

THIS DEED OF ABSOLUTE SALE is made on day of
February, 2024.

BETWEEN

(1) SMT. REKHA DEVI wife of Sri Chandeshwar Singh, daughter of Shshibhushan Prasad, granddaughter of Badhu Mahto, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Housewife, permanent resident of Village-Badlutola, P.S. - Mufassil, District - Saran (Chhapra), Bihar, at present residing at Qtr. No. DT 247 (T), Dhruwa, P.S. - Hatia, District - Ranchi, Jharkhand, Indian Citizen.

PAN-BVGPS2537G, UID-xxxx-xxxx-5017, Mob.-9437631519

(2) SRI CHANDESHWAR SINGH son of Sri Binda Singh, grandson of Late Bunilal Singh, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Service, permanent resident of Village-Badlutola, P.S. - Mufassil, District - Saran (Chhapra), Bihar, at present residing at Qtr. No. DT 247 (T), Dhruwa, P.S. - Hatia, District - Ranchi, Jharkhand, Indian Citizen.

PAN-ADEPS7316N, UID-xxxx-xxxx-0865, Mob.-9437631519

(3) SRI GAJANAND PRASAD son of Late Chhathu Prasad Singh alias Chhathu Prasad alias Bhathu Mahto, grandson of Beni Mahto, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Business, permanent resident of Village- Bhaishwan, P.S. - Masaudhi, District - Patna, Bihar, at present residing at Qtr. No. H-314, Adarsh Nagar, Dhurwa, P.S. - Hatia, District - Ranchi, Jharkhand, Indian Citizen.

PAN-ADBPP8649Q, UID-xxxx-xxxx-5862, Mob.-7667871157

(4) SRI RADHESHYAM SINGH son of Late Kali Prasad, grandson of Late Bodhi Mahto, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Service, resident of Qtr. No. DT-1680, Dhurwa, P.S. - Dhurwa, District - Ranchi, Jharkhand, Indian Citizen.

PAN-AGJPS7110C, UID-xxxx-xxxx-3642, Mob.-9570811064

(5) GAJADHAR PRASAD son of Ram Sharan Lal alias Ram Sharan Prasad, grandson of Late Kailash Sao, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Business, permanent resident of Village - Amarut, P.S. - Dobhi, District - Gaya, Bihar, at present residing at Qtr. No. H-323, Adarsh Nagar, Dhurwa, P.S. - Hatia, District - Ranchi, Jharkhand, Indian Citizen.

PAN-ADFPP7818R, UID-xxxx-xxxx-7132, Mob.-9431771342

(6) ANIL PRASAD son of Ram Sharan Lal alias Ram Sharan Prasad, grandson of Late Kailash Sao, by category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Business, permanent resident of Village - Amarut, P.S. - Dobhi, District - Gaya, Bihar, at present residing at Qtr. No. H-323, Adarsh Nagar, Dhurwa, P.S. - Hatia, District - Ranchi, Jharkhand, Indian Citizen.

PAN-CGGPK8594P, UID-xxxx-xxxx-8571, Mob.-9431771342

The VENDORSS through their constituted attorney **SANJAY KUMAR PROP. KRISHNA CONSTRUCTION (PAN-ANKPK3270F, UID-xxxx-xxxx-9516, Mob.- 6206114697)** son of Late Krishna Singh, grandson of Late Subedar Singh, category - General (Uncovered from CNT Act 1908), by

faith - Hindu, by occupation - Business, resident of Airport Road, Hinoo, District - Ranchi, Jharkhand, Indian Citizen vide registered power of attorney dated registered before the District Sub Registrar, Ranchi Area and entered in Book No. IV, Volume No., Page No. to....., being Deed No. for the year 2024 (hereinafter for the sake of brevity called the VENDORS) of the FIRST PART.

AND

SRI/SMT. son/wife of
....., daughter of
....., grandson/granddaughter of
....., by category - General
(Uncovered from CNT Act 1908), by faith - Hindu, by occupation -
....., resident of
.....
....., P.S. -.....,
District -, State -.....,
Indian Citizen (hereinafter called the PURCHASER) OF THE
SECOND PART;

PAN-....., **UID-xxxx-xxxx-**
....., **Mob.-**.....

