

SALE DEED

This deed of sale is made on this the ____ day of _____ (month), year _____ at SRO-Ranchi.

BETWEEN

M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT.LTD. (PAN no.- AAFCB9115R), Company registration no.- (U45201JH2011PTC 014968 a company incorporated under the companies Act, 1956 having its registered office at Bihar & Jharkhand through its Managing director Sri Bijay Kumar (UID no.- XXXX XXXX 1981) son of Late Piyari Mahto and grandson of Late Babun Mahto, by faith- Hindu, by caste- O.B.C. (not govern under the provision of C.N.T. Act 1908), by occupation- Business, resident of Sapna Bhawan, Kumhartoli Road, Gilan Chowk, Near Jain Middle School, Ward no:- 28, P.S.:- Sadar, District:- Hazaribagh Pincode:- 825301, State:- Jharkhand, Indian citizen, hereinafter called the Vendor of the FIRST PART.

IN FAVOUR OF

Allottee name:- _____ Son of / Wife of / Daughter of _____ Grandson of _____ (**Aadhaar no:-** _____, **PAN no:-** _____), by faith:- _____, by category:- _____, by occupation- _____ Resident of _____ P.O.- _____, P.S:- _____, District:- _____, State:- _____ Citizen of :- _____, herein after called the purchaser (Vendee) which Expression Shall, unless repugnant to the context, mean and include all their legal heirs, successors representatives and assigns etc.

CONSIDERATION AMOUNT OF FLAT :- Rs. _____ /- (Rupees in words _____) Settled between parties which includes cost of flat, cost on undivided proportionate share of land and also cost of one reserved car parking space.

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.


DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.


DIRECTOR

Land Lord:- State of Jharkhand through circle office, Ranchi, Anchal:- Badaagai.

NATURE OF DEED:- ABSOLUTE SALE-DEED.

DESCRIPTION OF PROPERTY:- All that part and parcel of property comprising a residential **Flat no. ____ in ____ Floor (____-BHK)** having super Built-up area _____ sq.ft. together with ____ decimal undivided proportionate share of land and car parking space in "**SWAPAN LOK**", Bariatu, Ranchi, Pincode:- 834009 is being constructed is under entered two registered sale deed, (1):- Sale deed no.:- 2023/RAN/5958/ BK1/5470, book no.:- BK1, volume no.:- 737, page no.:- 485 to 552, dated- 15-07-2023 at, office of SRO – Ranchi. In online register-II anchal office- Badaagai Ranchi, Volume no.:- 28, Page no.- 28, online rasid no.:- 0697061986 dated 14-06-2024, year 2024-25, Holding no.- 0080001038202Z0, to develop the khata no.:- 70, plot no.:- 876, area 14.5 Kattha equivalent to 23.96 decimal, AND (2):- Sale deed no.:- 2024/RAN/709/BK1/649, book no.:- BK1, volume no.:- 81, page no.:- 243 to 310, dated- 29-01-2024 at, office of SRO – Ranchi. In online register-II anchal office- Badaagai Ranchi, Volume no.:- 29, Page no.- 92, online rasid no.:- 0079361638 dated 14-06-2024, year 2024-25, Holding no.- 0080001038000Z0, to develop the khata no.:- 70, plot no.:- 876, area 21 Kattha 04 Chhatak equivalent to 35.12 decimal, and khata no.:- 106, plot no.:- 877, area 07 Kattha 12 Chhatak equivalent to 12.81 decimal, combined both sale deed total area is 43.5 Kattha equivalent to 71.89 Decimal of Mauza:- Bariatu, P.S.- Bariatu, P.S. no.- 193, Anchal- Badaagai Ranchi, Within Ranchi Municipal Corporation Ranchi, Ward no.:- 08. Sub-Registration & District-Registration SRO- Ranchi and Dist.- Ranchi in the state of Jharkhand. More fully described in schedule of this deed and delineated in the enclosed map forming part in this deed.

