

**THIS DEED OF SALE IS MADE ON THE _____ DAY OF JANUARY,
(TWO THOUSAND TWENTY-TWO) AT RANCHI;**

BETWEEN

M/S ASD INFRA Through Its Promoter PRASHANT RAJA s/o Late Rajranjan Prasad Raja (R.P. Raja) and Grandson of Late Deoki Nandan Prasad, faith- Hindu, by occupation- Business, by caste General (Don't come under CNT Act, 1908), Resident of Flat No.7, Rajas Rajkumari Enclave, Lower Burdwan Compound, P.S. Lalpur, Dist.-Ranchi, State-Jharkhand, Indian Citizen (hereinafter referred to as the **VENDOR** cum Developer with expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, successors in-interest, assigns and administrators) of the other part. UID – 6504 0183 8834, PAN – AGXPR9595A, MOB- 9431706094 AGE- 44 years.

AND

Name-.....**Age -**..... years, son/daughter of
..... Grandson/Granddaughter of.....
by Caste -, by Faith - Hindu, by Occupation -, Resident of
.....
.....
State - Jharkhand Indian Citizen (hereinafter called the **PURCHASERS**) of the
OTHER PART;

PAN -, **UID -**, **MOB-**

The terms and expressions the “**VENDOR** cum **DEVELOPER**” and the “**PURCHASERS**” unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors in interest, executors, legal representatives, administrators, successors and permitted assignees etc.

WHEREAS, M/s. Ranchi Zemindary Limited besides other places, has acquired considerable area of lands by virtue of different registered deeds at Village Bariatu, Police Station Ranchi, Revenue Thana No. 193, District Ranchi, and Village Gari, Police Station Ranchi, Revenue Thana No. 194, District Ranchi. Village Bariatu, Village Tiril and Village Gari are situated adjacent to each other, therefore M/s Ranchi Zemindary Limited surrounded the plots of land acquired by it into one compact block and has erected pucca boundary wall. Name of M/s Ranchi Zemindary Limited has been changed to M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED and fresh certificate of incorporation consequent on the change of the name has been issued by the office of the Registrar of Companies, West Bengal on 16th day of January 1963. Hence M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED is dealing and managing the Properties acquired by M/s Ranchi Zemindary Limited;

ASD INFRA

Handwritten signature/initials

AND WHEREAS, Revisional Survey Plot No. 601, Area 1.62 Acre and Revisional Survey Plot No. 602 Area 1.80 Acre appertaining to Revisional Survey Khata No. 117 of Village Tiril, Police Station Ranchi, Thana No. 195, District Ranchi were recorded in the name of (1) Shukhlal Munda (2) Somra Munda and (3) Etwa Munda all sons of Rajo Munda having occupancy Right under Revisional Survey Khewat No. 4 of Village Tiril, Police Station Ranchi and District Ranchi. The above named recorded tenants Shukhlal Munda and others by virtue of registered deed dated 02.10.1940, entered in Book No. 1, Volume No. 29, Pages 519 to 521, being Deed No. 4215, surrendered the aforementioned Plots of land to the Landlord of Khewat No. 4 of Village Tiril, Ranchi and Landlord brought the said Plots of land in his Khas possession of the Landlord. Later on the Landlords of Khewat No. 4 of Village Tiril, Police Station and District Ranchi namely Prafulla Kumar Ghosh and others settled the same with M/s Ranchi Zemindary Limited by virtue of registered Chhapparbandi Lease dated 20.12.1940 which has been duly recorded/entered in Bool No. 1, Volume No. 33, Pages 398 to 403, being Deed No. 4971, kept and maintained at the office of the District Sub Registrar, Ranchi and since thereafter M/s Ranchi Zemindary Limited came in Khas and exclusive possession over the same and regularly paid Chhapparbandi rent to the then Landlord of Village Tiril, Ranchi and after vesting of intermediary interest in the State of Bihar, on due and proper enquiry made and conducted by the competent revenue authorities of the State of Bihar in the name of M/s Ranchi Zemindary Limited was duly recorded/entered in the revenue record (In Register II, Volume No. 1 and Page No. 159) of the State Government kept and maintained at office of the Circle Officer, Town Anchal, Ranchi now Bargain, Ranchi with respect to aforesaid plots of lands and M/s Ranchi Zemindary Limited paid Chhapparbandi rent of the State Government under proper receipts. Now M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED is in possession over the same and regularly paying Chhapparbandi rent to the State Government under proper receipts. Out of the total area of aforesaid Revisional Survey Plot No. 601 an area of 0.75 Acre and Revisional Survey Plot No. 602 and area of 0.81 Acre land has been sold, hence how M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED in the possession of Revisional Survey Plot No. 601 measuring an Area 0.87 Acre AND Revisional Survey Plot No. 602 measuring and Area 0.99 Acre and it is full seized and possessed with the same;

