

**THIS DEED OF ABSOLUTE SALE**

is made on this the ..... day of ..... 20.....

**BETWEEN**

**SHELTER INFRA DEVELOPERS (OPC) PVT. LTD.** A Company incorporated under the company Act, having its registered office at Jokhiram Market, Upper Bazaar, Ranchi-834001 through its Director **ANISH AGARWAL**, (PAN – BRHPA3761P, UID – 3412 2019 9958, Mob. – 9830197524) son of Sri Anil Kumar Agarwal, by faith : Hindu, by caste : General (Do not come under CNT Act 1908), resident of Shiromani, 60/1, Ballygunge Circular Road, Near St. Lawrence School, 14<sup>th</sup> Floor, Ballygunge, Kolkata, West Bengal – 700019, Indian citizen, hereinafter called the **DEVELOPER/VENDOR** of the ONE PART.

AND

**(BUYER NAME)** (PAN – [REDACTED], UID- [REDACTED], Mobile no. [REDACTED]) Son of Shri [REDACTED], grandson of [REDACTED], By faith- [REDACTED], Caste- General (Do not come under CNT Act 1908) , by occupation- [REDACTED], Resident of [REDACTED], P.S.- [REDACTED], District- [REDACTED], Indian citizen, (Hereinafter being referred to as the **PURCHASER** of the OTHER PART.

The expressions “VENDOR” and “PURCHASER” shall, unless repugnant to or excluded by the subject or context below, mean and include their respective heirs, executors, legal representatives, successors in interest and assigns ;

**WHEREAS** by virtue of the following Registered Deeds and succession, all the legal heirs of since deceased Baidyanath Tiwary/ LANDOWNERS have jointly become and since are the absolute owners of the said landed property/premises mentioned in First Schedule and subject matter of the instant Deed of Conveyance:-

- (I) By virtue of the Registered Deed of Sale dated 11.11.1978 being No. 8525/8095 for the year 1978 of the office of the District Sub- registrar, Ranchi, executed by erstwhile owner Sri Kanhaiya Lal Jalan, the grandmother of the LANDOWNERS namely Smt. Phooljhari Devi, wife of Late Pandit Liladhar Tiwary became the absolute Owner in possession of the 10 Katha portion out of the Said land under Development and mentioned in FIRST SCHEDULE hereto, being portion of R. S. Plot No. 96, marked as Sub-Plot

No. 96/A appertaining to Khata No. 28 (now 28/7, Zamabandi No. 28/138) of village Hehal, Thana Ranchi ,now Sukhdeonagar, Thana No. 203, District Ranchi.

After the death of Smt. Phooljhari Devi his son Baidya Nath Tiwary being the only legal heir & successor inherited the said land area 10 katha and came in peaceful possession thereof and got his name mutated in the office of the town Anchal Ranchi under Succession Mutation case No. 438R27/91-92 and accordingly paid rent to the state.

- (II) By virtue of Registered Deed of Sale dated 25.07.1989 being No. 8500/ 8022 for the year 1989 of the office of the District Sub-Registrar, Ranchi, executed by Sri Ashok Kumar in favour of the Baidya Nath Tiwary in respect of portion of 5 Katha 36 sq. ft. from out of the SAID LAND subject matter of the instant Development agreement and bearing portion of R.S. Plot No.96, marked as Sub-Plot No. 96/G-1 of village Hehal.
- (III) Registered Deed of Sale dated 28.07.2003 being No.8818/ 7667 for the year 2003 of the office of the District Sub-Registrar, Ranchi, executed by Smt. Vijay Bharti Prasad through her constituted Attorney in favour of the Baidya Nath Tiwary in respect of portion of 5 Katha 7 Chhatak 9 sq. ft from out of the SAID LAND subject matter of the instant Development agreement and bearing portion of R.S. Plot No. 96, marked as Sub-Plot No. 96/B of village Hehal.

