

CONVEYANCE DEED

THIS INDENTURE OF ABSOLUTE SALE IS MADE ON THIS THE
.....DATE of2024 of ANANDI ESTATES at
Ranchi.

BETWEEN

GAUTAM MAHESHWARI, S/o Late Vimal Kumar Maheshwari, Grandson of Late Sita Ram Maheshwari, Category General (Uncovered from CNT Act 1908), by faith Hindu, by occupation Business, R/o Ramchander Lane, Gandhi Chowk, Upper Bazar, Ranchi, P.S. Kotwali, Dist. Ranchi, State Jharkhand (hereinafter called the **FIRST PARTY/LAND OWNER**) of the ONE PART.

U.I.D. No. XXXX-XXXX-1576, PAN-AHVPM4421H, Mob. No. – 9334709760

AND

ANANDI ESTATES (GST No. 20AYXPM7703P1ZQ) through its Director/Proprietor **SIDDHARTH MAHESHWARI** S/o Sri Gopal Maheshwari, Grandson of Late Sita Ram Maheshwari, Category General (Uncovered from CNT Act 1908), by faith Hindu, by occupation Business, R/o Ramchander Lane, Gandhi Chowk, Upper Bazar, Ranchi, P.S. Kotwali, Dist. Ranchi, State Jharkhand (hereinafter called the **SECOND PARTY/DEVELOPER/VENDOR**) of the OTHER PART.

U.I.D. No. XXXX-XXXX-7198, PAN-AYXPM7703P, Mob. No. – 8210299358

ANANDI ESTATES
Siddharth Maheshwari
Proprietor

The terms Land Owner and Developer-cum-Builder shall always mean and include, unless excluded by or repugnant to the context, their respective legal heirs, representatives, successors-in-interest, executors, administrators and assigns.

WHEREAS, the Land Owner/First Party is the absolute Owner of the land admeasuring an area of more or less 29 Katha 10 Chhatak 13 Sq.ft. i.e. more or less 48.96 Decimal appertaining to R.S. Plot No. 718 marked as Sub Plot No. 718/E under Khata No. 129, Holding No. 0550002529000X4 under Old Ward No. 55, New Ward No. 53 of RMC Ranchi situated at Mouza Tupudana, Thana No. 267, P.S. Dhurwa, District-Ranchi, State Jharkhand which is morefully described in the Schedule-A of this Development Agreement having perfect right, title and interest over the aforesaid land and is having the exclusive possession over the aforesaid land which is free from all encumbrances, liens, charges and attachment whatsoever.

AND WHEREAS according to the Revisional Survey of Records of Rights the land measuring an area of 8.30 Acres of R.S. Plot No. 718 marked as Sub Plot No. 718/E under Khata No. 129, situated at Mouza Tupudana, Thana No. 267, P.S. Dhurwa, District-Ranchi was originally recorded in the name of Lal Jagarnath Sahdeo & Others as Bakast Malik.

AND WHEREAS the legal heir and successor of said recorded landlord namely Lal Mahendra Nath Sahdeo sold the portion of R.S. Plot No. 718 under Khata No. 129 situated at Mauza Tupudana, P.S. Namkum, Thana No. 267, District Ranchi to Sri Rajendra Prasad, son of Late Sheo Shankar Sahu through registered Sale Deed Dated 25.05.1962 registered before District Sub Registrar, Ranchi.

AND WHEREAS Sri Rajendra Prasad, Son of Late Sheo Shankar Sahu sold the land measuring area 16 Katthas 12 Chhataks 36 sq. ft. of R.S. Plot No 718 marked as Sub Plot No. 718/E under Khata No. 129 situated at Mauza Tupudana, P.S. Namkum, Thana No. 267. District- Ranchi to Sri Sita Ram Maheshwari, Son of Sri Laxmi Narain Maheshwari, by Caste-Maheshwari through registered Sale Deed No. 5077 dated 04.08.1962 which is,

ANANDI ESTATES.
Sudharth Maheshwari
Proprietor

duly entered into Book No. 1, Volume No. 42, Page No. 383-389, year 1962 registered before District Sub Registrar, Ranchi.

