

SALE DEED

This Sale Deed is made on This the ..... day of Jan 2024 at Jamshedpur, East-Singhbhum;

BY

M/s MHR Construction Pvt. Ltd., a Pvt. Ltd. Company, having its Head Office at H. No-108, office No.- IC, 1<sup>st</sup> Floor, Prerna Sarla Apartment, Baradwari, Sakchi, P.O.and P.S.- Sakchi, Town – Jamshedpur, District – East Singhbhum , Jharkhand , represented by its Director Mrs. Rinku Singh , wife of Mr. Kunal Kumar Singh , by faith Hindu , by caste general, by Nationality Indian , by occupation business , resident of Vijaya Garden, Baridih, P.O.- Baridih, P.S.- Birsanagar, Town – Jamshedpur, District – East-Singhbhum ,Jharkhand, AADHAR No. \*\*\*\* \* 6759 and PAN : CYMPS6022C, hereinafter called the VENDOR (which expression unless repugnant to the context shall mean and include its successors–in –interest, administration, executors, representatives, attorney, legal assigns) of the ONE PART;

IN FAVOUR OF

....., W/O ....., by faith Hindu, by caste General, by Nationality Indian, by occupation service, resident of ..... Jamshedpur, Jharkhand, Aadhar No..... & Pan no.: ..... hereinafter called PURCHASER (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representative and assigns) of the OTHER PART ;

Whereas the land owner iSmt. Ranju Singh & Smt. Manju Sharma has purchased & acquired lands measuring 74.34 Decimals (approx) in Mouza Uliyan, recorded under New Khata No. 4, New Plot No. 1216 and 1209, in Ward No. 2, J.N.A.C within P.S.- Kadma, Thana No-1158, Town Jamshedpur, District – East Singhbhum , State-Jharkhand through Mr. Kunal Kumar Singh, son of Sri Dinesh Singh and Mr. Pradeep Kumar , son of Sri Chandrika Singh, who are the constituted attorneys of the vendor , vide GPA bearing Deed No-9079/1456 dated 12/12/2009, IV- 782 dated- 20.05.2010 and 2022/JSR/1398/BK4/83 dated 14/03/2022 registered at District Sub – Registry Office at Jamshedpur, from the land owners namely Dhiren Gorai and Sri Paltan Gorai, son of Late Prahlad Gorai by means of registered Sale Deed No- 7120 dated 24/12/2012, 1857 dated 26/11/2018, 1496 dated 26.11.2018, 4057 dated 15/09/2021, 5435 dated 01/12/2021, 1405 dated 22/03/2022, 1452 dated 24/03/2022 and 1503 dated 26/03/2022, Sub–Registry Office at Jamshedpur.

And whereas after acquiring aforesaid land from the land owners, the vendor obtained Building permit and sketch map for B+G+7 storied building from J.N.A.C. Jamshedpur vide Building Permit No– JNAC/BP/0088/W2/2022 for construction of multistoried building over the said land comprising of residential flats / units, parking space etc.as per the said approved building plan and sketch map for sale of the same on ownership basis to intending and prospective purchaser;

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मंजू शर्मा  
Director

And whereas on approach and request made by the purchasers, the vendor sold residential flat/unit bearing flat No: ..... measuring S.B.A of ..... sqft. in the ..... floor of the multistoried building namely Block „SAMRIDHI & ARANYAM“ „PRIYA BALA HERITAGE“ (PBH) along with one car parking space on the ground floor parking area, together with undivided proportionate share of land measuring ..... sqft. being portion of plot No. 1209 and 1216, recorded under New Khata No. 04, in Mouza Uliyan, Ward No. 2, J.N.A.C., P.S. Kadma, Thana No. 1158, in Town Jamshedpur, District East Singhbhum, morefully described in the schedule below on receipt of Valuable consideration thereof and after completion of construction work, delivered the same to the purchasers;

