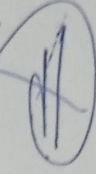


For CITY RESIDENCY (IND.) PVT. LTD.

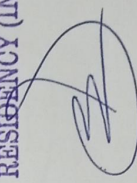
Director



## SALE DEED

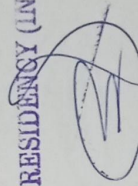
**Consideration: Rs...../-**

THIS SALE DEED is made on this the \_\_\_\_\_ day of March, 2024 at Seraikella; B Y: 1) Mrs. LAXMI DEV (Aadhaar No. XXXX XXXX 5781, PAN: \_\_\_\_\_), wife of Late Chittaranjan Dev, by faith Hindu, by Caste General, by Nationality Indian, by occupation Household affairs, resident of H.No.29, Subhash Colony, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State- Jharkhand, represented through her Constituted Attorney M/S. CITY RESIDENCY (INDIA) PRIVATE LIMITED (PAN NO. AACCC6036F), a Company registered under Indian Companies Act, 1956 having its Registered Office at 230, 2<sup>nd</sup> floor, Ashiana Trade Centre, Adityapur, Jamshedpur, represented through its Present Director MR. SAURAV AGARWAL (Aadhaar No. XXXX XXXX .....), son of Mr. Suresh Kumar Agarwal, by faith Hindu, by Caste Agarwal, by Nationality Indian, by Occupation Business, resident of Vijaya Heritage, Uliyan, Kadma, within P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, vide General Power of Attorney Deed No. 2022/JSR/2785/BK4/175, dated 03.06.2022 registered at District Sub-registry Office, Jamshedpur;



: 2 :

2) Mrs. SOMA CHOUDHARY (Aadhaar No. XXXX XXXX 9710, PAN: \_\_\_\_\_), D/o Late Chittaranjan Dev, wife of Sri Amit Kumar Choudhary, by faith Hindu, by Caste General, by Nationality Indian, by occupation Housewife, resident of H.No.386, B Block, Near Old C.P. Club, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, represented through their Constituted Attorney M/S. CITY RESIDENCY (INDIA) PRIVATE LIMITED (PAN NO. AACCC6036F), a Company registered under Indian Companies Act, 1956 having its Registered Office at 230, 2<sup>nd</sup> floor, Ashiana Trade Centre, Adityapur, Jamshedpur, represented through its Present Director MR. SAURAV AGARWAL (Aadhaar No. XXXX XXXX .....), son of Mr. Suresh Kumar Agarwal, by faith Hindu, by Caste Agarwal, by Nationality Indian, by Occupation Business, resident of Vijaya Heritage, Uliyan, Kadma, within P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, vide General Power of Attorney Deed No. 2022/JSR/2786/BK4/176, dated 03.06.2022 registered at District Sub-registry Office, Jamshedpur and 3) M/S. CITY RESIDENCY (INDIA) PRIVATE LIMITED, (PAN NO. AACCC6036F) a Company registered under Indian Companies Act, 1956 having its Registered Office at 230, 2<sup>nd</sup> floor, Ashiana Trade Centre, Adityapur, Jamshedpur, represented through its Present Director MR. SAURAV AGARWAL (Aadhaar No. XXXX XXXX .....), son of Mr. Suresh Kumar Agarwal, by faith Hindu, by Caste General, by Nationality Indian, by Occupation Business, resident of Vijaya Heritage, Uliyan, Kadma, within P.O. and P.S. Kadma, Town Jamshedpur,



: 3 :

District East Singhbhum, Jharkhand, hereinafter called the **VENDORS** (which expression shall unless, excluded by or repugnant to the context mean and include their/its successors, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the One Part;

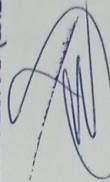
**IN FAVOUR OF**

-----  
-----  
-----, hereinafter

called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part; (Aadhaar No:

