

DEED OF SALE

THIS DEED OF CONVEYANCE AND ABSOLUTE SALE is made on this the _____
day of _____
20....

BY AND BETWEEN

BერიOM TECHNOLOGY PRIVATE LIMITED a Company registered under the Companies Act, 2013 having its Registered Office at **GIIS, J-ROAD PRATAP TOWER, BISTUPURJASMHPUR East Singhbhum JH 831001 IN (PAN – AAHCB1465E)**, represented by its Director **PRAMOD KUMAR SINGH**, son of Ram Autar Singh, By Religion Hindu, By Nationality Indian, By Occupation Business, Resident of A-32, 3rd Floor, Moonstone, Vijaya Golden Town, Sonari, Jamshedpur, East Singhbhum, State Jharkhand (UIDAI No: 2344 8037 4907) (PAN: AAHCB1465E) (Phone: 9334611489) AND/OR Director **DEEPAK KUMAR JHA**, son of Ganesh Jha, By Religion Hindu, By Nationality Indian, By Occupation Business, Resident of Flat No 472, 5th Floor, Sigma, Sahara City, Mango, Jamshedpur, East Singhbhum, Jharkhand (UIDAI: 225758045929) (PAN: AJYPJ4533E) (Phone: 9234609377) hereinafter called and referred to as the LANDOWNER / VENDOR / DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns) of the ONE PART.(Indian Citizen)

AND IN FAVOUR OF

_____ s/o of _____, by faith _____ by caste _____, by
occupation _____

For BERIOM TECHNOLOGY PVT. LTD
Deepak Kumar Jha
Director

For BERIOM TECHNOLOGY PVT. LTD
Pramod Singh
Director

_____, resident of _____ P.S. _____ District _____, (UIDAI No:-----)
(hereinafter called and referred as the PURCHASER / TRANSFAREE (which expression shall
unless excluded by or repugnant to the context be deemed to mean and include the heirs
executors, successors, administrator, legal representatives and assigns) of the OTHER PART.
(Indian Citizen)

WHEREAS BERIOM TECHNOLOGY PRIVATE LIMITED purchased **1436** Decimals of land in
Khata No. 213, 214, 215, 216, Bearing various Plot numbers of Mouza **CHHOLAGORA**, Thana
No **1224** P.S. **GHATSILA** District **EAST SINGHBHUM**, from the rightful owners,

1. BHARAT LAL GUPTA,
(UIDAI No: 2935 9246 2757 & PAN: AGTPG1415E)
2. SHATRUGHAN PRASAD GUPTA
(UIDAI No: 2603 1424 3610 & PAN: AGTPG1418K)
Both sons of Late Mohan Lal Gupta,
3. DAULAT RAM GUPTA
(UIDAI No: 3871 8592 5710 & PAN: BNTPG3456M)
4. SAMPAT LAL GUPTA
(UIDAI No: 4537 2413 4547 & PAN: ALLPG1450A)
Both sons of Late Jai Narayan Gupta
5. SHANTI DEVI wife of Late Rajendra Prasad Gupta
(UIDAI No: 6439 6680 8418)
6. PRADEEP KUMAR GUPTA
(UIDAI No: 6487 8063 9351)
7. RANJEET KUMAR GUPTA

For BERIOM TECHNOLOGY PVT. LTD
Premod Director
For BERIOM TECHNOLOGY PVT. LTD
Director

(UIDAI No: 7244 2341 5006 & PAN: ARMPG4459Q)

Both sons of Late Rajendra Prasad Gupta

8. DILIP KUMAR GUPTA

(UIDAI No: 2208 9716 8690 & PAN: DKLPG3840Q)

9. SANJAY KUMAR GUPTA

(UIDAI No: 5370 0216 9327 & PAN: AFZPG7833F)

Both sons of Late Jogendra Prasad Gupta alias Yogendra Prasad Gupta

10. ARUN KUMAR GUPTA

(UIDAI No: 8641 5512 8549)

11. ANANT PRASAD GUPTA

(UIDAI No: 7365 8307 8772)

12. KAMALA PRASAD GUPTA

(UIDAI No: 9947 9821 0464)

13. JAY PRAKASH GUPTA

(UIDAI No: 4560 7104 2175 & PAN: APBPG9936M)

