

THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on this the day of September' in the year 2024 of the Christian era at Ranchi;

BETWEEN

1. **Mrs. UMA DEVI NARSARIA** wife of Sri Pradip Kumar Narsaria, daughter of Sri Suraj Bhan Tayal & granddaughter of Late Gopi Ram Tayal, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen;
2. **(A) SUNIL KUMAR KEJRIWAL (HUF)**, a Hindu Undivided Family represented through its Karta **SUNIL KUMAR KEJRIWAL** son of Late Purushottam Lal Kejriwal & grandson of Late Ghanshyam Das Kejriwal, by faith & religion Hindu, by

category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Bussiness, resident of Manshi Kothi, Lower Burdwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, in the State of Jharkhand, an Indian Citizen; and **(B) DEEPAK SARAWAGI (HUF)**, a Hindu Undivided Family through its Karta **Mr. DEEPAK SARAWAGI** son of Late Raj Kumar Sarawagi & grandson of Late Nathmal Ji Sarawagi, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen;

3. BUDHDEO DEVELOPERS, a partnership concern firm having its head office situated at Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi, through its Partners **(A) Mr. BANWARI LAL KABRA** son of Late Moti Lal Kabra & grandson of Late Radha Kishan Kabra, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, an Indian Citizen; and **(B) Mr. BIJENDRA KUMAR SINGH** son of Late Janardan Singh & grandson of Late Ramgulam Singh, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Sushma Villa, Choudhary Bagan, Near Sani Mandir, Garikhana, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen, all are represented through their Developer/Builder **M/s PRARTHANA ESTATES**

PRIVATE LIMITED, a company incorporated under (CIN No. U51109JH2006PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), having its registered office situated at 601, Sixth Floor, Modi Heights Phase II, Opposite All India Radio, Ratu Road, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, Pin Code - 834001; represented through its Director **Mr. VIKASH MODI** son of Sri Ravindra Modi & grandson of Late Shree Ram Modi, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Nandan Kanan, Flat No. 402, Fourth Floor, Lake Avenue, Kanke Road, Beside Reliance Mart Kathargonda alias Pahargonda, Ranchi University, Ranchi, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen, being Registered Development Agreement, vide Document/Deed No., dated day of July' 2024, which is registered & entered in Book No., Volume No., Page Nos. to for the year 2024 at the office of the; hereinafter referred to as the "**VENDOR/ DEVELOPER/BUILDER**" of the **FIRST PART**;

PAN No. AAVPN3063H [Uma Devi Narsaria]

AADHAAR No. XXXX XXXX 1407 [Uma Devi Narsaria]

MOBILE No. 9308827007 [Uma Devi Narsaria]

PAN No. AABHS2557P [Sunil Kumar Kejriwal (HUF)]

ADDHAAR No. XXXX XXXX 0918 [Sunil Kumar Kejriwal]

MOBILE No. 9431108202 [Sunil Kumar Kejriwal]

PAN No. AAJHD4332H [Deepak Sarawagi (HUF)]

AADHAR No. XXXX XXXX 9590 [Deepak Sarawagi]

MOBILE No. 9431170644 [Deepak Sarawagi]

PAN No. AAQFB5700Q [Budhdeo Developers]

AADHAAR No. XXXX XXXX 2649 [Banwari Lal Kabra]

MOBILE No. 9110106406 [Banwari Lal Kabra]

AADHAAR No. XXXX XXXX 0162 [Bijendra Kumar Singh]

MOBILE No. 8709154320 [Bijendra Kumar Singh]

PAN No. AAECPO517G [Prarthana Estates Pvt. Ltd.]

AADHAAR No. XXXX XXXX 0256 [Vikash Modi]

MOBILE No. 9934300551 [Vikash Modi]

AND

Mr. son of & grandson of, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation, resident of, Police Station, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter for the sake of brevity called the **“PURCHASER”** of the **SECOND PART**.

PAN No. [.....]

AADHAAR No. [.....]

MOBILE No. [.....]

