

THE DEED OF SALE is made this theday of

Between

M/S FEACON CONSTRUCTIONS & INDUSTRIES (P) LTD. a company registered under the Companies Act, 1956, having its Registered Office at 62, Circular Road, Lalpur, Ranchi-834001 (PAN-AAACF2187J), through its Managing Director Mr. Kumud Kumar Jha S/o Mr. Indu Shekhar Jha, Grandson of Late Nilamber Jha, by caste-Brahmin, by faith Hindu, by occupation -business, aged about 55 years, (hereinafter for the sake of brevity called the VENDOR-CUM-VENDOR which terms and expressions shall unless repugnant to or excluded by the context or subject of these presents shall mean and include the above named partnership concern its Partners, legal heirs, successors, assigns, legal representatives, authorized persons and nominees) of the ONE PART.

PAN - AAIPJ8214H

UID - 4899 4919 4171

Mob -9835156888

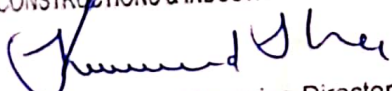
AND

....., aged about - years,
W/o S/D/o
..... Verma, Grandson/granddaughter of -
R/o, by caste-
by faith-, by occupation-, hereinafter called the Allottee which expression shall unless repugnant to the context or meaning thereof always mean and include the said Allottee as well as her heirs, legal representative, executors, administrators, successors and assignees of the SECOND PART.

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WHEREAS this Sale Deed is being executed under Sub Section 02 of Section 5 of the Jharkhand Apartment (Flat) ownership Act 2011 by the VENDOR in respect of the VENDOR's Area/Allocation,

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.


Managing Director

AND WHEREAS the VENDOR of the first part has developed a residential-cum-commercial project named as "62 Circular Road Complex" situated at 62, Circular Road, Lalpur, Ranchi-834001,

AND WHEREAS the said VENDOR FEACON Constructions And Industries Pvt. Ltd. is the absolute owner and in possession of land, tenements and premises situated at 62, Circular Road, Village- Konka, PS -Lalpur, Thana No. 198, Holding No. 488 / 1185 (Old), 0190003444000C2 (New), under Ward No.VII (old), Ward No. 18 (New) of Ranchi Municipal Corporation, Ranchi, District- Ranchi, Jharkhand, bearing MS Plot No. 1609, measuring an area of 130 kathas, more or less,

AND WHEREAS Sir R.N. Mukherjee was recorded as owner and occupier in the Municipal Survey Record of Right of the property comprising the land within M.S. Plot no. 1609 corresponding to Municipal Holding No. 488 / 1185 (old), 0190003444000C2 (New) under Ward No.VII (old), 18 (New) of Ranchi Municipal Corporation, Ranchi, measuring an area of 5.528 Acres more or less situated at Mouza Konka, 62, Circular Road, Ranchi, Police Station Lalpur in the Town of Ranchi, District Ranchi and later on the said property was inherited upon by his son Sir B.N. Mukherjee and thereafter the property was vested upon Sri Romendra Nath Mukherjee being son of Sir B.N. Mukherjee. After the demise of Sri Romendra Nath Mukherjee, his wife Smt. Dipti Mukherjee and their four children namely Sri Borendra Nath Mukherjee, Smt. Hemangini Matthai, Smt. Nayani Chakravorty and Sri Rajendra Nath Mukherjee became his legal heirs of the said property,

AND WHEREAS the VENDOR has purchased a piece of land measuring an area of 130 katthas out of the aforesaid 5.528 acres from the aforesaid legal heirs of the property namely Smt. Dipti Mukherjee, Sri Borendra Nath Mukherjee, Smt. Hemangini Matthai, Smt. Nayani Chakravorty and Sri Rajendra Nath Mukherjee vide registered sale deeds no.2091 dated 14.02.2006, 2092 dated 14.02.2006, 2093 dated 14.02.2006, 2582 dated 21.02.2006, 3017 dated 28.02.2006 and 1218 dated 24.01.2008 respectively,

AND WHEREAS after purchase of the said land the VENDOR came in full possession over the said land and mutated his name in the office of Town Anchal, Ranchi, vide

