

SALE DEED

THIS DEED OF SALE IS MADE ON THIS, THE DAY OF; AT RANCHI.

BY

SHREE TRIVENI REALTORS L.L.P., a Limited Liability Partnership firm, incorporated under the Limited Liability Partnership Act, 2008 vide No. AAG7425 of the office of Ministry of corporate affairs, Registrar on 21.06.2016 (PAN : ADCFS1027N), having its Registered office at 301, 3rd Floor, H.R. Complex, Kadru Main Road, Kadru, Ranchi-834002 in the State of Jharkhand represented by and through its designated Partner **MR. MUKESH PANDEY** (PAN : XXXXXXXXXX), (AADHAR No. XXXX XXXX 9319), MOBILE No. XXXXXXXXXX, son of Sri R.D. Pandey in the State of Jharkhand, Indian National, pursuant to authority granted vide Resolution by the Board of Designated Partners in its meeting dated -----, Indian Citizens, hereinafter referred to as the "**Vendor**" / "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in interest, executors, administrators and permitted assignees, including those of the respective partners).

IN FAVOUR OF

_____ (AADHAR No. : _____), (PAN : _____) W/S/D/o: _____, by faith _____, by occupation _____, Resident of : _____ (Jharkhand), Indian National, hereinafter called the "**PURCHASER**" / "**ALLOTTEE**" / "**VENDEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their legal heir/s, successors, legal representatives, administrators, executors and permitted assignees) of the **OTHER PART**;

SHREE TRIVENI REALTORS LLP

Partner

Aadhar _____, PAN: _____, Mob. No.: _____

(The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party").

WHEREAS the LAND OWNER is the absolute and lawful owner of land having permanent heritable and transferable right in a portion of R.S. Plot No. 348 appertaining to Khata No.3, Khewat No.2, admeasuring, inter-alia, 0.80 Acre (Eighty decimal) or thereabouts situated at village : Khijri, Thana : Ranchi, now Namkum, Thana No. 219, Circle : Namkum, District : Ranchi. The LAND OWNER is in seisin and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as lawful owner thereof and out of aforesaid 80 Decimals of land, only **0.23 Acre (Twenty three decimal)** of land is being utilized for the development work on the consent provided by the Landlord for the same. The details of the land under development is duly mentioned in the "Schedule-A" hereunder of this Agreement;

AND WHEREAS the said land of R.S. Plot No. 348 area 3.34 acre appertaining to Khata No.3, Khewat No.2 of the said Village : Khijri stands recorded as "Bakast Malik" land of the then landlord/Khewatdar Thakur Pachkauri Nath Shahdeo;

AND WHEREAS after vesting of the estate in the State under the provisions of the Bihar Land Reforms Act, 1950, the nature of the said Bakast Malik land of R.S. Plot No. 348 was converted into Kayami land of the then outgoing intermediary/landlord/ Khewatdar as the Bakast Malik land was not vested in the State;

AND WHEREAS subsequent to death of the said Thakur Pachkauri Nath Shahdeo, his two sons, namely (1) Thakur Bihari Nath Shahdeo and (2) Lal Gopal Nath Shahdeo had co-jointly succeeded to the estate of their deceased father Thakur Pachkauri Nath Shahdeo being his sons and legal heirs;

AND WHEREAS the said Lal Gopal Nath Shahdeo died leaving behind his three surviving sons, namely (1) Lal Kali Saran Nath Shahdeo, (2) Lal Niranjana Nath Shahdeo and (3) Lal Sarit Nath Shahdeo as his legal heirs and successors and subsequent to death of the said Lal Gopal Nath Shahdeo his aforesaid sons Lal Kali Saran Nath Shahdeo, Lal Niranjana Nath Sahdeo and Lal Sarit Nath Shahdeo (who died leaving behind his wife Smt. Santoshi Devi as his only Class-I heir) have inherited and succeeded to the estate of the said Lal Gopal Nath Shahdeo including rights, title, interest, claim and possession on and over the said land of R.S. Plot No. 348 of village Khijri;

AND WHEREAS upon mutual amicable partition by way of family arrangement 0.80 acre of land out of and from the land of the said R.S. Plot No.348 of village Khijri besides

other landed property was allotted to and given in the share of Lal Niranjan Nath Shahdeo in severalty and he has been put in possession of the said allotted land as exclusive and absolute owner thereof and in his own right, title, interest and possession;