AND WHEREAS, on 26.11.2011, a Notification under Section 10 of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961, was published by the State of Jharkhand declaring 80.624 Acres as surplus land of M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED at various places including the land situated at different parts of Districts Ranchi in the Land Ceiling Case No. 1 of 1981-82 which was pending against the VENDOR since 1981-82 before the Additional Collector at Lohardaga;

AND WHEREAS, the Additional Collector Lohardaga, in exercise of the powers vested upon him under the aforesaid Act of 1961, by his order dated 29-11-2011 passed

in the aforesaid Land Ceiling Case No. 1 of 1981-82, annulled transfer made in favour of the beneficiaries in terms of the provision of the said Act of 1961;

AND WHEREAS, M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED thereafter filed a writ petition before the Hon'ble Jharkhand High Court at Ranchi challenging the aforesaid order dated 29-11-2011 passed by the Additional Collector, Lohardaga and prayed for quashing the said notification. The said writ petition was registered as W.P(C) No. 1705 of 2012;

AND WHEREAS, the Hon'ble Justice Mr. Rajesh Shankar, of the Hon'ble Jharkhand High Court at Ranchi by term of his order dated 12-21-2018, passed in the aforesaid writ petition quashed the impugned Notification dated 26-11-2011 under Section 10 of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961 to the extent of 80.624 Acres of land situated at different parts of Ranchi District and consequently the order dated 29-11-2011 passed by the Additional Collector, Lohardaga too stood quashed;

AND WHEREAS, the aforesaid M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED has filed a Caveat on 09-10-2020 in the Hon'ble Jharkhand High Court at Ranchi for being heard M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED in connection with LPA No. 602 of 2019 filed against the order dated 12-12-2018 passed in W.P. (C) No. 1705 of 2012 by Hon'ble Mr. Justice Rajesh Shankar of the Hon'ble Jharkhand High Court;

AND WHEREAS, the aforesaid M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED got mutated its name in the office of the Ranchi Municipal Corporation, Ranchi, being old Municipal Holding No. 2157 under old ward No. VIII, corresponding to new Holding No. 0080008344000Z0 within Ward No. 8 now present Ward No. 9 and is regularly paying holding Tax to the Ranchi Municipal Corporation Ranchi under proper receipt;

AND WHEREAS, the said Birla Institute of Scientific Research is a Scientific Research Institute established with the object interalia to foster, promote and sustain the science and science research in all aspect of cultivation, and M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED empowered the Birla Institute of Scientific Research on 29-03-1976 to utilize the Schedule land along with others lands for non-profitable and non-commercial objects/purposes, but the Birla Institute of Scientific Research was unable to effectively use the land for its object and purpose and also finding difficult to manage the property due to the municipal litigation as such the Birla Institute of Scientific Research has relinquished its possession and all rights over the same in favour of M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED ;

AND WHEREAS, the Board of Directors of the M/s RANCHI ENTERPRISES AND PROPERTIES LIMITED Company in its meeting dated 12-10-2020 has decided to sell the piece of land bearing Revisional Survey Plot Nos. 577, 578, 579, 580, 595, 596, 599, 601, 602, 708, 709, 710, 711, 712, 840, 846, 847 and 848 of Village Bariatu/Tiril/Gari, Police Station Ranchi Now Police Station Bariatu and Sadar, District Ranchi;

