

THIS DEED OF ABSOLUTE SALE is made on this the day of, 2024 at Ranchi;

BETWEEN

M/S RAMESHWARAM INDUSTRIES a Partnership firm having its registered office at 3rd Street, Shukla Colony, Hinoo, Ranchi - 834 002 represented through its Partner **SRI DHANANJAY P. RAIPAT (DOB 04.11.1967)**, son of Late Pratapsinh K. Raipat grandson of Late Khimji Laxmidas by faith Hindu, by caste General (Excluded by CNT ACT – 1908), by occupation Business having **PAN No. AAUPR7625Q & AADHAAR No. XXXX XXXX 8642, (Mobile No. 7004048476)** resident of 3rd Street, Shukla colony Hinoo, P.S. Doranda District Ranchi, - 834 002 in the State of Jharkhand, Nationality-INDIAN (hereinafter for the sake of brevity called the **VENDOR/OWNER**, Authority Conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2012 pursuant at Registered Development Agreement dated **27.04.2024** being Deed No. **2024/RANU2/859/BK1 /786** which is entered in Book No-I, Volume No **85**, Page No- **1** to **126** for the year **2024** registered in the Office of SRO, Ranchi Urban Area – 2 in the State of Jharkhand (hereinafter called the **"VENDOR/DEVELOPER"**) of the **FIRSTPART**;

AND

MR. (DOB-) son of, grandson of, by occupation having (**PAN No.**) (**Aadhar No.**) (**Mobile No.**) by caste General (Out of Preview of Chotanagpur Tenancy Act 1908), by faith Hindu, resident of, Dist Ranchi - (Jharkhand), Indian Citizen (hereinafter called the **"PURCHASER"**) of the **SECOND PART**;

The terms the **"VENDOR/DEVELOPER"** and the



"PURCHASER" shall unless repugnant to the context or excluded by these presents, mean and include their respective heirs, legal representatives, executors, administrators, successors-in-interest and assigns.

WHEREAS, the **VENDOR/DEVELOPER** is absolute owner and in peaceful possession of freehold Flat being No. on **Floor, Area sqft.**, along with **sq. ft.** undivided share of land with one car parking space in Ground of the multistoried building called as **"KESHAV KUNJ"**, construed under R.S. PlotNo. **641**, Khata No. **99**, situated at Village **Dungri**, P.S. Dhurwa, P.S. No. 294, Dist Ranchi more fully described in schedule "B" below and same has been acquired through Registered Development Agreement vide deed No. **2024/RANU2/859/BK1 /786** dated 27.04.2024 which is duly executed before DSR, Ranchi Urban Area 2 and entered into Book No. 1, Volume No 85, Page No- 1 to 126 for the year 2024.

WHEREAS:

A. The Promoter/developer is a development agreement holder of the land lies under Khata No - 99, Thana No.- 294, situated at Village - Dungri, Police Station - Dhurwa District of Ranchi, in the State of Jharkhand having following details:

-

R.S. Plot No.	Sub Plot No.	Area in Decimal
641	641/A	10 decimals
641	641/B	5 decimals
641	641/C	5 decimals
641	641/D	10.24 decimals
Total land		30.24 decimals

The land mentioned above was hold and possessed by the



following person: -

- 1. SRI RAJ BALLABH PRASAD SINGH (DOB 01-07-1947)**, son of Late Jagannath Singh, grandson of Late Basudeo Singh by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation retired having **PAN No. AKFPS2424R** and **AADHAAR No. XXXX XXXX 5359 (Mobile No. 9431578221)** resident of House No. 160, Road No. 3, Hawaii Nagar, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi, Jharkhand.
- 2. SMT. MANJU SINGH (DOB 27-01-1970)**, wife of Sri Dip Narayan Singh, daughter of Ram Anugrah Singh, granddaughter of Late Narsingh Singh, by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation housewife having **PAN No. DXWPS0703J**, and **AADHAAR No. XXXX XXXX 1028 (Mobile No. 9334788826)** resident of Road No. 6, Prem Nagar, Latma Road, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi, Jharkhand.
- 3. SMT. MANJU SINGH (DOB 10-04-1968)**, wife of Sri Balwant Kumar Singh, daughter of Dashrath Singh, granddaughter of Late Gaya Singh, by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation housewife having PAN No. **IXZPS9867R**, and **AADHAAR No. XXXX XXXX 1688 (Mobile No. 9471761580)** resident of House No. 101, Road No. 3, Hawaii Nagar, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi, Jharkhand.
- 4. SMT. URMILA SINGH (DOB 11-03-1953)**, wife of Sri Raj Ballabh Prasad Singh, daughter of Basudeo Narayan Singh, granddaughter of Late Jamadar Singh, by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation housewife having **PAN No. BOLPS4923N** and **AADHAAR No. XXXX XXXX 4987 (Mobile No. 8210878534)** resident of House No. 160, Road No. 3, Hawaii Nagar, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi,