The expression **“VENDORS/DEVELOPER/BUILDER”** and **“PURCHASER”** shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

WHEREAS initially the land appertaining to Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi has recorded in the Revisional Survey Record of Right as a Bakast Malik land of the then Landlord namely Ahlad Ram Ohdar and others;

AND WHEREAS the then Landlord Ahlad Ram Ohdar & Ram Kishun Ram Ohdar jointly settled the land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to and infavour of Bibi Sobran wife of Sekh Nasir Ahmad, by virtue of a permanent heritable and transferable Raiyatee Settlement Indenture dated 28th day of January' 1939, being Deed No. 248, which is entered in Book No. 1, Volume No. 3, Page Nos. 278 to 280 for the year 1939 at the office of District Sub Registrar, Ranchi, and put her in effective possession thereof and also realized rent in the name of Bibi Sobran and her successor with respect to the said land;

AND WHEREAS the said Bibi Sobran died issueless, and after the death of Bibi Sobran her claim, interest, title & possession on and over the aforesaid land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, was developed upon her nephew (sister's son) namely Seikh Rahman, who was brought up, looked after and maintained since his childhood as "Posh-Putra" by the said Bibi Sobran. Thus, the said Seikh Rahman inherited and succeeded the aforesaid landed property after the death of Bibi Sobran;

AND WHEREAS in terms of decree dated 14th day of August' 1964 passed by the Sub-Judge, Ranchi in Partition Suit No. 155 of 1962 (Seikh Jadu & others – Versus – Seikh Rahman, Seikh Allauddin and Others), possession and ownership of the said Seikh Rahman was also confirmed with respect to the land of the said Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi and the said land was allotted to the exclusive share of the said Seikh Rahman, and he possessed the same with his perfect right, title and interest, then the said Seikh Rahman got mutated his name in the Sherista of the State through Circle Officer, Kanke Anchal, Ranchi with respect to the land of Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi, vide Mutation Case No. 133 R 27/1966-67 dated 16-03-1967 and paid Revenue Rent in his own name to the competent Authority till his possession;

AND WHEREAS the said Seikh Rahman sold and transferred the land measuring an Area 33 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/2 also known as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Madhuri Mishra wife of Dr. Manindra Narayan Mishra, by virtue of registered Deed of Sale dated 03rd day of June' 1967, being Deed No. 5962, which is entered in Book No. 1, Volume No. 50, Page Nos. 379 to 384 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Madhuri Mishra came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 18 R 27/1980-81 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Smt. Madhuri Mishra sold and transferred the land measuring an Area 27.5 Decimals out of 33 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one namely Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 13th day of February' 2004, vide Deed No. 1559, which is entered in Book No. 1, Volume No. 37, Page Nos. 449 to 468, for the year 2004 at the office of the District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 5.5 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mrs. Prity Bagaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 2321 R 27/2008-09 and paying Revenue Rent in her own name to the competent Authority;

AND WHEREAS the aforesaid Mrs. Prity Bagaria wife of Sri Rohit Bagaria sold and transferred the land measuring an Area 27.5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale, dated 02nd day of December' 2022, vide Document No. 2022/RANU3/3279/BK1/2996, which is entered & registered in Book No. BK1, Volume No. 339, Page Nos. 295 to 376, for the year 2022 at the office of the SRO – Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then

they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6243 R 27/2022-23 and paying Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the said Seikh Rahman again sold and transferred the land measuring an Area 17 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Manorama Jytoshi, by virtue of registered Deed of Sale, dated 03rd day of June' 1967, being Deed No. 5959, which is entered & registered in Book No. 1, Volume No. 38, Page Nos. 97 to 102 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Manorama Jytoshi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 10 (i) R 27/1982-83 order dated 11-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Smt. Manorama Jytoshi sold and transferred the land measuring an Area 14 Decimals out of 17 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mariam Khatoon wife of Haji Mobarak Hussain, by virtue of registered Deed of Sale, dated 02nd day of May' 2002, vide Deed No. 5196

for the year 2002 at the office of District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mariam Khatoon wife of Haji Mobarak came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1488 R 27/2007-08 & Mutation Appeal No. 155 R 15/2007-08 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Mariam Khatoon wife of Haji Mobarak, turn sold and transferred the land measuring an Area 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 16th/17th day of June' 2010, vide Deed No. 14096, which is entered & registered in Book No. 1, Volume No. 605, Page Nos. 495 to 524, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Sunita Bagaria, and (2) Mrs. Prity Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 577 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

AND WHEREAS the aforesaid (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 8.25 Decimals out of 14 Decimals of Revisional Survey Plot No.

