

SALE DEED

THIS DEED OF SALE is made on this theday of
....., 2021

BETWEEN

....., wife of late daughter
of late, granddaughter of,
by religion Hindu, by caste General (does not comes under
C.N.T Act 1908), by occupation, resident of
....., Main Road, P.S, District Ranchi
(Jharkhand)

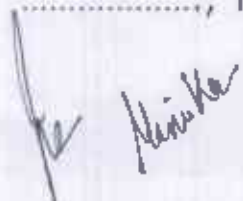
Aadhar no., Mobile no.
through his Power of Attorney holder Sri
....., (PAN-....., Aadhar no.-
....., Mobile no.) aged about
years, son of Sri, by Caste(does not
comes under C.N.T Act 1908), by Faith Hindu, Resident of
....., P.S., District Ranchi, Jharkhand,
vide registered **Power of Attorney** being Document no.
..... dated, entered in Book no.
....., Vol. no., Page no. ... to registered in the
office of the District Sub-Registrar, Ranchi, Jharkhand,
(hereinafter called the "**VENDOR**") of the First Part,

AND

M/S, Developer, having its office at
....., P.S., District Ranchi,
Jharkhand, a Partnership Firm having its Partners (1)
..... (Aadhar no.) son of Sri,
grandson of late (2)(Aadhar
no.) wife of Sri, daughter of Sri
....., granddaughter of late
both are resident of, P.S.,
District Ranchi, (hereinafter called the **CONFIRMING
PARTY**) of the Second Part,

AND

..... (Aadhar no.-....., PAN-
....., Mobile no.-) son of Late,



grandson of late, aged about years, by occupation, by faith Hindu, by caste General (does not come under C.N.T Act 1908), resident of, P.S, District, Jharkhand, Indian National (hereinafter called the "**PURCHASER**") of the Other Part;


The term and expression "VENDOR" and "PURCHASER" shall, unless repugnant to the context or excluded by these presents, mean and include, their respective heirs, legal representatives, executors, administrators, successors and assigns and the term "CONFIRMING PARTY" shall, unless repugnant to the context or excluded by these presents, mean and include its successors-in-interest and assigns;

WHEREAS, the VENDOR is seized and possessed of and/or otherwise are well and sufficiently entitled to all that piece and parcel of land measuring an area ofdecimals more or less of land with Structures thereon over M.S. Plot No., Municipal Holding No.within Old Ward No., New Ward No., at Village, Thana no., P.S., District Ranchi, (hereinafter referred to as 'The Said Land'), more fully and particularly described in the FIRST SCHEDULE below;

AND WHEREAS, land in M.S Plot no. in ward no.(old), (new) at village, thana no., Town & District Ranchi is recorded in the name of and other in the Municipal survey record of right;

AND WHEREAS, after the death ofhis only son being the legal heir and successor and inherited the said land and came in peaceful possession thereof.

AND WHEREAS, the said by virtue of a registered deed of gift being deed no.dated, transferred katha of land in M. S Plot no. at village, thana no., District Ranchi

 *Shrikar*

to his two sons namely who accepted the gift and came in possession over the same;

AND WHEREAS, theafter accepting the gift of the land aforesaid have also got their names mutated separately in Municipal and Revenue records and are paying rents and taxes to the authorities concerned;

AND WHEREAS, after the death of, he was survived by his widow Smt. (vendor), as his legal heirs and successors;

AND WHEREAS, thus the **VENDOR** become full and absolute owner of the property described in schedule below and delineated in Red Wash in the map attached thereto and is fully seized and possessed thereof and is well and sufficient entitled and competent to convey the same and every part thereof.

AND WHEREAS, in terms of a Development Agreement dated, executed between the **VENDOR** hereinabove as the Owner of the One Part and, through its Partners as the **DEVELOPER** of the Other part, the said **DEVELOPER** has developed the entire decimals of the land in M.S. Plot No., Municipal Holding No. within Old Ward No., New Ward No. at Village, Thana no., P.S., District Ranchi, more fully described in the First Schedule below into a multi-storied Residential cum Commercial Building known as "....." which was registered as Document no. in Book No., Volume No., Page No. to dated at District Sub Registrar Office, Ranchi;

AND WHEREAS, the said ".....", consists of basement for car parking and the upper floors consisting of flats & commercial units;

