

This Deed of Sale is made on this the \_\_\_\_\_ day of December 2021.

**BETWEEN**

M/S GLOBAL BUILDCON THROUGH ITS PROPRIETOR MR.FIROZ DILAWAR KHAN,(HEREIN AFTER CALLED THE "BUILDERS") HAVING ITS IN ASHOK NAGAR RANCHI, JHARKHAND. HERE IN AFTER REFERRED TO AS BUILDER WHICH EXPRESSION SHALL MEAN AND INCLUDE THEIR RESPECTIVE HERIENEXECUTORS, ADMINISTRATORS AND LEGAL REPRESENTATIVE OF THE FIRST PART.

**AND**

.....  
.....  
....., (hereinafter for the sake of brevity called the VENDOR), which expression shall unless repugnant to or excluded by the context or subject mean the VENDORabove named and include her legal heirs, successors, assigns, legal representativeadministrators and authorized persons) of the Second Part.

**WHEREAS** the Vendor is the owner and in possession of **Flat No. ....**, having a carpet area ..... **sq.ft.**, Super Built up area ..... **sq. ft. on .....Floor** of the multi-storeyed (G+4) building alongwith car parking space provided on ground floor of the said building "**GLOBAL SURYA ENCLAVE**" lying and situated in village Pundag, P.S. Jagarnathpur, Thana No. 228, District Ranchi, and being the part of the said land and premises being portion of Khata No. 141, R.S. Plot No. 31, Sub Plot No.31/Part and measuring 20.16 decimals, situated at Village - pundag, P.S. - jagarnathpur, Thana No. 228, District Ranchi, under Ward No. 36, Holding No. 0360003005000A1 of Ranchi Regional Devlopment Authority alongwith the undivided and impartible proportionate share of land ..... **sq.ft.** described in Schedule - II above with undivided equal share and interest in Common areas facilities, easements and other rights which are common.

AND WHEREAS the land comprising under Khata No. 141, R.S. Plot No. 31 and situated at village Pundag, P.S. Jagarnathpur, Thana No. 228, District Ranchihad been recorded in the name of kandarpnath sahdeo as kaimi.

GLOBAL BUILDCON  
  
Proprietor

AND WHEREAS the land comprising under Khata No. 141, R.S. Plot No. 31, situated at village Pundag, P.S. Jagarnathpur, Thana No.-228, District Ranchi have acquired **SRI DINESH MANDAL** Son of Sri Janak Mandal, resident of Near Way to Way School, Jagarnath Vihar, Site - 4, New Pundag, Sector - II, P.S. - Jagarnathpur, Ranchi, Jharkhand by virtue of registered sale deed.

AND WHEREAS the land owner SRI DINESH MANDAL Son of Sri Janak Mandal, came in peaceful possession and got their name mutated before Nagri now Nagri, Ranchi vide Mutation Case No. 959R27/2013/14, paid rent regularly to the state which is entered in Register II, Volume No. 29,Page No. 40,Area-5 Dismil, Mutation Case No.923R27/2014/15 paid rent regularly to the state which is entered in Register II,Volume No.30, Volume Page No. 135, Area-5dismil, andMutation No.1293R27/2017/18 paid rent regularly to the state which is entered in Register II ,Volume No.40,Volume Page No.64, Area-5.16dismils and **FIROZ DILAWAR KHAN** Son of Md. Kalamullah Khan now Nagri, Ranchi Vide Mutation Case No. 661R27/2014-15 paid rent regularly to the state which is entered in Register II,Volume Page No.104, Volume Page No. 40,Area- 5dismils.

AND WHEREAS the land owners SRI Dinesh Mandal son of Late Janak Mandal and Firoz Dilawar Khan Son Of Late Kalamullah Khan intended to develop his land and amalgamated the same morefully described in Schedule-A below by constructing multi-storied building and for which the land owners entered into development agreement on 26.02.2022 and authorized to the **M/S "GLOBAL BUILCON" (PAN - AHJPK4217H)** a Proprietor firm through its Partner **FIROZ DILAWAR KHAN** son of Late Md. Kalamullah Khan, resident of Flat No. G 'A & B', Harmain Enclave, New Parastoli, Doranda, Ranchi to construct a multi-storied building over the Schedule-A land as per plan map signed by Ranchi Regional Devlopment Authority, Ranchi vide B.C case no. **RRDA/BP/0411/2021,Dated-27.04.2022.**

AND WHEREAS, in accordance with the sanctioned plan, a multi storied buildings comprising of several independent residential units on different floors has

been constructed on and over the land described in the Schedule - A which buildings are commonly and popularly known as **"GLOBAL SURYA ENCLAVE"**.