821, marked as Sub Plot No. 821/III/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale dated 02nd day of December' 2022, vide Document No. 2022/RANU3/3278/BK1/2995, which is entered & registered in Book No. BK1, Volume No. 339, Page Nos. 211 to 294, for the year 2022 at the office of the SRO – Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6244 R 27/2022-23 and paying Revenue Rent in her own name to the competent Authority;

AND WHEREAS the said Seikh Rahman again sold and transferred the land measuring an Area 24 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Nand Kishori Devi, by virtue of registered Deed of Sale dated 03rd day of June' 1967, being Deed No. 5960, which is entered & registered in Book No. 1, Volume No. 50, Page Nos. 365 to 370 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Nand Kishori Devi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 11 (i) R 27/1982-83 order dated 11-10-1982/13-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Smt. Nand Kishori Devi sold and transferred the land measuring an Area 21 Decimals out of 24 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Haji Mobarak Hussain son of Late Sk. Junaid alias Juman, by virtue of registered Deed of Sale dated 02nd day of May' 2002, vide Deed No. 5195 for the year 2002 at the office of District Sub Registrar, Ranchi, and put him in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Haji Mobarak Hussain son of Late Sk. Junaid alias Juman came in peaceful possession over his purchased land and got mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1502 R 27/2007-08 & Mutation Appeal No. 154 R 15/2007-08 and paid Revenue Rent in his own name to the competent Authority till his possession;

AND WHEREAS out of the aforesaid 21 Decimal of land being portion of the aforesaid Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, the State Government had acquired 16 Decimal of land under the provision of the Land Acquisition Act' 1894 for public purpose, i.e., for widening of Road under Ranchi Ring Road Project in Land Acquisition Case No. 37/2005-06. The said Haji Mobarak Hussain had received Rs. 1,19,361/- only through Cheque No. 530542 dated 08-12-2009 drawn on UCO Bank, J.P.S.C. Ext. Counter,

Circular Road, Ranchi by the State as a compensation amounts on account of acquisition of his 16 Decimal of land. Thus, after the acquisition Haji Mobarak Hussain retain only 5 Decimal of land in Sub Plot No. 821/IV with 16' wide private passage on its northern side, which is denoted as Sub Plot No. 821/IV-A;

AND WHEREAS the said Haji Mobarak Hussain sold and transferred the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, and (2) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 16th/17th day of June' 2010, vide Deed No. 14095, which is entered & registered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Prity Bagaria, and (2) Mrs. Sunita Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 552 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

AND WHEREAS the aforesaid (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 2.5 Decimals out of 05 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale dated 02nd day of December' 2022, vide Document No.

2022/RANU3/3277/BK1/2994, which is entered & registered in Book No. BK1, Volume No. 339, Page Nos. 129 to 210, for the year 2022 at the office of the SRO – Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6242 R 27/2022-23 and paying Revenue Rent in her own name to the competent Authority;

AND WHEREAS the said Seikh Rahman again sold and transferred the land measuring an Area 33 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra, by virtue of registered Deed of Sale dated 03rd day of June' 1967, being Deed No. 5961, which is entered & registered in Book No. 1, Volume No. 50, Page Nos. 373 to 378 for the year 1967 at the office of District Sub Registrar, Ranchi, and put him in effective possession of the said land so sold to him, then the said Mr. Gajendra Mohan Mishra came in peaceful possession over his purchased land and got mutated his name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 337 R 27/1979-80 and paid Revenue Rent in his own name to the competent Authority till his possession;