Jharkhand.

LAND HISTORY

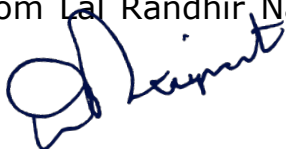
AND WHEREAS Land in **R.S. plot no. 641** under **Khata No. 99**, at Village **Dungri**, Thana no. **294**, P.S. **Namkum** (Now **Dhurwa**), District Ranchi is recorded in Revisional Survey Records of Rights in the names of Bali Ahir son of Mangal Ahir and others.

AND WHEREAS R.S. Plot No. 641 under Khata No. 99 was acquired by Lal Randhir Nath Shahdeo from recorded khatiyani raiyat Bali Ahir son of Mangal Ahir by virtue of registered Deed of Sale dated 21.04.1973 being Deed of Sale No. 5988, which is entered in Book I, Volume No. 108, Pages 68 to 72 for the Year 1973 in the office of the D.S.R. Ranchi.

AND WHEREAS Lal Randhir Nath Shahdeo after purchasing the property aforesaid, got his name mutated in revenue records, vide Mutation Case No. 15R27of 1974-75 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State, which is entered in Volume 8, page no. 54 of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SRI RAJ BALLABH PRASAD SINGH son of Late Jagannath Singh (**OWNER NO. 1**) was purchased the 10 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **15327/13161** dated **09.06.2011**, which is entered in Book **I**, Volume No. **587**, Pages **593** to **612** for the Year **2011** and mutated his name vide mutation case no. **1636/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0354389450** dated **23.04.2024**, which is entered in Volume **8**, page no. **64** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SMT. MANJU SINGH wife of Sri Deep Narayan Singh (**OWNER NO. 2**) was purchased the 5 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of

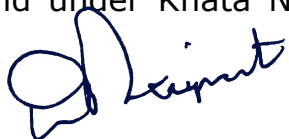


Sale being Deed No. **15325/13159** dated **09.06.2011**, which is entered in Book **I**, Volume No. **587**, Pages **547** to **566** for the Year **2011** and mutated her name vide mutation case no. **1634/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0897092796** dated **23.04.2024**, which is entered in Volume **8**, page no. **62** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SMT. MANJU SINGH wife of Sri Balwant Kumar Singh (**OWNER NO. 3**) was purchased the 5 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **15329/13163** dated 09.06.2011, which is entered in Book **I**, Volume No. **588**, Pages **21** to **40** for the Year **2011** and mutated her name vide mutation case no. **1635/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0170512448** dated **24.04.2024**, which is entered in Volume **8**, page no. **63** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SMT. URMILA SINGH wife of Sri Raj Ballabh Prasad Singh (**OWNER NO. 4**) was purchased the 10.24 decimals of land from Masomat Binodni Devi wife of Late Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **623/468** dated **10.04.2013**, which is entered in Book **I**, Volume No. **20**, Pages **519** to **538** for the Year **2013** and mutated her name vide mutation case no. **2440/R27/2013-14** in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0692051018** dated **24.04.2024**, which is entered in Volume **11**, page no. **62** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS landowners namely (1) **SRI RAJ BALLABH PRASAD SINGH** for an area 10 Decimals, (2) **SMT. MANJU SINGH** for an area 5 Decimals, (3) **SMT. MANJU SINGH** for an area 5 Decimals, (4) **MRS. URMILA SINGH** for an area 10.24 Decimals, jointly decided to construct a multistoried building in land under Khata No. 99, R.S. Plot No. 641, Total Area 30.24



