

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

BETWEEN

M/S VISHAL VHAIBHAV BUILDCON PVT. LTD., (PAN No. AACCV8688E) having its office at LCT Ghat, Mainpura, Dist Patna (Bihar) through its Director **SRI SACHIDANAND, (PAN-AGQPN1605E, AADHAR NO. 8821 7029 3734, DOB 17.05.1976, MOB NO 7903391908)** son of Sri Radha Raman Prasad Gupta, Grandson of Late Bhola Prasad Gupta, by faith Hindu, by caste General (Out of Preview of Chotanagpur Tenancy Act 1908), by occupation Business, present resident at Ekta Nagar, Obaria Road, Hatia, P.S. Jagarnathpur, Dist Ranchi (Jharkhand), (hereinafter called The Builder/Developer which expression shall unless excluded by or repugnant to the subject or context shall unless excluded by or repugnant to the context (be deemed to mean and include his/her heirs, executors, administrators, representatives, assigns, etc.) (Hereinafter collectively called and/or referred to as the **DEVELOPER/BUILDER** of the FIRST PART.

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Vishal Vaibhav Buildcon Pvt. Ltd.

Managing Director

Sachidanand

Director

AND

MR., (**Adhdar No.**, **PAN**, **Mob. No.**, **DOB**) son of, Grandson of, by faith Hindu, by caste General (Out of Preview of Chotanagpur Tenancy Act 1908), resident of, P.S., Distt., (Jharkhand) –, herein after called the “INTENDING PURCHASER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, executors, administrators, representatives, assigns, etc.) on the SECOND PART.

WHEREAS the LAND OWNERS are seized and possessed of land and or otherwise was and are sufficiently entitled to the free hold land thereon bearing Khata No. 03, R.S. Plot No. 261, Sub Plot No. 261/A, 261/Part-B, 261/C-1 & 261/Part, Area 16.22 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) more or less, more particularly described in the Schedule A here underwritten (hereinafter for brevity's sake, referred to as the said Property).

AND WHEREAS the land under Khata No. 03 of village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi recorded in the name of Brijesh Dayal Singh in R.S. Record of right.

AND WHEREAS khatiyani raiyat Brijesh Dayal Singh died leaving behind his only son namely Rameshwar Dayal Singh who inherited over the aforesaid land and sold the land under Khata No. 03, R.S. Plot No. 261, Area 23 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to Sri Sanjay Choudhary son of Sri Randhir Prasad Jaiswal through a registered deed of sale vide deed No. 9171 dated 17.08.2001 which is duly executed before DSR, Ranchi and

Vishal Vaibhav Buildcon Pvt Ltd.

Sachin Nand
Director

Managing Director

after that he mutated his name in the office of the Circle Office, Kanke Anchal, Ranchi vide mutation case No. 77R27/2003-2004 and paying rent to the state regularly.

AND WHEREAS Sri Sanjay Choudhary son of Sri Randhir Prasad Jaiswal sold the land under Khata No. 03, R.S. Plot No. 261, Sub Plot No. 261/Part, Area 3.22 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to **Sri Ajit Kumar Bariar** son of Anant Prasad Bariar through a registered deed of sale vide deed No. 2022/RANU3/3042/BK1/2773 dated 16.11.2022 which is duly executed before DSR, Ranchi Urban Area III and after that he mutated his name in the office of the Circle Office, Ratu Anchal, Ranchi vide mutation case No. 9682R27/2022-2023 dated 04.08.2023 and paying rent to the state regularly.

AND WHEREAS the legal heirs of khatiyani raiyat namely Rameshwar Dayal Singh son of Late Brijesh Dayal Singh through his Power of attorney holder Sri Amit Kumar Jaiswal son of Sri Randhir Prasad Jaiswal (vide POA No. IV-681 dated 04.07.2001 which is duly executed before DSR, Ranchi) sold the land under Khata No. 03, R.S. Plot No. 261, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to Sri Sanjay Choudhary son of Sri Randhir Prasad Jaiswal through a registered deed of sale vide deed No. 9171 dated 04.07.2001 which is duly executed before DSR, Ranchi and after that he mutated his name in the office of the Circle Office, Kanke Anchal, Ranchi vide mutation case No. 779R27/2003-2004 and paying rent to the state regularly.

