

DEED OF SALE

THIS DEED OF SALE is made and executed on this theday of..... ,
2024, A.D. at Ranchi;

BY

PANAS REALTORS LLP, a limited liability partnership firm (GST No. 20AATFP5938K1ZQ, LLP Identity Number (LIN) AAI-3095, PAN: AATFP5938K) having its registered Office at Shop no. 502, MODI HEIGHTS, 5th Floor, Phase-2, Ratu Road, Opp. All India Radio, P. S. Sukhdeo Nagar, Ranchi-834005 in the State of Jharkhand in India, its present partners being Sri Arun Jhunjunwala, Shri Narayan Prasad Jalan , Shri Aditya Jhunjunwala, Shri Pradeep Modi and Shri Pranay Modi, herein represented through its designated partner and authorized signatory **SHRI NARAYAN PRASAD JALAN**, (Date of Birth 18th April, 1961) son of Late Ganesh Prasad Jalan and grandson of Late Hiralal Jalan, by caste Agarwal Bania, by faith Hindu, by occupation business, resident of 9/3, Basant Vihar, Kanke Road, Ranchi (Jharkhand), Indian Citizen, (**UID : XXXX XXXX 7635 Mobile no. +91 9534911111**) pursuant to the authority granted by the Board Resolution dated 20/05/2024 (hereinafter called the **DEVELOPER / PROMOTER /VENDOR** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include its successors, assigns, legal representatives, executors and administrators) of the **ONE PART**

AND

IN FAVOUR OF

..... date of Birth -
(AADHAR No..... PAN : Mobile No.....), son/wife/ daughter of
Grand son/daughter of..... by occupation :, by faith :, by caste :, resident of
.....P.S. District in the State of , Indian Citizen/N.R.I., hereinafter called the "**PURCHASER/S**" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include himself/herself/ themselves and his/her/their respective heirs, successors, legal representatives, executors, administrators, assigns, as the case may be) of the **OTHER PART**;

In this Deed unless the context otherwise demands the reference to :

- (i) male gender shall mean and include the female gender and vice-versa;
- (ii) singular shall mean and include plural and vice-versa;

- (iii) living person shall mean and include body corporate and/or any other artificial person; and
- (iv) the reference to the word “apartment” and the word “flat” refers to the residential unit in the apartments complexes “_____”.

WHEREAS

- i. The Owners No. 1 **Rajiv Drolia** became absolute owner of the land measuring **46.055 (26.045 + 8.02 + 11.99) Decimals** landowner No. 2 **Pushpa Devi Drolia** became absolute owner of the land measuring **19.881 (11.861 + 8.02) Decimals** and land owner no. 3 **Drolia Mineral Industries Pvt Ltd** became absolute owner of the land measuring **45.08 Decimals** are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of total land admeasuring **01 Acre 11 Decimals equivalent to 4493 sq. mtrs.** or thereabouts being portion of larger land bearing C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 bearing Holding no. 0020004907000Z0, 0020004971000A1, 0020003844000Z0, 0020003843000Z0 within the limits of Ward No. 2 of Ranchi Municipal Corporation situated at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi in the State of Jharkhand in India and more particularly described in the Schedule below (hereinafter, for the sake of brevity, referred to as “the said Property”).
- ii. Sadasukh Kabra son of Late Ridh Karan Kabra purchased the aforesaid said Property as Karta of the Joint Hindu family by virtue of a registered Deed of Sale dated 24.10.1927 for valuable consideration registered in the office of District Sub Registrar, Ranchi and entered in Book No. 1, Volume No. 40, Pages 174 to 178 being No. 3835 for the year 1927 and thereafter he came into possession of the same and accordingly, the said Property is recorded in the Revisional Survey Record of Rights in the name of Sadasukhji Kabra as owner and occupier of the aforesaid land.
- iii. And whereas said Sadasukhji Kabra during his lifetime sold the land measuring about 485.140 square meters equivalent to **7 Kathas 4 Chataks & 2 sq. ft.** more or less of portion of bearing C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 situated at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi to Dev Narayan Mullick through a Registered Deed of Sale No. 3082 dated 05.03.1976, entered in Book no. I, Volume no. 41 at pages 284 to 290 for the year 1976 registered in the office of District Sub Registrar, Ranchi.

