

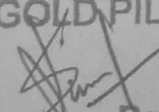
ABSOLUTE SALE DEED

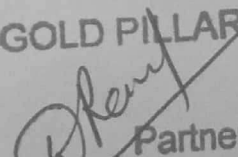
THIS DEED OF ABSOLUTE SALE is made on this the _____ day of February
Two Thousand Twenty Three,

BY & BETWEEN

SMT. ABHA SINGH [Aadhaar No.XXXX XXXX 3168] wife of Prasad Kumar Singh by faith Hindu (Category General), by occupation House-wife, resident of Near Dharendra Puram Colony, Ranibandh, Dhैया, P.S. Dhैया, Sub Division and District Sub Registry office and District Dhanbad (Jharkhand) represented through her constituted Attorneys **1. SRI DIPESH RAWAL** [Aadhaar No.XXXX XXXX 4204] son of Sri Ravi Shankar Rawal & **2. SRI SUNNY RAWAL** [Aadhaar No.XXXX XXXX 8078] son of Sri Dipesh Rawal both by faith Hindu (Category-General), by occupation business, resident of Katras Road, Matkuria P.S. Bank More, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No. IV-_____ dated _____ registered at Dhanbad Sub Registry Office,

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Partner


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AND 9. M/S GOLD PILLAR, [PAN- _____] a partnership firm having its office at Charubala Enclave, Near Gujrati School, Dhanbad, P.S. Bank More District Dhanbad represented herein through one its partners **1. SRI DIPESH RAWAL** [Aadhaar No.XXXX XXXX 4204] son of Sri Ravi Shankar Rawal & **2. SRI SUNNY RAWAL** [Adhaar No.XXXX XXXX 8078] son of Sri Dipesh Rawal both by faith Hindu (Category-General), by occupation business, resident of Katras Road, Matkuria P.S. Bank More, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the **VENDORS/DEVELOPERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND: IN FAVOUR OF

SRI _____ [Aadhaar No.XXXX XXXX _____] [PAN- _____] son of _____ by faith Hindu (Category- _____), by occupation _____, resident of _____ hereinafter called and referred to as the **PURCHASER(S)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his/her/their heirs, executors, successors, administrators, legal representatives and assignees) of the **OTHER PART.** [Indian Citizen]

WHEREAS Smt. Abha Singh, the landowner purchased 58 Decimals of lands in Plot No.784 bearing Khata No.39 of Mouza Matkuria P.S. Bank More District Dhanbad by virtue of registered Sale Deed No.9007 dated 28/07/2008 from Basanta Kumar Agarwalla & Sale Deed No.9008 dated 28/07/2008 from Basanta Kumar Agarwalla registered at Dhanbad District Sub Registry Office, and while in peaceful possession over the said lands mutated her name in the landlord

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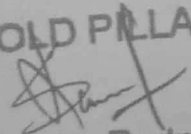
Sheresta the State of Jharkhand vide Mutation Case Nos.1384 (i) 2008-2009 & 1381 (i) 2008-2009 and has been paying the rents under Thoka Nos.2685 & 2682 thereto regularly. Online Register-II Bhag/Volume No.13 Page Nos.2682 & 2685 vide C.O. Dhanbad Letter No.975 & 976 dated 15/02/2018 the detail description of the lands are given below in the Schedule 'A' below.

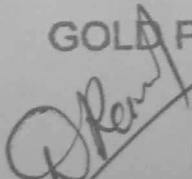
AND WHEREAS further the aforesaid vendors/landowner entered into development agreement with M/s Gold Pillar, the developer/vendor on 06/11/2017 for development of the aforesaid lands and to construct a multistoried residential cum commercial building complex over the said land.

AND WHEREAS said M/s Gold Pillar/the developer on the basis of the aforesaid development agreement has started constructing a multistoried building comprising different flat/unit/shops/office of different built up area, parking space etc. on the schedule "A" land as per approved plan of MADA/DMC vide Approval No._____ dated _____ which is commonly known as "**ANURADHA HEIGHTS**".

AND WHEREAS the purchaser(s) above named approached the vendors and expressed his/her/their desire to purchase a shop/flat in the _____Floor being Shop/Flat No._____ in the said apartment morefully described in the Schedule "B" hereto on the ownership basis.

