

Format – Sale Deed/Deed of Conveyance – “Kashyap Krishna Apartment”

THIS DEED OF SALE is made on this.....day of, 2024 of the Christian era.

BETWEEN

M/S KASHYAP GREEN HOMES PRIVATE LIMITED, (PAN: AAECK3771H & RERA Registration No. JHARERA/Project/...../2024, a Company Registered under the Indian Company’s Act 1956, having its Registered office at 601, Shailja Tower, Kankarbagh Main Road, P.S.- Kankarbagh, District- Patna, Bihar, PIN- 800020 through its Director **Mr. ARUN KUMAR SINGH,** son of Late Jagdish Prasad Singh, by Caste General (not affected by C.N.T. Act, 1908), by Faith Hindu, by Occupation Business, residing at 701, Jagdish Enclave, Behind R.B.I., Off. Exhibition Road, P.S.- Gandhi Maidan, District- Patna, Bihar, PIN- 800001, his **UID No: 8842 8257 2183,** and **Mobile No: 9431017543,** (hereinafter referred to as the **"VENDOR / LANDOWNER"**) of the **ONE PART.**

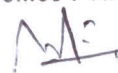
AND

..... son of, aged about years, by Occupation, by Faith Hindu, by Caste General (not affected by C.N.T. Act, 1908), Residing at his/her **PAN NO.....** being, **AADHAR/UID No.** & **Mobile No.....** (here in after referred to as the **"PURCHASER"**) of the **OTHER PART.**

The term and expression **"VENDOR"** shall, unless repugnant to the context or excluded by these presents, mean and include its successors in interest and assigns and **"PURCHASER"** shall, unless repugnant to the context or excluded by these presents, mean and include, their respective heirs, legal representatives, executors, administrators, successors and assigns;

WHEREAS, the **VENDOR** is seized and possessed of and/or otherwise are well and sufficiently entitled as per our Development Agreement being registered on dated 06th day of January, 2024 vide Document No.- 2024/RAN/88/BK1/80 in Book No.-BK1, Volume No.- 11 from Page No. 115 to 220 at office of SRO-Ranchi to all that piece and parcel of **2.74** decimal of land in Plot No.364, marked as Sub Plot No.364/D-1, in Sub Plot No.364/E-1, and in Sub Plot No.365/C belonging to

For Kashyap Green Homes Pvt. Ltd.



Director

Landowner No. 1, an area of **8.26** decimal of land in Plot No. 360, marked as Sub Plot No. 360/A, in Sub Plot No. 360/E, in Sub Plot No. 364/E and in Sub Plot No. 365/D belonging to **Landowner No.2**, an area **2.54** decimal of land in Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, belonging to **Landowner No.3**, and an area of **10 Kattha** equivalent to **16.53** decimal of land (Which includes 3.31 decimal of land in R.S. Plot No. 360 an area 5.99 decimal of land in Plot No. 364 & an area 7.23 decimal of land in Plot No. 365, belonging to Developer) all under Khata No. 13 is being purchased by M/s. Kashyap Green Homes Pvt. Ltd. from Subh Narayan Sao, Son of Asarfi Sao by virtue of Registered Deed of Sale being Deed No.-7099 dated 24-08-2023 and Document No.-2024/RAN/88/BK1/80 in Book No.-BK1, Volume No.- 11 from Page No. 115 to 220 at office of SRO-Ranchi, also mutated in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No.-5785/R27/23-24 within the State of Jharkhand, total amalgamated area of land is **30.07 decimal (i.e., 2.74 decimal + 8.26 decimal + 2.54 decimal + 16.53 decimal)**, situated at Village Dumardaga, Thana No.181, P.S. Sadar, District Ranchi in the State of Jharkhand (herein after referred to as the "**said Property**") more fully and particularly described in the **FIRST SCHEDULE** herein below;

AND WHEREAS, the VENDOR have developed the said land more fully described in the **FIRST SCHEDULE** below and have constructed thereon a multistoried residential building known and called as "**KASHYAP KRISHNA APARTMENT**" according to the plan sanctioned by Ranchi Municipal Corporation, Ranchi (in short RMC) / Ranchi Regional Development Authority (in short RRDA), Ranchi vide **Case/Application No. RRDA/BP/0330/2023 dated 24/01/2024 and Memo/Building Plan No.-RRDA/BP/0546/2023 dated 15-02-2024**, and as per specification mentioned there in;

AND WHEREAS, the said "**KASHYAP KRISHNA APARTMENT**" consists of **Basement** floor for car parking space and **4 (Four)** Upper floors consisting of **24** flats/dwelling units, which are meant for residential purposes;

AND WHEREAS, by an agreement dated (hereinafter called the Agreement for Sale) executed by and between the VENDOR and PURCHASER and on certain terms and condition to be observed by the PURCHASER the VENDOR offered to sell and the PURCHASER agreed to purchase a flat being Flat Number

..... on the, having Super built up area shown

in **RED WASH** in the map annexed herewith forming part of this indenture, with One car parking space in the **Basement** of multistoried residential building known as "**KASHYAP KRISHNA APARTMENT**" at **Village Dumardaga, Thana No. 181, P.S.- Sadar, District Ranchi within the State of Jharkhand**, along with decimal of undivided proportionate share of land out of the Total land in First Schedule more fully described in SECOND SCHEDULE below for a **total consideration of Rs/- (.....) only excluding GST (And TDS if applicable)** as per applicable rate subject to the terms and conditions herein set forth herein below, free from all encumbrances, charges and liens;

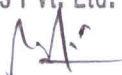
AND WHEREAS, the PURCHASER, prior to entering into agreement aforesaid has/have examined the title of the VENDOR to the said land and also seen the documents of title, the copy of the sanctioned building plan and other relevant papers has/have satisfied himself/herself of the VENDOR title to the SECOND SCHEDULE Property and also that the new building namely "**KASHYAP KRISHNA APARTMENT**" has been constructed according to the plan sanctioned by Ranchi Municipal Corporation, Ranchi (in short RMC) / Ranchi Regional Development Authority (in short RRDA), Ranchi and as per specification mentioned therein;

AND WHEREAS, the VENDOR hereby declares that the SECOND SCHEDULE Property is free from all encumbrance and liabilities and except the VENDOR, no other person has the right, title, interest and claim in the land/premises containing the building thereon.

NOW THEREFORE THIS DEED OF ABSOLUTE CONVEYANCE WITNESSETH:

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs/- (.....) only paid by the PURCHASER to the VENDOR/LANDOWNER by Cheque/DD/RTGS/NEFT on various date during construction period in full and final, receipt of which amount the VENDOR/LANDOWNER do hereby acknowledge, the said VENDOR in accordance with the undertakings and covenants hereinafter contained do hereby convey, transfer and assign UNTO the PURCHASER free from all encumbrances of flat being **Flat Number on the Floor**, having **Carpet Area- Sq. Ft., Balcony Area- Sq. Ft., Outer Wall Area Sq. Ft., Service Area- Sq. Ft., Total Super built up area..... Sq. Ft.**, of the said multistoried residential building with one car parking space in the **Basement** of "**KASHYAP KRISHNA APARTMENT**" at Village Dumardaga,

For Kashyap Green Homes Pvt. Ltd.


Director

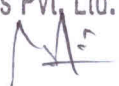
Thana No. 181, P.S Sadar, District Ranchi, within the State of Jharkhand, described in detail in the **SECOND SCHEDULE** below together along with decimal of undivided proportionate share in the land described in the **FIRST SCHEDULE** and common area of the said premises TO HAVE AND TO HOLD the property hereby conveyed to the **PURCHASER** absolutely and forever.

2. The VENDORS assured the PURCHASER that the property in Schedules below is free from all encumbrances, surcharges, claims and demands and that the VENDORS/LANDOWNERS has not done anything whereby the Flat No..... in the SECOND SCHEDULE below or the said land in the First Schedule on which the said Flat No. has been constructed, may be subject to any attachment or lien of any court or person/s whomsoever.
3. The VENDOR do hereby declare that the PURCHASER shall and may at all times hereafter peaceably and quietly enter into and upon the Flat No. on the **Floor** of "**KASHYAP KRISHNA APARTMENT**" more fully described in the SECOND SCHEDULE below AND shall HOLD and possess, enjoy and realize the rents, profits and usufructs thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any other person or persons lawfully or equitably claiming from, through or under the VENDOR or its successors in interest and assigns.
4. The PURCHASER shall be liable to pay and contribute in proportion to the covered area of the flats hereby conveyed towards payment of Municipal rates, taxes, service charges, GST charges and other outgoings payable in respect of the premises in the SECOND SCHEDULE as per details in the THIRD SCHEDULE.
5. That all the PURCHASER/S including the PURCHASER herein above shall use the roof over the top floor of the said building for common purpose but Developers and Landowner/Vendor shall have equal rights on the roof over the top floor of the said building in proportion to the area held by him/her/them in the said building.
6. The PURCHASER shall also be liable to pay and contribute towards the ground rent (malgujari) payable to the State of Jharkhand for the "Said Land" in the

First Schedule in proportion to her undivided share in the same.

7. 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 PROVIDED the PURCHASER shall not be entitled to demolish or commit waste in respect of the land and their flat or do or allow anything to be done in the said flat to affect prejudicially the other purchaser/s of the said building.
8. That the "Said Land" whereon the said building, namely "**KASHYAP KRISHNA APARTMENT** " has been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the occupiers of the said building.
9. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions and subject to the Rules & Regulations framed by the Flat Owners Association and law applicable to the said building and/or the said flat.
10. The PURCHASER is entitled / liable to pay the maintenance charge/s from the day of possession handover to them for proper upkeep of the building either to the builder or the Association which so ever is be the earliest. It is the duty cast upon the purchaser in any eventually the maintenance amount would be deposited in corpus of association or with the builder strictly.
11. That in case any GST or any other tax or duty imposed by the Central/State Government becomes due or payable in relation to the premises in SECOND SCHEDULE below, the same shall be on account of the PURCHASER hereinabove and/or PURCHASER of other units, as the case may be and the PURCHASER hereby agree to pay all such taxes/duties. The PURCHASER further agree and undertake to keep the VENDOR/LANDOWNER indemnified against any such claim or demand made by the Government (Central or State) or any other statutory authority or authorities.
12. That whatever is not specifically mentioned in this deed of sale relating to the common space, common facilities, amenities and its uses and the Individual right, liberties and all other matters shall be guided by the terms and conditions of the Buyer's Agreement by and between the PURCHASER and

For Kashyap Green Homes Pvt. Ltd.


Director

VENDOR/LANDOWNER.

13. That the property described in SECOND SCHEDULE hereby sold is believed to be correctly described and if any error, omission or misstatement in the description of the property is found, it will not make the sale null and void but at the same time such error, omission or misstatement shall always be subject to correction/rectification by the parties hereto.

14. That in case of natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owners (PURCHASER) who have and who may thereafter or hereto before have acquired by purchasing different flats in different floors and part thereof, having similar right, title and interest in the land of this building, the co-owners shall may and contribute the proportionate cost of their share in the building in their occupation for such reconstruction of the building if any arises in future.

PARTICULARS being furnished in case of building/ Flat No.....:-

Whether Kuchha or pucca	:	Pucca.
If pucca, whether tiled or reinforced concrete	:	Reinforced concrete
Number of stories	:	B+G+4
Area of Flat No. in the Floor	: Sq. ft.
Year of Construction	:	202.....
A brief description of the nature of sanitary. Electrical and other fitting in the Flat No. and their qualities	:	Standard
Area where the building is constructed and its use, residential commercial or industrial	:	Residential

Valuation for the purpose of Stamp and Registration Fee:

Value of **Flat No. (..... Floor)** an area sq. ft. of **Super built-up-area** is : Rs./- Value of the undivided proportionate share of land with one car parking (area Decimal) : Rs...../-

Total Rs...../-

MEMO OF CONSIDERATION

Sl. No.	Date	Cheque	Bank & Branch	Amount
1.				
2.				
3.				
4.				

FIRST SCHEDULE

(The said land on which "**KASHYAP KRISHNA APARTMENT**" has been constructed)

All that piece and parcel of **2.74** decimal of land in Plot No.364, marked as Sub Plot No.364/D-1, in Sub Plot No.364/E-1, and in Sub Plot No.365/C belonging to Landowner No. 1), an area 05 Kattha equivalent to **8.26** decimal of land in Plot No. 360, marked as Sub Plot No. 360/A, in Sub Plot No. 360/E, in Sub Plot No. 364/E and in Sub Plot No. 365/D belonging to Landowner No.2), an area **2.54** decimal of land in Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, belonging to Landowner No.3), and an area 10 Kattha equivalent to **16.53** decimal of land (Which includes 3.31 decimal of land in R.S. Plot No. 360 an area 5.99 decimal of land in Plot No. 364 & an area 7.23 decimal of land in Plot No. 365, belonging to Developer) all under Khata No. 13 is being purchased by M/s. Kashyap Green Homes Pvt. Ltd. from Subh Narayan Sao, Son of Asarfi Sao by virtue of Registered Deed of Sale being Deed No.-7099 dated 24-08-2023 and Document No.-2024/RAN/88/BK1/80 in Book No.-BK1, Volume No.- 11 from Page No. 115 to 220 at office of SRO-Ranchi, also mutated in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No.-5785/R27/23-24 within the State of Jharkhand, total amalgamated area of land is **30.07 decimal (i.e., 2.74 decimal + 8.26 decimal + 2.54 decimal + 16.53 decimal)**, situated at Village Dumardaga, Thana No.181, P.S. Sadar, District Ranchi in the State of Jharkhand, which is butted and bounded as follows:-

North :- Road and Plot No.-360/Part.

South :- Plot No.- 367.

East :- Plot No.-360/Part, 363, 364/Part, 365/Part.

West :- Plot No.-360/Part, 364/Part, 365/Part.

SECOND SCHEDULE

(Details of the Flat being sold)

All that one flat being Flat Number on the **Floor**, having Super built up area Sq. ft., with **One Car parking space** in the **Basement** of the said building known and called as "**KASHYAP KRISHNA APARTMENT**" the multistoried residential building constructed upon the above referred said land, shown in **RED WASH** in the map annexed herewith forming part of this indenture, with undivided un-parted proportionate share of land measuring an area decimal out of the total land mentioned in FIRST SCHEDULE situated at Village Dumardaga, Thana No. 181, P.S Sadar, District Ranchi, Jharkhand within the Jurisdiction of District Registrar/Sub Registrar at Ranchi, butted and bounded as follow:-

Boundary of Flat

North :-

South :-

East :-

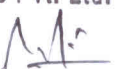
West :-

THIRD SCHEDULE

Maintenance charge payable by the PURCHASER/S to the building Maintenance committee shall include the following proportionate charges:

- 1 All costs of Maintenance, operation, replacement, repairing, painting, decorating, redecorating, reconstruction, lightening etc. of the common portion of the building including the outer walls.
- 2 The salary and other payments of the person employed for the common purposes including Durban's security persons, sweepers, plumbers, electricians, workman etc.
3. Insurance premium if any for insuring the building.
4. All charges deposits, supplies of common utilities to the occupants in common.
5. Maintenance charge of roof ground, installation of Generators, Electrical panels, Transformers etc.
6. Municipal Holding taxes, other taxes, levies and demands in respect of the premises and the building separately assessed on the PURCHASER.
7. Cost of formation and operation of Building Maintenance Committee or

For Kashyap Green Homes Pvt. Ltd.


Director

Association.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right is neither Govt., land nor has the same been acquired by the Govt., for Defense or Civil purpose. The land in Schedule has not been given in Bhudan and is outside the Forest Area and does not belonging to BCCL, CCL or ECL. THIS IS FURTHER CERTIFIED that the land is not a tribal land according to Khatiyani nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, temple, church or mosque.

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

It is also certified that neither the VENDOR 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 Chhota 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 respective parties who have appeared for registration of the document.

IN WITNESS WHEREOF, VENDOR through its Director Mr. ARUN KUMAR SINGH put his signature on this conveyance at Ranchi on the date, month and year first - above written.

WITNESSES:

1.

For the VENDOR

Through its Director

2.

For Kashyap Green Homes Pvt. Ltd.



Director

PHOTOGRAPH, SIGNATURE & LEFT HAND FINGER'S IMPRESSION OF PURCHASER

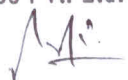
LEFT HAND FINGER'S IMPRESSION

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Certified that finger impression of the left hand of each person whose photograph is affixed in this documents have been obtained by me.

Typed by: Drafted by:

For Kashyap Green Homes Pvt. Ltd.


Director

The PURCHASER shall, from the date of possession of the premises in the SECOND SCHEDULE below, maintain through Association of the Flat owners, the said premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto at their own costs in good and tenantable repair and condition and in particular, so as to support, shelter and protect the building and shall not do or suffer or cause to be done and suffered anything in or to the said building, its columns, beams, slabs, walls, staircase and passage which may be against the rules or laws of R.R.D.A. and the Municipal Corporation; Electricity Authorities or any other authorities.

For Kashyap Green Homes Pvt. Ltd.



Director