

**THIS DEED OF SALE IS MADE ON THIS ..... DAY OF JUNE, 2024.**

**BETWEEN**

**LALDEO LOHAR** (UID-XXXX XXXX 7826, Mobile No. 8084672399), Date of Birth – 23.12.1972, Son of Sri Birsa Lohar, Grand Son of Late Lodhar Lohar, by caste - General (Uncovered from CNT Act, 1908), by faith - Hindu, by occupation - Business, Resident of Lalgutuwa, Gutuwa, P.S. Nagri, District Ranchi, Jharkhand, Indian citizen, hereinafter called the LANDOWNER/ FIRST PARTY (which expression shall unless excluded by or repugnant to the context must mean and include his legal heirs, successors, executors, legal representative, administrators, nominees and assigns) of the FIRST PART. **DHARINI ENGICON PVT. LTD.(PAN-AAICD7639P)** duly registered under the Companies Act, 1956 and having its registered office at H. No. 120, Road No. 1, Basant Vihar, Harmu, Ranchi, represented through its Director's **(1) MR. DHIRAJ KUMAR SINHA** (UID-XXXX XXXX 3314, Mobile No.9334852442) (Date of Birth 02.05.1980) Son of Sri Sheo Sunder Prasad, Grand Son of Late Maheshwari Prasad, by caste - General (Uncovered from CNT Act, 1908), by faith - Hindu, by occupation- Business, Resident of Flat No. 103, Sheo Dutta Enclave, Behind Durga Vastralaya, Kathal More, Gutuwa, P.S. Nagri, District Ranchi, Jharkhand and **(2) MR. RISHABH RANJAN** (UID- XXXX XXXX 6452, Mobile No.- 7004394311) (Date of Birth 07.08.1987) Son of Rajendra Prasad Singh, Grand Son of Thakur Prasad Singh, by Caste - General (Uncovered from

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CNT Act, 1908), by faith - Hindu, by occupation - Business, Resident of Sindur, Hazaribagh, P.S. Hazaribagh, District Hazaribagh, Jharkhand, vide a registered deed of sale being no.15486, Entered in Book No. I, Volume No. 667, Pages 399 to 428, Dated 06-07-2010 in the year 2010 to Laldeo Lohar son of Birsa Lohar in the office District Sub Registrar, Ranchi. Urban 3, Ranchi (Hereinafter called the **VENDOR** of the FIRST PART).

**AND**

**DHARINI ENGICON PVT. LTD.(PAN-AAICD7639P)** duly registered under the Companies Act, 1956 and having its registered office at H. No. 120, Road No. 1, Basant Vihar, Harmu, Ranchi, represented through its Director's namely **1.DHIRAJ KUMAR SINHA 2.RISHABH RANJAN** (hereinafter referred to as the **CONFIRMING PARTY** of the SECOND PART).

**AND**

XXXXXXXX (UID - XXXX XXXX xxx, PAN- xxxxx,MOB-XXXXXXXX) D/OXXXXXX, Grand Daughter of XXXXXXXXXXXX, by Caste- General (Out of Chotanagpur Tenancy Act,1908), by faith Hindu, by occupation Business, Age- XXX Years, Resident of Flat No.101, Chander Phase-1, Sharvodaya Nagar, Near Kanke Dam, Kanke Road, Misirgonda alias Pahargonda, P.S.Gonda, District Ranchi, Jharkhand Indian Citizen, (Hereinafter called the **PURCHASER** of the THIRD PART) .

The terms and expressions the "VENDOR" , "CONFIRMING PARTY" and the "PURCHASER" shall, unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal

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*Dhiraj Kumar Sinha*  
Director

heirs, successors in interest, executors, legal representatives, administrators and assignees.

WHEREAS the property being Revisional Khewat No. 2, Khata No. 30, Plot No. 914, has been recorded in the name of Gandur Lohar, Lodhar Lohar and Lodha Lohar all sons of Rojan Lohar by caste Lohar, recorded as "Kayami" in the records of rights published in the year 1935.

