

-PROFORMA OF ABSOLUTE SALE CUM DEED OF CONVEYANCE

THIS Deed of Absolute sale cum Deed of Conveyance executed on this the day of, 2024 (Two thousand and Twenty).

BY

M/s TEJASWINI CONSTRUCTION AND DEVELOPMENT PVT. LTD., (Pan – AAHCT6713D; CIN- U70109JH2019PTC013836 DOI – 25/12/2019), a partnership firm, having its office at - 711 A, Eastern Mall, Circular Road, Dangratoli Chowk, Lalpur, Ranchi, Jharkhand-834001, India, its Project Office, Mauza / Vilalge - Kathargonda, Thana No. – 201, P.S. – Gonda, Anchal : Kanke, Mandal / District : Ranchi, Pin : 834008, State of Jharkhand, represented by its authorized signatory Sh. Munna Kumar, Partner of the Firm (Aadhar No. 9115 1452 4559) authorized vide board resolution No. 2 dated 25/06/2021 hereinafter referred to as the “Promoter” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees, including those of the respective partners);

IN FAVOUR OF

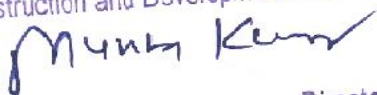
[If the Allottee/ Purchaser/Vendee is a Company]

.....Name of Company..... (CIN No.), a company incorporated under the provisions of the Companies Act, 1956/ 2013, having its registered office,, and its CORPORATE OFFICE at _____, (PAN -), represented by its authorized Partner, _____, (Aadhar No.....) authorized vide board resolution dated hereinafter referred to as the “Allottee/ Purchaser/Vendee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

or

[If the Allottee/ Purchaser/Vendee is a Partnership Firm]

..... Name of Firm, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business,, (PAN -), represented by its authorized partner _____, (Aadhar No.....) authorized vide resolution dated hereinafter referred to as the “Allottee/ Purchaser/Vendee”(which expression shall unless repugnant to the context or

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meaning thereof be deemed to mean and include its successor-in-interest, executors and permitted assignees, including those of the respective partners);

or

[If the Allottee/ Purchaser/Vendee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “**Allottee/ Purchaser/Vendee**” (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).

or

[If the Allottee/ Purchaser/Vendee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____, aged about _____, for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____, (PAN _____), hereinafter called the “**Allottee/ Purchaser/Vendee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

(pl. insert details of other Allottee/ Purchaser/Vendee(s) in case of more than one Allottee/ Purchaser/Vendee)

The Promoter//Builder/Developer/ Vendor and Allottee/ Purchaser/Vendee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

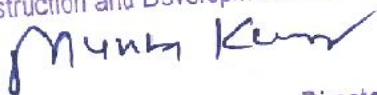
MR/MRS, son/daughter/wife of, resident of, P.O.-, P.S.- District-, Nationality Indian, hereinafter referred to as the ‘Purchaser/Vendee’ of the SECOND PART.

PAN-

Mobile-

Recital

A. The total Land area admeasuring of **22.77 Decimals** or **906.23 Sqm** as per approved Buliding Plan vide memo No. **RMC/BP/1114/W26/2022** dated **19/10/2022** by **Ranchi Municipal Corporation**, Ranchi at Plot No. – **2411** (portion) of R. S. Khata No. – **45**, Plot No. – **2102/C-IV, 2102/C-III** measuring land area 4 kathas or 6.61 Decimals each and R. S.

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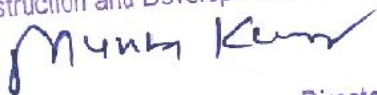
Khata No. – **75** and Plot No. –**2101/E-1**, measuring land area 5 kathas 12.50 Chhattaks or 9.55 Decimal, i.e., **total land area measuring of 22.77 Decimals** or **906.23 SQ. MT.** at Village - **Argora**, Thana No. – **207**, P.S. – **Argora**, Anchal : **Argora**, Mandal / District : **Ranchi**, Pin : **834002, State of Jharkhand**, details thereof is given as under:

A1. (1) WHEREAS First party are the absolute owner and are in peaceful possession over the land measuring 4 kathas i.e. 6.61 decimals (at Sub Plot No. 2102/C-IV) and 4 Kathas i.e. 6.61 decimals (at Sub Plot No. 2102/C-III), more fully described in the schedule below and 9.55 Decimals of sub plot no. 2021/E-I.

AND WHEREAS THE AFORESAID, R.S. Plot No. 2102 under R.S. Kata No. 45, total area 1.23 acres in village Argora, P.S. - Ranchi is recorded in revisional survey record of rights in the name Gopal Mahto son of Anu Mahto by caste- Teli as Kayami.