**WITNESSETH AS FOLLOWS:**

Whereas Chittaranjan Dev (since deceased) purchased the land area measuring 4 Kathas 2 Dhurs, recorded under Old Khata No.29, Old Plot No. 6233, corresponding to P.S. Khata No. 111, P.S. Plot No.2275, Ward No.10, M.N.A.C., Mouza Mango, P.S. Mango, Town Jamshedpur, Dist. East Singhbhum, from Abani Kanta Chakroborty by means of a Registered Sale Deed No. 10732, dated 06.12.1971 and he was in peaceful physical possession over the aforesaid land by constructing pucca house and other structures standing thereon and the Khatian has been published in the name of Chittaranjan Dev, son of Baikuntha Kumar Dev, in respect of the land area measuring 0.04.40 Hectares recorded in present Survey Khata No. 111, Present Survey Plot No. 2275, Ward No.10, M.N.A.C., Mouza Mango, Town



: 4 :

Jamshedpur, District East Singhbhum, finally published on 30/12/1980 and signed on 08/01/1981;

And Whereas the aforesaid Chittaranjan Dev died on 17.01.2002 leaving behind his legally married wife namely the present Vendor No.1 and daughter namely the present Vendor No.2 as his only legal heirs and successors and the present Vendors No.1 and 2 have inherited the aforesaid property morefully described in the schedule below, after the death of Chittaranjan Dev and the present vendors No.1 and 2 are in peaceful physical possession over the same as the absolute owners thereof, without any interruption from any corner;

AND WHEREAS the Vendor Nos.1 and 2 entered into a Development Agreement with M/s. City Residency India Pvt. Ltd. to construct the Multi storied building over the aforementioned land measuring total area 0-04-40 Hectares vide a registered Development Agreement No. 2022/JSR/2783/BK1/2600, dated 03.06.2022, registered at Dist. Sub-registry Office, Jamshedpur;

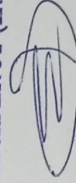
AND WHEREAS the Vendors got permission from the Mango Notified Area Committee vide Building Permit No.

, dated , to construct the Residential Multistoried Building, on the said land to be called CITY ENCLAVE, which consists of Flats, Parking Spaces etc.;

AND WHEREAS the purchaser after fully satisfied with the right, title, interest of the vendors after inspection of the document and building plan has approached the Vendors to purchase the

For CITY RESIDENCY (IND.) PVT. LTD.

Director

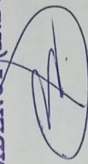


: 5 :

residential Flat bearing No. .... in the ..... floor, having area measuring ..... Sq.ft. (Super Built-up Area) or ..... sq.ft (Carpet area) of the building commonly known as CITY ENCLAVE, D-BLOCK, situated at Mouza Mango together with undivided share in the land measuring ..... Sq.ft. in portion of New Plot No.2275 under New Khata No. 111, Survey Ward No.10, MNAC with one Car Parking space at ground floor, within P.S. Mango, Thana No.1642, Town Jamshedpur, District East Singhbhum, more fully described in the schedule below for a total consideration of Rs. ....-/- (Rupees .....) only and for which the purchaser entered into an agreement for sale dated ....., with the said City Residency India Pvt. Ltd.;

AND WHEREAS as per the terms and conditions mentioned in the aforesaid agreement the Vendors have jointly agreed to execute and register Sale Deed in favour of the purchaser for the aforesaid Flat No. .... along with one car parking space situated at CITY ENCLAVE, D-BLOCK, Mango, Jamshedpur more fully described in the schedule below on the terms and conditions contained hereunder;

WHEREAS as per the terms and conditions mentioned in the aforesaid agreement the Vendor has agreed to execute Sale Deed in favour of the purchasers with respect to Residential Flat No..... in the ..... floor within the building known as CITY ENCLAVE, D-BLOCK, having super built up area ..... Sq. ft.



: 6 :

together with undivided share in the land measuring ..... Sq.ft. in portion of New Plot No.2275, under New Khata No. 111, Survey Ward No.10, MNAC with one Car Parking space, Thana No.1642 within P.S. Mango, Jamshedpur, District East Singhbhum, more fully described in the schedule below, on total consideration of Rs. ....-/- (Rupees ..... only, on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

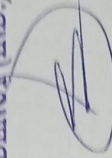
1. That in pursuance of the promise of the Purchasers to comply with the terms of the above agreement and in consideration of a sum of Rs. ....-/- (Rupees ..... only, paid by the Purchaser to the Vendors for the aforesaid property more fully described in the schedule below, the receipt of which sum the Vendors do hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below together with all rights, title, interest, possession, easements, appurtenances thereto, and full privileges and advantages TO HAVE AND TO HOLD the same together with all right, title and possession which the Vendors here before enjoyed in respect of the schedule below property without any interruption, hindrance and disturbances from or by the present Vendors or any other person or persons claiming under them.

: 7 :

2. That the Vendors are completely divested of all their/its right, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title or claim on the said property.

3. That from this day the Purchaser shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof, to any other person or persons. The Purchaser shall also be at liberty to get his name registered in the Office of Mango Notified Area Committee and accordingly shall pay the proportionate municipal and/or other charges/taxes to the concerned authorities. The purchaser shall not keep any hazardous obstruction object inside the said property, which could be objectionable from the side of other owners of the same building.

4. That the Purchaser shall now and always have the right to use and enjoy along with the Purchasers of other units etc. the common passages, easements, roads, alleys, pavements, approaches and all other common amenities, or particular facilities provided for the said residential flats and the Purchaser shall be entitled to use sewers, drains, water sources and electrical power installed for the said residential flat or any part thereof in common with the purchasers of other residential units and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may



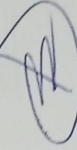
: 8 :

be necessary for beneficial enjoyment of the same by the owners/ dwellers/ occupants of different Units within the building known as CITY ENCLAVE, D-BLOCK at Mango, Jamshedpur.

5. That from this day the Purchaser shall be entitled to exclusively use and possess the said flat along with undivided proportionate share in the land appertaining to it, but shall not have any right, title or interest on the other part of the building at CITY ENCLAVE, D-BLOCK at Mango, Jamshedpur.

6. THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT:

- a) that the Vendors are the lawful owners of the schedule below property and are fully entitled to convey the same.
- b) that the Vendors hereby agree to save harmless and keep the purchaser free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made or any arrear, due thereof or due to any defect in the title of the vendor.
- c) that the property hereby demised and described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- d) that the Vendors further agree and covenant with the Purchaser to execute any further or other documents and/or other deeds as may be necessary to secure possession and title



: 9 :

of the purchaser in respect of the schedule below property, at the cost of the purchaser.

7) That the Vendors have handed over Xerox copy of the entire relevant documents in connection with the schedule below property to the Purchasers.

8) That the schedule below property is situated on Branch Road.

SCHEDULE

A Residential Flat bearing No. .... which consists of .... bed rooms, one drawing-cum-dining room, one kitchen, two toilets and one balcony Space etc. having super built up area ..... Sq.ft. or ..... sq.ft (Carpet area) in the .... floor, with one car parking in the ground floor of the Building known as CITY ENCLAVE, D-BLOCK, together with undivided share in the land ..... sq.ft. in portion of Old Plot No. 6233 under Old Khata No. 29, corresponding to portion of New Plot No. 2275 under New Khata No. 111, situated at Mouza Mango, Holding No. , Survey Ward No.10, MNAC, Thana No.1642, within P.S. Mango, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows :-

Boundary of Flat No.....

NORTH BY :

SOUTH BY :

EAST BY :

WEST BY :

For CITY RESIDENCE (IND.) PVT. LTD.

Director

: 10 :

**MODE OF PAYMENT**

| Date   | Cheque No. | Amount(Rs) | Bank |
|--|------------|------------|------|
|  |            |            |      |
|  |            |            |      |
|  |            |            |      |
|  |            |            |      |
|  |            |            |      |
|  |            |            |      |
| <b>Total amount</b> Rs. ....-/- (Rupees .....<br>.....) only |            |            |      |

In Witness Whereof the Vendors have signed this Sale Deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

**Witnesses:**

1)

2)

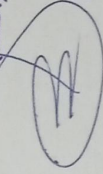
Drafted, read over and explained the contents of this sale deed to the Executant / Vendor in Hindi who found and admitted the same to be true and correct.

Advocate

Printed through Computer.

for CITY RESIDENCY (UND.) PVT. LTD.

Director



: 11 :

NAME OF THE PURCHSER:

Signature and finger print of left hand of the Attorney of the Purchaser.

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

Advocate