- (IV) The Owner of the entire SAID LAND , Baidya Nath Tiwari subject matter of the instant Conveyance Deed fully and particularly mentioned in the First Schedule appended hereto died on 03.11.2015 leaving behind the LANDOWNERS as his only heirs and legal representative and the LANDOWNERS after jointly becoming owners got their names mutated in the office of Circle Officer, Town Anchal, Ranchi on 11.02.2021 in Mutation Case No. 2204/R 27/2020-21 . Since then the Landowners Krishna Kanhaiya Tiwary, Usha Tiwary, Manju Ojha, Pushpa Pandey, Mithilesh Kumar Tiwary and Anju Ojha are paying malgujari and taxes to the State on being Rent Receipt granted by the Circle Officer, Town Anchal, Ranchi vide receipt no. 0993344392 dated 15.02.2021 granted jointly in their name.
- (V) The LANDOWNERS also jointly got their names mutated in Ranchi Municipal Corporation in respect of the SAID LAND dented as Holding No. 0350003633000A1 and paying Holding tax regularly.
- (VI) The LANDOWERNRS amicably partitioned the SAID LAND among themselves to avoid any dispute in carving out individual share, by way of a oral family arrangement and the terms of which has later on been codified by way of a memorandum of the inter-se Mutual arrangement of Partition among the LANDOWNERS on 19.11.2020 (having Stamp GRN No. 2002824362). In the said oral arrangement the SAID PROPERTY mentioned in FIRST SCHEDULE has been partitioned and the LANDOWERNRS have been allotted undivided share in the same as follows:-

Krishna Kanhaiya Tiwary	-	6 (Six) Katha
Mithilesh Kumar Tiwary	-	6 (Six) Katha
Usha Tiwary	-	3 (Three) Katha
Manju Ojha	-	3 (Three) Katha
Pushpa Pandey	-1(One) Katha	4(Four) Chhattak
and Anju Ojha	-1(One) Katha	4(Four) Chhattak

**AND WHEREAS** the property described in First Schedule is held, possessed and owned by the landowners free from all encumbrances, liens, charges, attachment and the landowners have full rights to the whole or any part of the same and the said landed property / premises is not subject matter of any litigation and/ or any proceeding in the court of law.

**AND WHEREAS** the LANDOWNERS declare and assure that the said landed property/premises (MORE FULLY DESCRIBED IN FIRST SCHEDULE) is not the subject matter of any litigation. No defect, deficiency or flaw in the title of the LANDOWNERS exist in the said landed property/premises and the said landed property/premises has neither been acquired by the State nor a subject matter of any acquisition proceeding. The said landed property / premises is not affected by any Government order or under any statute, rule, bye-laws, regulation, notification, order by any statutory authority, government authority or anybody, whomsoever.

**AND WHEREAS** the Landowners are in peaceful possession of the said landed property/premises. The landowners have good, valid and marketable title on the said landed property and they have indefeasible right, title, interest and possession on and over the same.

**AND WHEREAS** there is no impediment or legal obstructions, restriction in offering the said landed property for development as per true intent of these presents.

**AND WHEREAS** LANDOWNERS are the full and absolute landowners and/or are otherwise well and sufficiently entitled to the said landed property and the right, title and interest of the LANDOWNERS in the said property is absolute and free from all encumbrances, charges and liens.

**AND WHEREAS** the Landowners are desirous to develop the entire property describe in First Schedule herein below and in response they offered the DEVELOPER to develop the property and the Developer accepted the offer on certain Terms and Conditions and the LANDOWNERS have accepted the same.

**AND WHEREAS** the Landowners is interested in getting a multi-storied residential cum commercial complex developed and constructed on the property describe in First Schedule and acquire residential cum commercial super built-up area in the same as consideration in exchange for the full & final value of the constructed area of the land along with the parking space.

**AND WHEREAS** the aforesaid land owners offered the developer to construct at their own cost a multi-storied residential cum commercial complex on the said premises of the landowners, hereinafter referred to as the building and to give each to the landowners in consideration for the value of the said constructed Area of the land Further to sell the remaining super built up area of the building to prospective buyers by the Developer named above.

**AND WHEREAS** LANDOWNERS further promise and assure the DEVELOPER that the LANDOWNERS shall hand over all the original Title Deeds relating to the said landed property together with Correction Slip showing mutation of the landed property in their names in the Sherista of the State (the Circle Officer, Town Anchal, Ranchi) and rent receipts to the DEVELOPER and the LANDOWNERS shall satisfy his good marketable title to the said landed property. The LANDOWNERS shall answer and/or comply with all requirements that may be made by the DEVELOPER in this regard.

