

## SALE DEED

This deed of sale is made on this the \_\_\_\_ day of \_\_\_\_\_ (month), year \_\_\_\_\_ at SRO-Hazaribagh.

### BETWEEN

**BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED (PAN-AAFCB9115R, Company Registration No. U45201JH2011 PTC014968)** a company incorporated under the companies Act, 1956 having its registered office at Bihar & Jharkhand through its Managing Director **SRI BIJAY KUMAR** S/o Late Pyari Mahto, (Aadhar no:- 8137 2415 1981), Pan no.- AMKPK6465F, by category:- O.B.C. (Uncovered from C.N.T. Act- 1908), by profession:- business, resident at Sapna Bhawan, Kumhartoli Road, Gilan Chowk, Near Jain Middle School, Ward no:- 28, P.S.- Sadar, District:- Hazaribagh Pincode:- 825301, State:- Jharkhand, Indian citizen, hereinafter called the Vendors (first part) which expression shall, unless repugnant to the context shall mean include all here legal heirs, successors representatives and assigns etc., GSTIN no:- 20AAFCB9115R2ZG.

### IN FAVOUR OF

**Allottee name:-** \_\_\_\_\_ Son of / Wife of / Daughter of \_\_\_\_\_ Grandson of \_\_\_\_\_ (**Aadhaar no:-** \_\_\_\_\_, **PAN no:-** \_\_\_\_\_), by faith:- \_\_\_\_\_, by category:- \_\_\_\_\_, by occupation- \_\_\_\_\_ Resident of \_\_\_\_\_, P.O.- \_\_\_\_\_, P.S.- \_\_\_\_\_, District:- \_\_\_\_\_, State:- \_\_\_\_\_ Citizen of :- \_\_\_\_\_, herein after called the purchaser (Vendee) which Expression Shall, unless repugnant to the context,

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mean and include all their legal heirs, successors representatives and assigns etc.

**CONSIDERATION AMOUNT OF FLAT / SHOP:-** Rs. \_\_\_\_\_ /-  
(Rupees in words \_\_\_\_\_)

Settled between parties which includes cost of flat, cost on undivided proportionate share of land and also cost of one reserved car parking space.

**Land Lord :-** State of Jharkhand through circle office, Sadar, Anchal:- Hazaribagh.

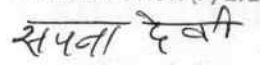
**NATURE OF DEED:-** ABSOLUTE SALE-DEED.

**DESCRIPTION OF PROPERTY:-** All that part and parcel of property comprising a residential **Flat no. / Shop no. \_\_\_ in \_\_\_ Floor ( \_\_\_ - BHK)** having super Built-up area \_\_\_\_\_ sq.ft. together with \_\_\_\_\_ decimal undivided proportionate share of land and car parking space in "**RAMDHARI TOWER**" situated at Cantonment, Thana- Sadar Hazaribagh, out of 28 Decimal land the detail of which mentioned below situated of Mauza:- Cantonment, Thana:- Sadar Hazaribagh, Within Hazaribag Nagar Nigam Hazaribag, Ward no.:- 11, Holding no.- 0110000504000X2, Partition deed no.- 2020/HAZ/6692/BK1/6479, Book no.- BK1, Volume no.- 548, Page no.- 427 to 484, Dated:- 16-12-2020, Khata no.:- 159, Plot no.:- 561, Thana no 157, Area 28 decimal, in Sadar Anchal online register-II Volume no.:- 23, Page no.- 62, online rasid no.:- 0112165095, dated 14-05-2025, year 2024-2025, Sub-Registration & District-Registration SRO-Hazaribagh and Dist. Hazaribagh in the state of Jharkhand. More fully described in schedule

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of this deed and delineated in the enclosed map forming part in this deed.

**BOUNDARY OF THE SAID LAND :-**

North:- Part of plot no. 561,  
 South:- Main road Haranganj road,  
 East:- 40 feet wide proposed road  
 West:- Amit Yadav & Pappu Yadav

**BOUNDARY OF THE SAID FLAT / SHOP:-**

North:-  
 South:-  
 East:-  
 West:-

**RECITAL**

Whereas the land situated at Village:- Cantonment, P.S:- Sadar Házaribag, Ps. No. 157, District- Hazaribag Under Khata no. 159 is recorded (Serve Khatiyán) in the Name of Sukhu Gope and others.

