



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4a5e09f66eb9b2025dcc

Receipt Date : 18-Dec-2024 11:07:58 am

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : MY HOME MAKERS

Purpose of stamp duty paid : Agreement

First Party Name : MY HOME MAKERS

Second Party Name : Na

GRN Number : 2405504601

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

MY HOME MAKERS

Jitendra Kumar Singh
Proprietor



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

MY HOME MAKERS
Jitendra Kumar Singh
Proprietor

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE _____ DAY OF _____,
2024, AT JAMSHEDPUR BY: -

1) MY HOME MAKERS, a Real Estate Proprietorship firm, having its office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand-831011, represented by its Proprietor **MR. JITENDRA KUMAR SINGH**, (UID No.:- XXXX XXXX 8224 & PAN :-AKXPS8567K), Son of Late Surendra Prasad Singh, by faith Hindu, by Category General (Non C.N.T.), by Occupation Business, Nationality Indian, resident of Flat No. 301, Krishna Condominium, H. No. 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **DEVELOPER/ BUILDER/ VENDOR No.1** self and constituted attorney for: -

2) MRS. GAYATRI MANDAL, (UID No.:- XXXX XXXX 8119 & PAN:- BREPM0598R), Wife of Late Kokil Chandra Mandal, by Occupation Household Affairs, hereinafter called the LANDOWNER / VENDOR No. 2,

3) MR. BIKRAMADITYA MANDAL, (UID No.:- XXXX XXXX 8354 & PAN:- AKCPM3573C), Son of Late Kokil Chandra Mandal, by Occupation Homeopathy Practitioner, hereinafter called the LANDOWNER / VENDOR No. 3, **4) MR. BHOLA NATH MANDAL**, (UID No.:- XXXX XXXX 3353 &

PAN:- AXNPM2050N), Son of Late Kokil Chandra Mandal, by Occupation Astrologer, hereinafter called the LANDOWNER / VENDOR No. 4, **5) MRS. PRATIMA MANDAL**, (UID No.:- XXXX XXXX 0753 & PAN:- BREPM0599Q), Daughter of Late Kokil Chandra Mandal, by Occupation Household Affairs, hereinafter called the LANDOWNER / VENDOR No. 5,

all by faith Hindu, all by Category General (Non C.N.T.), by Nationality Indian,

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Landowners/Vendor No.2 to 5 are appointed vide registered General power of Attorney Deed No. 2024/JSR/3898/BK4/279, dated 14.08.2024, registered at District Sub-Registry Office at Jamshedpur as well as Land owner / Vendor No.2 to 5 have entered into a Registered Development Agreement with Vendor No. 1, vide Deed No. 2024/JSR/3905/BK1/3617, dated 14.08.2024 Registered at District Sub-Registry Office at Jamshedpur, (which expression shall unless, excluded by or repugnant to the context, mean and include his / her / theirs/its heirs, successors & successors-in-office, executors, administrators, legal representatives, nominees and assigns)of the **ONE PART**;

IN FAVOUR OF

MRS. _____, (UID No.:- XXXX XXXX ____ and PAN:- _____), Wife of _____, by faith Hindu, by Category – General (Non C.N.T.), by Occupation _____, Nationality- Indian, resident of _____, hereinafter called the **“PURCHASER”** (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 :- **S A L E D E E D.**

CONSIDERATION AMOUNT : Rs. _____

Govt. value:- Rs. _____/- Only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of land measuring **11467 Sq.ft. i.e. 26.32 Decimals**, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum,

District Sub Registry Office Jamshedpur, referred as entire landed property, morefully described in Schedule 'A' below, referred to as the landed property;

AND WHEREAS, the aforesaid landed property, under Old Khata No. 4, Old Plot No. 21, morefully described in the Schedule 'A' below along with other plot of lands recorded in the Old (R.S.) survey settlement record, in the name of Aditya Mandal;

AND WHEREAS, after death of said Aditya Mandal, his legal heirs and successors namely Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal, Sasadhar Mandal, Lakhipada Mandal, Khudi Ram Mandal and Awadhbala Dasi came in possession of the same;

AND WHEREAS, while aforesaid legal heirs of Aditya Mandal came in possession of the same, in the year 1995 survey settlement the name of the said legal heirs, recorded as raiyat, in the Khatiyon jointly and said portion of land, recorded under Old Khata No. 4, Old Plot No. 21, entered and converted under New Khata No. 113, New Plot No. 632, and same has been recorded in the name of Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal, Sasadhar Mandal, Lakhipada Mandal, Khudi Ram Mandal and Awadhbala Dasi, in the present municipal survey settlement operation finally published in the year 1995;

