

THIS DEED OF SALE is made on this the .....202 at Ranchi

BETWEEN

SMT. TANUJA DEVI Date of Birth – 26.01.1966, UID - 333879415765,  
PAN- ACAPD6298D, MOB - 9304747484, D/O Shri Birendra Kumar, Grand  
Daughter of Late Ananti Lal, Age about 59 year, by Caste - General Caste  
(Unaffected by CINT Act 1908) by Occupation - House wife, residence of –  
New Ashokpuri, Vijaypath, Panchasheel Nagar, Pandra, Ratu Road, Dist-Ranchi,  
Jharkhand through his constituted Registered Development Agreement holder  
Mr. Deepak Kumar (Director of Shradha Builders) Date of Birth  
14.10.1963, UID No.-3461 6201 4003, PAN No.-ACGFS0495K,  
Mob.No.7004764578 Son of Late Dineshwar Prasad Grand Son Late Karu  
Mahto by Caste General (Unaffected from CINT Act 1908), Occupation-  
Business, R/o  
Ashokapuri Vijay Path, Pandra, P.O.-Hehal, P.S.-Pandra O.P., Ratu Road, Dist-  
Ranchi, Jharkhand, Indian Citizen Vide Registered Development Agreement  
No.-2025/RAN/800/BK1/712 in Book No.-BKI, Volume No.-97 from Page  
No.-241 to 320 at, Office Sub Registrar Office, Ranchi on ONE PART

..... Date of Birth ....., Son  
of . Grand ..... Daughter/Son ..... of  
....., by faith ....., by caste  
....., by occupation-....., resident of.....  
..... Indian  
Citizen (hereinafter called the PURCHASER) of the SECOND PART,  
(JID....., PAN-....., MOB-.....

SHRADHA BUILDERS) having it's office at  
Ashokapuri Vijay Path, Pandra, P.O.-Hehal, P.S.-Pandra OP., Ratu Road, Dist-  
Ranchi, Jharkhand through, its Director Mr. Deepak Kumar, Son of Late  
Dineshwar Prasad, by faith Hindu, by caste General (Unaffected CNT ACT  
1908), by occupation Business, resident of Ashokapuri Vijay Path, Pandra, P.O.-  
Hehal, P.S.-Pandra ().P., Ratu Road, Dist-Ranchi, Jharkhand (hereinafter called  
the CONFIRMING PARTY) of the OTHER PART.

The terms and expressions VENDOR, PURCHASER and CONFIRMING  
PARTY wherever used in these presents unless repugnant to or excluded by the

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*Deepak Kumar*

Partner

context of these presents shall mean and include their legal heirs, successors, executors, legal representatives, administrators and assigns.

WHEREAS the above mentioned land under khata no 426 bearing plot no 1296 measuring an area of 12.75 decimal situated at Village Ratu Thana no 79 P.S. Ratu District Ranchi was purchased land of Smt. Tanuja Devi w/o Deepak kumar and she is in peaceful possession over the aforesaid land.

AND WHEREAS the land under khata no 426 in R.S.records of right entered as Gairmajura Malik. In the year 1945 the then landlord settled the land in the name of Roma Kumari Devi D/O Rajapadam Nath Singh Dev w/o Sri Lokpal Singh after receiving the salami and thereafter Roma Kumari Devi came in peaceful possession over the said land and he started paying rent to Maharaj and after vesting of Zamindari to the state of Bihar in her name.

AND WHEREAS in the year 1990 state filed ceiling case against the Roma Kumari Devi vide ceiling case no 05 of 1989-90 and in the said case the state after going through the records and documents of Roma Kumari Devi recognized her as raiyat and exempted the aforesaid land of Roma Kumari Devi from ceiling Act. The Roma Kumari Devi became the absolute owner of the aforesaid land

AND WHEREAS the Roma Kumari Devi through her attorney namely Gopal Nath Sahdeo s/o Maharaja Chintamani Sharan Nath Sahdeo sold 9 decimals of land under khata no 426 bearing plot no 1296 to Rakesh Kumar son of Virendra Kumar by virtue of registered deed of sale dated 21.01.2008 having a deed no 07 which is duly entered in Book no I volume no 1, page no 125 to 162 for the year 2008. Rakesh Kumar after purchasing the land came in peaceful possession over the land thereafter he mutated his name in the office of Ratu Anchal Ranchi vide mutation case no 1899R27 of 2009-10 dated 28.11.2009 and paying rent to state in his name.