AND

SANJAY KUMAR PROP. KRISHNA CONSTRUCTION (PAN-ANKPK3270F, UID-xxxx-xxxx-9516, Mob.- 6206114697) son of Late Krishna Singh, grandson of Late Subedar Singh, category - General (Uncovered from CNT Act 1908), by faith - Hindu, by occupation - Business, resident of

Airport Road, Hinoo, District - Ranchi, Jharkhand, Indian Citizen (hereinafter for the sake of brevity called the DEVELOPER/THE CONFIRMING PARTY) of the OTHER PART.

The terms and expressions 'the VENDORS', the CONFIRMING PARTY/the DEVELOPER and 'the PURCHASER' unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors in interest, executors, legal representatives, administrators and assignees.

WHEREAS land under R.S. Khata No. 97, R.S. Plot No. 593 situated at Village - Hesag, P.S. No. 247, P.S. - Jagarnathpur, District Ranchi has been recorded in Revisional Survey Record of Rights in the name of Bal Bhadar Singh and others as Kaymi.

AND WHEREAS Smt. Rekha Singh (the VENDOR No. 1) have purchased the land under R.S. Khata No. 97, R.S. Plot No. 593, Sub Plot No. 593/5, Area - 1 Katha and 3 Chhatak by virtue of registered deed of sale on 02.04.2002 from Md. Qasim son of Sheikh Junab Ali, resident of Hesag, Kachnar Toli, P.S. - Jagarnathpur, District - Ranchi bearing Deed No. 3950 registered in the office of District Sub Registrar, Ranchi and came in peaceful possession over the same and got her name mutated in the office of Circle Officer, Namkum, Ranchi vide Mutation Case No. 358 R27/2004-05 which is entered in Circle Office in Register-II, Volume No. 18, Page No. 147 and paying rent to the State and obtaining rent receipt thereof and also mutated her name in the office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540006996000Z0 of Old Ward No. 54, new Ward No. 51.

AND WHEREAS Sri Chandeshwar Singh (the VENDOR No. 2) have purchased the land under R.S. Khata No. 97, R.S. Plot No. 593, Sub Plot No. 593/4, Area - 1 Katha 13 Chhatak and 11 Square Feet by virtue of registered deed of sale on 02.04.2002 from Md. Qasim son of Sheikh Junab Ali, resident of Hesag, Kachnar Toli, P.S. - Jagarnathpur, District - Ranchi bearing Deed No. 3951 registered in the office of District Sub Registrar, Ranchi and came in peaceful possession over the same and got his name mutated in the office of Circle Officer, Namkum, Ranchi vide Mutation Case No. 360 R27/2004-05 which is entered in Circle Office in Register-II, Volume No. 18, Page No. 143 and paying rent to the State and obtaining rent receipt thereof and also mutated his name in the office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540006997000Z0 of Old Ward No. 54, new Ward No. 51.

AND WHEREAS Sri Gajanand Prasad (the VENDOR No. 3) have purchased the land under R.S. Khata No. 97, R.S. Plot No. 593, Sub Plot No. 593/3, Area - 1 Katha 6 Chhatak and 39 Square Feet by virtue of registered deed of sale on 02.04.2002 from Md. Qasim son of Sheikh Junab Ali, resident of Hesag, Kachnar Toli, P.S. - Jagarnathpur, District - Ranchi bearing Deed No. 3953 registered in the office of District Sub Registrar, Ranchi and came in peaceful possession over the same and got his name mutated in the office of Circle Officer, Namkum, Ranchi vide Mutation Case No. 362 R27/2004-05 which is entered in Circle Office in Register-II, Volume No. 18, Page No. 146 and paying rent to the State and obtaining rent receipt thereof and also mutated his name in the

office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540006998000Z0 of Old Ward No. 54, new Ward No. 51.

AND WHEREAS Sri Radheshyam Singh (the VENDOR No. 4) have purchased the land under R.S. Khata No. 97, R.S. Plot No. 593, Sub Plot No. 593/1, Area - 1 Katha and 13 Chhatak by virtue of registered deed of sale on 08.01.2008 from Kedar Prasad Singh son of Late Chhathu Prasad Singh, resident of H-301, Adarshnagar, Dhurwa, Ranchi bearing Deed No. 298 registered in the office of District Sub Registrar, Ranchi and came in peaceful possession over the same and got his name mutated in the office of Circle Officer, Namkum, Ranchi vide Mutation Case No. 2021 R27/2007-08 which is entered in Circle Office in Register-II, Volume No. 24, Page No. 172 and paying rent to the State and obtaining rent receipt thereof and also mutated his name in the office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540007012000Z0 of Old Ward No. 54, new Ward No. 51.

