

THIS INDENTURE OF ABSOLUTE SALE is made on the **day of**
202. (Two Thousand Twenty)

BETWEEN

MAA VINDHYAVASINI CONSTRUCTIONS (PAN - ABKFM6073G, R.M.C REG. NO. – DEV/2075/0097/2019) Registered Office at Ground Floor, Laxmi Palace, S. K. Sahay Road, Circular Road, Court Compound, Ranchi, PIN - 834001 a Partnership Firm through its partners namely **(1) VISHAL KUMAR** Date of Birth - 05.01.1990, Son of Bijay Kumar, Grand son of Late Bhagwan Das Agarwal, by Caste- General (Not covered under CNT Act 1908), by Occupation - Business, Resident of 86, Burdwan Compound, Near Kali Mandir, Lalpur, District - Ranchi & **(2) AMIT KUMAR MUNJAL** Date of Birth - 12.05.1990, Son of Ashok Kumar Munjal, Grand son of Late Narayan Das Munjal, by Caste- General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Sri Krishna Nagar Colony, Ratu Road, P.S. Sukhdeonagar, District - Ranchi, State - Jharkhand, Indian Citizen, Authority conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2011 pursuant at Registered Development Agreement being Deed No. **2023/RANU3/3070/BK1/2860** dated **20.10.2023** which is entered in Book No. **BK1**, Volume No. **350**, from page No. **329** to **438** at office of **SRO, Ranchi Urban 3** (hereinafter called the **VENDOR/DEVELOPER** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**;

(1) UID - XXXX XXXX 4437, MOB - 9507000001

(2) UID - XXXX XXXX 7903, MOB - 9934550650

AND

(hereinafter called the **PURCHASER** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

Pan No. _____, Aadhar No _____, Phone No. _____

Whereas the **LAND OWNERS** are absolute and beneficial owner of are absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the land measuring **8.26 Decimals + 3.50 Decimals + 3.93 Decimals total 15.69 Decimals** being portion of **R. S. Plot No. 139**, marked as **Sub Plot No. 139/Part** under **Khata No. 7, Khewat no. 2** situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** corresponding to Holding No. **0030009199000Z0, 0030009109003Z0, 0030009072003Z0** within ward No.3 of Ranchi Municipal Corporation, Ranchi more fully and particularly described in the “**FIRST SCHEDULE**”.

AND WHEREAS the land being R.S. Plot No. 139, under Khata No. 7, Khewat No. 2 of Village - Chiraundi, P.S.- Ranchi now Bariatu, Thana - 186, Dist.- Ranchi was recorded in the name of Ghasi Ahir son of Bandhu Ahir by Caste - Ahir, as Kaimi.

AND WHEREAS the said recorded raiyat Ghasi Ahir died leaving behind him his only son and heir Nathu Gope who sold an area of 2 (two) acres pertaining to R.S. Plot No. 139 by registered sale deed dated 17.02.1966 to Shri Awadh Behari Ojha son of Late Lato Ojha of Kanchanpur, Police Station and District Hazaribagh and put him in possession thereof.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/C to Aditya Nath Jha son of Late Chandra Sekhar Jha vide Sale Deed No. 8114 dated 19.10.1966 which is entered in Book No. 1, Volume No. 18, Page No. 582 to 587 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/B to Yogeshwar Jha son of Pandit Dayanand Jha vide Sale Deed No. 8120 dated 19.10.1966 which is entered in Book No. 1, Volume No. 19, Page No. 298 to 303 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Yogeshwar Jha died leaving behind his sons namely Ashok Kumar Jha and Ashwini Kumar Jha.

