

THIS DEED OF SALE is made on this the day of20__.

BETWEEN

M/s SARSWATI DEVELOPERS PVT. LTD., a company registered under the Indian Companies Act 1956 vide **Registration No. U45201JH2011PTC015013** having its registered office at C/o The Home, Chandra Height, Hawaii Nagar, Road No. 11, Ranchi Khunti Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi represented through its Director **SRI NIRAJ KUMAR (DOB – 17.01.1984)** son of Sri Bisheshwar Singh, grandson of Late Mahadeo Singh by faith Hindu, caste General (Excluded by CNT ACT 1908), by occupation – business, having **PAN No. AXNPK5769N & (AADHAAR No XXXX XXXX 6230) (Mobile No. 9835372276)**, resident of Budhu Singh Road, Hinoo, P.S. Doranda – Ranchi, Jharkhand – 834002, Indian Citizen, Authority Conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2012 pursuant at Registered Development Agreement vide Deed No. **2024/RANU2/1726/BK1/1584** dated 05.09.2024, which is duly executed before SRO Urban - 2, Ranchi and entered into Book No. 1, Vol No. 170, Page No. 177 to 364, Year 2024, (hereinafter called the "**VENDOR/DEVELOPER**") of the **FIRST PART**;

AND

Mrs. (**D.O.B**) W/o Mr., daughter of, granddaughter of, by faith, by caste by occupation having **PAN No.** and **AADHAAR No.**, (**Mobile No.**.....) residing at, hereinafter called the "**PURCHASER**" on the **SECOND PART**.

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

The terms the **"VENDOR/DEVELOPER"** and the **"PURCHASERS"** shall unless repugnant to the context or excluded by these presents, mean and include their respective heirs, legal representatives, executors, administrators, successors-in-interest and assigns.

WHEREAS, the **VENDOR/DEVELOPER** is absolute owner and in peaceful possession of freehold Flat being No. on **Floor, Area** sqft carpet area equivalent to **Sqft** super built-up area, along with **sqft** undivided share of land with one car parking space in the ground floor of the multistoried building called as **"SARSWATI APARTMENT"**, construed under R.S. Plot No. **651** known as Sub Plot No. (**Sub-plot no. 651/2, 651/3, 651/4, 651/5, 651/6, 651/8, 651/9 and 651/10**) under Khata No. **37** situated at Village Tupudana, P.S. Ranchi (now Hatia), P.S. No. 267, Dist. Ranchi more fully described in schedule "B" below and same has been acquired through Registered Development Agreement vide deed No. **2024/RANU2/1726/BK1/1584** dated 05.09.2024, which is duly executed before SRO Urban - 2, Ranchi and entered into Book No. 1, Vol No. 170, Page No. 177 to 364, Year 2024.

WHEREAS:

A. The Promoter/developer is a development agreement holder of the land of R.S. Plot No. **651** known as Sub Plot No. (**Sub-plot no. 651/2, 651/3, 651/4, 651/5, 651/6, 651/8, 651/9 and 651/10**) under Khata No. **37** situated at Village Tupudana, P.S. Ranchi (now Hatia), P.S. No. 267, Dist. Ranchi, Ward No.- 55 (New Ward No. 53) of Ranchi Municipal Corporation within Town and District of Ranchi, in the State of Jharkhand having following details: -

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

Khata no.	RS Plot no.	Sub Plot no.	Holding No.	Area in decimals	Panji II Details	
					Vol. No.	Page
37	651	651/8	0550004707000A2	6.61	7	176
		651/2	0550004708000A2	6.61	7	170
		651/9	0550004697000A2	6.61	7	172
		651/3	0550004702000A2	4.96	7	171
		651/5	0550004698000A2	5.37	14	65
		651/10	0550004709000A0	6.61	7	173
		641/4	0550004244000A2	4.96	22	57
		651/6	0550004245000A2	3.82	22	58
All amalgamated plots area in decimals				45.55		