- iv. And whereas the Dev Narayan Mullick sold the above said land measuring 7 Kathas 4 Chataks & 2 sq. ft. equivalent to 485.140 sq. mtrs. or thereabouts corresponding to C.S. Plot No.777 marked and assigned as Sub Plot No. 777/A-1 & 777/A-2 corresponding to R.S. Plot No 759 marked and assigned as Sub Plot No. 759/A-1 & 759/A-2 of Khata No. 121 to Sri Rajesh Kumar Drolia son of Sri Din Dayal Drolia through a Registered Deed of Sale No. 7511 dated 03.09.1993 registered in the office of District Sub Registrar, Ranchi.
- v. And whereas Sri Rajesh Kumar Drolia son of Sri Din Dayal Drolia gifted land measuring about 3 Katha 3 sq. ft. and 4 Katha 3 Chatak & 44 sq. ft. out of total land measuring 7 Kathas 4 Chatakas & 2 sq. ft. equivalent to 485.140 sq. mtrs being part of the said portion of the said Property corresponding to C.S. Plot No.777 marked and assigned as Sub Plot No. 777/A-1 & 777/A-2 corresponding to R.S. Plot No 759 marked and assigned as Sub Plot No. 759/A-1 & 759/A-2 under khata no. 121 being part of Municipal Holding No. 193 within ward No. 1-B of Ranchi Municipality (Ward No. 1 of Ranchi Municipal Corporation) situated at Village - Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Gonda, Thana No. 201, District - Ranchi to Smt. Mukta Drolia wife of Shri Rajiv Drolia through a Registered Deed of Gift No. 11368 dated 09.10.2002, entered in Book no. I, Volume no. 306 at pages 661 to 683 for the year 2002 registered in the office of District Sub Registrar, Ranchi. Thereafter Mukta Drolia died leaving behind her husband Shri Rajiv Drolia, thereafter **Shri Rajiv Drolia (Owner No.1)** came into peaceful possession the after he got his name mutated with respect to the aforesaid land in the Office of Town Anchal, Ranchi which is entered in Register II, Volume No. 4, Page No. 274 and he is paying rent to the state regularly and also in his own name and he also mutated his name in Ranchi Municipal Corporation, Ranchi and allotted Holding No. 0020003843000Z0 within Ward No. 2 and he is coming in peaceful possession over the same as absolute owner.
- vi. There was a partial partition between Sadasukhji Kabra, Smt. Surji Devi Kabra and Shrinivas Kabra, Natwarlal Kabra sons of Sadasukhji Kabra according to which the back portion of the land measuring 1054 square meter and the First Floor of the building standing on a portion of the said Property, fell in the share of Sadasukhji Kabra and the front portion of the land measuring 480 square meters and the Ground Floor of the building standing on a portion of the said Property, fell in the share of Natwarlal Kabra and the intermediate portion of land measuring 754 square meters which contains the building, portico etc will be jointly allotted to them through Sadasukhji Kabra and Natwarlal Kabra by virtue of a registered Deed of Partition being deed no. 3127 dated 09.07.1977 entered in Book No. I, Vol. No. 136 Page 171 to 181 for the year 1977

registered before the Registrar of Assurance at Calcutta and they came in exclusive possession thereon.

- vii. Sadasukhji Kabra died in the month of January, 1978 leaving behind his sons Shrinivas Kabra and Natwarlal Kabra as his legal heirs and successors.
- viii. That during the lifetime Sri Sadasukhji Kabra executed will on 23.01.1973 by directing the executors of his Will to divide his residual estate equally between his sons Shrinivas Kabra and Natwarlal Kabra.
- ix. The executors obtained the probate of the said Will of Late Shri Sadasukhji Kabra from the High Court at Calcutta in Testamentary Petition No. 75 of 1985 on 26th July 1986 and distributed the estate of Late Shri Sadasukhji Kabra on or about 10th April 1987 in accordance with the directions contained in the will which is correct by Sadasukhji Kabra.
- x. That Accordingly, Shrinivas Kabra and Natwarlal Kabra, sons of deceased Sadasukhji Kabra, became entitled to equal share on the said portion of the said Property.
- xi. The said Shrinivas Kabra and Natwarlal Kabra sons of Late Sadasukhji Kabra sold the said portion of the said Property being the land measuring about 1054 square meter and the First Floor of the building standing on a portion of the said property to **Shri Rajiv Drolia (present Owner No. 1)** by a Registered Deed of Sale No. 7945 dated 01.08.1988, entered in Book no. I, Volume no 58 at pages 269 to 278 for the year 1988 registered in the office of District Sub Registrar, Ranchi, and the name of **Shri Rajiv Drolia (Owner No. 1)** was mutated in respect of said land in the Town Anchal, Ranchi vide Mutation Case No. 111R27/1997-1998 order dated 27.09.1997 which is also entered in Register II, Volume No. 4, Page No. 271 and paying rent to the state regularly and his name was also mutated in Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0020004907000Z0 within Ward No. 2 and is in peaceful possession over the same as absolute owner.
- xii. And whereas Said Natwarlal Kabra sons of Late Sadasukhji Kabra sold land measuring about **480 square meter** equivalent to **11.861 Decimals** and the Ground Floor of the building standing on portion of the said Property C.S. Plot No 777, corresponding to R.S. Plot No 759, Sub Plot No. 759/A, being part of Municipal Holding No. 193 within ward No. 1-B of Ranchi Municipality (now Ward No. 1 of Ranchi Municipal Corporation) situated at Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to **Smt. Pushpa Devi (Owner No. 2)** by a Registered Deed of Sale No.