AND WHEREAS the developer constructed the Apartment (G+4) multistoried residential building namely **"GLOBAL SURYA ENCLAVE"** after obtaining sanctioned plan from the Sanctioning Authority, Ranchi.

AND WHEREAS as per the Development Agreement dated 26.02.2022 the land owners and Developer are coming in peaceful possession over their share separately and the Flat No. ...., having a carpet area ..... sq.ft. Super Built up area ..... sq. ft. on ..... Floor of the multi-storeyed (G+4) building alongwith car parking space provided on ground floor of the said building "GLOBAL SURYA ENCLAVE" has fallen in the share of Developers Share.

AND WHEREAS the land owner SRI DINESH MANDAL Son of Sri Janak Mandal AND Firoz Dilawar Khan Son of Late Md.Kalamullah Khan, represented through authorized Partner 'GLOBAL BUILDCON' office at - Ashok Niket Road, Opp. Ashok Nagar, Road No.4, Behind Bank of India, Ranchi, 834002, District Ranchi, Jharkhand, through its Proprietor MR. FIROZ DILAWAR KHAN (Registered Development Agreement), Son of Late Md.Kalamullah Khan, being Power No. 1256/1429, dated 26.02.2022 before District Sub Registrar, Ranchi has sold one flat being **Flat No. ....**, having a carpet area ..... **sq.ft.** Super Built up area ..... **sq. ft. on ..... Floor** of the multi-storeyed (G+4) building alongwith car parking space provided on ground floor of the said building "GLOBAL SURYA ENCLAVE" lying and situated in village Pundag, P.S. Jagarnathpur, Thana No. 228, District Ranchi, and being the part of the said land and premises being portion of Khata No. 141, R.S. Plot No. 31, Sub Plot No. 31/Part and Khata No. 220, Plot No. 1746, measuring 20.16 decimals, situated at Village - Argora, P.S. - Argora, Thana No. 228, District Ranchi, under Ward No. 36, Holding No. 0360003005000A1 of Ranchi Regional Development Authority alongwith the undivided and impartible proportionate share of land ..... **sq.ft.** morefully described in the schedule II to Mr./Mrs.- ..... (the Vendor) by virtue of registered deed of sale being Deed No. ...., dated .....

which is entered in Book No. ...., Volume No. ...., Page No. ...., in the year ..... registered before District Sub Registrar, Ranchi.

AND WHEREAS, the Vendor is in urgent need of money therefore the VENDOR and PURCHASER agreed to sell and Purchase one Flat being No. .... on the ..... **Floor** having Carpet Area ..... square feet Super Built up area ..... **sq. ft.** of the said multi storied building namely "**GLOBAL SURYA ENCLAVE**" situated at village - Argora, P.S. Jagarnathpur, Thana No. 228, Ward No. 36, District Ranchi State - Jharkhand with Car Parking Space in ground floor together with undivided proportionate share of land ..... square feet and all facilities, amenities, common enjoyment, beneficial use and air easements and inheritance thereto, more fully and particularly described and mentioned in the SCHEDULE "**II**" below on consideration, amount of Rs. ..../- (**Rupees .....**) free from all encumbrances, charges, liens and demands, whatsoever and for ever and the PURCHASER agreed to purchase the same with exclusive transferable and irrevocable right to use the same together with share of interest on the land and in the stair case equipments and other common parts services of the buildings.

