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THIS DEED OF ABSOLUTE SALE is made on this the day of, 2023 at Ranchi;

BETWEEN

R.G. REALTORS, a partnership firm, having its registered office at 505, 5th Floor, H. Square, Near Lalpur Chowk, P.S. Lalpur, Ranchi-834001, Jharkhand PAN - ABEFR7715E represented through its Partner and authorized signatory **SRI SHASHI KANT BAJAJ, PAN - ABAPB2867P Aadhaar - 5082 3231 5765 DOB 14-08-1962** son of Sri Shyam Krishna Bajaj and grandson of Late Ram Kumar Bajaj, by occupation Business, by faith Hindu, by caste General (Do not come under CNT Act, 1908), resident 60, Cart Sarai Road, Opposite Durga Mandir, Upper Bazar, P.S. Kotwali, District Ranchi-834001, Jharkhand, Indian Citizen (hereinafter called the "**VENDOR cum DEVELOPER**") of the **FIRST PART;**

AND

..... (PAN-....., Aadhar no., **Mobile No.**, **date of birth**, son of and grandson of, by caste, by faith, by occupation, resident of, District, Indian Citizen (hereinafter called the "**PURCHASER**") of the **SECOND PART;**

R G REALTORS
(Shashi Kant Bajaj)
PARTNER

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RG REALTORS

Sh. K. 77

PARTNER

RG REALTOR

Sh. K. 77

PARTNER

The terms the **“VENDOR cum DEVELOPER”** and the **“PURCHASER”** shall unless repugnant to the context or excluded by these presents, mean and include their respective heirs, legal representatives, executors, administrators, successors-in-interest and assigns.

WHEREAS, the land being M.S. Plot No. 503 of Village- Konka, Thana Ranchi now Lower Bazar, Thana No.198, District Ranchi is recorded in Municipal Survey Records of right in the name of Reverent G.L. Singh.

AND WHEREAS, later on, One Sushil Kumar Modi acquired the said land by virtue of a registered deed of partition being Deed No. 7424, dated 28.04.1971 of the office of DSR, Ranchi and came in possession over the same as absolute owner;

AND WHEREAS, aforesaid Sushil Kumar Modi sold and transferred the land having an area 04 Katha 03 Chhatak 06 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/1 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi to Kiran Choudhary by virtue of a registered deed of sale being Deed No.13260 dated 04.12.2002 of the office of DSR, Ranchi and said Kiran Choudhary got her name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in her own name more fully described in the Schedule-A-1 below.

AND WHEREAS, the said Sushil Kumar Modi also sold and transferred land having an area 05 Katha 15 Chhatak 09 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/3 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi to Kunal Choudhary by virtue of a registered deed of sale being Deed No.13262 dated 04.12.2002 of the office of DSR, Ranchi and said Kunal Choudhary got his name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in his name more fully described in the Schedule-A-2 below .

AND WHEREAS, the said Sushil Kumar Modi also sold and transferred the land having an area 04 Katha 26 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/2 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi to Mala Choudhary by virtue of a registered deed of sale being Deed No.13263 dated 04.12.2002 of the office of DSR, Ranchi and said Mala Choudhary got her name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in her own name more fully described in the Schedule-A-3 below .

AND WHEREAS, the aforesaid Sushil Kumar Modi also sold and transferred the land having an area 05 Katha 10 Chhatak 40 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi to Abhinav Choudhary by virtue of a registered deed of sale being Deed No.13261 dated 04.12.2002 of the office of DSR, Ranchi and said Abhinav Choudhary got his name mutated with regard of aforesaid land before the Circle officer, Town

Anchal, Ranchi and is paying rent in his name more fully described in the Schedule-A-4 below.

