

SALE DEED

Consideration : Rs...../-

THIS SALE DEED made on this the day of April, 2021 at Jamshedpur: BY: 1) M/s. LEADING HOMES, (PAN: AAGFL3804P) a Partnership firm having its office at Third Floor, Holding No.103, Flat No.3/C, Narayan Tower, Thakurbari Road, Sakchi, Jamshedpur District East Singhbhum represented by its Partners MR. SANTOSH KUMAR SINGH (UID No. 4821 2896 3674) and MR. SUDHIR KUMAR SINGH (UID No. 9234 2536 6788) both Son of Shri Jai Prakash Singh, both by faith Hindu, by Caste Rajput, by Nationality Indian, by occupation Business, resident of 74, Road No: 11, Hill View Colony, Dimna, within P.O. and P.S. M.G.M. (Mango), Town Jamshedpur, District East Singhbhum, 2) MR. JAI PRAKASH SINGH, (PAN: ADSPS3452P, UID No. 7454 5949 7484) son of Late Shiv Nath Singh, by faith Hindu, by Caste Rajput, by Nationality Indian, by occupation Business, resident of 74, Hill View Colony, Road No.11, Dimna, within P.S. & P.O. MGM, Town Jamshedpur, District East Singhbhum, represented through his constituted Attorney M/s LEADING HOMES (PAN: AAGFL3804P), a Partnership firm having its office at Third Floor, Holding No.103,

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: 2 :


Flat No. 3/C, Narayan Tower, Thakurbari Road, Sakhi,
Jamshedpur, District East Singhbhum, represented by its Partners
MR. SANTOSH KUMAR SINGH and MR. SUDHIR KUMAR SINGH,
vide General Power of Attorney No. 2020/JSR/4206/BK4/354
dated 23.12.2020, registered at Dist. Sub-registry Office,
Jamshedpur, hereinafter called the "VENDORS" (Which
expressions shall unless excluded by or repugnant to the context,
mean and include its successors-in-office, executors,
administrators, legal representatives, nominees and assigns) of the
ONE PART;

IN FAVOUR OF

..... (PAN:, AADHAAR No.
.....), Wife of, Daughter of
Granddaughter ofby faith Hindu, by caste
....., by Nationality Indian, by occupation,
resident of
....., District East Singhbhum, State- Jharkhand,
hereinafter called the "PURCHASER" (Which expression shall
unless excluded by or repugnant to the context mean and include
her heirs, successors, executors, administrators, legal
representatives, nominees and assigns) of the OTHER PART;

WITNESSETH AS FOLLOWS:-

Whereas the Vendor No.2 acquired land measuring 25 Decimals
in portion of Plot No. 1318, 1319, under Khata No.389 and in
portion of Plot No. 1321, under Khata No. 181, situated at Mouza
Hurlung, within P.S. Birsanagar, Thana No.1201, Jamshedpur,
Dist. East Singhbhum from its previous owners Narendra Nath
Mukherjee, son of Late Bishwa Ranjan Mukherjee and Smt.
Pratima Banerjee wife of Sri Ashok Kumar Banerjee by virtue of
Sale Deed No.3883, dated 25.07.2012 duly registered at
Jamshedpur Dist. Sub-registry Office on payment of valuable
consideration amount; And

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: 3 :

Whereas the Vendor No.2 has got his name mutated with respect to the aforesaid land in the Office of Circle Officer Jamshedpur vide Mutation Case No:/ entered in Vol. No. Page No. and is paying rent, cess, etc. for the aforesaid land to the Circle Officer Jamshedpur; And

Whereas on approach of the Vendor No.1, the Vendor No.1 and the Vendor No.2 both have entered into a Development Agreement for the construction of multistoried building over the aforesaid land; And

Whereas as per the terms and conditions stated within the aforesaid agreement the Vendor No.2 executed a General Power of Attorney in favour of the Vendor No.1 vide Power of Attorney No. 2020/JSR/4206/BK4/354 dated 23.12.2020, duly registered at Jamshedpur Dist. Sub-registry Office; And

Whereas the Vendor No.1 after approval of building plan from the concerned office, and on the strength of the aforesaid development agreement and the general power of attorney, constructed the multistoried building over the said land consisting of several independent flats, parking etc.; And

Whereas while construction work was in progress the Purchaser approached the vendor to purchase a residential Flat No having super built up area Sq. ft. on the floor of the Building known as SHIV NATH together with undivided share in the land measuring Sq. ft. in Portion of New Plot No:, under New Khata No:, in Mouza Hurlung including One Car Parking Space situated at Hurlung, P.S. Birsanagar, Jamshedpur, Dist East Singhbhum, more fully described in the schedule below; A n d

Whereas the Purchaser and the Vendor both have entered into an Agreement for sale on with respect to the aforesaid residential Flat No. including One Car Parking Space situated at Hurlung, P.S. Birsanagar, Jamshedpur more Particularly described in the schedule below; And