AND WHEREAS in course and as a result of negotiations between the parties hereto the vendors hereto agreed to sell, out of the developers share and the purchaser(s) hereto agreed to purchase the said shop morefully described in the Schedule "B" hereto being a part of "**ANURADHA HEIGHTS**" after proper inspection of the said unit/shop/flat and after being fully satisfied with the quality of construction there of and the title of the vendors hereto for the

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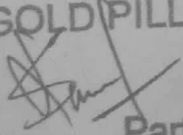
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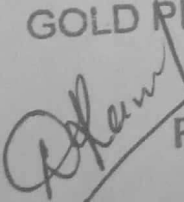
reasonable and highest offered consideration of Rs. _____/-only, on the terms and conditions mutually agreed between them and entered into an agreement on _____ for the said purpose.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the total sum of Rs. _____/- only by the purchaser(s) to the developer/second party in full and final settlement as per detail appearing in the memo consideration appearing is Schedule "C" hereto the receipt of which sum is hereby acknowledge and admitted by the developer and in consideration of the terms and conditions herein contained the vendors absolutely and indefeasible grant sell convey transfer as assign his entire right title interest and possession to in and over in Shop/Flat No. _____ in the _____ floor of "ANURADHA HEIGHTS" residential cum commercial complex morefully described in the Schedule B hereto together with utility right in common areas & also all claims, demands, easement and other incidental rights belonging to appertaining thereto to the purchaser(s) *TO HAVE AND TO HOLD* the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That the vendors doth hereby covenant with the purchaser(s) that the vendors is the owners of the Schedule "A" land and the floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the purchaser(s) has/have inspected all the documents regarding the title of the property and has fully satisfied themselves about the title of the vendors and quality of construction size and being fully satisfied with the same have therefore purchased the same.

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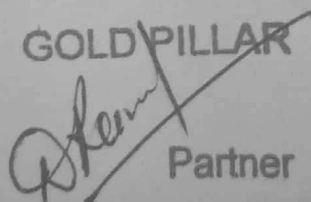
3. That the vendors hereby further covenant with the purchaser(s) that the vendors shall pay the annual ground rent now or in future becoming payable up-to date and shall keep the purchaser(s) fully indemnified harmless and free from and against any attachment or legal proceeding in respect thereof and that the purchaser(s) shall be liable to pay proportionate ground rent municipal tax, etc. in respect of the Schedule "B" property hereby sold which become payable as from the day onwards.

4. That the purchaser(s) shall be liable to pay directly or to contribute through the developer in proportion of the property hereby conveyed towards payment of maintenance charges to the developer and also the municipal taxes, sale tax, service tax, levies, and other out goings payable to the state or central Govt. and any other tax or taxes which shall be implemented by the government in future in respect of the property and the first party/vendor/developer shall not be liable for such taxes or levies.

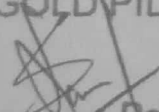
5. That the purchaser(s) shall has/have full and absolute proprietary rights in the schedule 'B' premises and shall be entitled to sell, transfer, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms, herein contained to any person or persons.


6. That the purchaser(s) in consideration of the use and enjoyment of the common part of the said Complex of Schedule "A" land has undertaken.
 - i) Not to throw any rubbish or store any article or common parts save to such extent and at such place if any as may be specifically permitted by vendors in writing.

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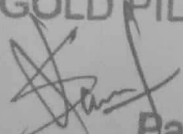
- ii) Not to carry on any obnoxious, offensive illegal or immoral activity in the said unit or any other portion of the said complex common parts.
- iii) Not to cause any nuisance of annoyance to the co-purchaser(s) and or occupants of other portions of the Complex.
- iv) Not to use or allow being used the said unit for the purpose other than for quiet and decent purposes for which sold.
- v) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general Schedule thereof as is or may be specified by the vendor.
- vi) Not to do anything whereby the other co-purchaser(s) are obstructed in or prevented from enjoying quietly and exclusively of their respective units and jointly of the common parts.
- vii) Not to claim any right in any part of the complex save as may be necessary for ingress and egress of men material utilities pipes cable and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted.
- viii) Not to obstruct in any manner the owner or the developers or other persons permitted by the owners and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space not to store or bring eave articles or hand heavy articles which

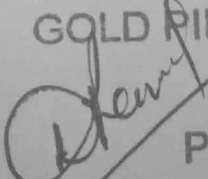
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may injure or damage any structures and/or flooring or stairs or portions of the said Complex.

- ix) Not to display or affix any neon-sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.
- x) Not to claim any partition or sub division or the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit
- xi) Not to claim any additional proportionate undivided right in the said land in case the owners and/ or the developer does not co instruct the entire constructible area.
- xii) Not to claim any right of user /common use or otherwise ever or in respect of the terrace /roof of any nature whatsoever and the said terrace /roof shall always be at the exclusive disposal of the owners/ developer as owned exclusively and absolute property with rights of making further constructions thereon according to the plan that may be sanctioned and the purchaser covenants not to raise any objection/claim/impediment/hindrance in the said further constructions being made at any time.
- xiii) Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced by reasons of the owners and /

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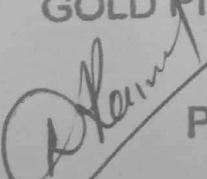
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or developer construction in excess of the area now intend and /or agreed to be constructed on the said land and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof.