The land mentioned above was held and possessed by the following persons: -

- 1. MR. KRISHNENDRA NARAYAN SINGH (DOB - 24.06.1941)**
son of Late Ram Lakhan Singh, grandson of Late Pitamber Singh, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation Retired having **PAN No. AHGPS4038K, and AADHAAR No. XXXX XXXX 9523 (Mobile No. 7903774709)** resident of B/18 Kusum Vihar, P.O. B.C.C.L. Township, District - Dhanbad, Jharkhand - 826005.
- 2. SMT. DEVKI DEVI (DOB - 14.03.1951)** wife of Singeshwar Prasad, daughter of Late Munsi Chaudhary, granddaughter of Late Chhedi Choudhry, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

PAN no. HRWPD2965M, and AADHAR No. XXXX XXXX 3637 (Mobile No. 787010486) resident of C/o Singeshwar Prasad, Chhotki Murram, Ramgarh, Jharkhand -829122.

- 3. Mr. ASHARPHI PRASAD, (DOB - 21.01.1961)** son of Late Bishuni Raut, grandson of Late Shiv Prasad, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation retired having **PAN No. AEBPP9471M, and AADHAR No. XXXX XXXX 2868 (Mobile No. 8757716945)** resident of Sushila Niwas, Vidya Nagar, Chhotki Murram, Ward No. 5, P.O. Ramgarh Cant, District Ramgarh, Jharkhand - 829122.
- 4. SMT. PHUL DEVI alias FULA DEVI (DOB - 05.12.1961)** wife of Narayan Prasad, daughter of Late Devpuri Prasad, granddaughter of Late Charitar Mahto, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having **PAN no. CNOPD1268C, and AADHAR No. XXXX XXXX 6541 (Mobile No. 9771453527)** resident of Railway Colony, Barkakana, P.S. Barkakana, District Ramgarh - 829122, Jharkhand.
- 5. Mr. SUNIL CHANDRA PRAMANIK (DOB - 03.05.1970)** son of Sri Rati Ranjan Pramanik, grandson of Late Jitu Pramanik, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation service having **PAN no. BRIPP2725B, and AADHAAR No. XXXX XXXX 2187 (Mobile No. 9334026704)** resident of Village - Barlapunj, P.O. Sirum, P.S. Ichagarh, District West Singhbhum, Jharkhand.
- 6. Mr. MAHESH CHANDRA SINHA (DOB - 01.06.1959)** son of Sri Gopal Chandra Sinha, grandson of Late Bama Charan Sinha, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation service having **PAN No. AUQPS5028J, and AADHAAR No. XXXX XXXX 9236 (Mobile No. 7717787213)** resident of Flat No. 205, Swarn Anand, Apartment, Road No. 9, Vikash Nagar, Latma Road, Singh More, Hesag, Hatia, Ranchi, Jharkhand - 834003.

SARSWATI DEVELOPERS PVT. LTD.

 DIRECTOR

- 7. SMT. NAMITA KUMARI (DOB - 01.03.1976)** wife of Deva Nand Singh, daughter of Sachchida Nand Singh, granddaughter of Sukhdeo Singh, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having **PAN No. CDPPK8934H, and AADHAR No. XXXX XXXX 0410 (Mobile No. 9955411950)** resident of West Cabin, Premnagar, Sabour, P.O. Sabour, P.S. Sabour, District Bhagalpur - 813210, Bihar,
- 8. SMT. ANITA (DOB - 01.01.1969)** wife of Raman Kumar Singh, daughter of Sachchida Nand Singh, granddaughter of Sukhdeo Singh, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having **PAN No. BZPPA7016B, and AADHAR No. XXXX XXXX 4642 (Mobile No. 8709437514)** resident of Qtr No. B/2371, Sector-2, H.E.C. Colony, Dhurwa P.S. Jagarnathpur, District Ranchi - 834004, Jharkhand,

WHEREAS, 1. MR. KRISHNENDRA NARAYAN SINGH, 2. SMT. DEVKI DEVI, 3. SMT. SUSHILA DEVI, 4. SMT. PHUL DEVI alias FULA DEVI, 5. Mr. SUNIL CHANDRA PRAMANIK, 6. Mr. MAHESH CHANDRA SINHA, 7. SMT. NAMITA KUMARI, 8. Smt. ANITA and 9. UDAY SHANKAR GHOSH, are joint **OWNERS** of R.S. Plot No. 651 under Khata No. 37 all plots having an area **50.52** decimals in Village Tupudana, P.S. Hatia, P.S. No. 267, District Ranchi.