AND WHEREAS the Roma Kumari Devi sold 3.75 decimals of land under khata no 426 bearing plot no 1296 to Rupesh Kumar son of Virendra Kumar by virtue of registered deed of sale dated 22.12.2008 having deed no 20792 which is duly entered in Book no I volume no 732, page no 167 to 184 for the year 2008. Rupesh Kumar after purchasing the land came in peaceful possession over the land thereafter he mutated his name in the office of Ratu Anchal vide mutation case no 1900 R27 of 2009-10 dated 28.11.2009.

AND WHEREAS the Rupesh Kumar and Rakesh Kumar for their legal necessity sold and transfer 12.75 decimals of land under khata no 426 bearing

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plot no 1296 to Tanuja Devi wife of Deepak Kumar by virtue of registered deed of sale dated 14.07.2014 having deed no 4941/3875 which is duly entered in Book no I volume no 221, page no 275 to 312 for the year 2014. Tanuja Devi after purchasing the land came in peaceful possession over the land thereafter she mutated her name in the office of Ratu Anchal vide mutation case no 294 R27 of 2014-15 dated 01.09.2014 and paying rent to the state in her name and state recognized her as raiyat thereof.

AND WHEREAS the VENDOR is the absolute owner of the land measuring an area 12.75 DECIMALS situated at Mouza-RATU, P.S. RATU, Thana No. ...., District. Ranchi, under R.S. Plot No.1296.

AND WHEREAS the VENDOR entered into a development agreement; with the Developer/Confirming Party on \_\_\_\_\_ for the Development of land by constructing multistoried residential building and as per the terms and conditions of development agreement the Developer/ Confirming Party have constructed a multistoried building on the said land in the name and style of "SHAKUNTALA RESIDENCY" after duly sanctioned and approved map from RRDA VIDE B C CASE NO-RRDA/BP/0043/2024.

AND WHEREAS the PURCHASER desirous to purchase one flat bearing Flat No. \_\_\_\_\_ on the Floor, having super built up area ..... sq.ft along with one car parking space No ..... on the ground floor in the building "SHAKUNTALA RESIDENCY" more fully described in the Schedule herein under, at a total consideration of Rs..... (.....)only.

AND WHEREAS on \_\_\_\_\_ the PURCHASER entered into an agreement for purchase of the above Flat with the CONFIRMING PARTY.

AND WHEREAS the CONFIRMING PARTY also granted Allotment Letter to the PURCHASER, allotting the Schedule 'B' property in his favour, for total value of which is Rs...../- (.....) only.

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AND WHEREAS the VENDOR agreed to sell the said Flat to the PURCHASER, at the aforesaid price being fair and prevalent market price.

NOW THIS DEED OF SALE WITNESSETH is as under-

1. That in pursuance of the agreement dated . . . and in consideration of payment of Rs. ..../- (.....) only paid by the PURCHASER to the CONFIRMING PARTY as per memo of consideration mentioned below which said sum the VENDOR do hereby acknowledge and admit to have received in full from the PURCHASER, the VENDOR do hereby sale, transfer, grant and assign absolutely and forever a residential Flat being Flat No .....on the . \_\_\_\_\_ Floor of "SHAKUNTALA RESIDENCY" having super built up area .....q.ft. with undivided proportionate share in the land measuring . . sq.ft. along with a Car Parking space on .....Floor morefuily and particularly described in the schedule hereunder delineated in RED WASH in the map annexed herewith, situated at Mouza - Ratu, Thana No. ...., P.S. Ratu, District. Ranchi together with all the rights, titles, liberties, privileges, appurtenance whatsoever thereto and all the right, title, interest, property claim, demand or lien whatsoever, of the

VENDOR into and upon the said property is hereby transferred, sold, conveyed and assigned in favour of the PURCHASER, TO HAVE AND HOLD the same as absolute owner thereof.

