

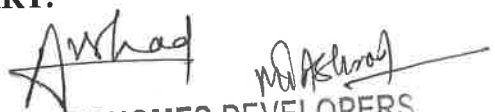
SALE DEED

THIS DEED OF SALE is made and executed on this ____ day of May 2022 at Ranchi.

BETWEEN

DREAM HOMES DEVELOPERS (PAN : AAJFD3542B), a partnership firm, having its Office at 1-IIIB, Sainik Market, Main Road, P.S.-Hindpiri, District Ranchi – 834001, (Jharkhand) represented through its Managing Partners namely **(1) ARSHAD AKHTAR** (UID No. 9030 5737 3424, PAN: AIBPA5848D & Mobile No. 9304875538) & **(2) MOHAMMAD ASHRAF** (UID No. 2171 5259 8116, PAN: AGVPA0589R & Mobile No. 9334721054) both sons of Mohammad. Aslam & grandsons of Late Md. Salim, by faith Muslim, by caste (Does not come within the castes of 46 of the C.N.T. Act, 1908), by occupation-Business, resident of Blue Lane, Kalaltoli, P.S.-Lower Bazar, District-Ranchi (Jharkhand) – 834001, Indian Citizen,

Competent Vide Registered Development Agreement Deed No. 2022/RAN/2920/BK1/2584 dated 19.04.2022 executed in the office of District Sub Registrar, Ranchi and entered in Book No. BK1, Volume No. 344, Page No. 307 to 402, Dated 19.04.2022 in the said office, (hereinafter referred as the "**VENDOR/DEVELOPER**") of the **FIRST PART**.


DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
MAIN ROAD, RANCHI-834001

AND

Mr. _____ son of Mr. _____, by caste-
_____, by faith-_____, resident of _____
_____, P.O.-_____, P.S.-_____,
District-_____, State-_____, Indian Citizen (hereinafter referred as
the "PURCHASER") of the **SECOND PART**.

AND

MR. PRAMOD KUMAR PAL (UID No. 4951 9214 3863, PAN : AGCPP8012B &
Mobile No. 9431905085)) son of Late Yugal Kishore Prasad & grandson of Late
Sukhan Ram, by faith Hindu, by caste (Does not come within the castes of 46 of the
C.N.T. Act, 1908), by occupation Retired Person, resident of 3rd Street, Hindpiri, P. S.
Hindpiri, P.O.-Ranchi G.P.O, District-Ranchi (Jharkhand)-834001, Indian Citizen,
hereinafter referred as the "**LAND OWNER**") of the **FIRST PART**.

The expressions **VENDOR/DEVELOPER & PURCHASER & LAND OWNER**
unless by or repugnant to the subject or context below, shall always, mean and include
their respective heirs, successors, representative and assigns.

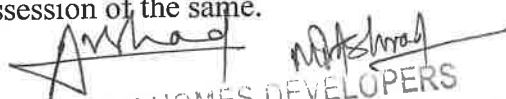
WHEREAS the above named OWNER/VENDOR is the absolute owner and in
peaceful possession of the land situated at Mauza-Ranchi, P.S.-Hindpiri, Thana No.
205, M.S. Plot No. 313, Holding No. 0250002482000X1, Ward No. 25, Mohalla-
Hindpiri, Ranchi, measuring an area of 15 Kathas 6 Chhatak 24 Sq.ft. more fully
described in the Schedule-A herein below.

A. WHEREAS the LAND OWNER is absolute owner of chaparbandi land
bearing M.S. Plot No. 313 corresponding to Old Holding No. 144, Subsequent
Holding No. 631, **New Holding No. 0250002482000X1** within **New Ward
No. 25** of the Ranchi Municipal Corporation, Ranchi measuring 15 (Fifteen)
Katha, 06 (Six) Chatak and 24 (Twenty-four) Square feet situated at village
(Mauza)-Ranchi, P.S. No. 205, P.S.-Hindpiri, District-Ranchi which is
morefully detailed and described in the **FIRST SCHEDULE** herein below.

AND WHEREAS besides other Plots of land, the aforesaid land of the **FIRST
SCHEDULE** below stands recorded in M.S. Record as Chaparbandi in the
name of Sukhan Ram and Dukhan Ram both sons of Biseswar Ram.

AND WHEREAS in an amicable partition between the aforesaid Sukhan Ram
and Dukhan Ram the aforesaid land along with other land was exclusively
allotted to Sukhan Ram and Sukhan Ram remained in peaceful possession of
his allotted share till he was alive and died leaving behind his four sons
namely (1) Ritu Bhanjan Ram, (2) Yadu Bhanjan Ram, (3) Devraj Ram and
(4) Yugal Kishore Ram as his heirs and successors.

AND WHEREAS after the death of the aforesaid Sukhan Ram, the aforesaid
sons of Late Sukhan Ram namely (1) Ritu Bhanjan Ram, (2) Yadu Bhanjan
Ram, (3) Devraj Ram and (4) Yugal Kishor Prasad jointly inherited the
aforesaid land and came in peaceful possession of the same.