AND WHEREAS Sri Sanjay Choudhary son of Sri Randhir Prasad Jaiswal sold the land under Khata No. 03, R.S. Plot No.

261, Sub Plot No. 261/C-1, Area 06 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to **Smt. Shilpi Bariar** wife of Sri Ajit Kumar through a registered deed of sale vide deed No. 18691 dated 23.12.2005 which is duly executed before DSR, Ranchi Urban Area III and entered into Book No. 1, Vol No. 499, Page No. 123 to 142, Year 2005 after that she mutated her name in the office of the Circle Office, Ratu Anchal, Ranchi vide mutation case No. 516R27/2006-2007 and paying rent to the state regularly.

AND WHEREAS legal heirs of khatiyani raiyat namely Rameshwar Dayal Singh son of Late Brijesh Dayal Singh through his Power of attorney holder Sri Amit Kumar Jaiswal son of Sri Randhir Prasad Jaiswal (vide POA No. IV-681 dated 04.07.2001 which is duly executed before DSR, Ranchi) also sold the land under Khata No. 03, R.S. Plot No. 261, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to Sri Rajiv Ranjan son of Late Haribasnh Prasad through a registered deed of sale vide deed No. 9805 dated 24.01.2003 which is duly executed before DSR, Ranchi and entered into Book No. 1, Vol No. 232, Page No. 792 to 810, Year 2003 after that he mutated his name in the office of the Circle Office, Kanke Anchal, Ranchi vide mutation case No. 720R27/2004-2005 and paying rent to the state regularly.

AND WHEREAS Sri Rajiv Ranjan son of Late Haribasnh Prasad sold the land under Khata No. 03, R.S. Plot No. 261, Sub Plot No. 261/Part-B, Area 04 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to **Smt. Anita Sinha** wife of Sri Manoj Kumar Sinha through a registered deed of sale vide deed No. 15536 dated 01.11.2006 which is duly executed before DSR, Ranchi and after that she

mutated her name in the office of the Circle Office, Ratu Anchal, Ranchi vide mutation case No. 965R27/2006-2007 dated 18.09.2006 and paying rent to the state regularly.

AND WHEREAS legal heirs of khatiyani raiyat namely Rameshwar Dayal Singh son of Late Brijesh Dayal Singh through his Power of attorney holder Sri Amit Kumar Jaiswal son of Sri Randhir Prasad Jaiswal (vide POA No. IV-681 dated 04.07.2001 which is duly executed before DSR, Ranchi) also sold the land under Khata No. 03, R.S. Plot No. 261, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to Smt. Sahodra Devi wife of Late Chandra Mohan Prasad, Sri Sanjay Kumar Sinha & Sri Ajay Kumar Sinha both sons of Late Chandramohan Prasad through a registered deed of sale vide deed No. 9169 dated 17.08.2001 which is duly executed before DSR, Ranchi and entered into Book No. 1, Vol No. 219, Page No. 449 to 464, Year 2001 after that he mutated his name in the office of the Circle Office, Kanke Anchal, Ranchi vide mutation case No. 986R27/2004-2005 and paying rent to the state regularly.

AND WHEREAS Smt. Sahodra Devi wife of Late Chandra Mohan Prasad, Sri Sanjay Kumar Sinha & Sri Ajay Kumar Sinha both sons of Late Chandra Mohan Prasad sold the land under Khata No. 03, R.S. Plot No. 261, Sub Plot No. 261/A, Area 03 Decimals, situated at village Tender, P.S. Ratu, P.S. No. 77, Dist Ranchi (Jharkhand) to **Sri Sanjay Kumar Sinha** son of Late Arjun Kumar Sinha through a registered deed of sale vide deed No. 2022/RANU3/1031/BK1/946 dated 23.04.2022 which is duly executed before DSR, Ranchi and after that he mutated his name in the office of the Circle Office, Ratu Anchal,

Ranchi vide mutation case No. 954R27/2022-2023 dated 07.08.2022 and paying rent to the state regularly.

