

**SALE DEED**

**As per Govt. Value : Rs. \_\_\_\_\_/- only**

THIS DEED OF SALE IS MADE ON THIS THE \_\_\_\_ DAY OF  
'JUNE' 2024 AT JAMSHEDPUR;

**BETWEEN:**

1) **MR. HARJINDER SINGH, (PAN – BHHP54733F and UID No.XXXX XXXX 6229), son of Mr. Simrat Singh, by faith Sikh, by Category General, by occupation Business, by Nationality Indian, resident of H. No.12, Road Nno.2, Zone No.4, Birsanagar, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831008, hereinafter referred to as the**  
**LANDOWNER/ SELLER NO.1;** JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

*Harjinder Singh*

**Director**

AND

2) **JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED**, having its **GST Registration No.20AAFJ7797K1Z3**, a Company registered under Indian Companies Act. 1956, having its Office at Holding No.01, Road No.2, Zone No.4, Birsanagar, Near Sunday Market, P.S. Birsanagar, Jamshedpur, Pin – 831019, represented by one of its **Director** namely **MR. HARJINDER SINGH**, son of Mr. Simrat Singh, by faith Sikh, by Category General, by occupation Business, by Nationality Indian, resident of H. No.12, Road Nno.2, Zone No.4, Birsanagar, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831008, hereinafter referred to as the **BUILDER/SELLER NO.2**;

(the expression Seller No.1 shall unless excluded by or repugnant to the subject or to the context mean and meaning thereof deemed to be himself and include his heirs, successors, legal representatives, nominees and the expression Seller No.2 shall unless excluded by or repugnant to the subject mean and meaning thereof the said company and includes its Directors their heirs, successors, assigns, legal representatives and successors-in-interest) of the **ONE PART**;

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

*Harjinder Singh*

IN FAVOUR OF

<sup>Director</sup>  
MR/ MRS.. \_\_\_\_\_, (PAN – \_\_\_\_\_ and  
UID No.XXXX XXXX \_\_\_\_\_), son/ wife/ daughter of  
\_\_\_\_\_, by faith \_\_\_\_\_, by Category  
\_\_\_\_\_, by occupation \_\_\_\_\_ by Nationality Indian,  
resident of \_\_\_\_\_, Pin  
- \_\_\_\_\_, hereinafter referred to as the **PURCHASER/S** (which

expression shall unless, excluded by or repugnant to the context, mean and include his/ her/ their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

**NATURE OF DEED:**

**SALE DEED**

**CONSIDERATION AMOUNT:**

Rs. \_\_\_\_\_ /- (Rupees  
\_\_\_\_\_  
\_\_\_\_\_) only.

**WHEREAS**, the Seller No.1 Mr. Harjinder Singh above referred, vide a registered Sale Deed, bearing Deed No.56, Sl. No.70, dated 06.01.2014, completed on the same date, recorded in Book No.1, Volume No.4, from Page No.115 to 162, registered at District Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of raiyati Homestead land, measuring an area 21½ Decimals i.e. 21.50 Decimals, being in Portion of Plot No.1279, recorded under Khata No.317, situated in Mouza HURLUNG, P.S. Birsanagar, Survey Thana No.1201, District Sub-Registry Office at Jamshedpur, District East Singhbhum, more fully described in the Schedule 'A' below, from its previous lawful owners Krishna Lohar and others and since its purchase, the Seller No.1/ landowner has been in peaceful physical possession and occupation over the same, without any let, hindrance or disturbances from any person or concern and is the

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

there to  
*Harjinder Singh*

Director

**AND WHEREAS**, the Seller No.1/ landowner in order to further ensure his right, title and interest over the aforesaid purchased property, has mutated

the same, in his own name, **vide Mutation Case No.1336/ 2013-14, Order dated 06.03.2014**, from the office of the Superior landlord, the State, through the Anchal Adhikari (Circle Officer), Jamshedpur and since he is paying rent for the aforesaid property and obtained rent receipt in his own name, **entered in Volume No.4, Page No.5;**

**AND WHEREAS**, some time in the past said **Mr. Harjinder Singh, the landowner/ Seller No.1 formed a Private Limited Company**, for the construction/ development works, under the name and style of **“JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED”**, the **Seller No.2 above referred;**

**AND WHEREAS**, the **Seller No.1 Mr. Harjinder Singh** being desirous of constructing multi storied building consisting of flats, parking spaces, etc. over the said land, approached the **Seller No.2 “JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED” above referred**, which is carrying on Real Estate Development and Associated business and constructions of proposed multi storied building over the said land started by the **Seller No.2 above named, more fully described in the schedule ‘A’ below;**

