

SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the ____ day of August, 2022 of the Christian Era.

BETWEEN

KANTI DEVI (UID- XXXX XXXX 1253) wife of Ramji Pandey, daughter of Late Ramlakhan Singh, granddaughter of Late Binay Singh, by Caste-General, Excluded from CNT Act 1908, by Faith- Hindu, by Occupation- Housewife, resident of In front of E.E.F. Water Supply Pump, Harinagar Siway, P.S. Tatisiwali, District- Ranchi (Jharkhand) through Development Agreement **M/S MANSAROVAR NIRMAN PVT. LTD.** (PAN- AAICM5232H) having it office at Mansarovar Near Chandra Talkies, Main Road Chas, Bokaro 411, through its Director **SRI MANGAL PRATAP SINGH** (UID- XXXX XXXX 5406, PAN- AIMPS9250Q) son of Late Sri Ram Murat Singh, grandson of Late Jhulan Singh, by Faith- Hindu, by Caste- General, Excluded from CNT Act 1908, by Occupation- Business, resident of Bendi Tand, Main Road 411 Chas, Bokaro, Jharkhand, Authority Conferred U/s. 5(1)&(2) of Jharkhand Apartment (Flat) Ownership Act, 2011 pursuant of registered Development Agreement vide Deed No. 2022/RAN/2209/BK1/1948 dated 23.03.2022 entered into Book No. BK1, Volume 255, Pages 479 to 556 in the office of Sub Registrar Office, Ranchi (hereinafter called the **VENDOR**) of the **ONE PART**.

Project Registration Number _____
(Building Permit No. _____, Date- _____)

AND

_____ (UID- XXXX XXXX ____, PAN- _____, Mobile No. _____) son/daughter of _____, wife of _____, grandson/daughter of _____, by Caste- General, Excluded from CNT Act 1908, by Faith- _____, by Occupation- _____, R/o- _____, P.S. _____, District- _____ (Jharkhand) hereinafter called the "**PURCHASER**" of the **SECOND PART**.



AND

M/S MANSAROVAR NIRMAN PVT. LTD. (PAN- AAICM5232H) having its office at Mansarovar Near Chandra Talkies, Main Road Chas, Bokaro 411, through its Director **SRI MANGAL PRATAP SINGH** (UID- XXXX XXXX 5406, PAN- AIMPS9250Q) son of Late Sri Ram Murat Singh, grandson of Late Jhulan Singh, by Faith- Hindu, by Caste- General, Excluded from CNT Act 1908, by Occupation- Business, resident of Bendi Tand, Main Road 411 Chas, Bokaro, Jharkhand, hereinafter called the "**BUILDER/CONFIRMING PARTY**" of the **THIRD PART**;

The terms and expression **VENDOR, PURCHASER** and **BUILDER/CONFIRMING PARTY** wherever used in these presents, unless excluded by or repugnant to the subject or context shall always mean and include their respective legal heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

WHEREAS at all material time the owners held and possessed as the absolute owners all that piece and parcel of land bearing R.S. Khata No. 193, under Khewat No. 13, Plot No. 1119, Area 20 Decimals situated at Village- Tati, P.S. Tatisilwai, Thana No. 193, District- Ranchi, free from all sort of encumbrances and morefully described in the Schedule- A below hereinafter referred to as the Said Property.

AND WHEREAS the Khata No. 196 is recorded in the name of landlord Balmukund Nath Misir and others as Bakast raiyat in Revisional Survey Record of Rights published in the year 1935.


AND WHEREAS after demise of the recorded tenant their legal heirs and successors have sold the aforesaid land to Sardar Didar Singh son of Sardar Man Singh by virtue of registered deed of sale and thereafter Sardar Didar Singh came in peaceful possession over the same and has got his name mutated in the concern Anchal Office and was paying rent regularly to the State Govt.

AND WHEREAS the erstwhile owner Sardar Didar Singh has sold the aforesaid land morefully and particularly described in the Schedule below to Smt. Kanti Devi (Vendor/Landowner) by way of registered Deed of Sale vide its Deed No. 682/729 dated 25.02.1987.