AND WHEREAS the legal heirs and successors of said recorded landlord namely (i) Sri Lal Bhola Nath Sahdeo (ii) Lal Sudhir Nath Sahdeo (iii) Lal Rabindra Nath Sahdeo and (iv) Lal Mukti Nath Sahdeo, all sons of Late Lal Gajendra Nath Sahdeo (v) Lal Asheshwar Nath Sahdeo (vi) Lal Rajendra Nath Sahdeo and (vii) Lal Chotkeshwar Nath Sahdeo, all Sons of Late Gopi Nath Sahdeo and (viii) Lal Pashupati Nath Sahdeo, Son of Late Lal Surendra Nath Sahdeo, all by Caste-Kshtriya sold the land measuring area 12 Katthas 14 Chhataks 42 sq. ft. of R.S. Plot No. 718 marked as Sub Plot No. 718/G and G1 under Khata No. 129 situated at Mauza-Tupudana, P.S. Namkum, Thana No 267, District-Ranchi to Sri Sita Ram Maheshwari, Son of Sri Laxmi Narain Maheshwari, by Caste-Maheshwari through registered sale Deed No. 5309 dated 21.08.1962 which is duly entered into Book No 1, Volume No 42, Page No. 508-516, year-1962 registered before District Sub Registrar, Ranchi.

AND WHEREAS Sri Sita Ram Maheshwari, Son of Sri Laxmi Narain Maheshwari thus purchased the total area of land measuring area (16 Kathas 12 Chhataks 36 sq. ft. + 12 Katthas 14 Chhataks 42 sq. ft.) 29 Katthas 11 Chhataks 33 sq. ft. of R.S. Plot No. 718 under Khata No 129 situated at Mauza Tupudana, P.S. Namkum, Thana No. 267, District- Ranchi by virtue of the aforesaid two Sale Deeds.

AND WHEREAS thereafter the legal heirs and successors of Sita Ram Maheshwari namely (i) Sri Uma Shankar Maheshwari (ii) Vimal Kumar Maheshwari and (ii) Gopal Maheshwari, all Sons of Late Sita Ram Maheshwari and (iv) Smt. Aanandi Devi Maheshwari, Wife of Late Sita Ram Maheshwari jointly mutated the total land measuring an area 29 Katthas 10 Chhataks of R.S. Plot No. 718 under Khata No. 129 situated at Mauza-Tupudana, P.S. Namkum, Thana No. 267, District Ranchi in their name in revenue records vide Succession Mutation Case No. 52R27/1988-89 dated 20.04.1989 before Circle Office, Namkum Anchal, Ranchi and paying rent regularly to the state.

ANANDI ESTATES
Sudharth Maheshwari
Proprietor

AND WHEREAS the legal heir and successor of Late Sita Ram Maheshwari namely Arun Kumar Maheshwari filed a partition suit against Hari Krishna Maheshwari and Others vide Partition Suit No. 55 of 2001 before the Learned Court of Sub Judge-1 at Ranchi.

AND WHEREAS the said partition suit decreed on the basis of compromise petition dated 18.09.2001 which is part of decree dated 24.05.2002.

AND WHEREAS as per decree dated 24.05 2002, the land measuring area 29 Katthas 10 Chhataks of RS. Plot No. 718 under Khata No. 129 situated at Mauza Tupudana, P.S Namkum, Thana No. 267, District Ranchi exclusively allotted to Vimal Kumar Maheshwari, Son of Late Sita Ram Maheshwari.

AND WHEREAS Vimal Kumar Maheshwari died leaving behind his only son Gautam Maheshwari and two daughters namely Ritu Maheshwari and Priti Modi (Nee Maheshwari) as his legal heirs and successors of his property.

AND WHEREAS later on (i) Ritu Maheshwari, wife of Ankit Maheshwari and (ii) Priti Modi (Nee Maheshwari), wife of Aditya Modi through their affidavit dated 13.03.2014, released their respective share of property and issued no objection certificate in favour of their brother Gautam Maheshwari.