AND WHEREAS on the application filed by the said Lal Niranjan Nath Shahdeo and after due enquiry and finding semblance of ownership and title and factum of possession in favour of the said Lal Niranjan Nath Shahdeo, his name was mutated in respect of 0.80 acre of land in the said R.S. Plot No. 348 besides other land of village Khijri in the Sherista of the State by order dated 22nd February, 2019 passed in Mutation Case No. 1379 R 27 of 2005-06 by the Circle Officer, Namkum and Zamabandi is running in Volume 6 at Page 118 of Register-II. Lal Naranjan Nath Shahdeo/the LAND OWNER is paying rent to the State in respect of the SAID PROPERTY in his own name and in his own rights, title, interest and possession and the State, in turn, is going on to grant rent receipt to him;

AND WHEREAS out of aforesaid 80 Decimals of land, only **23 Decimals** of land has utilized for the development work on the consent provided by the Landlord for the same. The details of the land under development is duly mentioned in the "Schedule-A" of this Agreement.

AND WHEREAS the Schedule-A land is free from all encumbrances, whatsoever and the LANDOWNER is enjoying and having marketable and saleable rights, title and interest on and over the said land;

AND WHEREAS the DEVELOPER/PROMOTER got physical possession of the SCHEDULE-A land and having marketable & unencumbered title over the same property by virtue of the said Agreement for Development dated 01.03.2024 to the extent of their respective allocation;

AND WHEREAS out of aforesaid 80 Decimals of land, the LAND OWNER and the DEVELOPER on the 01.03.2024 has entered into a Registered Development Agreement which has been registered vide document no. 2024/RAN/2046/BK1/1867 registered before the District Sub Registrar, Ranchi and entered in Book No. BK1, Volume No. 230, Page No. 283 to 362 year 2024 for the development of only **23 Decimals** of land (duly mentioned as Schedule-A land) by constructing a multi-storied buildings/apartment complex for residential purposes in accordance with the plan duly approved by Ranchi Regional Development Authority (RRDA), Ranchi vide **B.C. Case No. : RRDA/BP/0792/2022 dated 04.04.2024**. The said project will comprise of one Block (i.e. Block-C) and is spread over Ground plus four upper floors and each floor has residential apartments of various sizes and common areas like lobbies, staircases, lift well etc., parking spaces and other utilities and facilities. The said project shall be known as "**SHREE RAMDEO GARDEN**". (Project);

AND WHEREAS in accordance with the said approved plans the DEVELOPER/PROMOTER has undertaken development of the said Schedule-A land by constructing thereon a multi-storied residential buildings/apartment complex commonly known as "SHREE RAMDEO GARDEN" Block-C;

AND WHEREAS the said SCHEDULE-A land is free from all encumbrances, whatsoever and the LAND OWNER Lal Niranjn Nath Shahdeo is enjoying and having marketable and saleable rights, title and interest on and over the said land;

AND WHEREAS the LAND OWNER Lal Niranjn Nath Shahdeo on the 1st day of March, 2024, has entered into a Registered Development Agreement in favour of Developer **SHREE TRIVENI REALTORS L.L.P.** which is registered in the office of SRO - RANCHI vide Document no. **2024/RAN/2046/BK1/1867, Book no. BK1, Volume no. 230, from page no. 283 to 362 Dated 01.03.2024** for the Development of the said SCHEDULE - A land by constructing multi-storied buildings/apartment complex for residential purposes in accordance with the building plan(s) having been approved by Ranchi Regional Development Authority (RRDA), Ranchi vide **B.C. Case No. RRDA/BP/0792/2022 dated 04.04.2024.**

ANDWHEREAS the DEVELOPER/PROMOTER got physical possession of the SCHEDULE-A land having marketable and unencumbered title over the property mentioned in the SCHEDULE-A by virtue of the said Agreement for Development dated 01.03.2024 entered by and between the Landowner and the Developer to the extent of their respective allocation;

AND WHEREAS the PROMOTER/VENDOR has applied for registration of the said Project under the provisions of the RERA with the Real Estate Regulatory Authority, Jharkhand at Ranchi is under Registration no.: **JHARERA/PROJECT/----/20-- dated ----.---.20----**.