**AND WHEREAS** After being satisfied with the factum of nature of the land and entitlement, rights, interest, title and possession of the Land Owners, DEVELOPER made a proposal for development of the said land in modern taste and design by demolishing the existing structure. The said proposal of the DEVELOPER was discussed at length and was accepted by the Land Owners. Thereafter a Registered Agreement dated 29<sup>th</sup> July, 2022 (hereinafter referred to as the "Development Agreement") was entered into and executed by and between the LANDOWNERS at the one hand and the DEVELOPER at the other hand' vide Registered Deed No. 2022/RAN/5286/BK1/4718 entered in book no. BK1, Volume No. 630 from page no. 489 to 600 at office of SRO, Ranchi.

**AND WHEREAS** plans have been sanctioned by Ranchi Municipal Corporation for construction of commercial-cum-residential multi-storied building vide Memo no. RMC/BP/0821/W32/2022 dated 20.08.2022 on and over the said land morefully described in the FIRST SCHEDULE hereunder written. It is pertinent to mention here that the said land belonging to the LANDOWNERS are in one chunk;

**AND WHEREAS** the existing structures standing on and over the said land was demolished and thereafter in accordance with the law, rules and bye-laws, construction of a multi-storied commercial-cum-residential complex (spread over Basement + Ground + Upper 7 floors) has been undertaken on and over the land described in the FIRST SCHEDULE by DEVELOPER. Construction of the Commercial units and Residential units has been completed and ready to use. The complex were commonly and popularly known as "**SHELTER BAIDYANATH PURAM**".

**AND WHEREAS** besides other units in different floors of "SHELTER BAIDYANATH PURAM", the Shop No. [REDACTED] on [REDACTED] Floor of building having Built up Area of [REDACTED] Sq. Ft. corresponding to Super Built up area of [REDACTED] Sq. Ft. from the Developer Share along with [REDACTED] car/scooter Parking space in the building premises "ownership on conversion basis" in the terms of the said Development Agreement dated 29<sup>th</sup> July, 2022;

**AND WHEREAS** by an Agreement for Sale dated [REDACTED] the DEVELOPER has offered to sell and the PURCHASER has agreed to purchase free from all encumbrances, for a total consideration of Rs. [REDACTED]/- (Rupees [REDACTED] only), the Shop No. [REDACTED] on [REDACTED] Floor of building having Built up Area of [REDACTED] Sq. Ft. corresponding to Super Built up area of [REDACTED] Sq. Ft. from the Developer Share along with [REDACTED] car/scooter Parking space in the building premises along with Proportionate undivided share in land [REDACTED] sq. ft. morefully described in the "SECOND SCHEDULE" hereunder written including all internal partition walls, all outer walls, 50% of all walls in common and with all rights and benefits in respects of all common parts and common amenities and common conveniences with all easement rights relating thereto together with the undivided

proportionate share and interest of and in 'The Said Land' on which the said building has been constructed ;

**AND WHEREAS** the PURCHASER having paid full price and final consideration money for the same along with other charges to the DEVELOPER and after having being put in possession of the premises in the Second Schedule described herein below requested the DEVELOPER to execute and register a Deed of Conveyance with respect to the said premise in the Second Schedule, these presents is being executed by the DEVELOPER/VENDOR in terms of the said Development Agreement though there is no privities between the VENDOR and the PURCHASER;

**AND WHEREAS** the PURCHASER has examined various documents of the LANDOWNERS relating to 'The Said Property' and has also seen the copy of the sanctioned plan and is satisfied of the DEVELOPER/VENDOR title to the said property and being duly certified by him as marketable and also that the building has been constructed according to the sanctioned plan.

**AND WHEREAS** the PURCHASER, in the meanwhile has also satisfied himself that the building and his unit therein has been constructed according to the specification and plan sanctioned by Ranchi Municipal Corporation.

**AND WHEREAS** although the PURCHASER is purchasing the premises mentioned in the Second Schedule for a consideration of Rs. ...../- (Rupees ..... only), and yet he is paying Stamp Duty and Registration Fee on Rs. ...../- (Rupees ..... only) being the present valuation prescribed under the relevant Act/Rules.

