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SALEDEED

Govt. Valued at Rs. 57,21,347/- Only.

This Deed of Sale is made on this the _____ day of Oct.2025, hereat Seraikella.

Between :-

KALARJUN CONSTRUCTION PRIVATE LIMITED, PAN-AAECK1504E, having its present office at KALARJUN GREEN ENCLAVE, Asangi, Adityapur, District - Seraikella-Kharsawan, State of Jharkhand, represented by its one of the Director and authorized signatory namely **MRS. NITU PRABHA**, W/o Ashok Kumar (UIDNo.- 547339307793), by Faith - Hindu, Category- General (Non C.N.T.), by Nationality- Indian, by Occupation – Business, resident of CF-51, NIT Campus, Adityapur, District- Seraikella-Kharsawan, State of Jharkhand, Power of Attorney Holder of

(i) Mrs. Nutan Kumari, W/o Shri Shailesh Kumar, by Faith - Hindu, Category- General (Non C.N.T.), by Nationality - Indian, by Occupation - Service, resident of 234, Roy Rambriksh Path, Neharu Nagar, Boring Road, Patliputra, District- Patna, Bihar, vide registered G.P.A. bearing No. IV-284 (Sl.No.4865), dated- 11-12-2023, registered in the office of the District Sub-Registrar at Seraikella ;

(ii) Mrs. Sumita Hazra, W/o Shri Murlidhar Hazra, by Faith - Hindu, Category- General (Non C.N.T.), by Nationality - Indian, by Occupation - Service, resident of Chilgu, P.O.- Chilgu, P.S.-Chandil, District - Seraikella-Kharsawan, State of Jharkhand, vide registered G.P.A. bearing No. IV-287 (Sl.No.4928), dated-13-12-2023, registered in the office of the District Sub-Registrar at Seraikella ;

(iii) Mrs. Vandana Rani, W/o Shri Abhishek Singh, by Faith - Hindu, Category- General (Non C.N.T.), by Nationality - Indian, by Occupation - Housewife, resident of LIG 173, Housing Colony, Adityapur-2, P.S.-R.I.T., District- Seraikella-Kharsawan, State of Jharkhand, vide registered G.P.A. bearing No. IV-288 (Sl.No.4930), dated 13-12-2023, registered in the office of the District Sub-Registrar at Seraikella ;

KALARJUN CONSTRUCTION PVT. LTD.

Nitu Prabha
Director

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(iv) Mr.Ashok Kumar, S/o Shri Arjun Roy, by Faith - Hindu, Category- General (Non C.N.T. by Nationality - Indian, by Occupation - Service, resident of CF-51, NIT Campus, Adityapur, District- Seraikella-Kharsawan, State of Jharkhand, vide registered G.P.A. bearing No. IV-289 (Sl.No.4979), dated-14-12-2023,registered in the office of the District Sub-Registrar at Seraikella ;

(v) Mrs. Kalpana Bhagat @ Kalpana Kakwar, W/o Shri Ravi Prakash, by Faith - Hindu, Category- General (Non C.N.T.), by Nationality - Indian, by Occupation - Housewife, resident of H.No.-4, Rajendra Nagar, Sakchi, Near Shitla Mandir, P.S.- Sakchi, Jamshedpur, District- East Singhbhum, State of Jharkhand, vide registered G.P.A. bearing No. IV-291(Sl.No.5005), dated-15-12-2023, registered in the office of the District Sub-Registrar at Seraikella ; here-in-after called the “**SELLERS / VENDORS**” (which expression shall unless excluded by or repugnant to the context, deemed to be the above named company and include its/their heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns) of the **ONE PART** .

IN FAVOUR OF

MR. Ajay Kumar, S/o Shri Vijay Kumar, by Occupation– Service, by Faith-Hindu, Category- General (Non C.N.T.),by Nationality-Indian, Resident of 105, Upahar Apartment, Ulian Main Road, Kadma, Jamshedpur, East Singhbhum, Jharkhand, here-in-after called the “**PURCHASERS**” (which expression shall unless excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, nominees and assigns) of the **OTHER PART**, PAN No. - & UID No.-

NATURE OF DEED:- ABSOLUTE SALE DEED.

CONSIDERATION AMOUNT:- Rs. 50,00,000 /- ONLY.

