

mean and include his/her/their respective heirs, successors, legal representatives, executors, administrators and assigns.

WHEREAS, landowners (1) **SRI CHANDRA MOHAN SINGH** son of late Kuldeep Narayan Singh, Grand Son of Late Kameshwar Singh, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Retired Government Employee, residents of Village Pahri Khajuri, P.O. Gulni Kusaha, P.S. Shambhuganj, District Banka, State Bihar and (2) **SMT. KIRAN KUMARI** wife of Sri Abhishek Pratap, Daughter of Sri Chandra Mohan Singh, Grand daughter of late Kuldeep Narayan Singh by Category - General, by Occupation Housewife, resident of Tahir Lane, Gardanibag, District Patna, P.O. Anishabad, P.S. Gardanibag, State Bihar, current address Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, State Jharkhand are the the sole and absolute owner of land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 7.44 Decimals, Sub Plot No. 1306/33, measuring an area 5.94 Decimals, total measuring an area 13.38 Decimals situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand which is acquired by two different deeds being registered Sale Deed No. 90541 dated 12.12.2009 and registered Sale Deed No. 17082 dated 24.07.2010, both registered before the District Sub Registrar, Ranchi. The name of the Landowner is also entered in Online Register II in Volume No. 20 Page No. 121 and Volume No. 23 Page No. 104 in.

AND WHEREAS the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 70 Decimal, situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Langda Teli as Kayamee.

And Whereas Langda Teli died leaving behind his daughter Smt. Phulmani Devi as his legal heir and successor who inherited the aforesaid land in question. And Smt. Phulmani Devi died leaving behind her five daughters namely (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter (4) Devmani Devi



and (5) Asho Devi and one son (6) Sri Narayan Sahu as her legal heirs and successors who inherited the aforesaid land in question. And Devmani Devi died leaving behind her daughter Basanti Devi as her legal heir and successor.

And Whereas (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter of late Mohar Sahu, (4) Basanti Devi daughter of late Ramchandra Sahu (5) Asho Devi daughter of late Mohar Sahu jointly executed a General Power of Attorney in favour of (1) Sri Shivdayal Sahu son of late Jugal Sahu and (2) Sri Subhash Kumar Sahu son of Sri Rajdhan Sahu vide P.O.A. No. 1780 dated 30.07.2008 registered before the District Sub Registrar, Ranchi and which is entered in Book no. IV, Volume No. 46, Page No. 15 to 32 in the year 2008 for the sale of Land under Khata No. 308, R.S Plot No. 512, measuring an area 62.25 Decimals out of 75 Decimal and R.S Plot no. 1306, measuring an area 66.66 Decimals out of 80 Decimals total measuring an area 01 Acre 28.91 Decimals.

And Whereas (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter of late Mohar Sahu, (4) Basanti Devi daughter of late Ramchandra Sahu (5) Asho Devi daughter of late Mohar Sahu through their Constituent attorney (1) Sri Shivdayal Sahu son of late Jugal Sahu and (2) Sri Subhash Kumar Sahu son of Sri Rajdhan Sahu sold the land under Khata No. 308, R.S Plot No. 512, Sub Plot No. 512/Part measuring an area 4 Katha 13 Chhatak 19 Sq. ft. and R.S Plot no. 1306, Sub Plot No. 1306/Part measuring an area 14 Katha 13 Chhatak 19 Sq.ft. total measuring an area 18 Kathas 26 Chhatak 38 Sq. ft. situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to (1) Sajid Akhtar son of Md. Israil, (2) Lekhram Mahto son of Sri Baijnath Mahto and (3) Pramod Kumar son of Sri Uday Nath Mahto vide a registered Sale Deed no. 15795 dated 04.09.2008 before District Sub Registrar, Ranchi and which is entered in Book No. 1, Volume No. 591, Page No. 381 to 404 in the year 2008.

And Whereas (1) Sajid Akhtar son of Md. Israil, (2) Lekhram Mahto son of Sri Baijnath Mahto and (3) Pramod Kumar son of Sri Uday Nath Mahto jointly

executed a General Power of Attorney in favour of Sri Phulchand Sahu son of late Minu Sahu vide P.O.A No. 18480/2237 dated 03.10.2009 registered before the District Sub Registrar, Ranchi and entered in Book No. IV, Volume No. 52, Page No. 179 to 192 in the year 2019.