Whereas the Vendor (first party) is lawful owner and in possession of the entire property under Mauza:- Cantonment, Thana:- Sadar Hazaribagh, Within Hazaribag Nagar Nigam Hazaribag, Ward no.:- 11, Holding no.- 0110000504000X2. Partition deed no.- 2020/HAZ/6692/BK1/ 6479, Book no.- BK1, Volume no.- 548, Page no.- 427 to 484, Dated:- 16-12-2020, Khata no.:- 159, Plot no.:- 561, Thana no 157, Area 28 decimal, in Sadar Anchal online register-II Volume no.:- 23, Page no.- 62, online rasid no.:- 0112165095, dated 14-05-2025, year 2024-2025, whose map approved by Nagar Nigam Hazaribagh, vide plan application no. HMC/BP/196/W11/2023 dated 22-01-2025.

AND WHEREAS thus that total 28 decimal land was required by the builder firm **M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD. & JITENDRA KUMAR YADAV** got an

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approval from Hazaribagh Nagar Nigam on vide sanctioned plan case no. **HMC/BP/196/W11/2023 dated 22-01-2025** and after obtaining due sanctioned Plan from Hazaribagh Nagar Nigam, Hazaribagh to construct the multi storied building (B+G+4) namely "**RAMDHANI TOWER**" over the land described in schedule. Land consisting of basement plus ground plus four (B+G+4) & guard room, parking place, other erection fittings and fixtures and any other common enjoyment like stair case and equipment, other common part services and of the building.

**THE VENDOR DOES HEREBY CONVEYANCE WITH THE PURCHASER OF FOLLOWS:-**

1. That the vendor above named conveyance and sale the said flat/shop in "**RAMDHANI TOWER**" as detailed above and also mentioned in the schedule along with other rights, title and privilege to the purchaser for a consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) Paid by the vendee to vendor.
2. That the said vendor through hereby transfers all rights, title interest and possessions of the aforesaid properties detailed above and also in schedule including one covered car parking space **M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.** within khata no. 159, Plot no. 561 to the purchaser which the vendor had.
3. That the purchaser has facilities of the stair, lobby & lift of the apartment in common enjoyment of the occupants/purchasers of the said "**RAMDHANI TOWER**" coupled with built up area of the flat transferred to the purchaser.
4. That the purchaser has become exclusive owner of the said flat with proportionate share of land and having acquired good and absolute title and possession over the same, will also use and enjoy the said property with facility of car parking space and common facility of stair,

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lobby & lift without any let or hindrance and use and occupy at her sweet will.

5. The Developer **M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.** has constructed the residential apartment called as "**RAMDHANI TOWER**" after getting the building plan approval from the Hazaribagh municipality vide plan application no:- **HMC/BP/196/W11/2023 dated 22-01-2025.**
6. That the said vendor cases to have any right, title, interest and possession over the said vended properties and neither the vendor nor successors in interest and permitted assigns have or will have any title to or possession left over the said Flat sold by the vendor to the purchaser.
7. That the purchaser will apply before the competent authority of the state of Jharkhand to get his name entered into revenue records by mutation and will obtain the rent receipts on payment of rent thereof.
8. That purchaser will also get house and other taxes assessed and enter the name into records of the Hazaribagh Nagar Nigam.
9. That the vendor assures that there is no encumbrances or defect of title on the properties demised to the purchaser and if any encumbrance tax charges or defect of title is found then vendor held responsible and the vendee shall be compensated.
10. The vendee shall also be liable to pay proportionate or as imposed by the Government taxes like house tax, service tax, sales tax or any other taxes and charges or interest on taxes or penalty on taxes or whatsoever taxes imposed or charged by the Government authority in respect to the said flat schedule below directly to the authorities or through the first party if any applicable imposed or charged in future or after doing registered sale deed. It is the liability of the second party to clear with the concerned authorities related to payment of taxes and to pay if any applicable as and imposed by the Government after registered sale deed.