LAND HISTORY

AND WHEREAS Land in **R.S. plot no. 651** under **Khata No. 37**, at Village **Tupudana**, Thana no. **267**, P.S. **Namkum** (Now **Hatia**), District Ranchi is recorded in Revisional Survey Records of Rights in the name of Jaipal Sahu son of Sukhu Sahu as Kaiyami Raiyati.

WHEREAS in the Revisional Survey Record of Rights, Khata No. 37 of Village Tupudana, Thana No. 267, having total area 1.45 acres consisting of four plots being No. 226 (area 0.32 acres), 227 (area 0.09 acres) 651 (area 0.68 acres) and 815 (area 0.36 acres) were recorded as Kaiyami Raiyati land of one Jaipal Sahu S/o Sukhu Sahu.

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

AND WHEREAS in the year 1940 the above said Jaipal Sahu fall in debt and different liabilities and a Certificate Case was filed against him for realization of arrear rents by the Manager of Tupudana Encumbered Estate which was recorded as Certificate (Execution) Case No. 38 R 10 of 1940. In the Court of Certificate Officer, Ranchi.

AND WHEREAS to meet his liabilities the above said Jaipal Sahu sold a piece of his land for valuable considerations being R.S. Plot No. 815 measuring 0.36 acre to Babu Suresh Chandra Mitra S/o Late Babu Girish Chandra Mitra by virtue of a Registered Deed of Sale dated 15.01.1941 being Deed No. 247 recorded in Book I, Volume 5, Pages 407 to 409 of the Office of the District Sub Registrar, Ranchi.

AND WHEREAS unfortunately above referred Jaipal Sahu not meet his liabilities even after the above said sale and his entire holding Under Khata No. 37 of Village Tupudana Thana No. 267 was put for Auction Sale and it was purchased by one Swami Gananda Maharaj Chela of Swami Sardanandji of Ram Krishna Mission Sanatorium, Village Dungri, Tupudana for valuable considerations and the sale certificate was issued in Execution Case No. 38 of 1940 by order dated 08.09.1941 and the writ of delivery of possession was issued by order No. 14 dated 08.09.1941 and the possession was delivered on 14.09.1941.

AND WHEREAS after such purchase above Gananda Maharaj became the sole owner and possessor of the entire Holding under Khata No. 37 and the above purchase by Swami Gananda Maharaj, he offered for sale of his holding in R.S. Khata No. 37 of Village Tupudana to Babu Suresh Chandra Mitra, who was accepted the offer and purchased the entire holding from Swami Gananda Maharaj by virtue of registered Deed of Sale dated 05.06.1947 being Deed No. 3744 for 1947, registered in Book I, Volume 29, Pages 196 to 199 of the Office of the District Sub Registrar, Ranchi.

AND WHEREAS after his purchase Babu Suresh Chandra Mitra resumed his title and possession over R.S. Plot No. 815 and became owner and possessor of all the other three plots being Plots No. 226, 227, and 815 under Khata No. 37 of village Tupudana and since then the rent and cess were being paid by him during his life time and by his sons after his death.

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

AND WHEREAS later on two plots of land being Plots No. 226 and 227 measuring in total 41 decimals was disposed off by Babu Suresh Chandra Mitra.

AND WHEREAS the above said Babu Suresh Chandra Mitra expired of 21.04.1978 leaving behind his sons Sudhir Chandra Mitra, Sailendra Chandra Mitra and Sukhendu Chandra Mitra as his legal heirs and successors, who succeeded the remaining Plots of Land i.e. Plot No. 651 and 815 and his other properties and sold R.S. Plot No. 651 measuring 0.68 acres Under Khata No. 37 of Village Tupudana, Thana No. 267, to Md. Liyaqat Ahmad S/o Haji Md. Khairullah Ansari by virtue of registered deed of sale, registered in office of District Sub Registrar, Ranchi being Deed No. 13235 Dated 16.10.2004 entered in Book. I, Volume 293, Pages 661 to 683 For the Year 2004.

