

called and referred as the PURCHASER/ TRANSFAREE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors ,successors, administrator, legal representatives and assigns of the OTHER PART. (Indian Citizen)

Whereas **PANCHRATNA PROMOTERS PRIVATE LIMITED** represented by its Director (1) **MR. PRATEEK MORE** (2) **MR. PIYUSH MORE** the aforesaid vendor acquired to develop on land measuring more or less the total land more or less 32400 Square Feet equivalent to 45 Kathas of chhaparbandi land C.S Plot No. 754 & 755, Thana No. 201, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Misirgonda, Kanke Road, P.S – Gonda, District – Ranchi, State – Jharkhand from the rightful owner, _ by Virtue of a registered development agreement Document No. 2024/RAN/6565/BK1/5972 Dated 19.07.2024, and entered in Book No. BK1, Volume No 753, Page No. 1 to 138 registered at **office of SRO – Ranchi**.

WHEREAS land under CS Plot No. 754 and 755 become Corrospoding MS Plot No. 420 measuring an area 01 Acre 289 Kari situated at Village Misirgonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand is recorded in the Municipal Survey Records of Rights in the name of Baijnath Marwari S/o Late Jokhiram Marwari.

AND WHEREAS land under Plot No. 754 and 755 measuring an area 01 Acre 289 Kari situated at Village Misirgonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand was sold dated 30.04.1917 by the owner Babu Navi bhushan Gupta S/O Babu Prasanno Kumar Gupta to Baijnath Marwari S/o Late Jokhiram Marwari through Deed of Sale No. 2235, Book No. 1, Vol No. 18, Page No. 232 to 233 in the year 1917.

AND WHEREAS during the Municipal Survey Baijnath Marwari S/o Late Jokhiram Marwari found in exclusive possession with absolute and subsisting right in the year 1917.

AND WHEREAS Dinanth Sarawgi S/o Late Baijnath Marwari got his name mutated in his name through Mutation Revision Case No. 10R15/1997-98 and became the absolute owner and came in peaceful possession over his share of land under Plot No. 754 and 755 measuring an area 01 Acre 289 Kari situated at Village Misirgonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

AND WHEREAS after death of Late Dinanth Nath Sarwagi his legal heirs/successors filled a family partition at Sub Judge – VII, at Ranchi.

AND WHEREAS Mr. Sanjay Sarwagi became the owner of 16341 Sq. Ft. equivalent to 22.7 Kathas equivalent to 37.51 Decimals more or less and Mr. Anjay Sarawgi became the owner of 16327 Sq. Ft. equivalent to 22.67 Kathas equivalent to 37.48 Decimals more or less through the order passed by Sub Judge VII Ranchi and became the owner and came in peaceful possession over the said land.

AND WHERAS Mr. Sanjay Sarwagi got his name mutated through case No. 1844/R27/2018-19 and paying the revenue rent to the state regularly and Mr. Anjay Sarwagi got his name mutated through case No. 1844/R27/2018-19 and paying the revenue rent to the state regularly for the land area measuring 45 Kathas More or Less.

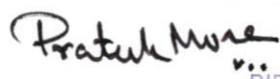
AND WHEREAS the Landowners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule “A” property and to deal with the same in the any manner.

AND WHEREAS the said Landowners are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

AND WHEREAS while thus in peaceful possession of the schedule A property constructed a multi- storied commercial complex over the said land more fully described in the schedule A below on this deed which is commonly Known as PANCHRATAN SARAWGI ELITUS as per approved plan of **RANCHI MUNICIPAL CORPORATION** , Ranchi vide approval No. RMC/BP/1357/W02/2023 dated 26-07-2024.

AND WHEREAS the purchaser approached the vendor and expressed her intension to buy a flat in the floor of the building more clearly mentioned described in the Schedule B of this deed on ownership basis and offered to pay a sum of Rs. _____ /- only as the highest consideration thereof.

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

AND WHEREAS as per rules framed by the state of Jharkhand the Valuation is

Rs...../- only.

AND WHEREAS in course and as a result of negotiations between the parties hereto the vendor has agreed to sell and the purchaser has agreed to purchase the said Flat No. _____ in the _____ Floor _____ more fully and clearly described in the schedule below for the reasonable and highest consideration of Rs. ___/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of total sum of Rs. _____/- only which has been paid by the purchaser to the vendor (the receipt of which sum is hereby acknowledges and admitted by the vendor) the vendor as owner do hereby grant, sell, conveys, transfer and assigns to the purchaser free from all encumbrances whatsoever the property described in the schedule B with fixtures and all rights, easements and appurtenance to the said property hereby conveyed hereunder of the purchaser .

That the vendor has assured the purchaser that the property hereby conveyed is free from all kinds of charges of encumbrances and that there is absolutely no defect in the title whatsoever. The vendor further assures that the vendor was in peaceful possession over the Flat No.....in the Floor and havefull right to transfer the same unto the purchaser by way of sale, gift, mortgage by letting out the same in any person or persons without any objections from any corner.

That the vendor has further assure that if due to either on account of defect in the title or

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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encumbrances of or any other fault of the vendor, the purchaser or her successors is dispossessed from whole or part, the purchaser shall get back the entire amount of consideration money .

That the purchaser undertakes to abide by the rules and regulations made by the building owner and or by managing committee shall be responsible for the upkeep and maintenance etc. of the said

That the purchaser shall have to pay all such charges for common facilities, services, repairs and maintenance of the _____ as determined by the owner directly or aforesaid managing committee such as maintenance cost of lift, common passage, electric bill, guard charges etc.

That so long as each part of _____ is not assessed separately for taxes and levies the purchaser shall pay proportionate separately for taxes and levies the purchaser shall pay proportionate share of such Unit as determined by the vendor or the managing committee (as the case may be) and shall be conclusive and binding on the purchaser.

That the purchaser shall neither keep itself nor permit any one to keep animals including dog inside the complex and area appurtenant to the complex.

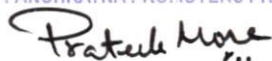
That the purchaser shall not commit any nuisance in any part of the complex.

Not to throw any rubbish or store any articles of combustible goods in common parts.

Not to cause any nuisance or annoyance to the co-purchasers and or occupants of other portion of the building and flat/space.

Not to decorate or paint or otherwise alter the exterior of the said flat or common parts or the building any manner save in accordance with the general schedule thereof as is or may

For PANCHRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR

be specified by the owner.

Not to claim any right in any other part of the building save as may be necessary for ingress and building save as may be necessary for ingress and egress of men, materials, utilities pipes, cables and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terracesave expressly granted.

Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced as per **RANCHI MUNICIPAL CORPORATION , Ranchi**, rules and regulations, by reason of the owner and/or agreed to be constructed on the said land and not to obstruct or raise any objections or any nature whatsoever to such construction or any portion thereof.

To observe the rules framed by the developer owners and or such body which may be entrusted in this behalf by the developer and/or the vendor, regarding the manner of the use and enjoyment of the FLAT the common parts and land.

Not to damage the wall of the premises in question in any way whatsoever the purchaser will only be entitled to use the wooden planks foe the purpose for interior decorations but it be made clear that no civil work will be allowed to be done and not to alter change or in any way disturb the present setting of the shutter fitted in the premises without consent of the developer and can change the main water supply or pumps.

That the purchaser shall not at any time demolish, damage her flat or any portion of the said project and alsoshall not make any addition of whatsoever nature to her flat. She may make modification of her choice according to the necessity in the interior of their space.

That after the possession of the flat is given to the allotted purchaser if any alteration / addition / relating to the said project and thereafter required to be carried out at the instance of the Govt. Corporation or any otherstatuary authority the same shall be carried out by the purchaser individually of her own cost as the case may be the vendor of the building shall not be responsible for the same. For PANCHRATNA PROMOTERS PRIVATE LIMITED

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That the unit will be strictly utilized for commercial purpose for which it is being to buyer as the case may be.

That unit shall mean any one flat with joint ownership of all common spaces and undivided proportionate share in land and walls also include the parking space if the same been purchased by the buyer whenever the flat of any of these appear in the agreement it will be governed by schedule hereunder mentioned specifications.

The purchaser have right to use the common passage, roof, staircase, lift, facility water supply, septic tank, power supply or any such facility which are for common utility and the purchaser have also full right and authority to sell gift, mortgage lease the schedule flat to anyone to their choice as absolute owner .

That the Developer shall take completion certificate from **RANCHI MUNICIPAL CORPORATION , Ranchi** before handing the possession to the schedule B Flat to the purchaser.

That the vendor will be the owner of the roof / top of the building and to construct further floor provided the foundation of the building for the same and with due permission from RMC.

SCHEDULE A

The land measuring means the total land more or less 32400 Square Feet equivalent to 45 Kathas of chhaparbandi land in Plot No. 754 & 755, Thana No. 201, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Misirgonda, Kanke Road, P.S – Gonda, District – Ranchi, State – Jharkhand.

On The North : Part Plot of 754 & 755 (Mritunjay Sarawgi)
On The South : Others Plot
On The East : Others Plot
On The West : Kanke Road

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha

DIRECTOR

SCHEDULE B

(Description of the Property hereby Conveyed)

Out of the aforesaid A Schedule Flat No. in the Floor Measuring super built up Area _____ sft. & one car Parking Space on ownership basis is hereby sold by this deed with all the proportionate share in the common area in the Building & undivided proportionate Variable individual

Share in schedule A .

Butted and Bounded as under

North:-

South:-

East:-

West:-

SCHEDULE C

(COMMON AREAS).