BOUNDARY OF THE SAID LAND :-

North:- R.S. Plot no.- 907

South:- Public Road AND Part of Plot no.- 877/B

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

BiJay Kumar
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

BiJay Kumar
DIRECTOR

East:- Partly sub Plot no.- 877 & 876
 West:- R.S. Plot no.- 876 Part of Sub Plot no.- 876/c
 & Plot no.- 877/B

BOUNDARY OF THE SAID FLAT:-

North:-
 South:-
 East:-
 West:-

RECITAL

Whereas the Vendor (first party) is lawful owner and in possession of the entire property under (1):- khata no.:- 70, plot no.:- 876, area 14.5 Kattha equivalent to 23.96 decimal, In online register-II anchal office- Badaagai Ranchi, Volume no.:- 28, Page no.- 28, online rasid no.:- 0697061986 dated 14-06-2024, year 2024-25, Holding no.- 0080001038202Z0, (2):- khata no.:- 70, plot no.:- 876, area 21 Kattha 04 Chhatak equivalent to 35.12 decimal, and khata no.:- 106, plot no.:- 877, area 07 Kattha 12 Chhatak equivalent to 12.81 decimal or 29 Kattha equivalent to 47.93 decimal, In online register-II anchal office- Badaagai Ranchi, Volume no.:- 29, Page no.- 92, online rasid no.:- 0079361638 dated 14-06-2024, year 2024-25, Holding no.- 0080001038000Z0, combined total area is 43.5 Kattha equivalent to 71.89 Decimal at Mauza:- Bariatu, P.S.- Bariatu, P.S. no.- 193, Anchal- Badaagai Ranchi, Within Ranchi Municipal Corporation Ranchi, Ward no.:- 08. Sub-Registration & District-Registration SRO- Ranchi and Dist.- Ranchi in the state of Jharkhand whose map approved and sanctioned by Ranchi Municipal Corporation Ranchi, Vide Plan case no.:- RMC/AH/0280/W08/2024, dated- 06-06-2024.

AND WHEREAS thus that total 43.5 Kattha equivalent to 71.89 Decimal land was required by the builder firm **M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.** got an approved and sanctioned by Ranchi Municipal Corporation, Ranchi, Vide Plan case no.:-

BIJAY SHREE & SAPNA
 CONSTRUCTION (P) LTD.

Atay K...
 DIRECTOR

BIJAY SHREE & SAPNA
 CONSTRUCTION (P) LTD.

सपना देवी
 DIRECTOR

RMC/AH/0280/W08/2024, dated- 06-06-2024 and after obtaining due sanctioned Plan from Ranchi Municipal Corporation, Ranchi to construct the multi storied building (B+G+14) namely "**SWAPAN LOK**" over the land described in schedule. Land consisting of basement plus ground plus fourteen (B+G+14) & guard room, parking place, other erection fittings and fixtures and any other common enjoyment like stair case and equipment, other common part services and of the building.

THE VENDOR DOES HEREBY CONVEYANCE WITH THE PURCHASER OF FOLLOWS :-

1. That the vendor above named conveyance and sale the said flat in "**SWAPAN LOK**" as detailed above and also mentioned in the schedule along with other rights, title and privilege to the purchaser for a consideration of Rs. _____ (Rupees _____ only) Paid by the vendee to vendor.
2. That the said vendor through hereby transfers all rights, title interest and possessions of the aforesaid properties detailed above and also in schedule including one covered car parking space in "**SWAPAN LOK**" within khata no. 70 & 106, Plot no. 876 & 877 to the purchaser which the vendor had.
3. That the purchaser has facilities of the stair, lobby & lift of the apartment in common enjoyment of the occupants/purchasers of the said "**SWAPAN LOK**" coupled with built up area of the flat transferred to the purchaser.
4. That the purchaser has become exclusive owner of the said flat with proportionate share of land and having acquired good and absolute title and possession over the same, will also use and enjoy the said property with facility of car parking space and common facility of stair, lobby & lift without any let or hindrance and use and occupy at her sweet will.

The Developer **M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.** through its Managing director **Sri Bijay Kumar** has

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

Sri Bijay Kumar
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

Sri Bijay Kumar
DIRECTOR

constructed the residential apartment called as "**SWAPAN LOK**" after getting the building plan approval from the Ranchi Municipal Corporation, Ranchi, Vide Plan case no.:- RMC/AH/0280/W08/2024.