AND WHEREAS, M/s. RANCHI ENTERPRISES AND PROPERTIES LIMITED through its Director namely Mr. YOGESH GOENKA, son of Late Sri Om Prakash Goenka, had sold and transferred the land measuring Area 0.25 Acres being the portion of the Revisional Survey Plot No. 847 under Khata No. 50, Area 0.12 Acres being the portion of the Revisional Survey Plot No. 846 under Khata No. 27, and Area 0.57 Acres being the portion of the Revisional Survey Plot No. 840 under Khata No. 8, all plots situated at Village Bariatu, Police Station Bariatu, Revenue Thana No. 193, District Ranchi in the State of Jharkhand. Area 0.48 Acre being the portion of the Revisional Survey Plot No. 601 under Khata No. 117, Area 0.25 Acres being the portion of the Revisional Survey Plot No. 595 under Khata No. 48, Area 0.09 Acres being the portion of the Revisional Survey Plot No. 596 under Khata No. 96, and Area 0.04 Acres being the portion of the Revisional Survey Plot No. 580 under Khata No. 96, all plots situated at Village Tiril, Police Station Sadar, Revenue Thana No. 195, District Ranchi in the State of Jharkhand. Area 0.13 Acres being the portion of the Revisional Survey Plot No. 708 under Khata No. 134, Area 0.07 Acres being the portion of the Revisional Survey Plot No. 711 under Khata No. 99, and Area 0.02 Acres being the portion of the Revisional Survey Plot No. 712 under Khata No. 98, all plots situated at Village Gari, Police Station Sadar, Revenue Thana No. 194, District Ranchi in the State of Jharkhand, being old Municipal Holding No. 2157, under old Ward No. VIII corresponding to new Holding No. 0080008344000Z0 within new Ward No. IX of the Ranchi Municipal Corporation, Ranchi, in favour of M/s INARI INVESTMENT through its Partners (1) Mr. SAMIR LOHIA, son of Sri Sushil Lohia, and (2) Mr. BHANU PRAKASH JALAN, son of Sri Gyan Prakash Jalan, by virtue of registered indenture of absolute Sale Deed on 24th day of February 2021, vide Deed/Document No. 2021/RAN/1460/BK1/1298, which is entered in Book No. BK1, Volume No. 165, Pages 85 to 452 for the year 2021 at the office of the District Sub Registrar, Ranchi;

AND WHEREAS, the approach road which is leading to the property more fully described in Schedule below is clear title of M/s INARI INVESTMENT, and to avoid future dispute and complication, M/s INARI INVESTMENT has consented to grant permanent heritable easementary right to the M/s. G M CONSTRUCTIONS forever;

AND WHEREAS the PURCHASERS who are desirous of purchasing of One Residential Unit being Flat No. on Floor, having an area Sq. Ft. of multi storied building complex namely “.....” with proportionate share of Land having an area Sq. Ft. or Decimal standing over the portion of Land being R.S. Plot No. 601 and 602, under Khata No. 117 situated at Village Tiril, P.S. Sadar, Thana No. 195, District Ranchi and have negotiated with the VENDOR and on negotiation, the VENDOR has agreed to sell to the PURCHASER the aforesaid Residential Unit being **Flat No. on Floor**, having an area Sq. Ft. of multi storied building complex namely “.....” with proportionate share of Land having an area Sq. Ft. or Decimal standing over the portion of Land being R.S. Plot No. 601 and 602, under Khata No. 117 situated at Village Tiril, P.S. Sadar, Thana No. 195, District Ranchi and beneficial use and all easements and inheritance thereto more fully and particularly described in the “**Schedule**” below at and for a total consideration of Rs. /-(Rupees Lac) only free from all encumbrances, charges, liens and demands whatsoever and forever and the PURCHASERS have agreed to purchase the same at the said price and entered into an agreement of sale on