7944 dated 24.06.1988, entered in Book no. I, Volume no. 58 at pages 258 to 266 for the year 1988 registered in the office of District Sub Registrar, Ranchi, thereafter **Smt. Pushpa Devi (Owner No. 2)** came in peaceful possession thereon and got her name mutated with respect to the aforesaid land in the Town Anchal, Ranchi vide Mutation Case No. 112R27/1997-1998 order dated 27.09.1997 which is entered in Register II, Volume No. 4, Page No. 272 and paying rent to the state regularly and her name is also mutated in Ranchi Municipal Corporation, Ranchi and allotted Holding No. 0020004971000A1 within Ward No. 2 and coming in peaceful possession over the same as absolute owner.

- xiii. And whereas Rajiv Drolia filed a partition suit in the court of Munsif Ranchi being partition Suit Case No. 357/2022 for partition of land along with building measuring 754 sqm equal to 8116 sq.ft. equal to 18.63 Decimals standing on portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal Holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB, Old ward No. I at present ward No. II of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District - Ranchi having Chhaparbandi right against Pushpa Devi Drolia @ Pushpa Devi Drolia appeared in the court of (Munsif) in the said Suit and filed her written statement for contesting the claim of the plaintiff i.e. Rajiv Drolia and after hearing the parties the learned Munsif Ranchi had allotted equal share to the plaintiff i.e. Rajiv Drolia and the Defendant i.e. Pushpa Devi Drolia.
- xiv. AND WHEREAS Rajiv Drolia got his share in the said suit land measuring to 377 sqm equal to 4058 sq.ft. equal to 9.32 Decimal of back portion of the land towards eastern side of the building standing on partition of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi, then Rajiv Drolia got his name mutated in respect of 8.02 Decimal land in the Hehal Anchal vide mutation case no. 1680/2022-23 entered in Book no. 9 Vol no. 18 of Hehal Anchal, Ranchi and Pushpa Devi Drolia got her share in the said suit land measuring 377 sqm (out of 754 sqm) of front portion of the land towards western side of the building equal to 4058 sq.ft. equal to 9.32 Decimals standing on portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla

Kanke Road, P.S. Gonda, District – Ranchi, then Pushpa Devi Drolia got his name mutated in respect of 8.02 Decimal land in the Hehal Anchal vide mutation case no. 1746/2022-23 entered in Book no. 9 Vol no. 19 of Hehal Anchal, Ranchi.