**AND WHEREAS** the sons of recorded tenants namely Lagnu Lohar son of Late Lodha Lohar and Jhathu Lohar son of Late Lodhar Lohar transferred and sold their share of landed property appertaining to Khata No.30, Plot no. 914 measuring an area 24 Decimal situated at Village Gutwa (Lalgutuwa), Thana Ratu (Now P.S. Nagri), Thana No. 138, District Ranchi vide a registered deed of sale being no.15486, Entered in Book No. I, Volume No. 667, Pages 399 to 428, Dated 06-07-2010 in the year 2010 to Laldeo Lohar son of Birsa Lohar in the office District Sub Registrar, Ranchi.

**AND WHEREAS** after the said purchase Laldeo Lohar came into peaceful and exclusive possession over the purchased land and got his name mutated in the office of Circle Officer, Ratu Ranchi, vide Mutation Case no. 1945 R27/2010-2011 entered in Register II in Volume No. 9 and Page No. 353 and paying rent to the state being Receipt No.0854526425, dated 11.07.2023 for the year 2023-2024.

**AND WHEREAS** the VENDOR is exercising his peaceful and exclusive rights over the above property also described in the Schedule A as absolute owner thereof free from all encumbrances and without any let or hindrances from any quarter.

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Director

**AND WHEREAS** the VENDOR interested to develop the Schedule A property approached the DEVELOPER/CONFIRMING PARTY and requested to develop their said land by construction of flats thereon.

**AND WHEREAS** the land owner named intended to develop this schedule-A property by constructing a Multistoried residential building including Parking Space with the Developers for which the Land Owners/VENDOR have entered into a Registered Development agreement on 08.06.2024 by virtue of registered Development Agreement being no. 1561, which has been entered in Book No. I, Volume No. 193, Pages 1 to 60, in the year 2024 in the office of the District Sub Registrar, Ranchi for the purpose of construction of multistoried building over the Schedule-A property.

**AND WHEREAS** in pursuant to the said Development Agreement the ratio of allocated share of owners and developer was settled.

**AND WHEREAS** the land owners also executed a Power of Attorney for the share of Developers in favour of the Builder/developer for the share of Developers empowering to enter into an agreement and to do all such acts as necessary for developing the land on their behalf including entering into an agreement with the prospective Buyers/PURCHASER and to give valid discharge of money received and to sell, transfer, mortgage and enter into any sort of agreement on their behalf.

**AND WHEREAS** the property detailed and described in the Schedule B has been allocated to the share of the Developers, subject matter of this Deed of Sale.

**AND WHEREAS** the PURCHASER inspected the sanctioned plan passed by the Ranchi Regional Development Authority (RRDA), Ranchi vide **B.C. Case No. RRDA/BP/0103/2024, dated 23.02.24** and also Jharkhand Real Estate Regulatory Authority project Registration

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Director

No. **JHARERA/PROJECT/...../2024** other documents produced by the VENDOR and after being fully satisfied with the same expressed her willingness to purchase a Flat in the said '**RIMNIENCLAVE**' on the terms and conditions as enumerated hereinbelow.

**AND WHEREAS** the Developers entered into an agreement for sale to sell the **Flat No.....** on the **1<sup>ST</sup> Floor** of the said building having super built up area of **1260 sq.ft** more or less along with car parking space including the individual proportionate undivided share of land which has been described morefully in Schedule- B of this deed and map shown in red wash attached to this deed.

**AND WHEREAS** it was agreed between the developers and the PURCHASER that the PURCHASER shall pay **Rs. 00,00,000/- (Rupees 00 Lakhs 00 Thousand 0 Hundred)** only being the consideration amount of the **Flat No. ....** on **1<sup>st</sup> floor** described in Schedule-B and fully shown in Red Wash in the map attached hereto and one car parking Space.

