

SALE DEED

CONSIDERATION VALUE RS. /-

GOVT. VALUE RS. /-

THIS DEED OF SALE IS MADE ON THIS THE DAY OF 2025 AT JAMSHEDPUR,
BY:

SHAURYA REALTORS INDIA PRIVATE LIMITED A COMPANY HAVING ITS OFFICE AT 3/307, AAKASH DEEP PLAZA, SINDHU ROAD, TIN PLATE BASTI, TOWN JAMSHEDPUR , DISTRICT EAST SINGHBHUM ,STATE JHARKHAND , BEING REPRESENTED BY ITS DIRECTOR **JAWAHAR LAL VIG**, S/O SRI JOGINDER LAL VIG , BY FAITH HINDU , BY CATEGORY GENERAL , NATIONALITY INDIAN , BY OCCUPATION BUSINESS , R/O- H.NO. B -7 , AWAS MAHAL , C.H AREA , BISTUPUR , TOWN- JAMSHEDPUR , DISTRICT EAST SINGHBHUM , STATE JHARKHAND , HEREINAFTER CALLED AND REFERRED TO AS THE '**DEVELOPER/ BUILDER**' , (WHICH EXPRESSION SHALL , UNLESS IT BE REPUGNANT TO THE CONTEXT OR MEANING THEREON BE DEEMED TO INCLUDE HIS HEIRS, EXECUTORS , ADMINISTRATORS AND ASSIGNS) OF THE FIRST PART.

AADHAR : XXXX XXXX 7658

PAN : ABGCS5039K

IN FAVOUR OF

MR. S/O MR..... BY OCCUPATION: , BY RELIGION , CATEGORY GENERAL NOT AFFECTED WITH C.N.T. ACT 1908, BY NATIONALITY , RESIDENT OF HEREINAFTER CALLED THE 'PURCHASER' (WHICH EXPRESSION UNLESS REPUGNANT TO THE CONTEXT SHALL MEAN AND INCLUDE HIS/HER LEGAL HEIRS, SUCCESSOR, REPRESENTATIVES, NOMINEES AND ASSIGNS), OF THE OTHER PART.

HAVING PAN NO. , AADHAR NO.

Shaurya Realtors India Pvt. Ltd.
Jawahar Lal Vig
Director

(for Rede format Purpose)

NATURE OF DEED : SALE DEED.
CONSIDERATION AMOUNT : RS /- (RUPEES
ONLY).

GOVT. VALUE:

CONST. VALUE AREA..... SQFT.@...../SQFT. = RS /-
 LAND VALUE AREA 100 SQFT.@...../SQFT. = RS /-

AS PER GOVERNMENT VALUE RS. /- (RUPEESONLY).

WITNESSETH AS FOLLOWS:-

THE ENTIRE LAND UNDER KHATA NO. 13 , OF MOUZA MOHARDA THANA NO. 1200, DISTRICT EAST SINGHBHUM WAS ENTERED AND RECORDED IN THE NAME OF PURUSHOTTAM GOUR IN THE LAST SURVEY SETTLEMENT OPERATION .

AND WHEREAS AFTER THE DEATH OF THE RECORDED RAIYAT HIS LEGAL HEIR AND SUCCESSORS AMICABLY PARTITIONED THEIR LANDS AND THE LAND MEASURING AN AREA 0.22.16 DHURS , RECORDED UNDER OLD KHATA NO. 13, BEING OLD PLOT NO. 4475 , CORRESPONDING TO NEW KHATA NO. 16 ,BEING NEW PLOT NOS. 424 , 391 ,390 , OF MOUZA MOHARDA , P.S. BIRSANAGAR ,THANA NO. 1200, DISTRICT EAST SINGHBHUM FELL IN THE EXCLUSIVE SHARE OF GOPI NATH GOUR (SINCE DECEASED) AND THE SAME IS ALSO MUTATED IN HIS NAME VIDE MUTATION CASE NO. 1626/2015-16 AND RECORDED UNDER VOLUME NO. 2, PAGE NO. 199, IN THE REGISTER II OF THE ANCHAL ADHIKARI , JAMSHEDPUR.