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Managing Director

Mutation Cases Nos. 4920 R/27- 2007-08 dated 25.07.2008, 4922 R/27-2007-08 dated 25.07.2008, 4926 R/27 dated 2007-08, 4919 R/27-2007-08 dated 25.07.2008 and 5256 R/27-2007-08 dated 20.09.2008 and paid the rent regularly to the State,

AND WHEREAS the Allottee having gone through the documents has satisfied himself/herself in respect of the title of the said property as good valid, and marketable and accordingly has shown desire to own residential/commercial Apartment/unit in the project and thus has approached the VENDOR with a request to sell, one of the apartments in the Complex named as "62 Circular Road Complex" having the Salable area Sq. ft. (approx.) and marked as Flat/Shop No. on Floor in the Complex in his/her favour morefully described Schedule II,

AND WHEREAS the VENDOR has agreed to allot the said flat/shop to the Allottee as per specifications more fully described in Schedule- III & Schedule IV hereunder written,

AND WHEREAS the purchaser being one of the Allottee and after getting allotment of a Residential/Commercial Premises No. on Floor having salable area sq.ft. (approx) and carpet area sqft (approx) as per RERA definition and marked as FLAT/SHOP No. on Floor including one car parking space at the along with undivided proportionate share of land admeasuring sq.ft. equivalent to decimals on the price consideration of Rs...../- (Rupees only) excluding GST has approached the VENDOR for transfer of the said premises in his/her name,

NOW THEREFORE, THIS SALE DEED WITNESSETH as follows:

That in pursuance of the aforesaid allotment and in consideration of Rs./- (Rupees only) excluding GST paid by the ALLOTTEE to the VENDOR (as per memo of payments mentioned below) duly acknowledged by the VENDOR, the VENDOR hereby transfers, grants and conveys absolutely the property mentioned in Schedule I & Schedule II hereunder written by way of sale to the ALLOTTEE and TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever, subject to terms and conditions appearing herein below:-

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.


Managing Director

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1. That the ALLOTTEE shall abstain from doing any act, deed or things which would cause annoyance or obstruction to the VENDOR and any other ALLOTTEE of undivided share and interest in the said plot of land and the Owners of Apartment in the said building and shall always abide by the rules framed by the association of dwellers of 62 Circular Road Complex and Regulations of the RMC, Ranchi as the case may be.
2. That the ALLOTTEE having agreed to provide and contribute the cost of undivided proportionate share of land and the cost of construction of Flat/Shop Premises No. on Floor of the said building known and styled as 62 Circular Road complex, standing on the said plot of land, shall become the full owner thereof with heritable and transferable rights therein, but he/she has full knowledge that the right, interest and ownership of the undivided share in the said plot shall not be divisible by meets and bounds and for all time it shall remain joint with the VENDOR and the other Co-owners thereof, and that under no circumstances he/she will construct/install any structure/equipment whether temporary or permanent on the available passage, stair case, open space left in said plot of land or on the roof top of the said building.
3. That the ALLOTTEE shall not throw garbage, dirt, or water on the open space or doing any act to the annoyance of the other and Residential Flat Owners and a co-operation essential to maintain harmony and peaceful enjoyment of Flat shall without any reservation shall be extended by the PURCHASER towards other owners and she shall abstain from doing any act or thing which may cause inconvenience, nuisance or annoyance to other Residential Flat Owners.
4. That the ALLOTTEE shall use the said premises for the purpose of carrying out any lawful residential use subject to such restriction as imposed by the State or Central Laws in relation to this hereto.

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5. That the ALLOTTEE shall not do or permit anything to be done in or upon the said premises or any part or portion hereof which may be or become a nuisance or a cause for inconvenience or damage to the VENDOR or other PURCHASERS/ALLOTTEES and occupiers of the building premises nor shall carry on any illegal or immoral trade hereon nor shall carry on any act for other than residential purposes.
6. That the maintenance of the sanitation, toilet facilities, water supply, common passage and the electric lighting etc. will be the financial liability and joint responsibility of all the PURCHASERS/ALLOTTEES.
7. That the ALLOTTEE shall apply for the Municipal Holding before the Ranchi Municipal Corporation, Ranchi and after sanction of the Holding in her name, the PURCHASER shall pay the Municipal Holding tax and all other tax as levied by the Ranchi Municipal Corporation, Ranchi.
8. That the ALLOTTEE shall make all necessary internal repairs and re colouring etc. in the demised building premises so as to keep the same in good condition on his/her own cost and expense.
9. That the ALLOTTEE shall not burn wood, cow-dung, cake or any other combustible material or articles which may emit smoke in the said demised premises or in the building as a whole for any purpose or purposes whatsoever.
10. That the ALLOTTEE shall not obstruct any valid installation of disc/satellite antenna by the Flat Owners after permission by the Flat/Shop Owner association regarding the site and manner of such installation. Also, purchaser shall not disturb the water supply line from over head tank designated for the use of the residential premises owners as the case may be.
11. That the ALLOTTEE shall permit the VENDOR and/or Flats/Shops Owners association or their agent with or without workman, contractor, surveyor, engineer to enter upon and to inspect the condition of the said premises during the day time on any day as and when the VENDOR and/or Flats/Shops Owners association