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AND WHEREAS the aforesaid Ritu Bhanjan Ram son of Sukhan Ram died leaving behind his two sons namely (1) Jayant Lal Pal and (2) Jagdish Prasad as his heirs and successor and later on Jayant Lal Pal died leaving behind his four sons namely (1) Sunil Kumar Pal, (2) Subodh Kumar Pal, (3) Sailesh Kumar Pal and (4) Sudhir Kumar Pal as well as one daughter namely Sunita Choudhary as his heir and successors.

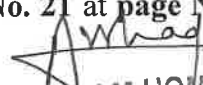

AND WHEREAS the aforesaid Yadu Bhanjan Ram son of Sukhan Ram died leaving behind his two sons namely Jaideo Prasad and Gyan Chandra Choudhary as his heirs and successor and later on Gyan Chandra Choudhary also died leaving behind his wife namely Bindu Devi as his sole heir and successor.

AND WHEREAS the aforesaid Deoraj Ram son of Sukhan Ram died leaving behind his wife namely Sundri Devi and only daughters namely Nirmala as his heir and successors.

AND WHEREAS the aforesaid (1) Sunil Kumar Pal, (2) Subodh Kumar Pal, (3) Sailesh Kumar Pal, (4) Sudhir Kumar Pal (5) Sunita Choudhary (6) Jagdish Prasad (7) Jay Kumar Prasad, (8) Sanjay Kumar Prasad, (9) Jaya Rani Prasad, (10) Jaideo Prasad, (11) Rajesh Pal, (12) Rakesh Pal, (13) Sanjay Pal, (14) Ravi Pal, (15) Bindu Devi, (16) Sanjiv Kumar (17) Sundri Devi, (18) Nirmala, (19) Yugal Kishore Prasad and (20) Pramod Kumar Pal (LAND OWNER) jointly inherited the aforesaid land along with the other plots of land and came in peaceful possession of the same without any let or hindrance from anybody whomsoever.

AND WHEREAS later on an amicable family settlement cum partition took place among the aforesaid heirs and successors of Late Sukhan Ram and same is reduced into writing on 09/09/1999 and in that partition the aforesaid land bearing M. S. Plot No. 313 measuring 15 (Fifteen) Katha, 06 (Six) Chatak and 24 (Twenty-four) Square feet corresponding to Old Holding No. 144, Subsequent Holding No. 631 within Old Ward No. III, **New Holding No. 0250002482000X1** within **New Ward No. 25** of the Ranchi Municipal Corporation, Ranchi of the Ranchi Municipal Corporation Ranchi situated at village (Mauza) Hindpiri, P. S. No. 209, P. S. Hindpiri, District Ranchi is allotted to Pramod Kumar Pal (LAND OWNER).

AND WHEREAS after the aforesaid partition cum family settlement, the LAND OWNER came in peaceful possession of his allotted share and got his name mutated in the Revenue Record of the State of Jharkhand through the Circle Office, Town Anchal, Ranchi vide **Rent Fixation Case No. 51/2017-2018** which stands recorded in **Volume No. 21** at **page No. 139** of Register -



DREAM HOMES DEVELOPERS
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MAIN ROAD, RANCHI, JHARKHAND

II of the Circle Office, Town Anchal, Ranchi and he also got his name mutated in the Office of the Municipal Corporation, Ranchi and he is paying rent and taxes regularly to the authority concern.

AND WHEREAS the aforesaid LAND OWNER is absolute owner and in peaceful possession of the aforesaid land and he has absolute right and perfect title in and over the aforesaid land which is morefully detailed and described in the FIRST SCHEDULE herein below without any let or hindrance from any quarter whomsoever.

Thus the above named LAND OWNER/VENDOR become the absolute owner and in possession thereof.

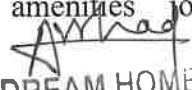
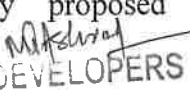
AND WHEREAS the Land Owners above named intended to Develop his Schedule-A property by constructing multi storied residential building through a Developer.

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 **19.04.2022**.

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

AND WHEREAS the DEVELOPER through the said Development Agreement started construction work on the LAND OWNER land as per the building Plan Sanctioned by the Ranchi Municipal Corporation, Ranchi vide B.C. Case No.-RMC/BP/0845/W25/201 dated 08.03.2022 in the name and style of "**SUKHAN RAM APARTMENT PHASE-II**".

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



DREAM HOMES DEVELOPERS
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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 sell one residential flat being Flat No.- _____ on _____ Floor measuring the Carpet 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 "SUKHAN RAM APARTMENT PHASE-II" with right to use and enjoy common facilities and amenities at a total consideration of Rs. _____/- (Rupees _____) only.

