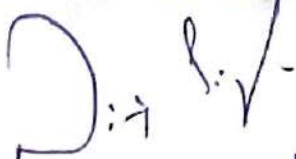


**FORMAT OF CONVEYANCE DEED**

**This Deed of Sale (CONVEYANCE DEED) is made at Ranchi on this the .... day of ..... 2024.**

**PRATISHTHA SUPER BUILDCON PVT. LTD. (GSTIN-20AAJCP2492D1ZQ, PAN-AAJCP2492D) through Directors (1) SURAJ SINGH (D.O.B.-13/11/1989, PAN- DDKPS4787N, AADHAR No. XXXX XXXX 2016 & Mob. No. 9709681057) and (2) NIRAJ SINGH (Age-32 Yrs., PAN- FDBPS2169R, AADHAR No. XXXX XXXX 3608 & Mob. No. 7301071662) both sons of Sri Gaya Singh, by caste General (Not Govern under C.N.T. Act-1908), by occupation Business, resident of Kusum Vihar, Road No. 4, Morhabadi, P.S. Bariatu, Dist. Ranchi, State Jharkhand, State-Jharkhand, Indian Citizens (hereinafter referred to as the "Seller (which expression shall unless repugnant to the context or meaning thereof hr deemed to mean and include its successors-in-interest executors, administrators and permitted assignees) of the **FIRST PART.****

M/s Pratishtha Super Buildcon Pvt. Ltd.



Directors

-1-

M/s Pratishtha Super Buildcon Pvt. Ltd.



Directors

AND

MR. .... (PAN-....., AADHAR No. .... & Mob. No. ....) son of ....., by caste ..... by occupation ....., resident of ..... P.S. ...., District ..... State ..... Indian Citizen hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

WHEREAS Seller is the absolute owner and in possession of the land vide Retail shop No. .... on the ..... Floor measuring super built-up area ..... sq. ft. with undivided proportionate share of land .... sq. ft. and one car parking space in the Ground Floor / Basement of multistoried building namely ONE SQUARE more fully described in schedule-B below constructed over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.5 decimal out of 13.5 Decimal, Sub Plot No. 1340/Part, Area 2.3 Decimal and Sub Plot No. 1340/Part, Area 6.0 decimal Total Area 13.80 Decimal situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi more fully described in schedule-A below more fully described in schedule "B" below and same has been acquired by virtue of Development agreement dated 12.03.2024.

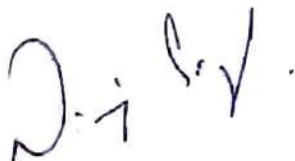
WHEREAS the (1) MEETA SINGH D/o Sri Gaya Singh (2) Mr. GAYA SINGH S/o Late Sheonandan Singh and (3) SMT. AMRITA SINGH wife of Sri Gaya Singh, Daughter of Bishbhar Nath (Landowners) are the absolute owner and in possession over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 13.5 decimal situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi.

AND WHEREAS, Landowners are the absolute owner and in possession over the land of Khewat No. 13/1, R.S. Khata No.

M/s Pratishtha Super Buildcon Pvt. Ltd.

-2-

M/s Pratishtha Super Buildcon Pvt. Ltd.



Directors



Directors

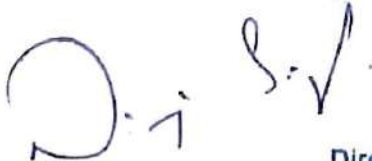
277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.50 **Decimal** and same has been purchased from Vijay Narayan S/o Late Shiv Murat Tiwari by virtue of registered sale deed No. 5709/5318 dated 15.09.2016 which was registered at Sub Registrar Office, Ranchi Rural Area and entered in Book No. I, Vol. No. 416, Page No. 397 to 482 for the year 2016.