AND WHEREAS the said project comprises of **One Blocks (i.e. Block-C)**, and each block is spread over Ground plus four upper floors

and each floor has residential apartments of various sizes and common areas like lobbies, staircases, lift well etc., parking spaces and other utilities and facilities. The said project is known as “**SHREE RAMDEO GARDEN**”;

AND WHEREAS in terms of the aforesaid “Agreement for Development dated 01.03.2024” several residential units, car parking spaces, proportionate undivided share in land attributable to each residential unit pro-rata common area, common amenities and common facilities are the allocation of the DEVELOPER/PROMOTER on Conversion-cum-Ownership basis as inherent in such scheme, and the same is recorded and embodied in the said Agreement for Development dated the 01.03.2024;

AND WHEREAS the subject matter of the said flat under sale by these presents comes into the share allocation of DEVELOPER / PROMOTER / VENDOR alone and the DEVELOPER/PROMOTER / VENDOR has the sole and exclusive and absolute right to sell this allocated flat and to receive the entire sale consideration amount thereof;

AND WHEREAS the DEVELOPER/PROMOTER thus, is fully competent to transfer his right, title and interest over the said flat (duly mentioned in Schedule-B) to the vendee along with the undivided proportionate share of land and other common amenities and facilities as provided in “SHREE RAMDEO GARDEN”

AND WHEREAS the Purchaser have personally inspected/verified all the documents of title relating to the said land/flat, the relevant papers and the approved plans, designs and specification and all other documents as specified under the Jharkhand Apartment (Flat) Ownership Act, 2011 and RERA. On being fully satisfied in all aspects, the PURHASER has made the payment of entire consideration amount of the booked flat (duly mentioned in Schedule-C) to the Vendor and the said payment of the entire consideration amount has been duly acknowledged by the vendor

AND WHEREAS the actual sale & purchase is done on the consideration amount of Rs.-----/- only;

AND WHEREAS the Purchaser have paid the entire consideration amount through Cheque / Demand Draft to the Developer only after completion of construction work and on being fully satisfied in all manners. Now, the Purchaser have no claim over the Developer / Land Owner(s) related to the said flat.

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

- 1) That in pursuance of an Agreement for Sale dated ----- and in the total consideration amount of **Rs.** -----/- (Rupees -----) only and the Purchaser have paid the entire consideration amount to the Developer/Vendor against the sale of the Schedule - B flat, the receipt whereof the Developer/Vendor does hereby admits and acknowledges the Developer/Vendor does hereby grant, sale, convey, transfer and assign unto the Purchaser together with all their right, title and interest in the said flat more fully described in Schedule - B.
- 2) That the Vendor has delivered the peaceful physical possession of the Schedule - B flat to the Purchaser and from this day the Purchaser will cause and enjoy the same as absolute owner in all possible way with power to dispose of the same by way of Sale, Gift, Mortgage or any other way what so ever in any manner they like, subject to clearance of all the Municipal Tax/Government Tax/Tax(s)/G.S.T. and all other dues/charges of maintenance authority/society/Owner's Association etc.
- 3) That on and from this day all right, title, interest and possession of the Vendor in respect of the schedule - B flat will be vested absolutely unto the Purchaser and the Purchaser will enjoy and use the same as absolute owners thereof.
- 4) That the Super built-up area of the flat includes the approximate Carpet Area, areas occupied by walls and all circulation area etc.
- 5) That the Purchaser will not claim any right, title, and interest over and in respect of the roof and/ or open sky area or common part/s of the said building(s)/ residential Complex, however, the right over the roof and/ or open sky area will remain with the

Vendor/Developer and the Purchaser have no right over the roof and/or open Sky area of the said Buildings/ residential complex.

