

SALE DEED

This Deed of Sale Executed on -----th Day of _____ in the year _____ between 1. Mr. Abhay Kumar S/o Aadhar No. 5812 1653 0121 & Mob No. 9973688315) Shri Kishore Sahu, Grand S/o Late Ganesh Sahu, by Caste Teli, by Occupation Business, Resident of Kishoreganj, Road No. 5, P.S Sukhdeo Nagar, Dist. Ranchi, State Jharkhand, Indian Citizen. and Vendor's/Seller Namely **M/s Mansarovar Nirman Private Limited, PAN-AAICM5232H**, a Company registered under the Indian Company's Act, 1956 having its Corporate identity No. U4500WB2013PTC191898 Registered Office at Ro-360, G.T. Road, Near Bitaitala Jharna Cinema, B Garden(South) Harwah, (West Bengal) and Branch Office at Main Road Chas, P.S-Chas, Dist. Bokaro (Jharkhand) through its one of the **Director Shri Mangal Pratap Singh**, (Aadhaar No.-3004 7519 5406, & Mob No. 9308999002) S/o Shri Ram Murat Singh, Grand S/o Late Jhulan Singh, by Caste Rajput, by Occupation Business, Resident of Benditand, Main Road Chas, P.S- Chas, Dist. Bokaro(Jharkhand), **(Vide Registered Development Agreement No. 2021/RANU3/12/BK1/10 in Book No. BK1, Volume No. 1 From Page No. 513 to 584, dt. 05.01.2021 at, office of SRO - Ranchi Urban3.** Which expression shall always mean and include their heirs, successors in interest, representatives, assigns, Administrators, etc. Unless repugnant to the context, hereinafter referred to as the **SELLER. Of the One Part**

IN FAVOUR OF

Name _____, Aadhaar No. _____, PAN No. _____, D/S/ W/o/ _____, by Caste - _____, by Occupation- _____, Resident of _____, P.O- _____, Dist. _____ (Jharkhand). Hereinafter called the purchaser which expression shall unless repugnant to the context shall mean hereof his his heirs, executors, administrators, legal representatives, successors and assigns.

Of the Other Part

Whereas the Land Owners of the Land as per Schedule A herein below namely,

1. Mr. Abhay Kumar S/o Shri Kishore Sahu, Resident of Kishoreganj, Road No. 5, P.S Sukhdeo Nagar, Dist. Ranchi, Jharkhand.

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Director

Purchased the land in question by virtue of different Registered Sale Deeds as detailed herein below:

1. Mr. Abhay Kumar, above is the absolute owner of a plot of land situated within Dist. Ranchi, Thana No. 228, Khata No. 139, Plot No. 1083, Sub Plot No. 1083/6B, Area 13.22 decimals by virtue of registered sale deed Serial No. 1884, Deed No. 1444 dt. 24.06.2015 and rectification Deed No. 1665, Serial No. 2159, dt. 16.07.2015 and his name stands mutated vide No. 94 R-27/2015-16.

Total area of Land Owner is 13.22 Decimals

Rent receipts for the land have been issued to the respective Owners and they are in peaceful possession. AND WHEREAS after purchase to the said land, the Owners entered into a Development Agreement with Seller and Seller developed and constructed Building/Flats named "KISHORE ENCLAVE" under M/s Mansarovar Nirman Private Limited as approved by the competent authority i.e. Ranchi Municipal Corporation Ranchi Home Plan Sanction Letter No. TP-----dt.----- Home plan Case No. BC No.-RMC/BP/0301/W36/2020

NOW THIS SALE DEED WITNESSETH AS FOLLOWS

1. That in pursuance of the said Development Agreement No. 2021/RANU3/12/BK1/10 dated 05/01/2021 entered into between the Owners and the Developers, this Deed of absolute Sale is executed today.
2. That in pursuance to the sale purchase agreement dated on entered between the seller and the purchaser. This deed of absolute sale is their executed to day -
3. That in pursuance of the aforesaid and in consideration an amount of Rs. /- paid by the purchasers by Cheque to the Seller receipt of which is hereby admitted and acknowledged as full, final and adequate consideration of the scheduled below Flat premises and the Seller does hereby absolutely and forever sell, convey, transfer and deliver all that flat premises more fully described in the schedule below, in favor of the purchases 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 Seller. Government Valuation for the said Flat is Rs. .