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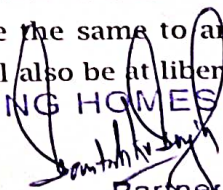
Partner

Whereas as per the terms mentioned in the aforesaid agreement for sale the Vendors have agreed to sell the residential Flat No:, having super built up area Sq. ft. including One Car Parking Space situated at Shiv Nath, Hurlung, P.S. Birsanagar, Jamshedpur, Dist East Singhbhum, more fully described in the schedule below, to the Purchaser, on the following terms and conditions;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS

- 1) That in Pursuance of the promises of the Purchaser to comply with the above agreement and in consideration of a sum of Rs...../- (Rupees) only, paid by the Purchaser to the Vendor No.1, as per the details given in the Mode of Payment written below, for the aforesaid residential Flat No: at Shiv Nath, Hurlung, Jamshedpur, more fully described in the schedule below, the receipt of which sum the Vendors above named do hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the aforesaid property more fully described in the schedule below. The Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and/or any other person or persons claiming under them, together with all rights, title and possession which the vendors here-in-before enjoyed in respect of the schedule below property.
- 2) That the Vendors are completely divested of all its/their rights, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title and/or claim on the aforesaid property.
- 3) That from the date of possession the purchaser shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same to any person or persons or party. The Purchaser shall also be at liberty

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to have or get her name registered in the Office of Concerned Authorities and accordingly shall pay the Municipal and/or other charges/taxes to the concerned authorities.

4) That the purchaser shall now and always have the right to use and enjoy along with the purchasers of the other residential Flats etc. at Shiv Nath, Hurlung Jamshedpur, the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the said residential Flats and the Purchaser shall be entitled to use sewers, drains, water sources, electrical power installed for the said residential Flat or any part thereof in common with the purchasers of the other residential Flats etc. and will bear proportionate cost and expenses of maintenance and repairs of all amenities/facilities, roads, as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/Dwellers / Occupants of different Flats/ Duplexes/Plots etc. within Shiv Nath, Hurlung, Jamshedpur.

5) That from the date of possession the purchaser shall be entitled to exclusively use and possess the said residential Flat along with undivided share in the land appertaining to it, but shall not have any right, title, interest, on the other parts of Shiv Nath, Hurlung, Jamshedpur.

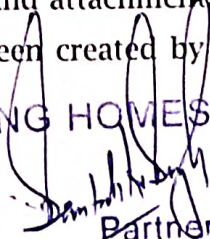
6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT:

a) that the vendors are the lawful owners of the schedule below property and are fully entitled to convey the same.

b) that the vendors hereby agree to save harmless and keep the purchaser free from and against all losses, which may be sustained or incurred by reason of any claim being made of any Government arrear due in respect of the schedule below property or any part thereof upto the date of possession and the Purchaser has to pay ground rent from the date of possession.

c) that the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever, except as might have been created by the Purchaser.

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d) that the vendors further agree and covenant with the purchaser to execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the purchaser, in respect of the schedule below property at the cost of the Purchaser.

7) That the Vendors have handed over all the relevant documents and title deeds (Xerox copies) in connection with the schedule below property, to the purchaser.

8) That the Car Parking Space shall be used for parking purposes only. No Construction/ Alteration of any kind is allowed at any time in future.

9) That the schedule below property is situated on Branch Road.

"SCHEDULE"

The residential Flat No., having Carpet Area and built up area Sq. ft. on the floor of the Building known as "SHIV NATH" and one Car Parking space, together with undivided share in the land measuring 100 Sq. ft. in Portion of New Plot Nos: 1318, 1319, under New Khata No: 389 and in portion of Plot No. 1321, under Khata No. 181, in Mouza Hurlung, Thana No., situated at Shiv Nath, Hurlung, within P.S. Birsanagar, Jamshedpur, Dist East Singhbhum, District Sub-registry office at Jamshedpur, which is bounded as follows:-

Boundary of Flat No:

North:

South:

East:

West:

MODE OF PAYMENT OF CONSIDERATION

| <u>Cheque No.</u> | <u>Amount(Rs)</u> | <u>Date</u> | <u>Bank</u> |
|-------------------|-------------------|-------------|-------------|
|-------------------|-------------------|-------------|-------------|

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: 8 :

IN WITNESS WHEREOF the Vendors have signed this Sale Deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

1)

2)

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted same to be true and correct.

Typed by:

Jsr. Court

Advocate

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:9:

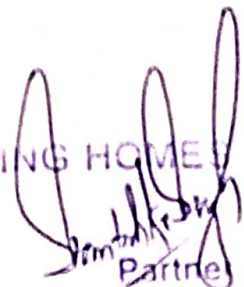
NAME OF THE PURCHASER

Signature and left hand finger prints of the purchaser

Certified that the finger prints of left hand of person named above, whose photograph is affixed in this document, has been obtained before me.

Advocate

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