AND WHEREAS after purchase the said land, Landowners mutated their name in the office of Kanke Anchal, Ranchi under mutation case No. 434 R-27/2019-20 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 24 at Page No. 37.**

AND WHEREAS the Landowner No. 2, Mr. Gaya Singh is the absolute owner and in possession over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 2.30 **decimal** situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi and same has been purchased from (1) Niranjan Tiwari son of Late Shiv Murat Tiwari (2) Pankaj Kumar Tiwari (3) Niraj Kumar Tiwari (4) Kamal Kumar Tiwari all sons of Late Satya Narayan Tiwari by virtue of registered sale deed No. 1972/1897 dated 03.03.2020 which was registered at Sub Registrar Office, Ranchi Rural Area and entered in Book No. I, Vol. No. 185, Page No. 309 to 368 for the year 2020.

AND WHEREAS after purchase the said land Landowner No. 2, Mr. Gaya Singh mutated his name in the office of Kanke Anchal, Ranchi under mutation case No. 7042 R-27/2019-20 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 26 at Page No. 2**

AND WHEREAS the Landowner No. 2, Mr. Gaya Singh is the absolute owner and in possession over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 6.0 **decimal** situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi and same has been purchased from (1) Niranjan Tiwari S/o Late Shiv Murat Tiwari (2) Renu Devi W/o Late Satya Narayan Tiwari (3) Pankaj Kumar



Tiwari (4) Niraj Kumari Tiwari (5) Kamal Kumar Tiwari all sons of Late Satya Narayan Tiwari by virtue of registered sale deed No. 5101/4733 dated 17.08.2016 which was registered at Sub Registrar Office, Ranchi Rural Area and entered in Book No. I, Vol. No. 369, Page No. 53 to 122 for the year 2016.

AND WHEREAS after purchase the said land Landowner No. 2, Mr. Gaya Singh mutated his name in the office of Kanke Anchal, Ranchi under mutation case No. 5584 R-27/2018-19 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 23 at Page No.95.**

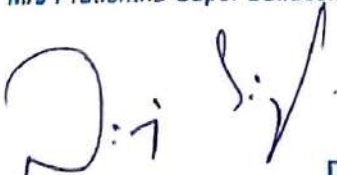
AND WHEREAS the above-named Land owners and developer in respect of the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.5 decimal out of 13.5 Decimal, Sub Plot No. 1340/Part, Area 2.3 Decimal and Sub Plot No. 1340/Part, Area 6 decimal Total Area 13.80 Decimal situated at Village Arsanthey, P.S. Kanke, Thana No. 159, Dist. Ranchi more fully described in Schedule A below the land of filed a building plan for sanctioning from the competent authority Ranchi Regional Development Authority, Ranchi vide **Application No. RRDA/BP/0547/2022 dated 10.11.2023 and Memo No. RRDA/BP/0751/2022 dated 17.01.2024.**

AND WHEREAS the said LAND OWNERS above named approached and requested to Developer the for develop of the said land by constructing Multi storied Commercial building consisting of several retail shops including parking space in the Basement/Ground Floor and the DEVELOPER accepted the request of the Land owners and offered to construct Multi storied Commercial building over the Schedule "A" land as per plan prepared by DEVELOPER and approved by the Competent Authority of R.R.D.A., Ranchi with the materials available in the market and in conformity with the plans, elevation and sections in the said sanctioned plan and with suitable walls, ceilings, floors, partitions, staircases, roof, fixtures and fittings and all conveniences and amenities for habitation and enjoyment of such building and/or the retail shops therein in a decent style.

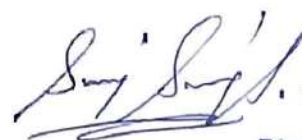
M/s Pratishtha Super Buildcon Pvt. Ltd.

-4-

M/s Pratishtha Super Buildcon Pvt. Ltd.



Directors



Directors

AND WHEREAS as per section 5 of the Jharkhand Apartment Act 2012, came into force on the 2nd February 2012, after registration of the Development Agreement the Developer shall be absolute owner of their share and Developer will be entitled to sell/transfer their share to the Purchaser/s and Landowners shall also be absolute owner of their share and Landowners will be entitled to sell/transfer their share to the Purchaser/s.