14. KANHAIYA LAL

(UIDAI No: 2887 1225 1487 & PAN: AECPL8855N)

No 10 to 14, all sons of Late Upendra Prasad Gupta

15. SURESH PRASAD GUPTA

(UIDAI No: 7193 4115 0913 & PAN: AILPG9933F)

16. RAM CHANDRA GUPTA

(UIDAI No: 6068 2379 7371 & PAN: CHQPG9803A)

Both sons of Late Ganesh Lal Gupta

For BERIOM TECHNOLOGY PVT. LTD
Manoj
Director

For BERIOM TECHNOLOGY PVT. LTD
Deepak Kumar
The Director

by Virtue of a registered Sale Deed No. 2022/JSR/236/BK1/219 Dated 19th Day of January, 2022 registered at District Subregistry Office, Jamshedpur and entered in Book No.____, Volume No. _____, Page No. _____ registered at District Sub Registry office, Jamshedpur.

AND WHEREAS after such purchase mutated its name in the landlord sheresta the State of Jharkhand in Thoka No. _____ (Vide Mutation Case No. _____ (_____)____) and has been paying the rents in the landlord sheresta the state of Jharkhand.

AND WHEREAS decided to replot the combined area into Several Residential PLOTS which is commonly Known as **THE NATURE LAND** as per approved plan of **EAST SINGHBHUM ZILA PARISHAD** vide approval Memo No.04 Dated 16/08/2022.

AND WHEREAS the purchaser approached the vendor and expressed her intention to buy a Plot more clearly mentioned described in the Schedule B of this deed on ownership basis and offered to pay a sum of Rs. ___/- only as the highest consideration thereof.

AND WHEREAS as per the rules framed by the State of Jharkhand the Valuation is Rs. _- only.

For BERIOM TECHNOLOGY PVT. LTD
Director
For BERIOM TECHNOLOGY PVT. LTD
Director

AND WHEREAS in course and as a result of negotiations between the parties hereto the vendor has agreed to sell and the purchaser has agreed to purchase the said Plot No. _____ more fully and clearly described in the schedule below for the reasonable and highest consideration of Rs. _____ /- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of total sum of Rs. _____ / only which has been paid by the purchaser to the vendor (the receipt of which sum is hereby acknowledged and admitted by the vendor) the vendor as owner do hereby grant, sell, conveys, transfer and assigns to the purchaser free from all encumbrances whatsoever the property described in the Schedule B with fixtures and all rights, easements and appurtenance to the said property hereby conveyed hereunder of the purchaser.

That the vendor has assured the purchaser that the property hereby conveyed is free from all kinds of charges of encumbrances and that there is absolutely no defect in the title whatsoever. The vendor further assures that the vendor was in peaceful possession over the Plot No. xxxx and have full right to transfer the same unto the purchaser by way of sale, gift, mortgage by letting out the same in any person or persons without any objections from any corner.

That the vendor has further assure that if due to either on account of defect in the title or encumbrances of or any other fault of the vendor, the purchaser or her successors is dispossessed from whole or part, the purchaser shall get back the entire amount of consideration money .

For BERIOM TECHNOLOGY PVT. LTD
Director

For BERIOM TECHNOLOGY PVT. LTD
Director

That the purchaser undertakes to abide by the rules and regulations made by the building owner and or by managing committee and shall be responsible for the upkeep and maintenance etc. of the said Plot.

That the purchaser shall have to pay all such charges for common facilities, services, repairs and maintenance of the _____ as determined by the owner directly or aforesaid managing committee such as maintenance cost of lift, common passage, electric bill, guard charges etc.

That so long as each part of _____ is not assessed separately for taxes and levies the purchaser shall pay proportionate separately for taxes and levies the purchaser shall pay proportionate share of such plot as determined by the vendor and shall be conclusive and binding on the purchaser.

That the purchaser shall not commit any nuisance in any part of the complex.

Not to throw any rubbish or store any articles of combustible goods in common parts.

Not to cause any nuisance or annoyance to the co-purchasers and or occupants of other portion of the land area.

Not to claim any right in any other part of the area save as may be necessary for ingress and building save as may be necessary for ingress and egress of men, materials, utilities pipes, cables and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted.

