

**THIS INDENTURE OF ABSOLUTE SALE MADE ON
THIS THEDAY OF,**

BY & BETWEEN

(1) **THAKUR JUGAL KISHORE NATH SHAHDEO** UID No- xxxx xxxx 1387, PAN- BGTPS6950H, Mobile No-9431355196 (DOB 16.09.1967)

(2) **NAWAL KISHORE NATH SHAHDEO** UID No-xxxx xxxx 4514, PAN- BGTPS6951G, Mobile No- 8210680953 (DOB: 08.08.1975)

(3) **KUMAR JAI KISHORE NATH SHAHDEO** UID No- xxxx xxxx 6252, PAN-AVTPS3263M, Mobile No-9431361321 (DOB 03.08.1973) all sons of Late Thakur Jogendra Nath Shahdeo, Grandson of Late Thakur Jagat Uday Nath Shahdeo, by faith- Hindu, by Caste-General (Not Covered under CNT-ACT-1908), by occupation Cultivation, Residing at Basargarh, O.P- Tupudana, P.S- Dhurwa, Ranchi, (Jharkhand), Indian Citizens, hereinafter for the sake of brevity called the LAND OWNERS/ FIRST PARTY, of the FIRST PART;

(4) **SRI SUKHDEO KUMAR SHARMA** (UID No- xxxx xxxx 3739, PAN- GDFPS2378R, Mobile No- 6201377563, DOB 18.02.1971) son of Late Ram Deo Sharma, Grand Son of Late Hira

Sharma (Not Covered under CNT-ACT-1908), by occupation Business, Residing at Muslim Basti, Near Don Bosco School Road, P.O- Hatia, P.S- Jagarnathpur, District- Ranchi, (Jharkhand), Indian Citizens, hereinafter for the sake of brevity called the LAND OWNERS/ FIRST PARTY, of the FIRST PART;

AND

“NEWQONETIC TRADECOM LLP”.(PAN-AASFN1054B) a partnership company, having its registered Office at- 3rd Floor “Amayara Tower”, Near Hyundai Showroom, Kachnar Toli, PO- Hatia, District- Ranchi -834003 State- Jharkhand, represented through its Partners **1. Mahatab Alam** (UID No-xxxx xxxx 0487, PAN- AFMPA8516Q, Mobile No-9825210362 & D.O.B- 24.01.1978) Son of Md. Shaukat Ali, Grandson of Late Johar Ali residence at Piyarpur, Udhwa, Dist -Sahebganj, Pin-816108 (Jharkhand), By faith-Muslim, by Occupation- Business, **2. Nashir Khan** (UID No- xxxx xxxx 4547, PAN- AHUPK3845J, Mobile No- 9386820597 & D.O.B- 13.02.1969) Son of Late Ibrahim Khan, Grandson of Late Aziz Khan, Residing at, Hesag, Don Bosco School Road, Near mashzid Hatia, Ranchi-834003, by faith- Muslim, by Occupation- Business, **3. Manoj kumar Singh** (UID No- xxxx xxxx 3497, PAN-BOTPS4736M, MobileNo- 9955447144 & D.O.B- 01.05.1965) Son of Late Lallan Singh, Grandson of Late Kedar Nath Singh, residence at Parana, Tinpahar, Sahebganj, Jharkhand-816116

faith-Hindu, by Occupation-Business, **4. MD INAM KHAN** (UID No- xxxx xxxx 6490, PAN- ANMPK6865E, Mobile No- 9693950686 & D.O.B- 16.07.1974) son of Md. Islam Khan, Grandson of Late Makbul Hussain residence at-Near Manitola, Masjid Neem Chowk, Doranda, Ranchi-834002, Jharkhand, Faith- Muslim, by Occupation- Business (hereinafter for the sake of brevity called the DEVELOPER/ CONFIRMING PARTY, which expression shall include its heirs, executors, legal representatives, assignees, agents etc.) of the SECOND PART. (Indian Citizen)

AND

IN FAVOUR OF

..... UID No- xxxx xxxx, PAN-, Mobile No-..... (DOB) sons of, Grandson of, by faith-, by Caste-.....(Not Covered under CNT-ACT-1908), by occupation, Residing at, O.P-, P.S-,, (.....), Indian Citizens, hereinafter called and referred to as the context be deemed to mean and include her/his/their/heirs, executors successors, administrators, legal representatives and assignees) of the THIRD PART/ OTHER PART. (Indian Citizen)

NEWQONETIC TRADECOM LLP

Signature
Partner

The terms and expression VENDOR/VENDEE and the Purchaser referred to herein above and below shall mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assign unless specifically excluded by or repugnant to the context or subject of these presents.

