

DEED OF SALE

THIS DEED OF CONVEYANCE AND ABSOLUTE SALE is made on this the day of 14<sup>th</sup> day of Dec'2021.


BY AND BETWEEN

**FINSTEM INFRASTRUCTURE INDIA PVT LTD. (PAN No AACCF3983E ),** a company incorporated under the company act, having its office at e -109, SEC-6, NOIDA ,UTTAR PRADESH 2-1301, represented through its Director **SRI VIVEK VERMA (Aadhar No. 323053699931) (aged about 49 years),** son of Late Ashok Verma by occupation Business, by caste Rajput, by faith Hindu, resident of **SF -32, VARDAAN APARTMENTS, ABHAY KHAND 3, INDIRAPURAM** Indian Citizen (Which expression shall, unless repugnant to the context or subject or especially excluded by, be always deemed include its executors, administrators ,legal representative, successors-in- interest and permitted assigns)(Indian Citizen)(hereinafter called LANDOWNER/ DEVELOPER/VENDOR)

AND IN FAVOUR OF

\_\_\_\_\_ w/o of Sri \_\_\_\_\_, by faith Hindu, by \_\_\_\_\_, by occupation \_\_\_\_\_, resident of \_\_\_\_\_ P.S. \_\_\_\_\_ District RANCHI, (hereinafter called and referred as the PURCHASER/ TRANSFAREE f which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors ,successors, administrator, legal representatives and assigns of the OTHE RPART. (Indian Citizen)

Whereas FINSTEM INFRASRRUCTURE INDIA PVT LTD represented by its Director VIVEK VERMA **therefore said vendor** made agreement for 65 kattha , Mouza **Barmasia and Duhatand, P.S. Dhansar, District Dhanbad** from the rightful owner, by Virtue of are glistened **development deed No.4093 Dated 08.07.19** registered Dhanbad Sub registry Office, and entered in **BookNo.1, VoIume No.338, registered at Dhanbad Sub Registry office.**

  
For Finstem Infrastructure India Pvt. Ltd.  
Authorised Signatory

ANDWHEREAS

mutated its name in the landlord the

state of Jharkhand in Thoka No. (Vide Mutation Case No.1321

)and has

[III]2016-17

b

been paying the rents in the The state of Jharkhand.

ANDWHEREAS while thus in peaceful possession of the schedule a property \_\_\_\_\_ constructed multi- storied residential complex over the said land more fully described in the schedule A below on this deed which is commonly Known as **FINEST HOMES** as per approved plan of **D.M.C, DHANBAD** vide approval No. **BP-DMC/BP/0034/W29/2020**.

ANDWHEREAS the purchaser approached the vendor and expressed herein into buyer flat in the floor of the building more clearly mentioned described in the Schedule B of this deed on ownership basis and offered to pay a sum of its. \_\_\_\_\_ / -only as the highest consideration thereof.

ANDWHEREAS as per rules framed by the state of Jharkhand the Valuation is Rs. \_\_\_\_\_ / -only.

ANDWHEREAS in course and as a result of negotiations between the parties hereto the vendor has agreed to sell and the purchase agreed to purchase the said Flat No. \_\_\_\_\_ in the Floor more fully and clearly described in the schedule below for the reason able and highest Consideration of Rs. \_\_\_\_\_ / -only.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-**

That in consideration of total sum of Rs. \_\_\_\_\_ / -only which has been paid by the purchaser to the vendor ( the receipt of which sum is hereby acknowledges and admitted by the vendor ) the vendor as owner do hereby grant, sell, conveys, transfer and assigns to the purchaser free from all encumbrances what so ever the property described in the schedule B with fixtures and all rights , easements and appurtenance to the said property hereby conveyed hereunder of the purchaser.

That the vendor has assured the purchaser that the property hereby conveyed is free from all kinds of charges of encumbrances and that there is absolutely no defect in the title whatsoever. The vendor further assures that the vendor as in peaceful possession over the Flat No. in the \_\_\_\_\_ Floor and have full right to transfer the same unto the purchaser by way of sale, gift, mortgage by letting out the same in any person or persons without any objections from any corner.