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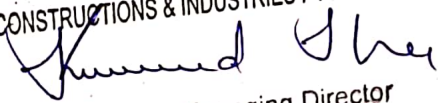
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~~consider necessary in its absolute discretion. Any notice in writing to the~~

12. It is expressly understood and agreed by the ALLOTTEE that the cost of day to day General Maintenance of the building and common portions including periodical paintings and repairs etc. shall be the common responsibility of all Flat/Shop Owners and the expenses incurred therefore shall be born and paid by all in proportion to the built-up-area of the Flat allotted to the ALLOTTEE. Similarly the underground water storage tank, overhead tank and the pump installed thereon shall be maintain and repaired at the proportionate expenses of all the Flat/Shop Owners. The cost towards the general maintenance and aforesaid expenses shall be paid by the Purchaser to the VENDOR or Association of the Flat/Shop Owners as the case may be.

13. Certified that the land mentioned in the Schedule I of the deed has not been acquired by the Government for Military or non Military purposes. The land has not been denoted in BHUDAN. The land aforesaid is outside the forest area and does not belong to C.C.L. or B.C.C.L. or any other Govt. institution and the land is free from Ceiling and does not belong to any Math, Mandir, Church, Mosque. Certified that the land is not a tribal and nor it is connected with any tribal.

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.



Managing Director

14. MEMO OF PAYMENTS

Sl. No.	Cheque/DD no.	Dated	Amount (Rs.)	Drawn on	Date of Payment
1					
2					

SCHEDULE I
REFERRED TO ABOVE

- (i.) All that piece and parcel of the land measuring an area of 11 (eleven) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

North : Circular Road
 South : Part of MS. Plot No. 1609
 East : Part of MS. Plot No. 1609
 West : Part of MS. Plot No. 1609

- (ii.) All that piece and parcel of the land measuring an area of 16 (sixteen) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

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J. S. Shee
 Managing Director

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North : Circular Road
South : Part of MS. Plot No. 1609
East : Dutta Compound
West : Part of MS. Plot No. 1609

- (iii.) All that peace and parcel of the land measuring an area of 34 (thirty four) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

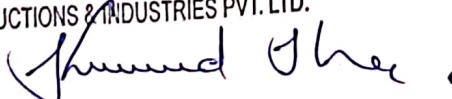
North : Part of MS. Plot No. 1609
South : Part of MS. Plot No. 1609
East : Part of MS. Plot No. 1609
West : Part of MS. Plot No. 1609

- (iv.) All that peace and parcel of the land measuring an area of 29 (twenty nine) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

North : Part of MS. Plot No. 1609
South : Part of MS. Plot No. 1609
East : Dutta Compound
West : Part of MS. Plot No. 1609

All that peace and parcel of the land measuring an area of 23 (twenty three) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

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North : Part of MS. Plot No. 1609
South : Part of MS. Plot No. 1609
East : Dutta Compound
West : Part of MS. Plot No. 1609

- (vi.) All that piece and parcel of the land measuring an area of 17 (seventeen) **katthas** (more or less) out of total 130 katthas (more or less) being MS. Plot No. 1609, Municipal Holding No. 0190003444000C2 of Ward No. 18 (new) of Ranchi Municipal Corporation, Thana No. 198, P.S. Lalpur, Village-Konka, Dist.- Ranchi situated at 62, Circular Road, Lalpur, Ranchi-834001, bounded as per following :-

North : Part of MS. Plot No. 1609
South : Part of MS. Plot No. 1607
East : Dutta Compound
West : Part of MS. Plot No. 1609

All together the land as mentioned in Schedule- I (i), (ii), (iii), (iv), (v) & (vi) being 130 (one hundred thirty) katthas.