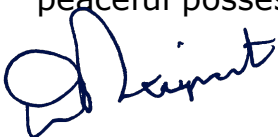
Decimals, situated at village Dungri, P.S. Dhurwa, P.S. No. 294, Dist Ranchi and entered into a Registered Development Agreement dated 27.04.2024 with builder/developer **M/S RAMESHWARAM INDUSTRIES** a Partnership firm having its registered office at 3rd Street, Shukla Colony, Hinoo, Ranchi - 834 002 through its Partners Mr. Dhananjay P. Raipat for development of multistoried building vide deed No. **2024/RANU2/859/BK1 /786** dated 27.04.2024 which is duly executed before DSR, Ranchi Urban Area 2 and entered into Book No. 1, Volume No 85, Page No- 1 to 126 for the year 2024.

AND WHEREAS landowners obtained a sanctioned map plan from RRDA, Ranchi vide B.C. Case No. **RRDA/BP/0355/2023 dated 05.03.2024** and building commonly known as "**KESHAV KUNJ**". That the aforesaid Project "**KESHAV KUNJ**" is registered in JHRERA vide Registration No. **JHARERA/PROJECT/...../.....** dated

AND WHEREAS as per Registered Development Agreement No. **2024/RANU2/859/BK1 /786** dated 27.04.2024 **Flat being No. on Floor** allotted to Builder/developer.

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.

AND WHEREAS as per Registered Development Agreement the flat being No. on **Floor, Area** **sqft** super-built-up area and one car parking space in Ground of the multistoried building called as "**KESHAV KUNJ**" with all common facilities and amenities, common area including others flats is fallen in the share of VENDOR/DEVELOPER this the VENDOR/DEVELOPER become the absolute owner and in peaceful possession and valid right title to sell the same.



AND WHEREAS, while the **VENDOR/DEVELOPER** has borne the entire cost of Development of the land in Schedule-A and construction of the multi storied building thereon, the Schedule-B property along with other Units/Flats and Parking Space came in the share of **VENDOR/DEVELOPER** with regard of construction cost and profit of the Developer;

AND WHEREAS, in terms of Agreement to Sale executed by and between the **VENDOR/DEVELOPER** through its **Partner** of the One Part and the **PURCHASER** of another part, the **VENDOR/DEVELOPER** offered to sale and the **PURCHASER** agreed to purchase the same out of the **DEVELOPER'S Allocation**, free from all encumbrances, One Residential Flat/dwelling unit bearing **Flat No. on Floor, Area Sqft** super-built-up area, and **One Car Parking space in the Ground Floor** of multi storied building namely "**KESHAV KUNJ**" situated at Village Dungri, Thana Dhurwa, Thana no. 294, District Ranchi more fully described in **Schedule-B** together with the common parts, common amenities and common convenience relating thereto and also together with of sqft. undivided proportionate share in the land in the **Schedule-A** for a total consideration of **Rs/- (Rs.) only**;

AND WHEREAS, prior to entering into the agreement aforesaid, the **PURCHASER** has inspected documents of title of '**the Said Property**' and has also seen approved the said plan and have having satisfied himself about the same have agreed to acquire on ownership basis the above premises in **Schedule-B**;

AND WHEREAS, the **VENDOR/DEVELOPER** hereby declare that '**The Said Property**' in the **Schedule-A** and the premises in the **Schedule-B** below are free from all encumbrances and



liabilities.

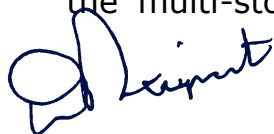
NOW THIS INDENTURE WITNESSETH as follows:

1. In consideration of the sum of **Rs**/- (**Rs.**) **only** paid by the **PURCHASER** to the **VENDOR/DEVELOPER**, receipt of which amount the **VENDOR** and the **VENDOR/DEVELOPER** do hereby acknowledge, the said **VENDOR/DEVELOPER** in accordance with the undertakings and covenants contained in the Agreement do hereby convey, transfer and assign UNTO the **PURCHASER** free from all encumbrances, charges and liens, **Flat No. on Floor, Area Sqft** super-built-up area and **One Car Parking space in the Ground Floor** of multi storied building namely "**KESHAV KUNJ**" situated at Dungri, Thana Dhurwa, Thana no. 294, District Ranchi more fully described in **Schedule-B** together with the common parts, common amenities and common convenience relating thereto and also together with **..... sqft** undivided proportionate share in the land in **Schedule-A** and also proportionate share of common spaces of the said building TO HAVE AND TO HOLD the property hereby conveyed to the **PURCHASER** absolutely and forever.
2. That the **PURCHASER**, immediately after execution and registration of this deed, shall be entitled to get the premises in **Schedule B** below in his/her name in all public land records and pay the taxes and other payables to the authorities concerned in their name and obtain appropriate receipts for the same.
3. The **PURCHASER** shall be liable to pay and contribute in proportion to the covered area of the flat and floor area of the car parking space hereby conveyed towards payment



