

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE THDAY OF202... AT JAMSHEDPUR, BY AND BETWEEN:

M/s SARBAMANGALA ASSOCIATES, a Partnership firm (PAN No. AESFS4253D), having its office at Unit No. 1/A, First Floor, Prerna Tower, Near Akashdeep Plaza, Holding No. A-1/1, Bijay Nagar, Golmuri, within P.S. Sisdhgora, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, represented by one of its Partners Sri SatyaPriyaMazumdar Son of Late SukumarMazumdar, by faith Hindu, by occupation Business, by Nationality Indian, resident of Flat No. 5 AB, H. No. 108, PrernaSaralaApartment, New Baradwari, P.S. Sitaramdera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand (UID No. 8528 7446 8411), hereinafter referred to as the **SELLER / VENDOR(Which expression unless expedient or repugnant to the context, shall mean and include its successors in office, legal representatives, assigns and administrators etc.)of the **ONE PART**;**

SARBAMANGALA ASSOCIATES

IN FAVOUR OF


Partner

- 1) Smt.....Wife of Sriand
2) SriSon of,
both by faith, by Caste General (Non CNT), by occupation No. 1 and No. 2, by Nationality, residing at H. No.,, P.O., P.S., town, District, in the State of, Pin Code, Telephone No. /, hereinafter referred to as the **Buyers / Purchasers** (which expression shall, unless excluded by or repugnant to the context, deemed to be the above named purchaser/s and also include his/her/their heirs, successors, legal representatives, administrators, nominees and assigns) of the **Other Part** (PAN No., UID No.and PAN No., UID No., respectively).

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs...../- (Rupees) only

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
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SharmaWife of Mr Om Prakash Sharma had been in peaceful physical possession and occupation over the said landed property ;

And Whereas, by the execution of a Registered Sale Deed bearing Deed No. 2022/JSR/6182/BK1/5732 dated 12.12.2022, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule A-1 below landed property was purchased by the Seller for valuable consideration amount from it'sprevious lawful owner MrsRenu SharmaWife of Mr Om Prakash Sharma and thereafter by the issue of a Correction slip showing mutation vide Mutation Case No. 2254 / R27 / 2022-2023 order dated 09.03.2023, the said purchased piece of land was recorded and mutated in the records of the Landlord, the State in the name of the Seller and the land revenue for the said landed property is being paid to the Landlord, the State and the Seller obtains Land Revenue receipts in its own name and since after such purchase, the Seller have been in peaceful physical possession and occupation over the said landed property without any let, hindrance of disturbances from any corner and by the exercise of all acts of ownership thereto ;

And Whereas, by the execution of a Registered Sale Deed bearing Deed No. 7678 dated 12.12.1990, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule A-2 below landed property was initially purchased by Smt Maya Devi Wife of Mr M.P. Sharma for valuable consideration amount of money from its previous lawful owners 1) Sri Lalit Das, 2) Sri Akhay Das, both Sons of Late Lakhi Narayan Das, both for self, 3) Sri Nimai Das Son of Sri ShashiBhusan Das, the duly constituted Attorney of 4) SmtNuniBala Devi Wife of Late Lakhi Narayan Das, 5) Sri Prahlad Das Son of Late Lakhi Narayan Das, 6) Sri ShashiBhusan Das, 7) Sri Hutasan Das, both Sons of Late Krishna Das vide Regd. General Power of Attorney No. IV 206 (Sl. No. 1495) dated 26.02.1988, Regd. at DSRO Jamshedpur