NOW THEREOF THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That the PURCHASERS henceforth shall HAVE AND HOLD the said SCHEDULE "B" property hereby granted, conveyed and sold to them and shall at their cost further get their names mutated in all official and public records of the Sherista of the State (Bargain Anchal Office, Ranchi) and Ranchi Municipal Corporation. The PURCHASERS henceforth shall pay all rent and taxes to the State and Ranchi Municipal Corporation.
2. That the PURCHASERS shall have full rights and authority to use the amenities and common facilities provided in the said multistoried building , along with other occupiers/ owners of the said multistoried building.
3. The Purchasers has already inspected all the documents, made searches and inspection of the relevant land records and building sanctioned plan in Circle office, RRDA, RMC etc. and found the same correct and after having fully satisfied themselves as to the possession and also the marketability of the same, have purchased the SCHEDULE "B" property and the DEVELOPER shall not be responsible for the same in any manner.
4. That the Purchasers has also examined the common areas and the common parts and all the facilities, amenities, fixtures, and fittings etc., provided in the aforesaid building including the said portion (mentioned in Schedule B) and has fully satisfied themselves with regard thereto and the nature, scope and extent of the benefits, rights and interests provided to the PURCHASERS and shall not make any claim or demand whatsoever against the VENDOR and/or the DEVELOPER or put any requisition concerning the nature, scope and extent thereof.
5. The PURCHASERS shall not, at any time, claim partition of the undivided proportionate share in the land and/or the common areas and/ or the common parts.

6. That the DEVELOPER shall handover the possession of the SCHEDULE 'B' property to the PURCHASERS after completion of the same which the PURCHASERS hereby confirms and has no objection for the same. Thereafter that no transfer shall be effected, of any sort whatsoever, by the PURCHASERS, until such time the PURCHASERS pays and discharges all its debts and liabilities to the association/BUILDER, for the common expenses and/ or otherwise.
7. That the Purchasers has requested the VENDOR to execute this sale deed and have given the said consideration amount at their own will to the VENDOR for execution of this sale deed.
8. That the PURCHASERS shall have and enjoy the absolute property right on the SCHEDULE "B" property except that of demolishing or committing waste in respect of the said SCHEDULE "B" property in any manner so as to affect the structure of the multistoried building.
9. That the PURCHASERS shall not cause any damage to the main wall or the basic structure of the building and shall not demolish the basic walls and pillars of the said unit or the building upon which the building is standing, and the outer elevation of the unit or the building shall not be changed.
10. That the PURCHASERS shall not make any construction or encroachment in the common area provided for the common use and facilities for all PURCHASERS of the units or portion of the multistoried building. The PURCHASERS shall have no property right over the roof of the building.
11. That the PURCHASER'S undivided interest in the land of the said multistoried building shall remain joint, impartable for all times along with other CO-PURCHASERS/ OWNERS of the said multistoried building.
12. That one car parking space shall be provided to the PURCHASERS of the abovementioned building for the purpose of car parking only.
13. That the PURCHASERS shall alone be liable for the payment of works, contract tax, sales tax, VAT, service tax, land revenue, corporation rates and taxes, corporation surcharge, multistoried building tax, urban land tax, betterment fees, water tax etc. and/or any other statutory taxes, surcharge either existing or as applicable or which will be imposed or levied by the Government or Statutory body from time to time, in relation to the aforesaid building and unit sold (as mentioned in SCHEDULE B) transferred and conveyed by these presents to the PURCHASERS.
14. That apart from the amount of taxes and impositions, the PURCHASERS shall be liable to pay the penalties, interests, costs, charges and expenses, for and in respect of such taxes or impositions, proportionately or wholly, as the case may be.

15. MANAGEMENT & MAINTENANCE OF THE COMMON AREAS:

That the PURCHASERS shall abide by the rules and regulations whatsoever which shall be framed by the managing committee constituted among the owners of the said multistoried building for proper management of the multistoried building. The annual maintenance of the multistoried building shall also be done at the proportionate cost of the PURCHASERS of SCHEDULE "B" property of the building by such managing committee of the building.

The PURCHASERS shall not, in any manner, interfere or raise any objection whatsoever, in or with the said functions of the association, relating to the common purposes.

16. The PURCHASERS shall, proportionately, bear and pay the costs of formation and the expenses of the association and shall also pay for and acquire and hold proportionate equity share capital of the association.

