

THIS DEED OF SALE is made on this the day of
....., 2025 of Christian Era at Ranchi.

BETWEEN

ARYAN ASHASHREE CONSTRUCTION (PAN AARFA7244H) a partnership firm having its office at Vatika Apartment, Line Tank Road, P.S. Kotwali, Dist. Ranchi represented through its partners (1) **SRI RAJESH SAHU (D.O.B.-11/01/1963, AADHAR No.-9692 6321 9917, & Mob. No. 9471736131)** S/o Late Jagdish Sahu, Grand S/o Late Hari Sahu (2) **SRI DILIP KUMAR GUPTA (D.O.B.- 15/03/1962, AADHAR No.-9761 7399 0372, & Mob. No. 9431108182)** S/o Late Kanchan Lal Sahu, both by faith-Hindu, by Category-General (Not Govern under C.N.T. Act-1908), by occupation Business, resident of Shradha Nand Road, P.S. Kotwali, Dist. Ranchi, Jharkhand and (3) **SRI AMRENDRA KUMAR SINHA (D.O.B.-15/03/1964, AADHAR No.-3435 3857 2312, PAN-AOGPS5575N & Mob. No. 9431115321)** S/o Late Bama Shankar Prasad, Grand S/o Late Jai Narayan Prasad, by faith-Hindu, by Category-General (Not Govern under C.N.T. Act-1908), by occupation Business, resident of Manda Bagicha, Harihar Singh Road, P.S. Bariatu, Dist. Ranchi, State Jharkhand, Indian Citizen (hereinafter for sake of brevity called "VENDOR/DEVELOPER" which expression shall unless repugnant to or excluded by the context or subject mean the "VENDOR/DEVELOPER" above named and include their successors, assigns, legal representatives, administrators and authorized persons) of the FIRST PART;

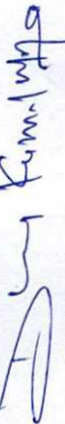
(1)

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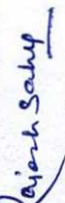


Partner

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AND

..... (D.O.B.-.....,
AADHAR No.-....., PAN-.....
& Mob. No.) S/o,
Grand S/o, by faith Hindu, by Category-
General (Not Govern under C.N.T. Act-1908), by occupation-
....., resident of, P.S.
....., Dist., State,
Indian Citizen (hereinafter for the sake of brevity called the
PURCHASER/S which expression shall unless repugnant to or
excluded by the context or subject means the PURCHASER/S
above named and include his/her/their legal heirs, successors,
assigns, legal representatives) of the OTHER PART;

WHEREAS VENDOR/DEVELOPER is the absolute
Owner and in possession over the flat vide **Flat No.** on the
..... **Floor** having super built-up **area sq. ft.**, Carpet
Area admeasuring 926 sq. ft. of a multi storied residential
building namely "**JAGANNATH TOWER**" and one car
parking space in **Basement** with undivided proportionate share
of land **sq. ft.** morefully described in schedule-B below
constructed over the land of R.S. Khata No. 04, Plot No. 1456
marked as Sub Plot No. 1456/Part, Area 01 Acres 29.40 Decimal
situated at village Gutuwa, P.S. Nagri, P.S. No. 138, Dist. Ranchi
more fully described in schedule-A below and same has been
acquired from the landowners namely (1) Sarbila Devi W/o
Bhattu Lal (2) Indu Devi W/o Sri Sidheshwar Prasad Singh (3)
Mridula Devi W/o Sri Sunil Singh (4) Shobha Devi W/o Sri
Suresh Prasad, virtue of registered Development Agreement vide
Document No. 2024/RANU3/927/BK1/866 dated 22.03.2027,
which was registered at Sub Registrar Office, Ranchi Urban-3
and entered in Book No. BK1, Vol. No. 107, Page No. 289 to
402 for the year 2024.

WHEREAS the Revisional Survey record of right of Khata
No. 04, Plot No. 1456, Area 5.19 Acres situated at Village
Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi is recorded in
the name of Landlord Lal Harakh Nath Shahdeo as Bakast Malik.