**AND WHEREAS** the VENDOR transfer impartible undivided proportionate land **320 sq.ft. or 0.73 Decimal** more or less and also the said flat by execution of the present sale deed in the name of the PURCHASER after full payment of the consideration amount to the developers of the said flat and shall hand over the possession of the same in accordance with the agreed terms.

**AND WHEREAS** the Developers received a sum of **Rs. 00,000,00/- (Rupees 00 Lakhs 00 Thousand 0 Hundred)** only being consideration of the flat alongwith proportionate share of land being **Flat no. ....** on the **1<sup>st</sup> Floor** with car parking space since the flat (Subject Matter of Sale Deed) belong to the share of the Developers who is also confirming party in this sale deed.

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Director  
*Dharini Engicon Pvt. Ltd.*

**AND WHEREAS** the Developers also acknowledge, confirm and give valid discharge of receipt of **Rs. 00,000,00/- (00 Lakhs 00 Thousand 0Hundred)** only by the PURCHASER .

**AND WHEREAS** the Purchaser has paid G.S.T. amount to the Developers, Developers also acknowledge, confirm the same.

**AND WHEREAS** the VENDOR has agreed to execute the sale deed through his appointed and constituted attorney in favour of the PURCHASER in respect of the said flat together with joint undivided impartible proportionate land to the flat area along with other co-PURCHASER of the flat in '**SHIO DUTTA ENCLAVE**' described morefully in Schedule B of this deed.

**AND WHEREAS** the PURCHASER has been put in complete possession over the **Flat no. ....** having **super built up area of 1260 sq.ft** More or less on the **1<sup>ST</sup> Floor** and one car parking space in the said '**SHIO DUTTA ENCLAVE**' after payment of the consideration amount which the PURCHASER hereby accepts, confirm and acknowledges.

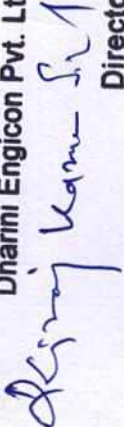
**NOW THEREFORE THIS DEED OF SALE WITNESSETH** as follows:-

1. That in pursuance of the said agreement and in consideration of sum of **Rs. 00,000,00/- (Rupees 00 Lakhs 00 Thousand 0Hundred)** only, the PURCHASER had already paid said consideration amount to the Developers which said sum the Developers does hereby acknowledge as having received in full, the VENDOR through his attorney does hereby sell, convey and transfer and absolutely assign to the said PURCHASER free from all encumbrances, charges, lien, claims and demands whatsoever for the **Flat Being No. .... on 1<sup>ST</sup> Floor** of the building known

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as " **RIMNI ENCLAVE**" standing on a portion of R.S. Plot No. 914, under Khata No. 04, in village Gutuwa, P.S. Ratu, Now Nagri, Thana No. 30, District Ranchi, Jharkhand having permanent heritable and transferable chhaparbandi right and referred to hereunder the schedule flat also shown in RED WASH in the map attached herewith forming part of this deed together with parking space in the said apartment along with all benefits and advantages thereto including rights, liberties, easements, privileges, whatsoever to the said flat or any part thereof belonging to or in any way appertaining for the same or any part thereof shall hold, use, occupy or enjoy or reputed to belong or be appurtenant thereto and the right to use and enjoy common facilities such as passage, stair case, lift, roof, lobby compound to and from on adjacent or in the way or the said flat as also the rents, in use and profits thereof and all the estate, right, title, interest, inheritance, use trust and demand whatsoever, both at law and in equity of the VENDOR into or upon the said flat or every part thereof UNTO AND TO the said scheduled flat and every part thereof UNTO AND TO the use of the PURCHASER.