**AND WHEREAS**, the **Seller No.2 “JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED” above referred developed the schedule ‘A’ land and has constructed a multi storied building, which is now known as ‘\_\_\_\_\_’, consisting of flats, parking spaces etc. over the same with provided common facilities and common utility as per the approved plan of the Competent Authority, with intent to sell/ transfer those flats, parking spaces etc. and together with undivided proportionate share of land developed in schedule ‘A’ below land to**

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

*Harjinder Singh*

Director

such person or persons who would agree to acquire them on the terms and conditions laid down for the same;

**AND WHEREAS**, the **Purchaser/s** of this Sale Deed in response to the offer made by the **Seller No.2 on its behalf and on behalf of said Mr. Harjinder Singh, the Seller No.1** authorized to do so and after going through all relevant documents related to the aforesaid land, the building plan, common specifications and being satisfied with the right, title and interest of the **Seller No.1** on the aforesaid land including power to transfer and right of the **Seller No.2** to develop and construct on it, accepted the offer of the **Seller No.2** and agreed to purchase **one Residential Flat, bearing Flat No. \_\_\_\_\_, on the \_\_\_\_\_ floor, having super built up area \_\_\_\_\_ Sq.ft., within the multistoried building known as " \_\_\_\_\_", situated at \_\_\_\_\_, P.S. Birsanagar, Jamshedpur, including one \_\_\_\_\_ parking space at the \_\_\_\_\_ floor the building, with other built up area, common spaces, common properties, on completion of the constructions of entire multistoried building on part of the aforesaid land with all facilities and utility by the Seller No.2 together with undivided proportionate share in the aforesaid land, more fully described in the Schedule 'B' below, for a total consideration amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only;**

**AND WHEREAS**, in pursuance of the agreement between the **Sellers** and the **Purchaser/s**, the **Sellers** above named have agreed to execute and register a **Sale Deed in favour of the present Purchaser/s** in respect of the said **Flat No. \_\_\_\_\_, on the \_\_\_\_\_ floor, more fully described in the Schedule 'B' below**, together with undivided proportionate share of

land in the Schedule 'A' below land and right to use other common facilities and amenities provided therein in the said " \_\_\_\_\_ ", situated at \_\_\_\_\_, P.S. Birsanagar, Jamshedpur.

**NOW THIS DEED OF SALE WITNESSETH:**

1) THAT, in pursuance of the above agreement and in consideration of the said sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, paid by the **Purchaser/s to the Sellers**, details given in **Mode of Payment**, herein below mentioned, the receipt of which sum the **Sellers** hereby admit and acknowledge as full, final and highest consideration of the schedule 'B' below property, the **Sellers** by these presents do hereby absolutely sell, convey, transfer the all that property in favour of the **Purchaser/s** by this deed of sale **TO HAVE AND TO HOLD** the same unto the **Purchaser/s**, his/ her/ their heirs, successors together with all right, title, interest, possession, privileges advantages, common services etc without any interruption from the side of the **Sellers** or any person or persons claiming under them.

2) THAT, the **Sellers** have delivered possession of the schedule 'B' below property to the **Purchaser/s** and from this day the **Purchaser/s** will possess and enjoy the same as absolute owner/s in all possible ways with power to dispose of the same by way of Sale, Gift, Mortgage or any other way whatsoever in manner he/ she/ they like/s and the **Purchaser/s** shall be at liberty to get his/ her/ their name/s mutated in the office of the landlord and pay rent and other charges for the same in his/ her/ their own

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*Mehar Singh*  
Director

Director

3) THAT, from this day all the right, title, interest and possession of the **Sellers** in the schedule below property will cease to exist and will vest unto the **Purchaser/s**. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, lien, lispensens, attachments etc.

4) THAT the **Purchaser/s** will pay the proportionate ground rent, maintenance charges and proportionate electricity charges for the common area as per reading of the common meter to the in charges authority and/or owner's Association of the complex.

5) THAT the **Purchaser/s** shall pay the electricity charges according to the meter reading exclusively in respect of the schedule 'B' below **residential flat**.

6) THAT the **Purchaser/s** shall not store or keep the prohibited articles and/or articles which are like to effect the construction/structures of the said building.

7) THAT the **Purchaser/s** shall not decorate the exterior of the building otherwise than in manner agreed by the complex authority or owners of the Apartment.

8) THAT the **Purchaser/s** shall not claim any right, title or interest over and in respect of the roof of the building. However the **Purchaser/s** may use the roof without causing any damage of the roof and/or any hindrance or obstruct to other purchasers and occupants of the said building.

possession, the **Purchaser/s** suffer/s any loss, then the **Sellers** will be liable to compensate such loss of the **Purchaser/s**.