AND WHEREAS Md. Liyaqat Ahmad has got his name mutated in the revenue records of Namkum Anchal vide mutation case no. 1412R27 of 2004-05 and his name is entered at page 173 volume VI in the register II of village Tupudana.

AND WHEREAS LIYAQAT AHMAD sold and transferred the 3 Kathas of land from R.S. Plot No. 651 under Khata No. 37 to **SMT INDU DEVI** by virtue of registered Deed of Sale being Deed No. **8333** dated **31.05.2005**, which is entered in Book **I**, Volume No. **164**, Pages **133** to **150** for the Year **2005** and mutated his name vide mutation case no. **566/R27/2012-13** in the office of the Circle Office, Namkum Anchal Ranchi and Zamabandi is running in Register II vide Volume No. 12 Page 136 and paying rent to the State in her own name and her own right.

AND WHEREAS LIYAQAT AHMAD sold and transferred the another 2 Kathas 5 chhatak of land from R.S. Plot No. 651 under Khata No. 37 to **SMT SATYABHAMA DEVI** by virtue of registered Deed of Sale being Deed No. **8338** dated **31.05.2005**, which is entered in Book **I**, Volume No. **164**, Pages **223** to **240** for the Year **2005** and mutated his name vide mutation case no. **565/R27/2012-13** in the office of the Circle Office, Namkum Anchal Ranchi and Zamabandi is running in Register II vide Volume No. 12 Page 135 and paying rent to the State

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

in her own name and her own right.

AND WHEREAS LIYAQAT AHMAD also sold and transferred the part of land from R.S. Plot No. 651 under Khata No. 37 to the Owners namely **1. MR. KRISHNENDRA NARAYAN SINGH, 2. SMT. DEVKI DEVI, 3. SMT. SUSHILA DEVI, 4. SMT. PHUL DEVI alias FULA DEVI, 5. Mr. SUNIL CHANDRA PRAMANIK, 6. Mr. MAHESH CHANDRA SINHA,** by way of registered deed of sale dated 31.05.2005 and 08.06.2005 details of property mentioned here in below: -

- (i) **SRI KRISHNENDRA NARAYAN SINGH** son of Late Ram Lakhan Singh (**OWNER NO. 1**) was purchased the **4** Kathas (equivalent to 6.61 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8340** dated **31.05.2005**, which is entered in Book **I**, Volume No. **170**, Pages **240** to **266** for the Year **2005** and mutated his name vide mutation case no. **2100/R27/2005-06** dated 16.02.2006 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0635823137** dated **19.06.2023**, which is entered in Volume **7**, page no. **176** of Panji II of the Circle Office, Namkum, Ranchi.
- (ii) **Smt. DEVKI DEVI** wife of Singeshwar Prasad (**OWNER NO. 2**) was purchased the **4** Kathas (equivalent to 6.61 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8332** dated **31.05.2005**, which is entered in Book **I**, Volume No. **164**, Pages **113** to **132** for the Year **2005** and mutated his name vide mutation case no. **2092/R27/2005-06** dated 16.02.2006 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **430266433** dated **19.08.2023**, which is entered in Volume **7**, page no. **170** of Panji II of the Circle Office, Namkum, Ranchi.
- (iii) **SRI ASHARPHI PRASAD (OWNER NO. 3)** acquired the property by inheritance of law from his wife Late Sushila Devi wife of Sri Asharphi Prasad who was purchased the **4**

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

Kathas (equivalent to 6.61 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8335** dated **31.05.2005**, which is entered in Book **I**, Volume No. **164**, Pages **169** to **186** for the Year **2005** and mutated his name vide mutation case no. **2094/R27/2005-06** dated 16.02.2006 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0773827271** dated **23.06.2023**, which is entered in Volume **7**, page no. **172** of Panji II of the Circle Office, Namkum, Ranchi. Sushila Devi subsequently died leaving behind her husband Sri Asharphi Prasad, one son namely Rohit Raja and two daughter namely Alka Kumari and Sweta Bhakt. After acquiring the same Rohit Raja, Alka Kumari and Sweta Bhakt relinquish their share in favour of their father Mr. Asharphi Prasad by virtue of deed of relinquishment dated 24.06.2024.