AND WHEREAS after purchase Smt. Kanti Devi (Vendor) came in peaceful possession over the same and got her name mutated through Mutation Case No. 668R27/1988-89, which is entered in Volume 4, Page No. 139 in Register II in the office of Namkum Anchal, Ranchi and is paying rent regularly to the State Govt.

MANSAROVAR NIRMAN
MANSAROVAR NIRMAN PRIVATE LIMITED

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DIRECTOR
DIRECTOR

AND WHEREAS by virtue of the Registered Development Agreement vide Deed No. 2022/RAN/2209/BK1/1948 dated 23.03.2022 entered into Book No. BK1, Volume 255, Pages 479 to 556 in the office of Sub Registrar Office, Ranchi. The Owner authorized/entitled the Developer to construct a multi-storied residential/commercial building on the said property in terms thereof and in accordance with the plan sanctioned by Ranchi Municipal Corporation, Ranchi.

AND WHEREBY by a virtue of Development Agreement dated 23.03.2022 (executed by and between the Owner and the Developer), the Owner has entrusted to the Developer to develop her said Property in the Schedule below, into Residential/Commercial Building known as **"MANSAROVAR KANTI ENCLAVE"** consisting of Ground+1st Floor commercial unit and 15 numbers of flats spread over 2nd Floor to 5th Floor, at Village- Tati, Ranchi, Jharkhand according to the plan sanctioned by RRDA, Ranchi being **B.C. Case No. RRDA/BP/0245/2021 dated 02.02.2022.**

AND WHEREAS the PURCHASER are desirous to purchase one Flat in **"MANSAROVAR KANTI ENCLAVE"** being Flat/Shop No. _____ having a floor area of _____ Sq.Ft. of super built-up area on the _____ Floor with a car parking space in the demised land, morefully described in the Second Schedule.

AND WHEREAS prior to making the application aforesaid, the PURCHASER has inspected/verified documents of the title of the said property and also seen the approved plan sanctioned by RRDA having satisfied himself/herself about the same and has agreed to purchase on ownership basis the above Flat with one car parking space in **"MANSAROVAR KANTI ENCLAVE"**, described in the Second Schedule hereto and herein after for the sake or brevity collectively referred to as the sort floor space including all internal partition walls, all outer walls, 50% of the walls common with the adjacent floor space together with common easements and rights in common parts, the common amenities and common conveniences relating thereto on terms and conditions herein after appearing.

AND WHEREAS in pursuance of flat buyer's agreement dated _____ executed among the VENDOR, PURCHASER and Builder/Confirming Party the VENDOR at the request of PURCHASER with the builder/confirming party agreed to sell the scheduled flat (out of Builder's Allocation) and the PURCHASER agreed to purchase and the Builder/Confirming Party agreed to confirm for a total consideration of **Rs. _____/- (_____)** one Flat being **Flat/Shop No. _____**

_____ at _____ Floor, comprising a floor space containing super built-up area _____ Sq.Ft. alongwith one car parking space in "MANSAROVAR KANTI ENCLAVE" including with all internal partition walls, all outer walls 50% of all walls in common adjacent floor and with all rights and benefits to respect of all common part and common amenities and common convenience with all easement rights, all rights relating thereto more fully described in Schedule- B together with undivided proportionate _____ decimal share in land mentioned in Schedule- A on which the building is constructed and also shown in RED WASH in the map annexed hereto.

AND WHEREAS the full consideration amount Rs. _____/- (Rupees _____). Paid by the PURCHASER to the Builder and Builder acknowledge the receipt of the amount whereof and put the PURCHASER are vacant possession of Flat/Shop No. _____ at _____ Floor, alongwith one car parking space in the Building namely "MANSAROVAR KANTI ENCLAVE" morefully and particularly described in the schedule below.

AND WHEREAS the PURCHASER has after taking possession of the premises/flat as described in the Schedule- B below, satisfied themselves that the building/Flat has been constructed according to the plan/map duly sanctioned by the RRDA, Ranchi and also constructed according to the specifications as mentioned in the agreement executed by and between PURCHASER, VENDOR and the Builder/Confirming Party.

AND WHEREAS the PURCHASER has also examined the title of the VENDOR to the said property and has seen the original documents of the title and is satisfied of the Vendor's title over the said property is free from all encumbrances and liabilities and except the VENDOR no other person has the right, title, interest and claim in the land/premises containing the building thereon.

