

SALE DEED

THIS SALE DEED is made on this the \_\_\_ day of \_\_\_\_\_ 2023 at Jamshedpur, BY

1) M/s. DAYAL BUILDERS, a proprietorship firm, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, being represented by its proprietor Mr.Surender Pal Singh, S/o SardarGurdayal Singh, by faith Sikh, by category General, by occupation Business, resident of 9 and 9 A, Darjee Lane, RamdasBhatta, Bistupur, P.O and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, for self and also as duly constituted attorney of2) ANIL KUMAR BAGTI ALIAS ONIL BAGTI (UID : xxxxxxxx 6745), S/o Late UmeshBagti, R/o H. No. 56, Village

**M/s DAYAL BUILDERS**  
  
**Proprietor**

Domjuri, Hartopa, Sundarnagar, P.S. Sundarnagar, District East Singhbhum, State of Jharkhand; 3) PRAMATHA NATH BAGTI (UID : xxxxxxxx 1439), S/o Late SudhirBagti, R/o Angad Block, C/04, Dayal City, Chhotagovindpur, P.S Parsudih, District East Singhbhum, State of Jharkhand; 4) SAROJ KUMAR BAGTI (UID : xxxxxxxx 3469), S/o Late SudhirBagti, R/o Subhash Nagar, Chhotagovindpur, Station Road P.O. Gadra P.S Parsudih, District East Singhbhum, State of Jharkhand; 5) DIPALI BAGTI (UID : xxxxxxxx 4528) W/o Late Manoj Kumar Bagti, R/o Village Domjuri, Rajdoha, P.O. Narwa Mines P.S. Sundarnagar, District East Singhbhum, State of Jharkhand and 6) BHABESH KUMAR BAGTI (UID : xxxxxxxx 7179), S/o SudhirBagti, R/o Village Domjuri, P.O. Narwa Mines P.S. Sundarnagar, District East Singhbhum, State of Jharkhand, all by faith Hindu, by category General, by occupation no. 2 to 4 and 6 Business and no. 5 Housewife, empowered vide G.P.A being deed no. 2021/JSR/5774/BK4/372 dated 29-11-2021, registered at the District Sub Registry office at Jamshedpur, hereinafter referred to as the 'VENDOR / FIRST PARTY' (which expression shall unless, excluded by or repugnant to the context shall and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the One Part,

TO AND IN FAVOUR OF

- 1) \_\_\_\_\_ (UID :xxxxxxx \_\_\_\_\_ and PAN : \_\_\_\_\_),  
S/o \_\_\_\_\_ and
- 2) \_\_\_\_\_ (UID : xxxxxxxx \_\_\_\_\_ and PAN : \_\_\_\_\_),W/o \_\_\_\_\_, both by faith Hindu, by category general, by occupation \_\_\_\_\_ and \_\_\_\_\_

respectively, by nationality Indian, R/O \_\_\_\_\_, District East Singhbhum, Jharkhand, hereinafter referred to as the 'PURCHASER / SECOND PARTY', (which expression shall unless, excluded by or repugnant to the context shall and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the One Part.

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. \_\_\_\_\_ .00 (Rupees \_\_\_\_\_) only.

GOVERNMENT VALUE : Rs. \_\_\_\_\_

WITNESSETH AS FOLLOWS:

WHEREAS the entire lands under Khata no. 114, being plot no. 1527 measuring 0.46 Acres, under Khata no 115, being plot no. 1528, 1532 measuring 0.26 Acres and Khata no. 116, being plot no. 1531, 1527 measuring an area 0.72 Acres were recorded in the name of JaminiBalaDasi (Since deceased) W/o Late UmeshBagti.

AND WHEREAS the above named Raiyat namely JaminiBalaDasi passed away leaving behind her two sons namely SudhirBagti alias Sudhir Chandra Bagti (Since deceased) and OnilBagti alias Anil Kumar Bagti who together inherited the entire share of Late JaminiBalaBagtialaisJaminiBalaDasi as her legal heirs and successors.