WHEREAS; The LAND is seized and possessed or otherwise sufficiently entitled to piece of land Measuring an Area of 1 Acre 196 Decimal of land Under Khata No- 81 Being R.S Plot no- 1051, 1052 and 1055 situated at Anchal- Namkum, Mouza- Hesag, P.O.- Hatia, Thana no-247, P.S-Jagarnathpur, District- Ranchi- 834003 Old Ward no- 54, New Ward no- 51, Holding no- 0540007808000Z0 and Holding no- 0540007905000Z0 Within the State of Jharkhand, (hereinafter referred as the "SAID LAND")

Khata No.	R.S. Plot No.	Area
81	1051	29 Decimal
81	1052	130 Decimal
81	1055	37 Decimal
Total Land		1 Acre 196 Decimal

(One Acre Ninety Six Decimal)

WHEREAS, the land in R.S. Plot no-1051, 1052 and 1055 measuring an area 1 Acre 196 Decimal, under Khata No- 81, situated at Mouza - Hesag, Thana No-247, P.S-Jagarnathpur, District- Ranchi- 834003 Jharkhand is recorded in R.S. records of right published in the year 1935- 36 in the name of Thakur Jagat Uday Nath Shahdeo as a "Landlord"

WHEREAS, Land lord Thakur Jagat Uday Nath Shahdeo died leaving behind his only one son namely Thakur Jogendra Nath Shahdeo.

WHEREAS, Thakur Jogendra Nath Shahdeo died leaving behind his three sons namely **1. Thakur Jugal kishore Nath Shahdeo, 2. Kumar Jai Kishore Nath Shahdeo and 3. Nawal Kishore Nath Shahdeo (LAND OWNERS/FIRSTPARTY)**

AND WHEREAS; after death of their father, all his three sons namely 1. Thakur Jugal kishore Nath Shahdeo, (2) Nawal Kishore Nath Shahdeo and (3) Kumar Jai Kishore Nath Shahdeo got succession mutation vide succession mutation case no- 166/R 27/1993-94 which is entered into Volume No. 11 Page No.-320, and rent receipt is being issued in their name as the same has been paid uptill 2022-2023 vide Rent receipt no- 0051010389 dated- 01.04.2022.

AND WHEREAS the said Thakur Jugal Kishore Nath Shahdeo, Nawal Kishore Nath Shahdeo and Kumar Jai Kishore Nath

Shahdeo of the said Khata and plot entered into a Development Agreement with **NEWQONETIC TRADECOM LLP**, a partnership firm having its registered Office at- 3rd Floor “Amayara Tower”, Near Hyundai Showroom, Kachnar Toli, PO- Hatia, District- Ranchi - 834003 State- Jharkhand,

AND WHEREAS; 1. Thakur Jugal kishore Nath Shahdeo, (2) Nawal Kishore Nath Shahdeo and (3) Kumar Jai Kishore Nath Shahdeo through his Power of Attorney holder Binand Ram (DOB- 23.04.1944) son of late Late Karmu Baitha, Grandson of Late Balak Dhobi (**Power of Attorney No- 2021/RANU2/612/BK4/40** which is entered in **Book No- BK4, Volume No-04, running from Page No- 349 to 406, Dated- 09.03.2021** at office of SRO- Ranchi Urban2) sold the aforesaid land to Sukhdeo Kumar Sharma son of Late Ram Deo Sharma by vertue of registered Deed of sale vide (**Deed no- 2021/RANU2/793/BK1/742** which is entered into **Book No- BK1, Volume No-81, running from Page No- 81 to 179, Dated- 27.03.2021**) at office of SRO- Ranchi Urban2 and after that he got his name mutated his name in the office of the Circle Office Namkum Anchal Ranchi vide **Mutation Case No- 9330/R27 2020-2021** and the same is mentioned in **Page no-98, volume no- 11** in the column of Panji II and rent receipt is been issued in his name vide **Rent Receipt No- 0843946618 Dated 07.04.2022**.