AND WHEREAS the landowners **(1) MR. AJIT KUMAR BARIAR** son of Sri Anant Prasad Bariar, **(2) MRS. SHILPI BARIAR** wife of Sri Ajit Kumar Bariar, **(3) MRS. ANITA SINHA** wife of Sri Manoj Kumar Sinha & **(4) MR. SANJAY KUMAR SINHA** son of Late Arjun Prasad Sinha interested to develop the said land more fully described in schedule – A below by constructing multi-storeyed residential building as per plan prepared by the developer and sanctioned by the RRDA, Ranchi which required for the same.

AND WHEREAS the LAND OWNERS executed a development agreement with Builder/developer **M/S VISHAL VHAIBHAV BUILDCON PVT. LTD.**, through its Director **SRI SACHIDANAND** son of Sri Radha Raman Prasad Gupta for construction of multi-storeyed Building under Khata No. 3, Plot No. 261, situated at village – Tender, P.S. Kanke, P.S. No. 77, Dist Ranchi vide Deed No. 2024/RANU3/478/BK1/451 dated 19.02.2024 duly executed before DSR Urban-3, Ranchi and entered into Book No. 1, vol No. 54, Page No. 315 to 396, Year 2024. That land owner obtained sanctioned map plan from RRDA, Ranchi vide B.C. Case No. RRDA/BP/0150/2023 dated 07.03.2024 (B+G+4= 18 Flats) and also the Project is registered in JHRERA vide Registration No. JHRERA/PROJECT/...../2024.

AND WHEREAS Builder being the promoters and developer of the aforesaid **M/S VISHAL VHAIBHAV BUILDCON PVT. LTD.** are developing the aforesaid multi-storeyed residential building complex on the said land and are entitled to

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Vishal Vaibhav Buildcon Pvt Ltd.

Managing Director

Sachidanand

Director

dispose of the same at their own terms. That as per Registered Development Agreement executed between the landowner and Developer the aforesaid flat came in share of Builder/developer and they are entitle to entered into sale of agreement with intending purchaser and they got ownership 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 intending purchaser.

AND WHEREAS the project is registered under JHARERA/PROJECT/...../2024 dated

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....., Floor, Area** **Sq ft.** more or less on alongwith **sq. ft.** undivided share of land with one car parking space in Ground of the multistoried building commonly called as **“ANANTLAXMI ENCLAVE”** constructed over land being Khata No. 3, R.S. Plot No. 261, Sub Plot No. 261/C-1, 261/Part, 261/Part-B, 261/A, Area 16.22 decimals, situated at Village- Tender, P.S. Kanke, P.S. No. 77, Dist Ranchi (Jharkhand) is fallen in the share of VENDOR/DEVELOPER. That the VENDOR/ DEVELOPER become the absolute owner and in peaceful possession and valid right title to sell the same.

AND WHEREAS the VENDOR/DEVELOPER is in possession of the SAID PROPERTY as absolute owner thereof and has been coming in quiet and peaceful possession of the same, having exclusive right to transfer the same.

AND WHEREAS the VENDOR/DEVELOPER offered to sale **Flat....., Floor, Area Sq ft.** more or less on **Block-A/B** alongwith **sq. ft.** undivided share of land with one car parking space in Ground of the multistoried building commonly called as "**ANANTLAXMI ENCLAVE**" constructed over land being Khata No. 3, R.S. Plot No. 261, Sub Plot No. 261/C-1, 261/Part, 261/Part-B, 261/A, Area 16.22 decimals, situated at Village- Tender, P.S. Kanke, P.S. No. 77, Dist Ranchi (Jharkhand) with the right to use all common areas, common amenities and facilities in the said building which the PURCHASER accepted the same for a consideration of **Rs./- (Rs.)** only.