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

1. That in consideration of a sum of Rs...../- ( Rupees ..... ) only, paid by purchaser to vendor as per the details given in “Mode of payment” hereunder, receipt whereof the vendor hereby admits and acknowledges to have received as full and final consideration amount, the vendor hereby transfers and conveys by way of absolute sale all that residential flats, car parking spaces together with undivided proportionate share of land, fully described in the schedule below, to the purchasers TO HAVE AND TO HOLD the same as lawful and absolute owner thereof together with all right, title, interest, easements and appurtenances there to.
2. That the vendor has delivered physical possession of the aforesaid property, fully described in the schedule below, to the purchasers and hence onward the purchasers will enjoy and possess the same as lawful, sole and absolute owner thereof without any interference from the vendor or from any other person or party claiming through the vendor.
3. That the vendor hereby declares that the property hereby sold is free from encumbrances, liens and charges of any kind whatsoever.
4. That the purchasers shall use the said flat for residential purpose and not for any other purposes.
5. That the purchasers shall be liable or bear proportionate share of responsibility or liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment.
6. That the purchasers shall be liable to pay charges for the electricity and water consumption in respect of the schedule below mentioned property and for such purpose, a separate electric sub- meter has been installed for recording such consumption every month.
7. That the purchasers shall pay all charges for common services, facilities, amenities, advantages proportionately to the authorized maintenances society of the apartment namely “M/S MH Housing Development and Maintenance Corporation” office No. P2/2303/2B1 „Priya Bala Heritage“ (PBH), Uliyan, Kadma, Jamshedpur -831005.

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8. That the purchaser shall not make or permitted to be made any structural alteration or addition to the said flat or at any other part of the apartment.
9. That the purchasers shall not do or cause anything to be done in the said flat/ and/ or in the said apartment which may cause any nuisance, annoyance or inconvenience to the remaining other occupiers / purchasers of the said apartment or to the adjacent neighboring persons nor shall use the said flat for any immoral / illegal purposes.
10. That the purchaser shall not throw dirt, rubbish, rags or other refuses or pursuit the same not be thrown on the roof, stock, gutters, rain water, pipes, drains, landings, staircase, soil pipes, main entrance, passage, parking space, or such other portion of the apartment as are generally used or enjoyed by the purchasers in common with the owners or occupiers of the other flats/ units.
11. That all common spaces including the roof top of the said building/apartment "SAMRIDHI & ARANYAM" PRIYA BALA HERITAGE (PBH) shall remain with the vendor and the purchasers can only use the same.
12. That the purchasers or any other occupants of the said apartment shall not use and / or repair their respective flat in such a manner so as to cause any damage or injure the flats and / or any portion and/ or remaining part of the said building.
13. That the purchasers and other occupants of the said building shall extend their full co- operation in keeping the building premises clean, healthy, neat and good in sanitary condition.
14. That the purchasers shall maintain the said flat properly and shall keep the same in good condition so that it may not cause any danger and/ or prejudicially effect the other floors of the said building.
15. That the purchasers shall pay all service tax/ GST etc. payable at present or in future by and under any order, Act or ordinance or legislation of the Central / State Government or any other local statutory body to the vendor or to the concerned authorities directly.

Schedule

One residential flat/unit bearing ..... in Block "SAMRIDHI & ARANYAM" measuring super built up area of ..... sqft. in the 1st floor of the multistoried building namely „PRIYA BALA HERITAGE (PBH)" and one car parking (garage no. ....) in the ground floor parking are together with undivided proportionate share of land measuring ..... sqft being portion of New Plot No. 21 and 30, recorded under New Khata No. 468, corresponding to old plot No. 1211 and 1216, under old Khata No- 4 in Mouza Uliyan , Ward No- 02 J.N.A.C. , within P.S- Kadma, Thana No 1158, District Sub- Registry Office and Town Jamshedpur, District- East Singhbhum, Jharkhand, which is bounded as follow :

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North : Nij 25 Feet Wide Road Then Block Pankti

South : Unit No- M1/2303/154 and Then Nij Road

East : Unit No- M1/2303/152 and then Nij Road

West : Nij 15 feet wide road and then Vijaya heritage

Proportionate annual rent of land payable to the superior landlord, the state of Jharkhand, through C.O., Jamshedpur.

MODE OF PAYMENT

Date	Mode	Amount

In witness whereof the vendor put her signature on this sale deed in presence of the following witness at Jamshedpur on the day, month and year mentioned first above.

Witnesses: 1.

2.

(Name, Photograph, Signature and left hand finger prints of the purchaser).

Certificate

The left hand finger prints of the persons, whose photograph are affixed herein have been obtained by me or before me.

Typed by :

Jamshedpur  
Drafted of

1-1/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा  
Director

Advocate, Jamshedpur.