2. That the **VENDOR** does hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing heretobefore done, committed or performed or knowingly suffered by the Vendors the VENDORS at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell, assign the said flat with undivided **320 sq.ft. or 0.73 Decimal** Proportionate share in land in "**RIMNI ENCLAVE**" and every part thereof to the PURCHASER and that the same is

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free from all encumbrances, charges, mortgages, lien, claim, and demand of whatsoever nature.

3. That the **VENDOR** does hereby covenant with the PURCHASER that the property described in First Schedule and the building erected thereon is free from all encumbrances, charges or lien whatsoever and the Vendor has got good, perfect and subsisting title over the same to sell, convey or transfer and no other person has got any right, title or interest over the same.
4. That the **PURCHASER** shall or may at all times hereinafter without disturbing or creating nuisance to other occupants shall peacefully hold, possess and enjoy and realize rents, and usufructs from the property hereby conveyed without any interruption, claim or demand whatsoever from or by the Vendor or persons lawfully or equitably claiming title through VENDOR or in trust from him or his predecessors in- interest.
5. That the **PURCHASER** shall now be entitled to use enjoy, possess and exercise all the right, title and interest of the entrance and exit and other common facilities provided to all the occupants in the said building complex.
6. That the **PURCHASER** shall regularly and without default pay to concern authorities Municipal Tax, Land Revenue, Water Tax, Service Tax, Electric Bill, Other taxes and also monthly maintenance charge per month for the said building either to the Developer or to the Society.
7. That the **PURCHASER** shall use the said Flat exclusively for residential purposes and shall not use the same otherwise and agrees to abide by the rules and regulations framed for the maintenance of the building by the Society amicably framed by the

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occupants of the building and shall not cause any addition or alteration in the said flat against the Sanctioned Plan.

8. That the **PURCHASER** shall have the absolute proprietary right over the said flat without having right of demolishing or causing waste or damage to the said flat described in Second Schedule.
9. That the **PURCHASER** shall not make any construction or encroachment in the common areas provided for common use of all the occupants in the building.
10. That the **PURCHASER** shall have all the right to sell, mortgage, lease, transfer or otherwise alienate the said flat giving right to use and occupy the same to any person without any hindrance from the said society but subject to the covenants herein mentioned. However the Vendor should be given the first opportunity to purchase the said flat.
11. That the land on which the building has been constructed, common passages, spaces, lobbies, corridors and other amenities shall remain joint and attached for the benefit of the occupants of the building and the **PURCHASER** shall abide by the regulations and rules framed or to be framed by the amicably formed Association/Society from time to time.
12. That to maintain the building the **PURCHASER** shall not do or cause to be done anything in or to the building in which the said premises is situated or the staircase or the passage or other common areas which may be against the interests of the other occupants.
13. That the **PURCHASER** shall not make any construction or structural change in the common area or in the Flat purchased by her.

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Director  
D. Kiran Kumar Singh

14. That the **PURCHASER** shall not use and utilize the flat purchased by her for any illegal or immoral purposes which may cause annoyance or inconvenience to other occupants.
15. That the **PURCHASER** shall not use the said flat purchased by her for storing inflammable, combustible or hazardous goods or articles and shall not bring in anything in the said flat which might cause harm to other occupants of the said building.
16. That the **PURCHASER** shall be entitled to get her name mutated in the serista of the state of Jharkhand through circle officer, Nagri Anchal, Ranchi and shall pay rent and taxes in her own name.
17. That the **VENDOR** undertakes that they shall at all reasonable times on the request and cost of the **PURCHASER**, do or execute or cause to be done and executed all such lawful acts, deeds, assurances, matters and things which may be reasonably required for assuring the title of the **PURCHASER** according to the true meaning and intent of these presents.
18. That in case of any natural calamities, causing destruction of the building in future, the **PURCHASER** and other co-sharers or their successors shall have a right to reconstruct the building jointly at their cost, but no one shall be entitled to the roof right of the building.

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19. That the parties herein make clear that non-compliance of any of the covenants mentioned herein by any of the parties, shall give rise to a cause of action for appropriate relief whether incorporated specifically herein or not and all disputes and differences arising out of this sale shall be guided and governed in accordance with law.