AND WHEREAS Chotanagpur Raj Niyog Bhog Trust No. 2, Ratu settled the said land to Bishram Bhagat son of Basudeo Bhagat on 28.10.1953 and after vesting of the jamindari. Bishram Bhagat son of Basudeo Bhagat got his name mutated in Circle Office and was paying rent to the state remained in peaceful possession over the same as absolute owner.

AND said Bishram Bhagat son of Basudeo Bhagat had said the land measuring 4 Kathas i.e., 6.61 Decimals being portion of Plot No. 2102. At sub plot No. C- IV, under Khata No. 45 situated at Village- Argora, P.S.- Argora, P.S. – Argora, P.S. No.- 207, District – Ranchi to **NIRMALA DEVI (LANDOWNER NO.1)** by virtue of a registered sale deed no. 2082/1953 dated 23.02.1981 entered in Book No.-I. in the year 1981 registered in the office of District Sub Registrar, Ranchi whereafter she mutated her name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 352R27/1981-82 order dated 05.12.1981 and her name is also entered into Register II, Volume No. 5, Page No. 106 and paid land rent to the concern authorities and update rent receipt no. 0177448425 dated 08.06.2021 for the year 2021 to 2022 issued in favour of First Party and she is in Peaceful possession over the same and has also got holding from Ranchi Municipal Corporation, Ranchi and she has been allotted Holding No. 0290005525000A2 Within Old Ward No. 29 New Ward No. 26 of Ranchi Municipal Corporation, Ranchi.

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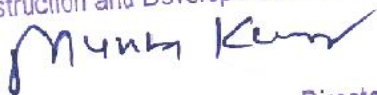
AND said Bishram Bhagat son of Basudeo Bhagat had sold the land measuring 4 Kathas i.e., 6.61 Decimals being portion of Plot No. 2102, At Sub Plot No. C-III under khata no. 45 situated at village – Argora. P.S. – Argora , P.S. No. – 207, District – Ranchi to **SANJAY KUMAR (LANDOWNER NO. 2)** by virtue of a registered sale deed no. 2083/1954 dated 23.02.1981 entered in Book No. I in the year 1981 registered in the office of District Sub Registrar, Ranchi whereafter he mutated his name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 351R27/1981-82 order dated 05.12.1981 and his name is also entered into Register II, Volume No. 5, Page No. 105 and paid land rent to the concern authorities vide rent receipt no. 0291191299 dated 30.07.2020 for the year 2020 to 2021 whereafter he is in peaceful possession over the same and got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0290005524000A2 Within Old Ward No. 29 New Ward No. 26 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS R.S. Plot No. 2101 under Khata No. 75, total area 2.37 acres in Village Argora, P.S. Ranchi originally belonged to late Jagarnath Mahto @ Jagarnath Sahu as his raiyat land was recorded as such in the R.S. Records of right after death of the recorded tenant aforesaid his three sons Namely (1) Kaita Mahto @ Kaita Sahu, (2) Oman Mahto @ Oman Sahu (3) Budhua Mahto @ Budhwa Sahu duly inherited the property. The above said three brothers later on amicably portioned the aforesaid property and only came exclusively possession of the portions allotted to each of them.

AND WHEREAS Kaita Sahu was allotted 0.79 Acres out of the total 2.37 acres of the aforesaid land being its eastern portion measuring 73’ in width from (East to West) and covering the entire length of the plot and he duly came in exclusive possession of the same;

AND WHEREAS after the death of Kaita Mahto @ Kaith Sahu all the movable and immovable properties including the aforesaid land was inherited by Sri Doman Mahto @ Doman Sahu who duly came in exclusive possession of the Same with his independent right title and interest there over.

AND WHEREAS said DOMAN MAHTO @ DOMAN SAHU Son of Late Kaita Sahu by faith Hindu, by occupation – Cultivation, resident of Mohalla Argora, P.S. Ranchi, through his duly appointed lawful attorney Sri SUNIL KUMAR TIWARY Son of Sri Shyam Behari