10) THAT, the **Purchaser/s** shall be liable to pay the GST or any other tax etc., to the concerned authorities, if levied or made applicable, in future, with respect to the schedule 'B' below property and the **Sellers** reserves the right to recover such charges from the **Purchaser/s**, if such duties are charged to his/ her/ them.

11) **THAT THE SELLERS HEREBY ASSURE THE PURCHASER/S AND COVENANT :-**

- i) that the **Sellers** are the lawful owners of the aforesaid property and as such it/ they is/ are fully entitled to convey the same.
- ii) that the **Sellers** hereby agree to save harmless and keep the **Purchaser/s** free from and against all losses, damages and cause which may be sustained or incurred by reason of any claim being made of any arrear due thereof or due to any defect in the title of the **Sellers**.
- iii) that the property hereby described in the Schedule 'B' below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- iv) that the **Sellers** hereby assure the **Purchaser/s** to execute, at the cost of the **Purchaser/s** any further documents as may be necessary, to more perfectly ensure the ownership and possession of the **Purchaser/s** over the Schedule 'B' below property.

12) **THAT THE PURCHASER/S HEREBY DECLARE AND COVENANT:**

- i) to hold, occupy and enjoy the demised **flat and parking space** as per rules and regulations of the complex Society, time being enforce and as shall be amended from time to time.
- ii) to maintain and manage the said schedule 'B' below flat at his/ her/ their exclusive fund and management.
- iii) to use and hold the premises, for **residential purpose only** and not to convert the flat into an industry or other purpose.
- iv) not to use and hold the flat in such a manner so as to damage or injure the adjacent or neighboring flats of the said complex.
- v) not to store or stack any materials or waste in the common areas including the stair ways, but such space or spaces shall remain open and vacant for the free movement of all occupants of the said complex.

13) That the name of the Complex shall be "\_\_\_\_\_".

**SCHEDULE; 'A'**

(Description of the entire land)

ALL THAT piece and parcel of **raiya Homestead land, measuring an area 21 1/2 Decimals i.e. 21.50 Decimals**, being in **Portion of New Plot No.1279**, recorded under **New Khata No.317**, situated in

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

*[Handwritten Signature]*

Director

**Mouza HURLUNG**, P.S. Birsanagar, Survey Thana No.1201, Halka No.5, District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand;

which is bounded by;

North: Dhansingh Bhumij;  
 South: Anil Bhumij;  
 East : Rasta and Suren Singh;  
 West : Vacant land.

**SCHEDULE : 'B'**

(Description of the property to be transferred)

ALL THAT **Residential FLAT**, bearing Flat No. \_\_\_\_\_, on the \_\_\_\_\_ floor, having super built up area \_\_\_\_\_ Sq.ft., consisting of \_\_\_\_\_ Bed rooms, 1 drawing cum dining space, kitchen, Toilet/ bath, balcony etc. **within the multistoried building known as " \_\_\_\_\_",** situated at \_\_\_\_\_, P.S. Birsanagar, Jamshedpur, together with undivided and unmarked proportionate share of land measuring **100 Sq.ft. in the Schedule 'A' above land, including one \_\_\_\_\_ parking space at the \_\_\_\_\_ floor the building** and right to common use of stair case, common landing, lift, right of ingress & egress, other common services, amenities, facilities, easements etc., being provided therein;

Boundary of the Flat is as follows :

North :  
 South :  
 East :  
 West :

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED

*[Handwritten Signature]*

Director

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

The Schedule above property is situated at other Road.

Note : Note : The photocopy of **Building Permit No.ESZP/BP/0164/2023**, dated **07.05.2024** and **Building Plan**, issued from C.O., Jamshedpur, are annexed herewith.

IN WITNESS WHEREOF, the **Seller No.1** has hereunto set his hand for himself and Director of the Seller No.2 on this deed of sale, on the day, month and year first above written.

Drafted, Read over and explained the contents of this Deed to the **Sellers** and they have admitted the same to be true and correct.

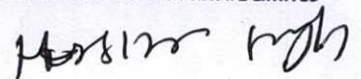
**Advocate**

**WITNESSES:**

1.

2.

JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED



**Director**

Printed by:

Jsr. Court.

**PHOTOGRAPHS, SIGNATURE AND FINGER PRINTS**  
**OF THE PURCHASER/S**

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

**Advocate.**

**JASWINDAR HARJINDER DEVELOPERS PRIVATE LIMITED**

*Jaswinder Singh*

**Director**