1. Stair case on all the floors.
2. Stair case landing and lift landing on all floor.
3. Lift well.
4. Lift plan installation.
5. Lift Room.
6. Tube well.
7. Common passage and lobby, ramp on the basement

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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8. Water pump, Water tank, Water pipes and other common plumbing installation.
9. Transformers, electrical Sub – station electrical wiring, meters, generator and fittings excluding those that area installed for any particular unit.
10. Drainage and sewers.
11. Pump House.
12. Guard Room
13. Such other common parts areas equipment's installation fixtures, and space in or about said complex as are necessary for passage to the user and occupancy of the unit in common and such other area specified by the Vendor/ Builder expressly to be the common parts but excluding the roof and / or terra and open.
14. Be it strictly mentioned that the purchasers are not entitled to utilize the common space corridor lane, of the premises for themselves Business purpose.

SCHEDULE – 'D'

1. Rights of easements and quasi easements of other co- purchaser / occupiers and full right and liberty in common with all other persons entitled to like rights at all times by day in by right and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portion and through and along the main entrance of the building and stair cases landing of the respective unit space full rights and liberty to other co- purchaser / occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.
2. The right subjacent and lateral support or supports or shelter and protection from the pillars of the building and from the site and roof thereon.

For RAJCHRATNA PROMOTERS PRIVATE LIMITED

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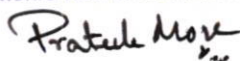
3. The free and uninterrupted passage and running of water and Gas and electricity iron and to the units Cover drains, water cables pipes and wire to the said complex either exiting to or be installed in future.
4. The right with servant Workman and others at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water courses pipes.
5. The right with servants workman and other at all reasonable time no notice except in case of emergency to enter into and upon other portions of the building for the purpose of repairing, maintaining, renewing altering of the building the said unit or any part of the complex adjacent or lateral support shelter or protection of the unit.

SCHEDULE – 'E'

(Proportionate share of expenses agreed to be shared by the purchaser)

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rain water pipes of the buildings, the gas and water pipes, drains electric cable wires and other means of communication in under upon the said building to be constructed and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.

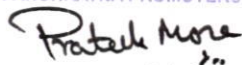
For PANCHRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR

3. The cost of decorating the exterior of the building.
4. All rates, taxes and outgoing payable in respect of the said building and of the same and / or any portions including the roof notwithstanding that such roof shall be property of the owners with full right of the enjoyment use. Disposal thereof.
5. Cost of insurance, against THIRD PARTY risks in respect of the building if such insurance shall be at all taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owner in respect of the said building or any portion thereof for shortage of refuse of the owners and occupiers of the said flat and repair and renewing the dustbin or reused bin if provided at the said building.
6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.
7. Cost of installation and maintenance of the fire safety devices would be responsibility of the Flat / unit owners on pro-rate sharing basis.
8. Liabilities arising out of any accident in course of maintenance of the complex would be that of all Flat / unit Owner and not of builder.
9. Cost of all the amounts becoming payable by way of premium unearned increase to the Government **RANCHI MUNICIPAL CORPORATION** , Ranchi town planning, Municipal authority or any other authority of authorities or any charge payable as betterment or development charge, fees / fines payable as betterment or development charges or nay other tax or payment will being demanded from Owner / DEVELOPER.
10. The aforesaid Property hereby conveyed by this sale Deed is not prohibited by Govt. i.e, does not comes under the Government land, forest land, adivasi Land, Bhudan land, and Govt. Acquisition land and the vendors and the purchasers satisfied with the contents of this sale Deed.

For PANCHIRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR

SCHEDULE F

(Memo of Consideration)

Cheque/RTGS/DD/Cash	Amount	Dated

WITNESSESS

1.

2.

Photograph of Purchaser

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Little	Ring	Middle	Index	Thumb

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

1	whether Kucha or Pucca	Pucca
2	If Pucca whether tiled or reinforce & Concrete	Reinforced Concrete & Concrete Bricks
3	NUMBER OF Towers	Two
4	Number of Stories	A- B+G+10 B- B+G+4
5	Total Number of flats in the UNITS	
6	year of Construction	2024
7	Brief description and nature sanitaryElectrical and other fittings in case of Building and their equipment.	
8	Area of Building (flat) carpet Area	Sq.ft
9	Area of Building (Flat) super Built up	Sq.ft
10	Whether the building construction is used a residential/ commercial / or industrial	Commercial
11	10.(i) If on rent the amount of annual rent (ii) Built up area of flat (iii) Proportionate share of undivided Area of land and percentage of undividedinterest	N/A
12	Cost of flat (super Built up Area)	Rs. /-
13	Cost of proportionate undivided share of_____Decimals	Rs /-
14	Cost of reserved car parking of 100 Sft.	Rs. /-
15	Annual rent of proportionate Undividedshare of land	Rs. 5.00 Paisas
16	The map attached with the schedule Shallbe part of this sale	Yes

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

	deed	
17	Certified that the land is not prohibited by Govt. i.e, does not comes under the forest land, adivasi Land , Bhudan land , KeshreHind , gairmazaruwa Land, ceiling andGovt. Acquisition land and the vendor / vendors and their properties does not comes under any reserved class under the C.N.T. Act	Free from all encumbrances

Certified that the finger prints of the left hand of the VENDOR and purchaser, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed by me as per draft given by the parties :-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

Advocate **Ranchi**