

COSTARICA HOMES & DEVELOPERS

 Proprietor

:1:

SALE DEED

Govt. Valued at Rs...../- only.

(.....) only.

This Deed of Sale made on this the 24th day of May 2024, here at Seraikella.

BETWEEN

MR. SOURAV PAUL, Date of Birth 18/06/1990 (**Pan No.**-BIEPP6534R and **UID No.**- XXXX XXXX 7058) Son of Mr. Badal Kumar Paul, Grandson of Late. Jamini Kanta Paul, by faith - Hindu, by Category - General (Non C.N.T. does not Covered Under C.N.T. Act 1908) by Nationality - Indian, by Occupation - Business, Resident of Upar Para Bara Gamharia, Near Laxmi Mandir, P.O. Gamharia, P.S. Adityapur, District. Seraikella - Kharswan, in the State of Jharkhand, Pin Code - 832108, hereinafter called the“**SELLER/VENDOR**” (Which expression shall unless excluded by or repugnant to context be deemed to mean and include his successors or successors - in-interest, nominees and/or assigns) (**FIRST PARTY**) of the **ONE PART**.

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IN FAVOUR OF

....., Date of Birth (**Pan No.**- XXXX and UID No.- XXXX XXXX XXXX, Wife/Son of, Granddaughter of, by faith - Hindu, by Category - General (Non C.N.T. does not Covered Under C.N.T. Act 1908) by Occupation - Household Affairs by Nationality - Indian, Resident of H.No.-35, Kartik Nagar Kharangajhar Near Gram Vikash Kendra, Telco, Town - Jamshedpur, P.O. & P.S. - Telco District. East Singhbhum, in the State of Jharkhand, Pin Code - 831004 hereinafter called the the "PURCHASER/ VENDEE" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs successors legal representatives and permitted assigns) (**SECOND PARTY**) of the **OTHER PART**.

NATURE OF DEED :- **ABSOLUTE SALE DEED**

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

WITNESSETH AS FOLLOWS:-

Whereas, the land morefully and particularly described in the Schedule below Situated at **Mouza - Chhota Gamharia, P.S. - Gamharia, P.S. No.- 67 Under; Khata No.- 147, Plot No.- 1085** along with some other Plots Stands Recorded in the name of Most. Hadi Dasi, Wife of Banko Das, Surobala Dasi Wife of Dasorath Das and Thakobala Dasi, Wife of Hare Kishto Das, all by Caste-Kumhar during the Revision Survey Settlement Operation of 1961 finally Published by the State Government in **R.S. Khatiyen**.

Contd...3/-

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And Whereas, the land morefully and particularly described in the Schedule below Situated at **Mouza - Chhota Gamharia, P.S - Gamharia, P.S.No. - 67 Halka No.- II, Under; Khata No.-147** being in Portion of **Plot No.- 1085** an Area Measuring - 21 Decimals (Twenty One Decimals) i.e. 9156 Square feet has been Purchased by the said **Seller/Vendor** Namely **Mr. Sourav Paul**, Son of Mr. Badal Kumar Paul, by Virtue of Registered **Sale deed bearing No.- 2021/SAR/2616/BK1/2489** in Book No.-BK1, Volume No. 433, from Page No.- 513 to 586 on **Dated - 04/08/2021** Registered at Sub Registry Office at Seraikella. Which he Purchased from its Previous Owners Namely (I) **CHAMPA DEVI**, Wife of Late. Nunu Bej, (II) **GUNADHAR BEJ**, (III) **CHOTU BEJ**, both Son of Late. Rasik Bej, Resident of Bara Gamharia, P.S. - Adityapur, District. Seraikella - Kharswan, in the State of Jharkhand,

And Whereas, the aforesaid above named **Mr. Sourav Paul**, Son of Mr. Badal Kumar Paul, has got his name mutated Vide **Mutation Case bearing No.- 22/R27/2022-2023**, on **Dated. 08/06/2022** in the office of the landlord through the **Circle Office at Gamharia**, to the records mentioned within **Register - II** and Paid Rent up to **2023-2024**, with paying rent receipt thereof vide on line **Rent Receipt bearing No. - 0663964920** on **Dated. 25/08/2023**, **Volume No. - 12, Page No. - 70**, in the **Circle Office at Gamharia**,

And Whereas since the date of Purchase the **Seller/Vendor** has been exercising all acts of ownership and possession over the said property, without any interruption from any corner;

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And Whereas after taking possession over the aforesaid land, the **Seller/Vendor** grant approval from Seraikella - Kharsawan, Zila Parishad to construct multi storied building over the said land through his **Application No. SKZP/BP/0040/2023** on **Dated. 25/10/2023**.

