

## SALE DEED

THIS SALE DEED is made on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024 at Sareikela, BY **SHREYANSH TRADING AND CONSTRUCTIONS PRIVATE LIMITED (PAN: ABACS0545E)**, a company having its office at Flat no. 105, M.P. Tower, Phase 2, Near Sarita Talkiz, Adityapur, P.S. Adityapur, District Seraikella Kharsawan, being represented by its directors namely 1) PAWAN KUMAR GUPTA (UID : xxxx xxxx 1588) S/o Late Om Prakash Gupta, by faith Hindu, Category General, Indian National, by occupation Business, R/o Flat no. 2/2, H. No. C, Trideb Apartment, M. Road, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum and 2) SHREYANSH KUMAR (UID : xxxx xxxx 9620), S/o Kanhaiya Singh, by faith Hindu, Category General, Indian National, by occupation Business, R/o Flat no. 606, M.P. Tower, Phase 02, Near Sarita Talkiz, Adityapur 1, P.S. Adityapur, District Seraikella Kharsawan, hereinafter referred to as the 'VENDOR / SELLER / BUILDER' (which expression shall unless, excluded by or repugnant to the context shall and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the ONE PART,

TO AND IN FAVOUR OF

\_\_\_\_\_ (UID : xxxx xxxx \_\_\_\_\_ and PAN : \_\_\_\_\_), hereinafter referred to as the 'PURCHASER / SECOND PARTY', (which expression shall unless, excluded by or repugnant to the context shall and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the One Part.

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only.

WITNESSETH AS FOLLOWS:

WHEREAS one Arun Kumar Pandey is the lawful owner and is in absolute possession of the land measuring an area 2688 Sq.Ft. i.e. 6.17 Decimals, recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T., Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan, which he had purchased from its previous and lawful owner namely Santokh Singh @ Santosh Singh represented by his duly constituted attorney Pramanand Pradhan vide G.P.A. No. IV-73 dated 31/03/2021 registered at D.S.R.O. Seraikella, by the virtue of a Sale Deed bearing deed no. 2021/SAR/2422/BK1/2304 dated 28-07-2021, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Arun Kumar Pandey vide mutation case no. 1668/R27 2021-2022 and the same is recorded in Volume no. 17, page No. 98, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS being desirous of developing his aforesaid land inform of a multistoried building the said Arun Kumar Pandey entered into a registered development agreement being deed no.

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AND WHEREAS being desirous of developing his aforesaid land inform of a multistoried building the said Suraj Deo Rai entered into a registered development agreement being deed no. 2023/SAR/476/BK1/425 dated 08-02-2023, registered at the District Sub Registry office at Seraikella with the Vendor and also executed a registered General Power of Attorney in their favour.

AND WHEREAS the Vendor had purchased all that land measuring an area 4000 Sq.Ft. i.e. 9.18 Decimals, recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T., Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan, from its previous and lawful owner namely Santokh Singh @ Santosh Singh represented by his duly constituted attorney Pramanand Pradhan vide G.P.A. No. IV-73 dated 31/03/2021 registered at D.S.R.O. Seraikella, by the virtue of a Sale Deed bearing deed no. 2021/SAR/2076/BK1/1973 dated 10-07-2021, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of Vendor vide mutation case no. 1667/R27 2021-2022 and the same is recorded in Volume no. 17, page No. 99, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS after the execution of all the said Development agreements and purchasing the aforesaid property the Vendor came in possession of All that land measuring an area 30.67 Decimals, recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T., Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan.

AND WHEREAS the Vendor had vide application being AMC/BP/0067/W22/2023 date 20-10-2023, had applied for a valid building permit and plan, the Adityapur Municipal Corporation, the corporation vide Memo No. AMC/BP/ 0072/W22/2023 Dated 21-10-2023, sanctioned the said Building plan and permit and named the project as ATAL TOWER.

AND WHEREAS the Vendor the registered the said project Atal Tower under the provisions of Jharkhand Rera, vide Registration No. \_\_\_\_\_.

AND WHEREAS as per the terms of the aforesaid development agreement amongst other properties the Schedule hereunder written fell in the exclusive share of the builder / vendor.

AND WHEREAS the purchasers approached the Vendor to purchase the Schedule hereunder written residential flat, within the building known as **ATAL TOWER**;

AND WHEREAS the Purchaser and Vendor both entered in an agreement for sale with respect of the Schedule hereunder written flat.

AND WHEREAS as per the terms and conditions mentioned in the said agreement for sale the present vendor has agreed to execute sale deed in favour of the purchaser for the Schedule hereunder written flat within the building known as **ATAL TOWER**, together with undivided share in land with one car parking Space and more fully described in the Schedule hereunder written flat on the following terms and conditions as herein below appearing:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

That in pursuance of the promise of the purchaser to comply with the above agreement and in consideration of a sum of Rs. \_\_\_\_\_ only paid by the Purchaser to the Vendor, for the aforesaid flat and a car

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That the Purchaser shall pay regularly all the maintenance charges and other common area charges to the Vendor and or the authority as determined by the Vendor.

That the Vendor has handed over all the relevant paper and title deeds (Photocopy) in connection with the Schedule hereunder written flat to the purchaser.

That the Car Parking / Scooter Parking space shall be used for parking purpose only. No construction / Alteration of any kind is allowed at any time now or in future.

That the Schedule hereunder written flat is situated on the Branch Road.

That the Schedule hereunder written property does not fall under the purview of Section 46 A and B of the CNT Act and does not violate the principles as laid down U/S 22 A of the Registration Act.

That the name of the complex shall be ATAL TOWER.

#### SCHEDULE

*(Description of the property hereby transferred)*

ALL THAT RESIDENTIAL FLAT, being Flat no. \_\_\_\_\_, admeasuring \_\_\_\_\_ Sq.Ft. of Super Built up area, corresponding to \_\_\_\_\_ Sq.Ft. of carpet Area, on the \_\_\_\_\_ FLOOR, within building named as ATAL TOWER, along with one car parking space at the Ground Floor and undivided proportionate share of land measuring \_\_\_\_\_ Sq.ft., recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T., Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan, together with all amenities and facilities with common space etc.

Which is bounded as follows:

North by :-

South by :-

East by :-

West by :-

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Gamharia and other proportionate charges are payable to the Complex authorities/Society.

IN WITNESS WHEREOF the vendor has signed this sale deed today at Jamshedpur on the date, month and year first above mentioned in presence of the following witnesses:

WITNESS:

1.

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