AND WHEREAS Sri Ram Sharan Sao son of Late Kailash Sao have purchased the land under R.S. Khata No. 97, R.S. Plot No. 593, Sub Plot No. 593/2, Area - 2 Katha 15 Chhatak and 26 Square Feet by virtue of registered deed of sale on 02.04.2002 from Md. Qasim son of Sheikh Junab Ali, resident of Hesag, Kachnar Toli, P.S. - Jagarnathpur, District - Ranchi bearing Deed No. 3952 registered in the office of District Sub Registrar, Ranchi and came in peaceful possession over the same and got his name mutated in the office of Circle Officer, Namkum, Ranchi and paying rent to the State and obtaining rent receipt thereof till he was alive.

AND WHEREAS said Sri Ram Sharan Sao died leaving behind his two sons Gajadhar Prasad (the VENDOR No. 5) and Anil Prasad (the VENDOR No. 6) as his heirs and successors, who jointly came in peaceful possession over the land purchased by their father and got their names mutated in the office of Circle Officer, Namkum, Ranchi vide Mutation Case No. 3114 R27/2016-17 which is entered in Circle Office in Register-II, Volume No. 35, Page No. 74 and paying rent to the State and obtaining rent receipt thereof and also mutated their names in the office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540007011000Z0 of Old Ward No. 54, new Ward No. 51.

AND the VENDORS being the absolute owners of their respective land in order to develop their respective land they jointly entered into a registered development agreement on 28.11.2019 with the Developer/ Confirming Party namely Sanjay Kumar at Ranchi vide Document No. 2019/RAN/9321/BK1/8272 which has been entered and recorded in Book No. BK1, Volume No. 1073, from Page No. 137 to 264 in the office of Sub-Registrar Office, Ranchi for development of the land by constructing flats on the land more fully described in the schedule-A mentioned herein below in the name and style of **MANIKA RESIDENCY**.

AND WHEREAS the DEVELOPER/the Confirming Party

AND WHEREAS by the said Development agreement dt. 31/01/06 Smt. Gyantri Devi 'the VENDOR' has appointed and authorized the DEVELOPER for construction of a multistoried building known as "MANIKA RESIDENCY" over the land of schedule -A on such terms and conditions as mentioned in the said agreement.

AND WHEREAS the DEVELOPER has got the building plan sanctioned by the Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/0931/W51/2019 dated 06.06.2020 for construction of said multi-storied building.

AND WHEREAS an instrument for share allocation has been made between the VENDORS and the DEVELOPER/Confirming Party on regarding share allocation of the said multistoried building commonly known and called as "MANIKA RESIDENCY" which derives the share of the LAND OWNERS and the DEVELOPER/Confirming Party and The DEVELOPER/Confirming Party allotted to Flat No. 203 and 201 on Second Floor, Flat No. 302 and 301 on Third Floor, Flat No. 403 and 401 on Fourth Floor and rest flats allotted to the Land Owners.

AND WHEREAS the PURCHASER were intended to purchase one residential flat out of the DEVELOPER'S share with parking space in the ground floor approached to the DEVELOPER to sell one residential flat in the aforesaid multistoried building commonly known and called as "MANIKA RESIDENCY" constructed over the land mentioned herein below in Schedule 'A' on **Second Floor** which has been numbered as **Flat No. 302**, measuring super built up area **1321 sq.ft.**, more fully described in the Schedule-B hereunder (with undivided proportionate share in the land with right to use common facilities and amenities with parking space in the ground floor), the DEVELOPER/CONFIRMING PARTY agreed and proposed to sell at total consideration of **Rs.**/only which the PURCHASER

have agreed to purchase at the aforementioned price and the PURCHASER have paid the entire consideration amount as described herein below in "MEMO OF CONSIDERATON" which the DEVELOPER/CONFIRMING PARTY does hereby further acknowledge and confirm as having received in full the consideration amount. As per the terms and conditions of the agreement and as per specification as agreed between the parties the PURCHASER have already been allotted and delivered peaceful physical possession of the flat comprising parking space in the ground floor morefully described in schedule "B" given at the foot of this deed and delineated in the RED WASH in the map attached herewith forming part of this deed of sale.