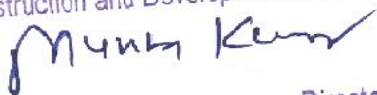
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Tiwary, BY Caste - Brahmin, by faith Hindu, by occupation business, resident of Tiwary Niwas, Doranda, P.S. Doranda, District – Ranchi, vide registered General Power of Attorney No. 379 dated 30.08.1984 had sold the land measuring 5 Kathas 12.50 Chhattaks, i.e., 9.55 Decimals being portion of Plot No. 2101, Sub Plot No. 2101/E-I under R.S. Khata No. 75 situated at Village – Argora, P.S. No. – 207, District Ranchi to **PRIYA RANJAN BHAGAT (LANDOWNER NO. 3)** by virtue of a registered sale deed no. 5668/5586 dated 21.05.1985 entered in Book No. I Volume No. 128 Page No. 193 to 205 in the year 1985 registered in the office of District Sub Registrar Ranchi thereafter he mutated his name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 43R27/1985-86 and his name is entered into Register II, Volume No. 7, Page No. 138 and paid land rent to the concern authorities vide rent receipt no. 0793264557 dated 07.12.2021 for the year 2021 to 2022 thereafter he is coming in peaceful possession over the same and got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0290003101000A1 Within Old Ward No. 29 New ward no. 26 of Ranchi Municipal Corporation, Ranchi.

The Owners in above **Para A1** is the absolute Land Owners of above referred and the Promoter have entered into a **Registered Development Agreement** vide deed number **2022/RAN/4866/BK1/4321** on dated **18th July, 2022, in Book No. - BK1, Volume No. – 578, from page no. - 317 to 410** at the office of the **SRO, Ranchi, Dist. – Ranchi, Jharkhand.**

AND WHEREAS, the project is registered from Real Estate Regulatory Authority, Jharkhand bearing registration no. dated and with the sanction of approved map plan from **Ranchi Municipal Corporation, Ranchi** /competent authority for the construction of multistoried building bearing plan Memo no. **RMC/BP/1114/W26/2022 dated 19/10/2022.**

AND WHEREAS, a Commencement Certificate has been obtained from competent authority for the commencement of Real Estate Project and project has been completed as per layout plan and specification, as approved by the competent authority vide his letter no. dated

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AND WHEREAS, building has been constructed over the land and share of the land owners and developer has already been distributed. Hence u/s 5 and others of The Jharkhand Apartment Ownership Act, 2006 Builder/Land Owner is entitled to sale/transfer/convey his/her/their share as Absolute owner. The property hereby sold is allotted in the share of the Vendor. And now the above-named vendor has full right to transfer the property etc., by way of sale to different purchaser/s on the ownership basis.

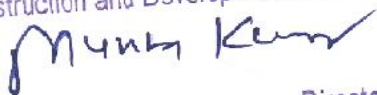
AND WHEREAS the Builder/Developer/Vendor announced and published for the sale of property described in First Schedule along with common areas and having knowledge of the same, the vendee contact with the vendor and showed his intention to buy the same and offer of the vendee being the highest, reasonable and according to the prevailing market rate and also nobody is ready to pay higher than the vendee so the Vendor accepted the offer in his/her/their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion on an agreed consideration of/- (Rupees) only for the property fully described in First Schedule of this conveyance deed along with common areas fully described in Third Schedule. But the stamp duty is being paid on the Govt. value of/- (.....) only.

AND WHEREAS, by a **registered** Agreement for Sale in writing dated bearing Deed no. /..... which is registered in the Office of District Registrar/ Sub Registrar,

Ranchi in Book No. 1, Volume No. ..., C.D.-..., Pages. to, accordingly the stamp duty has already been paid of /-.

AND WHEREAS, the purchaser has paid the said entire consideration of/- (Rupees) only for the property the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

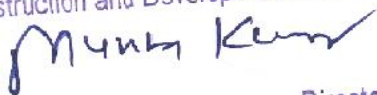
That in pursuance of the said Agreement and in consideration of the said aggregate sum of Rs...../- (Rupees.....) only paid by the purchaser to the vendor as follows:-

Ch./DD No.	Date	Name of the Bank	Amount

		Total/-

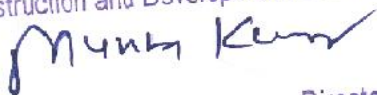
The receipt whereof the Vendor/Builder/Promoter doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge.

1. That the vendor hereby transfers right, title and interest of the property described in First Schedule along with proportionate share of land after satisfying the payment of the property without any threat, coercion and undue influence, with right to use the common areas fully described in Third Schedule. The undivided proportionate title in the common areas shall be with the association of the allottees or the competent authority as the case may be. That the property being conveyed through this conveyance deed is effected by Real Estate (Regulation and Development) Act, 2016 and Jharkhand State Real Estate (Regulation and Development) Rules, 2017 made and amended by State and Central Govt. time to time.
2. That it shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit TOGETHER WITH the rights in common areas and facilities mentioned in the Third Schedule hereunder without any interruption claim or demand whatsoever by the vendor or any person or persons claiming through them.
3. That it is further covenanted that the vendee has entered into the conveyance deed after being fully sure that the said flat is free from all litigation and is free to Have and Hold and also to enjoy all rights, titles, interests, claims, demand, easements and appurtenances to the said property.
4. The said unit is free from all attachments, encumbrances, liens, trusts and lisp endens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at the

