


DEED OF SALE

THIS DEED OF CONVEYANCE AND ABSOLULUTE SALE is made on this
the.....day of _ 2025

BY AND BETWEEN

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) **MR. PIYUSH MORE** (DIN: 2825386), Date of Birth: 14.05.1984, UID: 329253788604, Mob. 9386950092, (2) **MR. PRATEEK MORE**, (DIN: 02817026), Date of Birth : 15.09.1986, UID : 769223170165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith- Hindu, by Caste- Agrawal/Marwari, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand(Indian Citizen), hereinafter called the LAND OWNER/ VENDOR/DEVELOPER which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors ,successors, administrators, legal representatives and assigns of the ONE PART. (Indian Citizen)

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

AND - IN FAVOUR OF

_____ w/o of Sri _____, by
faith Hindu, by caste _____, by
occupation _____, resident of _____ P.S.
_____, District **Ranchi**, (hereinafter 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 21170 Square Feet equivalent to 48.6
Decimals equivalent to 29 Kathas 06 Chataaks of chhparbandi land in M.S. Plot No. 131/A,
Anchal – Bargain, Holding Number – 0030000867000A3 within Ward No. 3 within Ranchi
Municipal Corporation situated at Mauza – Morabadi, P.S. – Bariatu, Thana No. 192,
District – Ranchi, State – Jharkhand from the rightful owner, by Virtue of a registered
development agreement Document No. 2024/RAN7177/BK1/6555 Dated 06.08.2024, and
entered in Book No. BK1, Volume No. 829, Page No. 297 to 444 registered at **office of
SRO – Ranchi**.

WHEREAS the Jatinder Pal Singh and Paramjit Singh are the absolute owners and are in
peaceful possession over land measuring 13 Katha 8 chhatak equivalent to 22.28 Decimals
equivalent to 9708 Sq. Ft. along with the building Portion of M.S Plot No 1786 municipal
Holding No 465 with in Ward No. III of Ranchi Municipal corporation Ranchi situated at
Hindpiri Pee Pee Compound Ranchi, P.S- Hindpiri, District- Ranchi having Chhparbandi
Right lying within the Registration office Ranchi and District Sub Registrar Ranchi in the
Slate of Jharkhand more fully described in the Schedule hereunder.

AND WHEREAS total land measuring 6 Acre 65.6 Decimals in M.S. Plot No 1786 is
recorded in Municipal survey record of right in the name of A.T.P.P S/o Mr. T.F.P.P, By
caste- Englishman, Mohalla – Hindpiri, Main Road, Ranchi.

AND WHEREAS Sri Jesthaial Hirji Chauhan son of Late Hirji Karmashi Chauhan acquired
said land by registered family Partition on 20 th Jun 1973 which is entered in book no -1,
Volume no 24 Pages No 332 to 334 being Deed No 9811 for the year 1973. Municipal
Holding No 465 Ward No. III of Ranchi Municipal corporation Ranchi Portion of M.S Plot
No 1786 having an area 16 Kathas along with others Properties which is allotted Sri Jesthaial
Hirji Chauhan and he remain in peaceful possession over the said property.

AND WHEREAS Said Sri Jesthaial Hirji Chauhan remain in peaceful possession over the
said property sold and transferred the said Property to Sri Gurubachan Singh (2) Sri Surjit
Singh both son of Late Sardar Prem Singh through a registered Deed of Sale being Deed
No. 8711 dated 04.12.1980 registered in Office of the District Sub Registrar, Ranchi and

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

after purchase of the said Property they have got their name mutated in Town Anchal Ranchi in respect of said Property vide Mutation Case No. 1723R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 6, Page No. 56 and Paid rent receipt No. 5254434 dated – 20.12.2012 is issued by Circle Office for the year 2007-08 in their name.

AND WHEREAS after purchase said Property (1) Sri Gurubachan Singh (2) Sri Surjit Singh both son of Late Sardar Prem Singh remains in peaceful possession over the said property they are partitioned our purchased land amongst themselves in which a portion of land under M.S Plot No 1786 Area 13 Katha 8 Chattak Situated Muza - situated at Hindpiri Pee pee Compound Ranchi, P.S- Hindpiri, District- Ranchi came in the share of Sri Gurubachan Singh.

AND WHEREAS Sri Gurubachan Singh died leaving behind (1) Shanti Devi Wife of Late Gurubachan Singh (2) Paramjit Singh and (3) Jatinder Pal Singh both son of Late Gurubachan Singh as his legal heir Successor.

AND WEHEREAS a Property partition Suit no. 226 / 2001 in the court of Sub Judge I at Ranchi was filled as **DEFENDANT** by (1) Surjeet Singh, (2) Manjeet Kaur and (3) Gurvinder Singh against **PLAINTIFF** (1) Shanti Devi Wife of Late Gurubachan Singh (2) Paramjit Singh and (3) Jatinder Pal Singh both son of Late Gurubachan Singh, through which aforementioned property measuring an area of 13 Katha 8 chhatak **equivalent to 9708 Square Feet equivalent to 22.28 Decimals** came in the share of the **PLAINTIFF**.

AND WHEREAS said Shanti Devi Wife of Late Gurubachan Singh, Paramjit Singh and Jatinder Pal Singh mutated their name Through Portion suit mutation vide Mutation Case No. 1723 R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 6, Page No 56 and Paid rent receipt No. 5123841 dated - 29.10.2023 is issued by Circle Office for the year 2013-14 in their name.

