

SALE DEED

This Deed of Sale is made on Day of, 2025.

By

M/S RISHIRAJ BUILDCON PRIVATE LIMITED (OPC) (CIN: U70109JH2015OPC003245 & PAN – AAHCR5110Q) is a One Person Company incorporated under the provisions of the Companies Act, 1956/ 2013, having its registered office, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, State of Jharkhand, being represented by its director Mr. Rishi Raj Harsh (PAN – AZUPH1238E), S/o Sri Rabindra Kumar Jha, R/o Flat no. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O Sonari, P.S. Kadma, Town Jamshedpur, District East Singhbhum, (hereinafter for the sake of brevity called the PROMOTOR-DEVELOPER/ FIRST PARTY, which expression unless repugnant to or excluded by the context or subject of these presents shall mean and include the partnership firm, itself and its partners, their legal heirs, successors, assigns, legal representatives, authorized persons, nominees and successors-in-interest) of the ONE PART


IN FAVOUR OF

1.Mr. , / S/O Mr Nationality- Indian, both by profession /, by faith -, by caste-..... , residing at, / after called the SECOND -PARTY (Which expression shall excluded by or repugnant to the subject or context be deemed to mean and includes his heirs, successors, legal representatives, administrators, and/or its successor, legal representatives and assignees of the OTHER PART)

WHEREAS, the Land Owners Ashwini Kumar Mishra, Vandana Mishra, Kulbinder Kaur, Kunal Kumar Singh, Bibha Karn Alias Bibha Karan, Poonam Singh, Vishnu Mahato, Sumitra Kumari, Meenakshi Devi, Nitu Singh, Anandini Harpal & Kiran Rajan purchased 66.488 decimal of land vide various sale deeds mentioned hereunder morefully described in First Schedule below;

SL NO	NAME	DEED NO & DATE	DEV AGT NO & DATE	KHATA NO	PLOT NO	MUTATION CASE NO	AREA
1	ANANDINI HARPAL	832 DT 16.02.2004	3875 DT. 25.07.2023	36	4496 / 1449 1453	322/2004-05	4.95
2	ASHWINI KUMAR MISHRA	822 DT 27.02.2018	3876 DT. 25.07.2023	1 / 3	4162 / 1455	128/2018 - 19	3.3
3	ASHWINI KUMAR MISHRA	834 DT. 16.02.2004	3875 DT. 25.07.2023	8 / 36	4496 / 1453	2278/2004-05	4.95
4	ASHWINI KUMAR MISHRA & VANDANA MISHRA	4560 DT 20.09.2013	3876 DT. 25.07.2023	1 / 3	4162 / 1455	611 /2014-15	4.13
5	BIBHA KARAN	831 DT 16.02.2004	1174 DT 01.03.2023	8 / 36	4496 / 1453	320/2004-05	4.95
6	KIRAN RANJAN	829 DT. 16.02.2004	3875 DT. 25.07.2023	8 / 36	4496 / 1453	321/2004-05	4.95
7	KIRAN RANJAN	1285 DT 26.03.2018	3875 DT. 25.07.2023	8 / 36	4496 / 1453	127/2018-19	2.944

RISHIRAJ BUILDCON PVT. LTD. (OPC)


Director

8	KULBINDER KAUR	254 DT 19.01.2021	1171 DT 04.03.2023	7 / 36	4161 / 1453	1825/2020-21	4.5
9	KULBINDER KAUR	257 DT 19.01.2021	1174 DT 01.03.2023	8 / 36	4496 / 1454	1827/2020-21	2.06
10	KUNAL KUMAR SINGH	1761 DT 08.04.2022	83 DT 10.01.2024	8 / 54	4498 / 1446	1342/2023-24	4.95
11	MEENAKSHI DEVI	1554 DT 02.04.2013	3876 DT. 25.07.2023	6 / 40	4157 / 1451	1560/2015-16	2.47
12	NITU SINGH	3059 DT 20.04.2010	3876 DT. 25.07.2023	6 / 40	4157 / 1451	1410/2014-15	6.6
13	POONAM SINGH	830 DT 16.02.2004	3876 DT. 25.07.2023	8 / 36	4496 / 1453	195/2004-05	4.96
14	SUMITRA KUMARI	1553 DT 02.04.2013	3876 DT. 25.07.2023	6 / 40	4156 / 1451	1559/2015-16	2.47
15	VANDANA MISHRA	1284 DT 26.03.2018	3875 DT. 25.07.2023	8 / 36	4496 / 1453 1449	126/2018 - 19	2.944
16	VISHNU MAHATO	835 DT 16.02.2004	945 DT 23.02.2023	8 / 36	4496 / 1453 1449	323/2004-05	5.36
TOTAL							66.488