Not to obstruct or raise any objection in case the proportionate undivided share in the land is

For BERIOM TECHNOLOGY PVT. LTD
Director

For BERIOM TECHNOLOGY PVT. LTD
Director

reduced as per **EAST SINGHBHUM ZILA PARISHAD** rules and regulations, by reason of the owner and/or agreed to be constructed on the said land and not to obstruct or raise any objections or any nature whatsoever to such construction or any portion thereof.

To observe the rules framed by the developer owners and or such body which may be entrusted in this behalf by the developer and/or the vendor, regarding the manner of the use and enjoyment of the plot the common parts and land.

That after the possession of the plot is given to the allotted purchaser if any alteration / addition / relating to the said project and thereafter required to be carried out at the instance of the Govt. Corporation or any other statutory authority the same shall be carried out by the purchaser individually of her own cost as the case may be the vendor of the building shall not be responsible for the same.

That the unit will be strictly utilized for residential purpose for which it is being sold to buyer.

That plot shall mean any one plot with joint ownership of all common spaces and undivided proportionate share in land and walls also include the parking space if the same been purchased by the buyer whenever the plot of any of these appearing the agreement it will be governed by schedule here under mentioned specifications.

The purchaser shall have right to use the common passage, water supply, septic tank, power supply or any such facility which are for common utility and the purchaser have also full right and authority to sell, gift, mortgage lease the schedule plot to anyone to their choice as

For BERIOM TECHNOLOGY PVT. LTD For BERIOM TECHNOLOGY PVT. LTD
Director Deepa Kulkarni
Director

absolute owner.

That the Developer shall take completion certificate from **EAST SINGHBHUM ZILA PARISHAD** before handing the possession to the Schedule B Plot to the Purchaser.

For BERIOM TECHNOLOGY PVT. LTD

Director

For BERIOM TECHNOLOGY PVT. LTD

Director

SCHEDULE A

All that piece and parcel of Raiyati land situated in Mouza **Chholagora** PS **Ghatsila** Sub
Division & District Sub Registry Office Jamshedpur and District **East Singhbhum** Mouza No
1224, Khata No 213, 214, 215, 216 Plot No. 1001, 1007, 1008, 1012, 1014, 1016, 1017,
1018, 1019, 1021, 1183, 1185, 1642, 972, 973, 999 Area 1436 Decimals of land only (in

Register Volume Number Page No Holding No.
ward no..... situated at Sub Road.

For BERIOM TECHNOLOGY PVT. LTD
Deepak Kumar TLO
Director

Butted and Bounded as under

North:-

South:-

East:-

West:-

For BERIOM TECHNOLOGY PVT. LTD
Pranav Director

SCHEDULE B

(Description of the Property hereby Conveyed)

Out of the aforesaid A Schedule Plot No. Measuring Area _____sqft. on ownership basis is hereby sold by this deed with all the proportionate share in the common area in the area & undivided proportionate Variable individual

Share in schedule A.

Butted and Bounded as under

North:-

South:-

East:-

West:-

FOR BERIOM TECHNOLOGY PVT. LTD
Deepak Kumar The
Director


FOR BERIOM TECHNOLOGY PVT. LTD
Ramesh
Director

SCHEDULE C

(COMMON AREAS).

1. Common passage

For BERIOM TECHNOLOGY PVT. LTD
 Director For BERIOM TECHNOLOGY PVT. LTD
 Director

For BERIOM TECHNOLOGY PVT. LTD
 Director

SCHEDULE-'D'

1. Rights of easements and quasi easements of other co- purchaser / occupiers and full right and liberty in common with all other persons entitled to like rights at all times by day in by right and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portion and through and along the main entrance of the building and stair cases landing of the respective unit space full rights and liberty to other co-purchaser/occupiers to use the common portions of the area for the purpose of building and repairing their respective unit.
2. The free and uninterrupted passage.
3. The right with servant Workman and others at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new covered rain and watercourses pipes.

