

RAMA INFRATECH
Roshan Lal Gupta
PARTNER

RAMA INFRATECH
[Signature]
PARTNER

SALE DEED

This Sale Deed is made on this the _____, day of _____, 2024, at Jamshedpur.

BY AND BETWEEN

RAMA INFRATECH (Partnership Firm) having its Office at Radhaswami, R R Square, G 3rd Floor, Main Road, Bistupur, P.O. & P.S. Bistupur, City Jamshedpur, District East Singhbhum, State Jharkhand, represented by two of its Partners: 1) Mr. ROSHAN LAL GUPTA, son of Mr. Jai Narayan Gupta, By Faith Hindu, By Category General, By Nationality Indian, By Occupation Business, Resident of Flat No 3442, Vijaya Heritage, 6th Phase Kadma, P.O. & P.S. Kadma, City Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, 2) Mr. NAVIN AGARWAL, son of Mr. Ratan Lal Agarwal, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of C/o J R Industries, M E School Road, Jugsalai, P.O. & P.S. Jugsalai, City Jamshedpur, Pin 831006, District East Singhbhum, State Jharkhand. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context shall mean and include its / his legal heirs, successors, successors – in – office, executors, legal representatives, administrators, nominees and assigns) of the One Part.

RAMA INFRA TECH
Roshanlal Singh
PARTNER

RAMA INFRA TECH
Rajendra Singh
PARTNER

IN FAVOUR OF

Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by and / or repugnant to the context must mean and include his / her legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the Other Part.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs.

(Rupees

)

WITNESSETH AS FOLLOWS:

WHEREAS, all that pieces and parcels of land, being in various plots, recorded under Khata No 176, & Khata No 42, Situated in Mouza Jugsalai, Thana No 1161, within Ward No 3 (Jugsalai Municipality), P.O. & P.S. Jugsalai, under the District Sub Registry Office, Block and City Jamshedpur, District East Singhbhum, stands recorded in the name of Devi Prasad Agarwal & Ram Krishna Agarwal & Basudev Agarwal & Others in the Khatian as per the last survey settlement of 1973, and since, then they were in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner/s.

AND WHEREAS, later on the khatiyani raiyats have amicably partitioned the lands among themselves and out of which land area measuring (0.05.03 + 0.23.11) Hectare = 28.14 Hectare i.e. (12.38 + 56.80) Decimals = 69.18 Decimals

RAMA INFRATECH
Roshni Agarwal
PARTNER

RAMA INFRATECH
Rajendra
PARTNER

i.e. 42.10 Kathas approximately, being in various Plots, recorded under Khata No 42 & 176, Situated in Mouza Jugsalai, Thana No 1161, within Ward No 3 (Jugsalai Municipality), P.O. & P.S. Jugsalai, under the District Sub Registry Office, Block and City Jamshedpur, District East Singhbhum, more clearly shown in schedule 'A' below, has fallen in exclusive share of Ramkrishna Agarwal (Now Deceased), and after the demise of said Ramkrishna Agarwal, his estate is inherited by his two sons namely: Raj Kumar Agarwal & Ravindra Agarwal, and they have jointly sold the same, to the Vendor i.e. the Builder / Developer, by virtue of registered Sale Deed No. 6068 Serial No. 17509 Vol No. 50 Pages from 50 Dt:12/12/2023

registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendor has applied for and got its name mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 2232/R27 2023-2024 Dt:16/02/2024.

and since, then they are in peaceful physical possession over the same, without any interruption from any person or corner.

AND WHEREAS, another piece and parcel of land measuring an area 0.11.67 Hectare i.e. 28.82 Decimals i.e. 17.47 Kathas, being in Plot No 403 & 55, recorded under Khata No 42 & 97, Situated in Mouza Jugsalai, Thana No 1161, within Ward No 3 (Jugsalai Municipality), P.O. & P.S. Jugsalai, under the District Sub Registry Office, Block and City Jamshedpur, District East Singhbhum, State Jharkhand, has been purchased by one said RATAN LAL AGARWAL, son of Late Rang Lal Agarwal, from its previous owners, and after purchasing the same, he got his name recorded in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 2230/R27 2023-2024.Dt: 12/03/2024

RAMA INFRATECH
Roshalal Aggarwal
PARTNER

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PARTNER

and since, then he is in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all his right, title and interest over the same, being its lawful, absolute and bonafide owner.

AND WHEREAS, said Ratan Lal Aggarwal, has also sold the said property to the Vendor i.e. the Builder / Developer, by virtue of registered Sale Deed No.6076 Serial No. 17507 Vol No. 50 Pages from 52 Dt: 12/12/2023 .

registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendor has applied for and got his name mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 2230/R27 2023-2024 Dt:12/03/2024

and since, then it is in peaceful physical possession over the same, without any interruption from any person or corner.