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Rajesh Sahay

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AND WHEREAS one Smt. Uma Kumari & others Smt. Maheshwari Kumari both daughters of Lal Jai Kalinath Shahdeo, by caste Nagvanshi Kshatriya, resident of Vill. Gutuwa purchased the land of R.S. Khata No. 04, Plot No. 1456, Area 2.59 Acres beside other plots situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi by virtue of registered sale Deed No. 4272 dated 20.03.1972 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 72, Page No. 31 to 35 for the year 1972 and came in peaceful possession thereof.

AND WHEREAS the said Smt. Uma Kumari and Smt. Maheshwari Kumari both daughters of Lal Jai Kalinath Shahdeo sold the land of R.S. Khata No. 04, Plot No. 1456, Area 2.59 Acres beside other plots situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to (1) Smt. Bundo Devi W/o Sri Lahru Sahu (2) Smt. Pyaro Devi W/o Sri Gyaneshwar Sahu (3) Smt. Birajo Devi W/o Sri Sahrhu Sahu (4) Smt. Kalaswati Devi W/o Sri Madhuram Sahu and (5) Smt. Pushpa Devi W/o Sri Raghu Sahu all by caste Teli, resident of Argora, Ranchi by virtue of registered sale deed No. 1512 dated 08.02.1983 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 10, Page No. 85 to 89 and put them in peaceful possession thereof.

AND WHEREAS after purchase of the said land Smt. Bundo Devi & others mutated their name in the office of Ratu Anchal, Ranchi now Nagri Anchal, Ranchi under mutation case No. 71 R-27/1985-86 and paid revenue rent to the state.

AND WHEREAS the said Smt. Pyaro Devi alias Pairo Devi W/o Sri Gyaneshwar Sahu sold the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/A-1, Area 7.22 Decimal situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to **Sarbila Devi** W/o Bhattu Lal by virtue of registered sale deed No. 5119 dated 11.05.2001 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 113A, Page No. 701 to 715 for the year 2001 and put her in peaceful possession thereof.

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AND WHEREAS after purchase of the said land **Sarbila Devi** W/o Bhattu Lal mutated her name in the office of Nagri Anchal, Ranchi under mutation case No. 397 R-27/2003-04 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 5 at Page No. 72 and Rectification Deed No. 4950 dated 18.07.2019** which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 604, Page No. 323 to 370 for the year 2019.

AND WHEREAS the said Smt. Pyaro Devi alias Pairo Devi W/o Sri Gyaneshwar Sahu sold the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/B-1, Area 6.20 Decimal situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to **Indu Devi** W/o Sidheshwar Prasad Singh by virtue of registered sale deed No. 5118 dated 11.05.2001 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 120A, Page No. 89 to 114 for the year 2001 and put her in peaceful possession thereof.

AND WHEREAS after purchase of the said land **Indu Devi** W/o Sidheshwar Prasad Singh mutated her name in the office of Nagri Anchal, Ranchi under mutation case No. 400 R-27/2003-04 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 5 at Page No. 70 and Rectification Deed No. 4947 dated 18.07.2019** which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 604, Page No. 179 to 226 for the year 2019.

AND WHEREAS the said Smt. Pyaro Devi alias Pairo Devi W/o Sri Gyaneshwar Sahu sold the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/C-1, Area 6.20 Decimal situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to **Mridula Devi** W/o Sunil Singh by virtue of registered sale deed No. 5116 dated 11.05.2001 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 113A, Page No. 686 to 700 for the year 2001 and put her in peaceful possession thereof.

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AND WHEREAS after purchase of the said land **Mridula Devi** W/o Sunil Singh mutated her name in the office of Nagri Anchal, Ranchi under mutation case No. 398 R-27/2003-04 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 5 at Page No. 71 and Rectification Deed No. 4949 dated 18.07.2019** which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 604, Page No. 275 to 322 for the year 2019.

AND WHEREAS the said Smt. Pyaro Devi alias Pairo Devi W/o Sri Gyaneshwar Sahu sold the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/D-1, Area 6.20 Decimal situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to **Shobha Devi** W/o Suresh Prasad by virtue of registered sale deed No. 5120 dated 11.05.2001 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 120A, Page No. 115 to 130 for the year 2001 and put her in peaceful possession thereof.