of Municipal rates, taxes, service charges, and other outgoings payable in respect of the premises.

4. The **PURCHASER** shall also be liable to pay and contribute towards the ground rent (Malgujari) payable to the State of Jharkhand for the land in **Schedule A** in proportion to his/her undivided proportionate share in the said land.
5. The **PURCHASER** shall have the full proprietary rights and will be at liberty to sell, transfer, mortgage, lease, gift or otherwise deal with the said flat/dwelling unit and the car parking space **PROVIDED** the **PURCHASER** shall not be entitled to demolish or commit waste in respect of the land, flat, car parking space or do or allow anything to be done in the said flat and the car parking space to affect prejudicially the other occupiers of the said building or to affect the basic structures of the main buildings. Outer elevation of the building shall not be changed at under any circumstance and Air Conditioner(s) outdoor unit shall be fixed at the space provided by the **VENDOR/DEVELOPER**.
6. **'The Said Land'** whereon the said buildings have been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the all occupiers of the said building for all times.
7. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale of the premises in **Schedule-B** and subject to the law applicable to the said building and/or the said unit.
8. The parties hereto agree that at any time as and when required, for the safety and security of **"KESHAV KUNJ"**, the multi-storied buildings being constructed upon **'the**



Said Land' shall be enclosed with pucca **boundary wall**.

9. That in case of natural calamity or distraction of the building in future, the building may be reconstructed jointly by all the co-Owners/PURCHASER as per their share in the **schedule-B** property.

The **PURCHASER**, with intention to bring all persons into whomever hands the said premises may come, does hereby covenant with the **VENDOR/DEVELOPER** as follows: -

- (a) To maintain the said premises at his/her/their own costs, in good tenantable repair and condition from the date of possession of the same and shall not do or suffer to be done anything in or to the said building in which the said premises are situated or the common spaces or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated or the said premises or any part thereof.
- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority.
- (c) To permit the **VENDOR/DEVELOPER** or their staff or agents with or without workmen and others of the Flat/dwelling unit Owners' Association at all reasonable time to view and examine the state and condition of the premises.
- (d) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the flat/unit for residential purpose and the car parking space for parking purpose, as the case may be, nor shall he/she, the **PURCHASER** use and utilize his/her/their unit that



may cause nuisance or annoyance to occupiers of other premises nor for any **illegal or immoral** purpose. No commercial activities or businesses shall be carried from the premises in **Schedule-B** below.

- (e) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the flat or on his/her undivided proportionate share in the land.
- (f) Not to demand partition of his/her/their interest in '**The Said Property**' and/or the building/s it being hereby agreed and declared by the **PURCHASER** that his/her/their interest in the land and building is **indivisible**.
- (g) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (h) Not to use the said flat for any **immoral or illegal** purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said flat or in the car parking space any item of whatever nature which might cause harm to other occupiers of the said building.

The **VENDOR/DEVELOPER** and the **PURCHASERS** covenant with each other as follows:

1. Save and except in respect of the undivided proportionate share or interest in "**the Said Land**" and save and except the rights in the said flat/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or



under the conveyance to be executed and registered by the **VENDOR/DEVELOPER** in his/her favour, the **PURCHASER** shall have no claim or right of any nature in the other flats, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of his/her/ their flat.

2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the **PURCHASER** and other Co-PURCHASER, the **PURCHASER** agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.