AND WHEREAS, the aforesaid Kiran Choudhary, Kunal Choudhary, Mala Choudhary and Abhinav Choudhary amalgamated their respective lands morefully described in Schedule-A below;

AND WHEREAS, aforesaid Kiran Choudhary, Kunal Choudhary, Mala Choudhary and Abhinav Choudhary jointly entered into a registered development agreement vide Document No. 2022/RAN/9027/BK1/8111 dated 16-12-2022, entered in book no.BK1, volume no 1082, from page no. 1 to 100, for the year 2022 of the office of SRO, Ranchi with Developer M/s **R.G. Realtors** through its Partner for development and construction of Multi Storied Building namely **Prime Square** of Commercial Buildings over the land having total area 19 Katha 13 Chhatak 36 Sq. Ft. equivalent to 32.83 Decimal being portion of M.S. Plot No. 503, marked as sub plot No. 503/A/1, 503/A/2, 503/A/3 & 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi;

AND WHEREAS, the Developer also agreed to construct and develop multi-storied building complex **Prime Square** on and over the land described in "**Schedule-A**" below and a map/plan sanctioned by the R.M.C., Ranchi vide **B.C. Case No.** RMC/BP/0365/W13/2022 and the Developer has constructed a Multi-storied commercial building complex on and over the said land as per the Map/plan sanctioned by the R.M.C., Ranchi;

AND WHEREAS a multi storied building complex has been constructed on and over the land described in "**Schedule-A**" below which is commonly and popularly known as "....." at present comprised within Municipal ward no. 13 of Ranchi Municipal Corporation, Ranchi;

AND WHEREAS as per the Registered Development Agreement, the share has been divided between the LAND OWNERS and the DEVELOPER, the property described in Schedule-B below along with other units has come in the share of the DEVELOPER (the VENDOR hereto) and as per Section 5 of the Jharkhand Apartment (Flat) Ownership Act, 2011, the Developer is sole entitled to execute and register sale deed to the prospective PURCHASER(s) with regard of their shares in the aforesaid multi storied building;

AND WHEREAS, in terms of Agreement to Sale dated, executed by and between the **DEVELOPER** through its **Partner** of the One Part and the **PURCHASER** of the another part, the **DEVELOPER** offered to sale and the **PURCHASER** agreed to purchase One Commercial Unit bearing **Shop No., having Carpet Area Sq. Ft. (Super Built Up Area Sq. Ft.) on the Floor in the** multi storied building namely "**.....**" situated at Village Konka, Old Hazaribagh Road,

Thana Lower Bazar, Thana No.198, District Ranchi more fully described in **Schedule-B** together with the common parts, common amenities and common convenience relating thereto and also together undivided proportionate share in the land in the **Schedule-A** for a total consideration of **Rs./-** (**Rupees**) only plus GST and/or any other taxes as and when applicable;

AND WHEREAS, prior to entering into the agreement aforesaid, the **PURCHASER** has inspected documents of title of '**the Said Property**' and has also seen approved the said plan and have having satisfied himself about the same have agreed to acquire on ownership basis the above premises in **Schedule-B**;

AND WHEREAS, the **VENDOR cum DEVELOPER** hereby declare that '**The Said Property**' in the **Schedule-A** and the premises in the **Schedule-B** below are free from all encumbrances and liabilities.

NOW THIS INDENTURE WITNESSETH as follows:

1. In consideration of the sum of **Rs./-** (**Rupees**) only plus GST paid by the **PURCHASER** to the **VENDOR cum DEVELOPER**, receipt of which amount the **VENDOR cum DEVELOPER** do hereby acknowledge, the said **VENDOR cum DEVELOPER** in accordance with the undertakings and covenants contained in the Agreement do hereby convey, transfer and assign UNTO the **PURCHASER**, free from all encumbrances, charges and liens, Commercial Unit bearing **Shop No.**, **having Carpet Area Sq. Ft. (Super Built Up Area Sq. Ft.) in the Floor in the** multi storied building namely "**Prime Square**" situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, more fully described in **Schedule B** below with undivided proportionate share in the land in **Schedule A**, TO HAVE AND TO HOLD the property hereby conveyed to the **PURCHASER** absolutely and forever.
2. That the **PURCHASER**, immediately after execution and registration of this deed, shall be entitled to get the premises in **Schedule B** below in his/her/their name in all public land records and pay the taxes and other payables to the authorities concerned in their names and obtain appropriate receipts for the same.
3. The **PURCHASER** shall be liable to pay and contribute in proportion to the covered area of the Shop hereby conveyed towards payment of Municipal