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Director

4. That the Seller hereby covenant with purchaser that the Seller is owner of schedule "A" land and floor area sold herein and the same is in no manner encumbered by way of mortgage etc. And the purchaser has inspected all the documents regarding the title of the property and quality of construction/size and after being fully satisfied with same has therefore purchased the same.
5. That the purchaser will use common areas by sharing with the other occupants of the said Apartment Building. The common areas include entrance lobby, lift shaft, common corridors and passages, common passage or car parking and staircase.
6. That the purchaser(s) specifically agree(s) to pay directly or if paid by the Seller then reimburse to the Seller on demand all Government charges, levies, service tax, 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.
7. The purchaser shall bear the cost towards the maintenance charges and also pay other charges towards Watchman, Sweeper and under other heads like municipality charges, cleaning, etc.
8. That the purchaser further agrees that the reserved covered parking space(s) allotted to him area for exclusive use shall be understood to be together with said Flat and the same shall not have independent legal entity detached from the said Flat. The Buyer(s) undertake(s) to park his vehicle in the parking space allotted to him/her and not anywhere else in the said premises.
9. It is expressly understood by the purchaser(s) that the Seller shall have unhindered access to common space, stair case, lift shaft, roof/terrace adjoining passage, entry and exit point of the complex, adjoining space around the complex, etc. At any hour.
10. It is further expressly understood by the purchaser(s) that the Seller shall have full rights to access to the entry and exit of the "Mansarovar Sky" and use the same and other common areas of the complex for common use in respect of further development of adjacent land and construction of Building and Apartment thereto.
11. (a) The purchaser agrees to become a Member of Co-Operative Housing Society or Association of purchasers to be formed by all the purchaser of Flat of the "KISHORE ENCLAVE" under M/s Mansarovar Nirman Private Limited (Under Jharkhand Apartment (Flat) Ownership Act, 2011).
(b) The Buyer agrees to observe and perform all rules and regulation which the said Co-Operative Housing Society or Association may adopt at its inception and

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from time to time and all times for protection, maintenance of the Building/Apartment, Municipal Bye laws and regulations in force.

12. That the purchaser(s) 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 alteration of whatever nature to the said Flat or any part thereof which may affect the other Flat or common areas. The Buyer(s) shall not change the common colors scheme of the outer walls of painting of the exterior side of the doors and windows etc. Or carry out any change in the exterior elevation or design same in accordance with general schedule thereof as is or may be specified by the Society or Association of Buyers.
13. That the said Building shall be known as "KISHORE ENCLAVE" under M/s Mansarovar Nirman Private Limited and this name shall never be changed by the Flat Buyers or anybody else.
14. That the purchaser have full right to sell, let out, transfer the scheduled property conveyed by this deed.
15. That the purchaser has undertaken to:
 - (i) Not to throw or store anything listed in common areas, not make noise or cause any nuisance or annoyance to the co-purchasers and/or occupants of other portion of the complex.
 - (ii) Not to claim any partition or sub division of the said premises and not make any partition of the Unit in smaller sizes by metes and bounded or marking separate independent portion of the said Unit.
 - (iii) Not to claim of any use/common areas or otherwise ever in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall be always at the exclusive disposal of the Owners/Seller as owned exclusively and absolute property with right of making further construction thereon.

SCHEDULE "A"

Description of the Land on which the Complex "KISHORE ENCLAVE" under M/s Mansarovar Nirman Private Limited.

The piece of land measures in area 13.22 Decimals (As per development Agreement) situated Chas, Mouza Chas, Thana No. 228, Khata No. 139 Plot No. 1083, Sub Plot No. 1083/6B and Dist. Ranchi.

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Director

The land bounded as follows:

North	
South	
East	
West	

SCHEDULE "B"

Ownership Flat Space bearing No. , Flat No.- of Floor in the Building known as "KISHORE ENCLAVE" under M/s Mansarovar Nirman Private Limited measuring area sq.ft only @Rs. per sq.ft. along with Car Parking space suitable for parking One Cars at earmarked area of floor and ----- dec. Only. In the event of demolition due to completion of life span of the Apartment Building Flat owner will have the proportionate share in Schedule "A" Land situated in P.S. - Jagarnathpur, Survey Thana No. - 228, in Ranchi recorded under:- Holding No.- -----

Boundry:-

North	
South	
East	
West	

CONSTRUCTION EXISTS

1. One Residential Space in Floor of the multi-storeyed building "KISHORE ENCLAVE", comprising walls and door.
2. Total area sq.ft.
3. Constructed by brick, cement-mortar, having R.C.C. Pillars and R.C.C. Roof (being sold without roof right) cemented floor.
4. Standard floor.
5. Having wiring for electricity.
6. No independent Government water connection.
7. For Residential use.
8. Not on lease/rent.

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Director

Value of Flat No. with common amenities
Value of the proportionate undivided -----sq.ft.
(----- decimal) of land @ - per decimal :

Total. (Rupees -----)

Certified that the contents of this sale deed have been read over by the vendors and confirming party and also expounded in Hindi to them who having fully understood the same have executed this deed voluntarily and freely and whose signatures and thumbes are here by attested.

Drafted by:-
Deed Writer

Witnesses:-

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within mentioned PURCHASER

the within mentioned sum of Rs. /-() being the consideration in full and final for sale paid by Cheque.

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the first schedule and the second schedule is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan land. The land is outside from forest area limit land it does not belong to C.C.L, B.C.C.L or E.C.L.

It is further certified that the land does not belong to Adhivasi Khata nor connected with any member of Scheduled Tribe, Scheduled Caste or Backward Class within the meaning of Section 46 of the C.N.T. Act. The land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder scam, Land scam land and it is also certified that the said land has not been mortgaged with any Institution.

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Mansal Prasad Singh

Director