

Little	Ring	Middle	Fore	Thumb

Little	Ring	Middle	Fore	Thumb

THIS DEED OF SALE is made on this/...../2020 at Ranchi.

BETWEEN

M/s AMAN CONSTRUCTION, (PAN: ABefa5539K) a Partnership Firm having its office at Ground Floor, Akanksha Apartment, Birsa Bus Stand, KantaToli, P.S. Lower Bazar, District Ranchi in the State of Jharkhand, through its Partners (1) **SRI ANIL KUMAR SINHA** son of Late Bankey Bihari Prasad and Grand Son of Late Baldev Prasad, by Caste - Kurmi, by Occupation - Business, (UID - 5130 8648 1185 & Mobile - 93048 21402 & Age: 53 Years), Resident of Flat No. 302, AKANKSHA Apartment, Birsa Bus Stand, KantaToli, P.S. Lower Bazar, District Ranchi (Jharkhand)

Aman Construction
Naradesh Thakur
 Partner

Aman Construction
Anil Kumar Sinha
 Partner

& (2) **SRI NARESH THAKUR** son of Late Ramrup Thakur and Grand Son of Late Sukhdev Thakur, by Caste - Thakur, by Occupation - Business, (UID - 2550 1781 8338 Mobile – 98351 55395 & Age: 57 Years), Resident of Flat No.- 306, Akanksha Apartment, Birsa Bus Stand, KantaToli, P.S. Lower Bazar, District Ranchi Authority conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2011 pursuant at Registered Development Agreement vide Deed No. 5493/4807 dated 24.08.2017 which is entered in Book No. 1, Volume No. 507, Pages 1 to 150 in the year 2017 & Registered Development Agreement vide Deed No. 2778/2527 dated 02.04.2018 which is entered in Book No. 1, Volume No. 253, Pages 547 to 650 in the year 2018 registered in the office of District Sub Registrar, Ranchi (hereinafter for the sake of brevity called the DEVELOPER/VENDOR, which expressions unless repugnant to or excluded by the context or subjects of these presents shall mean and include the above named DEVELOPER/VENDOR their legal heirs, successors, assignees, legal representatives, authorized persons, executors, administrators and successors-in-interest) OF THE ONE PART.

AND

Wife of

by Caste- , by Faith – Hindu, by Occupation –
, Resident of

District – Ranchi, State- Jharkhand. Indian Citizen. (hereinafter for the sake of brevity called the **PURCHASER** (which expressions shall unless repugnant to or excluded by the context or subject of these presents mean and include the **PURCHASER** above named and include his/her/their legal heirs, successors, assignees, legal representatives, executors, administrators and authorized persons) OF THE SECOND PART.

UID No. –

PAN -

MOB -

Age:

Aman Construction

Naresh Thakur
Partner

Aman Construction

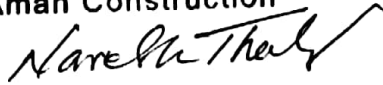
Anil Kumar Singh
Partner

AND

(1) **Smt. Mallika Mukherjee** wife of Late Subrata Kumaer Mukherjee, by Occupation - Housewife, UID : 2169 8248 6390, Mobile : 81920 00205
(2) **Sri Shovan Mukherjee** son of Late Subrata Mukherjee by Occupation - Service, UID : 6105 7749 1758, Mobile : 77648 46878 (3) **Sri Samrat Mukherjee** son of Late Subrata Mukherjee, by Occupation - Service, UID : 2205 3261 0197, Mobile : 81920 00205 (4) **Sri Subikash Mukherjee** son of Late Sourindra Kumar Mukherjee by Occupation - Business, UID : 3199 7397 7852, Mobile : 92043 73745 all by Caste - **Brahmin**, all by Resident of Devi Mandap Road, P.O. Hehal, P.S. Sukhdeo Nagar, District – Ranchi
(5) **Subhendu Kumar Mukherjee** son of Late Sourindra Kumar Mukherjee, by Occupation - Business, UID : 9920 0293 5240, Mobile : 9073922954 by Caste - **Brahmin**, Resident of G.T. Road (East), Tematha, Chandan Nagar, Hooghly, West Bengal and (6) **Susanta Kumar Mukherjee** son of Late Sourindra Kumar Mukherjee, by Occupation - Advocate, UID : 2705 1249 8657, Mobile : 9674055166, by Caste - **Brahmin**, Resident of Raj Kumar Bhawan, Raj Kumar Bhawan, Raj Kumar Mukherjee Road, Gondapara, Chandan Nagar, Hooghly, West Bengal. Indian Citizens.(hereinafter for the sake of brevity called the **LAND OWNERS** (which expressions shall unless repugnant to or excluded by the context or subject of these presents mean and include the **LAND OWNERS** above named and include his/her/their legal heirs, successors, assignees, legal representatives, executors, administrators and authorized persons) OF THIRD PART.