And Whereas (1) Sajid Akhtar son of Md. Israil, (2) Lekhram Mahto son of Sri Baijnath Mahto and (3) Pramod Kumar son of Sri Uday Nath Mahto though their constituent attorney Sri Phulchand Sahu son of late Minu Sahu sold the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2 measuring an area 7.44 Decimals out of 10 Kathas situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to Sri Chandra Mohan Singh son of late Kuldeep Narayan Singh vide a registered Sale Deed No. 90541 dated 12.12.2009 registered before the District Sub Registrar, Ranchi. Thereafter he got his name mutated in the Circle Office Nagri Anchal, Ranchi vide Mutation Case No. 2316 R27/ 2009-10 which is entered in Volume No. 20, Page No. 121 in Online Register II and start paying rent to the State.

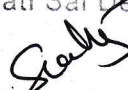
And Whereas (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter of late Mohar Sahu, (4) Basanti Devi daughter of late Ramchnadra Sahu (5) Asho Devi daughter of late Mohar Sahu through their Constituent attorney (1) Sri Shivdayal sahu son of late Jugal Sahu and (2) Sri Subhash Kumar sahu son of Sri Rajdhan Sahu sold the land under Khata No. 308, R.S Plot No. 512, Sub Plot No. 512/Part measuring an area 4 Katha 13 Chhatak 19 Sq. ft. and R.S Plot no. 1306, Sub Plot No. 1306/Part measuring an area 10 Katha total measuring an area 14 Kathas 13 Chhatak 19 Sq. ft. situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to (1) Sri Shambhu S Kumar son of Sri Kishore Sahu and (2) Sri Chandrika Kumar son of Shri Kishore Sahu vide a registered Sale Deed No. 15797 dated 04.09.2008 registered before the District Sub Registrar, Ranchi and which is entered in Book No. 1, Volume No. 591, Page No. 429 to 452 in the year 2008.

And Whereas to (1) Sri Shambhu S Kumar son of Sri Kishore Sahu and (2) Sri Chandrika Kumar son of Shri Kishore Sahu jointly executed a General Power

of Attorney in favour of Sri Phulchand Sahu son of late Minu Sahu vide P.O.A No. 2238 dated 03.10.2009 registered before the District Sub Registrar, Ranchi.

And Whereas (1) Sri Shambhu S Kumar son of Sri Kishore Sahu and (2) Sri Chandrika Kumar son of Shri Kishore Sahu through their attorney Sri Phulchand Sahu son of late Minu Sahu sold the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/33 measuring an area 5.94 Decimals out of 10 Kathas is situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to Smt Kiran Kumari wife of Sri Abhishek Pratap vide a registered Sale Deed No. 17082 dated 24.07.2010 registered before the District Sub Registrar, Ranchi. Thereafter she got her name mutated in the Circle Office Nagri Anchal, Ranchi vide Mutation Case No. 760 R27/11-12 which is entered in Volume No. 23, Page No. 104 in Online Register II and start paying rent to the State.

AND WHEREAS landowners (1) **SRI CHANDRA MOHAN SINGH** son of late Kuldeep Narayan Singh, Grand Son of Late Kameshwar Singh, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Retired Government Employee, residents of Village Pahri Khajuri, P.O. Gulni Kusaha, P.S. Shambhuganj, District Banka, State Bihar and (2) **SMT. KIRAN KUMARI** wife of Sri Abhishek Pratap, Daughter of Sri Chandra Mohan Singh, Grand daughter of late Kuldeep Narayan Singh by Category - General, by Occupation Housewife, resident of Tahir Lane, Gardanibag, District Patna, P.O. Anishabad, P.S. Gardanibag, State Bihar, current address Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, State Jharkhand entered into a **Development Agreement with developer BHAGWATI SAI DEVELOPER**, a Company having its office located at Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi represented by its Proprietor **SMT. SWEETY BARNWAL** wife of Shri Jugnu Kumar, Daughter of Late Ramdeo Prasad, Granddaughter of Late Kunjlal Saw, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Business, resident of Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District



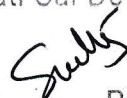
Ranchi, State Jharkhand, Indian Citizen by virtue of registered Development Agreement bearing Deed No. dated which is entered in Book No.-BK1, Volume No.-, Page- to for the year 2024 registered before the District Sub Registrar, Ranchi Urban 3 for the development of aforesaid land described in Schedule "A" below by constructing multistoried residential building with car parking space.

AND WHEREAS Sanctioned Plan for construction of Multistoried Residential Building is passed by Ranchi Regional Development Authority, Ranchi bearing B.C. Case No. Dated

AND WHEREAS as per approved plan a multistoried building comprising several independent flats on different floors constructed by DEVELOPER on over the said landed property described in Schedule "A" below. The said Multistoried Residential Building is named as "SHIVALAYA" and the project is also registered this building in JHARERA vide registration No. JHARERA/PROJECT/.....