NOW THIS DEED OF SALE WITNESSETH as under :-

1. That in pursuance of the agreement and in consideration of payment of Rs. _____/- (Rupees _____). Paid by the PURCHASER to the BUILDER/CONFIRMING PARTY, which said sum the Builder does hereby acknowledge and admit to have received in full from the PURCHASER, the VENDOR do hereby safe, transfer, grant and assign absolutely and forever a residential Flat/Shop No. _____ at _____ Floor, measuring an area _____ Sq.Ft. super built-up area along with one car parking space in "MANSAROVAR KANTI ENCLAVE", all common facilities and amenities alongwith _____ decimal of proportionate share in land and constructed over 20 Decimals, revenue Survey Plot No. 1119, under Khata No. 196, under Khewat No. 13, situated at

Mauza- Tati, P.S. Tatisilwai, P.S. No. 193, District- Ranchi (Jharkhand) more fully and particularly given in the schedule hereunder delineated in RED WASH in the map annexed together with all the rights, titles, liberties, privileges, appurtenance whatsoever thereto and all the right, title, interest, property claim, demand or lien whatsoever, of the **VENDOR** into and upon the said property is hereby transferred, sold, conveyed and assigned in favour of the **PURCHASER, TO HAVE AND HOLD** the same as absolute owner thereof.

2. That the **VENDOR** declare that the property hereby sold, granted, conveyed, assigned and transferred in favour of the **PURCHASER**, is absolutely free from all encumbrances, trust, lien whatsoever and the **VENDOR** have not done anything earlier whereby the said property may be found charged or encumbered with any person and/or authority.
3. That the **PURCHASER** who is already in possession of the property hereby sold, shall continue to remain in possession as absolute owner thereof, without any let, hindrance, interruption, claim or demand by or from the **VENDOR** or any person claiming through or under them.
4. All common passage, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat occupiers within the said building shall be free from any obstructions such as by in-descent parking of vehicles, deposit of material, and rubbish etc such rights of the way along with the common passages, driveways and entrance as aforesaid.
5. That the **PURCHASER** along with other Flat/Shop owners in the said complex, form Flat/Shop Owner's Association and/or if such Association is formed by the **VENDOR** and the Flat/Shop owners for proper maintenance of the Building and the facilities thereon like- Electricity, Water Supply, Removal of garbage, periodical repair etc. in consultation with each other and frame their own rules and regulations for smooth running/working functioning of the said Association.
6. That the **PURCHASER** agrees to abide by the rules and regulations of such Association and agrees to pay and/or discharge all demands, contributions and dues with the said Association.
7. That it is also agreed between the parties that Association so formed, will look after the maintenance of the building known as "**MANSAROVAR KANTI ENCLAVE**" its common area, common water pump, electricity, Generator, parking Security and Cleanliness etc.

8. That the **PURCHASER** undivided proportionate share on the demised land, more fully described in the below, shall remain jointly for all the times with the **VENDOR** and/or other co-owners who may hereto before, have acquired right, title, interest in the land or any flat, car space in the aforesaid multistoried building, is hereby declared that the interest of the land is importable.
9. That the **VENDOR** convent with the **PURCHASER** that they have indefeasible title and exclusive right to grant, convey, assign, sale and transfer absolutely forever and the **VENDOR** have not dealt with the same in any manner previously nor they have entered into any agreement of sale of the property in favour of any other person.
10. That the **VENDOR** covenant with the **PURCHASER** that they shall have the liberty to use the premises according to their own choice, convenience as absolute owner thereof without any let or hindrance, interruption, claim or demand by or from the **VENDOR** or any person/persons claiming through or under them.
11. That the **VENDOR** have put the **PURCHASER** in actual physical possession over the flat transferred under this deed of sale.
12. That the **PURCHASER** shall hereafter be entitled to use and occupy the said premises as his own shall be entitled to use and occupy the same in any manner he likes.
13. That the **PURCHASER** shall also be entitled to put antenna on the top floor of building and shall also be entitled to regular supply of water and electricity for the flat purchased by them.
14. That the **VENDOR** further covenant with the **PURCHASER** that the **VENDOR** shall indemnify the **PURCHASER** against all losses and damages, claims, demand and liabilities whatsoever if any, which the **PURCHASER** may sustain, pay incur or be put to any reason of any defect in title of the **VENDOR** for any person claiming through or under the **VENDOR** in equity or in law or in case of any encumbrances is discovered.
15. That the **PURCHASER** shall be entitled to transfer the property either by way of sale, lease or otherwise to any person, mortgage in any financial institution.
16. That now the **PURCHASER** shall be entitled to get their name mutated in respect of his purchased premises in the office of the Circle Office, Namkum Anchal, Ranchi.
17. That the **VENDOR** undertake that she shall at all reasonable times on the request and at cost of the **PURCHASER**, do or cause to be done and execute all such lawful acts, deeds assurance, matters and things which may be reasonably required for putting the **PURCHASER** in possession and assuring the title of the