**NOW THIS INDENTURE OF ABSOLUTE CONVEYANCE  
WITNESSETH as follows:**

1. That in consideration of the sum of Rs. [REDACTED] /- (Rupees [REDACTED] only), being the price of the premises in the Second Schedule, paid by the PURCHASER to the DEVELOPER/VENDOR as per Memo of consideration given in the Third Schedule hereunder written, the receipt whereof the DEVELOPER/VENDOR does hereby acknowledge and in accordance with the undertakings and covenants given by the PURCHASER, do hereby convey, transfer and assign UNTO the PURCHASER free from all encumbrances, the Shop No. [REDACTED] on [REDACTED] Floor of building having Built up Area of [REDACTED] Sq. Ft. corresponding to Super Built up area of [REDACTED] Sq. Ft. from the Developer Share along with [REDACTED] car/scooter Parking space in the building premises of "SHELTER BAIDYANATH PURAM" from the Developer Share situated at Ratu Road, Ranchi with undivided proportionate share in 'The Said Land' and rights to enjoyment in common area of the said premises as inherent in multi-storied apartments TO HAVE AND TO HOLD the said SECOND SCHEDULE property hereby conveyed to the PURCHASER absolutely and forever.
2. The PURCHASER shall be liable to pay and contribute in proportion to the covered area of the premises hereby conveyed towards payment of Municipal rates, taxes, service charges, electrical charges as per the reading in the separate/sub meter installed for the premises in Second Schedule and other outgoing payable in respect of the said premises.

3. The PURCHASER shall also be liable to pay and contribute towards the ground rent (malgujari) payable to the State of Jharkhand for 'The Said land' in proportion to his undivided share therein.
4. Depending upon the circumstances, the statutory dues shall be paid by the PURCHASER directly to the statutory authority or if the Management Committee of the Shop/Unit Owner's Association functions and has made arrangement then such statutory dues shall be paid through the said Managing Committee.
5. In default of payment by the PURCHASER to the Association the Association shall have the liberty to discontinue basic services and also the other common services provided to the occupants/shop owners/other commercial unit owners of the building.
6. The PURCHASER shall have the full proprietary rights and will be at liberty to transfer, mortgage, lease, gift or otherwise deal with the said Shop morefully described in the Second Schedule below, PROVIDED the PURCHASER shall not be entitled to demolish or commit waste in respect of the land, Shop/unit or do or allow anything to be done in the said unit/shop to affect prejudicially the other occupiers of the said building. In order to avoid fire related hazard, the PURCHASER after taking prior consent in writing from the VENDOR can use any gas based appliances/apparatus for medical treatment and/or of whatsoever nature including apparatus for lightening, inflammable of otherwise in very small quantity as per need of callings of the PURCHASER.

7. The Said Land whereon "**SHELTER BAIDYANATH PURAM**" has been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the occupiers of the said building.
8. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale of the Unit/Shop and subject to the law applicable to the said building and/or the said Shop/Commercial Unit.
9. In the interest of the safety, preservation and maintenance like installations, alteration or repairs of the common mechanical or electrical services of the building, the representatives of the Management Committee shall have the right to enter the premises in the Second Schedule.

**THE PURCHASER including himself and with intention to bring all persons into whomever hands the said premises may come, does hereby the covenant with the VENDOR as follows, which are binding in nature:-**

- (a) To maintain the said premises at his own costs, in good tenantable repair and condition from the date of possession of the same and not do or suffer to be done anything in or to the said building in which the said premises are situated or the staircase or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building/s in which the said premises or any part thereof is situated.

- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority and in case any damage is caused to the building or any part thereof on account of negligence or default on his part in this behalf, he alone shall be liable for the consequences of the breach and liable to make good such damages.
- (c) To permit the VENDOR/DEVELOPER or staff agents with or without workmen and others of the Shop/Unit Owners Association/ Managing Committee at all reasonable time to view and examine the state and condition of the premises.
- (d) Not to use the said premises or permit the same (the shop/commercial area), to be used for any purpose whatsoever, other than for trade and business, not shall he, the PURCHASER, use and utilize his unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.
- (e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of 'The Said Land' where the said building is situated and/or in the building.
- (f) Not to obstruct or cause to be obstructed basic services, other utility services, the common passages, landing areas, roofs or staircases of the building, nor store therein any rubbish or other materials, goods and furniture nor shall do or cause to be done or allow any act, deed, matter or thing whereby the use and enjoyment of common parts, common amenities and common

conveniences of the said building/property be in any way prejudicially affected or vitiated.