NOW THEREFORE, THIS DEED OF SALE WITNESSETH as follows :—

1. That in pursuance of agreement and mutual understanding between the parties and at a total consideration of **Rs.**/only which has been paid by the PURCHASER in full and final satisfaction to the DEVELOPER/CONFIRMING PARTY and receipt whereof the above named VENDORS do hereby also admit and acknowledge and confirm and the DEVELOPER/CONFIRMING PARTY does hereby sell, convey and transfer and absolutely assigns to the above named PURCHASER free from all encumbrances, charges, liens, claim and demand whatsoever of the residential flat being **Flat No. 302, Second Floor in Block-B** in the multistoried building also known as "**MANIKA**

RESIDENCY" standing on Schedule-A Land and referred to hereunder in Schedule-B and also shown in RED WASH in the map annexed herewith forming part of this deed together with parking space in the ground floor with undivided share in the said land with right to use common facilities and amenities with all benefit and advantages including right, liberties, easements, privileges, whatsoever to the said flat or any part thereof belonging to or in any way appertaining to or with the same or any part thereof shall hold, use, occupy or enjoy or reputed to belong or be appurtenant thereto and the right to use and enjoy common facilities such as passage, staircase, lobby, compound to and from or adjacent or in the way of the said schedule flat as also the rents, issues and profits and all estate, right, title, interest, inheritance, use trust and demand whatsoever both at law and in equity of the DEVELOPER/CONFIRMING PARTY into or upon the said schedule flat or any part thereof to have and to hold schedule flat every part UNIT AND TO THE USE OF THE PURCHASER.

2. That the DEVELOPER/CONFIRMING PARTY do hereby covenant with the PURCHASER that notwithstanding any act, deed matter or thing hereto before done, committed or performed or knowingly suffered by the DEVELOPER/CONFIRMING PARTY at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell assign and assuage the undivided proportionate share in land and flat and parking

space in "MANIKA RESIDENCY" and every part thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgages, lien, claim and demand of whatsoever nature.

3. That the DEVELOPER/CONFIRMING PARTY do hereby further covenant with the PURCHASER that PURCHASER shall hold possess and beneficiary enjoy the same and every part thereof and may get name mutated in the records of State of Jharkhand through Circle Office, Baragain Anchal, Ranchi, and also in the Ranchi Municipal Corporation, Ranchi, and whatsoever else that may be felt necessary and expedient and shall pay rent and taxes in his own name.
4. That the DEVELOPER/CONFIRMING PARTY do hereby yet again covenant with the PURCHASER that the PURCHASER shall be saved harmless and kept indemnified from and against all loss, damages, cost or expenses which may substance by reason of any defect of title or possession of any charges or any encumbrances or any claim being made by person whosoever to the said property or any part thereof.
5. That the VENDORS do hereby finally covenant with the PURCHASER that the DEVELOPER/CONFIRMING PARTY and all persons claimed through the VENDORS/ CONFIRMING PARTY and or any of their ancestors and predecessors in title shall and will at the request and cost of the PURCHASER to execute and perform all such further acts, deeds, deed things and matters that may be reasonable necessary for more perfectly and fully assuring and securing

the title and possession of the PURCHASER over the said flat and every part thereof.

6. THAT the DEVELOPER/CONFIRMING PARTY does hereby deliver to the PURCHASER all evidence and writing relating to the possession and custody of the schedule flat, parking space and undivided share in the land hereby conveyed and the DEVELOPER/CONFIRMING PARTY and/or any person claiming under them do hereby covenant with the PURCHASER that the VENDORS/ CONFIRMING PARTY are lawfully seized and possessed the schedule flat free from all encumbrances and they have absolute authority to the schedule flat in the manner aforesaid.
7. That the PURCHASER shall have hereafter right to peacefully and quietly possess and enjoy the schedule flat by PURCHASER or through tenants or assigns or relation without any claim, permission or demand or destruction or hindrance whatsoever either from the DEVELOPER/CONFIRMING PARTY or from any person claiming from or under them or from the confirming party.
8. THAT the PURCHASER after taking possession of the schedule flat shall be liable to be abide by rules and regulations of the government authority, committee constituted by the flat owners, if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned herein above and in respect of the flat as fixed by

the government, from the date of execution and registration of the sale deed.