AND WHEREAS THE SAID GOPI NATH GOUR PASSED AWAY LEAVING BEHIND THE THREE SONS NAMELY 1) TRILOK NATH PRADHAN , 2) NIL MADHAB PRADHAN , 3) CHITTA RANJAN PRADHAN , WHO TOGETHER UPON THE DEATH OF THEIR FATHER INHERITED THE ENTIRE AFORESAID PROPERTY

AND WHEREAS SIMILARLY LAND MEASURING AN AREA 1.02.16 DHURS , RECORDED UNDER OLD KHATA NO. 13, BEING PLOT NO. 4475, CORRESPONDING TO NEW KHATA NO. 16, BEING NEW PLOT NOS. 644, 424 , 390 AND 391 OF MOUZA MOHARDA, P.S. BIRSANAGAR, THANA NO. 1200, DISTRICT EAST SINGHBHUM FELL IN THE EXCLUSIVE SHARE OF 1) RAJENDRA GOUR AND 2) PARAMESHWER GOUR AND THE SAME IS ALSO MUTATED IN THEIR NAMES VIDE MUTATION CASE NO. 1558/2014-15 AND ALSO RECORDED IN THE PAGE NO. 182, VOLUME NO. 2 , IN THE REGISTER II OF THE ANCHAL ADHIKARI , JAMSEDPUR .

AND WHEREAS THE OWNERS ARE IN ABSOLUTE POSSESSION AND OWNERSHIP OF THEIR AFORESAID LANDS AND HAVE BEEN ENJOYING ALL SETS OF OWNERSHIP THERETO .

(for here format purposes)

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AND WHEREAS TOGETHER THE OWNERS NAMELY 1) TRILOK NATH PRADHAN , 2) NIL MADHAB PRADHAN , 3) CHITTA RANJAN PRADHAN , 4) RAJENDRA GOUR , 5) PARAMESHWER GOUR, AND 5) LAL MOHAN GOUR ARE DESIROUS OF DEVELOPING ALL THE LAND MEASURING AN AREA 43.37 KATHAS I.E. 71.68 DECIMALS , RECORDED UNDER OLD KHATA NO. 13, BEING OLD PLOT NO. 4475, CORRESPONDING TO NEW KHATA NO. 16, BEING NEW PLOT NOS. 644 AND 424, OF MOUZA MOHARDA , P.S. BIRSANAGAR, THANA NO. 1200, WARD NO. 17, JNAC, TOWN JAMSHEDPUR , DISTRICT EAST SINGHBHUM AND MORE- FULLY DESCRIBED IN THE SCHEDULE A HEREUNDER WRITTEN.

AND WHEREAS THE OWNERS ARE UNABLE TO LOOK AFTER THE LAND AND MANAGE THE SCHEDULE A HEREUNDER WRITTEN AND THEREFORE THE OWNER IS DESIROUS TO GET THE SCHEDULE A HEREUNDER WRITTEN DEVELOPED AND OR CONSTRUCT MULTI-STOREY-ED BUILDINGS PROJECTS OVER THE SAME THROUGH THE DEVELOPER.

AND WHEREAS THE OWNERS HAVE CAME TO KNOW OF THE WORKMEN LIKE, PROFESSIONAL AND CRAFTSMANSHIP OF THE DEVELOPER AND HAVE APPROACHED THE DEVELOPER FOR DEVELOPING THE SCHEDULE A HEREUNDER WRITTEN PREMISES .