AND WHEREAS, amongst the aforesaid legal heirs, Sasadhar Mandal and Khudiram Mandal died un-married issueless and later on Awadh Bala Dasi, widow of said Aditya Mandal also expired leaving behind Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal and Lakhipada Mandal;

AND WHEREAS, during the life time of said Kokil Chandra Mandal, a Deed of Partition by way of family arrangement was established amongst all the legal heirs of said Aditya Mandal in respect of their respective share

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Proprietor

of land which has been allotted to them, on 30.12.2008, before Notary Public in Jamshedpur and as per the said mutual Deed of Partition by way of family arrangement, the land mentioned in the schedule 'A' below along with other lands have been fallen exclusively in the share of said Kokil Chandra Mandal and accordingly he hold and possessed the same as absolute owner thereof without any interruption from anybody till his life time;

AND WHEREAS, said Kokil Chandra Mandal died leaving behind present first party No.1, being his widow, first party Nos. 2 & 3, being his sons and first party No. 4, being his daughter, all being legal heirs and successors jointly inherited the schedule 'A' below landed property along with other lands, left by deceased Kokil Chandra Mandal and came in possession of the same and also first party members mutated the same in their name in the record of the landlord of the State of Jharkhand, through the office of the Anchal Adhikary (C.O.) Jamshedpur, vide **Succession Mutation Case No.1171 / 2012-13**, order dated **23.02.2013** and paying ground rent etc. for the same, in their names by obtaining rent receipt from the said office as such their names have been noted in Volume No. 6, Page No. 182, in Register II of the said Office and accordingly first party members jointly hold and possesses the schedule 'A' below landed property along with other lands as absolute owner thereof without any interruption from anybody;

AND WHEREAS, the above named land owners i.e. Vendors No. 2 to 5 in order to develop their respective land by constructing multistoried building, consisting of flats, parking space etc., have jointly entered into a Registered development Agreement with the developer/Vendor No.1 **MY HOME MAKERS**, vide registered Development Agreement Deed, bearing No.**2024/JSR/3905/BK1/3617**, dated 14.08.2024, Registered at District Sub-Registry Office Jamshedpur and in pursuance of said Development Agreement the Vendor Nos. 2 to 5 / Landowners have jointly executed registered General Power of Attorney Deed, in favour of Vendor No.1/Developer, bearing No. 2024/JSR/BK4/279, dated 14.08.2024,

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registered at District Sub-Registry Office Jamshedpur (said General Power of Attorney Deed is part and parcel of aforesaid registered Development Agreement) to do the acts, things, deeds, in respect of said property;

AND WHEREAS, as per the said Registered development agreement and to construct the multistoried building/s over the said land, the aforesaid Builder/Vendor No.1 obtained necessary permission in the name of the land owners namely Gayatri Mandal, Bikramaditya Mandal, Bhola Nath Mandal and Pratima Mandal, from the competent authority of J.N.A.C., vide Building Permit Memo No. JNAC/BP/0087/W1/2024, Dated 05.12.2024 and got JHRERA approval from concern authority also got other approval from other authorities, thereafter **MY HOME MAKERS**, has constructed the multistoried building/s consisting of flats, parking space, etc., over the said land as per the approved building plan/s, under its project known as "**KOKIL KUNJ**";

AND WHEREAS, As per the terms of aforesaid Development Agreement, the schedule below Flat, Parking space along with other flat/s / Parking/s space, have fallen in the exclusive share of the Vendor No.1/Developer and the Vendor No. 1/Developer hold and possess the same as absolute owner of its share and having every right to sell the same to any intending buyer/s by receiving marketable consideration amount from its intending buyer/s and the Vendor No. 1 started to sell its share to its intending buyer/s and also Vendor No.1 entered into an Agreement for Sale with its intending buyer/s;

AND WHEREAS, the Purchaser/s, after being satisfied with the measurement, building permit, plan, etc. approached and offered the builder/Vendor No.1 to purchase all that one residential flat bearing Flat No. ____, on the ____ **floor**, admeasuring ____ Sq.ft. super built up area (Carpet Area ____ Sq.ft.), of the building Known "**KOKIL KUNJ**" including one Car parking space and proportionate undivided share over the land