AND WHEREAS the said 1. **Thakur Jugal kishore Nath Shahdeo**, 2. **Kumar Jai Kishore Nath Shahdeo** and 3. **Nawal Kishore Nath Shahdeo** of the said Khata and plot entered into a Development Agreement with “**NEWQONETIC TRADECOM LLP**”. Whose (**Deed no- 2022/RANU2/1679/BK1/1548** which is entered into **Book No- BK1, Volume No- 164, running from Page No- 223 to 350, Dated- 29.07.2022** at office of SRO- Ranchi Urban2) a partnership firm having

its registered Office at- 3rd Floor “Amayara Tower”, Near Hyundai Showroom, Kachnar Toli, PO- Hatia, District- Ranchi -834003 State- Jharkhand,

AND WHEREAS the said Sukhdeo Kumar Sharma of the said Khata and plot entered into a Development Agreement with “**NEWQONETIC TRADECOM LLP**”. Whose (Deed no- 2022/RANU2/2064/BK1/1905 which is entered into **Book No- BK1, Volume No- 201, running from Page No- 133 to 344, Dated- 21.09.2022** at office of SRO- Ranchi Urban2) a partnership firm having its registered Office at- 3rd Floor “Amayara Tower”, Near Hyundai Showroom, Kachnar Toli, PO- Hatia, District- Ranchi -834003 State- Jharkhand,

AND WHEREAS the aforesaid **NEWQONETIC TRADECOM LLP**. Builder constructed “**BASARGARH HERITAGE**”Multi storied building as per sanction plan of Ranchi Municipal Corporation Ranchi, vide **B. C. Case No.- RMC/GH/0625/W51/2021 Dated 21.10.2022**, consisting of flats, garage, common staircase, and passageways, driveway, and statutory, open spaces, over the said land for the use and enjoyment of all purchasers and owner.

NEWQONETIC TRADECOM LLP


Partner

AND WHEREAS after development of the multistoried building the Flat mentioned in Schedule-B, below has been allotted to the Developer (Vendor) as his exclusive Share.

AND WHEREAS the VENDOR being in need of money for several reasons, offered to sale the Residential Flat being **Flat No.-**, on Floor with one car parking space, of his own part and proportionate share of land over which it is situated. The VENDOR offered the purchaser and VENDEE accepted the offer of VENDOR and agreed to purchase the **Flat being No.-**, onFloor in Block-..., which has been fully and clearly described in the schedule herein below for a total consideration of **Rs.**/- (.....) only having an approximate, Super Built Area **Sq.ft.** which includes the whole of the area under periphery wall.

Whereas in pursuance of the above agreement and in consideration of sum of **Rs. /-** (.....) only paid by the VENDEE to the VENDOR.

WHEREAS it has been become necessary to execute and register the deed of absolute sale deed by the VENDOR in favour of the VENDEE

1. That in pursuance of the said agreement and in consideration of the sum of **Rs./-** (.....) only paid

by the VENDEE to the VENDOR. The receipt of the entire consideration money the VENDOR does hereby admit and acknowledge of and from the same and every part thereof forever acquit, release, absolve and discharge the VENDEE and the property from all claim in regard thereto and every part thereof the VENDOR does hereby sale, transfer, convey and assign absolutely and forever to and unto the purchaser the undivided proportionate share in the land bearing above mentioned premises R.S. Plot No. 1051,1552 &1055 under Khata No.-81 total measuring an area of 1 Acre 96 Decimal of land situated at village Hesag Thana No.-247 Thana Jagarnathpur District Ranchi within Ranchi Municipal Ward no.54 (Old) and New Ward no.- 51, of Ranchi Municipal Corporation Ranchi and Flat No.... of **"BASARGARH HERITAGE"** Apartment which has been fully described in the schedule herein below and delineated in Red Wash in the Map attached herewith this deed as its part. To have hold and possess the same as absolute owner thereof without any let hindrance, interruption, claim and demand or from the VENDOR and/or by persons claiming through from under or in trust of him.

