

# CONVEYANCE DEED

THIS DEED OF SALE is made on this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

## **B E T W E E N**

- (1) **SHRI SANJAY KUMAR SAHU** son of Late Sarju Prasad Sahu, Grandson of Late Sabur Sahu, aged about 53 Years, by Occupation – Service,
- (2) **SHRI NAWAL KISHOR SAHU** son of Late Bihari Sahu, Grandson of Late Sabur Sahu, aged about 66 Years, by occupation – Ex-Business and
- (3) **SHRI BIJAY KISHOR SAHU** son of Late Bihari Sahu, Grandson of Late Sabur Sahu, aged about 64 Years, by Occupation – Service (Retired), all by faith Hindu, all by General Caste (unaffected by CNT Act, 1908), all residents of Vill.- Pugdu, Near Devi Mandap, Post- Hatia, Thana- Hatia, Ward No- 53, District- Ranchi, in the State of Jharkhand, all are Indian Citizen (hereinafter for the sake of brevity called the LAND OWNERS/FIRST PARTY MEMBERS which expression unless repugnant to or excluded by the context or subject of these presents shall mean and include their respective legal heirs, successors, assigns, legal representatives, administrators and authorized persons) of the FIRST PART;

PAN- AOGPS3700M

UID- XXXX-XXXX-4678

Mob- 9631500143

PAN-KURPS7726G

UID- XXXX-XXXX-8883

Mob-7004898609

PAN-IJOPS9820K

UID- XXXX-XXXX-6448

Mob-9835935323

  
DIRECTOR

all are Indian Citizens and all are represented through **M/s SATYABHAMA BUILDERS PRIVATE LIMITED**, a registered Company registered under the Companies Act 1956, having its registered office at Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District Ranchi in the State of Jharkhand represented through its Director **NIRAJ SAHAY S/O SHRI SACHIDA NAND SAHAY** and Grandson of Late RAMESHWAR SAHAY, by faith Hindu, by caste Kayastha, resident of Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District- Ranchi in the State of Jharkhand an Indian Citizen by virtue a registered Development Agreement on 29.06.2022 which was registered in the office of DSR, Ranchi vide Deed No.- 4505/3988 entered in Book No.1 Volume No.- 534 at pages 353 to 432 for the year 2022 registered under the provisions of Jharkhand Apartment (Flat) ownership 2011 (hereinafter for the sake of brevity called the DEVELOPER-CUM-VENDOR which terms and expressions shall unless repugnant to or excluded by the context or subject of these presents shall mean and include the above named Registered company, its Directors, legal heirs, successors, assigns, legal representatives, authorized persons and nominees) of the ONE PART.

**PAN No.- AASCS0511K, AADHAR No.- 6484 5733 9512, Mob. No.- 9709200001**

**A N D**

**SMT.** \_\_\_\_\_ WIFE OF SHRI \_\_\_\_\_ and daughter of \_\_\_\_\_ and Grand Daughter of LATE \_\_\_\_\_ Age- about \_\_\_\_\_ years by faith- Hindu, by Caste - \_\_\_\_\_, by occupation - \_\_\_\_\_ Resident of Village \_\_\_\_\_, an Indian Citizen (hereinafter for the sake of brevity called the PURCHASER which expression shall unless repugnant to or excluded by the context or subject mean the PURCHASER above named and includes her legal heirs, successors-in-interest and administrators, assigns & legal representatives) of the SECOND PART;

**PAN No.-XXXXXXXXXX, AADHAR NO.-XXXX 1539 XXXX; Mob. No. \_\_\_\_\_**

WHEREAS this Sale Deed is being executed under Sub Section 02 of Section 5 of the Jharkhand Apartment (Flat) ownership Act 2011 by the Developer in respect of the Developer's Area/Allocation.