AND WHEREAS AFTER MUTUAL DISCUSSIONS AND DELIBERATIONS THE OWNERS HAVE AGREED TO GRANT THE DEVELOPER AND THE DEVELOPER HAS AGREED TO ACCEPT FROM THE OWNERS, EXCLUSIVE AND IRREVOCABLE RIGHTS TO UNDERTAKE THE CONSTRUCTION ON THE SCHEDULE PREMISES FOR THE DEVELOPMENT OF THE SCHEDULE PREMISES.

AND WHEREAS AFTER SUCH DISCUSSION BETWEEN BOTH THE PARTIES, THEY HAVE MUTUALLY DECIDED AND EXECUTED A REGISTERED DEVELOPMENT AGREEMENT NO. 2022/JSR/4331/BK1/4039 DATED 26TH AUGUST, 2022 AND A REGISTERED POWER OF ATTORNEY NO. 2022/JSR/4332/BK4/280 DATED 26TH AUGUST, 2022 AT DISTRICT SRO JAMSHEDPUR .

WHEREAS AFTER PLANNING AND GETTING THE MAP SANCTIONED ,THE FIRST PARTY ADVERTISED FOR SALE OF PROPOSED UNITS AND PARKING SPACE UNDER CONSTRUCTION WITHIN THE SAID MULTI-STOREY BUILDING. AND WHEREAS IN PURSUANT TO THE AFORESAID ADVERTISEMENT THE SECOND PARTY MEMBER SUBMITTED THEIR APPLICATION FOR BOOKING A RESIDENTIAL UNIT, DESCRIBED IN THE SCHEDULE A BELOW.

WHEREAS THE SECOND PARTY HAS BOOKED A RESIDENTIAL UNIT BEARING NUMBER IN ON FLOOR HAVING SUPER BUILT UP AREA OF SQ. FT. APPROX WITH CAR PARKING.

WHEREAS THE PARTIES ABOVE NAMED HAVE AGREED TO ENTER INTO THIS AGREEMENT FOR SALE CONTAINING THE TERMS AND CONDITIONS MUTUALLY AGREED UPON BY THE PARTIES.

(For Rectification Purpose)

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

1. THAT, IN PURSUANCE OF THE AFORESAID AGREEMENT AND IN CONSIDERATION AMOUNT OF RS..... / (RUPEESONLY) ALONG WITH CAR PARKING & GST PAID BY CHEQUE THE PURCHASER TO THE VENDOR/BUILDER DETAILS WHEREOF THE SAID SUM DO HEREBY ADMITTED AND ACKNOWLEDGED BY THE VENDOR/BUILDER AGAINST THE SALE OF THE SCHEDULE "B" BELOW FLAT TOGETHER WITH ALL COMMON SERVICES, AMENITIES, ADVANTAGES AND PRIVILEGES, MORE FULLY DESCRIBED IN THE SCHEDULE "B" BELOW, THE VENDOR/BUILDER BY THESE PRESENTS DO HEREBY CONFIRM THE SELL, CONVEY, TRANSFER AND DELIVER AND ASSIGN UNTO THE PURCHASER ALL THAT FLAT PREMISES ALONG WITH ALL THE RIGHT, TITLE AND INTEREST THERE TO HAVE AND TO HOLD THE SAME TO THE PURCHASER HER LEGAL HEIRS AND SUCCESSORS WITHOUT ANY INTERRUPTION OR HINDRANCE OR OBJECTION OR IMPEDIMENT FROM THE SIDE OF THE VENDOR/BUILDER OR ANY OTHER PERSON OR FROM ANYBODY ELSE CLAIMING UNDER HIM OR ON HIS BEHALF TOGETHER WITH ALL RIGHT, TITLE AND INTEREST AND TO USE COMMON PASSAGE, LIFT, STAIR, AND SERVICES, ETC.

2. THAT THE VENDOR/BUILDER HAS DELIVERED PHYSICAL POSSESSION OF THE SCHEDULE "B" BELOW PROPERTY AND OTHER COMMON SERVICES TO THE PURCHASER AND THE PURCHASER SHALL BE ENTITLED TO ENJOY AND POSSESS THE SCHEDULE "B" BELOW PROPERTY HEREBY TRANSFERRED BY THIS DEED OF SALE IN HIS/HER OWN RIGHT, AS ABSOLUTE OWNER THEREOF.