That the vendor has further assure that if due to either on account of defect in the title or encumbrances of or any other fault of the vendor, the purchaser or her successors is dispossessed from whole or part, the purchaser shall get back the entire amount of consideration money

That the purchaser undertakes to abide by the rules and regulations made by the building owner

For Fair & Amicable Settlement  
Authorised Signatory  
Indra Prastha

Said building commonly Known as FINEST HOMES

That the purchaser shall have to pay all such charges for common facilities, services, repairs and maintenance of the

\_\_\_\_\_ as determined by the owner directly or aforesaid managing committees such as maintenance cost of lift, common passage, electric bill, guard charges etc.

That so long as each part of

\_\_\_\_\_ is not assessed separately for taxes and levies the purchaser shall pay proportionate separately for taxes and levies the purchaser shall pay proportionate share of such Apartment as determined by the vendor or the managing committee (as the case may be) and shall be conclusive and binding on the purchaser.

That the purchaser shall neither keep itself nor permit any one to keep animals including dog inside the complex and area appurtenant to the complex.

That the purchaser shall not commit any nuisance in any part of the complex.

Not to throw any rubbish or store any articles of combustible goods in common parts.

Not to cause any nuisance or annoyance to the co-purchasers and or occupants of other portion of the building and flat/space.

Not to decorate or paint or otherwise alter the exterior of the said flat or common parts or the building in any manner save in accordance with the general schedule thereof as is or may be specified by the owner.

Not to claim any right in any other part of the building save as may be necessary for ingress and buildings save as may be necessary for ingress and egress of men, materials, utilities pipes, cables and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terraces save expressly granted.

Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced as per R.M.C rules and regulations, by reason of the owner and/or agreed to be constructed on the said land and not to obstruct or raise any objections or any nature whatsoever to such construction or any portion thereof.

To observe the rules framed by the developer owners and or such body which may be entrusted in this behalf by the developer and/or the vendor, regarding the manner of the use and enjoyment of

the FLAT the common parts and land.

For Finest Homes Infrastructure India Pvt. Ltd.  
V. K. V. P.  
Authorized Signatory

Not to damage the wall of the premises in question in anyway whatsoever the purchaser will only beentitled to use the wooden planks foe the purpose for interior decorations but it be made clear that no civilwork will be allowed to be done and not to alter change or in any way disturb the present setting of theshutter fitted in the premises without consent of the developer and can change the main water supply orpumps.

That the purchaser shall not at any time demolish, damage her flat or any portion of the said project and alsoshall not make any addition of whatsoever nature to her flat. She may make modification of her choiceaccordingto thenecessity in theinteriorof theirspace.

That after the **possession** of the flat is given to the allotted purchaser if any alteration / addition / relating tothe said project and thereafter required to be carried out at the instance of the Govt. Corporation or any otherstatuary authority the same shall be carried out by the purchaser individually of herown cost as the casemaybethe vendorof the building shall notberesponsible forthesame.

Thattheunit willbestrictly utilizedforresidentialpurposeforwhichitis beingtobuyer asthe casemaybe.

That unit shall mean any one flat with joint ownership of all common spaces and undivided proportionate share in land and walls also include the parking space if the same been purchased by the buyer whenever the flat to fanyofthese appear in the agreementit will be governed by schedule here under mentioned specifications.

The purchaser have right to usethe common passage, roof, staircase, lift, facilitywater supply, septic tank,power supply or any such facility which are for common utility and the purchaser have also full right andauthorityto sell gift, mortgageleasethcscheduleflat to anyoneto their choiceasabsolute owner .

That the Developer shall take completion certificate from D.M.C,DHANBAD before handing the possession to the schedule B Flat to the purchaser.

Thatthevendorwillbetheownerof theroof / topofthebuildingandto constructfurther floorprovidedthefoundationofthe building for thesameand withdue permission from

ALL

City Eastern Infrastructure India Pvt. Ltd.  
K. M. S. P.  
Authorized Signatory



those that area installed for any particular unit.

10. Drainage and sewers.

11. Hump House.

12. Guard Room

13. Such other common parts areas equipment's installation fixtures, and space in or about said complex as are necessary for passage to the user and occupancy of the unit in common and such other area specified by the Vendor/ Builder expressly to be the common parts but excluding the roof and / or terra and open.

14. Be it strictly mentioned that the purchasers are not entitled to utilize the common space corridor lane, of the premises for themselves Business purpose.