AND WHEREAS Shanti Devi Wife of Late Gurubachan Singh died leaving behind her sons (1) Paramjit Singh and Jatinder Pal Singh both son of Late Shanti Devi Wife of Late Gurubachan Singh as her legal heir Successor over the said property.

AND WHEREAS said Paramjit Singh and Jatinder Pal Singh mutated their name Through Mutation Case No. 331/R27/2023-24 dated 04.05.2024 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 10, Page No 89 and Paid rent receipt No. 0757765651 dated – 04.05.2024 is issued by Circle Office, Ranchi for the year 2024-25 in their name.

AND WHEREAS after the said purchase the said **PARAMJIT SINGH AND JATINDER**

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

PAL SINGH both son of Late Gurbachan Singh (Present LANDOWNER) acquired absolute and indefeasible legal right, title, interest, share and possession over the aforementioned property, more fully described in the SCHEDULE A.

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.

A. AND WHEREAS while thus in peaceful possession of the schedule A property constructed amulti- storied commercial complex over the said land more fully described in the schedule A below on this deed which is commonly Known as **PANCHRATAN BHASIN VISTA** as per approved plan of **RANCHI MUNICIPAL CORPORATION, Ranchi** vide approval No **RMC/BP/0798/W23/2024** dated **13/08/2024**.

AND WHEREAS the purchaser approached the vendor and expressed her intension to buy a commercial unit 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.

AND WHEREAS as per rules framed by the state of Jharkhand the Valuation is Rs./- only.

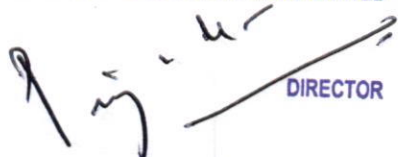
AND WHEREAS in course and as a result of negotiations between the parties hereto the vendor has agreed to sell and the purchaser has agreed to purchase the said Commercial Unit No. in the _____ Floor morefully and clearly described in the schedule below for the reasonable and highest consideration of 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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

The vendor further assures that the vendor was in peaceful possession over the Commercial Unit No..... in the Floor and have full 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 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.

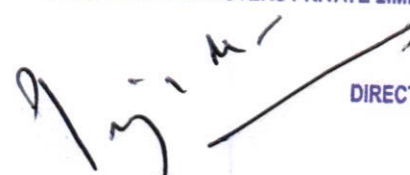
Not to cause any nuisance or annoyance to the co-purchasers and or occupants of other portion of the building and flat/ commercial unit space.

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

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 commercial unit 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 for 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 their commercial unit or any portion of the said project and also shall not make any addition of whatsoever nature to their commercial unit. She may make modification of her choice according to the necessity in the interior of their space.

That after the possession of the commercial unit 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 other statutory 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.

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 commercial unit 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 commercial unit of any of these appear in the agreement it will be governed by schedule hereunder

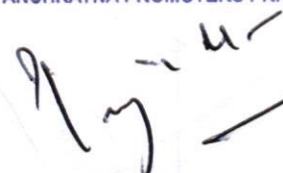
mentioned specifications.

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 commercial unit 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 commercial unit to the purchaser.

That the vendor will be the owner of the roof / top of the building and to construct further floor

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

provided the foundation of the building for the same and with due permission from RMC.

SCHEDULE A

All that piece and parcel of Chhaparbandi land measuring an area of Municipal Survey Plot Nos. – 1786 measuring an area 13 Katha 08 Chhatkas equivalent to 9708 Square Feet equivalent to 22.28 Decimals more or less Municipal Holding No. 0270002415000A2 within Ward No. 27 of Ranchi Municipal Corporation Ranchi, situated at Hindpiri Pee Pee Compound Ranchi, P.S- Hindpiri, District- Ranchi in the State of Jharkhand and bounded and butted as follows:-

NORTH :- Part Plot of 1786/ Land of Shanti Lal Chauhan
SOUTH :- Pee Pee Road
EAST :- Part Plot of 1786 / Land of Smt. Gurbir Kaur
WEST :- Part Plot of 1786 / Land of Mohan Lal Vadher

SCHEDULE B

(Description of the Property hereby Conveyed)

Out of the aforesaid A Schedule Shop No. _____ in the Floor Measuring super built up Area _____ sq. ft. & ___ 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:-

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

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
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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

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.
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. he 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 then one commercial unit, 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

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

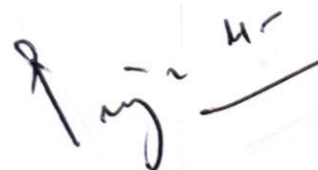
- building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building.
 4. All rates, taxes and 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 or refuse of the owners and occupiers of the said commercial unit 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 / commercial 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 / commercial 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.

SCHEDULE F

(Memo of Consideration)

Cheque/RTGS/DD/Cash	Amount	Dated

For PANCHRATNA PROMOTERS PRIVATE LIMITED



 DIRECTOR

WITNESSESS

1.

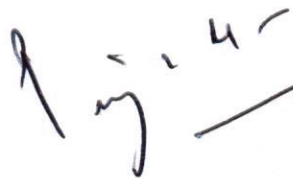
2.

Photograph of Purchaser

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Little	Ring	Middle	Index	Thumb

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

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

Advocate **Ranchi**

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR