

for Rera.

THIS DEED OF SALE is made on this the ____ day at Ranchi.

BETWEEN

M/S LUCKY CONVERGER, (PAN-CFTPS0460N) through its Proprietor **SRI SHUBHAM SABOO**, son of Sri VishwanathSaboo, Grand Father Late Ram Gopal Saboo, by caste - General Uncovered from CNT Act, 1908, by faith - Hindu, by occupation Business, resident of Gopal Complex, National Traders, Court Road, P.S. Kotwali, District Ranchi, Jharkhand.

Competent Vide Registered Development Agreement Deed No. – 9280, Year on 27-12-2021 executed in the office of District Sub Registrar, Ranchi and entered in Book No. - I, Volume No. - 1246, Page No. - 275 to 346, Dated – 27-12-2021 in the said office (hereinafter referred as the "VENDOR/DEVELOPER") of the FIRST PART.

AND

_____ son of _____, Grand Father _____, by Caste - _____, by faith _____, by Occupation, resident _____ of _____, Indian Citizen (hereinafter referred as the "PURCHASER") of the SECOND PART; UID - _____, PAN - _____, Mobile No. - _____

AND

1. SRI MAHESH SAHU, (UID No. – 3660-2284-9727, PAN - BIGPS8708G, Mobile - 8228001616), **2. SRI SARJU KUMAR SAHU**, (UID No.-4553-8314-5324, PAN - BWNPS3401H, Mobile -6204650452) both sons of Late Bandhu Sahu, Grand Father – CHAMRA SAHU and **3. SRI SHASHI PRASAD SAHU**, (UID No.-4088-6209-2406, PAN - HPPS6168M, Mobile -8961034500), son of Late Sadhu Charan Sahu Grand Father – HIRALAL SAHU, all by caste - General Uncovered from CNT Act, 1908, by faith - Hindu, by occupation - Business, resident of Tupudana, In Front of Bank of Baroda, P.S. Dhurwa, District Ranchi,

LUCKY CONVERGES



PARTNER

Jharkhand, Indian Citizen, (hereinafter referred as the "LAND OWNERS") of the OTHER PART.

The expressions VENDOR/DEVELOPER & PURCHASER & LAND OWNERS unless excluded by or repugnant to the subject or context below, shall always, mean and include their respective heirs, successors, representatives and assignees.

WHEREAS the land owners are absolute owner seized peaceful possession and having perfect right, title and interest over the land total measuring an area of 27.64 decimals being portion of R.S. Plot No. 783/Part, Khata No. 129, Thana No. 267, situated at Mouza - Tupudana, P.S. Dhurwa, District Ranchi free from all sort of encumbrances morefully described in the schedule A below.

AND WHEREAS Mahesh Sahu (the Land Owner No. 1) has purchased the land mesasuring 13.68 decimals of land being portion of R.S. Plot No. 783/Part, Khata No. 129, Thana No. 267, situated at Mouza - Tupudana, P.S. Dhurwa, District Ranchi by virtue of registered Deed of Sale being Deed No. 1490, dated 27.01.2005 registered before District Sub Registrar, Ranchi.

AND WHEREAS after purchase of the aforesaid land Mahesh Sahu (the Land Owner No. 1) came in peaceful possession over the same and got his name mutated before NamkumAnchal Ranchi vide Mutation Case No. 1420 R27/2006-07 and paid rent regularly to the state which jamabandi is entered in Register II, Volume No. 8, Page No. 135.

AND WHEREAS Sarju Kumar Sahu (the Landowner No. 2) has purchased the land measuring 8.66 decimals of land being portion of R.S. Plot No. 783/Part, Khata No. 129, Thana No. 267, situated at Mouza - Tupudana, P.S. Dhurwa, District Ranchi by virtue of registered Deed of Sale being Deed No. 11958/2001, dated 05.01.2001 registered before District Sub Registrar, Ranchi.

LUCKY CONVERGES



PARTNER

AND WHEREAS after purchase of the aforesaid land Sarju Kumar Sahu (the Land Owner No. 2) came in peaceful possession over the same and got his name mutated before Namkum Anchal Ranchi vide Mutation Case No. 344 R27 2003-04 and paid rent regularly to the state which jamabandi is entered in Register II, Volume No. 6, Page No. 23.

AND WHEREAS Shashi Prasad Sahu (the Land Owner No. 3) has purchased the land measuring 08 decimals of land being portion of R.S. Plot No. 783/Part, Khata No. 129, Thana No. 267, situated at Mouza - Tupudana, P.S. Dhurwa, District Ranchi by virtue of registered Deed of Sale being Deed No. 9831, dated 31.08.2001 registered before District Sub Registrar, Ranchi.