AND WHEREAS thereafter Gautam Maheshwari, Son of Late Vimal Kumar Maheshwari mutated the said land measuring area 29 Katthas 10 Chhataks or 48.96 decimal of R.S. Plot No. 718 under Khata No 129 situated at Mauza Tupudana, P.S. Namkum. Thana No 267, District- Ranchi in his name in the revenue records vide succession mutation case no 7086R-27/2023-24 dated 16.01.2024 before Circle Officer, Namkum Anchal, Ranchi and paying rent regularly to the state up to 2024-25.

AND WHEREAS Gautam Maheshwari, Son of Late Vimal Kumar Maheshwari also got holding of the said property in his name from Ranchi Municipal Corporation, Ranchi vide Holding No. 0550002529000X4 and paying Holding Tax regularly to the Ranchi Municipal Corporation, Ranchi up to 2023-24.

ANANDI ESTATES
Siddharth Maheshwari
Proprietor

AND WHEREAS the Developer has inspected the documents pertaining to Title of the Owner and also verified the possession of the owner over the Schedule Property and after having satisfied himself about the Title and possession of the owner, the Developer is desirous to develop the land into a multistoried commercial cum residential complex comprising B+G+8 floors.

AND WHEREAS the Developer has got the building plan sanctioned by the Ranchi Municipal Corporation vide Case No. **RMC/BP/0482/W53/2024** dated **09.06.2024** in respect of the construction of the building over the scheduled land as per the said plan and got the multistoried building commonly known and called ‘ **STATUS**’ constructed and completed by the Developer/Confirming party on the terms and conditions as mentioned in the registered development agreement dated and the schedule flat has fallen in the share of the said developer.

AND WHEREAS as per section 5 of the Jharkhand apartment Act 2012 came into force on the 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.

AND WHEREAS as per registered development agreement the flat no.on thefloor having an super built up areaand one medium size car parking space in the multistoried building called with all common facilities and amenities, common area including other flats in fallen in the share of VENDOR/DEVELOPER thus the VENDOR/DEVELOPER become the absolute owner and in possession and every right to sell the same.

AND WHEREAS during the construction of the multistoried residential building PURCHASER inspected and verified the all relevant documents, development agreement, registered development agreement and sanctioned plan map and after satisfaction themselves regarding the right, title interest of the VENDOR/DEVELOPER and agreed to purchases one flat being

ANANDI ESTATES
Anandharth Maheshwari
Proprietor

FLAT NO.on thefloor in measuring an super built up area ofsq ft. approximately along with one medium size car parking space with invisible, un-demarcated undivided proportionate share of land area i.e..... sq ft. 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 have entered into an agreement to sale onand the PURCHASER have paid the entire consideration amount through several installments during the construction of the said multi storied residential building to VENDOR and the VENDOR/DEVELOPER does hereby acknowledged as having received in full during construction of said multi-storied residential building/complex “STATUS”.

AND WHEREAS this indenture of absolute sale is being executed on the non-judicial stamp papers according to the value fixed by the government.

NOW THEREFORE THIS DEED OF SALE WITNESSTH AS FOLLOWS:

That the pursuance of the said agreement and consideration of sum of Rs...../- (Rupees.....) The **PURCHASER** had already paid the said consideration amount to the VENDOR/DEVELOPER which said sum the VENDOR to hereby acknowledge and received in full and the VENDOR/DEVELOPER do hereby sell, convey and transfer and absolutely assign to the said PURCHSER free from all encumbrances, charges, liens, claims and demands whatsoever in respect of the flat being FLAT NO.....on thefloor measuring an super built up area ofsq ft of the multistoried building complex commonly known as standing on a proportion of schedule – A land bearing corresponding to Holding No. **0550002529000X4**. within ward no. 53 of Ranchi Municipal Corporation Ranchi situated at mouza –Tupudana. thana no. 267 district – Ranchi in the state of Jharkhand having permanent heritable and transferable chhaparbandi right and referred to hereunder in schedule – B flat and shown in RED WASH in the map attached herewith forming part of this deed together with one medium size car parking space of the said apartment along with all benefits and advantages,

ANANDI ESTATES
Anandharth Maheshwari
Proprietor

liberties, easement, privileges whatsoever to the said flat or any part of there 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/DEVELOPER into or upon the said schedule flat or every part thereof to have and to hold the said schedule flat for ever and absolutely.