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Nitu Babha
Director

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WHEREAS, the above General Power of Attorney's have been executed separately by the above named land owners in favour of the Seller/Builder, which they acquired by way of sale and mutated in their own names are mentioned accordingly :

1. Mrs. Nutan Kumari, W/o Shri Shailesh Kumar, vide Sale Deed No. 3208, dated- 29-10-2018, and Mutation Case No.- 1369/R27 2018-2019, dated-28-12-2018, which is recorded in Register II, under the Volume No. 11 and Page No. 50, in the office of C.O., Gamaharia.

2. Mrs. Sumita Hazra, W/o Shri Murlidhar Hazra, vide Sale Deed No. 3931, dated- 15-12-2021, and Mutation Case No.- 2241/R27 2021-2022, dated- 06-04-2022, which is recorded in Register II, under the Volume No. 18 and Page No. 32, in the office of C.O., Gamaharia.

3. Mrs. Vandana Rani, W/o Shri Abhishek Singh, vide Sale Deed No. 2017, dated- 16-07-2018, and Mutation Case No.- 806/R27 2018-2019, dated- 20-09-2018, which is recorded in Register II, under the Volume No. 11 and Page No. 12, in the office of C.O., Gamaharia.

4. Mr. Ashok Kumar, S/o Shri Arjun Roy, (i) vide Sale Deed No. 1420, dated- 29-05-2018, and Mutation Case No.- 807/R27 2018-2019, dated- 20-09-2018, which is recorded in Register II, under the Volume No. 11 and Page No. 15, in the office of C.O., Gamaharia.

(ii) vide Sale Deed No. 1117, dated- 28-04-2018, and Mutation Case No.- 748/R27 2018-2019, dated- 30-08-2018, which is recorded in Register II, under the Volume No. 11 and Page No. 5, in the office of C.O., Gamaharia. (iii) vide Sale Deed No. 192, dated- 25-01-2018, and Mutation Case No.- 532/R27 2018-2019, dated- 27-07-2018, which is recorded in Register II, under the Volume No. 10 and Page No. 80, in the office of C.O., Gamaharia.

5. Mrs. Kalpana Bhagat @ Kalpana Kakwar, W/o Shri Ravi Prakash, vide Sale Deed No. 2317, dated- 20-11-2017, and Mutation Case No.- 193/R27 2018-2019, dated-11-06-2018, which is recorded in Register II, under the Volume No. 10 and Page No. 58, in the office of C.O., Gamaharia.

AND WHEREAS, the Seller/Builder is the owner of "KALARJUN GREEN EARTH" after acquisition of land from the land owners, situated at Mouza - Asangi, P.S. Adityapur, Thana No. 131, A.M.C. Ward No. 15(Old)/22(New), under Old Khata No. 33, being Old Plot No. 728, an area total measuring 1580.06 Sqm(39.04 Decimals), to build/ construct flats there on, which described morefully in the Schedule "A" below .

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Nitin Babha
Director

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AND WHEREAS, the Seller/Builder above named **KALARJUN CONSTRUCTION PRIVATE LIMITED**, after acquisition of land above mentioned through G.P.A. granted by the above named land owners and accordingly the said Seller/Builder has constructed residential flats thereon in the name and style of "**KALARJUN GREEN EARTH**" at Asangi, Adityapur and empowered to sell them .

AND WHEREAS, **KALARJUN CONSTRUCTION PRIVATE LIMITED** represented by its one of the Director namely **MRS. NITU PRABHA**, W/o Ashok Kumar has got the right to construct Multistoried Building over the said land morefully and particularly described in the Schedule "A" below, whose permission is acquired by all the land owners through Adityapur Municipal Corporation at Adityapur, vide its Building Permit No. AMC/BP/0064/W22/2024, dated 27-12-2024, ordered by the competent authority, the Additional Municipal Commissioner of Adityapur Municipal Corporation and the above named company **KALARJUN CONSTRUCTION PRIVATE LIMITED** has obtained permission for its project from the competent authority, office of the Real Estate Regulatory Authority at Ranchi, vide its Project Registration No.: JHARERA/ PROJECT/ /2025, dated 30-09-2025 .

AND WHEREAS, the Seller/Builder on the approach of the Purchasers has agreed to sell the **Flat No. 505, 5thFloor**, at "**KALARJUN GREEN EARTH**", with one car parking space at **KALARJUN GREEN EARTH** parking space morefully and particularly described in the Schedule "B" below .