AND WHEREAS, after acquiring / purchasing the above lands more clearly mentioned in the Schedule 'A' below, by the Vendor, and the firm has then prepared one building plan for construction of multi storied building / housing project over the same, and to sanction the same, they have applied in Jugsalai Municipality / Jugsalai Nagar Parishad regarding the same, and got its approval vide Memo No. JMP/GH/0001/W05/2024 , Dt: 30/04/2024.

AND WHEREAS, the Vendor has also applied for RERA registration and received the same, vide JHARERA/ and accordingly started the construction work over the said lands, consist of several residential units and commercial units for providing residential / commercial accommodation and parking space to the prospective buyer/s with all common services over the said land as per the approved building plan and the said multi-storied building name and known as

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Reshantol Corp. G.
PARTNER

RAMA INFRATECH
PARTNER

“SHIVA RANGLAL HEIGHTS” and during the construction of said multi-storied building the Vendor / Builder is free to advertise for sale of the units in the Project;

AND WHEREAS, responding to the advertisements made by the Vendor, the Vendee/s has / have approached the Vendor and proposed to purchase one residential Flat / Commercial Shop more-fully described in the Schedule ‘B’ below from the First Party and having discussed in the matter and after going through all the relevant documents related to the Schedule ‘A’ below land and Schedule ‘B’ below land, such as Building Plan, Common Specification, Super Built-up Area and the right, title, interest of the Vendor and being adequately satisfied, the Vendee has agreed to purchase the residential Flat Unit No _____, on the _____ Floor, measuring approximately Super built-up area _____ Sq.ft., (Carpet Area _____ Sq.ft.) with One _____ Parking within “_____” for full and final consideration amount of Rs. _____/- (Rupees _____) only approx. @ Rs. _____/- only per Sq.ft., however, the price might fluctuate based on actual area after completion of the flat, on the above mention rate, excluding the charges for extra works, GST, Registration Charges, Electricity Charges and legal charges and other then the specifications attached;

AND WHEREAS, the Purchaser being satisfied with the title of the Present Vendor, and after verifying the quality of construction and legality of the land, along with building permit, plan, measurement of saleable area, fittings and all other common services and amenities etc., the Purchaser has approached and expressed his desire to the Vendor to purchase one residential flat more clearly described in the

RAMA INFRATECH
Roshab Singh
PARTNER

RAMA INFRATECH
RMS
PARTNER

schedule below on AS IS WHERE IS, basis for full and final consideration amount of Rs. _____/- (Rupees _____) only and accordingly the parties entered into an agreement, hence, to bring into existence one regular deed of sale, the parties have decided to get this Sale Deed registered as the above payment is completed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That, in pursuance of an agreement, and in consideration amount of Rs. _____/- (Rupees _____) only has been paid by the Purchaser/s to the Vendor/s, the receipt whereof the Vendor/s does hereby admit and acknowledge as full, final, and highest consideration amount received, for the sale of the schedule below flat premises, and the Vendor/s does hereby grant, sale, convey, transfer, and assign unto the Purchaser/s the schedule below flat property together with all their right, title, and interest, and without any interruption from the side of their legal heirs and successors.
2. That, the Vendor/s delivered peaceful possession of the schedule below flat property to the Purchaser/s, and from today onwards the Purchaser/s will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner they like subject to clearance of all municipal tax / govt. tax / taxes / service tax / GST and all other dues / charges of maintenance etc., to the Vendor / Builder.
3. That, on and from that day all right, title, interest and possession of the Vendor/s, in respect of the aforesaid flat fully described in the schedule

RAMA INFRATECH
Rohit K. Gupta
PARTNER

RAMA INFRATECH
[Signature]
PARTNER

- below, have been vested absolutely unto the Purchaser/s and the Purchaser/s shall enjoy and use the same as absolute owner thereof.
4. That, the Purchaser/s shall not claim any right, title and interest over and in respect of the roof and / or open sky area of the said building / complex, however, the right over the roof or open sky area will remain with the Vendor/s and the Purchaser/s has no rights over the roof and / or open sky area of the said building / complex. The Purchaser/s may use the roof occasionally.
 5. That, if in future any kind of charges or taxes is levied or imposed by the Local (Jugsalai Municipality) or State or Central Government then that has to be borne by all the flat owner/s proportionately or individual flat owner/s as applicable.
 6. That, the Building Complex is known as **“SHIVA RANGLAL HEIGHTS”** and the Purchaser/s and / or the unit owners and/or the Association shall not be entitled to change the name of the building at any time in future, be, it noted that the Vendor has constructed one CLUB HOUSE in the project which will be used by the residents of the project, but, later on the Vendor / Builder can acquire adjacent land or any other land/s within the vicinity and construct project over the same, and allow the buyer/s of other projects the access to the present club house, to which the Purchaser cannot make any objection or restrict the other buyer/s of different project to use the CLUB HOUSE as it will be maintained and operated by the Builder / Vendor.
 7. That, the entire maintenance of the society will be look after by the Builder / Vendor and the Club House will be maintained and operated by the Vendor only, monthly fees will be charged for all the members of the club apart from

