

**SALE DEED**

This Sale Deed is made on this the \_\_\_\_\_ day of Nov, 2024, at Jamshedpur.

**BY AND BETWEEN**

**ANJALI ENTERPRISES**, a Proprietorship firm, having its office at Ground floor, Shop No.14, G. B. GALAXY, Purani Basti Road, Jugsalai, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, and State Jharkhand, represented by its Proprietor: **Mr. LALIT KUMAR MITTAL**, son of Late Om Prakash Mittal, By Faith Hindu, By Category General (As per CNT Act), By Nationality Indian, By Occupation Business, Resident of Purani Basti Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by or repugnant to the context mean and include its / his legal heirs, successors, successors – in – office, executors, administrators, legal representatives, nominees and assigns) of the One Part.



IN FAVOUR OF

Mr.

S/o

By Faith Hindu, By Nationality Indian, By Occupation  
Category General, Resident of

By

Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part.

NATURE OF DEED

Consideration Amount  
(Rupees

SALE DEED

Rs.

WITNESSETH AS FOLLOWS:

WHEREAS, the landed property, recorded under Khata No 816, being in Plot No 1102 & 1103, corresponding to R.S. Plot No 633, measuring North and South 70'ft, East side 27'ft, West side 29'ft i.e. 1960 Sq.ft. or 4.49 Decimals of homestead land, Situated in Mouza Haludbani, P.S. Parsudih, Thana No 1165, under the District Sub Registry Office and City Jamshedpur, District East Singhbhum, more fully described in the schedule below, has been purchased by Bijay Kr Agarwal, s/o Mr. Tekchand Agarwal, from its former owner SRI MADAN LAL, Son of Late Banwari Lal Agrawal, resident of Shiv Mandir Road, Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2754, dated: 12/06/2013, registered at District Sub registry Office at Jamshedpur, thereafter he has got mutated the aforesaid landed property in his own name in the record of the Landlord vide Mutation Case



No.262/R27/2023-2024, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.73, Page No.32.

AND WHEREAS, the landed property recorded under Khata No.816, Portion of Plot Nos.1102 & 1103, corresponding to R.S. Plot No.633, measuring North and South 70'ft, East side 27'ft, West side 29'ft i.e. 1960 sq. ft. or 4.49 Decimals of Homestead land, situated in Mouza Haludbani, P.S. Parsudih, Thana No.1165, Town and District Sub Registry Office at Jamshedpur, District East Singhbhum, more fully described in the schedule below, has been purchased by Ajay Kumar Agarwal, s/o Tekchand Agarwal, from its former owner SMT DULARI DEVI, W/o Late Chhotelal Chouhan, resident of Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2258, dated: 15/06/1996, registered at District Sub registry Office at Jamshedpur, thereafter he has got mutated the aforesaid landed property in his own name in the record of the Landlord vide Mutation Case No.263/R27/2023-2024, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.73, Page No.33.

AND WHEREAS, the landed property recorded under Old Khata No.816, corresponding to New Khata No.906, Portion of New Plot No.1102, and Old Plot No.633, measuring area 1960 sq. ft. or 4.49 Decimals of Homestead land, situated in Mouza Haludbani, P.S. Parsudih, Thana No.1165, Town and District Sub Registry Office at Jamshedpur, District East Singhbhum, more fully described in the schedule below, has been purchased by Smt. Sabitri Devi, w/o Tekchand Agarwal, from its former owner SURESH GOPE and others, resident of Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2016, dated: 23/03/1998, registered at District Sub registry Office at Jamshedpur, thereafter she has got mutated the aforesaid landed property in her own name in the record of the Landlord vide Mutation Case No.753/



2002-2003, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.12, Page No.20.

AND WHEREAS, said Bijay Kumar Agarwal, Ajay Kumar Agarwal & Sabitri Devi, wanted to develop the said land by constructing one multi storied apartment over the same, but, as they does not have that financial capacity and knowledge they entered into registered Development Agreement Deed No 2023/JSR/4483/BK1/4186, Dt: 05<sup>th</sup> Aug, 2023, registered at the District Sub Registry Office, Jamshedpur, with the Vendor namely: ANJALI ENTERPRISES, on certain terms and conditions more clearly mentioned therein on sharing ratio of 35:65 i.e. (Land Owners 35% & Builder 65% share on such constructed area to be built over the Schedule 'A' land), and the Builder i.e. the Present Vendor i.e. the firm has started construction over the said land, after getting approval of plan / drawing from such competent authority, and the said multistoried building is constructed and completed and known as " \_\_\_\_\_ ", Haludbani, Jamshedpur, with all such basic amenities, facilities and privileges as installed in the building.

AND WHEREAS, responding to the Advertisements made by the Vendor, the Purchaser has approached the Vendor and proposed to purchase one residential flat more fully described in the Schedule 'B' below from the Builder / Vendor and having discussed in the matter and after going through all the relevant documents related to the Schedule 'A' below land and Schedule 'B' below premises, such as Building Plan, Common Specification, Built Up Area and the right, title, interest of the Vendor, and after being adequately satisfied, the Second Party has booked One Residential Flat more clearly mentioned in the Schedule 'B' below premises, to which the Vendor has agreed to construct and sold the flat for consideration amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, hence, to avoid future legal disputes the parties agreed to enter into this indenture, on certain terms and conditions as mentioned below.