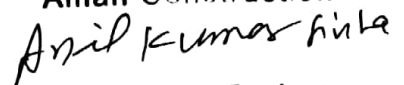
WHEREAS the above said **LAND OWNERS** are the absolute Owners of the landed property being portion of R.S. Plot No. 734, Sub Plot No. 734/E, land measuring 6 Katha 14 Chhataks, Sub Plot No. 734/C, land measuring 7 Katha 13 Chhataks, Sub Plot No. 734/B, land measuring 6 Katha 11 Chhataks & Sub Plot No. 734/D, land measuring 5 Katha 4 Chhataks total 26 Katha 10 Chhatak under Khata No. 18 situated at Village - Hesal, P.S. Ranchi now Sukhdeo Nagar, Revenue Thana No. 202, District - Ranchi in the Slate of Jharkhand morefully described in the Schedule A hereunder.

Aman Construction



Partner

Aman Construction



Partner

AND WHEREAS the said R.S. Plot No. 734 other lands under Khata No. 18 and recorded in Revisional Survey Records of Right in the name of Landlord.

AND WHEREAS said landlord settled the said land to Jagdish Narain son of Nandlal Sahu by virtue of registered deed dated 04.10.1934 and also settled a portion of land to Basudeo Narain son of Munshi Raghunath Sahay by virtue of registered deed dated 04.10.1934.

AND WHEREAS said Jagdish Narain son of Nandlal Sahu sold land measuring 35 Decimals of said Khata Plot to Smt. Snehalata Devi wife of Babu Sanat Kumar Mukherjee by virtue of a registered Sale Deed No. 3278 dated 20.06.1941 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Basudeo Narain son of Munshi Raghunath Sahay sold land measuring 15 Decimals of said Khata Plot to Smt. Snehalata Devi wife of Babu Sanat Kumar Mukherjee by virtue of a registered Sale Deed No. 3705 dated 21.05.1948 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Smt. Snehalata Devi wife of Babu Sanat Kumar Mukherjee have sold the said Sub Plot No. 734/E, land measuring 6 Katha 14 Chhataksof said Khata Plot to Subrata Mukherjee son of Sourendra Kumar Mukherjee by virtue of a registered Sale Deed No. 5492 dated 31.08.1962 registered in Book No. 1, Volume No. 33, Pages 509 to 517 in the year 1962 registered in the office of District Sub Registrar, Ranchi and whereas said Subrata Mukherjee died on 25.04.2015 leaving behind his wife and two sons namely (1) Smt. Mallika Mukherjee (2) Sri Shovan Mukherjee (3) Sri Samrat Mukherjee as his legal heir and successor.

AND WHEREAS (1) Smt. Mallika Mukherjee wife of Late Subrata Kumaer Mukherjee (2) Sri Shovan Mukherjee son of Late Subrata Mukherjee (3) Sri Samrat Mukherjee son of Late Subrata Mukherjee got their name mutated in the Office of Town Anchal now Hehal Anchal Ranchi vide Succession Mutation Case No. 180R27/2016-17 dated 14.05.2016 and paid rent to the State Government vide Rent Receipt No. JH/01-A 010620 dated 31.03.2016 which is entered in Revenue Records in Register II, Volume No- 26, Page No- 29 and came in peaceful possession of the same.