- xv. And whereas Sadasukhji Kabra during his lifetime sold the land measuring **27 Kathas 4 Chataks & 19 sq.ft.** equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B of Khata No. 121 situated at Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to Sri Kohinoor Mullick son of Sri Bhutnath Mullick through a Registered Deed being Deed No. 3081 dated 05.03.1976, entered in Book no. I, Volume no. 61 at pages 142 to 150 for the year 1976 registered in the office of District Sub Registrar, Ranchi.
- xvi. And whereas Sri Kohinoor Mullick son of Sri Bhutnath Mullick sold land measuring 27 Kathas 4 Chataks & 19 sq. ft. equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B, under Khata No. 121 situated at Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to Drolia Coke Industries Pvt. Ltd. through a Registered Deed of Sale being No. 7510 for the Year 1993 registered in the office of District Sub Registrar, Ranchi.
- xvii. And whereas M/s Drolia Coke Industries Pvt. Ltd. sold land measuring about **27 Kathas 4 Chataks & 19 sq. ft.** equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B of Khata No. 121 situated at Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to **Drolia Mineral Industries (P) Ltd. (Owner No. 3)** through a Registered Deed being Deed No. 9772 dated 11.08.2004, entered in Book no. I, Volume no. 197. at pages 477 to 504 for the year 2004 registered in the office of District Sub Registrar, Ranchi, thereafter **Drolia Mineral Industries (P) Ltd. (Owner No. 3)** got its name mutated in respect of said land in the Town Anchal, Ranchi now Hehal Anchal vide Mutation Case No. 4747R27/2004-2005 order dated 05.05.2005 which is also entered in Register II, Volume No. 4, Page No. 273 laying rent to the state regularly and it has also got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0020003844000Z0 within Ward No. 2 and coming in peaceful possession over the same as absolute owner.

xviii. And whereas in this way landowner No. 1 **Rajiv Drolia** became absolute owner of the land measuring 46.055 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi, landowner No. 2 **Pushpa Devi Drolia** became absolute owner of the land measuring 19.881 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi and land owner no. 3 **Drolia Mineral Industries Pvt Ltd** became absolute owner of the land measuring 45.08 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi. Landowners No. 1, 2 and 3 got their names mutated in the office of Circle Officer Town Anchal, Ranchi with respect to aforesaid land and regularly paying rent and taxes in their own names as absolute owner.

That the aforesaid lands are abutting and adjacent to each other and therefore, the said lands were merged/amalgamated with each other by forming one block/chunk of land and thereafter in accordance with the approved building plan, sanctioned by Ranchi Municipal Corporation, Ranchi having B.C. Case No. **RMC/GH/0187/W02/2023** dated 19/06/2023, the LAND OWNER herein intend to develop the said “**SCHEDULE-A**” land for constructing multi-storied Commercial cum Residential buildings there on in accordance with the said approved building plans hereinafter referred to as the ‘**SAID PROJECT**’.

That the said **(1) SHRI RAJIV DROLIA; (2) SMT. PUSHPA DEVI DROLIA (3) DROLIA MINERAL INDUSTRIES PRIVATE LIMITED**, through its director and authorized signatory **SHRI RAJIV DROLIA** and **M/s PANAS REALTORS LLP** have entered into a development agreement to develop the said lands into a commercial cum residential complex comprising there in one block of multi storied commercial building (B+LG+G+4+T) on the front facing Kanke Road, Ranchi and one block multistoried residential (B1+B2+G+25+T) building on the rear side behind the commercial block by virtue of registered development agreement being Deed no. 4455 dated 30th May 2024 registered before the District Sub Registrar, Ranchi entered in Book No. 1, Volume No. 551, Pages 169 to 276 for the year 2024, in which Residential Units and/or Commercial Units in the multi-storied Commercial Building (Block-1) which shall be sold jointly and/or severally and proceeds be shared by and between the Owner

and DEVELOPER .

WHEREAS in accordance with the approved Building Plans the “SCHEDULE-A” property is earmarked for construction of residential apartment of various sizes and common areas such as staircases, lobbies, parking spaces/parking slots and other facilities. For the purpose of identification the said “SCHEDULE-A” land together with multistoried complexes, i.e., the entire “SCHEDULE-A” property have been named as “SKY DECK 72”; AND

WHEREAS the project SKY DECK 72 and its aforesaid are duly registered with the Real Estate Regulatory Authority, Jharkhand, Ranchi according to Section 3 of the Real Estate (Regulation and Development) Act, 2016 vide Registration No. dated..... ; AND

WHEREAS the said Residential apartments, assessed to municipal taxes and Holding No. within Ward No..... has been assigned by Ranchi Municipal Corporation, Ranchi and in respect thereof municipal taxes etc. have been paid upto the period..... ; AND