AND WHEREAS, as per the proposal of sale and acceptancet hereof, the Purchasers has agreed to purchase the schedule below flat premises at and for a total consideration of **Rs. 50,00,000 /- (Rupees Fifty Lakh)** only .

AND WHEREAS, the Purchasers had booked a residential flat including undivided proportionate share of land from the Seller/Builder hereof at a price of **Rs. 50,00,000 /- (Rupees Fifty Lakh)** only and entered into an agreement against sale and purchase of the said flat, including undivided land on such terms and conditions more specifically described thereon.

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Nitu Prabha
Director

AND WHEREAS, the flat described in the schedule below and later delivered the same unto the Purchaser on receipt of full consideration amount by the Seller/Builder .

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH:-

That, in pursuance of the said agreement and in agreed consideration amount of **Rs. 50,00,000 /- (Rupees Fifty Lakh)** only payable by the Purchasers to the Seller/Builder, as stated here under shown in the column of memo of consideration the receipt whereof the said sum hereby acknowledge by the Seller/Builder against sale and transfer of the said flat, together with all common services, amenities, advantaged and privileges etc., all proportionate right in the common area, ingress & egress more specifically described in the schedule here under written, by the transfer or by these present here by confirm to sale, convey, transfer and deliver and assigns unto the Purchaser all that flat together with all rights, title and interest thereto, to have and to hold the same by the Purchasers without any let or hindrances or objection or impedimen by and from any body else .

That the vendors on receipt of full consideration amount from the purchasers will deliver possession of the said unit and other relevant papers, to the Purchasers and the Purchasers shall be entitled to hold, enjoy and possess the said unit as its absolute owners I nthei rown right, without any interference, by and from anyone else and on and from this day onwards all right, title, interest and possession of the said unit will be vested absolutely unto the Purchasers.

That the Purchaser will pay the proportionate ground rent, other common maintenance and proportionate electricity charges for the common area as per reading of the common meter to M/s KALARJUN CONSTRUCTION PRIVATE LIMITED/owners association, and / or its authorized agents and/or recognized unit or concern, in respect of the said unit, Purchasers shall also pay the charges of common Generator, its maintenance and service.

That the Purchasers shall pay the electricity charges according to meter reading exclusively in respect of the said residential unit to the appropriate authority.

That thePurchaser shall not store o rkeep any prohibited article and/or which are likely to effect the construction / structures of the said building.

That the Purchasers shall not decorate the exterior of the building otherwise than in manner agreed by the complex authority.

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Director

That the Purchasers shall not claim any right, title or interest over and in respect of the roof of the building over and the roof right exclusively belongs to the M/S KALARJUN CONSTRUCTION PRIVATE LIMITED. However the Purchasers may use the roof without causing any damage of the roof and/or any hindrance or obstructions to other Purchasers and occupants of the said building.

The Purchasers shall not claim any right, title, interest in any other space or spaces within the complex, other than his allotted flat and the Purchasers will use the said flat as per terms and rules of the complex authority.

The Purchasers shall not hold or use the said flat in such a manner so as to damage or injure the neighboring flat or any other building and structure of the said flat.

The prior to execution of this deed of transfer, the said flat or part thereof has not been sold or transferred to any other parties and same is free from all encumbrances, charges and liens.

THAT THE SELLER/ BUILDER AND THE PURCHASER JOINTLY DECLARED AND CONVENTS :-

Neither the Purchasers nor any occupants of the said complex, shall store or deposit or permitted to be stored or deposited any rubbish or waste materials in common passage, pavements, ingress and egress or any common part of the said complex.

The Seller/Builder and their legal heirs, successors, successors-in-office, administrators, executors, representatives and assigns further covenant that it will request and with the cost and expenses of the Purchasers and their legal heirs, successors, executors, administrators, representatives and assigns door executeor to be done or execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conceiving and assuring the schedule below property and any part thereof in manner aforesaid according to the terms, intent and meaning of this indenture.

The Purchasers shall now and always has the right to enjoy and use, along with the other Occupants/Purchasers of other residential flats, common passages, easements, roads, alley, approaches and other common amenities or particular facilities provided in the said building "KALARJUN GREEN EARTH" and shall bear the proportionate cost and/or

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expenses of maintenances and repairs of all such amenities/facilities as are necessary or as may be necessary for beneficial enjoyment of the same.