AND WHEREAS 1. Aditya Nath Jha son of Late Chandrasekhar Jha 2. Ashok Kumar Jha and 3. Ashwini Kumar Jha sons of Yogeshwar Jha through Attorney Holder Sri Suryav Kumar Verma son of Late Jagdish Narayan Verma Sl. No. 1 vide Power No. IV-24 dated 25.11.1999 registered in the office of District Sub Registrar, District - Saharsa, State - Bihar and Sl. No. 2 & 3 vide Power No. IV-612 dated 16.12.1998 registered in the office of District Sub Registrar, District - Ranchi, State - Jharkhand had sold 5 Kathas i.e. 8.26 Decimals in favour of **SMT. RITA SINGH (Landowners No. 1)** vide Sale Deed No. 2058 dated 08.03.2000 which is entered in Book No. 1, Volume No. ..., Page No. ... to ... in the year 2000 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after Purchase of the said property **SMT. RITA SINGH (Landowners No. 1)** came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 2582 R 27/2001-2002 which is entered in Register II, Volume no 3 Page no. 74 and Paying rent regularly to the Govt. Jharkhand thereafter got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. **0030009199003Z0** within New Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the land being R.S. Plot No. 139, under Khata No. 7, Khewat no. 2 of Village - Chiraundi, P.S.- Ranchi now Bariatu, Thana - 186, Dist.- Ranchi was recorded in the name of Ghasi Ahir son of Bandhu Ahir by Caste - Ahir, as Kaimi.

AND WHEREAS the said recorded raiyat Ghasi Ahir died leaving behind him his only son and heir Nathu Gope who sold an area of 2 (two) acres pertaining to R.S. Plot No. 139 by registered sale deed dated 17.02.1966 to Shri Awadh Behari Ojha son of Late Lato Ojha of Kanchanpur, Police Station and District Hazaribagh and put him in possession thereof.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/C to Aditya Nath Jha son of Late Chandra Sekhar Jha vide Sale Deed No. 8114 dated 19.10.1966 which is entered in Book No. 1, Volume No. 18, Page No. 582 to 587 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/B to Yogeshwar Jha son of Pandit Dayanand Jha vide Sale Deed No. 8120 dated 19.10.1966 which is entered in Book No. 1, Volume No. 19, Page No. 298 to 303 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Yogeshwar Jha died leaving behind his sons namely Ashok Kumar Jha and Ashwini Kumar Jha.

AND WHEREAS 1. Aditya Nath Jha son of Late Chandrasekhar Jha 2. Ashok Kumar Jha and 3. Ashwini Kumar Jha sons of Yogeshwar Jha through Attorney Holder Sri Suryav Kumar Verma son of Late Jagdish Narayan Verma Sl. No. 1 vide Power No. IV-24 dated 25.11.1999 registered in the office of District Sub Registrar, District - Saharsa, State - Bihar and Sl. No. 2 & 3 vide Power No. IV-612 dated 16.12.1998 registered in the office of District Sub Registrar, District - Ranchi, State - Jharkhand had sold 4 Kathas 8 Chhataks in favour of Smt. Kiran Sinha wife of Late Bharat Bhushan Singh vide Sale Deed No. 5564 dated 19.04.2006 which is entered in Book No. 1, Volume No. 221, Page No. 129 to 152 in the year 2006 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after Purchase of the said property Smt. Kiran Sinha wife of Late Bharat Bhushan Singh came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 2958 R 27/2007-2008 and was Paying rent regularly to the Govt. Jharkhand.

AND WHEREAS said Smt. Kiran Sinha wife of Late Bharat Bhushan Singh had sold said land measuring **4 Katha 8 Chhattak i.e. 7.43 Decimals** being portion of **R. S. Plot No. 139**, marked as Sub Plot No. **139/part** under Khata No. **7**, Khewat no. **2** situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** which is more fully and particularly described in the schedule below to **Mrs. Shyama Singh** vide a registered sale deed No. 4753/4289 dated 30.05.2018 which is entered in Book No. 1, Volume No. 432, Pages 313 to 364 in the year 2018 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after Purchase of the said property **Mrs. Shyama Singh** came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 695 R 27/2018-2019 which is entered in Register II, Volume no **8** Page

no. 9 and Paying rent regularly to the Govt. Jharkhand thereafter got her name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0030003131000Z0 within New Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS said **Mrs. Shyama Singh** wife of Harinandan Singh, Daughter of Late Rajendra Prasad Singh, Grand Daughter of Late Judagi Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Housewife, Resident of Baruna, Post - Chipura Khurd, Prakhanda - Sampatchak, District - Patna, State - Bihar at present Resident of Flat No. 102 D, Gokuldham, Morabadi Maidan, P.S. Bariatu, District - Ranchi, State - Jharkhand, Indian Citizen had sold said land measuring **3.50 Decimals** being portion of **R. S. Plot No. 139**, marked as Sub Plot No. **139/part** under Khata No. **7**, Khewat no. **2** situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** which is more fully and particularly described in the schedule below to **ANKIT MIDHA (Landowners No. 2)** vide a registered sale deed No. 2022/RANU3/1315/BK1/1198 dated 23.05.2022 which is entered in Book No. BK1, Volume No. 134, Pages 451 to 510 in the year 2022 registered in the office of District Sub Registrar, Ranchi Urban 3.