AND WHEREAS now the VENDOR/DEVELOPER hereby sold the said Flat for the said consideration of **Rs./- (Rs.)** only which the PURCHASER hereby paid to the VENDOR/DEVELOPER and which the VENDOR/DEVELOPER does hereby confirmed as having received and acknowledged the same and delivered the complete peaceful physical possession over the Schedule "B" Flat and alongwith land to the PURCHASER with right to use, enjoy common facilities in full and final satisfaction of PURCHASER.

NOW THEREOF THIS DEED OF SALE WITNESSES :-

1. That in fact and circumstances aforesaid and in pursuance of the aforesaid agreement and in consideration of construction, along with land a sum of **Rs./- (Rs.)** only paid by the PURCHASER to the VENDOR/DEVELOPER and the receipt of which entire sum the VENDOR/DEVELOPER does hereby admit and acknowledged for the same and every part thereof absolutely and forever release, acquit and discharge to the PURCHASER and the said Flat, the VENDOR/DEVELOPER does hereby irrevocably grant and transfer by way of absolute sale, assign and assure with landed property which is fully described in the Schedule "B" appended hereto below as part hereof which is denoted as distinguished to the said Flat is hereto before was known called and numbered denoted is distinguished butted and bounded TOGETHER WITH land and share, of all right, title, interest, claim and demand at law and in equity of the VENDOR/DEVELOPER into and upon the said Flat and every part thereof AND TOGETHER WITH all, easements, benefits, advantages thereto belonging or anyway appertaining and known and reputed to belong and appertain thereto and also TOGETHER WITH unfettered right of user of Road, Passage, common amenities in and around the compound of **"ANANTLAXMI ENCLAVE"**, TO HAVE AND TO HOLD as same UNTO AND TO the use of the "PURCHASER" absolutely and forever jointly.

2. That the VENDOR/DEVELOPER do hereby covenant with the PURCHASER that the said property is free from all encumbrances, charges or liens whatsoever and the VENDOR/DEVELOPER has the absolute right and have got a good, perfect and subsisting title over the said property to transfer the same. The PURCHASER have also checked and verified all the papers and documents connected with the land and had satisfied about the title of VENDOR/DEVELOPER.
3. That the VENDOR/DEVELOPER have not done any act, deed or thing whereby the property, hereby sold and transferred and conveyed expressed or intended to has been encumbered or whereby the VENDOR/DEVELOPER hindered from so asselling transferring or conveying the said share of land unto the PURCHASER in the manner aforesaid.
4. That the PURCHASER will or may at all times hereafter peacefully and quietly enter into upon and hold, possess and enjoy and realize rents, issues and usufructs thereof without any lawful eviction interruption, claim or demands whatsoever from or by the VENDOR/DEVELOPER or any person or persons lawfully or equitably claiming from VENDOR/DEVELOPER or interest from them or their predecessors in interest of title along with the right of common entrance and exit and other common facilities provided in the society along with other Co-PURCHASER.
5. That it has been agreed between the VENDOR/DEVELOPER and the PURCHASER that the PURCHASER

shall have right to mutate his name in concerning office and pay directly to the authorities, the required House tax, Land Revenue, Water Tax, Electric Bill and other charges which shall become due in respect of the said Flat in his occupation.

6. That, the PURCHASER hereby also agrees to abide by the rules and regulations whatsoever which shall be framed by the Managing Committee of Occupants of the Cloud 9 Society for proper management of the affairs of the said Society.
7. That the PURCHASER will have and enjoy the absolute proprietary right of the VENDOR/DEVELOPER save and except that of demolishing or committing waste in respect of the said Flat described in the Schedule "B" below in any manner so as to effect the other co-owners having other Flat area in the building acquired or may hereinafter purchase or acquire a similar property right as covered by this indenture.
8. That the PURCHASER will have all right to make any addition and alteration inside the area of the Flat and may make any decoration etc. as per his choice. That no any further construction is allowed to the occupant which is beyond the sanctioned map. The PURCHASER shall not make any construction or encroachment in the common area provided for the common use of all the PURCHASER or Occupants of the portions of the Society.
9. That the VENDOR/DEVELOPER shall have also the right to sell the remaining Flat/parking and other space to the

other interested PURCHASER and the Cloud 9 Society Owners cannot raise any objection to the same.