AND WHEREAS after purchase of the said land **Shobha Devi** W/o Suresh Prasad mutated her name in the office of Nagri Anchal, Ranchi under mutation case No. 396 R-27/2003-04 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 5 at Page No. 73 and Rectification Deed No. 4951 dated 18.07.2019** which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 604, Page No. 371 to 418 for the year 2019.

AND WHEREAS the said Smt. Pyaro Devi alias Pairo Devi W/o Sri Gyaneshwar Sahu sold the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/Part, Area 3.58 Decimal situated at Village Gutuwa, P.S. Ranchi, Thana No. 138, Dist. Ranchi to (1) **Sarbila Devi** W/o Bhattu Lal (2) **Indu Devi** W/o Sidheshwar Prasad Singh (3) **Mridula Devi** W/o Sunil Singh and (4) **Shobha Devi** W/o Suresh Prasad by virtue of registered sale deed No. 12980 dated 29.11.2002 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 348, Page No. 798 to 809 for the year 2002 and came in peaceful possession thereof.

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AND WHEREAS after purchase of the said land (1) **Sarbila Devi** W/o Bhattu Lal (2) **Indu Devi** W/o Sidheshwar Prasad Singh (3) **Mridula Devi** W/o Sunil Singh and (4) **Shobha Devi** W/o Suresh Prasad mutated their name in the office of Nagri Anchal, Ranchi under mutation case No. 399 R-27/2003-04 and paying revenue rent to the state regularly, **which Jamabandi is recorded in Register-II, Vol. No. 5 at Page No. 74 and Rectification Deed No. 4946 dated 18.07.2019** which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 604, Page No. 129 to 178 for the year 2019.

AND WHEREAS the said (1) **Sarbila Devi** W/o Bhattu Lal (2) **Indu Devi** W/o Sidheshwar Prasad Singh (3) **Mridula Devi** W/o Sunil Singh and (4) **Shobha Devi** W/o Suresh Prasad intended to develop the said land more fully described in schedule-"A" below by constructing multistoried residential buildings as per plan prepared by the LAND OWNERS /DEVELOPER and sanctioned by the competent authority of R.R.D.A., Ranchi and sanctioned the plan vide **B.C. No.-RRDA/BP/0320/2021** and constructing at its own cost the said the Multi Storied residential building over the said land as per sanctioned plan map.

AND WHEREAS the said land owners amalgamated and pooled their respective land to each other and interested to develop the same more fully described in schedule "A" below by constructing multistoried residential Block wise as per plan prepared by the VENDOR /DEVELOPER and sanctioned by the competent authority of R.R.D.A. Ranchi and for which they entered in to a registered Development Agreement with the VENDOR /DEVELOPER on 22.03.2024 and to acquire area as defined in the said Development Agreement as consideration in exchange for full and final value of land.

AND WHEREAS VENDOR/DEVELOPER in terms of the said Development Agreement prepared the plan map and got its sanctioned from the competent authority Ranchi Regional Development Authority Ranchi vide **B.C. No.-**

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RRDA/BP/0320/2021 and they constructed and completed at its own cost the said the Multi Storied residential building namely "JAGANNATH TOWER" over the said land as per sanctioned plan .

AND WHEREAS after notification published in the Gazette no-52 by the state of Jharkhand vide notification No. 1338 dated 16.10.2014 the said Land Owners (1) **Sarbila Devi** W/o Bhattu Lal (2) **Indu Devi** W/o Sidheshwar Prasad Singh (3) **Mridula Devi** W/o Sunil Singh and (4) **Shobha Devi** W/o Suresh Prasad and **VENDOR /DEVELOPER** jointly registered the said development agreement vide Document No. 2024/RANU3/927/BK1/866 dated 22.03.2027, which was registered at Sub Registrar Office, Ranchi Urban-3 and entered in Book No. BK1, Vol. No. 107, Page No. 289 to 402 for the year 2024.

