

**SALE DEED**

THIS DEED OF ABSOLUTE SALE executed at  
Bokaro on this the \_\_\_\_ day of \_\_\_\_\_, 2025

BY

**M/S. NAV JYOTI DEVELOPERS &  
CONSTRUCTIONS, RANCHI,** a company  
incorporated under the Companies Act, having  
its registered Office at Dhara Apartment Tetar  
Toli, Opposite RIMS, Bariatu, Police Station-  
Bariatu, in the District- Ranchi, Jharkhand,  
represented through its Proprietor **SRI NAVIN  
KUMAR**, UID No. 4041 9367 7199, PAN No.-  
AGCPK1853H, Son of Late Hem Chandra Gupta,  
by Caste- Vaishya, Resident of Near RIMS, 4-D,  
Dhara-Apartment, Lichi Bagan, Tetar Toli,  
Bariatu, Police Station- Bariatu, Ranchi,  
Jharkhand, hereinafter referred to as the

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*Navin Kumar*  
Proprietor

VENDOR/BUILDER, (which expression shall mean and include their heirs, executors, administrators, legal representatives, successor etc. and legal assigns of the ONE PART.

**TO AND IN FAVOUR OF**

- 1) ..... (UID No. ....  
.....and PAN No. ....),  
Son/Wife/Daughter of .....  
by Occupation- ....., jointly with
- 2) ..... (UID No. ....  
.....and PAN No. ....),  
Son/Wife/Daughter of .....  
by Occupation- ....., both by faith-  
....., both by Category- .....  
by Nationality- Indians, Residents of .....  
.....  
hereinafter referred to as the PURCHASERS/  
VENDEES (which expression wherever the  
context so required shall mean and include

their heirs, executors, administrators, legal representatives, successor etc. of the OTHER PART.

NATURE OF DEED- SALE DEED

ACTUAL CONSIDERATION AMOUNT- Rs.

...../- (.....)

WHEREAS the landed property measuring an Area 20 decimals, being Plot No.5/2228, under Khata No.-02, Thana No.53, Mouza- Jamgoria, Ward No.-05, situated in the town and District of Bokaro (Jharkhand) within the jurisdiction of District Sub-Registrar Bokaro, Jharkhand is owned and possessed by Smt. Gayatri Singh, Wife of Sri Ajit Kumar Singh, who purchased the aforesaid landed property on 12.10.2010 from one Reena Kumari and others through registered Deed of Sale being Sale Deed No.11629 and 11634 of the office of the District Sub-Registrar Bokaro (Jharkhand), and got her name mutated in the Circle Office, Chas,

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*Ajit Kumar*  
Proprietor

Bokaro vide Mutation Case No.1932/111, Jamabandi Number-1881, Volume No.9, and she is paying the land rents to the State under a proper rent receipts without any fail or default.

The Landlady being Gayatri Singh is in exclusive possession over the land and exercising all acts of possession as rightful owner and landlady thereof without any let or hindrance from any corner.

AND WHEREAS being desirous of developing the aforesaid land, the said Smt. Gayatri Singh approached the VENDOR and entered into a Development Agreement duly registered vide Deed No.3932/3644 dated 17.07.2018 of the office of District Sub-Registrar Bokaro (Jharkhand) and put the Builders/Developer/Vendor into actual physical possession over the land to construct Multi-Storied building over the land referred to

above.

AND WHEREAS in pursuance of the aforesaid Development Agreement, referred to above the VENDOR started the construction of a Multi-Storied Buildings over the aforesaid land under the name and style of "GAYATRI ENCLAVE", consisting of residential flats, shops, commercial spaces, units, parking spaces etc. and also registered the project with Jharkhand RERA being registration number .....

AND WHEREAS by an agreement for Sale made between the parties herein, whereby it is agreed that the VENDOR would construct and sale and the PURCHASER/VENDEE shall purchase and hold schedule Flat/Space, morefully and particularly described in the schedule below, with Car Parking space and Common Service etc. within the building i.e. GAYATRI ENCLAVE for a total consideration amount of Rs. ..../- (.....) only.

**NOW THIS DEED OF TRANSFER BY SALE**

**WITNESSETH:**

1) That, pursuant of the said agreement and in agreed consideration amount of Rs. ..../- (Rupees ..... ) only paid by the PURCHASER/VENDEE to the VENDOR, the receipt whereof the said sum hereby acknowledged by the VENDOR, against sale and transfer of the said flat and whatsoever land, including car parking space, together with all common services, amenities, advantages and privileges etc., all proportionate right in the common area, ingress and egress more specifically descried in the Schedule hereunder written, the VENDOR by these present do hereby confirm the sale, convey, transfer and deliver and assigns unto the PURCHASER/VENDEE all that flat together with all rights, title and interest thereto, to have and to hold the same by the

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Proprietor

PURCHASER/VENDEE without any let or hindrance or objection impediment by and from anybody else.