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Rohit K. Gupta
PARTNER

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- one time membership fees, outsiders can also become member/s of the club, and can use the facilities, guests of the members are allowed with separate charges, the members had to follow the rules and regulations of the club strictly, failing which the membership will be terminated and no drugs, alcohol or any such materials is allowed within the premises of the club, nor any member is allowed under its influence in the club house.
8. That, the Purchaser/s shall now and always have the right to use and enjoy with the Purchaser/s of other residential flat/s all that common passages, easements, roads, pavements, approaches, and all other common amenities and facilities provided for the said flat and the Purchaser/s shall be entitled to use sewers, drains, water sources, electrical power installed for the aforesaid **“SHIVA RANGLAL HEIGHTS”**, in common with other Purchaser/s, and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as and when necessary for beneficial enjoyment of the same, the Purchaser/s shall also pay proportionate ground rent, other taxes, municipal charges if any to the proper authority and / or to the maintenance authority / Builder / Vendor in the manner and as bill raised to the flat owners from time to time.
 9. That, the Purchaser/s shall pay his / her / their proportionate share of maintenance charges to maintain the common services, electric bills for common area, water supply line, deep boring, sewerage line, electricity of common area, salary of security guard, plumber/s, sweeper/s and other maintenance staff, as well as diesel for generator, charges for repairing, painting, white – washing of building, coloring and other common charges of

RAMA INFRATECH
Rohit Kumar
PARTNER

RAMA INFRATECH
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PARTNER

maintenance every month from the date of possession of the flat to the Vendor / Builder.

10. That, the Purchaser/s shall pay the maintenance charges / taxes and other common expense regularly and punctually by the 10th day of each and every month of English calendar to the Maintenance Authority / Builder / Vendor of his / her / their proportionate share which may be decided in the matter of cost of lighting and illuminating the passage, landings and staircase, other common parts of the building together with the maintenance charges, municipal charges in proportion to the carpet area / super built-up area and other taxes like service tax, house tax, holding tax, gst or charges which may be levied by the Notified Area Committee, State Govt. Central Govt. or any other authority either govt., semi govt. or local govt. also in proportion to the carpet area / built-up area as used by the Purchaser/s and in common with other occupant/s for common areas.
11. That, the Purchaser/s has already paid the charges and expenses for obtaining new electricity connection from Jharkhand State Electricity Board including the cost of installing new meter in his / her name for his / her particular unit / flat, the Purchaser/s will pay his / her electricity bill as per the personal meter reading and the proportionate share in common electricity bill.
12. That, the Purchaser/s shall not store in the said building any prohibited articles which is / are likely to affect the construction / structures of the said building, neither the Purchaser/s is entitled to keep any animal or pet in the common area like passage, alley, staircase, corridor, etc., within the premises of **“SHIVA RANGLAL HEIGHTS”**, Jugsalai, Jamshedpur.

RAMA INFRATECH
Reshant Singh
PARTNER

RAMA INFRATECH
[Signature]
PARTNER

13. That, the Purchaser/s shall not be entitled to open out any new window or door or any other apertures protruding outside wall of the schedule below flat and shall not decorate the exterior of the building and must not alter or change the external elevation including the design and drawing of the basic structure of the building.
14. That, the Purchaser/s shall not store or deposit or permitted to be stored or deposited any rubbish, boards, waste materials in the staircase, common corridors, roof, passage or any other part of the said complex / building or any common areas and further shall not trespass or block the common space, common corridor etc., which shall however remain open for the free movement of all occupant/s.
15. That, the Purchaser/s along with the other occupant/s are not allowed to keep her pet animals or shoe rack in the common passage or staircase or in any common area of the building, and if by such act of the Purchasers any damage is caused due to the pet animals or animal within the building and / or within the complex, the concerned person will be held liable for penalty and will also be answerable to the Maintenance Authority / Builder / Vendor.
16. That, neither the Purchaser/s nor any occupant/s shall trespass or block any common space or passages or common roads, alleys, of the said **“SHIVA RANGLAL HEIGHTS”**, as such space must remain open for free movement of all occupant/s, and the Purchaser/s must not make any alteration or deviation in the basic structure of the flat or water pipeline or electricity line or in any of the common amenities, facilities, and privileges of **“SHIVA RANGLAL HEIGHTS”**.