AND WHEREAS the LAND OWNERS (I) SHRI SANJAY KUMAR SAHU S/O LATE SARJU SAHU & LAND OWNER NO (II) SHRI NAVAL KISHORE SAHU & SHRI VIJAY

KISHORE SAHU S/O LATE BIHARI SAHU have acquired right , title and possession over a piece of land measuring land measuring an area of **17.66** (Seventeen Point Sixty Six Decimal out of 53(Fifty Three) Decimals belongs to LAND OWNER NO.-I **17.66** (Seventeen Point Sixty Six ) Decimal out of **17.66** (Seventeen Point Sixty Six Decimal belongs to LAND OWNERS NO.-II Total Area **35.32 (Thirty Five point three two )** Decimals being portion of Plot No.-498, under **Khata No.- 54, Khewat No-2** Revenue **P.S. No. 248** within Municipal **Ward No. 55** situated at village **Pugdu ,P.S - Hatia (Ranchi), District - Ranchi** in the State of Jharkhand through Registered Deed of Sale Vide Deed No.- **3001/282** entered in Book No.- I, Volume No.- \_\_\_\_, Pages From \_\_\_\_ to \_\_\_\_ for the Year **1954** Registered in the office of D.S.R. Ranchi Dated- 16/01/1954 from SMT. MUNDRI DEVI W/O SHRI SABUR SAHU.

AND WHEREAS said SMT. MUNDRI DEVI W/O SHRI SABUR SAHU died leaving behind her three sons (1) BIHARI SAHU, (2) SHEETAL SAHU and (3) SARJU SAHU, who also died subsequently; AND WHEREAS BIHARI SAHU left NAWAL SAHU and BIJAY KISHORE SAHU, SHEETAL SAHU to RAJ KISHORE SAHU and SARJU SAHU to SANJAY KUMAR SAHU as their Legal heirs and Successors having 1/3rd share of **53** decimals which came to **17.66** Decimals Each.

AND WHEREAS share of RAJ KISHORE SAHU is not included in the Development Agreement between Landowners and Developer.

AND WHEREAS all the Three Shares got their Names mutated in their individual name vide mutation case no.- **1187/R27 2016-17 & 1188/R27 2016-17** in the office of circle officers Khijri Anchal , Namkum and have been coming in peaceful physical possession over their respective piece of land by paying land revenue to the concerning authority regularly and those perfected their possessions from all corners and coming in peaceful physical possession over the said land morefully described in Schedule "A", "B" & "C" respectively hereunder.

AND WHEREAS the above named OWNERS/FIRST PARTY MEMBERS have decided to get their property developed as respectively mentioned in Schedule "A", "B" & "C" hereunder, jointly by constructing multi storied residential building comprising residential flats, parking space in the ground floor with all common facilities and amenities as such in order to fulfill their desire, they have pooled their respective lands in one Block morefully and clearly mentioned in Schedule "D" hereunder.

However due to lack of experience and time to fulfill their desire the above named OWNERS were in search of a competent Developer having experience in the field and can do Development work independently.

AND WHEREAS the Developer having come to know of the owners' aforesaid desire, approached the Owners to allow the Developer jointly to develop the Schedule "D" land and the Owners on certain terms and conditions hereinafter mentioned and allocation mentioned below as LANDOWNER'S ALLOCATION mentioned in the Schedule "E" with respect to multi storied building proposed to be constructed on the Schedule "D" land agreed to the proposal and authorized the developer to develop the Schedule "D" land by constructing multi storied building thereon according to modern architect, comprising, residential ownership flats parking space in the ground floor with other facilities and amenities.

AND WHEREAS the Developer in lieu of the consideration of the Schedule "D" land allowing the OWNERS to retain consideration amount/sale proceeds details of which are mentioned in the Schedule "E" hereunder known and called OWNERS' ALLOCATION/SHARE and ENTIRE super built up area and car parking space morefully described in the Schedule "F" hereunder known and called DEVELOPER'S AREA/ ALLOCATION.

AND WHERAS as a result of the negotiation between the parties and inspection of site hereto and on the representation, declaration, assurance undertaking made by the OWNERS/FIRST PARTY as herein recorded, and the documents relating to the Schedule "A to C" land produced by the owners and also believing the declaration of the owners, the owners and the developer entered into the present Development Agreement upon the terms and conditions and the earlier Development Agreement is being superseded by this agreement. Building plan was submitted before the RMC, Ranchi which was registered as B.C. Case No.BP/W54/228/18 on the which is sanctioned bearing Sanctioned Letter dated 12/05/2018 by Ranchi Municipal Corporation, Ranchi.