Aman Construction
*Narendra Thakur*⁴
Partner

Aman Construction
Anil Kumar Nika
Partner

AND WHEREAS said Smt. Snehalata Devi wife of BabuSanat Kumar Mukherjee have sold the said Sub Plot No. 734/C, land measuring 7 Katha 13 Chhataksof said Khata Plot to Sri Subikash Mukherjee son of Late Sawrindra Kumar Mukherjeeby virtue of a registered Sale Deed No. 5491 dated 31.08.1962 registered in Book No. 1, Volume No. 33, Pages 500 to 508 in the year 1962 registered in the office of District Sub Registrar, Ranchi, thereafter he got his name mutated in the Office of Town Anchal now Hehal Anchal Ranchi vide Mutation Case No. 205 R 27/1967-68 and paid rent to the State Government vide Rent Receipt No. JH/01-A 010618 dated 31.03.2016which is entered in Revenue Records in Register II, Volume No.- 1, Page No. 593 and remain in peaceful possession of the same and came in peaceful possession of the same.

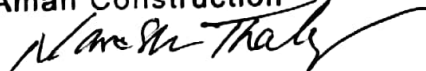
AND WHEREAS said (1) Smt. Mallika Mukherjee wife of Late Subrata Kumaer Mukherjee (2) Sri Shovan Mukherjee son of Late Subrata Mukherjee (3) Sri Samrat Mukherjee son of Late Subrata Mukherjee (4) Sri Subikash Mukherjee son of Late Sawrindra Kumar Mukherjee desired to develop their land by constructing multistoried building as such they entered into a Registered Development Agreement with Developer AMAN CONSTRUCTION vide Development Agreement No. 4807 dated 23.08.2017.

AND WHEREAS said Smt. Snehalata Devi wife of BabuSanat Kumar Mukherjee have sold the said Sub Plot No. 734/B, land measuring 6 Katha 11 Chhataksof said Khata Plot to Subhendu Kumar Mukherjee son of Late Sourindra Kumar Mukherjeeby virtue of a registered Sale Deed No. 5495 dated 31.08.1962 registered in Book No. 1, Volume No. 41, Pages 271 to 278 in the year 1962 registered in the office of District Sub Registrar, Ranchi, thereafter he got his name mutated in the Office of Town Anchal now Hehal Anchal Ranchi and paid rent to the State Government vide Rent Receipt No. JH/01-A 010625 dated 31.03.2016which is entered in Revenue Records in Register II, Volume No.1, Page No.591 and remain in peaceful possession of the same.

AND WHEREAS said Smt. Snehalata Devi wife of BabuSanat Kumar Mukherjee have sold the said Sub Plot No. 734/D, land measuring 5 Katha 4 Chhataksof said Khata Plot to Susanta Kumar Mukherjee son of Late Sourindra Kumar Mukherjeeby virtue of a registered Sale Deed No. 5494 dated 31.08.1962 registered in Book No. 1, Volume No. 46, Pages 75 to 83 in the year 1962 registered in the office of District Sub Registrar, Ranchi, thereafter he got his name mutated in the Office of Town Anchal now HehalAnchal Ranchi and paid rent to the State Government vide Rent

5

Aman Construction



Partner

Aman Construction



Partner

Receipt No. JH/01-A 010617 dated 31.03.2016 which is entered in Revenue Records in Register II, Volume No- 1, Page No.-592 and remain in peaceful possession of the same.

AND WHEREAS said (1) Subhendu Kumar Mukherjee son of Late Sourindra Kumar Mukherjee (2) Susanta Kumar Mukherjee son of Late Sourindra Kumar Mukherjee desired to develop their land by constructing multistoried building as such they entered into a Registered Development Agreement with Developer AMAN CONSTRUCTION vide Development Agreement No. 2527 dated 02.04.2018.

AND WHEREAS the above named LAND OWNERS were interested to develop the schedule 'A' land by constructing multistoried Residential building comprising Residential Flats, parking space and other common facilities and amenities, but due to lack of fund, experience and time failed to achieve their desire as such and approached the above named Developer/Developer for construction of multistoried Residential building on the schedule 'A' land which was accepted by the Developer/Developer on certain terms and conditions as mutually agreed and accepted by the LAND OWNERS and the DEVELOPER.