- (iv) **Smt. PHUL DEVI alias FULA DEVI** wife of Sri Narayan Prasad (**OWNER NO. 4**) was purchased the **3** Kathas (equivalent to 4.96 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8334** dated **31.05.2005**, which is entered in Book **I**, Volume No. **164**, Pages **151** to **168** for the Year **2005** and mutated his name vide mutation case no. **2093/R27/2005-06** dated 16.02.2006 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0145999937** dated **19.06.2023**, which is entered in Volume **7**, page no. **171** of Panji II of the Circle Office, Namkum, Ranchi.
- (v) **SRI SUNIL CHANDRA PRAMANIK** son of Sri Rati Ranjan Pramanik (**OWNER NO. 5**) was purchased the **3** Kathas 4 chatak (equivalent to 5.27 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8841** dated **08.06.2005**, which is entered in Book **I**, Volume No. **170**, Pages **267** to **284** for the Year **2005** and mutated his name vide mutation case no. **1696/R27/2014-15** dated 01.10.2015 in the office of

SARSWATI DEVELOPERS PVT.LTD.

DIRECTOR

the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0747991909** dated **19.06.2023**, which is entered in Volume **14**, page no. **65** of Panji II of the Circle Office, Namkum, Ranchi.

(vi) **SRI MAHESH CHANDRA SINHA** son of Sri Gopal Chandra Sinha (**OWNER NO. 6**) was purchased the **4** Kathas (equivalent to 6.61 decimal) of land from Liyaqat Ahmad by virtue of registered Deed of Sale being Deed No. **8842** dated **08.06.2005**, which is entered in Book **I**, Volume No. **170**, Pages **285** to **303** for the Year **2005** and mutated his name vide mutation case no. **2095/R27/2005-06** dated 16.02.2006 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0360013970** dated **19.06.2023**, which is entered in Volume **7**, page no. **173** of Panji II of the Circle Office, Namkum, and Ranchi.

(vii) **Smt. NAMITA KUMARI** wife of Sri Deva Nand Singh (**OWNER NO. 7**) was purchased the **3** Kathas (equivalent to 4.96 decimal) of land from Indu Devi by virtue of registered Deed of Sale being Deed No. **200** dated **30.01.2021**, which is entered in Book **I**, Volume No. **22**, Pages **321** to **372** for the Year **2021** and mutated her name vide mutation case no. **7405/R27/2020-21** dated 30.01.2021 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0954188644** dated **19.06.2023**, which is entered in Volume **22**, page no. **57** of Panji II of the Circle Office, Namkum, Ranchi.

(viii) **Smt. ANITA** wife of Sri Raman Kumar Singh (**OWNER NO. 8**) was purchased the **2** Kathas **5** chhatak (equivalent to 3.82 decimal) of land from Satyabhama Devi by virtue of registered Deed of Sale being Deed No. **218** dated **01.02.2021**, which is entered in Book **I**, Volume No. **24**, Pages **389** to **440** for the Year **2021** and mutated her name vide mutation case no. **7459/R27/2021-22**

SARSWATI DEVELOPERS PVT. LTD.
DIRECTOR

dated 24.04.2021 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2023-24 vide receipt no. **0696544742** dated **17.06.2023**, which is entered in Volume **22**, page no. **58** of Panji II of the Circle Office, Namkum, and Ranchi.

AND WHEREAS, 1. MR. KRISHNENDRA NARAYAN SINGH, 2. SMT. DEVKI DEVI, 3. SMT. SUSHILA DEVI, 4. SMT. PHUL DEVI alias FULA DEVI, 5. Mr. SUNIL CHANDRA PRAMANIK, 6. Mr. MAHESH CHANDRA SINHA, 7. SMT. NAMITA KUMARI, 8. Smt. ANITA and 9. UDAY SHANKAR GHOSH, desired to develop their all amalgamated plots of land being R.S. Plot No. **651**, under Khata No. **37** measuring **30 Kathas 9 Chhatak (4 + 4 + 4 + 3 + 3 Katha 4 Chhatak + 4 + 3 + 2 Katha 5 Chhatak + 3 Katha = 30 Kathas 9 Chhatak** (equivalent to 50.52 decimal respectively) situated at village Tupudana, P.S. Hatia, P.S. No. 267, Dist Ranchi and entered into a Registered Development Agreement dated 23.06.2021 with builder/developer **M/s Sarswati Developers Pvt. Ltd.** having its registered office at Road No. 11, Hawaii Nagar, Ranchi - 834 003 represented through its Director **SRI NIRAJ KUMAR** son of Sri Bisheshwar Singh for development of multistoried building vide deed No. **2024/RANU2/1726/BK1/1584** dated 05.09.2024, which is duly executed before SRO Urban - 2, Ranchi and entered into Book No. 1, Vol No. 170, Page No. 177 to 364, Year 2024,

