

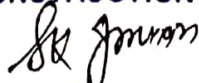
SALE DEED

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

1) M/S. ISHAM CONSTRUCTION, a proprietorship firm, having its Office at Shop No. UD-11, Bistupur Market, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, Jharkhand-831001, represented by its proprietor **MR. SHEKH IMRAN** (UID No.:- XXXX XXXX 4954 & PAN:- AAUPI4848N), Son of Mr. Shekh Moharram Ali, by faith Muslim, by Category General (Non C.N.T.), by Occupation Business, Nationality Indian, resident of Muslim Basti, Ghatsila, P.O. and P.S. Ghatsila, District East, Jharkhand-832303 and at present resident of Flat No. 4B, 4th Floor, Dream Tower, Professor Colony, Chepapul, Beside HDFC Bank, Azadnagar, P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, Jharkhand-832110, hereinafter called the **DEVELOPER/ BUILDER/ VENDOR No.1** self and constituted attorney for: -

2) MRS. SARIKA SHANKAR, (UID No.:- XXXX XXXX 6381 & PAN:- BXAPS7702R), Wife of Mr. Kripa Shankar, by faith - Hindu, by Category General (Non C.N.T.), by Occupation -Housewife, Nationality - Indian, resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand-831002, hereinafter called the Landowner/Vendor No.2 appointed vide registered General power of Attorney Deed No. 2024/JSR/5077/BK4/370, dated 27.11.2024, registered at District Sub-Registry Office at Jamshedpur as well as Land owner / Vendor No.2 have entered into a Registered Development Agreement with Vendor No. 1, vide Deed No. 2024/JSR/5070/BK1/4692, dated 27.11.2024, 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 &

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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. _____

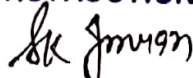
Govt. value:- Rs. _____/- Only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and Parcel of land measuring 3 Decimals, being in Plot No. 1130 and land measuring 10.39 Decimals, being in Plot No. 1031, i.e. total area of land measuring **13.39 Decimals**, recorded under Khata No. 818, in Mouza – **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, District East Singhbhum, District Sub Registry Office at Jamshedpur, morefully described in Schedule ‘A’ below, referred as entire landed property;

AND WHEREAS, the above named landowner / Vendor No. 2 has purchased the aforesaid landed property morefully described in the schedule below from its previous owners namely Bhaiya Subhash Chandra Prasad, Son of Late Bhaiya Shyam Mohan Prasad, resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, District East Singhbhum, Jharkhand, by

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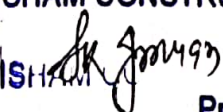
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means of registered Sale Deed, bearing Sale Deed No. 4298 (Sl. No. 5040), dated 19.06.2008, registered at District Sub Registry Office Jamshedpur, which has been copied in Book No.I, Volume No. 187, pages 191 to 204, completion on 19.06.2008 and thereafter Vendor No.2/Landowner got mutated her name from the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of her aforesaid land morefully described in the Schedule 'A' below vide Mutation Case No. **595/2011-12, order dated 27.06.2011** and paying ground rent etc. for the same in her name by obtaining rent receipt from the said office as such her name has been noted in Volume No. 20, Page No. 14, in Register II, of the said office and since purchase Landowner / Vendor No.2 came in physical possession over the same as absolute owner thereof without any interruption from anybody;

AND WHEREAS, the above named land owner i.e. Vendors No. 2 in order to develop her land by constructing multistoried building, consisting of flats, shops parking space etc., have entered into a Registered development Agreement with the developer/Vendor No.1 **M/S. ISHAM CONSTRUCTION**, vide registered Development Agreement Deed, bearing No. 2024/JSR/5070/BK1/4692, dated 27.11.2024, Registered at District Sub-Registry Office Jamshedpur and in pursuance of said Development Agreement the Vendor Nos. 2 / Landowner has executed registered General Power of Attorney Deed, in favour of Vendor No.1/Developer, bearing No. 2024/JSR/5077/BK4/370, dated 27.11.2024, 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 owner namely Sarika Shankar, from the competent authority of East Singhbhum, Zila Parishad, vide Building Permit Memo No. ESZP/BP/0173/2023 dated 06.06.2024 and got JHRERA approval from

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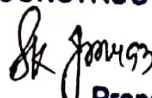
concern authority also got other approval from other authorities, thereafter **M/S. ISHAM CONSTRUCTION**, has constructed the multistoried building/s consisting of flats, shops, parking space, etc., over the said land as per the approved building plan/s, under its project known as **"SHYAM KISHORI COMPLEX"**;

AND WHEREAS, As per the terms of aforesaid Development Agreement, the schedule below Flat, Parking space along with other flat/s, Shop/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 **"SHYAM KISHORI COMPLEX"** including one Car parking space and proportionate undivided share over the land 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;

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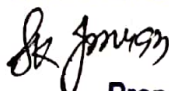

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NOW THIS DEED OF TRANSFER BY SALE WITNESSETH AS FOLLOWS:-

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 '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.,

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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.

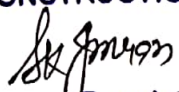
6. That the Purchaser/s shall not store in the said residential flat any prohibited articles which is/ are likely to affect the construction/ structures of the said building.

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.

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.

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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.

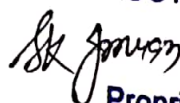
14. That Vendors hereby declare that he/ its/they have good and perfect title over the schedule 'B' below property which the Vendors have not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

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 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 places as shall be kept reserved and/or to be

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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.

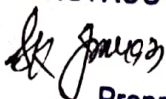
e) The Vendors or Purchaser/s or any occupants of the said building shall not use and/or repair their/her/his respective flats in such a manner so as to damage or injure the flat and/or any portion and/or remaining portion of the building and/or roof.

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 **"SHYAM KISHORI COMPLEX"**.

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

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SCHEDULE - 'A'

(Description of the entire property)

SCHEDULE :- 'A'

IN District East Singhbhum, District Sub Registry Office at Jamshedpur, in Mouza – **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, Halka No. I, recorded under Khata No., Plot No., Area and Boundary is as follows:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
818	1130	3 Decimals	North: Subhas Moitra, Dr. Bhadra and Ashwini Maity; South: Rasta then Anamika Prasad and Anupama Sinha;
818	1131	10.39 Decimals	East: Rasta; West: Rasta;

Total area of land measuring 13.39 Decimals of Raiyati Land

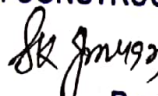
Together with multistoried building consisting of several residential flats, shops, parking/s, etc., all advantages, services, lift and other facilities being provided therein, within the entire premises now named as “**SHYAM KISHORI COMPLEX**” situated at Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand.

SCHEDULE-'B'

(Description of the residential flat hereby sold)

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 “**SHYAM KISHORI COMPLEX**”, 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 Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum,

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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

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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.

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ISHAM
Proprietor