AND WHEREAS in pursuance of the said Development agreement the Developer got the building plan for construction of residential multistoried building (Ground + 9) sanctioned and approved by the Competent Authority dated \_\_\_\_\_ at it's own cost out of which Basment is left for Parking, First

Floor comprised of Residential cum commercial and from Second floor to Sixth floor entirely residential comprising residential flats and other facilities in the name and style "SAHU ENCLAVE".

AND WHEREAS on the said proposal/negotiation the above named OWNERS/ VENDORS and the Developer also entered into a registered Development Agreement on \_\_\_\_\_ which was registered in the office of DSR, Ranchi vide Deed No. \_\_\_\_\_ entered in Book No. \_\_\_\_\_ Volume No. \_\_\_\_\_ at pages \_\_\_\_\_ to \_\_\_\_\_ for the year \_\_\_\_\_ for developing the land morefully described in Schedule "D" hereunder under the provisions of Jharkhand Apartment (Flat) ownership Act 2011 under Section 5(1).

AND WHEREAS as per the terms and conditions of the Development Agreement and sanctioned and approved building plan, the developer constructed and completed the multi storied building on the Schedule "A" land and in lieu of the consideration of the said land, the Developer has already allotted and delivered peaceful physical possession of the Land OWNERS area details of which are mentioned in Schedule "D" of the registered Development Agreement as referred hereinabove to the LAND OWNERS in full and final satisfaction' Of the LAND OWNERS.

AND WHEREAS the residential flat, car parking space morefully described in Schedule "E" hereunder along with other flats, car parking spaces have fallen in the Share/allocation of the Developer in pursuance of the terms and condition of the Registered Development Agreement as referred herein above.

AND WHEREAS the above named PURCHASER approached the developer to sell one residential flat with one car parking space in the said multi storied building during the construction of the multi storied building out of the Developer's area, which was accepted by the Developer.

AND WHEREAS the above named PURCHASER has inspected all the relevant documents relating to the said land and has further also inspected the sanctioned building plan sanctioned by the Competent Authority and other approval and permission and also general terms and conditions as laid down in the buyer's agreement as well as Development Agreement and after full satisfaction about the right title interest of the land owner and DEVELOPER and their relation, obligations, liabilities relating to the said land and the multistoried building constructed and completed and also the separate shares of the Developer and land owner and thereafter by proposal choice and decision decided to acquire one ownership Basis Flat being **Flat No. \_\_\_\_\_** on \_\_\_\_\_ **Floor**

having Carpet area of \_\_\_\_\_ Sq. Ft. In the multi storied-residential building named as "**SAHU ENCLAVE**" shown in RED WASH in the map attached herewith forming part of this Deed morefully described in the Schedule "D" hereto and hereinafter for the sake of brevity referred to as the said floor space together with one car parking space in the Basement of the said building together with undivided proportionate share of land common easements right in common parts, common amenities and the common conveniences relating thereto on terms and conditions hereinafter appearing out of the developer's area.

AND WHEREAS the DEVELOPER agreed to sell to the PURCHASER out of its own share the said flat with parking space morefully described in the Schedule "D" hereunder and for greater clearance shown in RED wash in the map attached herewith forming part of this Deed and it was agreed that PURCHASER shall pay total sum of. Rs. \_\_\_\_\_/- ( \_\_\_\_\_ ) only to the Developer against the Schedule "D" property through installments in full and final satisfaction of the Developer.

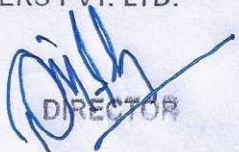
AND WHEREAS the DEVELOPER was agreed and accepted such price and also agreed to sell the property morefully described in the Schedule "D" hereunder.