2. That the VENDOR declare that the property hereby sold, granted, conveyed, assigned and transferred in favour of the PURCHASER, is absolutely free from all encumbrances, trust, lien whatsoever and the VENDOR have not done anything earlier whereby the said property may be found charged or encumbered with any person and/or authority.

3. That the PURCHASER who is already in possession of the property hereby sold, shall continue to remain in possession as absolute owner thereof, without

any let, hindrance, interruption, claim or demand by or from the VENDOR or any person claiming through or under them.

4. That the PURCHASER may along with other Flat owners in the said complex, form Flat Owner's Association and/or if such Association is formed by the VENDOR and the VENDOR for proper maintenance of the Building and the facilities therein like - Electricity, Water Supply, Removal of garbage, periodical repair etc. in consultation with each other and frame their own rules

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and regulations for smooth running/working and functioning of the said Association.

5. That the PURCHASER agrees to abide by the rules and regulations of such Association and agree to pay and/or discharge all demands, contributions and dues with the said Association.

6. That it is also agreed between the parties that the Association so formed, will look after the maintenance of the flats in the said Enclave, its common area, common water pump, electricity, Generator, Parking Security and Cleanliness etc.

7. That the PURCHASER undivided proportionate share in the land under her flat, more fully described in the Schedule 'B' below, shall remain jointly for all the times with the VENDOR and/or other co-owners who may hereto before, have acquired right, title, interest in the land or any flat, car space in the aforesaid multistoried building, is hereby declared that the interest of the land is impartible.

8. That the VENDOR covenant with the PURCHASER that they have indefeasible title and exclusive right to grant, convey, assign, sale and transfer absolutely, the properties hereby granted, conveyed, assigned, sold and transferred absolutely forever and the VENDOR have not dealt with the same in any manner previously nor they have entered into any agreement of sale of the property in favour of any other persons.

9. That the VENDOR covenant with the PURCHASER that she shall have the liberty to use the premises according to her own choice, convenience as absolute owner thereof without any let or hindrance, interruption, claim or demand by or from the VENDOR or any persons/persons claiming through or under them.

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**Partner**

10. That the VENDOR have put the PURCHASER in actual physical possession over the flat and the car parking space transferred under this deed of sale.

I I. That the PURCHASER shall hereafter be entitled to use and occupy the said premises and the garage as her own shall be entitled to use and occupy the same in any manner he likes. 5

12. That the PURCHASER shall also be entitled to put antenna on the top floor of building and shall also be entitled to regular supply of water and electricity for the flat purchased by him.

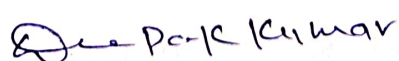
13. That the VENDOR further covenant with the PURCHASER that the VENDOR shall indemnify PURCHASER against all losses and damages, claims, demand and liabilities whatsoever if any, which the PURCHASER may sustain, pay, incur or be put to any reason of any defect in title of the VENDOR for any person claiming through or under the VENDOR in equity or in law or in case of any encumbrances is discovered.

14. That the PURCHASER shall be entitled to transfer the property either by way of sale, lease or otherwise to any person.

15. That now the PURCHASER shall be entitled to get his name mutated in respect of her purchased premises in the office of the Circle Office, Ratu Anchal, Ranchi as well as in the Ranchi Regional Development Authority and shall pay the rent and taxes thereof in his own name.