And Whereas as per approved plan the **Seller/Vendor** has constructed Pucca residential multi Storied Building over the said land commonly known as "**APRAJITA TOWER**"

And Whereas the **Purchaser/Vendee** approached the **Seller/Vendor** to purchase one residential **Flat No.- 101**, having **Super Built up Area 1122 Square feet** (Built up Area 935 Square feet & Carpet Area 787 Square feet) on the **Second Floor**, consist of **Two Bedrooms, Drawing - cum - Dining Room One Kitchen Room, Two Toilets - cum - Bathroom, Two Balconies** etc. standing on the Portion of **Plot No.-1085** under; **Khata No.- 147**, together with undivided proportionate Share in the **land measuring 200** Square feet Approx, pertaining to said building, with **one Car Parking** space in the **ground floor** having **area measuring 100 Square feet** Situated at "**APRAJITA TOWER**" in Mouza - Chhota Gamharia, Thana No. - 67 Halka No. - II, within P.S. - Gamharia, District. Seraikella - Kharsawan, more fully described in the Schedule below and accordingly the Present **Seller/Vendor** has also agreed to sell the aforesaid property more fully described in the Schedule below to the Present **Purchaser/Vendee**.

And Whereas the Present **Seller/Vendor** has agreed to execute Sale Deed in favour of the Present **Purchaser/Vendee** with respect to the aforesaid Property more fully described in the Schedule below, on total Consideration of **Rs...../-only** (Rupees) only. on the following terms and Conditions:

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NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. **That** in Consideration of a sum of Rs...../-only (.....) only paid by the **Purchaser/ Vendee** to the **Seller/Vendor** as per the details given in the Mode of Payment written below, the receipt of which sum the **Seller/Vendor** above named do hereby admit and acknowledge as full, final and the highest Consideration amount against the Sale of the aforesaid Residential **Flat No.-.....**, on the **Second Floor** Situated at "**APRAJITA TOWER**" Chhota Gamharia, District Seraikella- Kharsawan, more fully described in the Schedule below, the **Seller/Vendor** by these presents do hereby sell, convey, transfer and assign all that property described in the Schedule below, together with all rights title possession and interest thereto and with full privileges and advantages **TO HAVE TO HOLD** the same without any interruption, hindrance or disturbances from or by the present **Seller/Vendor** or any other person/ persons claiming under them, together with all rights, title and interest which the **Seller/Vendor** here-before enjoyed in respect of the Schedule below Property.
2. **That** the **Seller/Vendor** is completely divested off all his rights, title interest in the Schedule below Property and henceforth the **Seller/Vendor** shall cease to have any manner of title and/or claim on the aforesaid Property.
3. **That** the **Seller/Vendor** has delivered the Peaceful Physical Possession over the Schedule below Property to the **Purchaser/Vendee** and henceforth the **Purchaser/Vendee** shall have quiet and Peaceful Possession over the same as absolute owner thereof without any interference from any corner from the **Seller/Vendor** or any person or person claiming under her.

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4. **That** from the date of Possession the **Purchaser/Vendee** shall enjoy and Possess the aforesaid Property as absolute owner thereof with full Power to convey or dispose off or alienate the same to any Person or Persons of Party. The **Purchaser/Vendee** shall also be at liberty to have or get her name registered in the office of Concerned Authorities and accordingly shall pay the Municipal and/or other charges/taxes to the concerned authorities.
5. **That** the **Purchaser/Vendee** shall now and always have the right to use and enjoy along with the **Purchaser/Vendee** of the other Residential Flats at “**APRAJITA TOWER**” Chhota Gamharia, District. Seraikella - Kharsawan the common passages, easement, alleys, pavements approaches and all other common amenities or particular facilities provided for the said Residential Flat and the **Purchaser/Vendee** shall be entitled to use sewers, drains, water sources and electrical power installed for the said Residential Flat or any part thereof in common with the **Purchaser (s)** of other Residential Flat etc. and will bear proportionate cost and expenses of maintenance and repairs of all common amenities and facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the owners/dwellers/occupants of different Units etc. at “**APRAJITA TOWER**” Chhota Gamharia, District. Seraikella - Kharsawan.
6. **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**
 - a. That the **Seller/Vendor** is the lawful owner of the Schedule below Property and are fully entitled to convey the same unto the **Purchaser/Vendee**.
 - b. That the property described in the schedule below hereby transferred is free from all encumbrances, liens or charges and attachments of any kind whatsoever.