For ANJALI ENTERPRISES



Proprietor.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That, in pursuance of an Agreement for Sale, executed at Jamshedpur, and the consideration amount of Rs. \_\_\_\_\_/- only, is already paid by the Purchaser to the Vendor, the receipt of which sum, the Vendor does hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor hereby transferred and delivered by way of sale the schedule below property, with all its right, title, interest, possession, easement and appurtenances thereto with full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance, or disturbances from or by the present Vendor and/or its successors – in – office, or any other person / persons claiming under it / him, along with all the right, title, interest and possession which the Vendor here before enjoyed with respect to the schedule below property.
- 2) That, the Vendor is completely divested of all its/his rights, title, interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title to the said property and/or claim on the said property and all and whatsoever standing thereon or appertaining to the said property whether presently existing or to come up hereafter according to the building plan/drawing to be approved by the Vendor and the concerned authorities.
- 3) That, from today the Purchaser shall enjoy and possess the said property as absolute owner thereof, with full power to convey or dispose of or alienate the same to any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get his / her name registered in the office of concerned authority and accordingly shall pay the ground rent and other charges for the same.

For ANJALI ENTERPRISES



Proprietor.

- 4) That, the Purchaser shall now and always have the right to use and enjoy along with the Purchaser/s of other Residential Flat/s etc. the common passages, easement, roads, alleys, pavements, approaches and all other common amenities or particular facilities as provided for \_\_\_\_\_, Haludbani, Jamshedpur and the Purchaser is entitled to use sewers, drains, water sources and electrical power installed for the said \_\_\_\_\_, or any part thereof in common with the Purchaser/s of the other Flat/s and will bear proportionate cost and expenses of maintenance repairs of all amenities, facilities or as may be necessary for beneficial enjoyment of the same by the owner/s / dweller/s / occupant/s of different Flat/s in “ \_\_\_\_\_ ”, Haludbani, Jamshedpur.
- 5) That, from today the Purchaser/s shall be entitled to exclusively use and possess the said Flat along with the land appertaining to it, but shall not have any right, title, interest on any other part of the “ \_\_\_\_\_ ” Haludbani, Jamshedpur.
- 6) That, in future if any kind of tax, charges, or levies etc. is levied upon by the Local, State, or Central Government for the schedule below flat premises, then it will be paid by the Purchaser/s only, which cannot be claimed from the Vendor/s at all.
- 7) THAT THE VENDOR HEREBY ASSURES THE PURCHASER(S) AND CONVENANTS:
- a) That the Vendor/s are the lawful owner/s of the aforesaid property and as such they are fully entitled to convey the same.
- b) That the Vendor/s hereby agree to save harmless and keep the Purchasers free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due thereof or due to any defect in title of the Vendor/s.

For ANJALI ENTERPRISES



Proprietor.

or incurred by reason of any claim being made of any arrear due thereof or due to any defect in title of the Vendor/s.

- c) That the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- d) That the Vendor/s hereby assure the Purchasers to execute, at the cost of the Purchasers any further documents as may be necessary, to more perfectly ensure the ownership and possession of the Purchasers, over the schedule below property.
- 8) That the Vendor/s have handed over all the relevant documents, and title deeds (Photo Copies) in connection with the schedule below property, to the Purchasers.

**SCHEDULE 'A'**

(Description of the entire land under the Project)

All that piece and parcel of homestead land measuring an area  $4.49 + 4.49 + 4.49 = 13.47$  Decimals,( 5880 sqft ) being in Old Plot No 633, recorded under Old Khata No 816, corresponding to Portion of New Plot No 1102 and 1103, recorded under New Khata No 906, Situated in Mouza HALUDBANI, P.O. & P.S. Parsudih, Thana No 1165, within Halka No \_\_\_\_, under the District Sub Registry Office, Block and City Jamshedpur, District East Singhbhum, State Jharkhand.

The above property is bounded as:

North :  
South :  
East :  
West :

For ANJALI ENTERPRISES



Proprietor.

**SCHEDULE 'B'**

(Description of flat premises proposed to be sold)

All that Residential Flat, bearing Flat No \_\_\_\_\_, on the \_\_\_\_\_ Floor, measuring Super Built Up Area / Carpet Area \_\_\_\_\_ Sq.ft., and One \_\_\_\_\_ Parking Space, along with right over undivided proportionate share of land measuring an area \_\_\_\_\_ Sq.ft., standing in the building / complex known as " \_\_\_\_\_", to be constructed upon the land described in the schedule 'A' above, together with all services and specification as stated in the attached Specification sheet.

The above house is bounded as follows:

North :

South :

East :

West :

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
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IN WITNESS WHEREOF the Vendor/s has put their signature in this Sale Deed, at Jamshedpur, on the day aforementioned, in the presence of following witnesses.

WITNESSES:

1.

For ANJALI ENTERPRISES



Proprietor.

2

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

Drafted & Printed by:  
Old Civil Court, Jamshedpur.

PURCHASER

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Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

For ANJALI ENTERPRISES

  
Proprietor.