

SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the day of
....., 202...

BETWEEN

APNA GHAR ASSOCIATES, (PAN – ABNFM4076E), Builder Registration No. DEV/2044/0029/2020, a Partnership Firm incorporated under the provisions of the Partnership Act, 1932, having its Registered Office at NANDAN PAHAR CHOWK, NEAR PARKING STAND, DEOGHAR, Dist.-DEOGHAR, JHARKHAND – 814112, INDIA, PAN - ABNFM4076E, represented by its Authorized signatory KUMAR ABHIJEET (AADHAAR – 5119 3170 9737) Indian Citizen (Hereinafter called the VENDOR) of the First Part. The terms and expressions the vendor shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns etc.

AND

..... S/o,
Grandfather Name:-....., by faith Hindu, by Category -
....., by occupation –, Resident of Village:-
....., Dist:-....., State,
Indian Citizen (hereinafter called the PURCHASER/S) of the OTHER PART.
The terms and expressions the vendor shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns etc. PAN:-....., AADHAAR., Mobile No:-
.....

WHEREAS the PIECE AND PARCEL of unsurveyed Basauri transferrable land admeasuring land 5,208 Square feet i.e. 11.955 decimals, situated at Mauza Salonatanr No. 253, within Deoghar Municipal Ward No. 10 (Old) Deoghar Nagar Nigam Ward No. 15, appertaining to J. B. No. 58 Naya अंश, belong to Part to Town Plan Plot No. 300, Sub Plot No. 3, P.S. Deoghar, Anchal Deoghar, Sub-Division, Sub-Registry and District Deoghar, Jharkhand, originally belonged to Smt. Manorama Devi W/o Surendra Prasad Thakur recorded in M.S. records of right i.e. khatiyān.

APNA GHAR ASSOCIATES

1 *Kumar Abhijeet*
PARTNER

AND WHEREAS Smt. Manorama Devi W/o Surendra Prasad Thakur purchased land admeasuring land 5,208 Square feet i.e. 11.955 decimals, situated at Mauza Salonatanr No. 253, within Deoghar Municipal Ward No. 10 (Old) Deoghar Nagar Nigam Ward No. 15, appertaining to J. B. No. 58 Naya अंश, belong to Part to Town Plan Plot No. 300, Sub Plot No. 3, P.S. Deoghar, Anchal Deoghar, Sub-Division, Sub-Registry and District Deoghar, Jharkhand, from Laxmi Narayan Rawat and Others by virtue of registered deed of sale vide No. 2732, dated 25.11.1991 registered registry office Deoghar, entered in Book No.-1, Vol. No.-20 for 1995 at Page No.-208 to 213 for the year 1991.

AND WHEREAS Manorama Devi mutated her name in the office of the Circle officer Deoghar in revenue records vide Mutation case No.- 651/2010-11 order dated 23.09.2010 in respect of the said property and paying annual rent being full and absolute owner thereof and came in possession over the said land.

AND WHEREAS Circle Officer Deoghar issued Basauri transferrable certificate (L.P.C.) vide Memo No. 998/R Deoghar, dated 20.07.2023.

AND WHEREAS, all the aforesaid joint have decided jointly to get the said land developed by construction of a multi-storied building consisting of the commercial units and per plan made in accordance with the concerned law for such construction.

AND WHEREAS, the Landed Property described in Schedule 'A' is held, possessed and owned by the owners named above free from all encumbrances, liens, charges, attachment and the Owners have full right to the whole and every part of the same and that the said Landed Property/Premises is not subject matter of any litigation and/or any proceeding in the court of law.

AND WHEREAS, the Owners have declared and assured that the said Landed Property/Premises (morefully described in Schedule A) is neither the subject matter of any litigation, nor there any defect, deficiency or flaw in the title of the existing Owners in the said Landed Property/Premises and that the said Landed Property has neither been acquired by the State nor is a subject matter of

APNA GHAR ASSOCIATES

Manas Ashwin

PARTNER

any acquisition proceeding or affected by any Government order or under any statute, rule, bye-laws, regulation, notification, order passed by any statutory authority, government authority or whomsoever and whatsoever.

And whereas Manorama Devi developing their land by way of construction of multistoried residential building known as "MANORAMA ENCLAVE". as per the plan sanctioned by Deoghar Municipal Corporation, Deoghar vide Application No. **DGMC/BP/0104/W15/2023/REV1** dated **03/12/2025**.

And Whereas the Vendor is in need to sell Residential/Commercial Unit/ Flat No....., having measuring super built up area..... Sq.ft. on the Floor with one car parking space No., on the ground floor, along with proportionate and undivided share of the land of Sq.ft. (..... Decimal) in multistoried building namely "MANORAMA ENCLAVE", with common amenities and facilities in the said roof, stairs, generator, Lift, water-pump supply, common electric supply, constructed over unsurveyed Basauri transferrable land admeasuring land 5,208 Square feet i.e. 11.955 decimals, situated at Mauza Salonatanr No. 253, within Deoghar Municipal Ward No. 10 (Old) Deoghar Nagar Nigam Ward No. 15, appertaining to J. B. No. 58 Naya अंश, belong to Part to Town Plan Plot No. 300, Sub Plot No. 3, P.S. Deoghar, Anchal Deoghar, Sub-Division, Sub-Registry and District Deoghar, Jharkhand, morefully described in the Schedule B herein below to the purchaser and the purchaser also agreed to Purchase the same on an agreed consideration amount of Rs.

