

THIS DEED OF SALE is made on this the..... day of ..... '2023 at

Ranchi

**BETWEEN**

**MOHAMMAD ALAMGIR ANSARI;** Age – 54 years (UID-NO- XXXX-XXXX 2610), (PAN NO ASMPA0158P), (MOB NO 70610671529) Son of Late Jahangir Ansari, Grand Father – Sakh Rahman by faith Muslim, by Caste General (Un covered under C N T Act 1908), by occupation Teacher resident of Misir Gonda, J.P. Marg; Kanke Road; P.S.- Gonda; Post – Ranchi University; District- Ranchi, Jharkhand, (hereinafter called the **LAND OWNER/FIRST PARTY**) of the **FIRST PART**.

**AND**

**MR.**

.....  
.....

..... (Hereinafter called the **PURCHASER/ SECOND PARTY**) of the **SECOND PART**

**AND**

**M/S SAMRIDHI DEVELOPERS & CONSTRUCTIONS** a proprietorship firm having its Office at Village – Misirgonda Alias Paharagonda, Kanke Road, P.O.- Ranchi University, P.S. Gonda, District – Ranchi, State – Jharkhand, Pin 834008 represented

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Nimish Kumar  
Proprietor

through its proprietor Mr. Niraj Kumar Pandey S/o Late. Bhupender Nath Pandey, by Faith Hindu, by Occupation Business Resident Of Village – Misirgonda Alias Pahargonda, Kanke Road, P.O.- Ranchi University, P.S. Gonda, Ranchi 834008, Indian Citizen (hereinafter called the **CONFIRMING PARTY**) of the **OTHER PART**

The terms and expressions **VENDOR, PURCHASER** and **CONFIRMING PARTY** whenever used in these presents unless repugnant to or excluded by the context of these presents shall mean and include their legal heirs, successors, executors, legal representatives, administrators and assigns.

**WHEREAS** according to Khatian the reorded Raiyat was SEKH GULAB AND SEEKH LALU both S/o Shek Rugan under khata No. 38, Plot No. 1158, Area 43 decimals at Mauza – Mishirgonda alias Pahargonda, P.S.- Ranchi (Old), Gonda (new), P.S. No. 191, District – Ranchi and according to the Kaifiyat Coloum the aforesaid land was in the Possession of SEKH LALU.

**AND WHEREAS** the legal heir of Khatiyani Raiyat namely SEKH RAHMAN S/O Late Sekh Lalu executed a Registered will no. 18/1999 III, book No. III, Volume No. 1, Page No. 68 to 70 year 2014 dated 06.12.2014 at District Sb Registry Office, Ranchi in favour of his Grand Son MOHAMAD ALAMGIR ANSARI S/o Md. Jahangir Ansari, R/o Misirgonda alias Pahargond, P.S. – Gonda, District – Ranchi – 834008, State – Jharkhand under Khata No. – 38, Plot No. – 1158, Area – 19.25, out of Area 43 decimals at Mauza – Mishirgonda alias Pahargonda, P.S. – Gonda (new), P.S. No. – 191, District – Ranchi, State – Jharkhand.

**AND WHEREAS** after execution the last WILL of SEKH RAHMAND S/o Late Sekh Lalu, his grandson MOHAMMMAD ALAMGIR ANSARI S/o Jhangir Ansari R/o Misir Gonda, J.P. Marg, Kanke Road, P.S.- Gonda, Post – Ranchi University, District – Ranchi – 834008, State – Jharkhand get his name Mutated at Circle Office, Hehal vide Mutation Case No. 1088/R 27/ 2020-2021 under khata no. 38, Plot No. 1158, Area 19.25 decimals out of Area 43 decimals at Mauza- Mishirgonda alias Pahargonda, P.S. – Gonda (new), P.S. No. – 191, District – Ranchi, State – Jharkhand and paying rent to the state of Jharkhand vide Rent Receipt No. 0735091220 for the year of 2020-21 which is

Page 2 of 10

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registered at Registered – II Volume No. – 18, Page No. – 18, as well as Municipal Tax vide Holding No. 0020007509000Z0 being ward no. 02 at Ranchi Municipal Corporation, Ranchi.

