

**CONVEYANCE SALE DEED**

This Deed of Sale is made on ..... Day of December 2023.

By

**STAR DEVELOPER** is a Partnership firm represented through its owner/ Partners (1.) **Ajay Kishore Sahay**(Aadhar no -666737422186 & PAN No- CGIPS3380M S/O Awadh Kishor Sahay at Sahay Bhawan Ram Nagar Panderpala Near Kali Mandir Bishunpur B.Polytechnic Dhanbad JHARKHAND PIN-828130 ,(2.)Vijay Kishor Sahay Aadhar no - 380324555910 & PAN No- CGIPS3383J S/O Awadh Kishor Sahay at Sahay Bhawan Ram Nagar Panderpala Near Kali Mandir Bishunpur B.Polytechnic Dhanbad JHARKHAND PIN-828130, hereinafter called the

LAND OWNER/ BUILDER/ DEVELOPER/ VENDOR (which expression

unless repugnant to the context or meaning thereof shall mean and include its

legal heirs, administrators, executors and assigns) of the FIRST PART. Aadhar

No. ...., PAN .....

In Favour Of ....., W/o Sri ....., by Occupation -

....., by faith-Hindu, by Caste - .....

Residing at ..... hereinafter called the PURCHASER / VENDEE (which expression unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the OTHER PART, Aadhar No. ...., PAN - .....

Whereas .....represented through its Proprietor .....

is absolute owner of ..... decimal of land out of

which..... decimal of land is in actual possession of the land owner/ Builder

and Balance portion of land has gone in construction of road. The Land is located

at from..... vide registered morefully described in SCHEDULE-A Holding No.

.....purchased of Plot No. -110 Khata No.-220 , Mouza- Baramuri, Thana No. -3, Ward No.-20 ,Dhanbad, JHARKHAND

morefully described in SCHEDULE-A. Holding No. ....

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*Ajay Kishore Sahay*  
Partner

And whereas Mutation of the land in the name of .....  
represented through its Proprietor ..... has been done by mutation case  
no. ....

And whereas after purchase of the said land, seller is developing and constructing  
Apartment building/Flats over the land named "....."  
Plan for construction of Apartment Building has been approved by the competent  
authority i.e. .... vide their Letter No. .... dt. ....

And whereas Apartment Building of multi Storied Building has been constructed  
over the above described land.

And whereas the purchaser above named approached the Seller/ Builder and  
expressed her desire to purchase a Flat along with car parking space at Lower  
Ground Floor, morefully described in SCHEDULE 'B' hereto and the Seller  
agreed to sell the flat to the Purchaser.

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

1. That total consideration amount of the Sale Deed is Rs. ..../-  
(.....). Out of the total  
.....) and cost of .....sq. ft (approx) undivided  
proportionate share in Schedule 'A' land Rs./ .....  
( .....) totaling Rs. ..../-  
( .....) being paid by the purchaser to the  
Builder as detailed below. The vendor does hereby absolutely and forever  
sell, convey, transfer and deliver all the flat premises morefully described  
in Schedule 'B', in favour of the Purchaser by this deed of sale to have and  
to hold the same unto the Purchaser their heirs, successors without any  
interruption from the side of the Vendor/Builder.
2. That the seller herby covenant with the purchasers that the seller is owner  
of Schedule -'A' land and floor area sold herein and the same is in no  
manner encumbrances by way of mortgage etc. and the purchaser has

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Partner

inspected all the documents regarding the title of property and quality of construction /size and after being fully satisfied with the same has therefore purchased the same.

3. That the purchaser will use common areas by sharing with other occupants of the said Apartment Building. The common area means entrance lobby, lift shaft, plumbing duct, common corridors and passages, common passage for car parking and staircase and set-back area of the Building. Carpet area means the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
4. That the Purchaser specifically agree(s) to pay directly or if paid by the seller then reimburse to the seller on demand all Government charges, levies, any other charges, fees, taxes, etc. presently applicable or livable in future on the said land and/or the said complex or the said flat.
5. That the purchasers shall bear the cost towards the maintenance charges and also pay other charges towards the watchman, sweeper and under other heads like municipality charges, sewerage, cleaning etc.
6. That the Purchasers further agrees that the reserved parking space(s) allotted to them for exclusive use shall be understood to be together with the said flat and the same shall not have independent legal entity detached from the said Flat. The Purchaser undertakes to park her vehicle in the parking space allotted to her and not anywhere else in the said land.
- 7.a) The purchaser agrees to become a member of co-operative Housing Society of Association of Purchasers to be formed by all the Flat Owners of .....
- b) The buyers hereby agrees to observe and perform all rules and regulations which the said Co-Operative Housing Society's of Associations may adopt at its inception and from time to time and at all times for protection,