AND WHEREAS in order to avoid future complication, disputation and differences in respect of LAND OWNERS Allocation and DEVELOPER'S allocation and other matters the LAND OWNERS jointly entered into said Development Agreement being Deed No. 4807 dated 23.08.2017 & 2527 dated 02.04.2018 with the DEVELOPER hereinafter called the principal agreement for developing the schedule 'A' land.

AND WHEREAS it was mutually agreed and accepted by the Developer and the LAND OWNERS that the DEVELOPER shall get the building plan sanctioned and construct Residential multistoried (G + 4) building sanctioned in the name and style "SNEHALATA ENCLAVE" of its own cost and in lieu of consideration of Schedule A land or in exchange of Schedule 'A' land. Allocation of the super built up area of the LAND OWNERS of the land as well as ALLOCATION of the Developer's area out of the total super built-up area, parking space as well as right to use and enjoy common facilities and amenities as provided in the building by the Developer and OWNERS jointly and collectively in the manner arc specifically and clearly mentioned in the Development Agreement as referred hereinabove by and below in the LAND OWNERS and DEVELOPER.

Aman Construction ⁶
Narender Thakur
Partner

Aman Construction
Anil Kumar Singh
Partner

AND WHEREAS the DEVELOPER in pursuance of the Development Agreement referred hereinabove the Developer got the building plan for Construction of a multistoried (G + 4) Residential building on Schedule 'A' land sanctioned and approved by R. M. C., Ranchi, vide Case no. BP/W34/0256/16 dated 16.05.2017 comprising Residential Flats and Parking Space for Flats with all other common facilities.

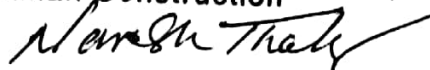
AND WHEREAS the DEVELOPER/VENDOR as per the sanctioned and approved building plan and as per the specification constructed and completed multistoried (G + 4) Residential building on the Schedule 'A' land comprising Residential Flats and separate parking space for the residential area with all other common facilities and amenities and the building is named "SNEHALATA ENCLAVE".

AND WHEREAS in lieu of the consideration or in exchange of SCHEDULE 'A' land and as per the terms and conditions of the Development Agreement as referred hereinabove the AREA/ALLOCATION of the LAND OWNERS and DEVELOPER in the multistoried Residential building named as "SNEHALATA ENCLAVE" including parking space and undivided share in Schedule 'A' land was already earmarked mutually and the area/allocation of the LAND OWNERS was allotted and delivered physical possession in full and final satisfaction of the LAND OWNERS by the DEVELOPER and the remaining Residential Flats, Parking Space, Undivided Share in Schedule 'A' land remained with the DEVELOPER as Developer's area.

AND WHEREAS the Flat/Parking Space morefully described in Schedule 'B' hereunder has fallen in the share of the DEVELOPER'S AREA/ALLOCATION along with other Flats/Parking Space as per the terms and conditions of the Development Agreement referred hereinabove.

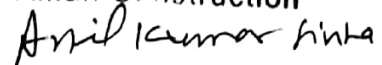
AND WHEREAS as per the terms and conditions of the Development Agreement, specification, sanctioned and approved building plan, the Developer has constructed the entire residential multistoried building commonly known and called "SNEHLATA ENCLAVE" including the schedule 'B' property on the schedule 'A' land.

Aman Construction

 7

Partner

Aman Construction



Partner

AND WHEREAS the PURCHASER during the construction being interested to purchase a Flat with Parking Space to be constructed on Schedule 'A' land out of Developer's area proposed to the said Developer to sell his Flat with Parking Space and the DEVELOPER/VENDOR accepted the proposal of the purchaser and agreed to sell one Flat being Flat No. '___' on ___ Floor measuring super built-up areaSq.ft. with one car parking space marked as '___' in Ground Floor with undivided proportionate share in Schedule 'A' landSq.ft. more fully described in the Schedule 'B' hereunder and also shown in RED wash in the map attached herewith forming part of this deed at a total consideration of Rs.-/- (Rupees) only.

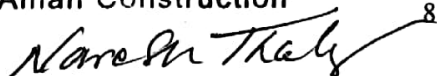
AND WHEREAS the PURCHASER has agreed to purchase the Schedule 'B' property at the aforementioned price and entered into a Buyer's Agreement with the DEVELOPER/VENDOR on Dated.....