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measuring ___ Sq.ft morefully described in the schedule 'B' below for a total consideration amount of Rs. _____ only and accordingly both the parties (i.e. Vendor No.1 and Purchaser/s) has/have entered in to an agreement for Sale for the same;

AND WHEREAS, the Vendor No.1 has agreed to execute a Sale Deed in favour of the Purchaser/s with respect to the aforesaid residential flat, parking space, together with undivided proportionate share of land, morefully described in the Schedule 'B' below on the following terms and conditions as mentioned below;

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH AS FOLLOWS:-

1. That, in consideration of a sum of Rs. _____ paid by the Purchaser/s to the Vendor No.1, the receipt whereof the Vendor No. 1, does hereby admit and acknowledged as full, final and highest consideration amount against sale of the Schedule 'B' below property and the Vendors do hereby grant, sale, convey, transfer and assign unto the Purchaser/s together with all their right, title and interest in the aforesaid flat, parking space, morefully described in the Schedule 'B' below.
2. That the Vendor No.1 have delivered the physical possession of the said flat premises, parking space, right of undivided proportionate share of land fully mentioned in the Schedule 'B' below to the Purchaser/s and from this day the Purchaser/s will possess and enjoy the same as absolute owner in all possible ways with power to dispose off the same in any manner he/she/they like/s and the Purchaser/s shall be at liberty to get his/her/their name mutated in the records of the landlord the State of Jharkhand through C.O. Jamshedpur, or any other concerning authority and shall pay rent for the same in his/her/their name/s.
3. That on and from this day all right, title, interest and possession of the Vendors in respect of the aforesaid property fully described in the Schedule

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'B' below has/have been vested absolutely unto the Purchaser/s and the Purchaser/s shall enjoy and use the same as absolute owner thereof.

4. That the Purchaser/s undertake to pay regularly and punctually by the 10th day of each month to the Society/Association of owners of residential flats his/her/their proportionate share which may be decided in the matter of cost of lighting and illuminating the passage, landings and staircase, other common parts of the building together with the maintenance charges, municipal charges in proportion to the carpet area/super built up area and other taxes like service tax, G.S.T., house tax, holding tax or charges which may be levied by the JNAC, State Govt., Central Govt. or any other authority either Govt., Semi Govt. or local also in proportion to the carpet area/super built up area as used by the Purchaser/s in common with other occupants.

5. That the Purchaser/s shall pay electricity charges according to the meter/sub-meter reading installed in the common meter room in respect of electric energy which will be consumed by the Purchaser/s, the reading of sub-meter for the purpose of realizing charges for electricity consumption including transmission loss, any levy or surcharges AMG Bills, if any shall be payable by the Purchaser/s and the Purchaser/s shall be liable to pay proportionate water charges, as well as Generator charges including its maintenance. Be it further mentioned that the Purchaser/s shall also be liable for making payment of cost of Generator and cost of its installation as well as Municipal charges in proportion.

6. That the Purchaser/s shall not store in the said residential flat any prohibited articles which is/ are likely to affect the construction/ structures of the said building.

7. That the Purchaser/s shall not decorate the exterior of the building otherwise than in the manner agreed by the Society/ Association of flat owners duly recognized by the Builder.

MY HOME MARRIAGE
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Proprietor

8. That the Purchaser/s shall not be entitled to open out any new window or any other apertures protruding outside the flat.

9. That the Purchaser/s shall not claim any right, title or interest over the common passage, common area, stair, etc. and the roof of building and/or sky right of the building and roof right exclusively belong to the Vendors. However, the Purchaser/s may be allowed to use the common passage, stair, for egress or ingresses, or any hindrance or obstruction to other Purchaser/s and/or occupants of the said complex.

10. That the Purchaser/s will and shall maintain the said Flat properly and shall keep the same in good condition, so that it may not cause any danger and/or prejudicially affect the other floors of the said building.

11. That the parking space shall be used for parking purposes only. No construction/ alteration of any kind are allowed at any time in future.

12. That the Vendors have also delivered all the relevant documents (Xerox copies) including Xerox copy of title Deed to the Purchaser/s relating to the schedule below property.

13. That the premises hereby conveyed and transferred by this Sale Deed is free from all encumbrances, charges and liens.