AND WHEREAS as per section 5 of the Jharkhand Apartment Act 2012, came into force on the 2nd February 2012, after registration of the Development Agreement the Developer shall be absolute owner of their share and Developer will be entitled to sell/transfer their share to the purchaser/s

AND WHEREAS as per said registered development agreement, the **Flat No.** on the **..... Floor** having **super built-up area sq. ft.**, Carpet Area admeasuring 926 sq. ft. of a multi storied residential building namely "JAGANNATH TOWER" and one car parking space in **Basement** with undivided proportionate share of land **..... sq. ft.** morefully described in schedule-B below constructed over the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/Part, Area 29.40 Decimal situated at village Gutuwa, P.S. Nagri, P.S. No. 138, Dist. Ranchi with all common facilities and amenities, common area beside other flats is fallen in the share of **VENDOR/DEVELOPER**, thus the **VENDOR /DEVELOPER** became the absolute owner and in possession and every right to sell the same.

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AND WHEREAS during the construction of the multistoried residential buildings PURCHASER inspected and verified the all relevant documents ,Development Agreement, registered Development Agreement and sanctioned Plan Map and after satisfaction himself regarding the right ,title interest of the VENDOR and agreed to purchase one flat being **Flat No.** on the **Floor** having **super built-up area sq. ft.**, Carpet Area admeasuring 926 sq. ft. of a multi storied residential building namely "JAGANNATH TOWER" and one car parking space in **Basement** with undivided proportionate share of land **sq. ft.** morefully described in schedule-B below with right to use common facilities and amenities and Developer agreed to sale the same at total consideration amount of **Rs.**/- (Rupees) only and for which the PURCHASER entered into an agreement for sale dated and the PURCHASER has paid the entire consideration amount through several installments during the construction of the said multi-storied residential building to VENDOR and the VENDOR do hereby acknowledged as having received in full during construction of said multistoried residential building "JAGANNATH TOWER".

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said agreement for sale and in consideration of sum of **Rs.**/- (Rupees) only the PURCHASER had already paid the said consideration amount to the VENDOR which said sum, the VENDOR do hereby acknowledge and received in full and the VENDOR do hereby sell, convey and transfer and absolutely assign to the said PURCHASER free from all encumbrances, charges, liens, claims and demands whatsoever in respect of the flat being **Flat No.** on the **Floor** having **super built-up area sq. ft.**, Carpet Area admeasuring 926 sq. ft. of a multi storied residential building namely "JAGANNATH TOWER" and one car parking space in **Basement** with undivided proportionate

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 Rajesh Sahay - Family wife

 Partner

share of land sq. ft. morefully described in schedule-B below constructed over the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/Part, Area 29.40 Decimal, situated at village Gutuwa, P.S. Nagri, P.S. No. 138, Dist. Ranchi having permanent heritable and transferable Chhaparbandi right and referred to hereunder in Schedule "B" flat and also shown in RED WASH in the map attached herewith forming part of this deed together with one car parking space in the basement of the said apartment along with all benefits and advantages, liberties, easements, privileges, whatsoever to the said flat or any part thereof and enjoy common facilities such as passage, stair case, roof, lobby compound and all right, title, interest, whatsoever, both at law and in equity of the VENDOR into or upon the said schedule flat or every part thereof to have and to hold the said Schedule flat for ever and absolutely.

2. That the VENDOR do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing hereto before done, committed or performed or knowingly suffered by the VENDOR or any of their predecessor-title, or ancestors, the VENDOR at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell, assign the undivided proportionate share in land i.e. sq. ft., one flat and one car parking space in basement and every part thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgages, lien, claim, and demand of whatsoever nature.
3. That the VENDOR do hereby further covenants with the PURCHASER that mean shall hold, possess and beneficiary enjoy the same and every part thereof and may get his name mutate in the office of Nagri Anchal Ranchi as well as any other concern office and pay rent and house taxes whosoever else that may be felt necessary and expedient.
4. That the VENDOR do hereby yet again covenant with the PURCHASER that the later shall be saved harmless and

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kept indemnified from and against all losses, damages, cost or expenses which may substance by reason of any defect of title or possession of any heirs or any encumbrances or any claim being made by person whosoever to the said property or any part thereof.