- rates, taxes, service charges, and other outgoings payable in respect of the premises to the concerned authority.
4. The **PURCHASER** shall also be liable to pay and contribute towards the ground rent (Malgajari) payable to the State of Jharkhand for the land in **Schedule A** in proportion to their undivided proportionate share in the said land.
 5. Depending upon the circumstances, the statutory dues may be paid by the **PURCHASER** directly to the statutory authority or if the Management Committee of the Unit Owners' Association functions and has made arrangements then such statutory dues may be paid through the said Managing Committee.
 6. The **PURCHASER** shall have the full proprietary rights and will be at liberty to sell, transfer, mortgage, lease, gift or otherwise deal with the said unit the **PURCHASER** shall not be entitled to demolish or commit waste in respect of the land, unit, car parking space or do or allow anything to be done in the said unit to affect prejudicially the other occupiers of the said building or to affect the basic structures of the main buildings. Outer elevation of the building shall not be changed under any circumstance and Air Conditioner(s) outdoor unit shall be fixed at the designated space.
 7. '**The Said Land**' whereon the said buildings have been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the all occupiers of the said building for all times.
 8. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale of the premises in **Schedule-B** and subject to the law applicable to the said building and/or the said unit.
 9. In the interest of the safety, preservation and maintenance of installations or repairs of the common mechanical or electrical services of the building, the representatives of the Association shall, as and when required, have the right to enter in the premises in **Schedule-B**.
 10. The parties hereto agree that at any time as and when required, for the safety and security of ".....", the multi-storied buildings being constructed upon '**the Said Land**' shall be enclosed with pucca **boundary wall**.
 11. That in case of natural calamity or distraction of the building in future, the building may be reconstructed jointly by all the co-Owners/**PURCHASER** as per their share in the **schedule-B** property.

The **PURCHASER**, with intention to bring all persons into whomever hands the said premises may come, does hereby covenant with the **VENDOR** as follows:-

- (a) To maintain the said premises at his/her/their own costs, in good tenable repair and condition from the date of possession of the same and shall not do or suffer to be done anything in or to the said building in which the said premises are situated or the common spaces or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated or the said premises or any part thereof.
- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority.
- (c) To permit the **VENDOR cum DEVELOPER** or their staff or agents with or without workmen and others of the unit Owners' Association at all reasonable time to view and examine the state and condition of the premises.
- (d) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the unit for commercial purpose, as the case may be, nor shall he/she, the **PURCHASER** use and utilise his/her/their unit that may cause nuisance or annoyance to occupiers of other premises nor for any **illegal or immoral** purpose.
- (e) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the flat or on his/her undivided proportionate share in the land.
- (f) Simultaneously with the execution of this conveyance, the **PURCHASER** have paid applicable GST upon the consideration amount to the **DEVELOPER**.
- (g) To bear and pay his/her/their share/contribution of local taxes (malguzari and Holding Tax etc.), water charges, insurance premium for the Main Building, Electricity Bills/charges/Electricity Connection Charges and other proportionate to their share along with other co-owners of other units in the '.....' imposed by Local Authorities/Government and /or Public Authority and determined and fixed by the Owners'/ Co-Owners' Association or Condominium of **Shop Owners**.
- (h) Not to demand partition of his/her/their interest in '**The Said Property**' and/or the building/s it being hereby agreed and declared by the

PURCHASER that his/her/their interest in the land and building is **indivisible**.

- (i) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (j) Not to use the said unit for any **immoral or illegal** purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said unit item of whatever nature which might cause harm to other occupiers of the said building.
- (k) That the **VENDOR** cum **DEVELOPER** have passed over the GST Input Credit to the **PURCHASER** within consideration amount of property.

The **VENDOR** and the **PURCHASER** covenant with each other as follows:

1. Save and except in respect of the undivided proportionate share or interest in **"the Said Land"** and save and except the rights in the said units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the **VENDOR** in his/her/their favour, the **PURCHASER** shall have no claim or right of any nature in the other Unit, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of his/her/their flat.
2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the **PURCHASER** and other Co-**PURCHASER**, the **PURCHASER** agree and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.
3. The **PURCHASER** further agree that the **DEVELOPER** shall, with the prior approval of the **Landowners** and as per the revised plan sanctioned by Ranchi Municipal Corporation, Ranchi, also be free and entitled to make additions/alterations (vertical or horizontal) in the to which the **PURCHASER** shall have no objection whatsoever.