AND WHEREAS the said Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra through his attorney holder namely Gunendra Mohan Mishra sold and transferred the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi

now Ratu, Revenue Thana No. 139, District Ranchi, to the one namely Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 24th day of May' 2004, vide Deed No. 4912, which is entered & registered in Book No. 1, Volume No. 114, Page Nos. 327 to 342, for the year 2004, at the office of the District Sub Registrar, Ranchi, then the said Mrs. Sunita Bagaria, came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 2320 R 27/2008-09 and paying Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the said Mrs. Sunita Bagaria wife of Sri Rahul Bagaria sold and transferred the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 2 namely Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), by virtue of registered Deed of Sale, dated 02nd day of December' 2022, vide Document No. 2022/RANU3/3283/BK1/3000, which is entered & registered in Book No. BK1, Volume No. 340, Page Nos. 105 to 186, for the year 2022, at the office of the SRO – Ranchi Urban 3, Ranchi, then the said Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6079 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

AND WHEREAS the said Seikh Rahman again sold and transferred the land measuring an Area 24 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Nand Kishori Devi, by virtue of registered Deed of Sale dated 03rd day of June' 1967, being Deed No. 5960, which is entered & registered in Book No. 1, Volume No. 50, Page Nos. 365 to 370 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Nand Kishori Devi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 11 (i) R 27/1982-83 order dated 11-10-1982/13-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Smt. Nand Kishori Devi sold and transferred the land measuring an Area 21 Decimals out of 24 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Haji Mobarak Hussain son of Late Sk. Junaid alias Juman, by virtue of registered Deed of Sale, dated 02nd day of May' 2002, vide Deed No. 5195 for the year 2002 at the office of District Sub Registrar, Ranchi, and put him in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Haji Mobarak Hussain son of Late Sk. Junaid alias Juman came in peaceful possession over his

purchased land and got mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1502 R 27/2007-08 & Mutation Appeal No. 154 R 15/2007-08 and paid Revenue Rent in his own name to the competent Authority till his possession;

AND WHEREAS out of the aforesaid 21 Decimals of land being portion of the aforesaid Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, the State Government had acquired 16 Decimal of land under the provision of the Land Acquisition Act' 1894 for public purpose, i.e., for widening of Road under Ranchi Ring Road Project in Land Acquisition Case No. 37/2005-06. The said Haji Mobarak Hussain had received Rs. 1,19,361/- only through Cheque No. 530542 dated 08-12-2009 drawn on UCO Bank, J.P.S.C. Ext. Counter, Circular Road, Ranchi by the State as a compensation amounts on account of acquisition of his 16 Decimal of land. Thus, after the acquisition Haji Mobarak Hussain retain only 5 Decimal of land in Sub Plot No. 821/IV with 16' wide private passage on its northern side, which is denoted as Sub Plot No. 821/IV-A;

AND WHEREAS the said Haji Mobarak Hussain sold and transferred the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to (1) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, and (2) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale, dated 16th/17th day of June' 2010, vide Deed No. 14095, which is entered & registered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010, at the office of the District Sub Registrar, Ranchi, then

they said (1) Mrs. Prity Bagaria, and (2) Mrs. Sunita Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 552 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

AND WHEREAS the said (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 2.5 Decimals out of 05 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV/A/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 2 namely Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), by virtue of registered Deed of Sale, dated 02nd day of December' 2022, vide Document No. 2022/RANU3/3280/BK1/2997, which is entered & registered in Book No. BK1, Volume No. 339, Page Nos. 377 to 458, for the year 2022, at the office of the SRO – Ranchi Urban 3, Ranchi, then the said Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6078 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

AND WHEREAS the said Seikh Rahman again sold and transferred the land measuring an Area 17 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Manorama Jytoshi, by virtue of registered Deed of Sale, dated 03rd day of June' 1967, being

Deed No. 5959, which is entered & registered in Book No. 1, Volume No. 38, Page Nos. 97 to 102 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Manorama Jytoshi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 10 (i) R 27/1982-83 order dated 11-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Smt. Manorama Jytoshi sold and transferred the land measuring an Area 14 Decimals out of 17 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mariam Khatoon wife of Haji Mobarak Hussain, by virtue of registered Deed of Sale, dated 02nd day of May' 2002, vide Deed No. 5196 for the year 2002 at the office of District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mariam Khatoon wife of Haji Mobarak came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1488 R 27/2007-08 & Mutation Appeal No. 155 R 15/2007-08 and paid Revenue Rent in her own name to the competent Authority till her possession;