AND WHEREAS, the said "....." was constructed according to the plan sanctioned by Ranchi Municipal Corporation, Ranchi (R.M.C in short) on, vide Building Plan Case No.;

AND WHEREAS, the VENDOR through the DEVELOPER offered to sell and the PURCHESERS agreed to purchase one Flat being no.in the **Second Floor** having an area of Sq.ft. of Super built up area in ".....", the multi-storied residential cum commercial building situated at, Main Road, Ranchi, more fully described in Second Schedule below from out of DEVELOPER'S shares, for a total consideration amount of Rs./- (.....) only;

AND WHEREAS, the PURCHASER, prior to entering into Agreement aforesaid, had examined the title of the VENDOR to 'The Said Land' and also seen the documents of title, the copy of the sanctioned Building Plan and have satisfied himself of the VENDOR' title to 'The Said Land' and also that the new building has been constructed according to the plan sanctioned by R.M.C, Ranchi;

AND WHEREAS, on receipt of the full consideration amount, the DEVELOPER through the VENDOR, has handed over possession of the premises mentioned in second schedule below to the PURCHASER and the PURCHESER, on being satisfied with the quality of the construction and also that it has been made as per the sanctioned plan and according to the specifications as promised and also being satisfied with the fittings, fixtures and amenities etc. provided by the DEVELOPER in the said Flat has taken possession of the same.

NOW THIS INDENTURE WITNESSETH as follows :

1. In consideration of the sum of Rs./- (.....) only paid by the PURCHASER receipt of which amount the DEVELOPER through the VENDORS does hereby acknowledge, the said VENDORS in accordance with the undertakings and covenants hereinafter contained do hereby convey, transfer and assign UNTO the PURCHASER free from all encumbrances one Flat being no. in the having an area of Sq.ft. of Super



built up area in "**R. B. COMPLEX**", situated at Ranchi, described in the Second Schedule below and shown in Red wash in the map annexed with undivided proportionate share in the land in the First Schedule and common area of the said premises TO HAVE AND TO HOLD the property hereby conveyed to the PURCHASER absolutely and forever.

2. The VENDOR has assured the PURCHASER that the property in Schedule below is free from all encumbrances, surcharges, claims and demands and that the VENDOR has not done anything whereby the premises in the Second Schedule below or the said land in the First Schedule on which the said flat has been constructed, may be subject to any attachment or lien of any court or person/s whomsoever.
3. The VENDOR does hereby declare that the PURCHASER shall and may at all times hereafter peaceably and quietly enter into and upon the premises in the Second Schedule below AND shall HOLD and possess, enjoy and realise the rents, profits and usufructs thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any other person or persons lawfully or equitably claiming from, through or under the VENDOR or his predecessors-in-interest or title.
4. The PURCHASER shall be liable to pay and contribute in proportion to the covered area of the flat hereby conveyed towards payment of Municipal rates, taxes, service charges, and other outgoings payable in respect of the premises in the Second Schedule as per details given in the Third Schedule.
5. The PURCHASER shall also be liable to pay and contribute towards the ground rent (malgujari) payable to the State of Jharkhand for 'The Said Land' in the First Schedule in proportion to his undivided share in the same.
6. The PURCHASER shall have the full proprietary rights and will be at liberty to transfer, mortgage, lease, gift or

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otherwise deal with the said flat PROVIDED, the PURCHASER shall not be entitled to demolish or commit waste in respect of the land and their flat or do or allow anything to be done in the said flat to affect prejudicially the other occupiers of the said building.

7. 'The Said Land' whereon the said building, namely ".....", has been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the occupiers of the said building.
8. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions and subject to the Rules & Regulations framed by the Flat Owners' Association and law applicable to the said building and/or the said flat.
9. The PURCHASER shall, from the date of possession of the premises in the Second Schedule below, maintain personally or through the Co-operative Society or Association of the Flat Owners, the said premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto at its own costs in good and tenantable repair and condition and in particular, so as to support, shelter and protect the building and shall not do or suffer or cause to be done and suffered anything in or to the said building, its columns, beams, slabs, walls, staircase and passage which may be against the rules or laws of Ranchi Municipal Corporation Ranchi, Electricity Authorities or any other authorities.
10. It is noted that the aforesaid property has been purchased by the PURCHASER for a total consideration amount of Rs.-/- (.....) only.