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11. The vendee will be liable to pay monthly charges/ maintenance charges for cost of watch man, night guard, sweeper, electric, Gen-set running fuel/maintenance charges, Lift running / maintenance charges, any item replacing, repairing, whitewashing, painting, re-decorating, rebuilding, reconstructing, lighting common portions, including for the inner/outer walls and other incidental charges proportionally to the developer or to the management committee of the said building duly selected by the developer and occupier of the aforesaid apartment.
12. In case of any natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owner (Purchaser of the flat in the residential building). The Co-owners shall fully pay and contribute the proportionate cost of their share in the building for such reconstruction of the residential building, if any arises in future and the rights of the vendor as mentioned above shall not remain in his favour.

### **SCHEDULE OF PROPERTY**

All that piece and parcel of residential flat no. / Shop no. \_\_\_\_\_ in \_\_\_\_\_ floor (\_\_\_\_-BHK) having super build-up area \_\_\_\_\_ sq.ft. together with \_\_\_\_\_ decimal undivided proportionate share of land, out of area 28 Decimal in Plot no. 561, Khata no.- 159 and car parking space in "**RAMDHANI TOWER**" Hazaribagh. The detail of which mentioned below situated of village:- Cantonment, P.O:- Hazaribagh, P.S:- Sadar, P.S. no:- 157, Dist.- Hazaribagh, under Hazaribagh Nagar Nigam, Ward no.- 11. Sub Registration & Dist. Registration Hazaribagh and Dist. Hazaribagh in the state of Jharkhand.

#### **Boundary of the said land :-**

North:-	Part of plot no. 561,
South:-	Main road Haranganj road,
East:-	40 feet wide proposed road
West:-	Amit Yadav & Pappu Yadav

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**Boundary of the said flat / shop:-**

North	-	_____
South	-	_____
East	-	_____
West	-	_____
Upper floor	-	_____
Lower floor	-	_____

**Above flat / shop situated on the other road****PARTICULARS OF THE FLAT :-**

1.	Whether Kucha or Pucca	-	Pucca
2.	If pucca whether tiled or reinforced concrete	-	R.C.C.
3.	Number of storied	-	B+G+4
4.	Year of construction started	-	2025
5.	Brief description and nature sanitary, electrical and other fittings in case of building and their equipment.	-	As mentioned in brochure
6.	Carpet area of flat in said building	-	_____
7.	Super Built- up area of flat in said building	-	_____
8.	Whether the building construction is used as residential / commercial / industrial	-	Res. & Com.
9.	If on rent, the amount of rent built up area of flat, proportionate undivided area of land	-	Not Applicable
10.	Cost of flat & other fittings like lift, transformer etc	-	_____
11.	Cost of One Reserved Car Parking	-	_____
12.	Cost of proportionate undivided share of land _____ decimal	-	_____
<b>Total amount</b>		-	_____

(Rupees in words \_\_\_\_\_ )

**Mode of payment :-**

Date of payment	Detail Cheque no./RTGS/D.D/Cash	Amount rupees

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	<b>Total paid amount</b>	

**Government value:-** Rs:- \_\_\_\_\_ /- which is cost of flat value, and proportionate undivided share of land an including one reserved car parking space.

**Annual Rent-** \_\_\_\_\_ Paise / Rupees only.

The map attached with the schedule shall be part of this sale deed.

Certify that the land is not of C.C.L. forest, Tribal, Gairmazaruwa and ceiling certify that this sale deed containing 08 Pages.

IN WITNESS WHEREOF the vendor has executed this deed of absolute sale by putting their signature on the \_\_\_\_\_ day of \_\_\_\_\_ Year \_\_\_\_\_ in presence of witnesses who have attested the same.

### **Photograph, fingerprints & signature of vendee**

Certified that person whose photograph have been fixed on the deed of absolute sale put their signature and fingers print on this document in my presence.

**Drafted by :-**

**Computer :-**

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*BIJAY KUMAR*  
DIRECTOR

BIJAY SHREE & SAPNA  
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DIRECTOR