AND WHEREAS the PURCHASER has paid the entire consideration as per the Memo of Consideration to the DEVELOPER/VENDOR as per the terms and conditions of the Buyer's Agreement (details of payment made herein below in payment schedule).

AND WHEREAS after completion of the multistoried building the PURCHASER has to be delivered peaceful physical possession of the Schedule 'B' property by the DEVELOPER/VENDOR to the full and final satisfaction of the PURCHASER and the PURCHASER has no any grievance claim either against the LAND OWNER of land or the DEVELOPER in respect of fixtures, fittings, material used in the building.

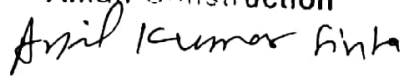
AND WHEREAS on the request of the PURCHASER, the DEVELOPER/VENDOR agreed to execute and register the sale deed in pursuance of the terms and conditions of the Development Agreement as well as buyer's agreement and thereby transfer the Schedule "B" property in favour of the PURCHASER.

Aman Construction



Partner

Aman Construction



Partner

NOW THEREFORE THIS DEED OF SALE WITNESSETH
as follows :-

1. That in pursuance of the said agreement and mutual understanding between the parties and at a total consideration of Rs.-/- (Rupees) only which was paid by the PURCHASER to the DEVELOPER/VENDOR, the receipt whereof the above named DEVELOPER/VENDOR does hereby also admit, acknowledge and confirm, the DEVELOPER/VENDOR does hereby sell, convey, transfer and absolutely assign to the above named Purchaser free from all encumbrances, charges, liens, claim and demand whatsoever of the Flat being Flat No. '___' on ___ Floor, measuring Super built-up areaSq.ft. and one car parking spacemarked as '___' on Ground Floor at "SNEHALATA ENCLAVE", in the multistoried building With (G+4) more fully described in the Schedule "B" hereunder standing on a portion of Schedule "A" land with right to use common facilities and amenities jointly with all benefits and advantages including right, liberties, easements, privileges, whatsoever of the said Residential Flat with one Car Parking Space or any part thereof belonging to or any way appertaining to or with the same or any part thereof and the PURCHASER shall use, occupy or enjoy or the right to use and enjoy common facilities such as passage, stair case, lobby, refuge areas, generator room, walls, shafts, corridors, circulation areas compound to and from or adjacent or in the way or the said schedule Residential Flat as also the rents and profits thereof and all the estate, right, title, interest inheritance use, trust and demands whatsoever both at law and equity of the VENDOR/OWNERS into or upon the said schedule "B" property or every part thereof TO HAVE AND TO HOLD the said schedule "B" property and every part shall hereafter vest UNTO AND TO THE USE OF THE PURCHASER.
2. That the LAND OWNERS/DEVELOPER do hereby further covenant with the PURCHASER that the PURCHASER shall hold, possess and enjoy the same and every part thereof and may get his/her name mutated in the records of the Circle Officer, Hehal Anchal, Ranchi and in the Ranchi Municipal Corporation and whatsoever else that may be felt necessary and expedient.

Aman Construction

Namrata Thakur

Partner

9

Aman Construction

Anil Kumar Mishra

Partner

3. That the LAND OWNERS/DEVELOPER do hereby yet again covenant with the Purchaser that the purchaser shall be saved harmless and kept indemnified from and against all losses, damages, cost or expenses which he/they may be subjects to by reason of any defect of title or possession of any charges or any encumbrances or any claim being made by person other than the LAND OWNERS/DEVELOPER whatsoever to the said property or any part thereof.
4. That the LAND OWNERS/DEVELOPER do hereby finally covenant with the purchaser that the LAND OWNERS/DEVELOPER and all persons claimed through the LAND OWNERS/DEVELOPER and/or any of their ancestors, predecessors and successors in title shall and will at the request and cost of the purchaser 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's title and possession over the said Schedule "B" property and every part thereof.
5. That the LAND OWNERS/DEVELOPER do hereby deliver to the purchaser all evidence and writing relating to the possession and custody of the Schedule "B" property and undivided share of the land subject to variation hereby conveyed and LAND OWNERS/DEVELOPER or any person claiming from or under them hereby covenant with the purchaser that the LAND OWNERS/DEVELOPER are lawfully seized and possessed the Schedule "B" property free from all encumbrances and they have absolute authority over the Schedule "B" property in the manner aforesaid.
6. That the purchaser shall have hereafter the right to peaceably and quietly possess and enjoy the Schedule "B" Property by the purchaser or through tenants or assignees or relatives or successors without any claim, permission or demand or destruction or hindrance whatsoever either from the LAND OWNERS/DEVELOPER or from any person claiming from or under them.
7. That the purchaser after taking possession of the Schedule "B" Property shall be liable to abide by rules and regulations of the Government Authority, Committee constituted by the OWNER, if any and the terms and conditions mentioned in this deed and shall

