change externally which may affect the front elevation /facade of the Apartment.

That every internal walls separating the flat hereby conveyed from an adjoining flat shall be the common wall and cannot be removed or destroyed at any point of time without the written consent of the said committee or flat owners Associations of the building which will be formed or has been formed by the owners of the flat after handing over all the flats to all the owners by the builder.

The Purchasers also agree to bear share of costs required for maintenance of common portions or arrears including common passage, drains common water supply system etc mentioned in Schedule 'C' hereunder.

The Purchasers shall further be liable to pay all their proportionate share of assessed panchayat taxes and other impositions, expenses that may be found payable unto the second party so long the said premises is not separately assessed in **their** names by the Gram Panchayat or other competent authority.

That the Purchasers prior to purchase has made necessary inspection of the Schedule 'B' flat hereby conveyed by the Deed and being satisfied with the constructional work of the same along with common facilities provided and mentioned in schedule 'C' hereunder has already taken possession of the said Unit hereby sold having accepted delivery of possession subject to the terms, conditions provisions and covenants made contained herein.

That it is further covenanted by the Purchasers that they will join and shall always abide by the decision of the committee Flat owners Association amongst the Purchasers and others owners of the flat and also observe, perform and comply with all rules,

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Koushik  
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Director



Common Areas and Installation in respect whereof only right of user in common shall be granted.

1. Overhead water tank and underground water reservoir with distribution pipes from the overhead water tank connecting to different Units, if any, and from the underground water reservoir and water filtration plant to the over-head water tank.
2. Water waste and sewage evacuation pipes, if any, from all or any of the Unit to drains and sewers common to the building.
3. Drains and sewers from the building to the main drain.
4. Stand by diesel generator set and space required there for.
5. lift for passengers with all machineries accessories and equipments (including lift machine rooms) and lift wells for installing the same.
6. Fire fighting equipments including water reservoir tank and pump.
7. Electric Sub-Station with transformer, control panels and the accessories and wirings and the space required there for.
8. Electrical wiring and fittings and fixtures for the common areas and installations including staircases, lobby and landings and operating the lift.
9. Electrical installations with main switch and meter and space required there for.
10. Security Room.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of constituted attorney, Developer and Purchasers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

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*Kouhile Murrin*  
21/01/26  
Director

In the witness whereof the constituted attorney, Developer above named put **their** respective signatures and execute this present in the manner aforesaid on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Witness:-

1.

**As constituted attorney of Landowners**

Signature of Developer

Drafted and Typed by

BE HOME DEVELOPERS PVT. LTD.

*Kaushik Mishra*  
24/01/22  
Director