1. That in view of the facts and circumstances mentioned above and in pursuance of the aforesaid agreement and in consideration of the flat with car Parking and undivided proportionate share of land a sum of **Rs. ..../- (Rupees .....**) paid by the PURCHASE to the VENDOR and receipt of entire sum of which the VENDOR do hereby admit and acknowledge for the same, and every part thereof absolutely and forever release, acquit, absolve and discharge to the PURCHASER with full ownership and from all claims of the said flat, the VENDOR do hereby irrevocably grant, transfer by way of absolute sale, assign, and assure the Flat No. .... on the ..... **Floor** having carpet area ..... square feet Super Built up area ..... **sq. ft.** of the said

multi storied building situated at Village - Pundag, P.S. Jagarnathpur, Thana No. 228, , Ward No. 36, District Ranchi, State - Jharkhand with Car Parking Space in ground floor and undivided proportionate share i.e. .... Sq. ft. in the landed property, which is fully described in the Schedule-B appended hereto below as part hereof, the said flat is hereto before was known called and numbered denoted distinguished butted and bounded TOGETHER WITH undivided proportionate share in land AND WITH all easements, benefits, advantages thereto belonging or anyway appertaining and known and reputed to belong and appertain thereto and also TOGETHER WITH unfettered right of user of Road, passage, common amenities stairs in and around the compound of the **"GLOBAL SURYA ENCLAVE"** TO HAVE AND TO HOLD as same UNTO AND TO the use of the "PURCHASER" absolutely and forever jointly.

2. That the VENDOR do hereby covenant with the PURCHASER that not withstanding any act deed, matter or thing hereto before done, committed or performed or knowingly suffered by the VENDOR or any of her predecessors in title or ancestors, the land owner at all material times had and still has absolute right, perfect title and indefeasible authority to grant convey sell, assign, and assure the undivided proportionate share ..... square feet in **"GLOBAL SURYA ENCLAVE"** and every part thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgage, lien, claim and demand of whatsoever nature.
3. That the VENDOR do hereby further covenant with the PURCHASER that the PURCHASER shall hold, possess and beneficially enjoy the same and every part thereof and may got his name mutated in the record of the Circle Officer, Argora Anchal, Ranchi as well as in the concerning office, Ranchi and whosoever else that may be felt necessary and expedient.

4. That the VENDOR do hereby again covenant with the PURCHASER that the later shall be served harmless and kept indemnified from and against all losses, damages, cost or expenses, which may substance by reason of any defect of title or possession or any charges or any encumbrances or any claim being made by any person whosoever to the said property or any part thereof.
5. That the VENDOR do hereby fully covenant with the PURCHASER that at the request and cost of the PURCHASER to execute and perform all such further acts, deeds, things and matters that may be reasonably necessary for more, perfectly and fully assuring and securing the PURCHASER title and possession over the said flat, and every part thereof.
6. That the VENDOR do hereby deliver to the PURCHASER all relevant documents relating to the title and possession of the schedule flat, parking space and undivided share in the land hereby conveyed and the VENDOR and/or any person claiming under him to hereby covenant with the PURCHASER that the VENDOR is lawfully seized and possessed the schedule finished flat free from all encumbrances and she has absolute authority to the schedule flat, in the manner aforesaid.
7. That the PURCHASER shall have hereafter the right to peacefully and quietly posses and enjoy the schedule flat by them or through tenants or assigns or relations without any claim, permission of demand or obstruction or hindrance whatsoever either from the VENDOR or from any person claiming from or under him.
8. That the PURCHASER after taking possession of the schedule flat shall be liable to do abide by the rules and regulations of the Government Authority, Committee constituted by the flat owners any, and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned here above and in respect of the Flat as fixed by

- the Government, local body and/or committee, constituted by the flat Owners from the date of execution and Registration of the sale deed.
9. That the said flat shall be used and / or occupied by the PURCHASER or their successors, legal representatives and/or legal heirs. Notwithstanding anything contained herein the PURCHASER shall have full and absolute right to use the said flat by themselves and their family members through their tenant, successors, assigns and also right to sale, mortgage or transfer to any person.
  10. That the PURCHASER shall be liable to bear proportionate share or responsibility of liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said Building.
  11. That the PURCHASER shall be liable for the electricity consumption in respect of the Schedule Flat and for this purpose a separate meter has been installed for recording the consumption.
  12. That the PURCHASER shall use the facilities and amenities, common space, common area of the premise, stair case, roof, terrace etc. provided in the **"GLOBAL SURYA ENCLAVE"** with the other occupiers/owners of the said building.
  13. That the PURCHASER shall not make or permit to be made any structure or alteration in/or addition to the outer side of the said flat or "Building".
  14. That the PURCHASER shall not do or offer anything to be done in the said flat and/or in the said building which may cause a nuisance, annoyance or inconvenience to the other occupiers of the said building or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.
  15. That the PURCHASER shall have the right to use the common passage, staircases area in the said building. The roof of which may be used by the occupiers for social and common purposes but the occupiers / PURCHASER shall have no claim or title over the same. If in future by the RRDA Ranchi

any claim or other charges and expenses then will be responsible with the Purchaser/ Purchasers.