17. **USER OF THE SAID PORTION AND THE COMMON AREAS:**

That the PURCHASERS shall, at their own costs and expenses, do the following:-

Keep the said portion and every part thereof and all fixtures and fittings therein or exclusive thereto, properly painted, in good repairs, in a neat and clean condition and as a decent and respectable place.

Use the said portion and all common areas carefully, peacefully and quietly and only for the purpose for which it is meant i.e., residential purpose.

Use all paths, passages and staircases for the purpose of ingress and egress and for no other purpose whatsoever.

The PURCHASERS shall not do the following:

Obstruct the association, in its acts, relating to the common purposes.

Violate any of the rules and/ or regulations laid down for the common purposes and for the use of the common areas and common parts formed by the building maintenance association.

Injure, harm or damage the common areas and the common parts or any other units in the said building, and making any alterations or withdrawing any support or otherwise.

Alter any portion, elevation or colour scheme of the said building. Throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the common areas save at the places indicated thereof. Place or cause to be placed any article or object in the common areas. Use the said portion or any part thereof, for any purpose other than for residential purpose. Carry on or cause to be carried on any obnoxious or injurious, noisy, dangerous, hazardous, illegal or immoral activity, in or through the said portions or the common areas. Do or permit anything to be done, which is likely to cause nuisance or annoyance to the occupants of the other units in the said building and/ or the adjoining building or buildings. Keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the said portion. Claim any right in or use any portion of the said building (other than the said portion) save for ingress and egress to the said portion of men, materials, drains, pipes in particular, not claim any right on the roof of the said building or the open and/ or covered spaces in the premises, not transferred expressly to the PURCHASERS. Affix or draw any wire, cable, pipe, from/ to or through any common areas or outside walls of the said building or other units save in the manner indicated by the association. Keep any heavy articles or things, which are likely to damage the floors or operate any machine or machines. Install or keep or run any generator (other than that for common use), so as to cause nuisance to the occupants of the other portions of the said building. Install any air-conditioner except according to the specifications of the association, and on obtaining prior written permission of the association. Affix or change windows or grills other than

according to the approved specifications of the association and on obtaining prior written permission of the association. Change the colour scheme of the windows and grills of the said portion, other than according to the specifications of the developer or the association, and on obtaining prior written permission of the association.

18. WATER/ ELECTRICITY/ HOUSE TAX/ MAINTENANCE FOR COMMON AREAS & PARTS: That the PURCHASERS shall pay taxes, levies or other charges of the common areas and parts, jointly with other co-owners, in proportionate share, through the MANAGING COMMITTEE.

19. PAYMENTS AND DEPOSITS. TOWARDS TAXES AND IMPOSITIONS AND THE COMMON EXPENSES:

The deposits and payments to be made by the PURCHASERS in terms hereof, including, those mentioned hereinabove shall be made by the PURCHASERS within 7 (Seven) days to the association, leaving its bill for the same in the said portion and/ or at the above or last notified address of the PURCHASERS.

The PURCHASERS shall, regularly and punctually, pay the proportionate share of the common expenses on the dates and in the manner elsewhere contained herein.

In case of any default by the PURCHASERS making any payment or deposit provided herein, the association shall be entitled to withhold all utilities and facilities to the PURCHASERS and/ or the said portion, including, electricity, water and/ or other services, till the time the PURCHASERS clears all the dues with fine whatsoever.

The PURCHASERS shall pay to the association, interest at the rate of 18% (Eighteen percent) per annum, compoundable monthly, on all amounts for the time being in default towards the common expenses, for the period of such default, without prejudice to the other rights of the association, for stoppage of water supply and other utilities to the said unit.

The PURCHASERS shall not, in any manner, interfere with or obstruct the aforesaid right of the association, and shall not make any demand for losses or damages in connection therewith.

20. That the PURCHASERS 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 apartment.

21. That in case of any natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owners (PURCHASERS of the units in the multistoried building) who may hereafter or here to before have acquired by purchasing different units of the said multistoried building, have similar right, title and interest in the land of the building. The co-owners shall only be liable to pay and contribute the proportionate cost of their share in the building in his/her/their occupation for such reconstruction of the multistoried building, (if any such case arises in future) and the DEVELOPER shall not be responsible for the same in any manner.