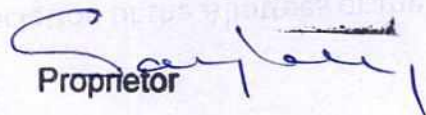
9. That the said flat shall use and occupied by the PURCHASER or his successors, assigns, transferees, legal representatives and/or legal heirs, notwithstanding anything contained herein the PURCHASER shall have full and absolute right to use the said flat by the PURCHASER or family members or through tenant, successors, assigns only for residential purpose not for any other purpose.
10. 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.
11. That the PURCHASER shall be liable for the electricity consumption in respect of the schedule flat and for such purpose a separate meter in the name of PURCHASER shall be installed at the cost of PURCHASER (including security deposits and other deposits to the J.B.V.N.L, Ranchi) for recording such consumption but it is duty to the DEVELOPER/CONFIRMING PARTY to install separate transformer for electric energy usage.
12. That the PURCHASER will share proportionate responsibility as also the facility for the common facilities and amenities collectively with the remaining owner of the remaining flats in the said building.

13. That the PURCHASER shall not make or permit to be made structural alteration in/or addition to the said flat.
14. 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 neighbours nor shall use the said flat for any immoral/illegal purpose.
15. That the PURCHASER shall have the right to use the common passage, staircase, parts in the said apartment and/or common amenities and/or facilities with other remaining occupiers of the said apartment and it is the duty to the DEVELOPER/CONFIRMING PARTY to make availability of lift and also availability of generator for alternative power of electric in the said building.
16. That the DEVELOPER/CONFIRMING PARTY 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 is standing.
17. That the PURCHASER's undivided proportionate share in the said land shall remain joint and impartable for all times with the DEVELOPER/CONFIRMING PARTY and/or other co-owners, occupiers who may hereafter or here before have acquired right, title and interest in the said land.
18. That the PURCHASER shall have full proprietary right such as the DEVELOPER/CONFIRMING PARTY derived save

except that of demolishing or committing waste in respect of the land and building described in the schedule hereunder in any manner so to effect the other co-owners who prior to this conveyance have purchased and acquired or may hereafter purchased or acquired similar proprietary rights as covered by this conveyance.

19. 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 DEVELOPER/CONFIRMING PARTY or any other co-owner who may have acquired before and who may hereafter acquire any rights, title or interests, similar to those acquired by the PURCHASER under the terms of the conveyance.
20. That anybody do not to throw dirt, rubbish, rags, or other refuse or pursuit the same not be thrown on the roof, stack, gutters, rain water pipes, drains, landing, staircase, soil pipes, main entrance, passage parking space or such other portion of the apartment which is generally used or enjoyed by the PURCHASER in common with the owners or occupiers of the other flats.
21. That the exterior portion of the flat shall not be decorated otherwise than in manner agreed to by a majority of the flat owners.
22. 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 owners).

23. That the PURCHASER has 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 down any new sewers, drains, water courses, cables and wires with as little disturbances as possible and making good damage caused.
24. That the PURCHASER shall be liable to proportionate share or responsibility or liability arising or accruing in pursuance of or in connection with the common facilities and amenities in the said building such as the expenses or maintaining, repairing (a) main structures and in particular the stacks gutters and rain water pipes of the apartments (b) water pipes drains, electric cables and wires, laying under and upon the apartment and enjoyed or used by the PURCHASER/occupiers/owners in common with the owners/PURCHASER of the other flats (c) the main entrance, passage, landing and staircase of the apartment (d) clear and reasonable lighted the passage, landing, stair case and other part of the apartment so enjoyed or used by the PURCHASER in common as aforesaid described and as far as practicable keep the fore court, way and other parts of the apartment in good condition (f) parking space (g) water pump, use of the lifting water (h) a separate common meter has been installed for recording common electric consumption for water pump and for purpose of recording consumption of staircase lighting.



SCHEDULE - A**(Schedule of the Land)**

All that piece and parcel of land measuring 15.24 decimals appertaining to R.S. Khata No. 97, R.S. Plot No. 593, within Old Ward No. 54, new Ward No. 51 of the Ranchi Municipal Corporation situated at Village Hesag, P.S. - Jgarnathpur, Thana No. - 247, Dist. Ranchi, as details below -

Khata No.	Plot No.	Sub Plot No.	Area	Holding
97	593	593/5	1 Katha 3 Chhatak i.e. 1.96 dec.	05400069960000Z0
97	593	593/4	1 Katha 13 Chhatak 11 sq.ft. i.e. 3.02 dec.	05400069970000Z0
97	593	593/3	1 Katha 6 Chhatak 39 sq.ft. i.e. 2.36 dec.	05400069980000Z0
97	593	593/1	1 Katha 13 Chhatak i.e. 2.99 dec.	05400070120000Z0
97	593	593/2	2 Katha 15 Chhatak 26 sq.ft. i.e. 4.91 dec.	05400070110000Z0
Total Area			15.24 dec.	