3. THAT ON AND FROM THIS DAY ALL RIGHT, TITLE, INTEREST AND POSSESSION OF THE VENDOR/BUILDER, IN RESPECT OF THE AFORESAID PROPERTY FULLY DESCRIBED IN THE SCHEDULE "B" BELOW HAS BEEN VESTED ABSOLUTELY UNTO THE PURCHASER AND THE PURCHASER SHALL ENJOY AND USE THE SAME AS ABSOLUTE OWNER THEREOF.

4. THAT THE PURCHASER UNDERTAKES TO PAY REGULARLY AND PUNCTUALLY BY THE 10TH DAY OF EACH MONTH TO THE SOCIETY/ASSOCIATION OF OWNERS OF RESIDENTIAL FLAT HIS/HER 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, CHARGES WHICH MAY BE LEVIED IN FUTURE BY THE ANAC, STATE 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 IN COMMON WITH OTHER OCCUPANTS.

5. THAT THE PURCHASER SHALL PAY ELECTRICITY CHARGES ACCORDING TO THE SUB- METER READING INSTALLED IN THE COMMON METER ROOM IN RESPECT OF ELECTRIC ENERGY WHICH WILL

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BE CONSUMED BY THE PURCHASER, 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 AND THE PURCHASER SHALL BE LIABLE TO PAY PROPORTIONATE WATER CHARGES, AS WELL AS GENERATOR CHARGES INCLUDING ITS MAINTENANCE. BE IT FURTHER MENTIONED THAT THE PURCHASER 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 SHALL NOT STORE IN THE SAID RESIDENTIAL FLAT ANY PROHIBITED ARTICLES WHICH IS/ARE LIKELY TO EFFECT THE CONSTRUCTION/STRUCTURES OF THE SAID BUILDING.

7. THAT THE PURCHASER 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 SHALL NOT BE ENTITLED TO OPEN OUT ANY NEW WINDOW OR ANY OTHER APERTURES PROTRUDING OUTSIDE THE FLAT.

9. THAT THE PURCHASER SHALL NOT CLAIM ANY RIGHT, TITLE OR INTEREST OVER AND IN RESPECT OF THE ROOF AND/OR SKY RIGHT OF THE BUILDING, AND ROOF RIGHT EXCLUSIVELY BELONGS TO THE VENDOR.

10. THAT THE PARTIES HEREOF DO HEREBY DECLARE AND COVENANT :-

A/ NEITHER THE VENDOR/BUILDER NOR THE PURCHASER OR ANY OCCUPANTS OF THE SAID COMPLEX SHALL STORE OR DEPOSIT OR PERMIT TO BE STORED OR DEPOSITED ANY RUBBISH, BOARDS, WASTE MATERIALS IN THE STAIRCASE, COMMON CORRIDORS, VACANT ROOF, TERRACE OR ANY PART OF THE BUILDING.

B/ THE VENDOR/BUILDER OR PURCHASER OR ANY OCCUPANTS OF THE SAID COMPLEX SHALL NOT TRESPASS OR BLOCK THE COMMON SPACE, STAIRCASE, STAIRWAYS, AND COMMON AREAS OR ANY PART OF THE BUILDING, WHICH SHALL HOWEVER REMAIN OPEN FOR THE FREE MOVEMENT OF ALL OCCUPANTS OF THE SAID BUILDING.

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C/ THE VENDOR/BUILDER OR PURCHASER OR ANY OCCUPANTS OF THE SAID BUILDING SHALL NOT USE AND / OR REPAIR THEIR RESPECTIVE FLATS IN SUCH A MANNER SO AS TO DAMAGE OR INJURE THE FLATS AND/OR ANY PORTION AND/OR REMAINING PART OF THE SAID BUILDING.