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for Kishore Babji  
Partner

maintenance, of the building/ Apartment, municipal by-laws and regulations in force.

8. That the Purchaser shall not at any time demolish the said Flat or any part thereof, nor will at any time make or cause to be made any additions or alterations of whatever nature to the said Flat or any part thereof which may affect the other flat or common areas. The Purchaser shall not change the common colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design save in accordance with the General Schedule thereof as is or may be specified by the Society or Association of Buyers.
9. That the said Building shall be known as ..... and this name shall never be changed by the flat Purchaser or anybody else.
10. Purchaser will have full right to sell, let out, transfer the scheduled property conveyed by this Deed.
11. The Purchaser has undertaken to:-
  - a) Not to throw or store any thing in common areas, not to make noise or cause any nuisance which may cause annoyance to the co-purchasers and /or occupants of other portions of the complex.
  - b) Not to claim any partition or sub-division of the said premises and not to make any partition of the unit in smaller sizes or making separate independent portion of the said unit.
  - c) Not to claim any use of common areas or otherwise ever in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners/seller as owned exclusively and absolute property with right of making further construction thereon.

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d) That before execution of this registered Sale Deed the purchaser has fully satisfied herself about the completion of construction work of his Flat and building, about the construction material used in the construction of the said flat/apartment/ Building, about the open area/ setback provided around the apartment building & the actual area of land in possession over which the Apartment Building has been constructed and after satisfying herself about all these matter, the purchaser has agreed to get the Sale Deed executed in her favour.

The purchaser will have no claim/ complaint whatsoever regarding construction of flat and amenities provided in the flat and apartment building regarding open spaces/ setback provided by the seller.

#### SCHEDULE -'A'

Description of the land on which the complex STAR DEVELOPER,  
Plot No. 110 Khata No.- 220, Mouza- Baramuri, Thana No.-3,Dhanbad,  
JHARKHAND has been constructed.

The piece of land measures in area- 16.47decimal as per registered Sale Deed No.6307 & 6308. dt. 04-07-1987 situated at Dhanbad ,, Mouza – Baramuri, Thana No.-03, Dhanbad, JHARKHAND

Proprietor decimal as per registered Sale Deed no..... Dt.  
..... Ward-....., Khata No.- ....., Plot No. ...., Distt.  
.....

The land bounded as follows:

North : .....  
South : .....  
East : .....  
West : .....

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**SCHEDULE - 'B'**

One ownership flat bearing Flat No..... in the Building known as. measuring Carpet Area .....sq. ft. ( ..... square feet) together with undivided proportionate share in Schedule 'A' Land measuring ..... sq. ft. (Approx). The Lower Ground Floor space will be reserved for car parking spaces suitable for parking of.....Nos. of Maruti Swift Car or other equivalent size cars only. The purchasers named above. require to park small cars only i.e. Maruti Swift Car or other equivalent size cars in the parking space at Floor, which is kept, reserved for parking space for the Nos, of flat owners of the Apartment Building.

Location of Flat : .....

Floor no. : .....

North : .....

South : .....

East : .....

West : .....

This is to certify that this land do not belong to Government Land, Forest Land and is out of Government Acquired Land.

Certified that contents of this sale deed have been read over by the vendors, confirming party, and explained in Hindi to them who having fully understood the same have executed the deed voluntarily and freely and whose signature and thumb impression are hereby attested.

Drafted by..... (AtDHANBAD)

**STAR DEVELOPER**  
*for Kishore Babji*  
**Partner**

Witness :

STAR DEVELOPER  
for Kishore Baby  
Partner