AND WHEREAS after purchase of the aforesaid land Shashi Prasad Sahu (the Land Owner No. 3) came in peaceful possession over the same and got his name mutated before Namkum Anchal, Ranchi vide Mutation Case No. 2166 R27/2012-13 and paid rent regularly to the state which jamabandi is entered in Register II, Volume No. 12, Page No. 205.

AND WHEREAS the Landowners above named intended to developed their Schedule 'A' property by constructing multi storied residential building through a Developer.

AND WHEREAS the Developer approached the Land Owners with a scheme of development of the said property and offered to construct a multi storied residential building as per plan prepared by them and approved by the competent authority of Ranchi Municipal Corporation, Ranchi with the materials available in the market and in conformity with the plans, elevation and sections in the said sanctioned plan and with suitable walls, ceilings, floors, partitions, staircases, roof, fixtures and fittings and all conveniences and amenities for habitation and enjoyment of such building and/or the flats therein in a decent style, for the same the DEVELOPER/entered into a registered Development Agreement with the Land Owner on 27-12-2021 being Deed No. 9280, which is duly entered in Book No. - I, Volume No. -

LUCKY CONVERGES

PARTNER

1246, Page No. - 275 to 346 Dated -27-12-2021 registered before District Sub Registrar, Ranchi.

AND WHEREAS in pursuance of the said Development Agreement the DEVELOPER and the LAND OWNERS are fully entitled to nominate or sell any such person or intending purchasers to acquire flat/flats in the said property of the Land Owners.

AND WHEREAS the DEVELOPER through the said Development Agreement started construction work on the landowner's land as per the building Plan Sanctioned by the Ranchi Regional Development Authority (RRDA) Ranchi vide **B.P Case No. - RRDA/BP/0130/2019, dated 24/10/2019 in the name and style of "SULOCHNA APARTMENT"**.

AND WHEREAS as per Registered Development Agreement the Flat No. _____, on _____ **Floor** measuring super built up Area of _____ **Sq.Ft. & _____ sq. ft. Super Built up Area** with one car parking space in the Ground floor with _____ **Sq.Ft** undivided share of land of the multi-storied building namely "**SULOCHNA APARTMENT**" morefully described in the schedule B below allotted to the Developer.

AND WHEREAS the PURCHASER above named being interested to purchase one residential flat with parking space in Ground floor, in the said multistoried building with undivided share out of total land with right to use and enjoy common facilities and amenities jointly proposed for PURCHASERS of the same out of the Developer's Area before the Developer.

AND WHEREAS the DEVELOPER/ VENDOR accepted the proposal of the PURCHASER and agreed to self one residential flat being **Flat No.- _____** on _____ **Floor** measuring super built up Area of _____ **sq. ft.** with one car parking space in the Ground floor with _____ **Sq.ft** undivided share out of the total land on which the multistoried building constructed namely "**SULOCHNA APARTMENT**" with right to use and enjoy common facilities and amenities at a total consideration of **Rs. _____/- (Rupees _____) only.**

LUCKY CONVERGES



PARTNER

AND WHEREAS it is pertinent to mention that prior to enter into buyer's agreement, the PURCHASER inspected the Development Agreement by and between LAND OWNERS & DEVELOPER referred herein above, title deed, rent receipt, sanctioned and approved building plan, specification, right, title, interest of the parties, allocation and demarcation of the owner's and Developer's area and after full satisfaction enter into Buyer's Agreement on _____

AND WHEREAS in pursuance of the Development Agreement and also Buyer's Agreement the Developer constructed and completed the multistoried building which includes the flat of the PURCHASER as per the terms and conditions of the Buyer's Agreement as well as per specification.

AND WHEREAS in pursuance of the Buyer's Agreement as referred herein above the PURCHASER has already paid the entire consideration amount against the schedule property to the DEVELOPER/VENDOR as per the terms and conditions of the Buyer's Agreement which was duly received and acknowledge by the DEVELOPER/VENDOR and the DEVELOPER has already allotted and delivered peaceful physical possession of the flat more fully, described in the schedule hereunder to the PURCHASER.

AND WHEREAS the PURCHASER above named before taking delivery of possession of the schedule flat has personally inspected and examined the flat, fixtures, fitting, material used in construction and each and every item and after full satisfaction accepted the physical possession.