2. That the VENDEE shall also be entitled to enjoy and use the common areas and facilities of allotted area **"BASARGARH HERITAGE"** Apartment along with the other owner of the Apartment. The entrances and exit of the apartment/complex premises for the lodging of watch man, power lights, sewerage and incinerating, electricity, tank, pump, motor, generator, compressor and all apparatus

and installation existing for common use, such other common facilities as may be provided for declaration. All other parts of property necessary for convenient to its existence, maintenance and safety of normally in common use.

3. That the VENDOR covenant with the VENDEE that the VENDOR is the absolute owner of the Flat more fully described in the schedule below and has proportionate share over the aforesaid piece of land.

4. That the VENDOR covenants with the VENDEE that the properties hereby sold, conveyed, granted, transferred and assigned absolutely and forever are free from all encumbrances, trust, liens, impendence, tenancy, attachment, charge, claims and demand and the vendor have indefeasible right to execute and register this deed of sale in favour of the purchaser and the vendor has not dealt with the same on any manner with any other persons.

5. That the VENDEE shall be entitled to get her name mutated with respect to the Flat hereby sold, in the office of the Ranchi Municipal Corporation, Ranchi, the Seller applied the same and the corporation allotted New Holding No.-....., for Flat No., on First Floor and with respect to the proportionate share i.e., sq.ft. as the land of the apartment measuring an area of **Katha** i.e. **decimal**.

6. That any amount paid by the VENDOR for Miscellaneous arrangement such as garage, generator etc. with respect to the Flat

more fully described in the schedule is hereby fully transferred in the name of purchaser.

7. That the **VENDOR** hereby further assures and agree to keep the purchaser harmless and indemnified from all losses, expenses and cost incurred and/or suffered by the Purchaser arising out of any defect in his right and title over the properties hereby sold and demised to and unto the **VENDEE**.

8. That the **VENDOR** hereby also request and cost of the **VENDEE** do or cause to be done perform and execute all or any such lawful acts, deed or things which may be necessary for the purpose of more fully assuring, selling, transferring giving or confirming full and complete and meaning and intend of their presents.

9. That the **VENDOR** has put the purchaser in exclusive possession over all that piece and parcel of the Flat being **Flat No.** on First Floor in **Block-.,** described in the schedule herein below. The Purchaser shall hereinafter be entitled to sale, mortgage, transfer, let out or otherwise alien etc. used and manage the same in the manner her likes.

10. That the **VENDEE** will have undivided interest in the foundation of "**BASARGARH HERITAGE**" Apartment and part of land bearing R.S. Plot No. 1051,1052 &1055, under Khata No.-81, Mouza Hesag, Thana No.-247, P.S. Jagarnathpur, within Ward No. 54 New ward No.-51, District Ranchi. Proportionate share of the land shall remain joint in practical purpose with the other co-owner who

have acquired for. The Purchaser shall not be entitled to demolish and damage whole or any part/portion of the Flat being **Flat No.... on Floor in Block-....**

11. That the VENDEE shall become and remain members of association formed by all the shop/flat owner of “**BASARGARH HERITAGE**” Apartment/Complex for the purpose of attending of safe guarding and maintaining all matter of common interest such as repairs inside/outside painting of the common portion of the building, salaries of staffs, watchmen, Sewer, Plumber, Electrician etc. and also for maintaining lobbies/stair case compound walls, generator motor water pump and shall be liable to pay proportionate share in the cost and expenses as decided by the association.

12. That the VENDEE shall observe and abide by the rules, regulations, conditions, terms and bye Laws made and framed by the said Association and other Acts and Rules related to the Apartment.

13. That the VENDEE shall and may from time to time and all times herein after peacefully and quietly enter upon have had possess occupy and enjoy the properties hereby sold and transferred to him and shall also take and receive all issues and profits thereof.

14. That Now the Purchaser has become sole and absolute owner and Occupier of the said property, he is authorizing by this to enjoy all ownership rights as owner and the Vendor will not claim any rights in future.