AND WHEREAS landowner obtained a sanctioned map plan from **Ranchi Municipal Corporation, Ranchi, vide B.C. case no. RMC/BP/0221/W53/2023** dated **11.03.2024** and building commonly known as "**SARSWATI APARTMENT**". That the aforesaid Project "**SARSWATI APARTMENT** is registered in **JHRERA** vide Registration No. **JHARERA/PROJECT/...../.....** dated

AND WHEREAS as per Registered Development Agreement

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

No. **2024/RANU2/1726/BK1/1584** dated 05.09.2024
Flat being No. on Floor allotted to
Builder/developer with all common facilities and amenities,
common area including others flats is fallen in the share of
VENDOR/DEVELOPER this the VENDOR/DEVELOPER become
the absolute owner and in peaceful possession and valid right
title to sell the same.

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.

AND WHEREAS as per Registered Development Agreement
the Flat being No. on Floor, Area
..... sqft carpet area equivalent to Sqft super
built-up area, along with sqft proportionate share of
land and one car parking space in the ground floor of the
multistoried building called as "**SARSWATI APARTMENT**"
with all common facilities and amenities, common area
including others flats is fallen in the share of
VENDOR/DEVELOPER this the VENDOR/DEVELOPER
become the absolute owner and in peaceful possession
and valid right title to sell the same.

AND WHEREAS, while the **VENDOR/DEVELOPER** has
borne the entire cost of Development of the land in
Schedule-A and construction of the multi storied building
thereon, the Schedule- B property along with other
Units/Flats and Parking Space came in the share of
VENDOR/DEVELOPER with regard of construction cost
and profit of the Developer;

AND WHEREAS, in terms of Agreement to Sale executed

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

by and between the **VENDOR/DEVELOPER** through its **Director** of the One Part and the **PURCHASER** of the another part, the **VENDOR/DEVELOPER** offered to sale and the **PURCHASER** agreed to purchase the same out of the **DEVELOPER'S Allocation**, free from all encumbrances, One Residential Flat/dwelling unit bearing **Flat** being No. on **Floor, Area** sqft carpet area equivalent to **Sqft** super built-up area, and one car parking space in the ground floor of multi storied building namely "**SRASWATI APARTMENT**" situated at Village Tupudana, Thana Hatia, Thana no. 267, District Ranchi more fully described in **Schedule-B** together with the common parts, common amenities and common convenience relating thereto and also together with of **sqft** undivided proportionate share in the land in the **Schedule-A** for a total consideration of **Rs**/- (**Rs.**) **only;**

AND WHEREAS, prior to entering into the agreement aforesaid, the **PURCHASER** has inspected documents of title of '**the Said Property**' and has also seen approved the said plan and have having satisfied himself about the same have agreed to acquire on ownership basis the above premises in **Schedule-B;**

AND WHEREAS, the **VENDOR/DEVELOPER** hereby declare that '**The Said Property**' in the **Schedule-A** and the premises in the **Schedule-B** below are free from all encumbrances and liabilities.