The Purchasers shall be at liberty to mutata their names in the office of the landlord, the State of Jharkhand through the C.O. Gamharia with respect to the schedule property either separately or collectively along with other occupants of the flats of the said building "KALARJUN GREEN EARTH" and shall pay ground rent and other charges in his own name proportionately for the portion purchased by them.

The property hereby registered in favour of the Purchasers and described in the schedule below is free from all encumbrances, charges or any kind of attachments what-so-ever.

The Seller/Builder has delivered all relevant documents and title deed (Photo copies) in connection with the schedule below property to the Purchasers.

The Purchaser shall be entitled to use exclusively and possess the said **Flat No. 505, 5th Floor**, morefully described in the schedule below but shall has no right, title and interest or other part of the said building "KALARJUN GREEN EARTH" including its roof right which shall remain the property of the Seller/Builder.

That, the land morefully described in the schedule below is free from Sarba Sadharan, Puja Sthal, Sairat, Kabrasthan, Anabad Jharkhand Sarkar(Govt. Land) etc. and also not comes under the provisions of C.N.T. Act 46 provision 'a' and 'b' and not violating the provision sof Indian Registration Act 22'A'of 1908 .

SCHEDULE "A"

(Description of the Land property)

All that piece and parcel of land situated at Mouza - Asangi , P.S. Adityapur, Thana No.- 131, A.M.C. Ward No. 15 (Old)/ 22(New), under Old Khata No.- 33, Old Plot No.- 728, an area total measuring 39.03 Decimals, District Sub-Registry Office at Seraikella, District. Seraikella -Kharsawan. Which is Bounded by:-

North- 25' wide road,

South- 25' wide road

East- Plot No.-740,

West- 30' wide road

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Nitu Prabha
Director

SCHEDULE "B"


(Description of the Flat property here by transferred)

A ownership residential Flat No. 505 having approximately carpet Area (excluding the area of the balcony and Including the area covered by the Internal Partition walls of the Flat- 91.75 Sq. mt.(987.56 Sq. ft.), Super Built-up Area- 119.29 Sq. mt.(1302 Sq. ft.) on the 5thFloor of the building named "KALARJUN GREEN EARTH" with one car parking space, together with undivided proportionate share of land measuring 428 Sq. ft., situated at Mouza - Asangi, P.S.-Adityapur, Thana No.-131, A.M.C., Ward No.-15(Old)/ 22(New), under Old Khata No.-33 being Old Plot No.-728, District Sub- Registry Office at Seraikella, District - Seraikella-Kharsawan.HoldingNo.- 0220001808000MO;

Which is Bounded by:-

North: Stair Case & Open to Sky, South: Flat No. 504 & Open to Sky,
East: 6' wide corridore passage, West: Balcony & Open to Sky .

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SCHEDULE "C"

Super Built-up Area: 1302 Sq. ft. including with one standard car parking.

As per **GOVT. VALUE**

Rs :- 52,45,350/-

And undivided proportionate share

Of land 428 Sq. ft. For stamp duty

Rs:- 4,75,997/-

Total Rs:- 57,21,347/-

MODE OF PAYMENT OF CONSIDERATION AMOUNT

Name of Bank	M.R./Date	Money Transfer Reference No./ ChequeNo.	Amount
	28.09.2020		
	29.09.2020		
	30.09.2020		
	09.10.2020		
	23.02.2021		
D.D.			
		Total	50,00,000.00

Annual Ground Rent payable to the land lord the State of Jharkhand through the C.O. Gamharia and other proportionate charge are payable to the complex authority/society.

Identifier/Witness No.-1:

Witness No.-2:

KALARJUN CONSTRUCTION PVT. LTD.

Nitu Prabha
Director

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Read over and explained the contents to the executant who after admitting the contents is to be true and correct ,pu this hand in my presence .

(PHOTOGRAPHS ,SIGNATURES AND FINGER PRINTS OF
VENDEES / PURCHASERS):

(PHOTOGRAPHANDSIGNATUREOFIDENTIFIER):

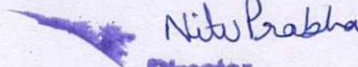
Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me .

Typed by

Advocate/DeedWriter.

Seraikella.

KALARJUN CONSTRUCTION PVT. LTD.


Director