10

Aman Construction



Partner

Aman Construction



Partner

also be liable to pay all the relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned herein above subject to various laws and in respect of the Schedule – “B” property as fixed by the Government from the date of execution and registration of the sale deed.

8. That the said Schedule – “B” property shall be used and occupied by the purchaser, successors, assignees, transferees, legal representatives and/or legal heirs only for residential purpose not for any immoral, illegal purpose which is prohibited under law. Notwithstanding anything contained herein the purchaser shall have full and absolute right to use the said “B” property either by the PURCHASER or family members or through tenants, successors, assignees.
9. That the Purchaser shall be liable for the electricity consumption in respect of the schedule “B” property and for such purpose a separate meter has been installed for recording such consumption.
10. That the Purchaser will share proportionate responsibility as also the facility for the common facilities and amenities collectively with the remaining purchaser of the remaining part of the property in the said building.
11. That the purchaser shall have full right to use the common passage and staircase and common parts in the said building and/or common amenities and/or facilities with other remaining occupants of the said building.
12. That the Developer does hereby further covenant that the aforesaid consideration amount for the said schedule “B” property is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said schedule “B” property is standing.
13. That the purchaser shall have full proprietary right such as the VENDOR had derived save except that of demolishing or committing waste in respect of the land and building described in the schedule hereunder in any manner so to effect the other co-OWNER who prior to this conveyance have purchased and acquired or may hereafter purchase or acquire similar proprietary rights as covered by this conveyance.

11

Aman Construction
Narvesh Thakur
Partner

Aman Construction
Anil Kumar Singh
Partner

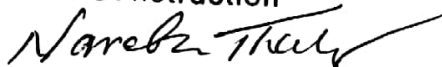
14. That the Purchaser has right to enter into and upon other part of the "B" property for the purpose of repairing, cleaning, maintaining or renewing any such drains, water courses, cables or aforesaid common facilities and/or laying down any new sewers, drain water courses, cables and wires with as little disturbances as possible and making good damage causes.
15. That it is specifically and clearly mentioned in the agreement by and between the Developer and Purchaser that the roof shall be treated as common space and every part of the roof shall remain with the Developer as Developer area and purchasers area and the same is not transferred by this indenture as such it is mutually agreed by the parties.
16. That whatever is not specifically mentioned in this deed of sale in relation to the common space, common facilities amenities and its uses and the individual rights or liberties shall be guided by the terms and conditions of the agreement by and between the purchaser and Developer.

The VENDOR and Developer do hereby covenant with the Purchaser as follows :

- A) That Whatsoever the right title and interest the LAND OWNERS/DEVELOPER hold on the said land and the schedule "B" property hereby sold and transferred to the purchaser shall from the date of execution and registration of this deed vests entirely and absolutely to the purchaser subject to the terms and conditions of the agreement who shall be entitled to enter quietly into or upon the said property described fully in the schedule "B" hereunder and as per the agreement and understanding in between the parties. The LAND OWNERS/DEVELOPER has put the purchaser in vacant possession of the Schedule "B" property and the Purchaser has accordingly come in peaceful possession over the same.
- B) That the property hereby sold is believed to be correctly described and if any error of omission or mis-statement in the description of the property is found, it will not annul the sale.