NOW THIS INDENTURE WITNESSETH as follows:

1. In consideration of the sum of Rs/- (**Rs.**.....) only paid by the **PURCHASER** to the **VENDOR/DEVELOPER**, receipt of which amount

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

the **VENDOR** and the **VENDOR/DEVELOPER** do hereby acknowledge, the said **VENDOR/DEVELOPER** in accordance with the undertakings and covenants contained in the Agreement do hereby convey, transfer and assign UNTO the **PURCHASER** free from all encumbrances, charges and liens, Flat being No. on Floor, Area sqft carpet area equivalent to Sqft super built-up area, and one car parking space in the basement of multi storied building namely "**SARSWATI APARTMENT**" situated at Village Tupudana, Thana Hatia, Thana no. 267, District Ranchi more fully described in Schedule-B together with the common parts, common amenities and common convenience relating thereto and also together with sqft undivided proportionate share in the land in Schedule-A and also proportionate share of common spaces of the said building **TO HAVE AND TO HOLD** the property hereby conveyed to the **PURCHASER** absolutely and forever.

2. That the **PURCHASER**, immediately after execution and registration of this deed, shall be entitled to get the premises in **Schedule B** below in her name in all public land records and pay the taxes and other payables to the authorities concerned in their name and obtain appropriate receipts for the same.
3. The **PURCHASER** shall be liable to pay and contribute in proportion to the covered area of the flat and floor area of the car parking space hereby conveyed towards payment of taxes, service charges, and other outgoings payable in respect of the premises.

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

4. The **PURCHASER** shall also be liable to pay and contribute towards the ground rent (Malgujari) payable to the State of Jharkhand for the land in **Schedule A** in proportion to her undivided proportionate share in the said land.

5. The **PURCHASER** shall have the full proprietary rights and will be at liberty to sell, transfer, mortgage, lease, gift or otherwise deal with the said flat/dwelling unit and the car parking space **PROVIDED** the **PURCHASER** shall not be entitled to demolish or commit waste in respect of the land, flat, car parking space or do or allow anything to be done in the said flat and the car parking space to affect prejudicially the other occupiers of the said building or to affect the basic structures of the main buildings. Outer elevation of the building shall not be changed at under any circumstance and Air Conditioner(s) outdoor unit shall be fixed at the space provided by the **VENDOR/DEVELOPER**.

6. **'The Said Land'** whereon the said buildings have been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the all occupiers of the said building for all times.

7. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale of the premises in **Schedule-B** and subject to the law applicable to the said building and/or the said unit.

SARSWATI DEVELOPERS PVT. LTD.

V. S.
DIRECTOR

8. The parties hereto agree that at any time as and when required, for the safety and security of "**SARSWATI APARTMENT**", the multi-storied buildings being constructed upon '**the Said Land**' shall be enclosed with **boundary wall**.

9. That in case of natural calamity or distraction of the building in future, the building may be reconstructed jointly by all the co-Owners/**PURCHASER** as per their share in the **schedule-B** property.

The **PURCHASER**, with intention to bring all persons into whomever hands the said premises may come, does hereby covenant with the **VENDOR/DEVELOPER** as follows: -

- (a) To maintain the said premises at his/her/their own costs, in good tenable repair and condition from the date of possession of the same and shall not do or suffer to be done anything in or to the said building in which the said premises are situated or the common spaces or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated or the said premises or any part thereof.

- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority.

- (c) To permit the **VENDOR/DEVELOPER** or their staff

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

or agents with or without workmen and others of the Flat/dwelling unit Owners' Association at all reasonable time to view and examine the state and condition of the premises.

- (d) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the flat/unit for residential purpose and the car parking space for parking purpose, as the case may be, nor shall he/she, the **PURCHASER** use and utilise his/her/their unit that may cause nuisance or annoyance to occupiers of other premises nor for any **illegal or immoral** purpose. No commercial activities or businesses shall be carried from the premises in **Schedule-B** below.
- (e) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the flat or on his/her undivided proportionate share in the land.
- (f) Not to demand partition of his/her/their interest in **'The Said Property'** and/or the building/s it being hereby agreed and declared by the **PURCHASER** that his/her/their interest in the land and building is **indivisible**.
- (g) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (h) Not to use the said flat for any **immoral or illegal**

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said flat or in the car parking space any item of whatever nature which might cause harm to other occupiers of the said building.

The **VENDOR/DEVELOPER** and the **PURCHASER** covenant with each other as follows:

1. Save and except in respect of the undivided proportionate share or interest in "**the Said Land**" and save and except the rights in the said flat/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the **VENDOR/DEVELOPER** in his/her/their favour, the **PURCHASER** shall have no claim or right of any nature in the other flats, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of his/her/ their flat.
2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the **PURCHASER** and other Co- **PURCHASER**, the **PURCHASER** agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.