14. That Vendors hereby declare that he/ its/they have good and perfect title over the schedule 'B' below property which the Vendors have not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

15. That the Vendors hereby agrees and under takes to execute and register any further deed of assurance with respect to schedule 'B' below property in favour of the Purchaser/s, if so required to perfect the right

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and title of the Purchaser/s over the schedule below property at the cost of the Purchaser/s.

16. THAT THE PARTIES HEREOF DO HEREBY DECLARE AND COVENANT:

a) Neither the Vendors nor the Purchaser/s or any occupant of the said complex or Apartment shall store or deposit or permit to be stored or deposited any rubbish, boards or throw or accumulate dirt, rubbish, racks or other refuse, waste materials in staircase, common corridors, vacant roof, terrace and permits the same to be thrown or allow the same to be accumulated in such place or places as shall be kept reserved and/or to be accumulated in such place or places as shall be kept reserved and/or to be indicated by the builder and/or Association of owners.

b) The Purchaser/s shall or may use the flat and/or the unit for residential purpose only.

c) No function or social gathering will be held and/or performed on the open roof of the building but such function may be done and/or observed in the Parking space of the Complex, with the prior permission of Owner's Association.

d) The Purchaser/s or any occupants of the said complex shall not trespass or block the common space, stairways and common area or any part of the building which shall remain open for the free movement of all occupants of the said building.

e) The Vendors or Purchaser/s or any occupants of the said building shall not use and/or repair their/her/his respective flats in such a manner so as to damage or injure the flat and/or any portion and/or remaining portion of the building and/or roof.

f) The Purchaser/s and other occupants of the building premises shall extend their full co-operation in keeping the building premises clean, healthy, neat and in good sanitary and pollution free condition.

g) The name of the building/premises and/or complex is known as **"KOKIL KUNJ"**.

h) The Purchaser/s shall not cause any addition and alteration of permanent nature inside the Flat (Schedule 'B' premises) or any portion thereof.

SCHEDULE - 'A'

(Description of the entire property)

ALL THAT piece and parcel of land measuring 11467 Sq.ft. i.e. 26.32 Decimals, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum, District Sub Registry Office Jamshedpur, which is bounded as follows:-

NORTH:- Part of Same Plot 632;
ROAD 16 feet
SOUTH:-
EAST:- Govt. Road;
WEST:- Road 20 Feet;

Its SAF:- SAF846733130824062328

Together with multistoried building consisting of several residential flats, parking/s, etc., all advantages, services, lift and other facilities being provided therein, within the entire premises now named as **"KOKIL KUNJ"** situated at Sonari, P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand.

SCHEDULE - 'B'

(Description of the residential flat hereby sold)

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ALL THAT One Residential Flat, bearing flat No. _____, on the _____ **Floor**, having its super built - up Area _____ Sq.ft. (Carpet Area _____ Sq.ft.), consisting of _____ Bed Rooms, One Drawing-Cum- Dining Room, Balconies, Two Toilet-Bathroom, one Kitchen, etc. of the building known as "**KOKIL KUNJ**", including one Car parking space within the said building premises together with undivided proportionate share of land measuring _____ Sq.ft, over the Schedule 'A' premises situated at Sonari, P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand within District Sub- Registry Office at Jamshedpur, together with all advantage, common services and common rights of staircase, stairways, landing, ingress and egress and use of lift and other facilities being provided therein;

The boundary of the flat No. _____ is as follows:-

NORTH BY :

SOUTH BY :

EAST BY

WEST BY :

MEMO OF CONSIDERATION

The consideration money of Rs. _____ has been paid by the Purchaser/s to the Vendor No.1 which is more fully detailed below:-

Sl. No	Mode of Transfer	Date of Payment	Amount (in Rupees)	Bank Name
1				
2				
3				
4				
5				
6				
7				
8				

14

i.e. Total amount of Rs. _____

In witness whereof the Vendor No.1/builder has executed this sale deed on the strength of registered development agreement and registered power of attorney deed on the date, month and year aforementioned.

Read over and explained the contents of this sale deed to the executants who admit the same to be true and correct

Witnesses : -

1.

2.

TYPED BY :

DRAFTED BY :

ADVOCATE

PURCHASER

Certified that the finger prints of the left hand of each person, whose photographs is/are affixed in the document, have been obtained by me or before me.

Advocate.

MY HOME MAKERS
Jitendra Kumar Sinha
Proprietor