AND WHEREAS during the construction of the residential building, the Purchaser has entered into a Buyer's Agreement to purchase the Schedule "D" property at the aforementioned price with the Developer on \_\_\_\_\_.

AND WHEREAS in pursuance of the said buyer's agreement between the parties, the PURCHASER has already paid the entire consideration amount through several installments details of which are mentioned in MEMO OF CONSIDERATION as per the terms and conditions of the buyer's agreement to the Developer and after completion of the said multi storied building the Developer has already delivered the peaceful physical possession of the Schedule "D" property to the PURCHASER in full and final satisfaction of the PURCHASER.

AND WHEREAS the PURCHASER/S has/have no any further grievances either against the Developer/Landowner and also against the material used, fixtures, fittings in the said residential building.

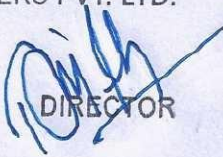
AND WHEREAS on the request of the PURCHASER this sale deed is being executed by the Developer in favour of the Purchaser in terms of the Development Agreement under the provisions of Sub Section 02 of Section 5 of Jharkhand Apartment (Flat) Ownership Act, 2011.

  
DIRECTOR

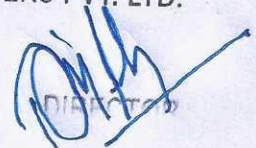
**NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:-**

1. That in pursuance of the said buyer's agreement and in total consideration of sum of Rs. Rs. \_\_\_\_\_/- ( \_\_\_\_\_ **Lakhs** \_\_\_\_\_ **Thousand** \_\_\_\_\_ **Hundred** \_\_\_\_\_ **Only** ) the PURCHASER already paid the entire consideration amount to the Developer, as per the mode of payment as per mutual understanding against the Scheduled "E" property morefully described in payment schedule which said sum the Vendor/Developer does hereby further acknowledged and confirmed as having received in full and final satisfaction and the Vendors/Developer 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** \_ **Floor** as per the sanctioned building plan measuring total Carpet area of \_\_\_\_\_ **Sq. Ft.** at "**SAHU ENCLAVE**" shown in RED WASH in the map attached herewith forming part of this deed with one car parking space in the Basement of the said building morefully described in Schedule "D" and also undivided proportionate share in land out of the total Schedule "A" land with right to use and enjoy common facilities and amenities jointly having permanent kayami right along with benefits and advantages including rights, liberties, easements, privileges whatsoever of the said flat or any part thereof belonging to or any way appertaining for or with the same or any part thereof 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 "D" flat as also the rents, and profits thereof and all the estate, right, title, interest, inheritance, use, trust and demands whatsoever both at law and equity of the Vendor into or upon the said Schedule "D" flat or every party thereof to have and to hold the said Schedule "D" flat UNTO AND TO THE USE OF THE PURCHASER.

2. That the Owner/Developer do hereby covenant with the PURCHASER that notwithstanding any act deed matter or thing hereto before done, committed or performed or knowingly suffered by the Owner/ DEVELOPER or any of their predecessors in title or ancestors, the Owner/ DEVELOPER at all material times had still has absolute right, perfect title and indefeasible authority to grant convey sell assign the said Scheduled "B" flat undivided proportionate share out of the portion of the total land and every part to the PURCHASER and that the same is free from all encumbrances, charges, mortgage, lien claim and demand whatsoever nature.