AND WHEREAS after Purchase of the said property **ANKIT MIDHA (Landowners No. 2)** came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 462 R 27/2022-2023 which is entered in Register II, Volume no 9 Page no. 59 and Paying rent regularly to the Govt. Jharkhand thereafter got her name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0030009109003Z0 within New Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the land being R.S. Plot No. 139, under Khata No. 7, Khewat No. 2 of Village - Chiraundi, P.S.- Ranchi now Bariatu, Thana - 186, Dist.- Ranchi was recorded in the name of Ghasi Ahir son of Bandhu Ahir by Caste - Ahir, as Kaimi.

AND WHEREAS the said recorded raiyat Ghasi Ahir died leaving behind him his only son and heir Nathu Gope who sold an area of 2 (two) acres pertaining to R.S. Plot No. 139 by registered sale deed dated 17.02.1966 to Shri Awadh Behari Ojha son of Late Lato Ojha of Kanchanpur, Police Station and District Hazaribagh and put him in possession thereof.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/C to Aditya Nath Jha son of Late Chandra Sekhar Jha vide Sale Deed No. 8114 dated 19.10.1966 which is entered in Book No. 1, Volume No. 18, Page No. 582 to 587 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/B to Yogeshwar Jha son of Pandit Dayanand Jha vide Sale Deed No. 8120 dated 19.10.1966 which is entered in Book No. 1, Volume No. 19, Page No. 298 to 303 in the year 1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Yogeshwar Jha died leaving behind his sons namely Ashok Kumar Jha and Ashwini Kumar Jha.

AND WHEREAS 1. Aditya Nath Jha son of Late Chandrasekhar Jha 2. Ashok Kumar Jha and 3. Ashwini Kumar Jha sons of Yogeshwar Jha through Attorney Holder Sri Suryav Kumar Verma son of Late Jagdish Narayan Verma Sl. No. 1 vide Power No. IV-24 dated 25.11.1999 registered in the office of District Sub Registrar, District - Saharsa, State - Bihar and Sl. No. 2 &3 vide Power No. IV-612 dated 16.12.1998 registered in the office of District Sub Registrar, District - Ranchi, State - Jharkhand had sold 4 Kathas 8 Chhataks in favour of Smt. Kiran Sinha wife of Late Bharat Bhushan Singh vide Sale Deed No. 5564 dated 19.04.2006 which is entered in Book No. 1, Volume No. 221, Page No. 129 to 152 in the year 2006 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after Purchase of the said property Smt. Kiran Sinha wife of Late Bharat Bhushan Singh came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 2958 R 27/2007-2008 and was Paying rent regularly to the Govt. Jharkhand.

AND WHEREAS said **Smt. Kiran Sinha wife of Late Bharat Bhushan Singh** had sold said land measuring 4 Katha 8 Chhattak i.e. 7.43 Decimals being portion of **R. S. Plot No. 139, marked as Sub Plot No. 139/C-17 under Khata No. 7, Khewat No. 2** situated Village - Chiraundi, P.S. - Bariatu, Thana No. - 186, **District - Ranchi** which is more fully and particularly described in the schedule below to Mrs. Shyama Singh **vide a registered sale deed No. 4753/4289 dated 30.05.2018 which is entered in Book No. 1, Volume No. 432, Pages 313 to 364 in the year 2018 registered in the office of District Sub Registrar, Ranchi.**

