

This deed of absolute sale is made on this day of....., 20.....of the Christian Era, at Seraikella.

BETWEEN

NAGAR PANCHAYAT SERAIKELLA, a body Corporate established by the State Government vide Notification No. _____, published in Official Gazette dated _____, having is registered Office at Palace Road, Seraikella, District Seraikela Kharsawan, State Jharkhand represented through its

Authorized representative hereinafter referred to as **VENDOR**) which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the **'FIRST Part**

UID: _____ PAN: _____, Mobile: _____

AND

_____, (hereinafter called the **PURCHASER**) of the **SECOND PART**.

UID: _____ PAN: _____ Mobile: _____

The terms and expressions the "VENDOR" and the 'PURCHASER" unless expressly included by or repugnant to the subject or context shall mean and include their respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

Whereas Jharkhand Urban Infrastructure Development Company Limited (JUIDCO Ltd.) has constructed Residential Flats/Units situated at land under Khata No. _____, R.S. Plot No. _____, measuring an area _____, situated at Village _____, P.S. _____, Thana No. _____, District Seraikela Kharsawan, State Jharkhand on Scheme of Pradhan Mantri Awas Yojna (Urban) PMAY(U) and subsequently selected prospective Purchasers for selling the aforesaid Flats.

AND WHEREAS the PURCHASER has paid the entire consideration amount to the VENDOR.

Now, this deed of sale witnesseth as follows :-

- 1) That in pursuance of the aforesaid scheme and in consideration of sum of Rs. _____/- (Rupees _____ only paid by the PURCHASER to the VENDOR, the legal receipt where of the VENDOR hereby admit and acknowledge and acquit and discharge unto the PURCHASER.
- 2) That the VENDOR do hereby covenant with the PURCHASER that the VENDOR has not at any time here before made, committed, done, performed, permitted or suffered any act, deed, matter or things by reason whereof the said Flat conveyed by these presents or any part thereof has in way been impeached, charged, mortgaged, leased, encumbered, gifted, sold or otherwise alienated or prejudicially affected whether in title or in possession and that said Flat is free from all encumbrances, whatsoever.
- 3) That the VENDOR do hereby further covenant with the PURCHASER that the PURCHASER shall at all times hereafter possess and enjoy the said flat according to their convenience without any let, hindrance, obstruction, interruption claims or demands by any person, whomsoever.
- 4) That the VENDOR do hereby further covenant with the PURCHASER that the VENDOR shall indemnify the PURCHASER against all losses,

damages, claims and whatsoever, if any, which the PURCHASER may at any time detect any defect in the title of the VENDOR in the said Flat granted, conveyed, sold, transferred, assured and assigned or any portion thereof any encumbrance, discovered.

- 5) That the PURCHASER shall hereafter pay the proportionate amount of taxes and rent payable to the Seraikella Nagar Panchayat and State of Jharkhand, through the Circle Officer, _____ Anchal, Seraikella.
- 6) That the PURCHASER shall hereafter become a member of "_____ RESIDENT WELFARE ASSOCIATION" and shall have the right to use the common passage, electricity, generator, staircases lobby, pump room, compound, lift, common bath room, roof of the Apartment and other common parts in the said building with other occupiers of the said building.
- 7) That the PURCHASER shall hereafter have the right to peacefully and quietly possess and use and enjoy the property by themselves or through tenants or assigns without any or obstruction or hindrance whatsoever from the VENDOR or from any person claiming from or under them.
- 8) That the PURCHASER shall have full and absolute right to use the said flat for residential purpose and Parking Space for parking vehicles, by themselves or their family members or friends or their transferees or assignee or heirs or successors.
- 9) That the PURCHASER shall be liable to proportionate share of responsibility arising or liability arising or occurring in pursuance of or in connection with the common facility and amenities in the land, building, roof of the building shall be common for all which shall be used by all the occupiers of the building jointly and it is their joint responsibilities to maintain its wear and tear.
- 10) That the PURCHASER shall abide and be bound by the provisions of Sankalp no. 5382, dt. 02/11/18, Sankalp no. 3811, dt. 18/09/19 and Revised Standard Operating Procedure of Affordable Housing in Partnership under Pradhan Mantri Awas Yojana (Urban) of Urban Development & Housing Department, Jharkhand, Municipal regulations, byelaws that are in force and may come into force in so far as they relate to the project in which the said Property is situated.