**AND WHEREAS** the **VENDORS** MOHAMMAD ALAMGIR ANSARI into a Registered development agreement with the Developer/Confirming Party on 23.03.2022 Party have constructed a multistoried building on the land in the name and style of "SAMRIDHI KUTIR" after duly sanctioned and approved map from Ranchi Municipal Corporation (RMC), Ranchi vide Building Plan Case No. RMC/BP/0320/W02/2021 The Project "SAMRIDHI KUTIR" is registered under Jharkhand Real Estate Regularity Authority (JHARERA) vide No.....and chota Nagpur C.N.T Act 46 permission no..... date.....

**AND WHEREAS** the PURCHASER desirous to purchase one flat bearing Flat No..... in ..... having **RERA Carpet Area-..... Sq.Ft.....** along with one car parking space on the ground floor in the building "SAMRIDHI KUTIR" more fully described in the Schedule herein under, at a total consideration of .....

**AND WHEREAS** the PURCHASER entered into an agreement dated 23.03.2022 for purchase of the above Flat with the **VENDOR /CONFIRMING PARTY**.

**AND WHEREAS** the **VENDOR/CONFIRMING PARTY** also granted Allotment Letter to the PURCHASER, allotting the Schedule 'B' property in his favour and sell the aforesaid flat total value of which is .....

**AND WHEREAS** the **VENDOR/CONFIRMING Party** agreed to sell the said Flat to the PURCHASER, at the aforesaid price being fair and prevalent market price.

**NOW THIS DEED OF SALE WITNESSES is as under :-**

1. That in pursuance of the said agreement dated 23.03.2022 and in consideration of payment of .....paid by the PURCHASER to the **VENDOR/CONFIRMING PARTY** as per memo of consideration mentioned below which said sum the **VENDOR** do hereby acknowledge and admit to have received in full from the PURCHASER, they the **VENDOR/CONFIRMING** do hereby sale,

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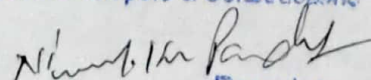
*Nam Singh*  
Proprietor

transfer, grant and assign absolutely and forever a residential Flat being **Flat No..... in Block-.....** on the ..... at "SAMRIDHI KUTIR" having **RERA Carpet Area-.....** Sq.Ft. having **super built-up Area.....** Sq.Ft. with undivided proportionate share in the land measuring ..... Sq.Ft. along with one Car Parking space on Ground Floor, more fully and particularly described in the schedule hereunder delineated in RED WASH in the map annexed herewith, situated at Mouza Mishirgonda alias Pahargonda, Thana No. 191, P.S. Gonda (New), District Ranchi together with all the rights, titles, liberties, privileges, appurtenance whatsoever thereto and all the right, title, interest, property claim, demand or lien whatsoever, of the VENDOR/CONFIRMING PARTY into and upon the said property is hereby transferred, sold, conveyed and assigned in favour of the PURCHASER, TO HAVE AND HOLD the same as absolute owner thereof.

2. That the VENDOR/CONFIRMING PARTY declare that the property hereby sold, granted, conveyed, assigned and transferred in favour of the PURCHASER, is absolutely free from all encumbrances, trust, lien whatsoever and the VENDOR/CONFIRMING PARTY have not done anything earlier whereby the said property may be found charged or encumbered with any person and/or authority.
3. That the PURCHASER who is already In possession of the property hereby sold, shall continue to remain in possession as absolute owner thereof, without any hindrance, interruption, claim or demand by or from the VENDOR/CONFIRMING PARTY or any person claiming through or under him.
4. That the PURCHASER may along with other Flat owners in the said complex, form Flat Owner's Association and/or if such Association is formed by the VENDOR/CONFIRMING PARTY and the VENDOR/CONFIRMING PARTY for proper maintenance of the Building and the facilities therein like - Electricity, Water Supply, Removal of garbage, periodical repair etc. in consultation with each other and frame their own rules and regulations for smooth running/working and functioning of the said Association.
5. That the PURCHASER agrees to abide by the rules and regulations of such Association and agree to pay and/or discharge all demands, contributions and dues with the said Association.