#### SCHEDULE—'D'

1 Rights o/ easements and quasi easements of other co- purchaser / occupiers and full right and liberty in common with all other persons entitled to like rights at all times by day in by right and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portion and through and along the main entrance of the building and stair cases landing of the respective units space full rights and liberty to other co-purchaser/occupier to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.

2 The right subjacent and lateral support or supports or shelter and protection from the pillars of the building and from the site and roof thereon.

3 The free and uninterrupted passage and running of water and. Gas and electricity iron and to the units Cover drains, water cables pipes and wire to the said complex either existing or to be installed in future.

4 The right with servant Workman and others at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water courses pipes.

s. The right with servants workman and other at all reasonable time no notice except in case of emergency to enter into and upon other portions of the building for the purpose of repairing, maintaining, renewing altering of the building the said unit or any part of the complex adjacent or lateral support shelter or protection of the unit.

#### SCHEDULE-'E'

(Proportionate share of expenses agreed to be shared by the purchaser)

10  
K. N. V. S. P.  
K. N. V. S. P.

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rain water pipes of the buildings, the gas and water pipes, drains electric cablewires and other means of communication under upon the said building to be constructed and serving more then one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building.
4. All rates, taxes and outgoing payable in respect of the said building and of the same and / or any portions including the roof notwithstanding that such roof shall be property of the owners with full right of the enjoyment use. Disposal thereof.
5. Cost of insurance, against THIRD PARTY risks in respect of the building if such insurance shall beat all taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owner in respect of the said building or any portion thereof for shortage of refuse of the owners and occupiers of the said flat and repair and renewing the dustbin or reused bin if provided in the said building.
6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.
7. Cost of installation and maintenance of the fire safety devices would be responsibility of the Flat / unit owners on pro-rate sharing basis.
8. Liabilities arising out of any accident in course of maintenance of the complex would be that of all Flat / unit Owner and not of builder.
9. Cost of all the amounts becoming payable by way of premium unearned increase to the Government. D.M.C town planning, Municipal authority or any other authority of authorities or any charge payable as betterment or development charge, fees / fines payable as betterment or development charges or any other tax or payment will be demanded from Owner / DEVELOPER.

For Fansam Private Estate India Pvt. Ltd.  
Authorised Signatory

10. The aforesaid Property hereby conveyed by this sale Deed is not prohibited by Govt. i.e, does not comes under the Government land, forest land, adivasi Land, Bhudan land, and Govt. Acquisitionlandand thevendorsandthe purchasers satisfied with the contents of this sale Deed.

**SCHEDULE F**  
(Memo of Consideration)

Cheque/ RTGS/ DD/Cash	Amount	Dated

**WITNESSES**

2.

Photograph of Purchaser



Little                  Ring                  Middle                  Index                  Thumb

*[Handwritten Signature]*  
Authorised Signatory

2	If Pucca whether tiled or reinforced Concrete	Reinforced Concrete & Concrete Bricks
3	Number of Stories	BASEMENT, Ground + 11 Storied
4	Total Number of flats in the apartment	112
5	Year of Construction	2021
6	brief description and nature of sanitary Electrical and other fittings in case of building and their equipment.	:- Mentioned in deed General Fittings
7	Area of Building ( flat ) carpet Area	Sq.ft
8	Area of Building ( Flat ) super Built up	Sq.ft
9	Whether the building construction is used as residential / commercial / or industrial	Residential
10	10.(i) If on rent the amount of annual rent (ii) Built up area of flat (iii) Proportionate share of undivided Area of land and percentage of undivided interest	N/ A
11	Cost of flat ( super Build up Area )	Rs.
12	Cost of proportionate undivided share of Decimals	Rs
13	Cost of reserved car parking of 10 US ft.	Rs. /-
14	Annual rent of proportionate Undivided share of land	Rs. 5.00 Paisas
15	Whether map attached with the schedule shall be a part of this sale deed	:- Yes
16	Certified that the land is not prohibited by Govt. i.e, does not come under the forestland, adivasi Land, Bhudan land, Keshre Hind, gair mazaruwa Land, ceiling and Govt. Acquisition land and the vendor and their properties does not come under any reserved class under the C.N.T. Act	:- Free from all encumbrances

Certified that the finger prints of the left hand of the VENDOR and purchaser, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed by me as per draft given by the parties :-

For Finstem Infrastructure Pvt. Ltd.  
  
Authorised Signatory