

SALE DEED

This Deed of Sale is made on 3rd Day of,

By

M/s. B. N. CIVITECH, a Partnership Firm registered under the Indian Partnership Act, 1932, having its principal place of business at GF-5, Shanti Valley, Hurlung Road, Telco, Jamshedpur, East Singhbhum, Jharkhand-831008, represented through its authorised partner Mr. **Uma Shankar**, Son of Late Baij Nath Sah, Resident of SDPS Campus, Zone No.1B, Birsanagar, Jamshedpur, Jharkhand, East Singhbhum, duly authorised by Partnership Deed dated 17.01.2007, hereinafter referred to as **the Land Owner/ Developer**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) and together collectively referred to as the FIRST PARTY.

AND

Mr. / Ms., (Aadhar no.....) son / of....., aged about Residing at....., (PAN.....), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party". WHEREAS:

WHEREAS:

A. **WHEREAS** the land owners mention hereunder are the lawful owner of land measuring an area 212.5 Decimals out of which only 189.30 decimal of land is being used for the development of the Project, in Mouza Hurlung, Thana NO. 1201, District East Singhbhum ("Said Land") registered at the District Sub Registry office at Jamshedpur. Details of land owners is as follows:

SL NO	NAME	DEED NO & DATE	PLOT	KHATA	AREA	MUTATION
1	B. N. CIVITECH	3464 DT 04.05.2011	1728	34	33.5	1485/2014-15
2	B. N. CIVITECH	3932 DT 16.05.2011	1689 1694	219 217	26.5	421/2014-15
3	BIJAY SHANKAR	5487 DT 30.07.2008	1725 1728	34	36.5	1486/2014-15
4	UMA SHANKAR	5265 DT 25.09.2006	1696 1697 1698 1699 1703 1722 1723 1724 1727	220 33 34	51	1099/2006-07
5	B. N. CIVITECH PVT LTD	855 DT 04.02.2011	1690 1691 1694	372 217	24	1484/2014-15
6	JAY SHANKAR PRASAD	6262 DT 31.10.2005	1696 1714 1729 1730	220 33	41	1380/2006-07
Total					212.5 Decimal	

B. **WHEREAS** the Developer has purchased 60 decimal of land and the other Land Owners purchased 162.5 decimal land out of which only 129.50 decimal land was used for construction and the above said Land Owners executed a Development Agreement dt. 17.02.2026 with the Developer for the construction of the project;

C. And Whereas all the above land mentioned are adjacent lands and for the construction of the Apartment Building, the entire land which is 189.30 dec. will be treated as one single plot irrespective of the Landowners being Five separate entities and having ownership of unequal areas of Land as mentioned above, more fully described in **Schedule 'A'**.

For B.N. CIVITECH

Partner

- D. The Said Land is earmarked for the purpose of building a residential project, comprising multistoried apartment buildings and and the said project shall be known as **'SHANTI VALLEY BLOCK "SHANKAR MAHADEV"'** ("Project");
- E. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- F. The EAST SINGHBHUM ZILA PARISHAD has granted the commencement certificate to develop the Project *vide* approval ESZP/GH/0218/2025, dt 21.01.2026.
- G. The Promoter has obtained the final layout plan approvals for the Project from EAST SINGHBHUM ZILA PARISHAD. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- H. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ on _____ under registration no. _____;
- G. The Allottee had applied for an apartment in the Project vide application dated and has been allotted apartment having.. **Sq.ft.** of Super built up area and carpet area of ... **sq. ft.**, type .. **Flat** onfloor in Block – ("Building") along with garage / closed parking, as permissible under the applicable law and of pro rata share in the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the Act [hereinafter referred to as the "**Apartment**" more particularly described in **Schedule A** and the floor plan of the apartment is annexed hereto and marked as **Schedule B**];

And whereas the purchaser above named approached the Seller/ Builder and expressed her desire to purchase a Flat along with car parking space at Lower Ground Floor, 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. T
hat total consideration amount of the Sale Deed is Rs./- (.....). Out of the total consideration amount cost of 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.

For B.N. CIVITECH

 Partner

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
- 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.....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.
 - 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.

For B.N. CIVITECH

 Partner

SCHEDULE – 'A'

Description of the land on which the complex " " 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 asmeasuring
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 spaceat 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 signatureand thumb impression are hereby attested.

Drafted by (.....)

Witness:

For B.N. CIVITECH

Partner