And Whereas, later on,by the execution of a Registered Sale Deed bearing Deed No. 6074 dated 08.12.2003, Regd. at Dist. Sub-Registry office at Jamshedpur, the said Schedule A-2 below landed property was purchased by Sri Nikhil Kumar Dutta Son of Late J.L. Dutta for valuable consideration amount of money from it's the then previous lawful owner Smt Maya Devi Wife of Mr M.P. Sharma and thereafter by the issue of a Correction slip showing mutation vide Mutation Case No. 1654 (Camp) / 2011-12 order dated 09.05.2011, the said purchased piece of land was recorded and mutated in the records of the Landlord, the State in the name of the said Sri Nikhil Kumar Dutta Son of Late J.L. Dutta and he had been paying land revenue for the said landed property to the Landlord, the State and obtained Land Revenue receipts in his own name and since after such purchase, the said

SARBAMANGALA ASSOCIATES

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Partner

Sri Nikhil Kumar Dutta Son of Late J.L. Dutta had been in peaceful physical possession and occupation over the said landed property ;

And Whereas, by the execution of a Registered Sale Deed bearing Deed No. 2022/JSR/4946/BK1/4602 dated 29.09.2022, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule A-2 below landed property was purchased by the Seller for valuable consideration amount from its previous lawful owner Sri Nikhil Kumar Dutta Son of Late J.L. Dutta and thereafter by the issue of a Correction slip showing mutation vide Mutation Case No. 1993 / R27 / 2022-2023 order dated 11.01.2023, the said purchased piece of land was recorded and mutated in the records of the Landlord, the State in the name of the Seller and the land revenue for the said landed property is being paid to the Landlord, the State and the Seller obtains Land Revenue receipts in its own name and since after such purchase, the Seller have been in peaceful physical possession and occupation over the said landed property without any let, hindrance of disturbances from any corner and by the exercise of all acts of ownership thereto ;

And Whereas, the Seller after obtaining the approved building plan vide Memo No. JNAC/BP/0070/W1/2023 dated 04.09.2023 issued from the concerned authority Jamshedpur NAC and the registration of the project vide project Registration No. JHARERA/..... datedconstructed a multistoried housing complex/project consisting of independent residential units / flats, parking spaces etc. upon the said purchased landed property described in the Schedule 'A' below which has been named as 'NIVRITI' within which residential Flat morefully described in the Schedule 'B' below is a part;

AND WHEREAS, the Purchaser/s above named had booked for the Schedule B below property and the Seller had agreed to Sale the same in favour of the Purchaser/s for a total consideration amount of Rs...../- (Rupees) only and the Purchaser/s agreed to purchase the same for the said price and accordingly after payment of the Booking money for the Schedule B below flat, the said property was allotted in favour of the Purchaser/s above named by the Seller and after payment of entire consideration amount for the property the physical possession of the Schedule above property was also handed over/delivered by the Seller in favour of the said Purchaser/s.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of Rs./- (Rupees) only paid by the Purchaser/s to the Seller, the receipt of which sum the Seller do hereby admit and acknowledge as full, final and highest

SARBAMANGALA ASSOCIATES

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consideration of the Schedule above property, the Seller by these presents do hereby **ABSOLUTELY AND FOREVER SALE, CONVEY** the all that property described in the Schedule B below in favour of the Purchaser/s by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchaser/s his/her/their legal heirs, successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming under the Seller.

2. That after receipt of the total consideration amount aforesaid from the Purchaser/s for the Schedule B below property, the Seller have handed over/delivered physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour the Purchaser/s and from this day the Purchaser/s will possess and enjoy the same as absolute lawful owner/s in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner he/she/they like/s and the Purchaser/s shall be at liberty to get his/her/their name/s recorded and mutated in the office of the landlord and pay rent for the same in his/her/their own name/s. The Seller hereby declares that apart from it/him, there are no other legal claimants of the Schedule B below property and it/heis/are legally entitled to sell the same in favour of the Purchaser/s.
3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and will vest unto the Purchaser/s. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispendens, attachments etc. whatsoever and prior to this Deed of Sale, the Seller have not charged or transferred or encumbered the Schedule above property in any way to anyone else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchaser/s suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser/s.
4. That the Purchaser/s shall not encroach upon the rights and privileges of the other flat owners/occupants of NIVRITI and shall pay in due time all the applicable proportional Municipal Charges, other corresponding charges if any, Charges for energy, water, sewerage, garbage cleaning, security guard, general cleaning & maintenance of the entire complex and services to the flat in common to the society/association of flat owners and the Purchaser/s agree to abide by the rules and regulations as framed for the occupants of housing Complex.
5. That the Purchaser/s shall never claim any exclusive right over the common areas including the roof rights of the building and further that he/she/they shall never use the

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same in a manner which are not likely to disturb the other occupants of the building complex.

