

**SALE DEED**

This DEED OF ABSOLUTE SALE executed at Jamshedpur on this the \_\_\_\_ day of \_\_\_\_\_, 2025, By :

M/S STEEL CITY CONSTRUCTION PRIVATE LIMITED (PAN : ABPCS8387P), a company registered under the companies act, having its registered office at H. no. 13, Tulsi Bhawan, Bistupur, within P.O. and P.S Bistupur, Town Jamshedpur, District Singhbhum East, State of Jharkhand, represented by one of its Director namely UPDESH SINGH CHAWLA (UID : xxxx xxxx 3670), S/o Joginder Singh Chawla, by faith Sikh, by category General, Indian National, resident of 5/1, Pluto, Aastha Space Town, Mango, Dimna Road, Town Jamshedpur, District East Singhbhum, within the State of Jharkhand, hereinafter referred to as the **VENDOR / BUILDER** (which expression wherever the context so requires shall mean and include their

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heirs, executors, administrators, legal representatives, successors etc.) of the One Part.

TO AND IN FAVOUR OF

\_\_\_\_\_, hereinafter referred to as the PURCHASER/ VENDEE (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the Other Part.

NATURE OF DEED : SALE DEED

ACTUAL CONSIDERATION AMOUNT : Rs. \_\_\_\_\_.

GOVERNMENT VALUE : Rs.

WHEREAS the entire lands under Khata No. 281, Ward No. 9, Mouza Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum is entered and recorded in the joint names of Paresh Gour, Maheshwar Gour and Bhashkar Gour in the last survey settlement operation.

AND WHEREAS said Maheshwar Gour passed away leaving behind one son namely Ajay Gour and one daughter namely Devki Devi, who together being the only legal heirs and successors of the said Maheshwar Gour inherited the entire property belonging to him.

AND WHEREAS in an amicable family partition between the aforesaid raiyats and or their legal heirs and successors, All that land measuring an

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area 105.63 Decimals, recorded under khata no. 281, being plot nos. 2117, 2118, 2122, 2123, 2125 and 2126 of Mouza Mango, Ward no. 9, MNAC, P.S. Mango, Town Jamshedpur, District East Singhbhum, fell in the exclusive share of Ajay Gour and the same also stands mutated in his name vide mutation case no. 1653 / R27 2024-2025 and it is also recorded in the volume no. 117, page no. 39 in the register II of the Anchal Adhikari, Mango.

**AND WHEREAS** Ajay Gour being desirous to get All that land measuring an area 54.44 Decimals, recorded under khata no. 281, being plot nos. 2117 (P) (measuring an area 8.92 Decimals) and Plot no. 2118 (P) (measuring an area 45.52 Decimals), Mouza Mango, Ward no. 9, MNAC, P.S. Mango, Anchal Mango, Halka no. 2, Thana no. 16412 (current), Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum and morefully described in the **Schedule A** hereunder written, entered into a registered development agreement being deed no. 2025/JSR/1977/BK1/1821 dated 19-05-2025, registered at the District Sub Registry office at Jamshedpur, with the Builder / Vendor hereof and also executed a registered General Power of Attorney being deed no. 2025/JSR/1990/BK4/155 dated 19-05-2025, registered at the District Sub Registry office at Jamshedpur, in favour of the Builder / Vendor.

**AND WHEREAS** accordingly upon the execution of the said development agreement the Vendor vide application being no. MNAC / BP/0043/W09/2025 dated 04-08-2025 applied before the Mango Municipal Corporation for sanction of a valid building plan and permit and the same

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was duly sanctioned, granted and communicated vide memo no. MNAC/BP/0030/W09/2025 dated 14-08-2025.

AND WHEREAS the Vendor also registered the project under the provision of Rera being registration no. \_\_\_\_\_.

AND WHEREAS accordingly thereafter the Vendor started the construction of a multistoried building on the **Schedule A** hereunder written land comprising of flats, units, parking's etc. and named the same as **STEEL CITY PRIDE**.