AND the PURCHASER further declaring that she has no any further claim, objection, complain grievances, whatsoever either against the landowner/ DEVELOPER or material used in the building fixtures, fittings whatsoever.

AND WHEREAS on the request of the PURCHASER, the above named VENDOR/DEVELOPER in pursuant of and under the terms and conditions of the Buyer's Agreement agreed to execute and register the

LUCKY CONVERGES



PARTNER

sale deed in favour of the PURCHASER after getting full and final sale/ consideration.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

- 1) That in pursuance of the said agreement and at a total consideration of **Rs.** _____/- (**Rupees** _____) **only** which said sum the PURCHASER have already paid to the Developer/Vendor as per the mode of payment against the schedule property which said sum the VENDOR does hereby further acknowledged and confirmed as having received in full and final satisfaction and the VENDOR does hereby sale, convey and transfer and absolutely assigns to the said PURCHASER free from all encumbrances, charges, liens and demands the residential flat being **Flat No.** - _____ on the _____ **Floor** having super built up Area measuring _____ **Sq ft.** at "**SULOCHNA APARTMENT**" shown in RED WASH in the map attached herewith forming part of this deed with undivided _____ **Sq ft.** share in land out of the total area with right to use and enjoy common facilities and amenities jointly standing on-a portion of Schedule A Land along with benefits and advantages including rights, liberties, Easements, privileges whatever of the said flat or any part thereof belonging or any way appertaining for or with the same or any part there of shall held, use, occupy or enjoy or reputed, the right to enjoy common facilities such as passage, stair case, lobby, compound to and from or adjacent or in the way or the said schedule flat and also the rent and profits thereof and all the estate, right, title, interest, inheritance, use, trust and demands, whatsoever both at law and equity of the Vendor into or upon the said schedule flat UNTO AND TO THE USE OF THE PURCHASER.
- 2) That the OWNER does hereby covenant with the PURCHASER/ that notwithstanding any act deed matter or thing hereto before

LUCKY CONVERGES


PARTNER

done, committed or performed or knowingly suffered by the Owner or any of his predecessors in title or ancestors, the Owner at all material times had still has absolute right, perfect title and indefeasible authority to grant convey sell assign the said flat undivided proportionate share out of the portion of the total land every part to the PURCHASER and that the same is free from all encumbrances, charges, mortgage, lien, claim and demand whatsoever nature.

- 3) That the OWNER does hereby further covenants with the PURCHASER that the PURCHASER mean shall hold possess and beneficiary enjoy the same and every part thereof and may get his name mutated in the revenue records of the authority concerned and in the Municipal Records of the authority concerned and paying rent and taxes to the authority concerned in her name.
- 4) That the VENDOR does hereby finally covenant with the PURCHASER that Vendor and all persons claim through the Owner and/or any of their ancestors and predecessor entitle shall and will at the request and cost of the PURCHASER do execute and perform all such further acts, deeds, things and matters that may be reasonable necessary for more perfectly and full assuring and securing the PURCHASER'S title and possession over the said flat and ever part thereof.
- 5) That the VENDOR does hereby deliver to the PURCHASER all evidences and writing relation to possession and custody of the Schedule flat parking space and undivided share in the land hereby conveyed and the Vendor is lawfully seized and possessed the schedule flat free from all encumbrances and absolute authority to the schedule flat the manner aforesaid.
- 6) That the PURCHASER shall have hereafter right to peaceably and quietly possess and enjoy the schedule flat by the PURCHASER or through tenants or assigns or relations without any claim

LUCKY CONVERGES



PARTNER

permission or demand or obstruction or hindrance whatsoever either from the Vendor or from any person claiming form Vendor.

- 7) That the PURCHASER after taking possession for the Schedule flat shall be abide by rules and regulations of Government Authority, Committee constituted by the flats Owners, if any and the terms and conditions mentioned in this deed and shall also liable to pay all the relevant taxes, fees, payment proportionate land revenue for the proportionate undivided share in the land mentioned hereinabove and in respect of the flat as fixed by the Government, from the date of execution and Registration of the Sale Deed and/or from the date of delivery of possession whichever is earlier.
- 8) That the said flat shall be used and occupied by the PURCHASER, successors, assigns, transferees, legal representatives and/or legal heirs, notwithstanding anything contain herein the PURCHASER shall have full and absolute right to use the said flat either by the PURCHASER or family members or through tenant, successors, assigns only for residential purpose not for any other purpose.
- 9) That the PURCHASER shall be liable to bear proportionate share or responsibility or liability arising accruing in pursuance of or in connection with the common facilities and amenities in the said apartment.
- 10) That the PURCHASER shall be liable for the electricity consumption's in respect of the schedule flat and for such purpose a separate meter has been installed for recording such consumption.
- 11) That the PURCHASER will share proportionate responsibility as also the facility for the common facilities and amenities collectively with the remaining PURCHASERS' of the remaining flats in the said building.