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cost and expenses of the vendor well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

5. The vendor and every person or persons having lawfully claiming and estate right, title and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, execute, perfect all such further and other lawful and reasonable deeds, assurances, matters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.
6. That the purchaser doth hereby covenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities and make payment of the proportionate maintenance charges and common expenses including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.
7. That the vendee shall not alter the main frame structure and outer design of the multistoried building. The vendee may alter or construct the minor changes inside the property with prior written consent of the vendor.
8. That the vendor conveying the property which is free from all charges, encumbrances and liens etc. But after executing the conveyances deed the vendor shall not be liable for the any loan, rent etc. taken by the vendee.
9. That the vendor shall not be liable for any tax levied by the Govt. or any competent authority.
10. That the vendee has taken the possession of the property after fully satisfying the implication of the transaction and shall not authorize any individual for any matter with the society or association.

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11. That the vendee shall not do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or execute any addition.
12. That if any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realize the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.
13. That the vendee shall not be entitled to demolish his property and demand share in the land.
14. That now the Vendee is entitled to get his/her/their name mutated in all the Government seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Jharkhand or authority concerned if any in respect of the said property.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

All that Flat no. measuring sq.ft. (..... square feet) carpet area on the floor and Garage/Covered parking space no. measuring sq.ft. on floor in “**TEJASWI APARTMENT**”, along with proportionate share, right, title and interest over the land and bounded by:-

Boundary of the Flat :

North-

South-

East -

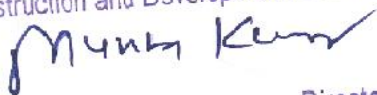
West -

(ii) Garage/Covered Parking space no. measuring sq.ft. on **Ground** floor which is bounded as follows :-

North-

South-

East -

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West -

in the Building known as “**TEJASWI APARTMENT**” Apartments constructed on the said plots of land fully described in the Second Schedule.

Note :- Carpet area means the net usable floor area of an apartment, excluding the area of covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

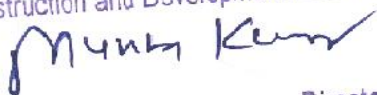
(Description of total land on which ‘**RESIDENTIAL PROJECT**’ (USE- Residential, Sub Use – Residential Bldg/Apartment) / Building - A has been constructed).

B. The total Land area admeasuring of **22.77 Decimals** or **906.23 Sqm** as per approved Buliding Plan vide memo No. **RMC/BP/1114/W26/2022** dated **19/10/2022** by **Ranchi Municipal Corporation**, Ranchi at Plot No. – **2411** (portion) of R. S. Khata No. – **45**, Plot No. – **2102/C-IV, 2102/C-III** measuring land area 4 kathas or 6.61 Decimals each **and** R. S. Khata No. – **75** and Plot No. –**2101/E-1**, measuring land area 5 kathas 12.50 Chhattaks or 9.55 Decimal, i.e., **total land area measuring of 22.77 Decimals** or **906.23 SQ. MT.** at Village - **Argora**, Thana No. – **207**, P.S. – **Argora**, Anchal : **Argora**, Mandal / District : **Ranchi**, Pin : **834002, State of Jharkhand**, details thereof is given as under:

A1. (1) WHEREAS First party are the absolute owner and are in peaceful possession over the land measuring 4 kathas i.e. 6.61 decimals (at Sub Plot No. 2102/C-IV) and 4 Kathas i.e. 6.61 decimals (at Sub Plot No. 2102/C-III), more fully described in the schedule below and 9.55 Decimals of sub plot no. 2021/E-I.

AND WHEREAS THE AFORESAID, R.S. Plot No. 2102 under R.S. Kata No. 45, total area 1.23 acres in village Argora, P.S. - Ranchi is recorded in revisional survey record of rights in the name Gopal Mahto son of Anu Mahto by caste- Teli as Kayami.

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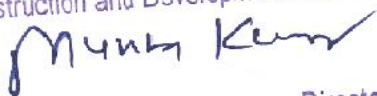
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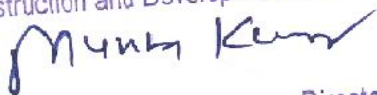
Oman Sahu (3) Budhua Mahto @ Budhwa Sahu duly inherited the property. The above said three brothers later on amicably portioned the aforesaid property and only came exclusively possession of the portions allotted to each of them.