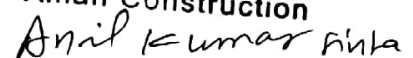
12

Aman Construction



Partner

Aman Construction



Partner

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land being portion of R.S. Plot No. 734, Sub Plot No. 734/E, land measuring 6 Katha 14 Chhataks, Sub Plot No. 734/C, land measuring 7 Katha 13 Chhataks, Sub Plot No. 734/B, land measuring 6 Katha 11 Chhataks & Sub Plot No. 734/D, land measuring 5 Katha 4 Chhataks total 26 Katha 10 Chhatak under Khata No. 18 situated at Village - Hesal, P.S. Ranchi now Sukhdeo Nagar, Revenue Thana No. 202, District - Ranchi in the Slate of Jharkhand, Municipal Holding No. - 0340002594000Z0, within Municipal Ward No. - 34 of the Ranchi Municipal Corporation, Ranchi which is bounded and butted as follows: -

NORTH : Jagdish Enclave
SOUTH : Part of the Plot No. 734
EAST : Devi Mandap Road
WEST : House of Prabhat Lal

SCHEDULE "B" ABOVE REFERRED TO

All that piece and parcel of the Flat No.' ___ 'on ___ Floor measuring Super Built Up AreaSq.ft. with one Car Parking Space marked as '___' in Ground Floor and undivided proportionate share of landSq.ft. (.....%) in the multi-storied building (with G + 4) commonly known and called as "SNEHALATA ENCLAVE", standing on land morefully described in Schedule "A" here in above.

LOCATION OF THE FLAT

North :
South :
East :
West :

13

Aman Construction
Naresh Thakur
Partner

Aman Construction
Anil Kumar Gupta
Partner

Memo of Consideration

Received full and final sum of Rs./- (Rupees
.....) only as fully consideration amount paid as
Sale price from the PURCHASER to the Developer.

Sl. No.	Date	Cheque No.	Amount (In Rupees)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
Total=			Rs. /-

Aman Construction
Naveen Thakur
Partner

14

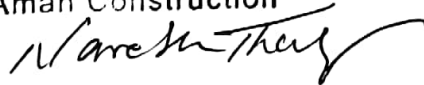
Aman Construction
Anil Kumar Hila
Partner

DETAILS OF BUILDING AS FOLLOWS :

1. Whether Kutchha or Pucca	Pucca
2. If pucca, whether tiled or RCC	RCC
3. Number of Stories	G + 4
4. The Total Super built up area of the FlatSq. ft.
5. The year of construction	2016-2019
6. A brief description of the nature of sanitary electrical and other quality	Standard sanitary, electrical and other fittings
7. Area where the building is constructed and its use residential, commercial or Industrial	Residential
8. If on rent its annual rent	Not rented
a) Area of the Flat Sq. ft.
b) Area of the undivided proportionate share of land	i.e.Sq.ft.
Value of the Flat	<u>Rs.</u>
Value of the Land	<u>Rs.</u>
TOTAL VALUE	<u>Rs.</u>

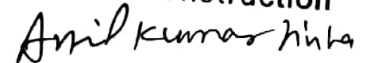
As assessed by the Authority.

Aman Construction



Partner

Aman Construction



Partner

CERTIFICATE

It is certified that the above referred schedule land is not a Tribal land. It is not acquired by Government or for Government or Non-Government, armed forces or any other purpose. It is neither a forestland nor a land of CCL, BCCL. There is no temples, mosque, church on the land nor it is used for Sarna, Hargari.

IN WITNESSES WHEREOF the Developer/Vendor have put their signatures and LTI to these presents on this day month and year first above written at Ranchi.

WITNESSES :

1.

VENDOR/DEVELOPER

1.

2.

ANIL KUMAR SINHA

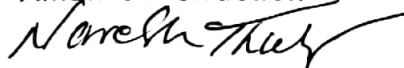
(Partner)

2.

NARESH THAKUR

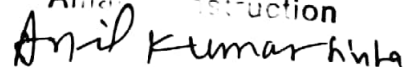
(Partner)

Aman Construction



Partner

Aman Construction



Partner

PURCHASER PHOTO& SIGNATURE

Little	Ring	Middle	Fore	Thumb

Certified that the fingerprints of the left hand of each person whose photographs is affixed in the document have been obtained by me or before me.

Drafted by :-

Aman Construction
Naveen Thakur
Partner

Aman Construction
Anil Kumar Singh
Partner