  
DIRECTOR

3. That the Owner/Developer do hereby further covenants with the PURCHASER that the PURCHASER shall hold possess and beneficiary enjoy the same and every part thereof and may get his name mutate in the records of Circle Officer, Khijri Anchal, Namkum, Ranchi and in the Ranchi Municipal Corporation and whosoever else that may be felt necessary and expedient.
4. That the VENDOR/Developer do hereby finally covenant with the PURCHASER that vendor and DEVELOPER and all persons claiming through the Owner/ DEVELOPER 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 and other acts, deeds, things and matters that may be reasonable necessary for more perfectly and full assuring and securing the Purchaser title and possession over the said flat and every part thereof.
5. That the VENDOR and Developer do hereby deliver to the Purchaser all evidences and writing relating to possession and custody of the Scheduled "B" flat, car parking space and undivided share in the land hereby conveyed and the Vendor confirming party is lawfully seized and possessed the Scheduled "B" flat free from all encumbrances and absolute authority to the Schedule "D" flat the manner aforesaid.
6. That the Purchaser shall have hereafter right to peaceably and quietly possess and enjoy the Schedule "D" flat by the Purchaser or through tenants or assigns or relations without any claim permission or demand or obstruction or hindrance whatsoever either from the Vendor or from any person claiming from under Vendor or from the DEVELOPER.
7. That the. Purchaser after taking possession of the Schedule "D" 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 Scheduled "B" 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 Purchasers or family members or through tenant, successors, assigns only for residential purpose not for any other purpose.



DIRECTOR

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 Scheduled "B" 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 Purchaser's of the remaining flats in the said building.
12. That the Purchaser shall not make or permit to be made structural alternation in/or addition in 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 neighbours 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/Developer do hereby further covenant that the aforesaid consideration amount for the said Schedule "D" flat is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said Schedule "D" flat is standing and Car Parking Space.
16. That the Purchaser's undivided proportionate share in the Schedule "E" land shall remain joint for the all times with the Vendors 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 Scheduled "B" 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 the 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 Vendors/Developer or any other co-owner, who have acquired before and who 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 common parts, common area, 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 owners).
21. That the Purchaser has right to enter into and upon other parts of the apartment for the purpose of repairing, cleaning, maintaining or renewing any such drains, water courses, cables or aforesaid and/or laying done by new sewers, drains, water courses, cables and wires with as little disturbances as possible and making good the damage caused.
22. That the Purchaser shall be liable to proportionate share or responsibility or liability arising or accruing in pursuance of or in connection with the common facilities and amenities in the said building such as the expenses or maintaining repairing, redecorating (exterior part of the apartment) and renewing (a) main structure and in particular the roof, stacks, gutters and rainwater pipes of the apartment, (b) water pipes, drains, electric cables and wires lying under and upon the apartment and enjoyed or used by the Purchasers occupier, owner, in common with the owners/Purchasers of the other flats, (c) the main entrance, passage, landing and staircase of the apartment so enjoy or used by the Purchasers in common as aforesaid, (d) the boundary walls and faces of the apartment, (e) clear and reasonable lighted the passage, landing, staircases and other parts of the apartment so enjoyed or used by the Purchasers in common as aforesaid and as far as practicable keep the forecourt, way and other parts of the apartment in good condition, (f) parking space, (g) water pump, use for lifting water, (h) a separate common motor as been installed for recording common electric consumption for, water pump and for purpose of consumption of staircase lighting.



DIRECTOR

**SCHEDULE—"A"**

(Details of the land of First Party No.1)

All that piece and parcel of the land measuring an area of 17.66(Seventeen Point Sixty Six Decimal out of 53(Fifty Three) Decimals belongs to FIRST PARTY NO.-I Decimals being portion of Plot No.-498, under Khata No.- 54, Khewat No-2Revenue P.S. No. 248 within Municipal Ward No. 53 situated at village Pugdu,P.S - Hatia (Ranchi), District - Ranchi in the State of Jharkhand.

**SCHEDULE—"B"**

(Details of the land of First Party No.2& 3)

All that piece and parcel of the land measuring an area of 17.66(Seventeen Point Sixty Six Decimal out of 53(Fifty Three) Decimals belongs to FIRST PARTY NO.-2 & FIRST PARTY NO.3 (JOINTLY) being portion of Plot No.-498, under Khata No.- 54, Khewat No-2Revenue P.S. No. 248 within Municipal Ward No. 53 situated at village Pugdu ,P.S - Hatia (Ranchi), District - Ranchi in the State of Jharkhand.

**SCHEDULE—"C"**

(Total Land of the above named Owner Nos.1, 2 & 3)

All that piece and parcel of the land measuring an area of 24.76 (Twenty Four point Seven Six) out of 53(Fifty Three) Decimals being portion of Plot No.-498, under Khata No.- 54, Khewat No-2 Revenue P.S. No. 248within Municipal Ward No. 53 vide Holding Numbers 0550000788000A4, 0550002675000Z0situated at village Pugdu ,P.S - Hatia (Ranchi), District - Ranchi in the state of Jharkhand, which is bounded and butted as follows:-

North	:	Plot No. 498A
South	:	Plot No. 494, 495 & 496
East	:	40 Feet Wide Road
West	:	Plot No. 499 & 480

**SCHEDULE — "D"**  
**(Details of the unit to be sold)**

ALL THAT piece and parcel of the residential Flat being **Flat No. \_\_\_** In "SAHU ENCLAVE" on \_\_\_ **Floor** measuring Carpet area \_\_\_\_\_ **Sq. Ft** Approx and for greater clearance shown in RED wash map in the map attached herewith forming part of this Deed with one parking space on the Basement standing on Schedule "A" land mentioned herein above along with \_\_\_ **Sq. Ft.** Undivided share of land out of the Schedule "A" land corresponding to Municipal Holding No.: Within Ward No.55 of Ranchi Municipal Corporation, Ranchi situated at village **Pugdu ,P.S - Hatia (Ranchi)**, P.S. No.- 267, District Ranchi in the State of Jharkhand having permanent heritable and transferable rayati rights with right to use and enjoy all common facilities and amenities jointly with other occupants, which is bounded and butted as follows —

North : \_\_\_\_\_  
 South : \_\_\_\_\_  
 East : \_\_\_\_\_  
 West : \_\_\_\_\_

**MEMO OF CONSIDERATION**

DATE	PARTICULARS	PAYMENT MODE	AMOUNT
<b>TOTAL</b>			

  
 DIRECTOR

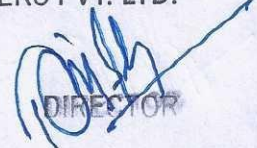
## CERTIFICATE

It is certified that the above referred schedule land does not come under the Government Land. The Schedule land has never been acquired by the Government for Military or civilian purpose or under Bhudan or for BCCL, CCL anytime. It is further certified that the aforesaid land is not recorded as Adivasi Khatas and not related with any Tribunal. It is further certified that the land is free from ceiling and does not come under any temple; mosque, church nor it is used as Sarna, Hargari or does not come under the purview of U/s 46 of the CNT Act or any provisions of the CNT Act.

### DETAILS OF THE BUILDING AS FOLLOWS:

1. Whether Kutcha or Pucca	Pucca
2. If pucca, whether the nature of Roof is Tiled or RCC	RCC
3. Number of Stories	G+9 (Flat No. “_” on ___ Floor)
4. Area of the Flat out of the total	___ Sq. Ft. (Carpet Area)
5. The year of construction	___
6. A brief description of the nature of and sanitary, electrical and other quality	Standard sanitary, electrical other fittings
7. Area where the building is Constructed and its use: Residential, Commercial or Industrial	Village-Pugdu & P.S.-Dhurwa Revenue P.S. No.267 Municipal Ward No. 55 Dist.- Ranchi./Residential Use
8. If on rent its annual rent	Not Rented
A) Area of the Flat	___ Sq. Ft. (Carpet Area)
B) Area of the undivided proportionate	___ <b>Sq. Ft. Land share out</b> of the total Land under SCHEDULE - 'A'
Cost of the Flat based on Carpet Area	= Rs. _____/-
Cost of the Land	= Rs. _____/-
<b>TOTAL VALUE</b>	= Rs. _____/-

That above property (the Flat and undivided proportionate share of land ) is sold at a total consideration of Rs. \_\_\_\_\_/- only.

  
DIRECTOR

IN WITNESSES WHEREOF, the parties have signed and affixed their thumb mark on this Sale Deed at the place of Ranchi after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses:

WITNESSES:-

1.

2.

SATYABHAMA BUILDERS PVT. LTD.

  
DIRECTOR

V E N D O R-CUM-DEVELOPER