10. That the PURCHASER shall have inheritable and transferable right in the Schedule "B" property and shall also be entitled to sell, mortgage, lease or otherwise alienate his right to any person.
11. That it will be liability of the PURCHASER to pay Sale Tax, VAT, service tax, any other taxes, duties, levies, surcharge etc. levied either by the State Government or by the Central Government by them previously, currently or in future on full or part of the Flat of the PURCHASER land and the PURCHASER hereby agree to keep the VENDOR/DEVELOPER indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

SCHEDULE "A" (LAND)

All that piece and parcel of constructed over land being Khata No. 3, R.S. Plot No. 261, Sub Plot No. 261/C-1, 261/Part, 261/Part-B, 261/A, Area 16.22 Decimals, situated at Village-Tender, P.S. Kanke, P.S. No. 77, Dist Ranchi, (Jharkhand) which butted and bounded as under :-

North :

South :

East :

West :

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	1	332
	1	347

SCHEDULE "B" (FLAT)

Flat....., Floor, Area Sq ft. more or less on **Block-A/B** with one car parking space in Ground of the multistoried building commonly called as **"ANANTLAXMI ENCLAVE"** constructed over land being Khata No. 3, R.S. Plot No. 261, Sub Plot No. 261/C-1, 261/Part, 261/Part-B, 261/A, Area 16.22 Decimals, situated at Village- Tender, P.S. Kanke, P.S. No. 77, Dist Ranchi, Circle Kanke Anchal, Jharkhand (Jharkhand) alongwith sq. ft. undivided proportionate share in the land in **Schedule A property above**. More fully and particularly shown in **RED WASH** in the map annexed hereto with the right to use all common areas, common amenities and facilities in the said building **"ANANTLAXMI ENCLAVE"** like stairs, water supply etc. butted and bounded as under :-

North :

South :

East :

West :

Details of Building as Follows :-

1.	Whether Kutchha or Pucca	:	Pucca
2.	If Pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of Storeys	:	B+G+4
4.	The super built up area of flat No.	: sq. ft.

 on Floor,	
5.	The Year of Construction	: 2024
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and their quality	: Normal
7.	Area whether the building is constructed and its use residential commercial of industrial	: Residential
8.	If on rent its annual rent.	: Not Applicable
9.	Value of Construction of Flat (.....Sq. Ft. S.B. Area)	: Rs./-
10.	Value of Land (Area Decimals)	: Rs./-
	Total (Rs.) only	Rs./-
	GST @ 5%	Rs./-
	Total (Rs.)	Rs./-

MEMO OF CONSIDERATION

Sl. No.	Mode of Payment	Date	Bank's Detail	Amount in Rupees
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
Total (Rs.) only				Rs./-

Sachin Nand

CERTIFICATE

This is to certify that above referred schedule land is not a Tribal Land. It is not acquired by Government or for Government or Non-Government, Army, Force, or any other purposes. It is neither a forest Land nor a Land of C.C.L., H.E.C.L., B.C.C.L. There is not any Temple, Mosque, and Church over the aforesaid land.

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 Executant 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 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/DEVELOPER, the PURCHASER have put their signatures on this conveyance at Ranchi on the day, month and year first above written.

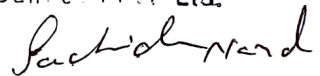
WITNESSES:

1.

2.

Vishal Vaibhav Building Pat Ltd.

Managing Director



Director

SIGNATURE AND FINGER IMPRESSION OF VENDOR/DEVELOPER

Thumb	Index	Middle	Ring	Little

PHOTOGRAPH AND FINGER IMPRESSION OF PURCHASER

Thumb	Index	Middle	Ring	Little

Certified that the finger prints of the left hand of each person whose photograph has been affixed in the document have been obtained by me or before me.

Typed by :-

Drafted by :

Vishal Vaibhav Buildcon Pvt Ltd.

Managing Director

Vishal Vaibhav

Director