16. That the VENDOR undertake that they shall at all reasonable limes on the request and at the cost of the PURCHASER, do or cause to be done and execute all such lawful acts, deeds, assurance, matters and things which may be reasonably required for putting the PURCHASER in possession and assuring

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SCHEDULE 'A' LAND

All that piece and parcel of land measuring 12.75 Decimals of R.S.Plot No. 1296, under khata no 426 situated at Mouza-Ratu, P.S. Ratu, Thana No.79 District Ranchi bounded and butted as follows:NORTH -

SOUTH -

EAST -

WEST -

SCHEDULE 'B' PARTICULARS OF THE FLAT SOLD Flat No  
\_\_\_\_\_ on the ..... Floor, of "SHAKUNTALA

RESIDENCY" having super built up area .....sq.ft. along with proportionate undivided share in the land measuring . ..... sq.ft. along with one car parking space No. on the Ground Floor constructed Building situated at Mouza Ratu, P.S Ratu, Thana No.79 District Ranchi together with all rights, benefits, right of enjoy of staircase, and all other amenities, facilities and conveniences delineated by RED WASH in the map attached, forming part of this deed and

bounded and butted as follows:NORTH SOUTH

EAST - WEST

Memo Qf Consideration

Sl. No.	DD No./RTGS/ Cheque No.	Date	Bank	Amount
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				

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9.				
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10.				
11.				
12.				
13.				
14.				
15.				
			Total	

**DETAILS OF CONSTRUCTION OF THE SAID BUILDING AS FOLLOWS:**

1.	Whether the building is Kutcha or Pucca	Pucca
2.	If pucca whether tiled or reinforced concrete	Brick/Reinforced Concrete
3.	No of Floor	
4.	Araa of Flat No 204 Block B of the Building	.. sq. ft. super built up area
5.	Year of Construction	
6.	A brief description of the nature of sanitary, electrical and other fittings in the building or other quality	Fitting Attached

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7.	Area whether the building is constructed and its use residential commercial and industrial	Residential
8.	If on rent its annual rent	Not applicable
9.	Value of Flat.....sq.ft.	
10.	Value of land . . . sq.ft. i.e. .....Decimals	
	TOTAL	

Though the said property was sold by the VENDOR and purchased by the PURCHASER for a consideration of Rs. ....,-/ (Rupees ..... ) only and property is valued as per

Government value i.e. Rs. ... .. only.

### SCHEDULE C

### PAYMENT SCHEDULE

A	AT THE TIME OF BOOKING	RS
B	AGREEMENT	20%
C	PARKING ROOF	12%

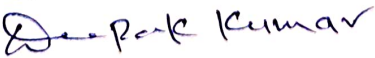
D	GROUND FLOOR ROOF	12%
E	1 <sup>ST</sup> FLOOR ROOF CASTING	12%
F	2 <sup>ND</sup> FLOOR ROOF CASTING	12%
G	3 <sup>RD</sup> FLOOR ROOF CASTING	12%
H	4 <sup>TH</sup> FLOOR ROOF CASTING	12%
I	AT THE TIME OF TAKING POSSESSION	8%

Note: Extra Charges Rs \_\_\_\_\_/- for Parking, Lift, Generator, Transformer, CCTV, Internet.

SCHEDULE D

Payment details

Sl.N	Mode	Details	Date	Amount
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 Partner

## CERTIFICATE

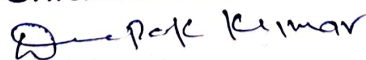
Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

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IN WITNESS WHEREOF the VENDOR have set and subscribed their respective hands to this Sale Deed on the day, month and year written first above at Ranchi.

SIGNED AND DELIVERED by the VENDOR at Ranchi in presence of the

WITNESSES:

1.

VENDOR

2.

Little	Ring	Middle	Index	Thumb

CONFIRMING PARTY

Shradha Builders

*Deepak Kumar*

Partner

PURCHASER'S SIGNATURE & PHOTOGRAPH

Little	Ring	Middle	Index	Thumb

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

Typed by:-

Drafted by:-

Shradha Builders

*Deepak Kumar*

Partner