AND WHEREAS the aforesaid Mariam Khatoon wife of Haji Mobarak, turn sold and transferred the land measuring an Area 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale, dated 16th/17th day of June' 2010, vide Deed No. 14096, which is entered & registered in Book No. 1, Volume No. 605, Page Nos. 495 to 524, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Sunita Bagaria, and (2) Mrs. Prity Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 577 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

AND WHEREAS the said (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 5.75 Decimals out of 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to VENDOR No. 3 namely Banwari Lal Kabra son of Late Moti Lal Kabra, and Bijendra Kumar Singh son of Late Janardan Singh, by virtue of registered Deed of Sale, dated 02nd day of December' 2022, vide Document No. 2022/RANU3/3281/BK1/2998, which is entered & registered in Book No. BK1, Volume No. 339, Page Nos. 459 to 540, for the year 2022, at the office of the SRO – Ranchi Urban 3, Ranchi, then the said Banwari Lal Kabra, and Bijendra Kumar Singh, came in peaceful possession over their purchased

land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6091 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

AND WHEREAS the VENDORS are exercising their perfect right, title and interest over the property belongs by them which is fully described in the First Schedule. The VENDORS are the absolute owners thereof and enjoying the same free from all encumbrances and without any let or hindrance from any corner;

AND WHEREAS the VENDORS being interested to develop their lands fully described in the First Schedule admeasuring an total aggregate Area of 76.5 Decimals, more or less and they approached the DEVELOPER/BUILDER namely **M/s PRARTHANA ESTATES PRIVATE LIMITED**, a company incorporated under (CIN No. U51109JH2006PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), through its one of the Director **Mr. VIKASH MODI** son of Sri Ravindra Modi, and requested him to develop the land by constructing Multistoried Commercial cum Residential Building thereon, which is accepted by the DEVELOPER/ BUILDER;

AND WHEREAS the said VENDORS and DEVELOPER/ BUILDER have entered into a Registered Development Agreement for development of the First Scheduled landed property mentioned below onth day of July' 2024, vide Deed No., which is entered & registered in Book No., Volume No., Page Nos. to for the year 2024 at the office of the

AND WHEREAS the DEVELOPER/BUILDER presented the Map/Plan of the building before the competent authority of Ranchi Municipal Corporation, Ranchi and which was sanctioned by the same vide **B.C. Case No. RMC/BP/...../...../2024** order dated and constructed the Commercial cum Residential building under the name and style of **“PRARTHANA SOLITAIRE”** as per the Registered Development Agreement dated day of July’ 2024;

AND WHEREAS the Flat/Shop described in the Third Schedule is the exclusive share of the DEVELOPER/BUILDER and the DEVELOPER/BUILDER is absolute share holder thereof as per the above mentioned Registered Development Agreement dated day of July’ 2024;

AND WHEREAS the PURCHASER being satisfied with the Map/Plan of the building and Development Agreement expressed his willingness to purchase a Flat/Shop in the said **“PRARTHANA SOLITAIRE”** on the terms and conditions of the Agreement for sale entered between the PURCHASER namely, and the VENDORS/DEVELOPERS/BUILDERS on in respect of the said Flat/Shop morefully and clearly description is as follows :-

Flat/Shop No : Type : 3 BHK Floor : Floor	Rate of Flat/Shop per square feet Carpet Area X Rs./- =/- Prop. cost of Common Area X Rs./- =/- Undivided Land Square feet X Rs./- =/-
	TOTAL - Rs./-

AND WHEREAS the PURCHASER hereinafter has agreed to purchase the Flat/Shop measuring a total Super Built-up Area approximately **Square feet** on the **floor** being **Flat/Shop No.**, along with one car parking space at Basement/Ground floor marked as **P-....** of the Residential building “**PRARTHANA SOLITAIRE**” for a total price of **Rs./-** (Rupees) only, which is hereby paid by the PURCHASER to the DEVELOPER/BUILDER;

AND WHEREAS the PURCHASER had already paid full and final consideration amount to the DEVELOPER/BUILDER more fully described in the “Memo of Consideration” below.

NOW THIS DEED OF SALE WITNESSETH that on payment of the said sum of **Rs./-** (Rupees) only, the receipt of which the DEVELOPER/BUILDER is hereby acknowledged and thus, hereby transfers and confers absolutely infavour of the PURCHASER namely, the said Flat/Shop mentioned hereinafter fully described in the Third Schedule and delineated herewith annexed to this deed and colored in RED WASH at floor, being Flat/Shop No. measuring its total Super Built-up Area Square feet more or less at the Commercial cum Residential Building named as “**PRARTHANA SOLITAIRE**”.

The VENDORS/DEVELOPER/BUILDERS hereby agrees and hereby covenants with the PURCHASER as follows:-

1. That unless it is contrary to the context, the following words will have the following meanings. i.e.
 - (a) Building shall mean the **Basement Plus Ground Floor Plus Ten** Upper Floors structure (B+G+10 storied) which the DEVELOPER/BUILDER has

constructed according to the sanctioned plan of the Ranchi Municipal Corporation, Ranchi, Jharkhand, in the name & style of "PRARTHANA SOLITAIRE".

- (b) Flat/Shop shall mean the portion of the building described in the Third Schedule.
 - (c) Common parts shall mean those parts described in the Second Schedule.
 - (d) Common easements in relation to a Flat/Shop shall mean the easements, quasi-easement, rights, privileges and appurtenances pertaining to such Flat/Shop for its reasonable enjoyment and occupation more particularly described in Schedule.
 - (e) Such reciprocal easements, quasi-easements, obligations and duties of the like nature of the other Flat/Shop in the said building or in such, or upon such Flat/Shop or part thereof, which is accepted and reserved into them more particularly described in the Schedule.
2. That the VENDOR/DEVELOPER/BUILDER are the absolute owner/share holder of the Flat/Shop hereby sold and more clearly described in the Third Schedule herewith annexed.
 3. That the said Flat/Shop is hereby transferred to the PURCHASER with all rights and easements and free from all claims and encumbrances, charges and other obligations whatsoever.
 4. That the VENDOR/DEVELOPER/BUILDER had delivered vacant possession of the said Flat/Shop hereby sold to the PURCHASER.

5. That the PURCHASER has become the full and absolute owner of the said Flat/Shop sold hereby, by virtue of this deed.
6. That the VENDOR/DEVELOPER/BUILDER hereby release and transfer to the PURCHASER, all rights, title and interest in respect of the said Flat/Shop on the basis of the ownership, having its common stairs, passages and walls in between the VENDOR/DEVELOPER/BUILDER and the PURCHASER of the said Flat/Shop in the said building and all the other joint ownership incidents thereto.
7. That the VENDOR/DEVELOPER/BUILDER declares that there are no arrears or any taxes or any other dues or encumbrances whatsoever of the said Flat/Shop hereby sold. That it will be liability of the PURCHASER to pay Service Tax, Sales Tax, VAT, GST and any other Taxes, Duties, Levies, Surcharge etc., levied either by the State Government or by the Central Government or jointly by them previously, currently or in future on full or part of the Flat/Shop or on the undivided proportionate share of the PURCHASER'S land and the PURCHASER hereby agree to keep the VENDOR/DEVELOPER/BUILDER indemnified against all actions, suits, proceeding, costs, charges and expenses in respect thereof.
8. That the PURCHASER shall not be entitled to the roof right of the building, but he can enjoy the same for common occasion purposes.
9. That the PURCHASER shall be liable for all the charges for internal white washing and maintenance, electrical repairs, water connection repairs which shall be borne by the PURCHASER herein and VENDOR/DEVELOPER/

BUILDER shall not be made liable for the same.