22.

23. MISCELLANEOUS:

All charges for the electricity consumed etc., in the said portion, shall be borne and paid by the PURCHASERS.

The proportionate share of the PURCHASERS in the various matters referred herein, shall be such as may be determined by the DEVELOPER/ building maintenance association, and the PURCHASERS shall be bound to accept the same, notwithstanding there being minor variations therein, for the sake of convenience.

“SCHEDULE ‘A’ REFERRED TO ABOVE”

All that piece and parcel of land having total area 0.16 Acre + 0.89 Acre i.e. Total Area 105 Decimals or 1.05 Acres more or less being portion of R.S. plot No. 601 and 602, under Khata No. 117 of village- Tiril, Thana-Sadar, Thana no. 195, District- Ranchi, corresponding to Municipal Holding No. 0080008344000Z0, under old Ward No-8, new Ward No-9 of Ranchi Municipal Corporation Ranchi having permanent heritable and transferable Kayami Right on which the multistoried building namely has been constructed, which is lying within the jurisdiction of Dist. Registrar and Dist. Sub Registrar, Ranchi, butted and bounded as under-

North	:	30 feet wide Common Road
South	:	R.S. Plot No. 603
East	:	Part of R.S. Plot Nos. 601 & 602
West	:	Part of R.S. Plot Nos. 601 & 602

SCHEDULE ‘B’ REFERRED TO ABOVE

All that piece and parcel of Flat No. '.....' having Super Built-up Area ' ' sq.ft. in the '..... Floor' of the multistoried building "".....""with one car parking space along with '..... sq.ft. i.e. Decimals' undivided share of land situated at Village-Tiril, Thana- Sadar, Thana No. - 195, District - Ranchi together with beneficial use and all easements and inheritance thereto which is bounded and butted as follows: -

North :
South :
East :
West :

For greater cleanliness, the unit has been delineated in the trace map annexed hereto and therein shown in RED wash, forming part of these presents.

LANDLORD –The State of Jharkhand, through the Circle Officer, Bargain Anchal Ranchi.

STATUTORY INFORMATION

1.	Whether Kutcha or Pucca construction	-	Pucca
2.	If Kutcha, whether tiled or Reinforced concrete	-	Reinforced Concrete
3.	No. of Storey	-	B+G+9
4.	Flat Area	-	'.....' sq.ft. ('.....')
5.	Year of Construction	-
6.	A brief description of the nature of sanitary, and other fittings in the building and their quality.	-	Standard fitting
7.	Whether the building is Constructed for Residential, Commercial or Industrial?	-	Residential
8.	If on Rent, its annual rent	-	Not applicable
9.	Cost of Flat Area '.....' sq.ft. (Govt. Rate/- per sq.ft.)	:	Rs./-
	Cost of indivisible Proportionate Share of land '..... sq.ft. i.e. Decimals' (Govt. Rate/- per decimals)	:	Rs./-
	Total	:	Rs./-

*Though the said property was sold by the **VENDOR** and purchased by the **PURCHASER** for a consideration of **Rs./-** (Rupees) only including GST, and property is valued as per Government value i.e./-.*

MEMO OF CONSIDERATION

Received of and from the within named PURCHASERS the within mentioned sum of **Rs./-** (Rupees) only

including GST being the consideration for the sale above mentioned as per memo hereunder:-

S.N.	Cheque/DD/Cash	Date	Bank	Amount (Rs.)
1.				
2.				
3.				
4.				
5.				
			Total/-

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai & not related with Land scam, Fodder scam or any other scam.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.s

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands to this Deed of Sale on the day, month and year written first above at Ranchi in presence of the witnesses.

WITNESSES:

1.

DEVELOPER cum VENDOR

2.

PURCHASERS' SIGNATURE, THUMB AND PHOTOGRAPH

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Drafted by:-

Typed by:-

ASD INFRA

Kis

PROPRIETOR