Lying within the District Registrar or/and Sub Registrar Office, Ranchi, bounded and butted as follows :—

North — 20 feet wide road
 South — Other Plot
 East — 10 feet wide road
 West — Other Plot

KRISHNA CONSTRUCTION

SCHEDULE - B

(Schedule of the Flat)

One **Flat No. 302** on the **Second Floor**, with one car parking space numbered as on the Ground Floor, measuring super built up area **1321 sq.ft.** alongwith the undivided proportionate share of the land measuring**sq.ft. i.e. decimals** of the multistoried building "**MANIKA RESIDENCY**" appertaining to R.S. Khata No. 97, R.S. Plot No. 593, within Old Ward No. 54, new Ward No. 51 of the Ranchi Municipal Corporation situated at Village Hesag, P.S. - Jgarnathpur, Thana No. - 247, Dist. Ranchi, in the State of Jharkhand, shown in RED WASH map annexed hereto and which is butted and bounded as follows :—

North —

South —

East —

West —

SCHEDULE - C

(Detail of Common Areas and Facilities)

1. R.C.C. frames work with structures.
2. Bore-well with electric motor and pump and fitting from pump to the overhead tank.
3. Electric wiring through electrical duct, bus, bar, switches, J.B.V.N.L Meter etc. in electric wire wash room.
4. Plumbing work from over head tank to individual residential apartment and ground floor toilet.
5. Overhead water tank with connection and fittings.
6. Staircase, stairways, landings, passages etc. from ground up to top floor.
7. Lift, machine room of terrace.
8. Generator at ground floor.
9. One no. of w/c and one urinal of ground floor of visitors and guards.

10. One roof top rain water harvesting structure.
11. Two wheelers parking space in the ground floor of building.

DETAILED DESCRIPTION OF THE FLAT

1. Whether kutcha or pucca ? - Pucca
 2. If pucca whether tiled or reinforced concrete - Reinforced Concrete
 3. Number of storey - Ground+4
 4. Area of Flat (super built up area) - **1321 sq.ft.**
 5. Year of Construction -
 6. A brief description of the nature of sanitary, electrical and other fittings in the building and their quality. - standard
 7. Area where the building is constructed and its use, residential commercial or Industrial - Residential
 8. If on rent is annual rent - N.A.
 - a) Cost of the flat **1321 sq.ft.** super built up area -/-
 - b) Value of proportionate undivided share of land**decimals** including with car parking on ground floor -/-
- Total = (Rounded off) /-**
(Rupees only).

NOTE : That full and final consideration amount of the said flat mentioned in Schedule "B" has been agreed between the DEVELOPER/CONFIRMING PARTY and the PURCHASER is **Rs. /only** but stamp duty and registration fees has been paid for the purpose of execution of this deed of absolute sale on government value of Rs.

MEMO OF CONSIDERATION

Rs./only paid by the PURCHASER to the VENDORS in the following manner :-

Mode of Payment	Date	Bank	Amount

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 a 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** land nor connected with any member of **Scheduled Tribe** and this land is free from ceiling. It is not 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.

NOTE :- (1) The VENDORS does not belong to the Schedule Castes, Scheduled Tribes or Backward Classes notified for the purposes of section 46 (6) of the C.N.T. Act, 1908.

KRISHNA CONSTRUCTION

Sarthy
Proprietor

IN WITNESS WHEREOF the VENDORS and CONFIRMING PARTY have put their respective signature to these presents at Ranchi on the date month and year first above written.

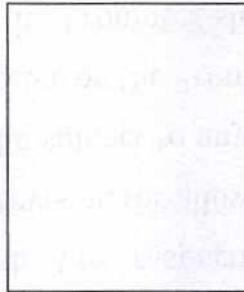
WITNESSES :

1. SIGNATURE OF POWER HOLDER OF THE VENDORS AS WELL AS CONFIRMING PARTY

2.

3.

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 :- Firoz Alam

Drafted by :-