NEWQONETIC TRADECOM LLP


Partner

15. That the said property is free from all encumbrances and burden and reasonable doubts, and there is no any share and rights of any other persons, as the Vendor is absolute owner of the said property which has been sold to the Vendee.

SCHEDULE- "A"

**PARTICULARS OF LAND ON WHICH THE
MALTISTOREYED COMMERCIAL AND RESIDENTIAL
BUILDING HAS BEEN CONSTRUCTED: -**

A Multi-storied building named as "BASARGARH HERITAGE" APARTMENT constructed over piece and parcel of **Katha-81 i.e. 1 Acre 196 Decimals** of land standing over R.S. Plot No. 1051,1052 &1055 Ward No. 54 (Old) New Ward No.-51, of Ranchi Municipal Corporation, Ranchi, Situated at Village Hesag P.S. Jagarnathpur P.S. No. 247, District Ranchi.

SCHEDULE "B" OF THE FLAT ABOVE REFERRED TO

All that piece and parcel of One Flat measuring an area **Sq.ft.** being **Flat No. on Floor in Block- ..**, shown in RED WASH in the map attached here with forming part of this deed with undivided proportionate share **Sq.ft.** (i.e. decimals of land) of Land out of the total area **Kathas** i.e. **decimal** being portion of Ranchi Municipal Holding No.- in "BASARGARH HERITAGE" standing on a portion of **R.S. Plot No. ...**, Sub Plot No.-, under **Khata No.-**, within Ward No. ..., (Old), New Ward No.-, situated at **Village Hesag, P.S.-**

Jagarnathpur, P.S. No.- 247, District Ranchi in the State of Jharkhand.

The boundary and location of **Flat No-**

situated at **Floor in Block- ..** is given as below:-

BOUNDRY:-

North :

South :

East :

West :

DETAILS/PARTICULARS OF FLAT:-

	Whether Kutcha or Pucca	Pucca
	If Pucca, whether tiled or reinforced concrete	Reinforced concrete
	Number of stories	
	The plinth area of each floor or stories in the building with areas of each story and floor	
	The year of construction	
	A brief description of the nature of sanitary, electrical and other fittings in the building and their quality	Concealed

	Area where the building is constructed and its use residential, commercial or Industrial	Residential
	If on rent, its annual rent	N/A
	Value of Property	
	Value of Share over land sq.ft. (about decimal)	Rs.
	Value of the Flat Sq.ft.	Rs.
	Total Valuation	Rs.

(Rs. Fifty six thousand thirty six thousand seven hundred fifty only)

Note:- Actual consideration amount of this Flat is Rs./- (...../-) but the Stamp duty and registration fee is being given as per the Government Value i.e. Rs.-...../-

NEWQONETIC TRADECOM LLP


Partner

MEMO OF CONSIDIRATION

Date	Cash/DD/Cheq. No.	Amount	Bank

CERTIFICATE

It is certified that according to the Khatiyān, this land is not land of government nor acquired by government for Army, Bhudan and other works this land is not for Math Mandir, Girja, Mosque. The land hereby sold has not been acquired by the BCCL or ECL.

IN WITNESSES WHEREOF the VENDOR do hereby put his respective hands in his full senses and after fully understanding the contents of this deed, in presence of the witnesses signed below on this the day of DECEMBER, 2021 here at Ranchi.

NEWQONETIC TRADECOM LLP


Partner

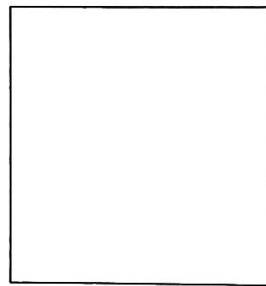
WITNESSES

SIGNATURE OF THE VENDOR

1.

2.

SIGNATURE FINGERS IMPRESSION AND PHOTO OF
PURCHASER



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[Handwritten Signature]
Partner

Certified that the fingerprints of the left hand of each persons
whose photograph is affixed in the document have been
obtained by me or before me.

Drafted By:- Rupesh Kumar

NEWQONETIC TRADECOM LLP


Partner