SCHEDULE II

All that **Apartment/Shop No.** on Floor of the building "62 Circular Road Complex" comprises the following:-

- (i.) Carpet area comprise within the unit along with roof top area, if allotted specifically and charged. However, the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above it. Similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the Top Floor common roof and the floor of the said unit shall jointly belong to the ALLOTTEE, and the ALLOTTEES of other units of the project.
- (ii.) The inside part of walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from the other units on the same floor shall belong to the ALLOTTEE and the said common wall or walls

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separating the said unit from other unit or units on the same floor shall jointly belong to the ALLOTTEE and the ALLOTTEES of other such unit or units.

The earmarked Salable Area of the above mentioned flat is Sq. ft. which shall be aggregate of the following:-

- a. Carpet area comprise within the said unit.
- b. Area of the walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from the other unit or units on the same floor in which case 50% of such common wall shall be taken into account.
- c. Proportionate share in the common space in the said building like passage, staircase on wall floors including Mumpity, staircase landings, tube well and water pump room, electrical common meter room, care taker room common passage on each floor, Lobby on the ground floor and any other built-up space in the complex which has not been exclusively sold to any ALLOTTEE.

Floor common roof and the floor of the said unit shall jointly belong to the purchaser, and the purchasers of other units of the project.

The aforesaid flat/shop is bounded as per following :-

North:
South:
East:
West:

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

Javed Iqbal
Managing Director

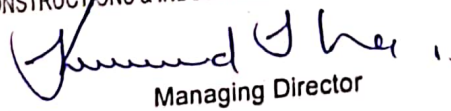
SCHEDULE- III

REFERRED TO ABOVE

SPECIFICATION OF THE APARTMENT

- (i) Foundations/ Columns / Beams/ Rafts etc. will be on RCC framed structure.
- (ii) Internal walls shall be 100/250 mm thick conventional/ flyash / hollow concrete brick wall.
- (iii) External walls shall be 100/250 mm thick brick conventional / flyash / hollow concrete brick walls.
- (iv) Doors shall be of quality wooden frames and commercial flush shutters.
- (v) Windows shall be of 2 track aluminum sliding glazed pannel.
- (vi) Living / Dining spaces shall have flooring of quality vitrified tiles and Bedrooms shall have flooring of ceramic tiles..
- (vii) Kitchen shall have Flooring of Ceramic Tiles and the counter shall be of Granite/ marble slab with stainless sink and the wall tiles up to two feet height above counter rack.
- (viii) Toilets shall have Flooring of anti skid Ceramic tiles sanitary ware quality fittings, Standard (white) porcelain ware.
- (ix) Interior finishing: Plaster of paris.
- (x) Exterior finishing: Cement base paint over plastered walls.
- (xi) Lift/s of adequate capacity.
- (xii) Water Service: water from local authority and / or deep tube well (shared facility).
- (xiii) Furnishing & interior decoration at extra cost.
- (xiv) Service Electric connection: Provision at extra costs.
- (xv) Standby power backup (Genset) at extra cost.

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.


Managing Director

Details of Premises as follows :-

1. Whether Kuchha or Pucca : Pucca
2. If pucca, whether tiled or reinforced concrete : Reinforced Concrete
3. Number of storey's :
4. Year of Construction :
5. A brief description of the nature of sanitary, Electrical and other fitting in the building: As mentioned above in Schedule II.
6. Area whether the building apartment is Constructed and its use residential, Commercial or industrial: Residential-cum-commercial
7. If on rent its annual rent : NA
8. VALUE OF CONSTRUCTION :
(.....sq.ft. @...../- per sq.ft.)
9. VALUE OF% UNDIVIDED PROPORTIONATE share of LAND (..... decimals @/- per decimal as per minimum Govt. value) :

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

Kamund Shee
Managing Director

Total

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands upon this DEED OF SALE on the day, month and year first above mentioned at Ranchi in presence of the witness.

WITNESSES:

1-

2-

Performa Deed of conveyance

M/S FEACON CONSTRUCTIONS
& INDUSTRIES (P) LTD.
VENDOR

For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

[Handwritten Signature]

Managing Director