D/ THE VENDOR/BUILDER, PURCHASER AND OTHER OCCUPANTS OF THE SAID BUILDING PREMISES SHALL EXTEND THEIR FULL CO-OPERATION IN KEEPING THE BUILDING PREMISES CLEAN, HEALTHY, NEAT AND IN GOOD SANITARY CONDITION.

E/ THAT, THE LAND MOREFULLY DESCRIBED IN THE SCHEDULE BELOW IS FREE FROM SARBA SADHARAN, PUJA STHAL, SAIRAT, KABRASTHAN, ANABAD JHARKHAND SARKAR (GOVT. LAND) ETC., AND ALSO NOT COMES UNDER THE PROVISIONS OF C.N.T. ACT 46 PROVISIO 'A' 'B' AND NOT VIOLATING THE PROVISIONS OF INDIAN REGISTRATION ACT.22 'A' OF 1908.

F/ THAT, THE EXECUTANT HEREBY DECLARED THAT THE ABOVE NAMED OWNERS ARE STILL ALIVE AND THE AFORESAID G.P.A. IS ALSO YET NOT REVOKED.

SCHEDULE OF FLAT :

ONE RESIDENTIAL FLAT BEARING NO. ON THE FLOOR OF THE BUILDING KNOWN AS ' KUNJBAN' HAVING SUPER BUILT UP AREA SQ. FT. WITH UNDIVIDED PROPORTIONATE SHARE OF LAND SQ. FT. IN MOUZA MOHARDA, THANA NO. 1200, TOWN JAMSHEDPUR, JHARKHAND, DISTRICT EAST SINGHBHUM.

NORTH:

SOUTH:

EAST :

WEST :

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SCHEDULE OF LAND:**SCHEDULE 'A'**

(ABOVE REFERRED TO)

IN THE DISTRICT EAST SINGHBHUM, DISTRICT SUB-REGISTRY OFFICE AND TOWN JAMSHEDPUR, PARGANA DHALBHUM, STATE OF JHARKHAND, THE RAIYATI LAND, SITUATED IN MOUZA MOHARDA, P.S. BIRSANAGAR, THANA NO. 1200, WITHIN SURVEY WARD NO17, JNAC, RECORDED UNDER OLD KHATA NO. 13, IN OLD PLOT NO. 4475, CORRESPONDING TO NEW KHATA NOS. 16, IN NEW PLOT NOS. 424, 644, 390 AND 391, TOTAL MEASURING AN AREA 43.37 KATHA OR 71.68 DECIMALS, MORE OR LESS OF RAIYATI HOMESTEAD LAND, TOGETHER WITH HOUSE AND STURCTURES WHATSOEVER STANDING THEREON;

BOUNDARY OF LAND 43.37 KATTHAS:-

NORTH BY :-PLOT NO. 425

SOUTH BY:-PLOT NO. 418, 419, 422, & 423

EAST BY:-PLOT NO. 644 (P), 644, 425, & 645

WEST BY:- PLOT NO. 424, 426, 427, & 428

SCHEDULE OF DEMAND OF PAYMENT

BOOKING AMOUNT	
1 ST INSTALLMENT	
2 ND INSTALLMENT	
3 RD INSTALLMENT	
4 TH INSTALLMENT	
5 TH INSTALLMENT	
6 TH INSTALLMENT	
7 TH INSTALLMENT	
8 TH INSTALLMENT	
9 TH INSTALLMENT	

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Director

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IN WITNESS WHEREOF BOTH THE PARTIES HAVE PUT THEIR HANDS ON THIS AGREEMENT ON THE DATE AFORE MENTIONED.

SIGNATURE OF FIRST PARTY

SIGNATURE OF SECOND PARTY

1.

Shauha Realtors India Pvt. Ltd.
Shauha
Director

1.

WITNESSES:

1.

2.

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