AND WHEREAS after Purchase of the said property Mrs. Shyama Singh came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 695 R 27/2018-2019 which is entered in Register II, Volume no **8** Page no. **9** and Paying rent regularly to the Govt. Jharkhand thereafter got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. **0030003131000Z0** within New Ward No. **3** of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS said **Mrs. Shyama Singh** wife of Harinandan Singh, Daughter of Late Rajendra Prasad Singh, Grand Daughter of Late Judagi Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Housewife, Resident of Baruna, Post - Chipura Khurd, Prakhanda - Sampatchak, District - Patna, State - Bihar at present Resident of Flat No. 102 D, Gokuldham, Morabadi Maidan, P.S. Bariatu, District - Ranchi, State - Jharkhand, Indian Citizen had sold said land measuring **3.93 Decimals** being portion of **R. S. Plot No. 139**, marked as Sub Plot No. **139/part** under Khata No. 7, Khewat No. 2 situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** which is more fully and particularly described in the schedule below to **SUSHMA KUMARI (Landowners No. 3)** vide a registered sale deed No. 2022/RANU3/1314/BK1/1197 dated 23.05.2022 which is entered in Book No. BK1, Volume No. 134, Pages 391 to 450 in the year 2022 registered in the office of District Sub Registrar, Ranchi **Urban 3**.

AND WHEREAS after Purchase of the said property **SUSHMA KUMARI (Landowners No. 3)** came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 464 R 27/2022-2023 which is entered in Register II, Volume no **9** Page no. **57** and Paying rent regularly to the Govt. Jharkhand thereafter got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. **0030009072003Z0** within New Ward No. **3** of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the land being R.S. Plot No. 139, under Khata No. 7 of Village - Chiraundi, P.S.- Ranchi now Bariatu, Thana - 186, Dist.- Ranchi was recorded in the name of Ghasi Ahir son of Bandhu Ahir as Kaimi.

AND WHEREAS the said recorded raiyat Ghasi Ahir died leaving behind him his only son and heir Nathu Gope who sold an area of 2 (two) acres pertaining to R.S. Plot No. 139 by registered sale deed dated 17.02.1966 to Shri Awadh Behari Ojha son of Late Lato Ojha of Kanchanpur, Police Station and District Hazaribagh and put him in possession thereof.

AND WHEREAS aforesaid Awadh Behari Ojha also sold 0.15½ Acres or 15.50 Decimals out of 1.76 Acres being Sub Plot No. 139/B to Yogeshwar Jha son of Pandit Dayanand Jha vide Sale Deed No. 8120 dated 19.10.1966 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Yogeshwar Jha died leaving behind his sons namely Ashok Kumar Jha and Ashwini Kumar Jha.

AND WHEREAS 1. Ashok Kumar Jha and 2. Ashwini Kumar Jha sons of Yogeshwar Jha through Attorney Holder Sri Suryav Kumar Verma son of Late Jagdish Narayan Verma vide Power No. IV-612 dated 16.12.1998 registered in the office of District Sub Registrar, Ranchi had sold 5 Kathas 8 Chhataks in favour of Smt. Kiran Kumar wife of Shri Pravin Kumar vide Sale Deed No. 7497 dated 02.07.2001 registered in the office of District Sub Registrar, Ranchi.

AND AND WHEREAS after Purchase of the said property Smt. Kiran Kumar wife of Shri Pravin Kumar came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no. 1363 R 27/2004-2005 and was Paying rent regularly to the Govt. Jharkhand.

AND WHEREAS said Smt. Kiran Kumar wife of Shri Pravin Kumar had sold said land measuring **5 Katha 8 Chhattak i.e. 9.09 Decimals** being portion of **R. S. Plot No. 139**, marked as Sub Plot No. **139/Part** under Khata No. 7 Khewat No. **2** situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** which is more fully and particularly described in the schedule below to **Mrs. Shyama Singh** vide a registered sale deed No. 103/85 dated 19.07.2006 which is entered in Book No. 1, Volume No. 3, Pages 512 to 525 in the year 2006 registered in the office of District Sub Registrar, Ranchi.