AND WHEREAS all that lands under Khata no. 408, being plot no. 1530, 182 measuring 1.81 acres was recorded in the name of

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SudhirBagti alias Sudhir Chandra Bagti (Since deceased) and OnilBagti alias Anil Kumar Bagti.

AND WHEREAS SudhirBagti alias Sudhir Chandra Bagti passed away leaving behind him four sons namely 1. PramathaNathBagti, 2. Saroj Kumar Bagti, 3. Manoj Kumar Bagti (Since deceased) and 4. Bhabesh Kumar Bagti who together inherited the entire share of SudhirBagti alias Sudhir Chandra Bagti as his legal heirs and successors.

AND WHEREAS Manoj Kumar Bagti passed away leaving behind his wife namely DiplaiBagti who inherited the entire share of Manoj Kumar Bagti as his legal heir and successor.

AND WHEREAS together the said Anil Kumar Bagti alias OnilBagti, PramathaNathBagti, Saroj Kumar Bagti, DiplaiBagti and Bhabesh Kumar Bagti i.e. Vendor no. 2 to 6 are the lawful owners of all that lands collectively measuring 291 Decimals, recorded under khata no. 408, 114, 115, 116 and 14, being plot nos. 1530, 182, 1527, 1528, 1532, 1531 and 1525 within MouzaKhairbani, Thana no. 1295, District Singhbhum East, state of Jharkhand and the same is also mutated in their names vide mutation case no. 302/R27 2021-2022 and the same is also recorded in the volume no. 50, page no. 56 in the Panji II of the AnchalAdhikari, Jamshedpur.

AND WHEREAS the Vendor no. 2 to 6 being desirous of developing only all that lands collectively measuring 251 Decimals, recorded under khata no. 408, 114, 115, and 116, being plot nos. 1530, 182, 1527, 1528, 1532 and 1531 within MouzaKhairbani, Thana no. 1295,

District Singhbhum East, state of Jharkhand, in form of a multistoried building entered into a registered development agreement being deed no. 2021/JSR/5773/BK1/5374 dated 29-01-2021, registered at the District Sub Registry office at Jamshedpur with the Vendor no. 1 and also executed a registered General Power of Attorney being deed no. 2021/JSR/5774/BK4/372 dated 29-11-2021, registered at the District Sub Registry office at Jamshedpur in favour of the Vendor no. 1.

AND WHEREAS accordingly the Vendor no. 1 vide application no.ESZP/GH/0023/2022 dated 21/02/2023 applied for a valid building plan and permit, which was duly sanctioned by the East SinghbhumZilaParishad vide Memo no. ESZP/GH/0131/2022 dated 09/03/2022 and accordingly the Vendor no. 1 started the construction of an apartment namely DAYAL SKYLINEconsisting of flats, units, parking's, etc.

AND WHEREAS the purchasers approached the Vendor to purchase theSchedule below residential flat, constructed within the complex known as DAYAL SKYLINE;

AND WHEREAS the Purchaser and Vendor both entered in an agreement for sale with respect of the Schedule below flat.

AND WHEREAS as per the terms and conditions mentioned in the said agreement for sale the present vendor has agreed to execute sale deed in favour of the purchaser for the Schedule below flat constructed within the complex known as DAYAL SKYLINE, together with undivided share in land with one car parking Space

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and morefully described in the Schedule below on the following terms and conditions as herein below appearing:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That in pursuance of the promise of the purchaser to comply with the above agreement and in consideration of a sum Rs. \_\_\_\_\_ .00 (Rupees \_\_\_\_\_) only paid by the Purchaser to the Vendor, for the aforesaid flat and a car parking space morefully described in the Schedule below, the receipt of which sum the vendor does hereby admit and acknowledge as full, final and highest consideration amount against the sale of the property mentioned in the Schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that property described in the Schedule below, together with all rights, title, interest possession, easements and appurtenances thereto and full privileges and advantages **TO HAVE AND TO HOLD** the same without any interruption, hindrance or disturbance from or by the present vendor or his/its heirs, successors or any other person or persons claiming under the Vendor.
2. That the Vendor is completely divested of all his/its rights, title, interest in the Schedule below property and hence forth the Vendor shall cease to have any manner of title to the said property and claim on the said property.
3. That from this day the purchaser shall enjoy and possess the said property as absolute owners thereof with full power to convey or dispose off or alienate the same or any part thereof, to any person or persons. The Purchaser shall also be at liberty to get their name