5. That the VENDOR do hereby finally covenant with the PURCHASER that the VENDOR and all persons claimed through the VENDOR and / or any of their ancestors and predecessors in title shall and will at the request and cost of the PURCHASER execute and perform all such further acts, deeds things and matters that may be reasonable necessary for more perfectly and fully assuring and securing the PURCHASER'S title and possession over the said flat and every part thereof.
6. That the VENDOR do hereby deliver to the PURCHASER all evidences and documents relating to the title & possession and custody of the schedule flat, one car parking space and undivided share in the land hereby conveyed and the VENDOR and/or any person claiming under them do hereby covenant with the PURCHASER that the VENDOR are lawfully seized and possessed the schedule flat free from all encumbrances and they have absolute authority to sale the schedule flat in the manner aforesaid.
7. That the PURCHASER shall have right to peacefully and quietly possess and use and enjoy the schedule flat by them or through tenants or assigns or relative without any claim, permission or demand or obstruction or hindrance whatsoever either from the VENDOR or from any person claiming from or under them.
8. That the PURCHASER after taking possession of the schedule flat shall be liable to be abide by rules and regulating of the Government, Authority, Managing Committee framed / constituted by the flats owners / occupants for proper management of the affairs of the said building complex, if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the


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relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned hereinabove and in respect of the flat as fixed by the Government, from the date of execution and registration of the sale deed in respect of the schedule flat.

9. That the said flat shall use and occupied by the PURCHASER and his successors, assigns, transferees, legal representatives and/or legal heirs, NOTWITHSTANDING anything contained herein the PURCHASER shall have full and absolute right to use the said flat himself, or family members or through tenant successors, assigns only for residential purpose not for any other purpose.
10. That the PURCHASER shall be liable to bear proportionate share or responsibility or liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment.
11. That the PURCHASER shall be liable for the electricity consumption in respect of the schedule flat and for such purpose a separate meter has been installed for recording such consumption.
12. That the PURCHASER will share proportionate responsibility as also the facility for the common facilities and amenities collectively with the remaining PURCHASER/S of the remaining flats in the said building.
13. That the PURCHASER shall not do or suffer anything to be done in the said flat and/or in the said apartment which may cause a nuisance, annoyance or inconvenience to the remaining occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral / illegal purpose.
14. That the PURCHASER shall have to use the common passage, staircase, parts in the said apartment and / or common amenities and / or facilities with other remaining occupiers of the said apartment.

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15. That the VENDOR do hereby further covenant that the aforesaid consideration amount for the said schedule flat is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said schedule Flat is standing.
16. That the PURCHASER'S undivided proportionate share in the said land retained shall remain joint for all times with the all occupiers or Flat owners who may hereafter or here before have acquired right, title and interest in the said land is impartible.
17. That the PURCHASER shall have full proprietary right except the demolishing or committing waste in respect of the land and building described in the schedule hereunder in any manner so to effect the other co-owners who prior to this conveyance has purchased and acquired or may hereafter purchase or acquire similar Proprietary rights as covered by this conveyance.
18. That PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the VENDOR or any other co-owner who may have acquired before and who may hereafter acquire any rights, title or interests, similar to those acquired by the PURCHASER under the terms of the conveyance.
19. That the PURCHASER will have all right to make any addition and alteration inside the area of flat and make any decoration etc. as per his choice and requirement but shall not cause any damage to the main wall or basic structures of the building and shall not demolish the basic walls and pillars of the said building upon which the building shall be standing and outer elevation of the building shall not be changed and the PURCHASER shall not make any construction or encroachment in the common area provided for the common use of all PURCHASER/S or Occupants of the portion of the building complex.
20. Not to throw dirt, rubbish, rags, or other refuse or pursuit the same not be thrown on the roof, stack gutters, rain water pipes, drains, landings, staircase, soil pipes, main

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 Partner
 Rajan Sahu
 Partner

entrance, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the PURCHASER in common with the owners or occupiers of the other flats. That exterior portion of the flat shall not be decorated or / and alter or change the basic structure of the apartment.