10. That the PURCHASER shall have no right to make any construction, modification or alteration within the Flat/Shop or the common areas/elevation now being purchased by him which in any way proves to be hazardous or dangerous to the entire structure or the common parts of the Flat/Shop in the event of such construction/modification, alteration the PURCHASER shall be solely responsible for the damages caused to the entire structure or the common parts. That in case of any natural calamity and unnatural disaster such as floods, riots, fire or earthquake or destruction of the building in future, the building may be reconstructed jointly by the co-owners (PURCHASERS) who have and who may thereafter or hereto before have acquired by purchasing different Flat/Shop in different floors and part thereof, having similar right, title and interest in the land of this building, the co-owners shall pay 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.
11. That the VENDOR/DEVELOPER/BUILDER hereby undertakes to execute and do everything necessary, whenever required for further or more perfectly ensuring the ownership and possession of the said Flat/Shop hereby sold to the PURCHASER.
12. That the PURCHASER agree not to object or construct any laying of pipes or waters, telephone cable or drainage and electricity or any such items for common use, if so required through or outside the Flat/Shop hereby being transferred.

13. That PURCHASER hereby agree that the rights in common of the building as detailed in the schedule together with the common easements shall be in common enjoyment of all the purchaser of the Flat/Shop and the VENDOR/DEVELOPER/BUILDER.
14. That the PURCHASER also agree that the Flat/Shop purchased by him shall only be used for commercial or residential purposes and that he shall maintain a separate electric meter for his own consumption and use, the bill for which shall be paid by the PURCHASER to the Jharkhand State Electricity Board.
15. That the PURCHASER shall henceforth get his Flat/Shop mutated with the Ranchi Municipal Corporation, Ranchi and get the Flat/Shop assessed for the municipal rent and taxes and then pay it directly and separately to the corporation in his own name as well as he also mutated his name in the office of the concern Anchal Office, Ranchi in regards of the undivided proportionate share of land.
16. That the common parts and the common easements shall be kept in good maintenance and repair and kept free of all encroachment and encumbrances by the PURCHASER and the VENDOR/DEVELOPER/ BUILDER. They shall share in the cost with the purchasers of the other Flat/Shop Owners in the said building in the ratio of area covered by the Purchaser of the total cost or is mutually agreed by the Flat/Shop Owners Association.
17. That as mutually agreed to be done earlier, the entire building including the boundary walls, gates and the common parts shall be subject to repair, maintenance and painting at cost to be shared by all the purchasers or

the Association formed by the Flat/Shop owners/Land owners of the complex.

18. That the Lift and Generator and other equipments installed or fitted in the Building shall be maintained by Original Equipment Manufacturers (O.E.M) by the Flat/Shop owners, the DEVELOPER/BUILDER shall not be responsible for any maintenance of the said equipments.
19. That the PURCHASER accepted the occupancy of the said Flat/Shop with full and final satisfaction without any grievances and also confirm that the DEVELOPER/BUILDER has constructed and finished the said flat/apartment as per the specifications agreed between the parties by using the best workmanship and assured quality of material and as per rules, regulations and standard. The PURCHASER has no claim or grievance in the said flat/apartment with VENDOR/DEVELOPER/BUILDER.
20. That the PURCHASER shall have inheritable and transferable right in the Third Schedule property and shall also be entitled to sell, mortgage, lease or otherwise alienate his right to any person.
21. That the VENDOR/DEVELOPER/BUILDER will have all rights to construct more floors if the permission for same is granted by the competent authority.
22. That the VENDOR/DEVELOPER/BUILDER shall indemnify and keep indemnified the PURCHASER at his cost, against any one preferring any claim to the said Flat/Shop hereby, adverse to the title of the VENDOR/DEVELOPER/BUILDER and impeaching this sale.

The First Schedule
(Schedule of the land)

All that piece and parcel of land concerning **Revisional Survey Plot No. 821**, marked as Sub Plot Nos. 821/IV-A/Part, 821/IV-A/Part, 821/III/Part, 821/III/Part, 821/C, 821/D under **Khata No. 207**, having aggregate area of **76.5 Decimals**, bearing Municipal **Holding No.** under **Ward No.** of Ranchi Municipal Corporation, Ranchi and situated at **Village Simalia, Police Station Ratu, Revenue Thana No. 139, District Ranchi** in the **State of Jharkhand**.