LUCKY CONVERGES



PARTNER

- 12) That the PURCHASER shall not make or permit to be made structural alternation in/or addition the said flat.
- 13) That the PURCHASER shall not do or suffer anything to be done in the said flat and/or in the said apartment which may cause a nuisance, annoyance or inconvenience to the remaining occupiers of the said apartment or the adjacent neighbors nor shall use the! said flat for any immoral/illegal purpose.
- 14) That the PURCHASER shall have the right to use the common passage, staircases, common parts in the said apartment and/or common amenities and/or facilities with the remaining occupiers of the said apartment jointly.
- 15) That the VENDOR does hereby further covenant that the aforesaid consideration amount for the said schedule flat is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said schedule flat standing.
- 16) That the PURCHASER undivided proportionate share in the said land shall remain joint for the all times with the Vendor and/or other Co-owners, Occupiers who may hereafter or here before have acquired, right, title and interest in the land, which is impartable.
- 17) That the PURCHASER shall have full proprietary right such as the Vendor derive save and except that of demolishing or committing waste in respect of the land building described in the Schedule hereunder in any manner so as to affect the other Co-owners, who may prior to this conveyance have purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
- 18) That PURCHASER shall also be entitled to sell mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendor or any other co-owner who have acquired before and who

LUCKY CONVERGES



PARTNER

may hereafter acquire any right, title or interests, similar to those acquired by the PURCHASER under the terms of the conveyance.

- 19) That not to throw rubbish rags or other refuse or pursuant the same to be thrown on the roof, stack gutters, rain water pipes, drains, landings, staircase, soil pipes, main entrances, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the other flat owners
- 20) That no vehicle other than private car and two wheelers for personal use of the flat owners shall be kept in the parking space (only for flat owner).

SCHEDULE "A" ABOVE REFERRED TO

(Details of the Land)

ALL THAT piece and parcel of land measuring an area of 27.64 Decimals within Khata No. 129, Plot No. 783, Sub Plot No. 783/Part, situated at Village Tupudana, Thana No. 267, P.S. Dhurwa, District Ranchi, Jharkhand bounded and butted as follows :-

North : R.S. Plot No. 782
South : R.S. Plot No. 787
East : Ring Road
West : R.S. Plot No. 784 and 785

LUCKY CONVERGES



PARTNER

SCHEDULE "B" ABOVE REFERRED TO

(Details of the Flat)

ALL THAT piece and parcel of the residential flat being **Flat No. ____**, on ____ **Floor** measuring super built up Area of ____ **Sq.ft.** in "**SULOCHNA APARTMENT**" shown in RED WASH in the map attached herewith forming part of this deed with one parking space marked as ____ in the Ground floor together with ____ **Sq.ft.** undivided share in Schedule "A" land hereinabove with right to use and enjoy common facilities and amenities jointly with other occupants standing on Schedule "A" land, butted and bounded as follows :-

North :

South :

East :

West :

LUCKY CONVERGES



PARTNER

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 : G +
- (IV) Area of flat : Sq.Ft. (SBA)
- (V) The year of construction :
- (VI) A brief description of nature of sanitary, electrical & other fittings in the building and their quality : Standard
- (VII) Area where the building is constructed and its use residential. : Residential
- (VIII) If on rent, its annual rent : Not Rented
- (IX) I. Value of Flat Area Sq.Ft. : Rs./-
II. Value of undivided proportionate share of land Sq.Ft. : Rs./-
i.e. Decimals : Rs./-
- Total** : **Rs./-**

Property is purchased by the purchaser at total consideration value of Rs./- (**Rupees**only) but the stamp duty is paid as per Government value of Rs./-.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque/DD No.</u>	<u>Bank Name</u>	<u>Amount</u>
-------------	----------------------	------------------	---------------

Total/-

LUCKY CONVERGES



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 any temples, mosque, church on the land nor it is used for Sarna, Hargari.

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

WITNESSES

VENDOR/DEVELOPER

1.

2.

LUCKY CONVERGES


PARTNER

for Rera

Finger Impression of Left Hand, Photograph & Signature of the PURCHASER

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

LUCKY CONVERGES

PARTNER