16. That the VENDOR do hereby further covenant that the aforesaid consideration amount for the said Schedule Flat is inclusive of the consideration money for the individual, undivided proportionate share in the said land upon which the said schedule-B flat is standing.
17. That the PURCHASER shall have the right to enter into and upon other Parts of the building for the purpose of repairing, cleaning, maintaining or renewing any sewer drains, water courses, cables as aforesaid and or laying down new sewers, drains, water courses cables, and wires, with as little disturbance as possible and making good the damage caused.
18. That the PURCHASER shall have the right/ownership over the proportionate share of land of the entire compound of Multi- Storied building i.e. in case of any natural calamities /or its aging affect.

**SCHEDULE - I ABOVE REFERRED TO**

**SCHEDULE - A**

All that piece and parcel of land Khata No. 141, R.S. Plot No. 31, Sub Plot No. 31/Part and measuring 20.16 decimals, situated at Village - Pundag, P.S. - Jagarnathpur, Thana No. 228, District Ranchi, under Ward No. 36, Holding No. 0370006211000A2 of Ranchi Regional Development Authority, which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows :-

North :  
South :  
East :  
West :

**SCHEDULE - II ABOVE REFERRED TO**

GLOBAL BUILDCON  
  
Proprietor

One constructed flat bearing **Flat No. ....**, having a super built up area ..... **sq. ft.** Super Built up area ..... **sq. ft. on ..... Floor** of the multi-storeyed (G+4) building alongwith car parking space provided on ground floor of the said building **"GLOBAL SURYA ENCLAVE"** lying and situated in village Pundag, P.S. Jagarnathpur, Thana No. 228, District Ranchi, and being the part of the said land and premises being portion of Khata No. 141, R.S. Plot No. 31, Sub Plot No. 31/Part and Khata No. 220, Plot No. 1746, measuring 20.16 decimals, situated at Village - Pundag, P.S. - Jagarnathpur, Thana No. 228, District Ranchi, under Ward No. 36, Holding No. 0370006211000A2 of Ranchi Regional Development Authority alongwith the undivided and impartible proportionate share of land ..... **sq.ft.** described in Schedule - I above with undivided equal share and interest in Common areas facilities, easements and other rights which are common. The **Flat No. ....** is being delineated in Red Wash in the Map attached herewith, forming part of this sale deed. The boundaries/location of the above mentioned flat are given as below.

**North** :

**South** :

**East** :

**West** :

**In the case the building the following particulars**

1. Whether Kachha or Pucca - Pucca
2. If Pucca, whether tiled or reinforced concrete - Reinforced Concrete
3. Number of storied - G+4

4. The Year Construction -
5. Plinth Area of the each floor - ..... Sq. Ft.
6. A brief description of Nature Sanitary, electrical and other fitting in case the building and their Qualities - Standard
7. Area where the building constructed in use Residential, commercial or industrial - Residential
8. If on rent, the amount of rent - Not Applicable

**For the purpose of stamp duty and registration fee**

9. Valuation of the flat Carpet Area  
 ..... sq.ft & Super Built up Area ..... sq. ft. Rs. ....../-

Valuation of the undivided proportionate  
 share of land i.e. .... sq.ft. Rs. ....../-

Including Car Parking

Total **Rs. ....../-** (Rupees .....) )

**Memo of Consideration**

<u>Cheque</u>	<u>Date</u>	<u>Bank Name</u>	<u>Amount</u>
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GLOBAL BUILDCON  
  
 Proprietor

## **CERTIFICATE**

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been C.N.T. Act acquired by the any Government for C.C.L., B.C.C.L, H.E.C. or E.C.L. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai and same has been not acquired by the Government for any purpose.

IN WITNESS WHEREOF the VENDOR and PURCHASER have executed these presents at Ranchi on the date, month and year first above written.

**WITNESS :**

**VENDOR**

**1.**

**2.**

GLOBAL BUILDCON  
  
Proprietor