WHEREAS by Agreement for Sale dated..... and made between the PURCHASER herein, the VENDOR being landowners have agreed to allot or sell and the PURCHASER has agreed to purchase a residential unit, i.e. Flat No..... on floor having carpet area sq.ft. and one covered car parking space (..... ft. X ft.) in Basement/ground floor with the right to hold, own, possess and enjoy the same in of the apartments complexes “.....” and more particularly described in “SCHEDULE-B” hereunder written alongwith undivided proportionate share and interest in common areas (which comes to Sq. ft.) in order to enjoy common amenities and common facilities and also togetherwith proportionate, joint, undivided share and interest in the SCHEDULE-“A” land (which comes to Sq. ft.) attributed to the said residential unit (flat) and more particularly described in “SCHEDULE-C” hereunder written. In terms of the said Agreement For Sale dated..... coupled with the provisions laid down in the Real Estate (Regulations and Development) Act, 2016, the said “SCHEDULE- C” property is required to transfer to and in favour of the PATRON TRANSFEREE herein and therefore, the said PATRON TRANSFEREE has been joined in these presents; AND

WHEREAS towards sale and purchase of the said SCHEDULE-B property, the PURCHASER(S) has/have in all paid the total consideration of Rs..... (Rupees..... only) as per Memo of correction to the VENDOR FIRST PARTY and the PURCHASER has been put in possession of the said residential unit (the SCHEDULE-B property) by the VENDOR ; AND

WHEREAS VENDOR AND OR PURCHASER will formed a Society/Co-operative Society/Company, (the PATRON TRANSFEREE herein) with object to adhere to the objects and duties and as also in compliance with the provisions laid down in the Jharkhand Apartment (Flat) Ownership Act, 2011 and the Real Estate (

Regulation and Development) Act, 2016, subject to fullfill numbers of members for formation of society;

AND WHEREAS, at the request of PURCHASER, VENDOR has agreed to sell and the PURCHASER has agreed to purchase one Unit bearing Flat No. having carpet area sq.ft. (inclusive of exclusive balconies and exclusive verandah) be the same a little more or less on Floor in alongwith one covered one parking slot (.....ft. Xft.) being No. for one medium size car in Basement/Ground Floor of the multi-storeyed residential apartment complex “.....” in having been constructed on and over the SCHEDULE-A as also rights in the common convenience the common amenities and the common convenience relating thereto at and for a total sale price of **Rs./- (Rupees only)** inclusive of service tax, if any, but subject to deduction of Income Tax (TDS) as per Income Tax Act and Rules made thereunder. Accordingly, an Agreement For sale was entered in to on ----- by and between the VENDOR herein of the First part, and the PURCHASER herein as SECOND PART.

AND WHEREAS, prior to making the request aforesaid, the PURCHASER has inspected documents of title of the SAID PROPERTY and has also seen and approved the sanctioned building plan and having satisfied himself about the same has agreed to purchase the premises in SCHEDULE-B below;

AND WHEREAS, the VENDOR hereby declare that the land in the. Schedule-A and the premises in the Schedule-B below are free from all encumbrances and liabilities;

NOW THIS DEED OF ABSOLUTE CONVEYANCE WITNESSETH as follows:

1. In pursuance of the said agreements and in consideration of the sum **Rs./- (Rupees only)** paid by the PURCHASER to the Vendor on or before execution of these presents in the manner set-off in the MEMO OF CONSIDERATION mentioned herein below, being the full consideration money agreed to be paid as aforesaid, the receipt of which amount the Vendor does hereby acknowledge as having been received in full and final, the said VENDOR at the request of the PURCHASER and in accordance with the undertakings and covenants contained in the Agreement to Sale, do hereby convey, transfer and assign, UNTO the PURCHASER free from all encumbrances, charges and liens, one Unit bearing Flat No. having carpet area sq.ft. (inclusive of exclusive balconies and exclusive verandah) be the same a little more or less on Floor alongwith one covered one parking slot (.....ft. Xft.) being No. for one medium size car in Basement/Ground Floor of the multi-storeyed residential apartment complex “.....” having been constructed on and over the SCHEDULE-A and also proportionate share of common spaces (head room, staircase, guard room, generator room etc.) 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 mutated in his name in all public land records/Municipal records and pay the taxes and other payables