For BERIOM TECHNOLOGY PVT. LTD

Pranshu
Director

For

BERIOM TECHNOLOGY PVT. LTD

Deepak Kumar Sharma
Director

SCHEDULE-'E'

(Proportionate share of expenses agreed to be shared by the purchaser)

1. The expenses of maintaining and repairing, redecorating renewing the gutters, rain water pipes of the buildings, the gas and water pipes, drains electric cable wires and other means of communication in under upon the said plot to be constructed and serving more than one plot, main entrance, passage, of the area leading to the respective plots.
2. The cost of cleaning and lighting passage and other parts so enjoyed or used by the said purchaser in common with other plot holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. All rates, taxes and outgoing payable in respect of the said land and of the same and / or any portions notwithstanding that such portion shall be property of the owners with full right of the enjoyment use and disposal thereof.
4. Cost of insurance, against THIRD PARTY risks in respect of the land if such insurance shall be taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owner in respect of the said land or any portion thereof for shortage of refuse of the owners and occupiers of the said Unit and repair and renewing the dustbin or reused bin if provided at the said building.
5. Liabilities arising out of any accident in course of maintenance of the complex would be that of all Plot Owners and not of promoter.
6. Cost of all the amounts becoming payable by way of premium unearned increase to the Government, **EAST SINGHBHUM ZILA PARISHAD** town planning, Municipal authority or any other authority of authorities or any charge payable as betterment or development charge, fees / fines payable as betterment or development charges or any other tax or payment will being demanded from Owner/ DEVELOPER.

For BERIOM TECHNOLOGY PVT. LTD
Director

For BERIOM TECHNOLOGY PVT. LTD
Director

7. The aforesaid Property hereby conveyed by this sale Deed is not prohibited by Govt. i.e, does not comes under the Government land, forest land, adivasi Land, Bhudan land, and Govt. Acquisition land and the vendors and the purchasers satisfied with the contents of this sale Deed.

For BERIOM TECHNOLOGY PVT. LTD
[Signature]

For BERIOM TECHNOLOGY PVT. LTD
[Signature]
Director

SCHEDULE F

(Memo of Consideration)

Cheque/RTGS/DD/Cash	Amount	Dated

WITNESSES

1.

2.

Photograph of Purchaser

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Little	Ring	Middle	Index	Thumb

For BERIOM TECHNOLOGY PVT. LTD. *Wameed*
For BERIOM TECHNOLOGY PVT. LTD.

Deepak Kumar TG

Director

Director

1	Whether Kucha or Pucca	Kucha
2	If Pucca whether tiled or reinforced & Concrete	NA
3	Number of Stories	NA
4	Total Number of Plots in the Unit	68
5	Year of Construction	NA
6	Brief description and nature of sanitary Electrical and other fittings in case of Building and their equipment.	NA
7	Area of Building (Unit) carpet Area	NA
8	Area of Building (Unit) super Built up	NA
9	Whether the building construction is used A residential/commercial/or industrial	PLOTTED DEVELOPMENT
10	10.(i) If on rent the amount of annual rent (ii) Built up area of Unit (iii) Proportionate share of undivided Area of land and percentage of undivided interest	N/A
11	Cost of Plot	Rs. /-
12	Cost of proportionate undivided share of _____Decimals	Rs /-
13	Cost of reserved car parking of 100Sft.	Rs. /-
14	Annual rent of proportionate Undivided share of land	Rs. 5.00 Paisas
15	The map attached with the schedule Shall be part of this sale deed	Yes

For BERIOM TECHNOLOGY PVT. LTD
[Signature]

For BERIOM TECHNOLOGY PVT. LTD
 Director *[Signature]*
 Director

16	<p>Certified that the land is not prohibited by Govt. i.e, does not comes under the forestland, adivasi Land , Bhudan land, Keshre Hind, gairmazaruwa Land, ceiling and Govt. Acquisition land and the vendor/vendors and their properties does not comes under any reserved class under the C.N.T.Act</p>	<p>Free form all encumbrances</p>
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For BERIOM TECHNOLOGY PVT. LTD
Pranav
 Director

For BERIOM TECHNOLOGY PVT. LTD
Deepak Kumar
 Director

Certified that the finger prints of the left hand of the VENDOR and purchaser, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed by me as per draft given by the parties :-

Advocate JAMSHEDPUR

For BERIOM TECHNOLOGY PVT. LTD
Director

For BERIOM TECHNOLOGY PVT. LTD
Director

Pranav
Deepanshu