AND AND WHEREAS after Purchase of the said property **Mrs. Shyama Singh** came in peaceful possession over the property and mutated in her name in Circle Office vide

Mutation case no. 1268 R 27/2007-2008 which is entered in Register II, Volume no 3 Page no. 183 and Paying rent regularly to the Govt. Jharkhand thereafter got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0030001806000Z0 within New Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS said **Mrs. Shyama Singh** wife of Harinandan Singh, Daughter of Late Rajendra Prasad Singh, Grand Daughter of Late Judagi Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Housewife, Resident of Baruna, Post - Chipura Khurd, Prakhand - Sampatchak, District - Patna, State - Bihar at present Resident of Flat No. 102 D, Gokuldham, Morabadi Maidan, P.S. Bariatu, District - Ranchi, State - Jharkhand, Indian Citizen had sold said land measuring **5 Katha 8 Chhattak i.e. 9.09 Decimals** being portion of **R. S. Plot No. 139**, marked as Sub Plot No. **139/Part** under Khata No. 7 Khewat No. 2 situated Village - **Chiraundi**, P.S. - **Bariatu**, Thana No. - **186**, District - **Ranchi** which is more fully and particularly described in the schedule below to **MAA VINDHYAVASINI CONSTRUCTIONS (Developer)** vide a registered sale deed No. 2022/RANU3/1313/BK1/1196 dated 23.05.2022 which is entered in Book No. BK1, Volume No. 134, Pages 331 to 390 in the year 2022 registered in the office of District Sub Registrar, Ranchi **Urban 3**.

AND AND WHEREAS after Purchase of the said **MAA VINDHYAVASINI CONSTRUCTIONS (Landowner cum Developer)** came in peaceful possession over the property and mutated in her name in Circle Office vide Mutation case no.463 R 27/2022-2023 which is entered in Register II, Volume no 9 Page no. 58 and Paying rent regularly to the Govt. Jharkhand thereafter got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0030009108002Z0 within New Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

And whereas the owners **(1) SMT. RITA SINGH** Date of Birth - 03.02.1965 wife of Sri Shankar Singh, Daughter of Late Krishna Singh, Grand Daughter of Late Ram Bilash Singh, by Occupation - Housewife, by Caste - General (Not covered under CNT Act 1908), resident of Bariatu Housing Colony, P.S. - Bariatu, District - Ranchi present Resident of Jai Parkash Nagar, Booti More, Mandir Marg, District - Ranchi, PIN - 834009, State - Jharkhand, Indian Citizen **(2) ANKIT MIDHA** Date of Birth - 16.10.1989, son of Shyam Kishore Midha, Grand son of Late Tej Bhan Ji Midha, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of House No. M/17, Metro Gali, Krishna Nagar Colony, Ratu Road, Post - Hehal, Near Gurudwara, Ranchi, District - Ranchi, State - Jharkhand, Indian Citizen **(3) SUSHMA KUMARI** Date of Birth - 31.03.1968 wife of Late Shashi Sinha, Daughter of Late Hari Shankar Lal, Grand Daughter of Late N. C. Lal, by Caste - General (Not covered under CNT Act 1908), by Occupation - Housewife, Resident of 737M, Avinandan Bhawan, Indrapuri Road No. 1, Ratu Road, Ranchi, District - Ranchi, State - Jharkhand, Indian Citizen desire to develop the area aforesaid mentioned in the Schedule 'A' property by constructing a residential multistoried building namely 'ELITE ENCLAVE' over it on the conversion basis with the help of the developer namely **MAA VINDHYAVASINI CONSTRUCTIONS** and they entered into a Development Agreement being Deed No. 2023/RANU3/3070/BK1/2860 dated 20.10.2023 which is entered in Book No. **BK1**, Volume No. 350, from page No. 329 to 438 at office of **SRO, Ranchi Urban 3**.

AND WHEREAS the DEVELOPER has agreed to develop the said land measuring **15.69 Decimals** of landowners namely **(1) Smt. Rita Singh (2) ankit midha (3) sushma kumari** (First Party) fully described in the FIRST SCHEDULE with land measuring **9.09 Decimals** of Developer **MAA VINDHYAVASINI CONSTRUCTIONS** own acquired land as such total **24.78 decimals** will be jointly developed by constructing a multi storied building thereon as such they amalgamated their land in one pool within one boundary as per the plan(s) approved and sanctioned by the Ranchi Municipal Corporation Ranchi vide **B.C. Case No. RMC/BP/0288/W03/2023** and landowners had no any objection that developer is amalgamated land of landowners and land of developer and jointly developing the same by constructing multistoried building(s).