to the authorities concerned in his own 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 bearing Holding No. of Old Ward No., corresponding to new Ward no. of Ranchi Municipal Corporation, Ranchi.
4. The PURCHASER shall also be liable to pay and contribute towards the ground rent (malgajari) payable to the State of Jharkhand for the land in Schedule A in proportion to her undivided proportionate share in the said land.
5. The statutory dues i.e. rent which become payable after execution of these presents shall be paid by the PURCHASER directly to the statutory authority.
6. The PURCHASER shall have the full proprietary rights and will be at liberty to 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. Front elevation of the building shall not be changed at under any circumstance.
7. The PURCHASER shall be at liberty to undertake finishing works and fitting works relating to CP. sanitary, Flooring, Door, Electricals, Paint and plumbing at her/his cost and expenses and through any agency, contractor as per her/his own volition and choice. The DEVELOPER shall complete other works and items in terms of the Agreement For Sale at its own cost and expenses.
8. "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 The PURCHASER shall not damage the construction or structure of the building by storing of goods or making any construction in such areas which may cause damage to the building or change the topography nor shall the PURCHASER use the same for her own private purpose.
9. 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.
10. In the interest of the safety, preservation and maintenance of installations or repairs of the common mechanical or electrical services of the building, the representatives of the Association shall, as and when required, have the right to enter in the premises in Schedule-B.
The PURCHASER, with intention to bring all persons into whomever hands the said premises may come, does hereby covenant with the VENDOR as follows:
 - a) To maintain the said premises at her 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 (head room, staircase, guard room, generator room etc.) or the passages or other areas which may be against

- the rules, regulations\m 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 and/or by the “ _____ ” Flat Owners' Association.
 - c) Not to decorate or paint or otherwise alter the exterior and/or common areas of the building in any manner, save in accordance with general scheme thereof as specified by the VENDOR or “ _____ ” Flat Owners' Association.
 - d) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of The Said Land' where the said building is situated.
 - e) (e) Not to affix any sign/name/display boards or hoarding or neon signs in any portion of the buildings save and except a name plate on the front of her fiat in Schedule-B.
 - f) Not keep any domestic or other animal within the said premises or the building without the permission of the “ _____ ” Flat Owners' Association.
 - g) Not to hang clothes or garments from the windows or balconies of the said flat in a manner which might cause inconvenience or irritation to other occupiers of the said building.
 - h) Follow toe rules framed (including duty to pay the special fee, charges etc. imposed, if any, for using the facilities mentioned below) by the “ _____ ” Flat Owners' Association or such agency to whom charges shall be given/have been given for maintenance and proper running of the special Amenities and Facilities being provided in the Club House and in the Common areas.
 - i) To permit the VENDOR/VENDOR PARTY or their staff or agents with or without workmen and others of the “ _____ ” Flat Owners' Association at all reasonable time to view and examine the state and condition of the premises, Amenities stated hereinabove. Not to use the said premises or permit the same to be used for any purpose whatsoever, ether than the flat/dwelling unit for residential purpose and the car perking space for parking purpose, as the case may be, nor shall shop the PURCHASER use and utilize his unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.
 - j) No commercial activities or businesses like coaching institutes, Boutique, Beauty Parlor etc. shall be opened and earned from the premises in SCHEDULE-B below.
 - k) No commercial activities or businesses like coaching institutes, Boutique Beauty Parlor etc. shall be opened and carried from the SCHEDULE-B below.
 - l) To pay taxes, duties, levies, surcharges etc. levied cither by the State Government or by the Central Government or jointly by them currently future on full or part of the flat/dwelling unit or on his/her undivided proportionate share in the land.

- m) Simultaneously with the execution of this conveyance, has paid to the VENDOR PARTY, the consideration money including Service Tax.
- n) (n) To bear and pay his/her share/contribution of local taxes (malguzari) and Holding Tax etc.), water charges, insurance premium for the Main Building, Electricity Bills/charges and other proportionate to their share along with other co-owners of other flats/dwelling units imposed by Local Authorities/Government and/or Public Authority and determined and fixed by the Owners'/Co-Owners' Association or Condominium of S.G. EXOTICA Flat Owners' Association.
- o) Not to demand partition of her interest in The Said Property' and/or the building/s it being hereby agreed and declared by the PURCHASER that his/her interest in the land and building.
- p) 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.
- q) (q) Not to use the said flat for any immoral or illegal purpose or for storing any inflammable, combustibles hazardous goods or articles and shall not bring in the said flat or in the parking space or the places earmarked as specially mentioned in clause 9 (C) above any item of whatever nature which are prohibited by the management or "_____"
flat owner association might cause harm to other occupiers of the said building,

The VENDOR and the PURCHASER 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 title and interest in the said flat/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under this conveyance being executed and registered by the VENDOR in his favour, the PURCHASER shall have no claim right or any nature in the ether flats, floor spaces and areas of the said property and/or said building adjoining above or beneath of his 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.
3. for the purpose aforesaid Rules & Regulations shall be framed by the VENDOR PARTY in consultation with the Landowners. The terms and conditions mentioned in the aforesaid Bye Laws shall be binding on the members of "_____" Fiat Owners' Association. It is clearly understood by the PURCHASER that the above charges are the actual monthly maintenance charges.

4. The PURCHASER further agrees that the VENDOR PARTY shall, with the prior approval of the VENDOR and as per the revised plan sanctioned by Ranchi Municipal Corporation, Ranchi, also be free and entitled to make additions (vertical or horizontal) in the existing buildings, to which the PURCHASER shall have no objection whatsoever but without curtailing the common amenities and common facilities.
5. The PURCHASER also agrees that he shall inform “_____” Flat Owners' Association regarding transfer by sale of his/her premises of Schedule-B property.
6. That the PURCHASER shall have to pay to the “_____” Fiat Owners' Association transfer fee as may be fixed for selling her right, title and interest in and upon the premises of Schedule-8 below in favour of a person who is not a member of “_____” Fiat Owners' Association.

Particulars being furnished in case of building :-

Whether kutchra or pucca ?	-	Pucca
If pucca, whether tiled or reinforced concrete?	-	Reinforced
Number of Stories	-	B+.....
Plinth area of each floor or area of Flat No. ----- in the Floor	-	---,---- sq. ft.
The year of Construction	-	20.....
A brief description of nature of sanitary, electrical & ether fittings in the building & their quality to be Standard	-	Good
Area where the building is constructed & its use, residential/commercial or Industrial	-	Residential
If on rent. Its annual rent	-	Nil
<u>Value for the purpose of stamp duty & registration fee</u>		
Value of sq. ft. of undivided proportionate share in land	-	Rs. _____ /-
Value of sq. ft of Carpet Area	-	Rs. _____ /-
Total	-	Rs. _____ /-

(Total) only.

Though the said property was sold by the **VENDOR** and purchased by the **PURCHASER** for a consideration of **Rs. /- (Rupees) only**, and property is valued as per Government value i.e. **Rs. /- (Rupees) only**.

Memo of Consideration

Sl. No.	Cheque/DD No.	Date	Bank	Amount
1.				
2.				
3.				
4.				
5.				
Total				/-

SCHEDULE – “A”

All that piece and parcel of the land admeasuring 01 Acre 11 Decimals equivalent to 4493 sq. mtrs. or thereabouts being portion of the larger property bearing C. S. No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 bearing Holding no. 0020004907000Z0, 0020004971000A1, 0020003844000Z0 and 0020003843000Z0 within Ward No. 2 of Ranchi Municipal Corporation at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi in the State of Jharkhand in India and bounded as follows:

On or towards the North by : Apartment – Shree Ram Garden
 On or towards the South by : Land & House of Sri Prakash Anand Singh
 On or towards the East by : Don Land of Magra Oraon
 (Present day: Hansh Marg)
 On or towards the West by : Road

“SCHEDULE-B”

(Property under this deed)

ALL THAT one Unit bearing Flat No. having carpet area sq.ft. (inclusive of exclusive balconies and exclusive verandah) be the same a little more or less on Floor alongwith one covered one parking slot (.....ft. Xft.) being No. for one medium size car in Basement/Ground Floor of the multi-storeyed residential apartment complex “.....” having been constructed on and over the SCHEDULE-A property with the right to enjoy common facilities and common amenities without being partitioned and comprised

within Municipal Holding No. in Ward No. of Ranchi Municipal Corporation, Ranchi.

Which is for greater clearness delineated in the trace map annexed hereunto and thereon shown in RED wash, forming part and parcel of these presents.

LANDLORD : The State of Jharkhand, through the Circle Officer, Namkum.

DISTRICT AND SUB-REGISTRATION OFFICE : Ranchi.

CERTIFICATE

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

It is also certified that the above-mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the 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 and VENDEE have put their respective hands after fully understanding all the contents of these present at Ranchi on the date, month and year first -above written.

WITNESSES

1.

SIGNATURE OF THE VENDOR

2.

PURCHASER SIGNATURE WITH PHOTO

Thumb	Index	Middle	Ring	Little

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

Drafted by :-

Typed by :-