- 6) That if in future any kind of charge or tax is levied or imposed by the RRDA or any other local authority or a State or Central Government then that has to be borne by all the flat owners proportionately or individual flat owner as applicable.
- 7) That the building is known as "SHREE RAMDEO GARDEN" and the Purchaser and/or the other unit owners and/or the association is not entitled to change the name of the building at any time even in future.
- 8) That the Purchaser will now and always have the right to use and enjoy with the co-Purchaser of the other residential flat/s all that common passages easements, roads, pavements, approaches and all other common amenities and facilities provided for the said flat and the Purchaser will be entitled to use sewerage, drains, water sources, electricity power installed for the aforesaid building known as SHREE RAMDEO GARDEN in common with other co-Purchaser and will bear proportionate cost and expenses of maintenance and repair of all such amenities, facilities as necessary for the beneficial enjoyment of the same. The Purchaser shall also pay proportionate ground rent, other taxes, Municipal charge, if any, to the proper authority and/ or to the maintenance authority/ flat owners' Association in the manner agreed by the society/ Association of flat owner/s duly recognized by the Vendor.
- 9) That Purchaser will pay the maintenance charges/ taxes and other common expenses regularly and punctually by the 10th day of each and every month of English Calendar to the Maintenance Authority/Flat owners' Association/ Society for their respective residential flat/s as per their proportionate share/s which is decided in the matter of cost of lighting and illuminating the passage, landing and staircase, other common parts of building/s together with the maintenance charges, Municipal charges in proportion to the flat area and other taxes like, House Tax, holding tax or charges which may be levied by the R.R.D.A./R.M.C, Ranchi, State Government, Central Government or any other authority either Government, Semi Government or local Government and also in proportion to the area of the flat as used by the Purchaser in common with other Occupant/s.

- 10) That the Purchaser will pay electricity charges according to their individual sub-meter reading installed in the common meter room in respect of electric energy which will be consumed by the Purchaser. The reading of the sub-meter for the purpose of realizing charges for electricity uses/ consumption includes transmission loss etc. Any levy or surcharge/s or bills etc. if any, shall be payable by the Purchaser and the Purchaser will be also liable to pay proportionate water charges, generator running cost/ charge including its maintenance as well as Municipal charge in proportion.
- 11) That the Purchaser will not store any harmful chemical or explosive in the said residential flat or any prohibited article which is/are likely to affect the construction/ structure of the said building, neither the Purchaser are entitled to keep any animal or pet in the common area like passage, alley, staircase etc. within premises of said SHREE RAMDEO GARDEN.
- 12) That the Purchaser are not entitled to open out any new window or door or any other apertures protruding outside wall of the schedule below flat and shall not decorate the exterior of the building and must not alter or change the external elevation including the design and drawing of the grills and paint etc.
- 13) That the Purchaser will not store or deposit or permitted to be stored or deposited any rubbish, boards, waste materials in the staircase, common corridor, roof, passage or any other part of the said Complex/building for any common areas and further shall not trespass or block the common space, common corridor etc. which shall, however, remain open for the free movement of all occupants.
- 14) That Purchaser along with the other occupants is/are also not allowed to keep their pet animals, in the common passage or staircase or in any common area of the building and if by such act of the Purchaser any damage is caused due to the pet animal or animals within the building and/or within the complex, the concerned person will be held liable to penalty and will be answerable to the maintenance authority/owners' Association.
- 15) That neither the Purchaser nor the other occupant/s have any right to trespass or block any common space or passages or common Road or alleys of the said SHREE RAMDEO GARDEN. Such space must remain open for free movement of all occupants. The Purchaser must not make any alteration or division in the basic

structure of the flat or water pipeline or electricity line or in any of the common amenities, facilities and privilege of SHREE RAMDEO GARDEN.

- 16) That the Purchaser will use the said flat for residential purpose only and do not operate any kind of wholesaler for retail business or animal husbandry business from the said flat.
- 17) That the Purchaser will be duty bound to keep the building premises neat and clean and also co-operate in maintaining the good and healthy sanitary condition. The Purchaser will also maintain harmonious relationship with the other occupants of the building and their visiting guests.
- 18) That the Purchaser after examining all relevant document related with entire land and building and also after inspecting the structure and after being fully satisfied, accepted the possession of the same flat.
- 19) That later on, if any kind of charges or taxes or any other taxes is/are levied or implied by the Local, State or Central government like Sale Tax, Holding tax, Land Revenue Tax, G.S.T etc, then all the Purchaser have to pay their respective proportionate share of that particular imposed charges to the concern competent authority.
- 20) That the Builder also reserves his rights to allot the un-allotted parking spaces even after handing over maintenance of said Complex to Residents Welfare Association (RWA) of owners/occupants of the Flats. The RWA or the owners / allottees / occupiers of the Flats shall not have any right over the un-allotted parking spaces in any manner whatsoever. The Purchaser will be liable to pay the maintenance charge against their Flat to the Promoter or Authorized Person of the Society.
- 21) That any liabilities arising out of any accident in course of maintenance of the Building Complex would be that of the flat owners and not of Developer/Vendor.
- 22) That any taxes as assessed and attributable to the Vendors/Builder as a Consequence of order from the Government or any other local authority(s) or any levy/penalty imposed, be exclusively borne & paid by the individual purchaser without any objection after registration of the Sale Deed of the said Flat.

