

**DEED OF SALE**

THIS DEED OF SALE is made on this the ..... day of ....., 202..... of the Christian Era at Ranchi.

**BETWEEN**

**M/S NISITH KESHARI CONSTRUCTIONS PVT. LTD. (PAN-AADCN2392Q)** a company incorporated and registered under Indian Companies Act 1956, having its registered office at - 221, First Floor, Tirath Mansion, Near Over Bridge, 5, Main Road, P.S. Chutia, District Ranchi, Jharkhand, through its Director **NISITH KUMAR KESHARI (UID- XXXX XXXX 7331)** son of Late Nawal Kishore Keshari, Resident of- HIG-21, Argora Housing Colony, P.S. Argora, District Ranchi, Jharkhand, herein after called the **“BUILDER”** (which expression shall mean and includes its successor-in-interests and assigns) of the **FIRST PART**.

**AND**

\_\_\_\_\_ (UID- XXXX XXXX \_\_\_\_, PAN- \_\_\_\_\_, Mob- \_\_\_\_\_) son of \_\_\_\_\_, grandson of \_\_\_\_\_, by Faith- \_\_\_\_\_, by Caste- General, Excluded from CNT Act 1908, by Occupation- \_\_\_\_\_, resident of \_\_\_\_\_, P.S. \_\_\_\_\_, District- \_\_\_\_\_ (Jharkhand) Indian Citizen hereinafter called/or referred to as the **“PURCHASER”** (which expression shall unless it be repugnant to the context or meaning thereto, mean and include her heirs, administrators, executors, legal representatives, assigns and/or successors-in-interest) of the **SECOND PART**.

AND WHEREAS the Vendors with their mutual consent and sweet will agreed to get their scheduled land develop and construct a multistoried residential/commercial building thereon and have approached and offered the BUILDER to develop their landed property and construct a multi-storied residential/commercial building thereon. The builder has accepted the offer and hereto agreed to develop the landed property on the terms and conditions hereinafter appearing.

That the Developer shall develop and construct multi-storied Residential/Commercial Building namely “**PALM VISTA FOREST**” in the land of First Schedule strictly as per sanctioned plan by the Ranchi Municipal Corporation, Ranchi vide its **B.C. Case No. RMC/GH/0483/W36/2023** and the Developer shall abide by the rules, regulations, bye-laws of R.M.C. Ranchi and all the obligations under the law shall be completed by the developer in this regard.

AND WHEREAS the Developer has duly obtained “Registration Certificate of the Project” under “FORM C” under Rule 6 (6.1) of the Jharkhand Real Estate (Regulation and Development) Rules, 2017 on \_\_\_\_\_ duly issued by the Jharkhand Real Estate Regulatory Authority.

AND WHEREAS Vendors have indefeasible right, title and interest over the lands and as such the same is transferable without any let, hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through or under them.

AND WHEREAS the PURCHASER desirous to purchase one flat being Flat/Shop No. \_\_\_\_\_ in the \_\_\_\_\_ Floor having super built up area \_\_\_\_\_ Sq.Ft. along with one car parking space on the ground floor in the building “**PALM VISTA FOREST**” with undivided proportionate share of land \_\_\_\_\_ Decimals out of Builder Allocation more fully described in the schedule herein under, for a total consideration of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).**

AND WHEREAS the VENDORS agreed to sell the said flat/shop out of BUILDER/OWNERS ALLOCATION to the PURCHASER and the BUILDER/CONFIRMING PARTY has confirmed the same at the aforesaid price being fair and prevalent market price.

**NOW THIS DEED OF SALE WITNESSETH as follows :-**

1. That in pursuance of the agreement and in consideration of payment of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**) paid by the PURCHASER to the BUILDER/CONFIRMING PARTY as per memo of consideration mentioned below and the BUILDER/CONFIRMING PARTY does hereby acknowledge and admit to have received in full from the PURCHASER, they the VENDORS do hereby sale, transfer, grant and assign absolutely and forever the residential Flat/Shop being Flat/Shop No. \_\_\_\_\_ on the \_\_\_\_\_ Floor of “**PALM VISTA FOREST**” having super built up area \_\_\_\_\_ Sq.Ft. with undivided proportionate share in the land measuring \_\_\_\_\_ Decimals along with one Car Parking space on Ground Floor more fully and particularly given in the schedule hereunder delineated in RED WASH in the map annexed together with all the rights, titles, liberties, privileges, appurtenance whatsoever thereto and all the right, title, interest, property claim, demand or lien whatsoever, of the VENDORS into and upon the said property is hereby transferred, sold, conveyed and assigned in favour of the PURCHASER, **TO HAVE AND HOLD** the same as absolute owner thereof.
2. That the VENDORS declare that the property hereby sold, granted, conveyed, assigned and transferred in favour of the PURCHASER, is absolutely free from all encumbrances, trust, lien whatsoever and the VENDORS have not done anything earlier whereby the said property may be found charged or encumbered with any person, company, entity, trust and/or authority.
3. That the PURCHASER who is already in possession of the property hereby sold, shall continue to remain in possession as absolute owner thereof, without any let, hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through or under them.
4. That PURCHASER and the VENDORS, both hereby unambiguously and unequivocally, agrees and covenants that the payments of the Municipal Taxes, Electricity Bills of the Individual Flats/Shops and Water Taxes shall be the sole and absolute responsibility of the individual Flat/Shop Owners/PURCHASER only and none else.
5. That PURCHASER and the VENDORS, both hereby unambiguously and unequivocally, agrees and covenants that the rate of the MONTHLY MAINTENANCE CHARGES shall be

charged on the basis of the per square feet area upon the Super Built-up area at such rates as would be determined by the SOCIETY to be formed under the law.