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- c. That the **Seller/Vendor** hereby further agree and covenant with the **Purchaser/Vendee** to do execute any further or other documents and/or other deeds of assurance and to do all acts, deeds and things as may be necessary to complete and make perfect the title of the **Purchaser/Vendee** in respect of the said Residential **Flat No.- XXX**, on the **Second Floor** Situated at "**APRAJITA TOWER**" Chhota Gamharia, District. Seraikella - Kharsawan at the cost of the **Purchaser/Vendee**.
7. **That** the **Seller/Vendor** has handed over the all the relevant documents in connection with the Schedule below Property, to the **Purchaser/Vendee**.
8. **That** the **Seller/Vendor** hereby declare the land morefully described in the Schedule below Property is free from all encumbrances liens or charges whatsoever and the Schedule land is free from Anabad Jharkhand Sarkar (Govt.Land), Anabad Sarba Sadharan, Puja Sthal Sairat Kabrasthan, Mandir Masjid, Banbhumi, etc.and the **Seller/Vendor** does not violate the Section 46(i) Provijo Act.`a&b` of Chhotanagpur tenancy Act.1908 and there is no violation of the Section 22(A) Of Indian **Registration Act**.
9. **That** the Schedule below Property is situated on Branch Road of Mouza Chhota Gamharia,

SCHEDULE 'A'

(Above referred to)

All that piece and parcel of land / premises covering an **area 21 Decimals** (Twenty One Decimals) **i.e. 9156 Square feet** being in Portion of Plot **No.- 1085** Recorded Under; **Khata No.- 147, Kisim - Don.III (at Present Homestead Land)** Situated in **Mouza - Chhota Gamharia, P.S - Gamharia, P.S.No. - 67, Halka No.- II, Circle Office at Gamharia,** under the District Sub Registry Office, at Seraikella, District. Seraikella - Kharsawan, State Jharkhand.

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Paul
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The above land is bounded as:

North :- Plot No.- 1077

South :- Portion of Plot No.-1085

East:- Plot No.-1078

West:- Portion of Plot No.-1085 and Plot No.-1086,1102

SCHEDULE 'B'

(Description of the flat property hereby sold)

One Ownership Residential **Flat No.-....**, on the of the building known as "APRAJITA TOWER" Chhota Gamharia, measuring **Super Built Up Area 1122 Square feet** (Built Up Area 935 Square feet & Carpet Area 787 Square feet) consist of **Two Bedrooms, Drawing-cum-Dining Room, one Kitchen Room, Two Toilets - cum - Bathroom, Two Balconies** etc., along with right over undivided proportionate share in the **land measuring an area 200 Square feet** Approx, and **Car Parking** Space in the **ground floor** having **area measuring 100 Square feet** Situated at "APRAJITA TOWER" in Mouza - Chhota Gamharia, Thana No.-67, Halka No. - II, within P.S. - Gamharia, standing on the Portion of **Plot No.-1085** under; **Khata No.- 147** District. Seraikella - Kharsawan, District Sub-Registry Office Seraikella, which is bounded as follows:-

Bounded of the Flat No. -XXXX

North :-

South :-

East :-

West :-

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Open Land Valuation = 200 Sq. ft. i.e. 0.46 X/- Per Decimal	Rs. /-
Super Built up Area = 1122 Sq. ft. X/- Per Sq. ft.	Rs...../-
Car Parking Area = 100 Sq. ft X/- Per Sq.ft.	Rs. /-

Total Amount Rs.-/- only.

IN WITNESS WHEREOF the **Seller/Vendor** has signed this Sale Deed at Seraikella on the day aforementioned, in the presence of following witnesses:-

IDENTIFIER/WITNESSES:

1.

2.

Drafted, Read over and explained the contents of this Sale Deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

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Contd...10/-



:10:

PHOTO GRAPH, SIGNATURE AND FINGER
(PURCHASER/VENDEE)

SIGNATURE, PHOTO OF
(IDENTIFIER)

Certified that the fingers print of the left hand of each person(S), whose Photographs are affixed on the document have been taken by me/before me.

Printed by

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 Proprietor