- 23) That neither the Vendor nor the Landowner comes within the purview of the Caste category of SC/ST and other 51 Castes as mentioned in section 46 of the C.N.T. Act, 1908.
- 24) That the parties include their legal heirs and person claiming under or interest of them shall be bound by the terms and conditions of this Sale Deed and in case of any future dispute arising out of this indenture then the Courts at Ranchi has the jurisdiction to entertain the same.

SCHEDULE 'A'

ALL THAT PIECE AND PARCEL OF LAND having heritable and transferable rights being portion of R.S. Plot No. **348** appertaining to Khata No. **3**, Khewat No. 2, measuring in area 0.23 acre (fifty seven decimal or thereabouts) situated at Village : **Khijri**, Thana: Ranchi (now **Namkum**), Thana No. **219**, Circle: **Namkum**, District : **Ranchi**, which is butted and bounded as follows :-

NORTH	-	Land of Sri Lal Badri Nath Shahdeo (Plot No. 348/part)
SOUTH	-	'Shahdeo Homes' Apartment.
EAST	-	Block - B of 'Shree Ramdeo Garden'.
WEST	-	Road.

SCHEDULE 'B'

(Description of the flat property hereby sold)

One Residential Flat bearing Flat No. - ---- on the ---- Floor in Block-C-, having Super Built-up Area of -----Sq. Ft. along with one stilt car parking in the proposed Multi Storied Residential Building called '**SHREE RAMDEO GARDEN**' with right over undivided proportionate share of land admeasuring an area of ----- Sq.ft., in the above Schedule 'A' land, along with all its right, title, and interest, with the advantages, privileges, facilities and common services etc. with the right to ingress and egress using right to use of common spaces, passages, alleys, roads, all common amenities and facilities, etc. as provided therein by the builder/Vendor for the project.

The above mentioned flat property is butted & bounded as:

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

The annual rent payable to the State of Jharkhand through Circle Office

and taxes to R.R.D.A., RANCHI.

SCHEDULE 'C'
MEMO OF CONSIDERATION

The consideration money Rs. -----/- (Rupees -----
-----) only has been paid by the Purchaser to the
Developer/Seller/Vendor in following manner:-

Sl.No.	Cheque No./Cash /Transfer	Date of Payment	Amount (in Rupees)	Bank Name
1.				
2.				
3.				
4.				
5.				

NOTE :- That the Purchaser(s) undertake that in the case of non-payment of any dues amount related to their purchased flat and undivided share of land, the Vendor has all right to get it cancelled through the appropriate process of law without any objection of Purchaser(s) in any manner whatsoever and the entire cost shall be exclusively borne by the Purchaser(s).

PARTICULARS OF THE FLAT

1. Whether Kuchha or pucca : Pucca
2. If pucca, whether tiled or reinforced : R.C.C. Concrete
3. Number of stories : G+4
4. The super built-up area of the flat in this multi storied building : -----Sq..Ft.
5. Year of Construction : 2024
6. A brief description of the nature of Sanitary, Electrical and other fitting in the building and their qualities : Normal
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.	Value of constructed Area ----- Sq.ft.	:	Rs.-----/-
10.	Value of undivided share of land --- Sq.ft. with car parking space	:	Rs.-----/-
Total Value		:	-----/-

(Rupees -----)

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, CCL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai& not related with Land scam, Fodder scam or any other scam.

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 neither the Executants belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46(6) or other Sub clauses of section 46 of Chota Nagpur Tenancy 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 WITNESS WHEREOF the VENDOR by way of the Power enshrined in the Development Agreement dated 01.03.2024, is executing this present at Ranchi on the date, month and year first above written.

WITNESS:

1.

SHREE TRIVENI REALTORS LLP

 Partner
VENDOR

2.

PURCHASERS

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

Advocate