- H) That the PURCHASER shall abide by the Rules, Regulations and Conditions now or at any time herein after duly prescribed by the Government, Municipal Corporation / Municipality/Local Authority, in so far as they relate to the project in which the said Property is situated.
- 12) That the PURCHASER shall be at liberty to pay to the Owner at any time before the expiry of the said period the balance of the sale price due in one lump-sum and get the property transferred in his/her name after the lock-in period of 15 years. The charges towards stamp duty, registration fee and other incidental charges for conveyance of the property shall be borne by the PURCHASER
- 13) That the PURCHASER shall not make any additions or alterations or sublet, transfer, mortgage, etc., the flat without prior written consent of the Owner.
- 14) That the all costs of common areas, electricity bill for pump and common lights shall be borne jointly by all the PUCHSHERS/OCCUPIERS of the flats.
- 15) That the PURCHASER have paid the cost of stamp duty, transfer duty and registration fee in respect of this Sale Deed.
- 16) That the VENDOR and the PURCHASER are Citizens of India.

SCHEDULE "A"

All that piece and parcel of land under Khata No. _____, being R.S. Plot No. _____, Sub Plot No. _____, measuring an area _____, situated at Village - _____, Thana No. _____, P.S. _____, District Seraikela Kharsawan, Holding No. _____ within ward No. _____ Of Nagar Panchayat, *Seraikella* and State Jharkhand, butted and bounded as follows:

North _____
 South _____
 East _____
 West _____

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SCHEDULE "B"

All the Flat No. _____ on the _____ Floor of " _____ " having Carpet Area _____ Sq. Ft. corresponding to Super Built-up area _____ Sq. Ft. along with undivided proportionate share of land measuring an area _____ Sq. Ft. and one car parking space standing upon land under Khata No. _____, being R.S. Plot No. _____, Sub Plot No. _____, measuring an area _____, situated at Village — _____, Thana No. _____, P.S. _____, District Seraikela Kharsawan, Holding No. _____ within Ward No. _____ of Nagar Panchayat Seraikella and shown in RED WASH in the plan attached with this deed as part thereof, butted and bounded as follows:

North _____
South _____
East _____
West _____

MEMO OF CONSIDERATION

sl. No.	DATE	Cheque No./RTGS/DD	Bank's Name & Branch	Amount in Rs.
1.				
2.				
3.				
4.				
5.				
6.				
7.				
Total Rs.				/-

(Rupees _____) only

Details of Construction:-

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1.	Whether the building is Kuchha or Pucca	Pucca
2.	If it is pucca then whether its Khaparposh of conventional or RCC Roof.	having RCC Roof
3.	Number of floors	G+ _____
4.	Area of Flat No. _____ of the building	_____ sq. ft. on the _____ Floor

5.	The year of construction	2020-21
6.	Statement regarding quality of electrical and Other fittings of the building	standard Fittings
7.	The Area where the building is constructed and its use residential, Commercial industrial	_____ Residential Use
8.	Whether the building in question was let out on rent.	No
9.	Value of Construction _____ sq. ft.	Rs. _____/-
10.	Value of land _____ sq. ft. equivalent to _____ decimals more or less	_____/-
11.	Total Value	Rs. _____/-

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L. IT IS FURTHER CERTIFIED that the land at present does not belong to Adivasi or Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the land of Khas Mahal, Khuntkani, Sama, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that ae said land has not been mortgaged with any institution.

IN WITNESSES whereof the VENDOR do hereby put his signature and finger prints on this, in his full senses and after fully understanding the contents of this deed, in presence of the witnesses signed below, on the day, month and year first written above at Seraikella.

WITNESSES:

1)

Signature of the Vendor

2]

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PURCHASER'S SIGNATURE, PHOTO AND THUMB IMPRESSION

THUMB	INDEX	MIDDLE	RING	LITTLE

It is certified that the VENDOR and PURCHASER whose photos are affixed in the deed and whose signature and finger prints have been taken in the deed, have put their signatures and finger prints in my presence.

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