PURCHASER and to give true meaning and interest of this present.

18. That the **PURCHASER** are entitled to use and enjoy all common facilities and amenities and alongwith other Flats Owners/Occupants of "**MANSAROVAR KANTI ENCLAVE**" without any let, hindrance, interruption, claim or demand.

SCHEDULE - A

PARTICULARS OF THE LAND

All the peace and parcel of land measuring an area of 20 Decimals being R.S. Khata No. 193, under Khewat No. 13, Plot No. 1119, situated at Village- Tati, P.S. Tatisilwai, Thana No. 193, District- Ranchi and bounded and butted as follows:-

NORTH : Main Road
SOUTH : Land of Ahilya Devi
EAST : Plot No. 1107
WEST : Land of Santok Mahto

SCHEDULE- B

PARTICULARS OF THE FLAT SOLD

All that piece and parcel of Flat/Unit No. _____ at _____ Floor alongwith one car parking space in "**MANSAROVAR KANTI ENCLAVE**" having super built-up area _____ sq.ft. with _____ Decimal undivided proportionate share of land measuring an area of 20 Decimals being R.S. Khata No. 193, under Khewat No. 13, Plot No. 1119, situated at Village- Tati, P.S. Tatisilwai, Thana No. 193, District- Ranchi, together with all rights, benefits, right of enjoy of staircase, and all other amenities, facilities and convenience delineated by **RED WASH** in the map attached, forming part of this deed and bounded and butted as follows:-

NORTH :
SOUTH :
EAST :
WEST :

DETAILS OF CONSTRUCTION

1. Whether the building is kacha or pucca? : Pucca
2. If it is pucca then whether it is Khapraposh Having conventional or convential R.C.C. roof : R.C.C. Roof.
3. Number of floors : G+1st Floor to 5th Floor
4. Area of Flat/Shop No. _____ of the building sq.ft. : _____ Sq.Ft.
5. Year of construction : _____
6. Statement regarding quality of Electrical and other fittings of the building : General fittings
7. The area where the building is situated its

Use residential/commercial or Industrial : Residential/Commercial
 8. Whether the building in question was For own use let out on rent? If let out on Rent what was annual rent of the same? : N.A.

9. For the purpose of registration fee and Stamp duty as per Govt. value is as under
 Value of Flat No. _____ (_____ sq.ft.) @ _____/- : Rs. _____/-
 Value of Land (_____ Dec.) @ _____/- : Rs. _____/-
Total Rs. _____/-

Consideration amount is Rs. _____/- and Government Value is Rs. _____/- in which the stamp duty and registration fees is being paid.

MEMO OF CONSIDERATION

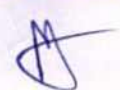
<u>Date</u>	<u>Cheque/D.D./R.T.G.S.</u>	<u>Bank</u>	<u>Amount</u>

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land, the land is outside from forest area limit and it does not belong to C.C.L. B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe/Schedule Caste/ Backward Community and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

IN WITNESS WHEREOF the VENDOR thought her constituted representatives/executors and PURCHASER have set and subscribed their respective hands and seal on the day, month and year above written after fully understanding the contents of these presents.



WITNESSES :

1.

VENDOR

(Through her constituted representatives/executors)

2.

BUILDER/CONFIRMING PARTY

PURCHASER

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.

Typed By : Md. Shahbaz

Drafted by