That the VENDOR/DEVELOPER do hereby covenant with 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 undividedsq ft. proportionate share in land with one medium car parking space together with roof right in and every party thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgages, lien, claim, demand of whatsoever nature.

That the VENDOR do hereby future covenants with the PURCHASER that mean shall hold, possess and beneficiary enjoy the same and ever part thereof and may get name mutate in the records of the concerned circle officer, district – Ranchi and in the Ranchi Municipal Corporation and whosoever else that may be felt necessary and expedient.

That the VENDOR do hereby covenant with the PURCHASER that the PURCHASER shall be saved harmless and 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 an part thereof.

That the VENDOR/DEVELOPER do hereby finally covenant with 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 title and possession over, the said flat and every part thereof.

ANANDI ESTATES
Vidharth Maheshwari
Proprietor

That the VENDOR do hereby deliver to the PURCHASER all evidence and writing relating to the possession and custody of the schedule flat, parking space and undivided share in the land hereby conveyed and the VENDOR and/or any person claiming under him do hereby covenant with the PURCHASER that the VENDOR is lawfully seized and possessed the schedule flat free from all encumbrances and they have absolute authority to the schedule flat in the manner aforesaid.

That the PURCHASER shall have right to the peaceably and quietly possess and enjoy the schedule flat or through tenants or assigns or relative without any claim, permission or demand or destruction or hindrance whatsoever either from the VENDOR or from any person claiming from or under them.

That the PURCHASER being fully satisfied with the construction of the multistoried building and all fitting and fixtures of the building are as per specification.

That the PURCHASER after taking possession of the schedule flat shall be liable to abide by rules and regulating of the Government, Authority, committed, constituted by the flat owner, if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the 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.

That the said flat shall be use and occupied by the PURCHASER herself or by her successors, assigns, transferees, legal representatives and/or legal heirs, NOTWITHSTANDING anything contained here in the PURCHASER shall have full and absolute right to use the said flat by the PURCHASER, or by her family her members or through tenant successors, assigns only for residential purpose.

That the PURCHASER shall be liable to bear proportionate share of responsibility or liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment.

ANANDI ESTATES
Sidharth Maheshwari
Proprietor

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.

That the PURCHASER shall share responsibility as also the liability for the common facilities and amenities collectively with the others PURCHASER of the flats in the said building/complex.

That the PURCHASER shall not make or permit to be made structural alteration in/or addition to the said flat.

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 other occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.

That the PURCHASER shall have to use the common passage, staircase, parts in said apartment and/or common amenities and/or facilities with other occupiers of the said apartment.

That the VENDOR does hereby further covenant that the aforesaid consideration amount for the said schedule flat is inclusive of the consideration money for the undivided proportionate share in the said land upon which the said schedule flat is standing.

That the PURCHASER undivided proportionate share in the said land retained shall remain joint for all times with the other co-owner, occupiers, who may hereafter or here before have acquired right, title and interest in the said land.

That the PURCHASER shall have full proprietary right in respect of the land and building described in the schedule hereunder in any manner with other co-owner who prior to this conveyance have PURCHASE and acquired or may here after PURCHASER or acquire similar proprietary rights as covered by this conveyance.

ANANDI ESTATES
Siddharth Maheshwari
Proprietor

The PURCHASER shall also be entitled to sell mortgaged, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any person whomsoever without the consent of the VENDOR/DEVELOPER 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 this conveyance.