SCHEDULE - "A" PROPERTY

ALL THAT PIECE AND PARCEL OF land measuring an area of 19 Katha 13 Chhatak 36 Sq. Ft. equivalent to 32.83 Decimal out of which an area 275.91 Sq. Mtr. equivalent to 6.82 Decimal gifted to RMC, Ranchi for road widening and remaining area 26.01 Decimal out of M.S. Plot No. 503, marked as sub plot

No. 503/A/1, 503/A/2, 503/A/3 & 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, corresponding to Municipal Holding Nos. 0130003412000Z0, 0130003401000Z0, 0130003409000Z0 and 0130003410000Z0, in ward no. 13 of Ranchi Municipal Corporation, Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- M.S. Plot No.503/A

East :- M.S. Plot No.503/A

West:- Old H.B. Road

SCHEDULE - "A-1" PROPERTY

ALL THAT PIECE AND PARCEL OF land measuring an area of 04 Katha 03 Chhatak 06 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/1 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- Land belongs to Mala Choudhary

East :- Sub Plot No.503/A

West:- Land belongs to Kunal Kumar

SCHEDULE - "A-2" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 05 Katha 15 Chhatak 09 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/3 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- Land belongs to Abhinav Kumar

East :- Land belongs to Mala Choudhary

West:- Old H.B. Road

SCHEDULE - "A-3" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 04 Katha 26 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/2 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- Land belongs to Kiran Choudhary

South :- M.S. Plot No.503/Part

East :- Sub Plot No.503/A

West:- Land belongs to Kunal Kumar and Abhinav Kumar

SCHEDULE - "A-4" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 05 Katha 10 Chhatak 40 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- Land belongs to Kunal Kumar

South :- M.S. Plot No.503/part

East :- Land belongs to Mala Choudhary and Plot No. 503/2A

West:- Old H.B. Road

SCHEDULE-B

(Details of the premises being sold to the PURCHASER)

All that **One Shop being Shop No.**, having Carpet Area .. Sq. Ft. corresponding to Super Built Up AreaSq. Ft. in the Floor in multi storied building namely "....."situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi alongwith sq. ft. or Decimal undivided proportionate share in the land in **Schedule A property above together with nos. of car parking**. More fully and particularly shown in **RED WASH** in the map annexed hereto and butted and bounded as under:-

North :-.....

South:-.....

East:-

West:-.....

Particulars being furnished in case of building:-

1.	Whether kutchra or pucca ?	Pucca
2.	If pucca, whether tiled or reinforced concrete ?	Reinforced
3.	Number of Stories	B+G+4
4.	Plinth area of each floor or area of Shop No. on the Floor of sq. ft
5.	The year of Construction (start)	2023-24
6.	A brief description of nature of sanitary, electrical & other fittings in the building & their quality	Standard
7.	Area where the building is constructed & its use, Residential/Commercial or Industrial	Commercial
8.	If on rent, its annual rent	Nil

VALUATION

Value of land of Decimal of undivided

proportionate share in land --- --- Rs./-
Value of Sq. Ft of super built up area Rs./-
Total Rs./-

Details of Payment

<u>RTGS/Cheque no.</u>	<u>Dated</u>	<u>Amount(Rs.)</u>
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That the PURCHASER have paid a sum of Rs...../- only with regard of consideration price of schedule-B property and rest in the head of GST.

CERTIFICATE

CERTIFIED that the land in schedule above is neither Government land nor has the same been acquired by the Government for Military or Non-Military purposes. The land aforesaid has not been donated in BHUDAN. The land aforesaid is outside the forest area and does not belong to C.C.L, B.C.C.L. or E.C.L., CERTIFIED FURTHER that the land in schedule is not a Tribal land nor it is connected with any Tribal. The land is free from Ceiling and does not belong to any Math, Temple, Mosque or Church. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi and Fodder Scam Land.

IN WITNESS WHERE OF the VENDOR cum DEVELOPER through its Partner have put his signatures on the deed of sale at Ranchi on the day, month and year first above written.

WITNESSES:-

1.

VENDOR cum DEVELOPER

2.

PURCHASER

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Drafted by

Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.