**The Developer registered the said project in RERA vide No. JHARERA/Project/...../20....**

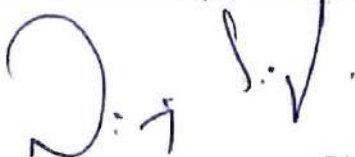
AND WHEREAS in terms of the said Development agreement Land Owners / Developer started construction multistoried Commercial building commonly known and called as **"ONE SQUARE"** on the terms and conditions as mentioned in agreement and the schedule shop/retail shops has fallen in the share of the said DEVELOPER.

AND WHEREAS the PURCHASER has inspected the Title Deed and all relevant documents and satisfied himself /herself/themselves regarding the right title and interest of the VENDOR/DEVELOPER and the Purchaser interested to purchase one retail shop, vide shop No. .... on the ..... Floor measuring super built-up area ..... sq. ft. with undivided proportionate share of land .... sq. ft. and one car parking space in the Ground Floor / Basement of multistoried building namely ONE SQUARE more fully described in schedule-B below constructed over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.5 decimal out of 13.5 Decimal, Sub Plot No. 1340/Part, Area 2.3 Decimal and Sub Plot No. 1340/Part, Area 6.0 decimal Total Area 13.80 Decimal situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi more fully described in schedule-A below with invisible, un-demarcated, undivided proportionate share of land area more or less with right to use common

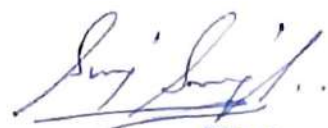
M/s Pralishtha Super Buildcon Pvt. Ltd.

-5-

M/s Pralishtha Super Buildcon Pvt. Ltd.



Director



Director

facilities and amenities more fully described in schedule-B below constructed over the schedule-A land and VENDOR/DEVELOPER accepted the same and agreed to sale the same for a total consideration worth of Rs. ....../- (Rupees .....) only and the purchaser has also agreed to purchase of above said retail shop for the above-mentioned sale consideration.

The Seller has obtained the final layout plan approvals for the Project from R.R.D.A. Ranchi. The Seller agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

NOW THIS SALE DEED WITNESSES AS HERE UNDER:

1. That the entire sale consideration amount of the above said retail shop amounting to Rs. ....../- has been received by the Seller from the purchaser, as full and final sale consideration of the above said retail shop, prior to the execution of this sale deed the receipts of which is hereby admitted and acknowledged by the Seller. The details of the payments are given as hereunder: -

Cheque/DD No.	Amount	Dated	Name of the Bank

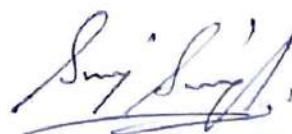
2. That the Seller has handed over the actual, physical, vacant possession of the said retail shop unto the purchaser and purchaser has taken the possession and he/she is in possession of the same.
3. That in consequences of the aforesaid consideration, the said retail shop is hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the Seller or any other person claiming through or under the Seller.

M/s Pratishtha Super Buildcon Pvt. Ltd.

  
Directors  
Director

-6-

M/s Pratishtha Super Buildcon Pvt. Ltd.

  
Directors  
Director

4. That the Seller hereby undertake and agree to get the above said retail shop mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the Seller shall any or all documents required in this behalf and/or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of Seller.
5. That the said retail shop sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the Seller has subsisting right to sell, transfer and convey the same in any or all manners.
6. That the Seller hereby undertake to indemnify the purchaser in case any defect in the title of the Seller is found of the above said retail shop.
7. That the purchaser has right to use in common any or all casement rights, common path, common stairs, common passage, common sewage, drainage etc.
8. That the Seller is liable to pay all taxes and charges of the said retail shop up to the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
9. That the purchaser has borne all expenses of stamp duty, Registration fee and legal charges in respect of sale deed.
10. That has right to use, utilize, hold, sell and transfer the said retail shop in any or all the manners and the purchaser has right to use the said retail shop in all manners.
11. That the purchaser has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars beams etc. from the hand and/ the said retail shop and the Seller, his legal heirs, other transfers or assigns shall have no right to object in manner whatsoever it may be.