6. That it is also agreed between the parties that the Association so formed, will look after the maintenance of the flats in the said Enclave, its common area, common water pump, electricity, Generator, Parking Security and Cleanliness etc.
7. That the PURCHASER's undivided proportionate share in the land under his flat, more fully described in the Schedule 'B' below, shall remain jointly for all the times with the VENDOR/CONFIRMING PARTY and/or other co-owners who may hereto before, have acquired right, title, interest in the land or any flat, car space as shown in map in the aforesaid multistoried building, is hereby declared that the interest of the land is impartibly.
8. That the VENDOR/CONFIRMING PARTY covenant with the PURCHASER that they have indefeasible title and exclusive right to grant, convey, assign, sale and transfer absolutely, the properties hereby granted, conveyed, assigned, sold and transferred absolutely forever and the VENDOR/CONFIRMING PARTY have not dealt with the same in any manner previously nor they have entered into any agreement of sale of the property in favour of any other persons.
9. That the VENDOR/CONFIRMING PARTY covenant with the PURCHASER that she shall have the liberty to use the premises according to her own choice, convenience as absolute owner thereof without any hindrance, interruption, claim or demand by or from the VENDOR/CONFIRMING PARTY or any persons/persons claiming through or under him.
10. Roofs Rights: - Not withstanding anything to the contrary elsewhere herein contained, the roof and/or terrace of the building shall always be the property of the purchaser and land owner.
11. That the VENDOR/CONFIRMING PARTY have put the PURCHASER in actual physical possession over the flat and the car parking space transferred under this deed of sale. as well as also transferred ownership right to the PURCHASER.
12. That the PURCHASER shall hereafter be entitled to use and occupy the said premises and the garage as her own shall be entitled to use and occupy the same in any manner she likes.

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13. That the PURCHASER shall also be entitled to put antenna on the top floor of building and shall also be entitled to regular supply of water and electricity for the flat purchased by her.
14. That the VENDOR/CONFIRMING PARTY further covenant with the PURCHASER that the VENDOR/CONFIRMING PARTY shall indemnify the PURCHASER against all losses and damages, claims, demand and liabilities whatsoever if any, which the PURCHASER may sustain, pay, incur or be put to any reason of any defect in title of the VENDOR/CONFIRMING PARTY for any person claiming through or under the VENDOR/CONFIRMING PARTY in equity or in law or in case of any encumbrances is discovered.
15. That the PURCHASER shall be entitled to transfer the property either by way of sale, lease or otherwise to any person.
16. That now the PURCHASER shall be entitled to get her/his name mutated in respect of her purchased premises in the office of the Circle Office, Town Anchal, Ranchi as well as in the Ranchi Municipal Corporation and shall pay the rent and taxes thereof in her own name.
17. That the VENDOR/CONFIRMING PARTY undertake that he shall at all reasonable times on the request and at the cost of the PURCHASER, do or cause to be done and execute all such lawful acts, deeds assurance, matters and things which may , be reasonably required for putting the PURCHASER in possession and assuring the title of the PURCHASER and to give true meaning and interest of this presents.