And Whereas as per approved plan a multistoried building **(G+4)** comprising several independent flats on different floors shall be constructed by DEVELOPER on over the landed property described in Schedule "A" below. The said Multistoried Residential Building is named as **"ELITE ENCLAVE"**

AND WHEREAS in terms of the Development Agreement the Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment **"ELITE ENCLAVE"** forms part of the share of the DEVELOPER as DEVELOPER'S ALLOCATION.

AND WHEREAS the Vendor offered to sell the flat being Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment **"ELITE ENCLAVE"** with **one car parking space** in the **Ground Floor**, alongwith all common facilities and amenities including lift and generator in full and final consideration of **Rs./-** (**Rupees**) **only** which has been accepted by the purchaser on the terms appearing hereinafter and both of them entered into an **agreement for sale** on

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:-

1. That in pursuance of the said consideration of sum of **Rs./-** (**Rupees**) **only**, the Purchaser has already paid the said consideration amount to the **VENDOR** which said sum the **VENDOR** does hereby acknowledge having received in full and the **VENDOR** do hereby sell, convey and transfer and absolutely assign to the said Purchaser free from all encumbrances, charges, liens, claims and demands whatsoever for the Flat of the multi storied building commonly known as **"ELITE ENCLAVE"** standing on the portion of Schedule-A land having permanent heritable and transferable Chhaparbandi right and referred to hereunder the Schedule flat also shown in **RED WASH** in the map attached herewith forming part of this deed of the said apartment along with all benefits and advantages including rights, liberties, easements, privileges whatsoever to the said flat or any part thereof belonging to or in any way appertaining for or with the same or any part thereof shall held, 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, roof, lobby compound to and from an adjacent to or in the way of the said schedule flat as also the rents, in use and profits thereof and all the estate, right, title, interest, inheritance, use trust and demand whatsoever, both at law and in equity of the **VENDOR** into or upon the said Schedule Flat or every part thereof to have and to hold the said Schedule Flat and every part

thereof UNTO AND TO the said Schedule flat and very part thereof UNTO AND TO the use of the PURCHASER forever and absolutely.

2. That the VENDOR does hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing hereto before done, committed or performed or knowingly suffered by the VENDOR at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell and assign the undivided proportionate share in land and flat and parking space in "ELITE ENCLAVE" 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 VENDOR does hereby further covenants with the Purchaser that he/she shall hold, possess and beneficiary enjoy the same and every part thereof and may get his/her name mutated in the records of the concerned Circle Office, Ranchi and whatsoever else that may be felt necessary and expedient.
4. That the VENDOR 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 VENDOR and/or any person claiming under him do hereby covenant with the Purchaser that the VENDOR have lawfully seized and possessed the Schedule Flat free from all encumbrances and they have absolute authority to the Schedule Flat in the manner aforesaid.
5. That the Purchaser after taking possession of the Schedule Flat shall be liable to abide by the rules and regulations of the Government, Authority, Committee constituted by the flat owner, if any, and the terms and conditions mentioned in this deed and shall also be liable to pay all relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned hereinabove and in respect of the flat as fixed by the Government from the date of execution and registration of the sale deed in respect of the Scheduled Flat.
6. That the said Flat shall be used and occupied by the Purchaser, 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 and not for any other purpose.
7. That the Purchaser shall be liable to bear proportionate share of responsibility or liability arising or occurring in pursuance of/or in connection with the common facilities and amenities in the said apartment.
8. That the Purchaser shall be liable for the electricity consumption in respect of the Schedule Flat and for such purpose a separate meter has been installed for recording such consumption.
9. That the Purchaser will share proportionate responsibility as also the liability for the common facilities and amenities collectively with the other purchaser of the other flats in the said building.