- 2) That the VENDOR on receipt of full consideration amount from the PURCHASER/VENDEE have already delivered actual physical possession of the Schedule hereunder written residential flat and other relevant paper to the PURCHASER / VENDEE and the PURCHASER/VENDEE shall be entitled to hold, enjoy and possess the said flat as its absolute owners in their own right, without any interference by and from anyone else from this day onwards all rights, title, interest and possession of the said flat vested absolute unto the PURCHASER/VENDEE.
- 3) That the PURCHASER/VENDEE will pay the proportionate ground rent, other common maintenance etc. to the VENDOR and/or owner's association form or to be formed

and/or incharge authority in respect of the said flat and the PURCHASER/VENDEE shall also pay the charges of common generator, its maintenance and service.

4) THAT THE VENDOR DO HEREBY DECLARE:

a) The PURCHASER/VENDEE shall not store or keep any prohibited articles which are likely to effect the construction and/or structure of the said building.

b) The PURCHASER/VENDEE shall not decorate the exterior of the flat otherwise than in a manner agreed and permitted by the complex authority and/or society to be formed by all the buyers.

c) The PURCHASER/VENDEE shall not claim any right, title, interest in any other space or spaces within the complex, other than their allotted flat and PURCHASER/VENDEE will use the said flat as per terms and rules of the complex authority.

- d) The PURCHASER/VENDEE shall not hold or use the Schedule hereunder written flat in such a manner so as to damage or injure the neighbouring flat or any other building and structure of the said flat.
- e) That prior to execution of this deed of transfer, the said flat or part thereof has not been sold or transferred to any other parties and same is free from all encumbrances, charges and liens.
- 5) THAT THE SELLER/VENDOR/ BUILDER AND THE PURCHASER/VENDEE JOINTLY DECLARES:
- i. Neither the PURCHASER/VENDEE nor any occupants of the said complex, shall store, deposit or permitted to be stored or deposited any rubbish or waste materials in common passage, pavements, ingress and egress or any common part of the said complex.
- ii. The VENDOR or its heirs, successors, successors-in-office, administrators,

executors, representatives and assigns further covenant that they shall request and with the cost and expenses of the PURCHASER/ VENDEE their heirs, successors, executors, administrators, representatives and assigns do or execute or to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying, and assuring the Schedule hereunder written property and any part thereof in manner aforesaid according to the terms, intent, and meaning of this indenture.

- iii. The PURCHASER/ VENDEE shall now and always have the right to enjoy and use, along with the other Occupants/Purchaser of other residential flats, common passages, easements, roads, alleys, pavements, approaches and other common amenities or particular

facilities provided in the said building "GAYATRI ENCLAVE" and shall bear the proportionate cost and/ or expenses of maintenance and repairs of all such amenities/facilities as are necessary or as may be necessary for beneficial enjoyment of the same.

iv. That PURCHASER/ VENDEE shall be at the liberty to mutate their name in the office of the landlord, the state of Jharkhand through C.O. Chas, Bokaro with respect to the Schedule hereunder written property either separately, or collectively along with other occupants of the flats of the said building "GAYATRI ENCLAVE" and shall pay ground rent and other charges in their own names proportionately for portion purchased by them.

v. The property hereby demised in favour of

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*Navin Kumar*

Proprietor

the PURCHASER/VENDEE and described in the Schedule hereunder written is free from all encumbrances, charges or any kind of attachments whatsoever.

- vi. The VENDOR has delivered all relevant documents and title deeds (photocopies) in connection with the Schedule hereunder written property to the PURCHASER/VENDEE.
- 6) The PURCHASER/VENDEE shall be entitled to use exclusively and possess the Schedule hereunder written flat but shall have no right, title and interest or other part of the sand building "GAYATRI ENCLAVE" including its roof right which shall remain Be property of the VENDOR.
- 7) That PURCHASER/VENDEE declares PURCHASER/VENDEE have inspected the title, ownership, claim, the possession, etc. of the VENDOR in respect of the Schedule hereunder

written property and upon being fully satisfied with the same has purchased the Schedule hereunder written property.

- 8) That the name of the project/building shall be "GAYATRI ENCLAVE".

**SCHEDULE**

(description of the premises of the hereby transferred)

All that Residential Flat / Commercial Shop, being Unit no. \_\_\_\_\_, measuring an area \_\_\_\_\_ Sq.ft. of Carpet Area, corresponding to \_\_\_\_\_ Sq.Ft. of Super Built up area, on the \_\_\_\_\_ FLOOR, within the building known as GAYATRI ENCLAVE, recorded under Khata No.-02, being Plot No.5/2228, Mouza- Jamgoria, Ward No.-05, Thana No.-05, within the town and District Bokaro, Police Station- Chas, Jharkhand together with all services and facilities subsisting therein, including common usage of all alleys, passage, lift, staircase etc. and right

to ingress and outgress which is bounded and

butted a

North :-

South :-

East :-

West :-

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O. Chas, Bokaro, and other proportionate charges are payable to the Complex authorities/Society.

In witness whereof the VENDOR and the PURCHASER have set their signatures on the day month and year first above written.

**Witnesses:**

1)

2)

Drafted, read over and explained the contents of this

sale deed to Executants/Vendors. Who found and admitted the same to be true and correct.

ADVOCATE

NAME OF THE PURCHASER

Signature and finger print of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

ADVOCATE

NAVJYOTI DEVELOPERS & CONSTRUCTIONS

*Navin Kumar*  
Proprietor