**MEMO OF CONSIDERATION**

<b><u>RTGS/NEFT/CHEQUE</u></b>	<b><u>Bank</u></b>	<b><u>Date</u></b>	<b><u>Amount</u></b>

**Rs. 00,000,00/-**  
**(Rupees 00 Lakhs 00 Thousand 0 Hundred)Only.**

**SCHEDULE-A**

ALL THAT piece and parcel of land being R.S. Plot No.914, under Khata No. 30, measuring an area of 21.5 Decimal situated in village Gutuwa(Lalgutuwa), P.S. Ratu, Now Nagri, , Thana No. 138, District

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Ranchi, Jharkhand, in the State of Jharkhand which is butted and bounded as follows;

North : Chedna Ahir  
South : Jeetman Christhan  
East : 20" Feet Road  
West : Rajeev Ranjan

**SCHEDULE – B**

ALL THAT Flat measuring **Super Built Up Area 1260 Sq.ft.** being **Flat No. 000** on the **1<sup>st</sup> Floor**, along with Car parking space in the building known as "**RIMNI ENCLAVE**" standing on Schedule-A land shown in RED WASH in the map attached herewith forming part of this deed with undivided proportionate share of land **000 sq.ft. or 0.00 Decimal** in the schedule-A land along with all facilities, amenities, common area of the said flat , together with right to use all common facilities and amenities of the said Apartment butted and bounded as follows;

NORTH : Open To Sky  
SOUTH : Flat No.XXX  
EAST : Common Passage  
WEST : Setback Area

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Director

**Details of building as follows:-**

1.	Whether Kuccha or Pucca	Pucca Construction
2.	If Pucca whether tiled or reinforced concrete	Reinforced concrete
3	Number of stories	G+4 Floors
4.	Area of Flat No. <b>XXX</b> on 1 <sup>ST</sup> Floor	XXX Sq.ft
5.	The year of construction	XXXXX
6.	A brief description of the nature of Sanitary, Electrical and other fitting in the building and their qualities.	Standard
7.	Area where the building is constructed and its use residential, commercial or industrial	Residential
8.	If on rent, its annual rent	Not Rented
I.	Value of Flat area XXXX <b>Sq.ft.</b> more or less	Rs. 00,000,00/-
II.	Value of undivided proportionate share of land <b>000 sq.ft. or 0.00 Decimal</b>	<u>Rs. 00,000,00/-</u>
	<b>TOTAL</b>	<b>Rs.00,000,00/-</b>

**(Rupees 00 Lakhs 00 Thousand 0 Hundred Only)**

**CERTIFICATE**

It is certified that the land mentioned in the Schedule does not come 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 said land is not a Schedule Tribes Land or Forest Land

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and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai.

Note :- The Vendor do not belong to the Scheduled Castes, Schedule Tribes or Backward Classes notified for the purpose of section 46 (6) of the C.N.T. Act 1908.

**IN WITNESS WHEREOF** the VENDOR has put his signature to these presents at Ranchi on the date, month and year first above written.

**WITNESSES:**

1.

**VENDOR thro.His**  
**Constituted Attorney**

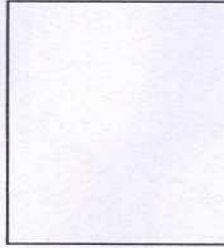
2.

**CONFIRMING PARTY**

Finger Impression of left Hand, Photograph & Signature of the  
**'PURCHASER'**

Dharini Engicon Pvt. Ltd.

*Dharini Engicon Pvt. Ltd.*  
Director



<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>

**Certified that all the finger prints of Left hand of each person whose photograph is affixed in document has been obtained by me.**

**Typed by:-**

**Drafted by:-**

**Dharini Engicon Pvt. Ltd.**  
*[Handwritten Signature]*  
**Director**