21. That the PURCHASER has right to enter into and upon other parts of the apartment for the purpose of repairing, cleaning maintaining or renewing any such drains, water courses, cables or aforesaid and / or laying down any new sewers, drains, water courses, cables, and wires with as little disturbances as possible and making good damage caused and PURCHASER has all right to use all common facilities and amenities of the said Apartment.
22. That the PURCHASER shall be liable to proportionate share or responsibility or liability arising or occurring pursuance of or in connection with the common facilities and amenities in the said building such as the expenses or maintaining, repairing, (a) main structure and in particular the stacks gutters and rain water pipes, or the apartment (b) water pipes drains, electric cables, and wires, laying under and upon the apartment and enjoyed or used by the PURCHASER/s, occupiers owners in common with the Owners / PURCHASER/S of the other flats (c) the main entrance, passage, landing and staircase, of the apartment (d) clear and reasonable lighted the passage, landings, staircase and other part of the apartment so enjoyed or used by the PURCHASER in common as aforesaid and as far as practicable keep the fore court, way and other parts of the apartment in good condition (e) parking space (f) water pump, use of the lifting water, (g) a separate common meter has been installed for recording common electric consumption for water pump for purpose of recording consumption of staircase lighting.

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MEMO OF CONSIDERATION

Rs./- (Rupees)
only paid by the Purchaser to the Vendor/Developer in following
matters :-

PAYMENT SCHEDULE

Cash /Cheque / D.D. No.	Date	Name of Bank	Amount (in Rs.)
TOTAL		/-

SCHEDULE-A

ALL THAT piece and parcel of land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/Part, Area 29.40 Decimal situated at village Gutuwa, P.S. Nagri, P.S. No. 138, Dist. Ranchi having permanent heritable and transferable Chapperbandi Right, which butted and bounded as follows :-

- North : Part of Plot No. 1456
- South : Part of Plot No. 1456
- East : R.S. Plot No. 1455
- West : Village Road

Nagri Anchal, Ranchi Register-II

- (1) Vol. No. 5 at Page No. 72
- (2) Vol. No. 5 at Page No. 70
- (3) Vol. No. 5 at Page No. 71
- (4) Vol. No. 5 at Page No. 73
- (5) Vol. No. 5 at Page No. 74

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SCHEDULE-B

All that flat vide **Flat No.** on the **Floor** having **super built-up area sq. ft.**, Carpet Area admeasuring 926 sq. ft. of a multi storied residential building namely "JAGANNATH TOWER" and one car parking space in **Basement** with undivided proportionate share of land **sq. ft.** constructed over the land of R.S. Khata No. 04, Plot No. 1456 marked as Sub Plot No. 1456/Part, Area 29.40 Decimal situated at village Gutuwa, P.S. Nagri, P.S. No. 138, Dist. Ranchi along with all facilities, amenities, common area of the said flat, together with right to use all common facilities and amenities of the said apartment which is butted and bounded as follows :-

North :
South :
East :
West :

Details of building as follows :-

1.	Whether Kuchcha or Pucca	:	Pucca
2.	If Pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of stories	:	B+G + 4
4.	Super built-up area of the flat	: sq. ft.
5.	Year of construction	:	2023-24
6.	A brief description of the nature of sanitary, electrical and other fitting in the building and their qualities.	:	Standard
7.	Area where the building is constructed and its use residential commercial or industrial.	:	Residential
8.	If on rent its annual rent.	:	Not Rented
9.	I. Value of Flat Area sq. ft.		Rs. 33,00,000/-
	II. Value of undivided		Rs. 5,50,000/-

ARYAN ASHSHREE CONSTRUCTION
ARYAN ASHSHREE CONSTRUCTION
Partner
Partner
Partner

	proportionate share of land area i.e. sq. ft. along with one car parking space in the Ground Floor/Basement.		
	TOTAL VALUE	:	Rs. 38,50,000/-
(Rupees Thirty Eight Lakh Fifty Thousand) only.			

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., E.C.L. or any other purpose. It is further certified that the said land is not a Schedule Tribe's Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Masna, Sarna, or Pahnai. The said land is not under the provision of C.N.T Act.

IN WITNESS WHEREOF the VENDOR/DEVELOPER have put their signatures to these presents at Ranchi on the date, month and year first above written.

WITNESSES :-

1.

VENDOR/DEVELOPER

ARYAN ASHASHREE CONSTRUCTION

Rajesh Kumar

Partner

2.

ARYAN ASHASHREE CONSTRUCTION

Sumit Kumar

Partner

ARYAN ASHASHREE CONSTRUCTION

Sumit Kumar

Partner

Finger Impression of left Hand, Photograph & Signature of the
PURCHASER

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

Typed and Composed by :-

(Krishna Computers)

Drafted by

(.....)