AND WHEREAS accordingly as per the terms of the said Development agreement the **Schedule B** hereunder written flat fell in the exclusive share of the Vendor / Builder.

AND WHEREAS by deed of Buyer's agreement made between the parties herein whereby it is agreed that the Vendor would construct and sale and the PURCHASER/Vendee would purchase and hold **Schedule B** hereunder written flat with car parking space and common services etc. within the building known as "**STEEL CITY PRIDE**" for a total consideration amount of Rs. \_\_\_\_\_.

**NOW THIS DEED OF TRANSFER BY SALE WITNESSETH :**

That, pursuant of the said agreement and in agreed consideration amount of Rs. \_\_\_\_\_ paid by the PURCHASER/ VENDEE to the VENDOR the receipt whereof the said sum hereby acknowledged by the VENDOR

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against sale and transfer of the said flat and whatsoever land, including car parking space, together with all common services, amenities, advanced and privileges etc., all proportionate right in the common area, ingress and egress more specifically described in the Schedule hereunder written, the transferors 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 PURCHASERS/VENDEE without any let or hindrance or objection impediment by and from anybody else.

1. That the VENDOR on receipt of full consideration amount from the PURCHASER/ VENDEE have already delivered actual physical possession of the **Schedule B** 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.

2. 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.

3. **THAT THE VENDOR DO HEREBY DECLARE:**

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- 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 B 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.

**4. 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/

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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 below 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 "STEEL CITY PRIDE" 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. Mango (Jamshedpur) with respect to the schedule below property either separately or collectively along with other occupants of the flats of the said building "STEEL CITY PRIDE" 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 the PURCHASER/ VENDEE and described in the **Schedule B** 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 below property to the PURCHASER/ VENDEE.

5. The PURCHASER/ VENDEE shall be entitled to use exclusively and possess the **Schedule B** hereunder written flat but shall have no right, title

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and interest or other part of the said building "STEEL CITY PRIDE" including its roof right which shall remain the property of the VENDOR.

6. That the name of the Project shall be "STEEL CITY PRIDE" and the same is situated in Branch Road.

#### MEMO OF CONSIDERATION

Mode : Amount  
Transfer / Cheque / RTGS : Rs. \_\_\_\_\_

#### SCHEDULE "A"

*(description of the entire premises)*

All that land measuring an area **54.44 DECIMALS**, recorded under New Khata No. 281, being Plot Nos. 2117 (measuring 8.92 Decimals) and Plot no. 2118 (measuring 45.52 Decimals), **MOUZA MANGO**, Under Ward no. 9, MNAC, P.S. Mango, Anchal Mango, Halka no. 2, Thana no. 16412 (current), Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum, bounded as follows:

North : Plot No. 2115;

South : Avinash Nagar;

East : Portion of Plot No. 2117 and 2118;

West : Portion of Plot No. 2117 and 2118.

#### SCHEDULE "B"

*(description of the premises of the hereby transferred)*

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ALL THAT Residential Flat being Flat No. \_\_\_\_\_, admeasuring \_\_\_\_\_ SQ.FT. of Super built up area, corresponding to \_\_\_\_\_ Sq.Ft. of Carpet Area, on the \_\_\_\_\_ FLOOR, together with one car parking space, within multistoried building named as "STEEL CITY PRIDE", recorded under New Khata No. 281, being Plot Nos. 2117 (measuring 8.92 Decimals) and Plot no. 2118 (measuring 45.52 Decimals), MOUZA MANGO, Under Ward no. 9, MNAC, P.S. Mango, Anchal Mango, Halka no. 2, Thana no. 16412 (current), Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum, having undivided proportionate share of land measuring 200 Sq.Ft. or 0.46 DECIMALS out of the Schedule A above land, together with all its advantages, privileges, services, amenities, right to ingress and egress, which is bounded as follows:

North :

South :

East :

West :

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

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

Witnesses:

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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

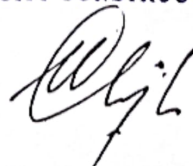
NAME OF THE PURCHASER

\_\_\_\_\_

Signature and finger print of the Purchaser.

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

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