M/s Pratishtha Super Buildcon Pvt. Ltd.

  
Directors

-7-

M/s Pratishtha Super Buildcon Pvt. Ltd.

  
Directors

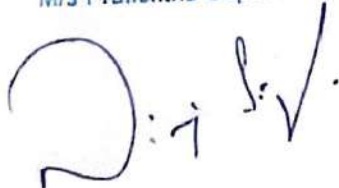
13. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the seller.
14. The purchaser shall not do any illegal activities in the above said retail shop which are against the rules which may cause damages/loss to the neighbors and the other retail shop owners of the project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

#### SCHEDULE-A

ALL the piece and parcel of land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.5 decimal out of 13.5 Decimal, Sub Plot No. 1340/Part, Area 2.3 Decimal and Sub Plot No. 1340/Part, Area 6.0 decimal Total Area 13.80 Decimal situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi having permanent heritable and transferable Chapperbandi Right, which butted and bounded as follows: -

- North : Plot No. 1340/Part (Pankaj Tiwari & others house)  
South : Plot No. 1340/Part (Tower-1 Commercial Building of Project ONE)  
East : 60 feet wide road  
West : Plot No. 1340/Part (Tower-2 Residential Apartment of Project ONE)

M/s Pratishtha Super Buildcon Pvt. Ltd



Directors

-8-

M/s Pratishtha Super Buildcon Pvt. Ltd



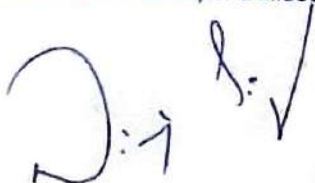
Directors

### SCHEDULE-B

All that Retail shop No. .... on the ..... Floor measuring super built-up area ..... sq. ft. with undivided proportionate share of land .... sq. ft. and one car parking space in the Ground Floor / Basement of multistoried building namely ONE SQUARE constructed over the land of Khewat No. 13/1, R.S. Khata No. 277, Plot No. 1340 marked as Sub Plot No. 1340/Part, Area 5.5 decimal out of 13.5 Decimal, Sub Plot No. 1340/Part, Area 2.3 Decimal and Sub Plot No. 1340/Part, Area 6.0 decimal Total Area 13.80 Decimal situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi with right to use common facilities and amenities more fully described in schedule-B below constructed over the schedule-A land situated at Village Arsandey, P.S. Kanke, Thana No. 159, Dist. Ranchi with invisible, un-demarcated, undivided proportionate share of land more or less in the schedule-A land along with all facilities, amenities, common area of the said shop, together with right to use all common facilities and amenities of the said apartment, which is butted and bounded as follows :-

North :  
South :  
East :  
West :

M/s Pratishtha Super Buildcon Pvt. Ltd

  
Directors

-9-

M/s Pratishtha Super Buildcon Pvt. Ltd

  
Directors

**CERTIFICATE**

It is certified that the property mentioned in the Schedule do not comes under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the land is not a Schedule Tribes land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai.

IN WITNESS whereof, it is declared by the Seller and the Purchaser that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the seller and purchaser have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the Seller and Purchaser.

**WITNESS**

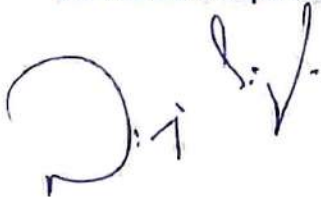
1.

Seller

2.

Purchaser

M/s Pratishtha Super Buldcon Pvt. Ltd.



Director

M/s Pratishtha Super Buldcon Pvt. Ltd



Directors