Not to throw dirt, rubbish, rags or other refuse or pursuant the same not be thrown on the roof, stack gutters, rain water pipes, drains, landing, staircase, soil pipe, main entrance, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the PURCHASER in common with the owner or occupiers of the other flats. That exterior portion of the flat shall not be decorated otherwise than in manner agreed to by a majority of the flat owners.

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 a little disturbance as possible and making good damage caused and PURCHASER have all right to use all common facilities and amenities of the said apartment.

That the PURCHASER shall be liable to proportionate share or responsibility or liability arising or occurring pursuant 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 of the other flats (c) the main entrance. Passage, landing and staircase, of the apartment (d) clear and reasonable lighted the passage, landing, staircase and other part of the apartment so enjoyed or used by the PURCHASER in common as

aforesaid and as for 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.

MEMO OF CONSIDERATION

Total value Rs...../-(Rupees.....only)

SL NO.	Cheque/draft/cash/neft	date	amount

SCHEDULE – A

All that piece and parcel of land measuring an area of 29 Katha 10 Chhataks and 13 square feet i.e. more or less 48.96 Decimals of R.S. Plot No. 718, under Khata No. 129, Old Ward No. 55, New Ward No. 53 of RMC Ranchi situated at Mouza Tupudana, Thana No. 267, P.S. Dhurwa, District-Ranchi, butted and bounded as follows :-

- North : P.W.D. Road
- South : 20 Feet Wide Proposed Road
- East : Sub Plot No. 718/C & 718/H
- West : Sub Plot No. 718/F & 718/F-1

SCHEDULE – B

All that flat measuring an super built up area ofapproximately

Being Flat no.on thefloor consisting ofbedrooms.....drawing cum dining spacebathroomsbalconies, one kitchen, and one medium size car parking space in

ANANDI ESTATES
Siddharth Maheshwari
Proprietor

CERTIFICATE

This is to certify that the land which is a subject matter of these presents is not a government land. The aforesaid land has neither been acquired by the government for civil or military purposes nor is a bhudaan land. It is further certified that the aforesaid land has not been acquired by any government for C.C.L..., B.C.C.L, H.E.C, or E.C.L, and that it does not belong to C.C.L, B.C.C.L, H.E.C, or E.C.L.

The aforesaid land is not a forest land and is outside the limit is forest area and is free from ceiling and is not the land of any math, temple, church, mosque, gurudwara and is also not khasmahal, khuntkatti, sarana, masna, hargarhi, and is also not connected to fodder scam or land scam. It is also certified that the said land has not been mortgaged with any institution or person, whomsoever.

IN WITNESS WHERE OF THE VENDORS/DEVELOPER has set and subscribed their respective hand on this deed of absolute sale and have executed these presents at Ranchi in presence of witnesses on the day, month and year first above written.

FINGER IMPRESSION OF LEFT HAND OF VENDOR/DEVELOPER				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: center;">SIGNATURE OF VENDOR/DEVELOPER</div><div style="text-align: right;"><p style="color: blue; margin: 0;">ANANDI ESTATES</p><p style="color: blue; margin: 0;"><i>Siddharth Maheshwari</i></p><p style="color: blue; margin: 0;">Proprietor</p></div></div>				

PHOTOGRAPH AND SIGNATURE OF THE PURCHASER

FINGER IMPRESSION OF LEFT HAND OF PURCHASER.....				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

WITNESS NO. - 1	WITNESS NO. - 2
Mr. ANKIT MAHESHWARI <i>Ankit Maheshwari</i>	Mr. Pawan Bidsar <i>Pawan Bidsar</i>
	ANANDI ESTATES <i>Anandharth Maheshwari</i> Proprietor

Certified that the photograph of the VENDOR/DEVELOPER and PURCHASER affixed on the sale deed is identified by me and all the signatures of the VENDOR/DEVELOPER and PURCHASER and witness as well as the finger impressions of the left hand of the VENDOR/DEVELOPER and PURCHASER have been put on this document before me.

Typed and composing by

Drafted by

ANANDI ESTATES
Siddharth Maheshwari
Proprietor