MEMO OF CONSIDERATION

Sl.	Cheque/Draft no.	Date	Name of Bank	Amount (In Rs.)
1.				
2.				

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3.				
4.				
5.				
6.				
7.				
8.				
			TOTAL/-

Total amount of Rs./- (.....) only

Particulars being furnished in case of building:-

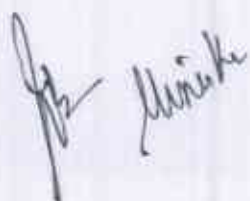
- I Whether kutcha or pucca ? - Pucca
- II If pucca, whether tiled or reinforced concrete? - Reinforced Concrete
- III Number of Stories -
- IV Plinth area of each floor or storey in the building with super built-up area of each floor/storey - Sq.ft.
- V The year of Construction -
- VI A brief description of nature of sanitary, electrical fittings in the building and other and their quality - Standard
- VII Area where the building is constructed and its use, residential/commercial or industrial -
- VIII If on rent, its annual rent - Nil

VALUE FOR THE PURPOSE OF STAMP & REGISTRATION.

Value of Sq.ft Land Rs./-
 Value ofsq. ft. super built up area Rs./-
Total - Rs./-
 Rs.(.....) only

FIRST SCHEDULE

(‘The Said Land’ on which “.....” has been constructed)



All that piece and parcel of along with building standing thereon concerning M.S. Plot No., total area decimals corresponding to Municipal Holding No. of old Ward No., New Ward No., situated at village, Thana No., P.S., District Ranchi and butted and bounded as follows :

North :
South:
East :
West :

SECOND SCHEDULE
(Details of the Flat being sold)

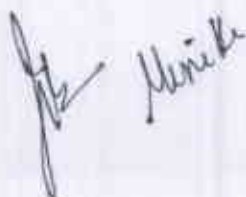
One Flat being no. in the Floor, having an area of Sq.ft. of super built up area in "....." at village, Thana No., P.S., District Ranchi, being portion of Holding No. of old Ward No., New Ward No., and constructed on the said land in the First Schedule as per plan approved by Ranchi Municipal Corporation, Ranchi, vide Building Plan Case No. shown in Red wash in the map annexed hereto forming part of this deed together with sq.ft of undivided proportionate share in the land in First Schedule butted and bounded as follows :

North :
South:
East :
West :

THIRD SCHEDULE

Maintenance charge payable by the PURCHASER/s to the building Maintenance committee shall include the following proportional charges:

All costs of Maintenance, operation, replacement, repairing, painting, decorating, redecorating, reconstruction, lightening etc. of the common portion of the building including the outer walls.

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1. The salary and other payments of the person employed for the common purposes including Durban's security persons, sweepers, plumbers, electricians, workman etc.
2. Insurance permission of any for ensuring the building.
3. All charges deposits, supplies of common utilities to the occupants in common.
4. Maintenance charge of roof ground, installation of Generators, electrical panels, Transformers etc.
5. Municipal Holding taxes, other taxes, levies and demands in respect of the premises and the building separately assessed on the PURCHASER.
6. Cost of allocation brought or defended in common for and on behalf of the occupants or on issue in which the occupants have common interest.
7. Cost of formation and operation of building Maintenance Committee or Association.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right is neither Govt. land nor has the same been acquired by the Govt. for Defence or Civil purposes. The land in schedule has not been given on Bhudan and is outside the Forest Area and does not belong to BCCL, CCL or ECL.

THIS IS FURTHER CERTIFIED that the land is not a tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, temple, church or mosque.

IN WITNESS WHEREOF, Sri as the constituted Attorney of the VENDOR, PURCHASER and Sri the Partners of the CONFIRMING PARTY have put their signatures on this Conveyance at Ranchi on the day, month and year first above written.

WITNESSES

1.

VENDORS

(through Sri
the constituted Attorney)

[Handwritten signature]

2.

for the CONFIRMING PARTY

(Sri Partners of M/S
.....)

[Handwritten signature]

Signature, Photo and finger impression of the Purchaser

Little Finger	Ring Finger	Middle finger	Index finger	Thumb finger

Drafted by:

Certify that the finger prints of the left hand of the Parties whose photographs are affixed in this document has been obtained in presence of me/before me.

Typed by :