AND WHEREAS as per said Registered Development Agreement executed by and between the landowners and developer in which Flat bearing Flat/Unit No. ____ having ____ sq. ft. carpet area equivalent to super built up area ' ____ sq. ft.' on the ____ floor in the Residential building known as "SHIVALAYA" with ____ sq.ft. ____ decimals undivided proportionate share of land alongwith one car parking space in the ground floor of the building morefully described in schedule "B" below alongwith other flats came in the share of BHAGWATI SAI DEVELOPER (Developer/vendor),

AND WHEREAS the Vendor offered to sell the said flat being Flat being Flat bearing Flat/Unit No. ____ having ____ sq. ft. carpet area equivalent to super built up area ' ____ sq. ft.' on the ____ floor in the Residential building known as "SHIVALAYA" with ____ sq.ft. ____ decimals undivided proportionate share of land alongwith one car parking space in the ground floor of the building morefully described in schedule "B" below for full and final



consideration of Rs.-/- (Rupees.....) only which has been accepted by the PURCHASER 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 bearing Flat/Unit No. ____ having ____ sq. ft. carpet area equivalent to super built up area ' ____ sq. ft.' on the ____ floor in the Residential building known as "SHIVALAYA" with ____ sq.ft. ____ decimals undivided proportionate share of land alongwith **one car parking space** in the ground floor of the building morefully described in schedule "B" below 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 repute 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

Sai

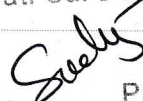
Schedule flat and very part thereof UNTO AND TO the use of the PURCHASER forever and absolutely.

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 schedule flat 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 owners, 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.

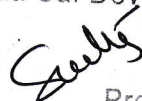
6. That the said Flat shall be used and occupied by the PURCHASER, successors, assigns, transferees, legal representatives and/or legal heirs, notwithstanding anything contained herein the PURCHASER shall have full and absolute right to use the said flat by the PURCHASER, or family members or through 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.

Bhagwati Sai Developers



Proprietor

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-owners, occupiers who may hereafter or herebefore 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 owners 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 owners.
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



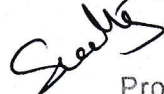
and each and every item and after full satisfaction accepted the physical possession.

18. That the PURCHASER have further declared that the PURCHASER have no any further claim, objection, complain, grievances whatsoever either against the landowners/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 pursuance 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, owners in common with the owners/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) Lift (h) Generator (i) water pumps, use of the lifting water (j) 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'

All that piece and parcel of the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 7.44 Decimals and Sub Plot No. 1306/33, measuring an area 5.94 Decimals, total area 13.38 Decimals situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, corresponding to Holding No. 0380001086600Z0 and 0380001086700Z0

Bhagwati Sai Developers



Proprietor

Within Ward No. 36 of Ranchi Municipal Corporation, State Jharkhand having purchased right which bounded and butted as follows :-

North : Proposed Road
South : Sub Plot No. 1306 Part
East : Sub Plot No. 1306 Part
West : 24 feet Wide Proposed Road

SCHEDULE B

All that piece and parcel of Flat bearing **Flat/Unit No.** ____ having ____ sq. ft. carpet area equivalent to super built up area ' ____ sq. ft.' on the ____ floor in the Residential building known as “SHIVALAYA” with ____ sq.ft. ____ **decimals** undivided proportionate share of land alongwith **one car parking space** in the ground floor of the building standing on and over portion of Schedule A land situated at Village - Hatia, P.S. Jagarnathpur, P.S. No. 248 District Ranchi butted and bounded as follows :-

NORTH :

SOUTH :

EAST :

WEST :

Bhagwati Sai Developers



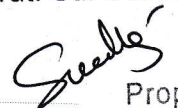
Proprietor

DETAILS OF BUILDING AS FOLLOWS :-

1.	Whether Kutchha or Pucca	:	Pucca
2.	If pucca, whether tiled or RCC	:	RCC
3.	Number of Stories	:	G+.....
4.	Area of the Flat out of the total area	:	_____ sq. ft. carpet area equivalent to super built up area ' _____ sq. ft.'
5.	The year of construction	:	2020-2021
6.	A brief description of the nature of sanitary electrical and other quality	:	General Fitting
7.	Area where the building is constructed and its use residential, commercial or Industrial	:	Residential Use only
8.	If on rent its annual rent	:	Not rented
	Cost of the Flat ' _____ sq. ft.'	:	
	Cost of the Land _____ sq.ft. _____ decimals	:	
	TOTAL VALUE	:	/-

Though the said property was sold by the VENDOR and purchased by the PURCHASER for a consideration of Rs./- (Rupees.....) only, and property is valued as per Government value i.e. Rs. /-

Bhagwati Sai Developers



Proprietor

Memo of Consideration

Sl. No.	Mode of Payment	Date	Bank Detail	Amount
Total				/-

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.

Bhagwati Sai Developers


Proprietor

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.

Bhagwati Sai Developers

Drafted by:-



Proprietor