registered in the office of concerned authority and accordingly shall pay rent or municipal charges/taxes to such concerned authority.

4. That the purchaser shall now and always have the right to use and enjoy along with the purchaser of other residential flat etc. the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particulars facilities provided for the said residential flats and the purchaser shall be entitled to use sewers, drains, water sources, electrical power installed for the said residential flat and will bear proportionate cost and expenses for the maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/Dwellers/Occupants of different Flats within DAYAL SKYLINE, Jamshedpur.
5. That from this day the purchaser shall be entitled to exclusively use and possess the Schedule below flat along with undivided share in the land appertaining to it, but shall not have any right, title interest on the other part DAYAL SKYLINE.
6. **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND CONVENANTS:-**

That the Vendor in the lawful owner of the Schedule below property and is fully entitled to convey the same.

That the vendor hereby agrees to save harmless and keep the purchaser free from and against all losses, damages and causes which may be necessary or incurred by reason of any claim being made of any arrear due thereof or in respect of the Schedule below property or any part thereof.

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*S. B. Singh*  
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- iii. That the property hereby described in the Schedule below is free from encumbrances, liens or charges and attachments of any kind whatsoever.
  - iv. That the vendor further agrees and covenants with the purchaser to do, execute any further or other documents and / or other deeds and things as may be necessary to complete and make perfect the title of the purchasers, in respect of the Schedule below flat, at the cost of the purchaser.
  - v. That the Vendor has handed over all the relevant paper and title deeds (Photocopy) in connection with the Schedule below flat to the purchaser.
  - vi. That the Car Parking / Scooter Parking space shall be used for parking purpose only. No construction / Alteration of any kind is allowed at any time now or in future.
  - vii. That the Schedule below flat is situated on the Branch Road.
7. That the name of the complex shall be DAYAL SKYLINE.

MEMO OF CONSIDERATION

Mode	:	Amount
Cheque / RTGS / Transfer	:	Rs.
_____ .00(Rupees _____) only		

SCHEDULE

*(Description of the property hereby transferred)*

A RESIDENTIAL FLAT, bearing Flat no. \_\_\_\_\_, having Super Built Up area \_\_\_\_\_ Sq.Ft., corresponding to \_\_\_\_\_ Sq.Ft. of carpet area, on the \_\_\_\_\_, within the Building known as \_\_\_\_\_, within the complex known as DAYAL SKYLINE,

together with undivided proportionate share in the land measuring an area \_\_\_\_Sq.Ft. and one car parking space, recorded under khata no. 408, 114, 115 and 116, being plot nos. 1530, 182, 1527, 1528, 1532 and 1525, within MouzaKhairbani, Thana no. 1295, District Singhbhum East, District Sub registry office at Jamshedpur, State of Jharkhand;

Which is bounded as follows:

NORTH BY :

SOUTH BY :

EAST BY :

WEST BY :

IN WITNESS WHEREOF the vendor has signed this sale deed today at Jamshedpur on the date, month and year first above mentioned in presence of the following witnesses:

WITNESS :

1.

2.

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Drafted as per the documents given by the vendor, read over and explained the contents of this sale deed to the Executant/Vendor who found and admitted the same to be true and correct.

ADVOCATE

PURCHASER

Signature and finger print of the purchaser.

Certified that the finger prints of the left hand of each of the person's whose photographs are affixed in this document have been obtained by me / before me.

ADVOCATE

M/s DAYAL BUILDERS  
  
Proprietor