This is bounded and butted as follows:

North : R.S. Plot No. 820 & Private Passage
South : R.S. Plot No. 823
East : R.S. Plot No. 832
West : Ring Road

The Second Schedule
(Schedule of the common parts)

1. The foundations, columns, beams, support, corridors, lobbies, Stair, staircases, landings, entrances and exits.
2. Pumps installations, pump rooms, pump motors and related electrical fittings and other fixtures and other connected items.
3. Gate lights and outside light, electrical wiring and fixtures and other connected items.

4. Common passage from the main entrance gate to the staircase as right of way.
5. Tube wells, water pipes, water tank and other common plumbing installation.
6. Drainage, sewerage and drain water pipe lines.
7. Landscaped Garden, Health Club/Gym, Community Hall, Lift, Boundary wall and Main gate.
8. Such other common parts, area, equipments, installations, fixtures, fittings, covered and open spaces, in or about the said building, as are necessary for passage to the other user of the Flats in common and as are the easements of necessary on the building.

The Third Schedule

(Schedule of the Flat hereby sold)

All that the Commercial cum Residential Area comprised in Flat/Shop of “**PRARTHANA SOLITAIRE**” Commercial cum Residential building at **Floor**, having its Super Built-up **Area Square feet**, being **Flat/Shop No.**, along with one Car Parking space at Basement/Ground floor marked as P-..... and undivided proportionate Share of Land admeasuring area Square feet, The building is to be construct over **Revisional Survey Plot No. 821**, marked as Sub Plot Nos. 821/IV-A/Part, 821/IV-A/Part, 821/III/Part, 821/III/Part, 821/C, 821/D under **Khata No. 207**, having aggregate area of **76.5 Decimals**, bearing Municipal **Holding No.** under **Ward No.** of Ranchi Municipal

Corporation, Ranchi and situated at **Village Simalia, Police Station Ratu**, Revenue **Thana No. 139, District Ranchi** in the **State of Jharkhand**.

Flat is bounded and butted as follows:-

North :
South :
East :
West :

MEMO OF CONSIDERATION

The PURCHASER had paid **Rs./-** (Rupees)
only, the consideration amount of the scheduled property to the
DEVELOPER/BUILDER on or before the execution of this Deed
in following manner :-

Ch. /Draft No.	Dated	Bank's Name	Amount
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Total Rs.-/-

(Rupees) only.

DESCRIPTION OF THE LAND WITH FLAT/SHOP

1.	Whether kacha or pucca	- Pucca
2.	If pucca, whether tiled or R.C.C.	- Brick/Reinforced concrete
3.	Whether residential, commercial or residential	- Commercial cum Residential
4.	Number of storied	- B+G+10 Storied
5.	Super Built Up area of Flat/Shop	- Square feet
6.	Year of construction	-
7.	A brief description of Nature and quality of electrical/ sanitary etc.	- Standard
8.	If on rent, its monthly rent	- N.A.
9.	(a) Value of Flat/Shop Area Sq. ft.	- Rs./-
	(b) Value of undivided proportionate Share of land Sq. Ft. (.... Decimal)	- Rs./-
	Total	- Rs./-

(Rupees) only.

That the actual consideration amount of the aforesaid property is Rs./- (Rupees) only , but the stamp duty and registration fee is being paid on the basis of value fixed by the competent authority (Revenue Department of Jharkhand Sarkar) i.e., Rs./- (Rupees) only.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right neither Govt. land or has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

THIS IS FURTHER CERTIFIED that the land neither is not tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

IT IS ALSO CERTIFIED that the VENDOR/DEVELOPER/BUILDER does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

IN WITNESS WHEREOF THE VENDORS/DEVELOPER/BUILDER and PURCHASER have put their signature to this present at Ranchi on the date, month and year first above written.

WITNESSES :-

1.

2.

DEVELOPER'S/BUILDER'S SIGNATURE

Thumb	First finger	Middle finger	Ring Finger	Little Finger

PURCHASER'S SIGNATURE AND PHOTOGRAPH

Thumb	First finger	Middle finger	Ring Finger	Little Finger

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

**Drafted by: Rajesh Kumar, Advocate
(Ledger No. 1639/01)**

Advocate Signature

Typed by :