#### SCHEDULE 'A' LAND

All that piece and parcel of land measuring an area 19.25 decimals of R.S. Plot No.1158, under Khata No.38, within Ward No. 02 Holding No. 0020007509000Z0 of Ranchi Municipal Corporation, Ranchi, situated at Mouza Mishirgonda alias Pahargonda, P.S. Gonda(New), Thana No. 191, District Ranchi bounded and butted as follows:-

NORTH : PLOT NO. 1157  
SOUTH : PLOT NO 1168  
EAST : PLOT NO 1191 & 1247

WEST : PART OF PLOT NO 1158

**SCHEDULE 'B'**

**PARTICULARS OF THE FLAT SOLD**

Flat No... on ..... Floor at "SAMRIDHI KUTIR" having RERA Carpet area ..... Sq.Ft. Having **super Built-up Area** ..... sq.ft along with proportionate undivided share in the land measuring .....Sq.Ft. along with one car parking space on the Ground Floor constructed over Schedule 'A' property within Ward No.2, Holding No. 0020007509000Z0 of Ranchi Municipal Corporation, Ranchi, situated at Mouza Mishirgonda alias Pahargonda, P.S. Gonda(New), Thana No. 191, District Ranchi together with all rights, benefits, right of enjoy of the common passage, Lobby, lift, Generator and compound well of the said building, staircase, and all other amenities, facilities and conveniences delineated by RED WASH in the map attached, forming part of this deed and bounded and butted as follows :

NORTH :

SOUTH :

EAST :

WEST :

**MEMO OF CONSIDERATION**

Sl.No.	Date	Cheque/ DD /UTR No.	Bank	Amount
1				
2				
3				
4				

**DETAILS OF CONSTRUCTION**

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*N. M. Mishra*  
Proprietor

1	Whether the building is kacha or pucca?	:	Pucca
2	If it is pucca then whether it is Khapraposh : or conventional R.C.C. roof.	:	Having conventional R.C.C. roof.
3	Number of floors	:	.....
4	Area of Flat No.....of the building.	:	..... sq.ft. (Carpet Area) .....sq.ft (Super Built-up Area)
5	Year of construction	:	.....
6	Statement regarding quality of Electrical and other fittings of the building.	:	General electrical fittings & other fittings
7	The area where the building is situated its use residential, commercial or Industrial.	:	Residential
8	Whether the building in question was For own use let out on rent? If let out on rent what was annual rent of the same?	:	Not Applicable.
9	For the purpose of registration fee and stamp duty as per Govt. Value is as under.	:	

**VALUATION :**

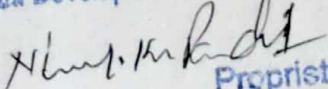
Value of Flat (..... Sq.Ft.) : Rs

Value of Land (..... Sq.Ft.) : Rs

**CERTIFICATE**

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land, The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not

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the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

It is also certified that neither the executants belong to schedule Tribe or Schedule Caste nor Backward Classes within the definition of C.N.T. Act nor the land mentioned above is subject matter of section 46 or other sub clauses of section 46 of CHHOTA NAGPUR TENANCY ACT.

IN WITNESS WHEREOF the VENDOR/CONFIRMING PARTY and PURCHASER have set and subscribed their respective hands and seal on the day, month and year above written after fully understanding the contents of these presents

**WITNESSES:**

1.

**Signature of the Vendor/Land owner**

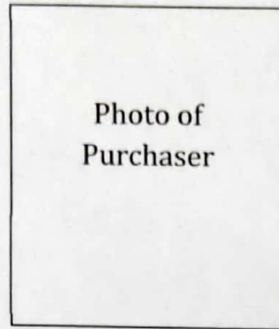
2

**Signature of CONFIRMING PARTY**

Sanskriti Developers & Constructions

*N. K. Khande*  
Proprietor

**Signature, Photo and finger prints of the PURCHASER**



Little	Ring	Middle	Index	Thumb

*Certified that the finger prints of the left hand of each person whose photographs is affixed in the document have obtained by me or before me.*

**Typed by :- Sunil Kr.**

**Drafted by :- Sunil Kumar, Adv**

**Sanjivni Developers & Constructions**

*N. K. Kulkarni*  
**Proprietor**