6. That the VENDORS covenant with the PURCHASER that they have indefeasible title and exclusive right to grant, convey, assign, sale and transfer absolutely, the properties hereby granted, conveyed, assigned, sold and transferred absolutely forever and the VENDORS have not dealt with the same in any manner previously nor they have entered into any agreement of sale of the property in favour of any other persons.
7. That it is hereby covenanted and unambiguously agreed to by the Flat Owners and PURCHASER that they shall not change/alter/modify the design/colour/outer-look of any part of the Flat which causes any change / alteration in the out-look of the Multi-storied Building and thus the same is hereby prohibited.
8. That the VENDORS covenant with the PURCHASER that he shall have the liberty to use the premises according to his own choice, convenience as absolute owner thereof without any let or hindrance, interruption, claim or demand by or from the VENDORS or any persons/persons claiming through or under them.
9. That the VENDORS have put the PURCHASER in actual physical possession over the flat and the car parking space transferred under this deed of sale.
10. That the PURCHASER shall hereafter be entitled to use and occupy the said premises and the garage as own shall be entitled to use and occupy the same in any manner he likes.
11. That the PURCHASER shall be entitled to transfer the property either by way of sale, lease or otherwise to any person, or mortgage the same in favour of any financial institution.
12. That now the PURCHASER shall be entitled to get his name mutated in respect of his purchased premises in the office of the Circle Office, Town Anchal, Ranchi as well as in the Ranchi Municipal corporation and shall pay the rent and taxes thereof in his own name.
13. That the VENDORS undertake that they shall at all reasonable times on the request and at the cost of the PURCHASER, do or cause to be done and execute all such lawful acts, deeds, assurance, matters and things which may be reasonably required for putting the PURCHASER in possession and assuring the title

of the PURCHASER and to give true meaning and interest of this presents.

**PARTICULARS OF THE LAND**

**SCHEDULE – A**

All that piece and parcel of Land measuring an area 141.5 Decimals covered under R.S. Plot No. 1401, 1412, 1413 & 1415, Khata No. 147, 178, 200 & 225 situated at Village- Pundag, Thana No. 228, corresponding Holding No. \_\_\_\_\_, Ward No. 36, P.S. \_\_\_\_\_, District- Ranchi, bounded and butted as follows :-

North -  
South -  
East -  
West -

**SCHEDULE – B**

**PARTICULARS OF THE FLAT SOLD**

Flat/Shop No. \_\_\_\_\_ on the \_\_\_\_\_ Floor of “PALM VISTA FOREST” having super built up area \_\_\_\_\_ Sq.Ft. along with one car parking space on the Ground Floor with undivided proportionate share of land \_\_\_\_\_ Decimals standing on “SCHEDULE A” lands as described herein above, together with all rights, benefits, light of enjoy of staircase, and all other amenities, facilities, and conveniences delineated by RED WASH in the map attached, forming part of the deed and bounded and butted as follows :-

North -  
South -  
East -  
West -

**DETAILS OF CONSTRUCTION**

1. Whether the building is kacha or pucca? : Pucca  
2. If it is pucca then whether it is Khapraposh

Having conventional or convential R.C.C.

- roof : R.C.C. Roof.  
3. Number of floors : G+1<sup>st</sup> Floor to 13<sup>th</sup> Floor  
4. Area of Flat/Shop No. \_\_\_\_\_ of the building sq.ft. : \_\_\_\_\_ **Sq.Ft.**  
5. Year of construction : **2023-2028**  
6. Statement regarding quality of  
Electrical and other fittings of the building : General fittings  
7. The area where the building is situated its

- Use residential/commercial or Industrial : Residential/Commercial
8. Weather the building in question was  
For own use let out on rent? If let out on  
Rent what was annual rent of the same? : N.A.
9. For the purpose of registration fee and  
Stamp duty as per Govt. value is as under  
Value of Flat No. \_\_\_\_\_ (\_\_\_\_\_ sq.ft.) @ \_\_\_\_\_/- : Rs. \_\_\_\_\_/-  
Value of Land (\_\_\_\_\_ Dec.) @ \_\_\_\_\_/- : Rs. \_\_\_\_\_/-  
Total Rs. \_\_\_\_\_/-
- Consideration amount is Rs. \_\_\_\_\_/- and Govt. Value is Rs.  
\_\_\_\_\_/- in which stamp duty and registration fees is being paid.

### **MODE OF PAYMENT**

DATE	CASH/CHEQUE/DD	BANK	AMOUNT

### **CERTIFICATE**

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules 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 does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe/Schedule Caste/Backward Community under the Chotanagpur Tenancy Act, 1908 and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi. Fodder Seam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

IN WITNESS WHEREOF the VENDORS and PURCHASER have set and subscribed their respective hands and seal on the day, month and year above written after fully understanding the contents of these presents.

**WITNESSES :**

**VENDORS**

**1.**  
Ram Kumar  
Son of Jawahar Prasad  
R/o- Jaridih Bazar,  
District- Bokaro, Jharkhand

(Through its representatives/executor Nisith Kumar Keshari)

**2.**  
Yamuna Mahto  
Son of Sahdeo Mahto  
R/o- Near Shiv Mandir,  
Argora Pundag Road,  
Argora Basti, P.S. Argora,  
District- Ranchi

**BUILDER/CONFIRMING PARTY**

**PURCHASER**

Little	Ring	Middle	Index	Thumb



Certified that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.

Typed By :

Drafted by