AND WHEREAS, the said Land Owners Ashwini Kumar Mishra, Vandana Mishra, Kulbinder Kaur, Kunal Kumar Singh, Bibha Karn Alias Bibha Karan, Poonam Singh, Vishnu Mahato, Sumitra Kumari, Meenakshi Devi, Nitu Singh, Anandini Harpal & Kiran Rajan were interested for development of the said land and accordingly on approach made by the FIRST PARTY Promotor herein, various Registered Development Agreement was entered by and between the land owners and the BUILDER mentioned above;

AND WHEREAS all the above land mentioned are adjacent lands and for the construction of Apartment Building the entire land which is 66.488 dec. will be treated as one single plot irrespective the Land Owner being separate entities and having ownership of unequal area of Land as mentioned above, morefully described in Schedule 'A'.

AND WHEREAS, the map of the building has been sanctioned by Jamshedpur NAC, vide Building plan Case no - JNAC/BP/0133/W17/2024 in the name of the Developer; for the multistoried buildings to be constructed on the Schedule "A" of the property (hereinafter for the sake of brevity called as the "Project") which is named as "SCIENCE CITY BLOCK- NEWTON".

AND WHEREAS, the Promoter herein got the said project registered under the Provisions of RERA at Ranchi being registration no.....

AND WHEREAS in accordance with the said approved building plan, which the DEVELOPER has obtained approvals for the Project from the Competent Authority – Jamshedpur NAC, The DEVELOPER/promoter agreed and undertakes that it shall not make any changes to these layout plan except in strict compliance with the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to "RERA") and other laws applicable viz. Jharkhand Building Bye-laws.

RISHIRAJ BUILDCON PVT. LTD. (OPC)


Director

AND WHEREAS in accordance with the said approved plans the Developer/Promoter has undertaken development of the said land described in the SCHEDULE "A" hereto by constructing thereon the said multi-storied residential apartment complex "SCIENCE CITY BLOCK- NEWTON"

AND WHEREAS in terms of the afore stated Development agreement, several residential units, car parking spaces, common area, proportionate undivided share in land attributable to each residential unit are the allocation of the Developer/Promoter on conversion-cum-Ownership basis as inherent and recorded in the said Development Agreement. These presents relates to the allocation of Developer/Promoter.

AND WHEREAS the DEVELOPER/ PROMOTER has the sole and exclusive right to sell their allocation and to receive sale price thereof.

AND WHEREAS thus the Landowner and the Developer/Promoter are fully competent to enter into this Agreement as their right, title and interest regarding the said land on which Project is to be constructed has fully been protected and saved and confirmed by the aforesaid Development Agreement.

AND WHEREAS the Developer has applied for registration of the said project under the provision of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority, Jharkhand at Ranchi.

AND WHEREAS the purchaser above named approached the Seller/ Builder and expressed his desire to purchase a Flat along with open car parking space, morefully described in SCHEDULE 'B' hereto and the Seller agreed to sell the Flat to the Purchaser.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That total consideration amount of the Sale Deed is Rs./- (.....). Out of the total consideration amount cost of 965 sq. ft. Carpet area of Flat is Rs./- (.....) and cost of sq. ft (approx) undivided / proportionate / share in Schedule 'A' land Rs./- (.....) totaling Rs./- (.....) being paid by the purchaser to the Builder as detailed below. The vendor does hereby absolutely and forever sell, convey, transfer and deliver all the flat premises morefully described in Schedule 'B', in favour of the Purchaser by this deed of sale to have and to hold the same unto the Purchaser their heirs, successors without any interruption from the side of the Vendor/ Builder.
2. That the seller herby covenant with the purchasers that the seller is owner of Schedule – 'A' land and floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of property and quality of construction /size and after being fully satisfied with the same has therefore purchased the same.
3. That the purchaser will use common areas by sharing with other occupants of the said Apartment Building. The common area means entrance lobby, lift shaft, plumbing duct, common corridors and passages, common passage for car parking and staircase and set-back area of the Building. Carpet area means the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