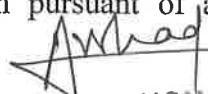
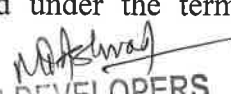
AND WHEREAS it is pertinent to mention that prior to enter into buyer's agreement, the PRUCHASER inspected the Development Agreement by and between LAND OWNER & DEVELOPER referred herein above, title deed, rent receipt, sanctioned and approved building plan, specification, right title, interest of the 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 Confirming Party 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 declares that he 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

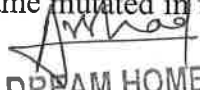



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I-111B, SAINIK MARKET
MAIN ROAD, RANCHI 834004

conditions of the Buyer's Agreement agreed to execute and register the sale deed in favor of the PURCHASER after getting full and final sale consideration.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS

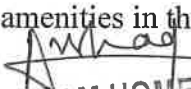

:-

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 Carpet measuring Area _____ Sq.ft.** at "SUKHAN RAM APARTMENT PHASE-II" 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 whatsoever of the said flat or any part thereof belonging to 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 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 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 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




DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
MAIN ROAD, RANCHI-834001

authority concerned and in the Municipal Records of the authority concerned and paying rent and taxes to the authority concerned inflame.

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 fiat 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 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



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I-111B, SAINIK MARKET
BANGHI-834001

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.
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-owaers, Occupiers who may hereafter or here before have acquired, right, title and interest in the land, which is impartible.
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 may hereafter acquire any right, title or interests, similar to those acquired by the PURCHASER under the terms of the conveyance.


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MAIN ROAD, RANCHI-834001

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).
21. That the PURCHASER have 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.

SCHEOULE "A" ABOVE REFERRED TO
(Details of the Land)

All that piece and parcel of the land total measuring area of 15 Katha 6 Chhatak 24 Sq.ft. (25.47 Decimals) in which M.S. Plot No. 313 corresponding to Old Holding No. 144, Subsequent Holding No. 631, New Holding No. 0250002482000X1 within New Ward No. 25 of the Ranchi Municipal Corporation, situated at Village (Mauza) Ranchi, P.S.-Hindpiri, P.S. No.-205, District-Ranchi, State-Jharkhand, within the jurisdiction of District Registrar, Ranchi and District Sub Registrar, Ranchi, Urban Area-03, Ranchi which bounded and butted as follows :-

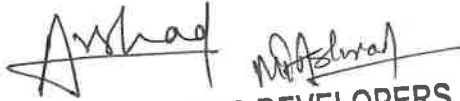
North	:-	Part of Plot No. 313
South	:-	Road
East	:-	Sukhan Ram Apartment
West	:-	Road

SCHEDULE "B" ABOVE REFERRED TO
(Details of the Flat)

ALL THAT piece and parcel of the residential flat measuring **Carpet Area of _____ Sq. ft. being Flat No.- _____ on _____ Floor in "SUKHAN RAM APARTMENT PHASE-II"** shown in RED WASH in the map attached herewith forming part of this deed with one parking space 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.

Location of Flat:



North	:-
South	:-
East	:-
West	:-


DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
MAIN ROAD, RANCHI-834001

Memo of Consideration

VENDOR/DEVELOPER has received full and final consideration of Rs. _____/- (Rupees _____) only from the PURCHASER as follows :-

Sl.	Payment Mode	Date	Bank	Amount
1.	Through Cheque			
2.	Through Cheque			
3.	Through Cheque			
4.	Through Cheque			
5.	Through Cheque			
6.	Through Cheque			
7.	Through Cheque			
8.	Through Cheque			
Total Amount				



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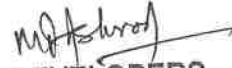
DETAILS OF BUILDING AS FOLLOWS :-

1. Whether Kutcha or Pucca : Pucca
 2. If pucca, whether tiled or RCC : RCC
 3. Number of Stories : G+4
 4. The Plinth area of the Flat out of the total : _____ Sq.ft. Carpet Area
Plinth area
 5. The year of construction :
 6. A brief description of the nature of sanitary : Normal Residential
electrical and other quality
 7. Area where the building is constructed and its : Use
use residential, commercial or industrial
 8. If on rent its annual rent : Not Rented
 9. Valuation of Property :
 - a) Value of Flat area _____ sq.ft : Rs. _____/-
(including one car parking)
 - b) Value of _____ sq.ft. equivalent to Decimals : Rs. _____/-
the undivided share in land
- Total Value : Rs. _____/-**

Though the property is being Sale-Purchased on consideration of Rs. _____/-
(Rupees _____) only but for the purpose of stamp duty and
registration the document is valued as above.

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.



DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
RAJENDRA ROAD, RANCHI-834001



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 :-

1.

VENDOR/DEVELOPER

2.



DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
MAIN ROAD, RANCHI-834001

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





Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left of the parties whose photographs are affixed in the document has been obtained by me/ before me.

Typed by :

Drafted by :



DREAM HOMES DEVELOPERS
I-111B, SAINIK MARKET
MAIN ROAD, RANCHI-834001