AND WHEREAS Kaita Sahu was allotted 0.79 Acres out of the total 2.37 acres of the aforesaid land being its eastern portion measuring 73' in width from (East to West) and covering the entire length of the plot and he duly came in exclusive possession of the same;

AND WHEREAS after the death of Kaita Mahto @ Kaith Sahu all the movable and immovable properties including the aforesaid land was inherited by Sri Doman Mahto @ Doman Sahu who duly came in exclusive possession of the Same with his independent right title and interest there over.

AND WHEREAS said DOMAN MAHTO @ DOMAN SAHU Son of Late Kaita Sahu by faith Hindu, by occupation – Cultivation, resident of Mohalla Argora, P.S. Ranchi, through his duly appointed lawful attorney Sri SUNIL KUMAR TIWARY Son of Sri Shyam Behari Tiwary, BY Caste - Brahmin, by faith Hindu, by occupation business, resident of Tiwary Niwas, Doranda, P.S. Doranda, District – Ranchi, vide registered General Power of Attorney No. 379 dated 30.08.1984 had sold the land measuring 5 Kathas 12.50 Chhattaks, i.e., 9.55 Decimals being portion of Plot No. 2101, Sub Plot No. 2101/E-I under R.S. Khata No. 75 situated at Village – Argora, P.S. No. – 207, District Ranchi to **PRIYA RANJAN BHAGAT (LANDOWNER NO. 3)** by virtue of a registered sale deed no. 5668/5586 dated 21.05.1985 entered in Book No. I Volume No. 128 Page No. 193 to 205 in the year 1985 registered in the office of District Sub Registrar Ranchi thereafter he mutated his name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 43R27/1985-86 and his name is entered into Register II, Volume No. 7, Page No. 138 and paid land rent to the concern authorities vide rent receipt no. 0793264557 dated 07.12.2021 for the year 2021 to 2022 thereafter he is coming in peaceful possession over the same and got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0290003101000A1 Within Old Ward No. 29 New ward no. 26 of Ranchi Municipal Corporation, Ranchi.

The Owners in above **Para A1** is the absolute Land Owners of above referred and the Promoter have entered into a **Registered Development Agreement** vide deed number

Tejaswi Construction and Development Pvt. Ltd.

Director

2022/RAN/4866/BK1/4321 on dated 18th July, 2022, in Book No. - BK1, Volume No. – 578, from page no. - 317 to 410 at the office of the SRO, Ranchi, Dist. – Ranchi, Jharkhand.

Boundary of the entire land:

- i. North – Sub Plot No. 2102/C-V & Sub Plot No. 2101/E-2;
- ii. South – Sub Plot No. 2102/C-II & Sub Plot No. 2101/D;
- iii. East - Proposed Road;
- iv. West - Proposed Road and Sub Plot No. 2101/E-2.

Note:- Govt. value is mentioned at Code No. & Zone- of M.V.R 20.....-.....

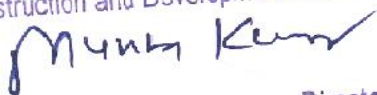
THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:-

(COMMON AREAS)

1. The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
2. That the stair case, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of building;
3. That the common basements, terraces, open parking areas.
4. That the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community services personnel;
5. That installations of central services such as electricity, water and sanitation, system for water conservation.
6. That the water tanks, pumps, motors, ducts and all apparatus connected with installation for common use;
7. **That all community** and commercial facilities as provided in real estate project;
8. That all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

Details schedule of calculation chart for the purpose of valuation of the flat.

1. Total land of the building sq.ft.

Tejaswi Construction and Development Pvt. Ltd.

Director

2. Total carpet area of the building. sq.ft.
3. Carpet area of the Flat. sq.ft.
4. Garage/Covered Parking area sq.ft.
(with roof and walls on three sides)
5. Total value of the Flat./-
6. Total value of the Garage/Covered Parking/-
(with roof and walls on three sides)

Total Govt. value of/-

Total Sale value of/-

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in presence of the witnesses, on the day, month and year first above written.

WITNESSES:-

1.

Signature of the Vendor.

2.

Signature of the Vendee

Printed:-

Drafted as per instructions by the parties :-

(.....), Advocate

(.....)

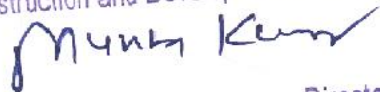
.....,

Advocate

Collectorate Bar Association
Ranchi

'Chamber', Collectorate Bar Association
Ranchi

Tejaswi Construction and Development Pvt. Ltd.



Director