6. That the Purchaser/s shall not demolish or cause to be demolished any part of the Schedule B below flat, in the said building, nor shall he/she/they, at any time make or cause to be made any new construction or structural alteration of whatsoever nature in the said building or any part thereof and shall not interfere with or spoil the exterior decoration or the elevation of the building and the Purchaser/s hereby undertakes not to do or permit to be done any act, deed or things which may render void or voidable, insurance of the said Building, if any.
7. That it has been mutually agreed between the parties that the Purchaser/s shall henceforth be liable for the maintenance charges etc. for the property described in the Schedule above.
8. That the Schedule below landed property do not belong to Schedule Caste /Schedule Tribe / Mandir / Masjid / Church etc. and is not a Forest Land, Railway land or Govt. vest Land and is free from Anabad Jharkhand Sarkar, Sarbasadhan and the Sellers do not belong to any of the restrictive classes as per the provisions of Section 46 (1) (a, b) of Chhota Nagpur Tenancy Act 1908 and there is no violation of Sec 22 (a) of Indian Registration Act 1908.
9. That the terms Seller and Purchaser/s used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

SCHEDULE: 'A-1'

(Description of the land above referred to)

All that piece and parcel of raiyati homestead landed property measuring area 4 Kathas or 6.6 Decimals, recorded under New Khata No. 477, in Portion of New Plot No. 467, situated within Mouza Sonari, P.S. Sonari, Survey Thana No. 1156, Ward No. 1 J.N.A.C., in town Jamshedpur, District Singhbhum East, District Sub-Registry office at Jamshedpur, in the State of Jharkhand.

SCHEDULE: 'A-2'

(Description of the land above referred to)

All that piece and parcel of raiyati homestead landed property measuring area 5 Kathas or 80'ft. X 45'ft. i.e. 3600 sq. ft., recorded under New Khata No. 477, in Portion of New Plot No. 467, situated within Mouza Sonari, P.S. Sonari, Survey Thana No. 1156, Ward No. 1 J.N.A.C., in town Jamshedpur, District Singhbhum East, District Sub-Registry office at Jamshedpur, in the State of Jharkhand

SARBAMANGLA ASSOCIATES


Partner

Annual rent payable to the Landlord, the State of Jharkhand, through C.O. Jamshedpur.

SCHEDULE : 'B'

(Description of the Flat/Parking space allotted to the Second Party)

ALL THAT proposed independent residential unit being Flat No.(on the side)measuring Super Built up area..... Sq. ft. at the Floor consisting of Bed rooms, drawing cum dining space, Toilets with bath, Balcony, Utility Space, kitchen, together with common use of stair case, common landing, right of ingress & egress, other common services, amenities together with undivided proportionate share of land measuring area Sq. ft. and a parking space at the Parking space of the Building within the building complex named as NIVRITI upon the Schedule 'A' above land. The Flat is bounded by:

On the North:, On the South:,
On the East:, On the West:

IN WITNESS WHEREOF, the executants has hereunto set his/their hand on this Deed of Sale on the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admits the same it to be true and correct.

WITNESSES:

- 1.
- 2.

Typed by:

....., Jamshedpur

Drafted by:

Advocate

Signature, Photograph and five finger prints of the left hand of the Purchaser/s

SARBAMANGALA ASSOCIATES


Partner

Certified that the finger prints of the left hand of the Identifier whose photograph is affixed in this document have been obtained by me or in my presence.

Advocate