- (g) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government jointly or severally currently or in future in full or in part for the Shop/premises in the Second Schedule or for the undivided proportionate share in the land of the First Schedule.
- (h) Not to demand partition of his interest in 'The Said Land' and/or the building/s it being hereby agreed and declared by the PURCHASER that his interest in the land and building is impartible.
- (i) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (j) Not to use the said shop/unit for any immoral or illegal purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said Shop/Unit or in the open common area any item of whatsoever nature and/or any article which might cause harm to other occupiers/shop owners in the said building.
- (k) Not to divide/sub-divide the floor area of the shop premises in any manner and also not to sell/transfer portion/part of the shop premises by erecting partition wall or any other structure or otherwise. Not to make any permanent structure in the floor area of the shop premises.

- (l) To keep the stocks-in-trade of his business and/or fittings and fixtures lying/installed therein in the premises in the Second Schedule and also to get the premises in the Second Schedule fully insured against loss or damage by fire, theft, burglary, riot etc. and pay the premium for the same in time.
- (m) Not to carry out any construction, alter or erect any permanent or temporary structures within its compound or in the common areas within the said compound of the building. Likewise not to construct, alter or erect any permanent or temporary structures within the premises in the Second Schedule.

**The VENDOR/DEVELOPER, the LANDOWNERS and the PURCHASER covenant with each other as follows:**

1. Save and except in respect of the undivided proportionate share or interest in "The Said Land" and save and except the rights in the said shop/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under these conveyance being executed and registered in his favour and having been confirmed by the DEVELOPER, the PURCHASER shall have no claim or right of any nature in the other shops/office spaces/ commercial units, floor spaces and areas of the said property and/or said building adjoining, above or beneath of his shop/office space/commercial unit.
2. The roof RIGHT over the top floor of the Building, shall always remain with the VENDOR/ DEVELOPER and LANDOWNERS.

3. Notwithstanding anything to the contrary herein before contained in case the PURCHASER fails to pay the common expenses, the charges for electricity consumed by him and/or any other amounts becoming due and payable hereunder and part thereof within the time and in the manner aforesaid or uses the shop/office space/commercial unit aforesaid for any purpose other than the purpose permitted hereunder or fails to observe or perform any of the terms and conditions to be observed or performed by the PURCHASER under these presents then in any of such events the VENDOR/DEVELOPER shall have, in addition to other rights that it is may otherwise be entitled under the law, the rights to disconnect and otherwise to stop basic facilities other facilities and/or amenities provided in the said building and or in the said shop/office space/commercial unit until such time the PURCHASER continues in default.
4. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the PURCHASER and the co-purchasers, the PURCHASER agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.
5. Until such time as such a Management Committee or Co-operative Society or Association of the Shop/Unit Owners is formed the PURCHASER shall pay to the DEVELOPER proportionate share of expenses accrued for all municipal and other taxes and outgoing that may from time to time be levied against the land and the aforesaid building.

The PURCHASER shall become a member of such Management Committee or Co-operative Society or Association.

6. That the Purchaser will use and bear proportionate cost of all common facilities as decided by the Management Committee or Co-operative Society or Association.
7. The PURCHASER should deposit the amount of GST or all other taxes, Registration charges and cost of other common amenities and facilities like lift, generator, electric connection etc. as per rules. The PURCHASER should also deposit Corpus Fund @ Rs. 200/- per sq. feet as decided for the future maintenance/repairing charges of the Society of the shop/flat owners.

**Particulars being furnished in case of building :**

(I)	Whether Kutchha or Pucca ?	Pucca.
(II)	If pucca, whether tiled or reinforced concrete? -	Reinforced Concrete.
(III)	Number of stories	Basement+ Ground + 7 Floors
(IV)	Super Built up area of Shop/ Flat No. .... on ..... Floor	..... Sq.Feet.
(V)	A brief description of nature of sanitary, electrical and other fittings in the building and their quality	Standard.
(VI)	Area where the building is constructed and its use residential /commercial or industrial	Commercial cum Residential complex
(VII)	If on rent, its annual rent	Nil

**VALUATION for the purpose of Stamp Duty & Registration Fee as per current rate:**

Value of ..... Sq. Ft. being the total Super Built Up Area of Shop/ Flat No. .... on ..... Floor - Rs. ....