5. That the said vendor cases to have any right, title, interest and possession over the said vended properties and neither the vendor nor successors in interest and permitted assigns have or will have any title to or possession left over the said Flat sold by the vendor to the purchaser.
6. That the purchaser will apply before the competent authority of the state of Jharkhand to get his name entered into revenue records by mutation and will obtain the rent receipts on payment of rent thereof.
7. That purchaser will also get house and other taxes assessed and enter the name into records of the Ranchi Municipal Corporation, Ranchi.
8. That the vendor assures that there is no encumbrances or defect of title on the properties demised to the purchaser and if any encumbrance tax charges or defect of title is found then vendor held responsible and the vendee shall be compensated.
9. The vendee shall also be liable to pay proportionate or as imposed by the Government taxes like house tax, service tax, sales tax or any other taxes and charges or interest on taxes or penalty on taxes or whatsoever taxes imposed or charged by the Government authority in respect to the said flat schedule below directly to the authorities or through the first party if any applicable imposed or charged in future or after doing registered sale deed. It is the liability of the second party to clear with the concerned authorities related to payment of taxes and to pay if any applicable as and imposed by the Government after registered sale deed.
10. The vendee will be liable to pay monthly charges/ maintenance charges for cost of watch man, night guard, sweeper, electric, Gen-set running fuel/maintenance charges, Lift running/ maintenance charges, any item replacing, repairing, whitewashing, painting, re-decorating, rebuilding, reconstructing, lighting common portions,

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

[Signature]
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

[Signature]
DIRECTOR

including for the inner/outer walls and other incidental charges proportionally to the developer or to the management committee of the said building duly selected by the developer and occupier of the aforesaid apartment.

11. In case of any natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owner (Purchaser of the flat in the residential building). The Co-owners shall fully pay and contribute the proportionate cost of their share in the building for such reconstruction of the residential building, if any arises in future and the rights of the vendor as mentioned above shall not remain in his favour.

SCHEDULE OF PROPERTY

All that piece and parcel of residential **flat no. ___ in ___ floor (___ - BHK)** having super build-up area _____ **sq.ft.** together with _____ **decimal** undivided proportionate share of land, out of area 72 Decimal in Plot no. 876 & 877 and car parking space in "**SWAPAN LOK**" Bariatu Ranchi. The detail of which mentioned below situated of Mauza:- Bariatu, P.S.- Bariatu, P.S. no.- 193, Anchal- Badaagai Ranchi, Within Ranchi Municipal Corporation Ranchi, Ward no.:- 08. Sub Registration & Dist. Registration Ranchi and Dist. Ranchi in the state of Jharkhand.

Boundary of the said land :-

North - _____
 South - _____
 East - _____
 West - _____

Boundary of the said flat :-

North - _____
 South - _____

BIJAY SHREE & SAPNA
 CONSTRUCTION (P) LTD.

BIJAY SHREE
 DIRECTOR

BIJAY SHREE & SAPNA
 CONSTRUCTION (P) LTD.

SAPNA
 DIRECTOR

East - _____
 West - _____
 Upper floor - _____
 Lower floor - _____

Above flat situated on the other road

PARTICULARS OF THE FLAT :-

1. Whether Kucha or Pucca - Pucca
 2. If pucca whether tiled or reinforced concrete - R.C.C
 3. Number of storied - B+G+14
 4. Year of construction started - 2024
 5. Brief description and nature sanitary, electrical and other fittings in case of building and their equipment. - As mentioned in brochure
 6. Carpet area of flat in said building - _____
 7. Super Built- up area of flat in said building - _____
 8. Whether the building construction is used as residential / commercial / industrial - Residential
 9. If on rent, the amount of rent built up area of flat, proportionate undivided area of land - Not Applicable
 10. Cost of flat & other fittings like lift, transformer etc - _____
 11. Cost of One Reserved Car Parking - _____
 12. Cost of proportionate undivided share of land _____ decimal - _____
- Total amount** - _____ **(Rupees in words** _____ **)**

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

BIJAY SHREE
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

SAPNA
DIRECTOR

Mode of payment :-

Date of payment	Detail Cheque no. /RTGS /D.D. n0. / Cash	Amount rupees
	Total paid amount	

Government value:- Rs:- _____ /- which is cost of flat value, and proportionate undivided share of land an including one reserved car parking space.

Annual Rent- _____ Paisa / Rupees only.

The map attached with the schedule shall be part of this sale deed.

Certify that the land is not of C.C.L. forest, Tribal, Gairmazaruwa and ceiling certify that this sale deed containing 09 Pages.

IN WITNESS WHEREOF the vendor has executed this deed of absolute sale by putting their signature on the _____ day of _____ Year _____ in presence of witnesses who have attested the same.

Photograph and finger prints & signature of vendee

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

BIJAY SHREE
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

SAPNA
DIRECTOR

Certified that person whose photograph have been fixed on the deed of absolute sale put their signature and fingers print on this document in my presence.

Drafted by :-

Computer :-

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

[Handwritten Signature]
DIRECTOR

BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

[Handwritten Signature]
DIRECTOR