RAMA INFRATECH
Roshanay Gupta
PARTNER

RAMA INFRATECH
[Signature]
PARTNER

17. That, the Purchaser/s shall use the said flat premises as per his requirement, and the Purchaser/s must extend their full co-operation in keeping the building premises clean, healthy, neat and in good sanitary condition and must maintain harmonious relation amongst purchaser/s of other flat/s.
18. That, the Purchaser/s after examining all relevant documents related with entire lands and building and also after inspecting the structure got fully satisfied and then they have accepted physical possession of the said flat at their satisfaction.
19. That, the Vendor hereby declares that the said flat is free from all encumbrances, liens and charges of any kind whatsoever, and the Vendor hereby also declare to the Purchasers, that he has perfect title over the said property and has absolute right to sell the property to the Purchaser/s.
20. That, the Vendor hereby undertakes to execute and register any other documents or indenture or conveyance or any such documents if required with respect to the schedule below flat property in favor of the Purchaser/s to perfect his right, title and interest at the cost of the Purchaser/s only.
21. That, the parties include their legal heirs and persons claiming under or interest of them shall be bounded by the terms and conditions of this Sale Deed. Jamshedpur Court has jurisdiction in any or all the matters arising out of this indenture.

SCHEDULE 'A'

(Description of the entire land under the project)

This land is purchased by Sale Deed No.

RAMA INFRA TECH
Rohit Kumar Singh
PARTNER

RAMA INFRA TECH
R.M.S.
PARTNER

In the District East Singhbhum, under the District Sub Registry Office, Block and City Jamshedpur, Situated in Mouza Jugsalai, Thana No 1161, within Ward No 3 (Jugsalai Municipality), P.O. & P.S. Jugsalai, all that piece and parcel of land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
42	402 a	0.00.69 Hect	North :
42	402 b	0.00.40 Hect	South :
42	403	0.03.30 Hect	East :
42	409	0.00.64 Hect	West :
Total area measuring		0.05.03 Hectare i.e. 12.38 Decimals	

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
176	404	0.01.80 Hect	North :
176	405	0.08.17 Hect	South :
176	406 a	0.00.80 Hect	East :
176	406 b	0.02.00 Hect	West :
176	406 c	0.02.78 Hect	
176	406 d	0.00.53 Hect	
176	406 e	0.00.63 Hect	
176	407	0.00.80 Hect	
176	418	0.05.60 Hect	
Total area measuring		0.23.11 Hectare i.e. 56.80 Decimals	

Hence, total area is (0.05.03 + 0.23.11) Hectare = 28.14 Hectare i.e. (12.38 + 56.80) Decimals = 69.18 Decimals i.e. 42.10 Kathas approx

RAMA INFRATECH
Roshalal Ceerpla
PARTNER

RAMA INFRATECH
PARTNER

This land is purchased by Sale Deed No.

In the District East Singhbhum, under the District Sub Registry Office, Block and City Jamshedpur, Situated in Mouza Jugsalai, Thana No 1161, within Ward No 3 (Jugsalai Municipality), P.O. & P.S. Jugsalai, all that piece and parcel of homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
42	403 (P)	0.10.02 Hect	North :
97	55 (P)	0.01.65 Hect	South :
			East :
			West :
Total area measuring		0.11.67 Hectare i.e. 28.82 Decimals or 17.45 Kathas	

The annual rent payable to the State of Jharkhand through Circle Officer,
Jamshedpur.

SCHEDULE 'B'

(Description of the flat premises proposed to be sold)

One Ownership Residential Flat No _____, on the _____ Floor, Super built-up area _____ Sq.ft., (Built Up Area _____ Sq.ft.) in the building named as 'SHIVA RANGLAL HEIGHTS' with One Bike / Car Parking Space in parking area, to be constructed upon the land described in the Schedule 'A' together with all services

RAMA INFRATECH

Roshana Deep G

PARTNER

RAMA INFRATECH

Jim S

PARTNER

and specification as stated in the attached Specification sheet along with right over undivided proportionate share of land.

The above flat is bounded as:

North :

South :

East :

West :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque / RTGS</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
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RAMA INFRATECH

Roshanlal Gupta

PARTNER

RAMA INFRATECH

R. M. S.

PARTNER

In witness whereof the Vendor has hereunto set and subscribed its / his hand, on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the Vendor by me, who found it to be true and correct:

WITNESSES:

1.

2.

Drafted & Printed by:

Old Court Campus, Jamshedpur.

PURCHASER/S

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.