Value of un-divided proportionate share in land (..... Sq. Ft. equivalent to ..... decimal) - Rs. ....

**TOTAL** Rs. ....

(Rupees ..... only)

**FIRST SCHEDULE**

All that piece and parcel of land with structures standing thereon admeasuring total area of 20 Katha 8 Chhatak or thereabouts, comprised of portions of R.S. Plot No. 96 marked as sub plot Nois 96/A ( area 10 Katha ), 96/B ( area 5 katha 7 chhatak 9 sq. ft. ) and 96/G -1 ( area 5 katha 36 sft ) all appertaining to Khata No. 28 of village Hehal, Thana Ranchi, Thana No. 203 in the town and District of Ranchi comprised within old holding No. 1883/T-9 in Ward No. 8 ( Old ). New Ward No. 35 Holding No. 0350003633000A1 of Ranchi Municipal Corporation at Shanti Nagar, Hehal, Near Bank of India, Ratu Road, Ranchi . The land is Butted and bounded as under: -

- NORTH : Lohardaga Road
- SOUTH : Building of Sri P.S. Tripathi
- EAST : Plot 96 G
- WEST : Plot No. 97 & 98

**SECOND SCHEDULE**

All that the Shop room denoted as Shop/Office no. [REDACTED] on [REDACTED] Floor, having an Super built up area of [REDACTED] Sq. Ft. more or less and built up area of [REDACTED] sq ft more or less of the proposed building namely “Shelter Baidyanath Puram” at Shanti Nagar, Hehal, Near Bank of India, Ratu Road, Ranchi along with [REDACTED] medium size car parking space together with proportionate undivided share in the land ([REDACTED] Sft.) in FIRST SCHEDULE and also rights in common parts, the common amenities and the common convenience relating thereto. The land is Butted and bounded as under: -

NORTH : [REDACTED]  
 SOUTH : [REDACTED]  
 EAST : [REDACTED]  
 WEST : [REDACTED]

**THIRD SCHDEULE**

**MEMO OF CONSIDERATION**

Consideration amount of the aforesaid shop/office/flat is Rs. [REDACTED]/- (Rupees [REDACTED] only) excluding GST or all other taxes, Registration charges and cost of other common amenities and facilities like lift, generator, electric connection, Corpus fund etc. Payments received as following manners:-

1. Ch. No. [REDACTED] dated [REDACTED] for Rs. [REDACTED]/-
2. Ch. No. [REDACTED] dated [REDACTED] for Rs. [REDACTED]/-
3. Ch. No. [REDACTED] dated [REDACTED] for Rs. [REDACTED]/-

TOTAL Rs. [REDACTED]

(Rupees [REDACTED])

LANDLORD : State of Jharkhand  
through the Circle  
Officer, Kanke

Proportionate Rent : Rs. 2.00

District and Sub Registrar office : Ranchi.

THIS IS TO CERTIFY that the land which is subject matter of these presents was not acquired by the Government for civil or military purposes nor it is Bhudan Land. The land is outside from forest area limits and it does not belong to CCL, BCCL or ECL. The land does not belong to member of Scheduled Caste / Scheduled Tribe/ Backward class within the meaning of CNT Act. It is not the land of any Temple, Church, Math, Mosque, Khutkatti, Sarana, Masna, Hargarhi, Fooder Scam, Land Scam. The land is free from ceiling. It is also certified that the said law has not been mortgaged by the VENDOR/LANDOWNERS with any institution.

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

WITNESSES :

1.

2.

**VENDOR**

Shelter Infra Developers Private Ltd.  
through its Director  
Mr. Anish Agarwal

**SIGNATURE OF THE PURCHASER**

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Certify that the finger prints of the left hand of the parties  
whose photographs are affixed in this document  
has been obtained by me / Before me.

Typed by :

Drafted by :