RISHIRAJ BUILDCON PVT. LTD. (OPC)


Director

4. That the Purchaser specifically agree(s) to pay directly or if paid by the seller then reimburse to the seller on demand all Government charges, levies, any other charges, fees, taxes, etc. presently applicable or leviable in future on the said land and/or the said complex or the said flat.
5. That the purchasers shall bear the cost towards the maintenance charges and also pay other charges towards the watchman, sweeper and under other heads like municipality charges, sewerage, cleaning etc.
6. That the Purchasers further agrees that the reserved parking space(s) allotted to them for exclusive use shall be understood to be together with the said flat and the same shall not have independent legal entity detached from the said Flat. The Purchaser undertakes to park her vehicle in the parking space allotted to her and not anywhere else in the said land.
- 7.a) The purchaser agrees to become a member of co-operative Housing Society of Association of Purchasers to be formed by all the Flat Owners of SCIENCE CITY BLOCK- NEWTON.
- b) The buyers hereby agrees to observe and perform all rules and regulations which the said Co-Operative Housing Society's of Associations may adopt at its inception and from time to time and at all times for protection, maintenance, of the building/ Apartment, municipal by-laws and regulations in force.
8. That the Purchaser shall not at any time demolish the said Flat or any part thereof, nor will at any time make or cause to be made any additions or alterations of whatever nature to the said Flat or any part thereof which may affect the other flat or common areas. The Purchaser shall not change the common colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design save in accordance with the General Schedule there of as is or may be specified by the Society or Association of Buyers.
9. That the said Building shall be known as SCIENCE CITY BLOCK- NEWTON and this name shall never be changed by the flat Purchaser or anybody else.
10. Purchaser will have full right to sell, let out, transfer the scheduled property conveyed by this Deed.
11. The Purchaser has undertaken to:-
 - a) Not to throw or store any thing in common areas, not to make noise or cause any nuisance which may cause annoyance to the co-purchasers and /or occupants of other portions of the complex.
 - b) Not to claim any partition or sub-division of the said premises and not to make any partition of the unit in smaller sizes or making separate independent portion of the said unit.
 - c) Not to claim any use of common areas or otherwise ever in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners/seller as owned exclusively and absolute property with right of making further construction thereon.

RISHIRAJ BUILDCON PVT. LTD. (OPC)


Director

d) That before execution of this registered Sale Deed the purchaser has fully satisfied herself about the completion of construction work of his Flat and building, about the construction material used in the construction of the said flat/apartment/ Building, about the open area/ setback provided around the apartment building & the actual area of land in possession over which the Apartment Building has been constructed and after satisfying herself about all these matter, the purchaser has agreed to get the Sale Deed executed in her favour.

The purchaser will have no claim/ complaint whatsoever regarding construction of flat and amenities provided in the flat and apartment building regarding open spaces/ setback provided by the seller.

SCHEDULE – 'A'

Description of the land on which the complex "SCIENCE CITY BLOCK- NEWTON" is being constructed.

The piece of land measures in area decimal as per registered Sale Deed no. dt. situated at, Mouza –, Thana No. – .., Ward – ..., Khata No. –, Plot No. –, Distt. –, owned by

The land bounded as follows:-

North :
South :
East :
West :

SCHEDULE – 'B'

One ownership flat bearing Flat No. in the Building known as measuring Carpet Area sq. ft. (..... square feet) together with undivided proportionate share in Schedule 'A' Land measuring sq. ft. (Approx). The Lower Ground Floor space will be reserved for car parking spaces suitable for parking of Nos. of Maruti Swift Car or other equivalent size cars only. The purchasers named above require to park small cars only i.e. Maruti Swift Car or other equivalent size cars in the parking space at Lower Ground Floor, which is kept, reserved for parking space for the 10 Nos. of flat owners of the Apartment Building.

Location of Flat :
Floor no. :
North :
South :
East :
West :

This is to certify that this land do not belong to Government Land, Forest Land and is out of Government Acquired Land.

Certified that contents of this sale deed have been read over by the vendors, confirming party, and explained in Hindi to them who having fully understood the same have executed the deed voluntarily and freely and whose signature and thumb impression are hereby attested.

Drafted by (At)

RISHIRAJ BUILDCON PVT. LTD. (OPC)


Director

Witness: