

-PROFORMA OF ABSOLUTE SALE CUM DEED OF CONVEYANCE

THIS Deed of Absolute sale cum Deed of Conveyance executed on this the day of, 2021 (Two thousand and Twenty one).

BY

M/s TEJASWI DEVELOPERS, a partnership firm registered with Sub-Registrar, Ranchi vide its Registration **1534/176/2014 dated 25.06.2014**, having its registered office at **Flat No. 1, Sangita Sadan, Road No. - 8, Kusum Vihar, Morabadi, Dist. - Ranchi, Jharkhand – 834008**, (PAN- **AAJFT3463H**) represented by its authorized signatory/ Partner **SRI MUNNA KUMAR** (Aadhar No. **9115 1452 4559**), authorised vide clause No. **4C** of the Partnership Deed vide no. **1534/176/2014 dated 25/06/2014**, hereinafter referred to as the “**Promoter**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/ their assigns);

IN FAVOUR OF

[If the Allottee/ Purchaser/Vendee is a Company]


.....**Name of Company**..... (CIN No.), a company incorporated under the provisions of the Companies Act, **1956/ 2013**, having its registered office,, and its CORPORATE OFFICE at _____, (PAN -), represented by its authorized Partner, _____, (Aadhar No.....) authorized *vide* board **resolution dated** hereinafter referred to as the “**Allottee/ Purchaser/Vendee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

or

[If the Allottee/ Purchaser/Vendee is a Partnership Firm]

..... **Name of Firm**, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business,, (PAN -), represented by its authorized partner _____, (Aadhar No.....) authorized *vide* resolution dated hereinafter referred to as the “**Allottee/ Purchaser/Vendee**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors and permitted assignees, including those of the respective partners);

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or

[If the Allottee/ Purchaser/Vendee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “**Allottee/ Purchaser/Vendee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

or

[If the Allottee/ Purchaser/Vendee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____, aged about _____, for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____, (PAN _____), hereinafter called the “**Allottee/ Purchaser/Vendee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

(pl. insert details of other Allottee/ Purchaser/Vendee(s) in case of more than one Allottee/ Purchaser/Vendee)

The Promoter//Builder/Developer/ Vendor and Allottee/ Purchaser/Vendee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

MR/MRS _____, son/daughter/wife of _____, resident of _____, P.O.- _____, P.S.- _____ District- _____, Nationality Indian, hereinafter referred to as the ‘Purchaser/Vendee’ of the SECOND PART.

PAN-

Mobile-

Recital

A. The total Land area admeasuring of **10 Katha (16.52 Decimals or 627.13 Sqm)** as per approved Building Plan vide memo No. **RMC/BP/1473/W04/2020**, Dated **30/07/2024**, by Ranchi Municipal Corporation, Ranchi at R S Plot No. 337 (Sub Plot No. – 337/A and Sub Plot No. – 337/A-1), under Khata No. - 44, **measuring an area 5 katha and 5 katha respectively, situated at Village- Morabadi Road, P.S.- Bariatu, Thana No. – 192, Ward No.- 04, Holding No.- 0040009181000Z0 (old Ward No.19 and old Holding No. 170/KI and**

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170/KII) of **RMC, Ranchi**), Anchal : Bargai, Mandal / District : Ranchi, Pin : 834008, details thereof is given as under:


A.1 Sri Prabhat Kumar, Date of Birth - 01.11.1963, Son of Late Niwaran Chandra Das, Grandson of Late Manohar Das, by Occupation Business, By Faith - Hindu, By Category - General (Not" covered under CNT Act 1908), Resident of Kusum Vihar, Road No. 8, Morabadi, P.S. Bariyatu, District - Ranchi, State – Jharkhand - 834009, Indian Citizen (hereinafter referred to as OWNER), PAN-ALQPK0828F, M.O.B. – 9835168355, is the sole and absolute owner of land measuring **10 Katha / 16.52 Decimals**, situated at Plot R S Plot No. 337 (Sub Plot No. – 337/A and Sub Plot No. – 337/A-1), under Khata No. - 44, **measuring an area 5 katha and 5 katha respectively, situated at** Village- Morabadi Road, P.S.- Bariyatu, Thana No. – 192, Ward No.- 04, Holding No.- 0040009181000Z0 (old Ward No.19 and old Holding No. **170/KI** and **170/KII**) of **RMC, Ranchi**), Anchal : Bargai, Mandal / District : Ranchi, State of Jharkhand, Pin : **834008**,

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the land aforesaid is free from all encumbrances, debts; liens, charges and attachments and is in marketable condition and he has a good right and absolute authority to transfer the whole and part of the schedule A property in all legal manner.

AND WHEREAS said land is recorded in revisional survey records of right in the name of Dane Munda, Jagarnath Munda, son of Lakhna Munda, by Caste - Munda, resident of Deh Toli, Telin Toli as Kayami.

AND WHEREAS the land described in schedule A below originally belonged to Hari Munda, who sold and transferred the same to Syed Anwar Hussain Khan son of Syed Azhar Hussain and by executing a registered deed no. 2021 dated 19.03.1963 after obtaining permission from the competent authority as required under section 49 of the CNT Act vide Misc. Case No. 11 R (ii) 1962- 63 and made a substantial structure thereon.

AND WHEREAS the Syed Anwar Hussain Khan sold a portion of Land measuring an area 10 katha, to Vendor of Owners marked as sub plot no. 337/A to Saira Begum by executing a

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registered deed of sale being no. 5928 dated 29.07.1967 particulars of which have been entered in Book No. 1, Volume No. 46 Page nos. 112 to 116 duly entered in the office of District Sub Registrar, Ranchi. The said Saira Begum was recognized as settled raiyat and her name was duly entered in Register II, which is known as continuous khatian.

AND WHEREAS the owner purchased plot no. 337 marked as sub plot no. 337/A measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4165/3954 dated 13.05.1996 and he also purchased plot no. 337, sub plot no. 337/A-1 measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4164/3953 dated 13.05.1996 and he started exercising his all sorts of right as Lawful name of the Owner also finds place in Register II in terms of order passed in mutation case no. 348/1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 114 an uptodate rent receipt No. 0344501786 dated 11.07.2020 is issued in his name and mutation case no. 349/1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 115 an uptodate rent receipt No. 0088724746 dated 11.07.2020 is issued in his name and he has been paying rent to the state and municipal holding being nos. 170/KI and 170/KII were also created in the office of Ranchi Municipal Corporation, Ranchi and Tax is being paid by the owner.

AND WHEREAS the land aforesaid had been the subject matter of illegal transfer in contravention of the provision of CNT Act, hence on the application of one Mr. Boney Munda & others a proceeding under section 71A of the CNT Act, vide SAR case No. 158/1990-91 and the Learned Competent court after hearing the matter in Length had been pleased to dismiss the application of restoration filed by members of schedule tribe. While passing the said order the competent court held that recorded raiyat has already sold and transferred the property to Hari Munda S/o Jagarnath Munda and thus the right of recorded tenant was extinguished on the day of execution of registered deed of sale being no. 4310 dated 21.07.1946. It is made clear that said transaction took place much before coming in to force of CNT Amendment Act 1947 and no prior permission of Deputy Commissioner was required. Thus application of restoration filed by the successor of recorded tenant was abuse of the process of rt from that the Learned Court also held that in the case of Rajendra Nath Kapoor Versus State, reported in BLT 1990 at page 352, their Lordships Held that "Transfer made with permission of Deputy Commissioner cannot be annulled U/s 71 A of the CNT Act as section 46(4)A and clause V of CNT Act has different force and different intention of Legislation. The SAR case was accordingly decided in

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favour of erstwhile owner Siddique Mian. Subsequently another application for restoration was filed U/s 71A of the CNT Act for the same plot vide SAR case No. 148/2009-10 and it was also rejected in view of judicial pronouncement of case of Sarmistha Mishra versus State of Jharkhand in which their Lordships held that earlier application U/s 71A rejected, then subsequent application is hit by principle of Res-Judicata. Both the order was never challenged before the higher court and thus same is binding on the claimant, who filed an application for restoration. Thus in the manner above, the owner has absolute right, title and interest over the property described in Schedule A of this deed


The Owner in above **Para A.1** is the absolute Land Owner of above referred and the Promoter have entered into a **Registered Development Agreement** vide deed number **2024/RANU3/2271/BK1/2105** on dated **23rd July, 2024**, in **Book No. - BK1, Volume No. – 258, from page no. 103 to 226** at the office of the **SRO, Ranchi Urban3, Dist. – Ranchi, Jharkhand.**

AND WHEREAS, the project is registered from Real Estate Regulatory Authority, Jharkhand bearing registration no. dated and with the sanction of approved map plan from **Ranchi Municipal Corporation, Ranchi** /competent authority for the construction of multistoried building bearing plan case no. **RMC/BP/1473/W04/2020, dated 30/07/2024.**

AND WHEREAS, a Commencement Certificate has been obtained from competent authority for the commencement of Real Estate Project and project has been completed as per layout plan and specification, as approved by the competent authority vide his letter no. dated

AND WHEREAS, building has been constructed over the land and share of the land owners and developer has already been distributed. Hence u/s 5 and others of The Jharkhand Apartment Ownership Act, 2006 Builder/Land Owner is entitled to sale/transfer/convey his/her/their share as Absolute owner. The property hereby sold is allotted in the share of the Vendor. And now the above-named vendor has full right to transfer the property etc., by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS the Builder/Developer/Vendor announced and published for the sale of property described in First Schedule along with common areas and having knowledge of the

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same, the vendee contact with the vendor and showed his intention to buy the same and offer of the vendee being the highest, reasonable and according to the prevailing market rate and also nobody is ready to pay higher than the vendee so the Vendor accepted the offer in his/her/their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion on an agreed consideration of/- (Rupees) only for the property fully described in First Schedule of this conveyance deed along with common areas fully described in Third Schedule. But the stamp duty is being paid on the Govt. value of/- (.....) only.

AND WHEREAS, by a **registered** Agreement for Sale in writing dated bearing Deed no. /..... which is registered in the Office of District Registrar/ Sub Registrar,

Ranchi in Book No. 1, Volume No. ..., C.D.-..., Pages. to, accordingly the stamp duty has already been paid of /-.

AND WHEREAS, the purchaser has paid the said entire consideration of/- (Rupees) only for the property the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said Agreement and in consideration of the said aggregate sum of Rs...../- (Rupees.....)

only paid by the purchaser to the vendor as follows:-

| Ch./DD No. | Date | Name of the Bank | Amount |
|------------|------|------------------|---------|
| | | | ----- |
| | | Total |/- |

The receipt whereof the Vendor/Builder/Promoter doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge.

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1. That the vendor hereby transfers right, title and interest of the property described in First Schedule along with proportionate share of land after satisfying the payment of the property without any threat, coercion and undue influence, with right to use the common areas fully described in Third Schedule. The undivided proportionate title in the common areas shall be with the association of the allottees or the competent authority as the case may be. That the property being conveyed through this conveyance deed is effected by Real Estate (Regulation and Development) Act, 2016 and Jharkhand State Real Estate (Regulation and Development) Rules, 2017 made and amended by State and Central Govt. time to time.
2. That it shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit TOGETHER WITH the rights in common areas and facilities mentioned in the Third Schedule hereunder without any interruption claim or demand whatsoever by the vendor or any person or persons claiming through them.
3. That it is further covenanted that the vendee has entered into the conveyance deed after being fully sure that the said flat is free from all litigation and is free to Have and Hold and also to enjoy all rights, titles, interests, claims, demand, easements and appurtenances to the said property.
4. The said unit is free from all attachments, encumbrances, liens, trusts and lisp endens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at the cost and expenses of the vendor well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.
5. The vendor and every person or persons having lawfully claiming and estate right, title and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, execute, perfect all such further and other lawful and reasonable deeds, assurances, matters and things

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whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

6. That the purchaser doth hereby covenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities and make payment of the proportionate maintenance charges and common expenses including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.
7. That the vendee shall not alter the main frame structure and outer design of the multistoried building. The vendee may alter or construct the minor changes inside the property with prior written consent of the vendor.
8. That the vendor conveying the property which is free from all charges, encumbrances and liens etc. But after executing the conveyances deed the vendor shall not be liable for the any loan, rent etc. taken by the vendee.
9. That the vendor shall not be liable for any tax levied by the Govt. or any competent authority.
10. That the vendee has taken the possession of the property after fully satisfying the implication of the transaction and shall not authorize any individual for any matter with the society or association.
11. That the vendee shall not do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or execute any addition.
12. That if any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realize the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.
13. That the vendee shall not be entitled to demolish his property and demand share in the land.

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14. That now the Vendee is entitled to get his/her/their name mutated in all the Government seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Jharkhand or authority concerned if any in respect of the said property.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

All that Flat no. measuring sq.ft. (..... square feet) carpet area on the floor and Garage/Covered parking space no. measuring sq.ft. on floor in “**TEJASWI PALACE**”, along with proportionate share, right, title and interest over the land and bounded by:-

Boundary of the Flat :

North-

South-

East -

West -

(ii) Garage/Covered Parking space no. measuring sq.ft. on **Ground/Basement** floor which is bounded as follows :-

North-

South-

East -

West -

in the Building known as “**TEJASWI PALACE**” Apartments constructed on the said plots of land fully described in the Second Schedule.

Note :- Carpet area means the net usable floor area of an apartment, excluding the area of covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of total land on which ‘**Residential Project (Sub use - Residential)** buildings(A) has been constructed).

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- B. The total Land area admeasuring of **10 Katha (16.52 Decimals or 627.13 Sqm)** as per approved Building Plan vide memo No. **RMC/BP/1473/W04/2020**, Dated **30/07/2024**, by Ranchi Municipal Corporation, Ranchi at R S Plot No. 337 (Sub Plot No. – 337/A and Sub Plot No. – 337/A-1), under Khata No. - 44, **measuring an area 5 katha and 5 katha respectively, situated at** Village- Morabadi Road, P.S.- Bariatu, Thana No. – 192, Ward No.- 04, Holding No.- 0040009181000Z0 (old Ward No.19 and old Holding No. **170/KI** and **170/KII**) of **RMC, Ranchi**), Anchal : Bargai, Mandal / District : Ranchi, Pin : 834008, details thereof is given as under:

A.1 Sri Prabhat Kumar, Date of Birth - 01.11.1963, Son of Late Niwaran Chandra Das, Grandson of Late Manohar Das, by Occupation Business, By Faith - Hindu, By Category - General (Not" covered under CNT Act 1908), Resident of Kusum Vihar, Road No. 8, Morabadi, P.S. Bariyatu, District - Ranchi, State – Jharkhand - 834009, Indian Citizen (hereinafter referred to as OWNER), PAN-ALQPK0828F, M.O.B. – 9835168355, is the sole and absolute owner of land measuring **10 Katha / 16.52 Decimals**, situated at Plot R S Plot No. 337 (Sub Plot No. – 337/A and Sub Plot No. – 337/A-1), under Khata No. - 44, **measuring an area 5 katha and 5 katha respectively, situated at** Village- Morabadi Road, P.S.- Bariatu, Thana No. – 192, Ward No.- 04, Holding No.- 0040009181000Z0 (old Ward No.19 and old Holding No. **170/KI** and **170/KII**) of **RMC, Ranchi**), Anchal : Bargai, Mandal / District : Ranchi, State of Jharkhand, Pin : **834008**,

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the land aforesaid is free from all encumbrances, debts; liens, charges and attachments and is in marketable condition and he has a good right and absolute authority to transfer the whole and part of the schedule A property in all legal manner.

AND WHEREAS said land is recorded in revisional survey records of right in the name of Dane Munda, Jagarnath Munda, son of Lakhna Munda, by Caste - Munda, resident of Deh Toli, Telin Toli as Kayami.

AND WHEREAS the land described in schedule A below originally belonged to Hari Munda, who sold and transferred the same to Syed Anwar Hussain Khan son of Syed Azhar Hussain and by executing a registered deed no. 2021 dated 19.03.1963 after obtaining

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permission from the competent authority as required under section 49 of the CNT Act vide Misc. Case No. 11 R (ii) 1962- 63 and made a substantial structure thereon.

AND WHEREAS the Syed Anwar Hussain Khan sold a portion of Land measuring an area 10 katha, to Vendor of Owners marked as sub plot no. 337/A to Saira Begum by executing a registered deed of sale being no. 5928 dated 29.07.1967 particulars of which have been entered in Book No. 1, Volume No. 46 Page nos. 112 to 116 duly entered in the office of District Sub Registrar, Ranchi. The said Saira Begum was recognized as settled raiyat and her name was duly entered in Register II, which is known as continuous khatian.

AND WHEREAS the owner purchased plot no. 337 marked as sub plot no. 337/A measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4165/3954 dated 13.05.1996 and he also purchased plot no. 337, sub plot no. 337/A-1 measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4164/3953 dated 13.05.1996 and he started exercising his all sorts of right as Lawful name of the Owner also finds place in Register II in terms of order passed in mutation case no. 348/1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 114 an uptodate rent receipt No. 0344501786 dated 11.07.2020 is issued in his name and mutation case no. 349/1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 115 an uptodate rent receipt No. 0088724746 dated 11.07.2020 is issued in his name and he has been paying rent to the state and municipal holding being nos. 170/KI and 170/KII were also created in the office of Ranchi Municipal Corporation, Ranchi and Tax is being paid by the owner.

AND WHEREAS the land aforesaid had been the subject matter of illegal transfer in contravention of the provision of CNT Act, hence on the application of one Mr. Boney Munda & others a proceeding under section 71A of the CNT Act, vide SAR case No. 158/1990-91 and the Learned Competent court after hearing the matter in Length had been pleased to dismiss the application of restoration filed by members of schedule tribe. While passing the said order the competent court held that recorded raiyat has already sold and transferred the property to Hari Munda S/o Jagarnath Munda and thus the right of recorded tenant was extinguished on the day of execution of registered deed of sale being no. 4310 dated 21.07.1946. It is made clear that said transaction took place much before coming in to force of CNT Amendment Act 1947 and no prior permission of Deputy

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Commissioner was required. Thus application of restoration filed by the successor of recorded tenant was abuse of the process of rt from that the Learned Court also held that in the case of Rajendra Nath Kapoor Versus State, reported in BLT 1990 at page 352, their Lordships Held that "Transfer made with permission of Deputy Commissioner cannot be annulled U/s 71 A of the CNT Act as section 46(4)A and clause V of CNT Act has different force and different intention of Legislation. The SAR case was accordingly decided in favour of erstwhile owner Siddique Mian. Subsequently another application for restoration was filed U/s 71A of the CNT Act for the same plot vide SAR case No. 148/2009-10 and it was also rejected in view of judicial pronouncement of case of Sarmistha Mishra versus State of Jharkhand in which their Lordships held that earlier application U/s 71A rejected, then subsequent application is hit by principle of Res-Judicata. Both the order was never challenged before the higher court and thus same is binding on the claimant, who filed an application for restoration. Thus in the manner above, the owner has absolute right, title and interest over the property described in Schedule A of this deed

The Owner in above **Para A.1** is the absolute Land Owner of above referred and the Promoter have entered into a **Registered Development Agreement** vide deed number **2024/RANU3/2271/BK1/2105** on dated **23rd July, 2024, in Book No. - BK1, Volume No. – 258, from page no. 103 to 226** at the office of the **SRO, Ranchi Urban3, Dist. – Ranchi, Jharkhand.**

Boundary of the entire land:


- i. North – Sub Plot No. 337/B;
- ii. South – Plot No. 912 AND 913;
- iii. East - Road;
- iv. West - Plot No. 335

Note:- Govt. value is mentioned at **Code No. & Zone-** of M.V.R 20.....-.....

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:-

(COMMON AREAS)

1. The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
2. That the stair case, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of building;

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3. That the common basements, terraces, open parking areas.
4. That the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community services personnel;
5. That installations of central services such as electricity, water and sanitation, system for water conservation.
6. That the water tanks, pumps, motors, ducts and all apparatus connected with installation for common use;
7. That all community and commercial facilities as provided in real estate project;
8. That all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

Details schedule of calculation chart for the purpose of valuation of the flat.

1. Total land of the building sq.ft.
2. Total carpet area of the building. sq.ft.
3. Carpet area of the Flat. sq.ft.
4. Garage/Covered Parking area sq.ft.
(with roof and walls on three sides)
5. Total value of the Flat./-
6. Total value of the Garage/Covered Parking/-
(with roof and walls on three sides)

Total Govt. value of/-


Total Sale value of/-

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in presence of the witnesses, on the day, month and year first above written.

WITNESSES:-

- 1.

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 Partners

Signature of the Vendor.

2.

Signature of the Vendee

Printed:-

Drafted as per instructions by the parties :-

(.....), Advocate

(.....)

.....,

Advocate

Collectorate Bar Association
Ranchi

'Chamber', Collectorate Bar Association
Ranchi

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M4h4r Kumar
Partners