SCHEDULE "A" (LAND PROPERTY)

All that piece and parcel of land property situated at Village Tupudana, Thana - Hatia, Thana No. 267, Ward no. 55, and New Ward No. 53 under Ranchi Municipal Corporation, Ranchi, and District Ranchi details as follows: -

SARSWATI DEVELOPERS PVT. LTD.

DIRECTOR

Khata no.	RS Plot no.	Sub Plot no.	Holding No.	Area in decimals	Panji II Details	
					Vol. No.	Page
37	651	651/8	0550004707000A2	6.61	7	176
		651/2	0550004708000A2	6.61	7	170
		651/9	0550004697000A2	6.61	7	172
		651/3	0550004702000A2	4.96	7	171
		651/5	0550004698000A2	5.37	14	65
		651/10	0550004709000A0	6.61	7	173
		641/4	0550004244000A2	4.96	22	57
		651/6	0550004245000A2	3.82	22	58
All amalgamated plots area in decimals				45.55		

The abovementioned consolidated land of 45.55 Decimals is butted and bounded as follows: -

East - R.S. Plot No. 652
West - R.S. Plot No. 638
North - R.S. Plot No. 634
South - Road

SCHEDULE-B

(Details of the premises being sold to the PURCHASER)

All that **One Flat** being No. on Floor,
Area sqft carpet area equivalent to **Sqft**

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

super built-up area, in direction and **One Car Parking space, in the ground floor** of the multi storied residential building namely "**SARSWATI**" Apartment situated at Village Tupudana, P.S. Hatia, Thana no. 267, District Ranchi along with **sqft** undivided proportionate share in the land in **Schedule A property above**. More fully and particularly shown in **RED WASH** in the map annexed hereto and butted and bounded is as follows:

NORTH :
SOUTH :
EAST :
WEST :

Particulars being furnished in case of building: -

Detail of Building as Follows :-		
1.	Whether Kuchha or pucca	: Pucca
2.	If pucca, whether tiled or reinforced concrete	: Reinforced concrete
3.	Number of stories	: G+ 6 Floor
4.	The super built up area of flat No. on Floor	: Sqft Super Built up area.
5.	The Year of Construction	: 2024 - 27
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and There quality.	: Normal
7.	Area where the building is constructed and its use residential commercial or industrial.	: Residential

SARSWATI DEVELOPERS PVT. LTD.

 DIRECTOR

8.	If on rent its annual rent.	:	Not applicable
9.	For the purpose of registration fee and stamp duties the documents is valued as under:-		
	i. Value of Flat Area Sqft (with car parking space) (@ Rs./Sqft)	:	Rs./-
	ii. Value of Undivided Proportionate Land Area Sq. Feet equivalent to decimal	:	Rs./-
Total Value of Flat with Land		:	Rs./-

CERTIFICATE

CERTIFIED THAT the land in schedule above is neither Government land nor has the same been acquired by the Government for Military or Non-Military purposes. The land aforesaid has not been donated in BHUDAN. The land aforesaid is outside the forest area and does not belong to C.C.L, B.C.C.L. or E.C.L., **CERTIFIED FURTHER** that the land in schedule is not a Tribal land nor it is connected with any Tribal. The land is free from Ceiling and does not belong to any Math, Temple, Mosque or Church. It is also not the Khas Mahal, khuntkatti, Sarna, Mansa, Hargarhi and Fodder Scam Land.

IN WITNESS WHEREOF the **VENDOR/DEVELOPER** through its Director have put their respective signatures on the deed at Ranchi on the day, month and year first above written.

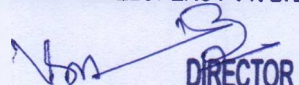
WITNESS

1.

SARSWATI DEVELOPERS PVT. LTD.

 DIRECTOR

SARSWATI DEVELOPERS PVT. LTD.


DIRECTOR

2.

1. DEVRLOPER/VENDOR

Drafted & typed by

Deepak Verma
(Advocate)
L.N. 1230/2000