...../- (Rupees) only. The vendor and purchaser hence entered into a sale agreement duly executed on wherein the purchaser gave an advance of Rs...../- (Rupees) only through Cheque No..... dated(Bank Name).

APNA GHAR ASSOCIATES

Manal Ashwin
PARTNER

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement purchaser has paid the full consideration amount a sum of Rs./- (Rupees.....) only to the vendor and the Vendor do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily with free will all that piece and parcel of Flat / residential unit morefully described in the Schedule B herein below and shown to RED WASH in the sketch map attached herewith to this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with their all right, title, interest, liberties, privileges, advantages, right of easement, use of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land over which the said Flat has been built having permanent heritable and transferable right to the Purchaser to have and hold the same forever and absolutely.

That the vendor hereby assure and covenant to the Purchaser that the Flat described in the Schedule B herein below and proportionate shares in piece and parcel of land more fully described in the Schedule A hereby sold, transferred and demised by the Vendor to the Purchaser is free from all encumbrances, charges, mortgage, lien, claim and demand of whatsoever and the Vendor have done nothing which may prevent the vendor to transfer the Flat described in the Schedule B hereunder in favour of the purchaser.

That the vendor further covenant and agree that she will at the request of the PURCHASER to do, perform or cause to be done, performed and execute any further acts, deeds, or things as may be necessary in future for further or more fully and perfectly assuring the title of the Purchaser to and in respect of the Flat described in the Schedule B herein below hereby sold and transferred to him.

That the vendor do hereby further covenant with the Purchaser that the Purchaser shall hold, possess and beneficiary enjoy the same and every part thereof and may get his name mutated in the Records of the Circle Officer, Ranchi as well as in the Municipal Corporation and wherever else that may be felt necessary and expedient.

4 **APNA GHAR ASSOCIATES**
Kunal Abhinav
PARTNER

That the Vendor do hereby fully covenant with the Purchaser that at the request and cost of the Purchaser does, executes and performs all such further acts, deeds, thing and matters that may be reasonable necessary for more perfectly and fully assuring and securing the Purchaser's title and possession over the said Flat described in the Schedule B hereunder and every part thereof.

That the Vendor does hereby deliver to the Purchaser all relevant documents, relating to the title and possession of the Flat described in the Schedule B, hereunder one Parking space and undivided share in the land with undivided roof right if any hereby conveyed and the Vendor hereby covenant with the Purchaser and or any person claiming through him that the Vendor is lawfully seized and possessed the Flat described in the Schedule B hereunder and every part thereof finished flat free from all encumbrances, and they have absolute authority to dispose the property described in Schedule B, hereunder in the manner whatsoever.

That the Purchaser shall have hereafter right to peaceably and quietly possess and enjoy the Flat described in the Schedule B hereunder by her or through tenants or assign or relations without any claim, permission or demand or obstruction or hindrance whatsoever either from the Vendor or any person claiming through the Vendor.

That the Purchaser after taking possession of the Flat described in the Schedule B hereunder shall be liable to abide by rules and regulations of the Government, Committee constituted by the Society if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees payment, proportionate land revenue for the proportionate undivided share in the land mentioned hereinafter and in respect of the Flat described in the Schedule B hereunder as fixed by the Government local body and/or committee, constituted by the Flat owners from the Date of execution and regulation of this Sale deed.

That the Flat described in the Schedule B hereunder be used and or occupied by the Purchaser or his successors, legal representatives and/or legal heirs, Notwithstanding anything contained herein the Purchaser shall have full and absolute right to use the Flat described in the Schedule B by his and his family

APNA GHAR ASSOCIATES

Kamal Abhijit

PARTNER

members through his tenant, successors, assigns and also right to sale, mortgage or transfer to any person.

That the Purchaser shall be liable to bear proportionate share or responsibility or liability, arising, occurring in pursuance of or in connection with the common facilities and amenities in the said flat, described in Schedule B herein below.

That the Purchaser shall be liable for the electricity consumption in respect of the Flat described in the Schedule B and for such purpose a separate meter has been installed for recoding such consumption.

That the Purchaser will share proportionate responsibility as also the facility of the roof/terrace portions collectively with the remaining PURCHASER of the Flat described in the Schedule B hereunder in the said building.

That the Purchaser shall not make or permit to be made structure alteration in/or addition to the outer side of the said flat, described in Schedule B hereunder or apartment.

That the Purchaser shall not do or suffer anything to be done in the said flat and/or in the said apartment which may cause a nuisance, annoyance or inconvenience to the remaining occupiers of the said apartment or the adjacent neighbors not shall use the said flat described in Schedule B for any immoral/illegal purposes.

That the Purchaser shall have the right to use the common passages, staircases, Lift, part and roof area in the said apartment and/or common amenities and/or facilities with other remaining occupiers of the said flat described in Schedule B hereunder.

That the vendor does hereby further covenant that the aforesaid consideration amount for the said Flat, described in Schedule B, is inclusive of the consideration money for the individual, undivided proportionate share in the said land upon with the said flat, described in Schedule B hereunder is standing.

That the Purchaser's have right to enter into and upon other part of the flat for the purpose of repairing, cleaning, cables as aforesaid and or laying down by new swears, drains, watercourses, cables and wires with as little disturbances as possible and making good to the damage caused.

SCHEDULE - A

ALL THAT PIECE AND PARCEL of unsurveyed Basauri transferrable land admeasuring land 5,208 Square feet i.e. 11.955 decimals, situated at Mauza Salonatanr No. 253, within Deoghar Municipal Ward No. 10 (Old) Deoghar Nagar Nigam Ward No. 15, appertaining to J. B. No. 58 Naya अंश, belong to Part to Town Plan Plot No. 300, Sub Plot No. 3, P.S. Deoghar, Anchal Deoghar, Sub-Division, Sub-Registry and District Deoghar, Jharkhand, which is presently bounded and butted as follows:-

- North:- Land of Indu Devi and Others Sub Plot No. 4
South:- 14'-00" Feet wide Proposed Road
East:- 12'-00" Feet wide Proposed Road
West:- 30'-00" Feet wide Municipal Road

SCHEDULE - B

All that one Residential/Commercial Unit/ Flat No., having measuring super built-up area Sq. ft. on the Floor with one car parking space No., on the ground floor, along with proportionate and undivided share of the land of Sq.ft. (..... Decimal) in multistoried building namely "MANORAMA ENCLAVE", with common amenities and facilities in the said roof, stairs, generator, Lift, water-pump supply, common electric supply, constructed over unsurveyed Basauri transferrable land admeasuring land 5,208 Square feet i.e. 11.955 decimals, situated at Mauza Salonatanr No. 253, within Deoghar Municipal Ward No. 10 (Old) Deoghar Nagar Nigam Ward No. 15, appertaining to J. B. No. 58 Naya अंश, belong to Part to Town Plan Plot No. 300, Sub Plot No. 3, P.S. Deoghar, Anchal Deoghar, Sub-Division, Sub-Registry and District Deoghar, Jharkhand, particularly delineated in RED WASH shown in the map attached hereto which is presently bounded and butted as follows:-

- North:- Land of Indu Devi and Others Sub Plot No. 4
South:- 14'-00" Feet wide Proposed Road
East:- 12'-00" Feet wide Proposed Road
West:- 30'-00" Feet wide Municipal Road

APNA GHAR ASSOCIATES

Amal Abhishek

PARTNER

DECLARATION

1	Whether Kutcha or Pucca	Pucca Construction (Residential flat)
2	If Pucca tiled or reinforced	
3	Number of storey	
4	Plinth area Sq.ft.
5	Year of construction
6	Brief description of sanitary, electrical and other fitting and their quality	Normal and in use
7	Area where the building is constructed and its use	Residential/Comm ercial
8	If on rent its annual rent	NA
9	Valuation of the Property	
	a) Value of the Flat.	Rs. /-
	b) Value of the proportionate land 514 Sq. Ft. (1.17 Decimal)	Rs. /-
	Total Rs.	Rs. /-
	(Rupees.....) only	

CERTIFICATE

This is to certify that the property morefully described in Schedule B is subject matter of these presents and property described in Schedule A & B is not the Government land. The same was neither acquired by the Government for Civil or military purpose nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L or E.C.L.

APNA GHAR ASSOCIATES
My mas Ashint
PARTNER

It is further certified that the land does not belong to Adivasi Khata nor connected with any member of Schedule Tribes and this land is free from Ceiling and any type of encumbrances. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khutkatti, Sarna, Masna, Hargari, Fodder Scam, Land Scam land.

WITNESS WHEREOF the vendor and the purchase have hereto at Deoghar, signed this Deed of Sale in presence of the witness on the date month and year written above and witnesses have also signed in presence of the parties.

APNA GHAR ASSOCIATES
Humal Abhinav
PARTNER

SIGNATURE OF VENDOR

WITNESSES:-

1.

2.

PURCHASER'S SIGNATURE, LEFT HAND FINGERPRINTS AND PHOTO

Thumb Finger	Index Finger	Middle Finger	Ring Finger	Ring Finger

Certified that Finger Prints of left hand whose photographs is/are affixed in documents have been obtained by me or before me

Drafted by:-

Typed by:-

APNA GHAR ASSOCIATES
Amal Ashiq
PARTNER