10. 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 other occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.
11. That the Purchaser shall have 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.
12. That the VENDOR 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.
13. That the Purchaser's undivided proportionate share in the said land retained shall remain joint for all times with the VENDOR and/or other co-owner, occupiers who may hereafter or heretofore have acquired right, title and interest in the said undivided proportionate share of land is impartible.
14. That the Purchaser shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed.
15. That not to throw dirt, garbage, rags or other refuse or permit the same to be thrown on the roof, stack gutters, rain water pipes, drains, landings, 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 owner or occupiers of the other flats. That exterior portion of the flat shall not be decorated otherwise than in the manner agreed to by a majority/jointly of the flat owner.
16. That the Purchaser has the 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 a little disturbances as possible and making good damage caused and the Purchaser has all the right to use all common facilities and amenities of the said Apartment.
17. That the purchaser above named before taking the delivery of possession of the Schedule "B" flat have personally inspected and examined the title deed, fixtures, fitting, materials used in construction and each and every item and after full satisfaction accepted the physical possession.
18. That the purchaser have further declared that the purchaser have no any further claim, objection, complain, grievances whatsoever either against the landowner/Developer/Vendor regarding title of the land and/or material used for construction.
19. That the Purchaser shall be liable to proportionate share or responsibility or liability arising or occurring pursuant of or in connection with the common facilities and amenities in the said building such as expenses or maintaining, repairing (a) main structure and in particular the stacks gutters and rain water pipes of the Apartment (b) water pipes, drains, electric cables and wires, laying under and upon the Apartment and enjoyed or used by the Purchaser, occupiers, owner in common with the owner/purchaser

of the other flats (c) main entrance, passage, landing and staircase of the Apartment (d) clear and reasonable lighted the passage, landings, staircase and other part of the apartment so enjoyed or used by the purchaser in common as aforesaid and as far as practicable keep the forecourt, way and other parts of the Apartment in good condition (f) parking space (g) water pumps, use of the lifting water (h) a separate common meter has been installed for recording common electric consumption for water pump for purpose of recording consumption of staircase lighting.

SCHEDULE – A

PARTICULARS OF THE LAND

All that piece and parcel of land measuring **8.26 Decimals + 3.50 Decimals + 3.93 Decimals + 9.09 Decimals total 24.78 decimals** being portion of **R. S. Plot No. 139**, marked as **Sub Plot No. 139/Part** under **Khata No. 7**, **Khewat no. 2** situated **Village - Chiraundi, P.S. - Bariatu, Thana No. - 186, District - Ranchi** corresponding to **Holding No. 0030009199000Z0, 0030009109003Z0, 0030009072003Z0** within **ward No.3 of Ranchi Municipal Corporation, Ranchi** and has been shown in the red colour in the attached map being the part of this deed butted and bounded as follows:

NORTH : 24 feet wide Road
SOUTH : Sub Plot No. 139/Part
EAST : Sub Plot No. 139/Part
WEST : Sub Plot No. 139/Part

SCHEDULE- B

PARTICULARS OF THE FLAT SOLD

One flat being Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment "ELITE ENCLAVE" with **one car parking space** in the **Ground Floor** constructed over Schedule "A" land together with all rights, benefits, right of enjoy of staircase, and all other amenities, facilities and convenience delineated by **RED WASH** in the map attached, forming part of this deed and bounded and butted as follows:-

North :-
South :-
East :-
West :-

Particulars being furnished in case of building :-

1.	Whether kacha or pucca	:	Pucca
2.	If pucca, whether tiled or reinforced	:	R.C.C.
3.	Number of storey	:	G+4
4.	Plinth area of floor	:	Area of the flat sold to the purchaser '..... sq.ft.'
5.	Year of construction	:	2021-23
6.	A brief description of 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, its annual rent	:	Not applicable
9	Valuation	:	
	(i) Value of undivided proportionate share in the land area '..... Decimals'	:	Rs /-
	(ii) Value of the flat area '..... sq.ft.'	:	Rs. /-
	Total	:	Rs. /-
(Rupees Only)			

MEMO OF CONSIDERATION

Sl No.	Cheque /Detail	Date	Bank Details	Amount
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
			TOTAL RUPEES	

CERTIFICATE

Certified that the above mentioned land is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that the Vendor not belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESSES WHEREOF the Vendor has put his signature to these presents on this day month and year first above written at Ranchi.

WITNESSES:

1.

VENDOR/ DEVELOPER

2.

PURCHASER(SIGNATURE)

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Typed by:-

Drafted by:-