- xiv) To observe the rules framed by the Developer/owner and/ or such body which may be entrusted in this behalf by the vendor regarding the manner of the use and /or such body which may be entrusted in this behalf by the vendor regarding the manner of the use and enjoyment of the common parts and land to undertake maintenance of the unit in question on receipt of possession from the vendor all liabilities in respect of the said unit from the date of the sale would be that of the purchaser in respect the date of the sale would be that of the purchaser(s) in respect of its maintenance keep accidental etc.
 - xv) Not to damage the all of the premises in question in any way whatsoever the Purchaser will only be entitled to use wooden plank for the purpose of interior decoration let it be made clear that no Civil work will be allowed to be done and not to alter change or in any way disturb the present setting of the unit/Flat/shop.
 - xvi) Not to open any other window or ventilation in the premises/Flat/shop in question.
7. That the purchaser(s) has/have undertaken to pay and share the expenses of the said complex proportionately with co- purchaser(s).

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8. That the vendor/developer shall deliver possession of the schedule "B" property to the purchaser(s) after the completion of the Flat/shop.

As per rules framed by the State of Jharkhand for the purpose of registration the Stamp duty and registration fees is paid for estimated government value of Rs. _____/- only.

SCHEDULE 'A'

(Particulars of the Land)

All that piece and parcel of Rayati right of lands in Mouza :- **MATKURIA** Mouza No.53 Sub Division and District Sub Registry Office and District Dhanbad Khatian No.39 Plot No.784 Area 1.10 Acres out of which purchased Area 58 Decimals (Fifty Eight Decimals) of lands together with a multistoried residential cum commercial complex standing thereon, commonly known as "**ANURADHA HEIGHTS**" only. [As per plan attached herewith and shown in colour red].

Butted and bounded as under :-

North:-Road, Plot No.788.

South:- Plot No.784.

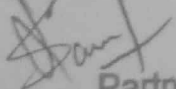
East:- Plot No.787.

West:- Passage, Plot No.784.

SCHEDULE "B"

(Particulars of the Property/Flat/shop hereby Sold)

All that Shop/Flat No. _____ measuring super built up area _____ sft. on the _____ Floor along with undivided proportionate share of schedule "A" land measuring an area _____ Decimals of the multistoried Premises/Complex

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Commonly and popularly know as "ANURADHA HEIGHTS" constructed in the Schedule "A" mentioned land. [Plan attached herewith and shown in colour Red].

Butted & Bounded by:-

North :-

South :-

East :-

West :-

SCHEDULE 'C'

(Payment Details)

Rs. _____/- paid for one commercial space/shop by the purchaser(s) to the vendor/developer vide various Cheques/D.D./online on different dates.

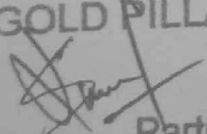
Particular of the Apartment & the Flat/shop


[According to the rules of "The Jharkhand Apartment (Flat) ownership Act, 2011

(Jharkhand Act 01 of 2012)]

("ANURADHA HEIGHTS")

1. Pucca residential cum commercial Apartment.
2. Reinforced Concrete.
3. 8th storied i.e. (Basement floor + Upper Basement + Ground Floor + 6th floor)
4. Total Number of Flats, shops/offices :- _____ offices/ shops, _____ Flats.
5. Year of construction:- _____.
6. Total Area of Shop :- Super Built up Area _____ sft.
7. Residential cum commercial Building complex.
8. Proportionate undivided Share of land _____ Decimals.

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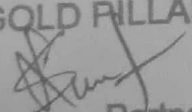
9. Common undivided interest 20% share.
10. Govt. Value of Shop/flat Rs. _____/- (super built up area _____ sft.)
11. Govt. Value of proportionate share of land _____ Decimals Rs. _____/- only.
12. Govt. Value of reserved car/LMV parking space - _____.
Total Govt. Value Rs. _____/- only.
13. Annual rent of proportionate undivided share of land Rs.0.05/- only.
14. The schedule "A" mentioned land is not prohibited by govt. i.e. does not come under the Tribal land, Bhoodan land, Keshar Hind land, Forest land & B.C.C.L land. The vendor hereto does not come under the castes of reserve classes (i.e. schedule caste/schedule tribes & 51 caste of OBC) of C.N.T Act 1908.

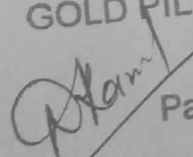
IN WITNESS WHEREOF THE VENDORS/DEVELOPERS HERETO HAVE SET AND SUBSCRIBE THEIR HANDS AND SEALS ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1.

2.

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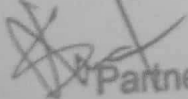
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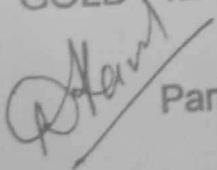
PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

<i>Photograph of the Purchaser</i>	<i>Signature</i>				
	<i>Little finger</i>	<i>Ring finger</i>	<i>Middle finger</i>	<i>Index finger</i>	<i>Thumb finger</i>

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

Advocate, Dhanbad.

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Partner

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