SCHEDULE "A" (LAND PROPERTY)

ALL THAT PIECE AND PARCEL OF LAND property situated at Village Dungri, details as follows

Khata no.	RS Plot no.	Sub Plot no.	Area	Village	Thana	Thana no.	District
99	641	641/A	10 decimals	Dungri	Dhurwa	294	Ranchi
		641/B	5 decimals	Dungri	Dhurwa	294	Ranchi
		641/C	5 decimals	Dungri	Dhurwa	294	Ranchi
		641/D	10.24 decimals	Dungri	Dhurwa	294	Ranchi
All amalgamated plots area			30.24 decimals				

An area of 3.24 decimal has been gifted from R.S. Plot No. 641, known as Sub Plot No. 641/A area 1.54 decimals, 641/B area 0.43 decimals, 641/C area 0.43 decimals and 641/D area 0.84 decimals as a strip of land for Road Widening in favour of Ranchi



Regional Development Authority, Ranchi and remaining an area 27 decimals from R.S. Plot No. 641, known as Sub Plot No. 641/A area 8.46 decimals, 641/B area 4.57 decimals, 641/C area 4.57 decimals and 641/D area 9.40 total area of all four amalgamated plots of land are 27 decimals for development.

The abovementioned consolidated land of 27 Decimals is butted and bounded as follows: -

- East - R.S. Plot No. 630 and 644
- West- 9.1 mtr wide Road
- North- R.S. Plot No. 640
- South- 4.27 mtr proposed Road.

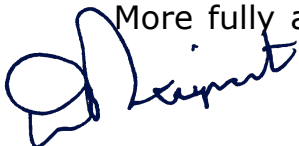
SCHEDULE-B

(Details of the premises being sold to the PURCHASER)

All that **One Flat No.** measuring an area square feet carpet area equivalent to square feet super built up area in the direction of floor with **one Car Parking space, in the Ground Floor** of multi storied residential building namely **"KESHAV KUNJ"** situated at Village Dungri, P.S. Dhurwa, Thana no. 294, District Ranchi along with **Sqft** undivided proportionate share in the land in **Schedule A property as mentioned in table below: -**

Sub Plot No	Area	Register II	
		Vol. No.	Page No.
641/A		8	64
641/B		8	62
641/C		8	63
641/D		11	62

More fully and particularly shown in **RED WASH** in the map



annexed hereto and butted and bounded is as follows:

NORTH :
SOUTH :
EAST :
WEST :

Memo of Consideration: -

SL.NO	CHEQUE/DD NO.	DATE	BANK & BRANCH	AMOUNT
01				
02				
03				
04				
05				
06				
Note: TDS Amount 1% of Rs./- deposited as on present government value, which is higher than the consideration value.				/-
Total				/-
(-) GST Amount 5%				/-
Amount received against Flat No. including 1% TDS				/-

Received Rs./- (Rs.) only.

CERTIFICATE

CERTIFIED that the land in schedule above is neither Government land nor has the same been acquired by the Government for Military or Non-Military purposes. The land aforesaid has not been donated in BHUDAN. The land aforesaid is outside the forest area and does not belong to C.C.L, B.C.C.L. or E.C.L., CERTIFIED FURTHER that the



land in schedule is nota Tribal land nor it is connected with any Tribal. The land is free from Ceiling and does not belong to any Math, Temple, Mosque or Church. It is also not the Khas Mahal, khuntkatti, Sarna, Mansa, Hargarhi and Fodder Scam Land.

Particulars being furnished in case of building: -

Detail of Building as Follows: -			
1.	Whether Kuchha or pucca	:	Pucca
2.	If pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of stories	:	G+4 Floor
4.	The super built up area of flat No.on Floor	: Sqft Super Built-Up area
5.	The Year of Construction	:	202.....
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and their quality	:	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.	For the purpose of registration fee and stamp duties the documents is valued as under: -		
	i. Value of Flat Area Sqft (with car parking space) (@ Rs./Sqft)	:	Rs./-
	ii. Value of Undivided Proportionate	:	Rs./-

	Land Area Sq. Feet equivalent to decimal		
Total Value of Flat with Land		:	Rs./-

Though the property was purchased by the purchaser for a consideration of **Rs**/- (**Rs.**) **only** but the stamp duty registration fees is being paid as per rate fixed by the authority i.e **Rs**/-(**Rs.**) **only**.

IN WITNESS WHEREOF the **VENDOR/DEVELOPER** through its Director have put their respective signatures on the deed at Ranchi on the day, month and year first above written.

WITNESSES:

1.

VENDOR/DEVELOPER

1.

2.



Drafted & typed by

Advocate