

**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 LANDOWNER/ 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)

**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. PIYUSH MORE (2) MR. PRATEEK MORE the aforesaid vendor acquired to develop on The land measuring more or less 20551 Square Feet equivalent to 47.18 Decimals of chhaparbandi land in R.S. Plot No. 1830, 1831 recorded in KhaE-MI332, &,74, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 21118, New Holding Number 0020009876000320, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village - Missirgonda, P.S. - Gondq Thana No. 191, District - Ranchi, State - Jharkhand. from the rightful owner, by Virtue of a registered development agreement Document No. 2023/RANU3/1875/BK1/1751 Dated 12.07.2023 registered at **Ranchi**

For PANCHRATNA PROMOTERS PRIVATE LIMITED

 \_\_\_\_\_  
DIRECTOR

Sub registry Office, and entered in Book No. BK1, Volume No 214 , Page No. 1 to 300 registered at **SRO - Ranchi URBAN 3** .

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 GYANODAYA as per approved plan of **RANCHI MUNICIPAL CORPORATION** , Ranchi vide approval No. RMC/BP/0094/W02/2024 dated **09/05/2024**.

**AND WHEREAS** the land measuring more or less more or less 34926 Square Feet equivalent to 80.18 Decimals equivalent to 48.50 Kathas of chhparbandi land in R.S. Plot No. 1830 (part), 1831 (part), 1834 recorded in Khata No. 332, 215 and 74 with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Missirgonda, P.S. – Gonda, Thana No. 191, District – Ranchi, State – Jharkhand, exclusively belongs to the Landlords above named 01 to 03.

**AND WHEREAS**, Khata No. 332, **R.S. Plot No 1830** situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Mathura Prasad Sahu son of Sukhdeo Sahu and Kauleshar Sahu son of Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ba Hissa Barabar as Chhparbandi land measuring an area of 36 decimals.

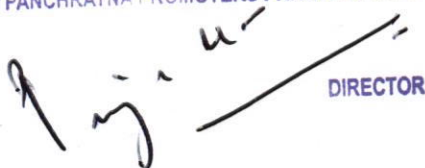
**AND WHEREAS**, Khata No. 74, **R.S. Plot No 1831** situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Mathura Prasad Sahu son of Sukhdeo Sahu and Kauleshar Sahu son of Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ba Hissa Barabar as Chhparbandi.

**AND WHEREAS**, Khata No. 215, **R.S. Plot No 1834** situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Kanhai Mali S/o Chhatu Mali by Caste - Mali, Resident of Ranchi Mahalla Upper Bazar, Kali Babu Street, Ranchi.

**AND WHEREAS** Khatiyani Raiyat Mathura Prasad Sahu and Kauleshar Sahu by a Registered Indenture being Deed No. 1886 dated 25.05.1939 in the year 1939 registered in the office of District Sub Registrar, Ranchi sold and conveyed the 0.06 Acre (6 Decimals) piece and parcel of vacant land to Arthur John Breese since deceased and the said Arthur John Breese duly came to hold and posses the same in Chhparbandi rights.

**AND WHEREAS** Arthur John Breese died on or about 23<sup>rd</sup> August 1953 leaving his only son Ernest William Greese and his only daughter Elizabeth Fosberry as his sole heirs and legal representatives who came to hold and possess the said piece and parcel of land exclusively and in Chaparbandi rights.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

**AND WHEREAS** said Ernest William Greese son of Late Arthur John Greese and Elizabeth Fosberry wife of Irvine Joseph Rosberry through their constituted Attorney Holder Irvine Joseph Fosberry son of Walter Anthony Fosberry vide Power dated 26.09.1959 notarized by Notary Public at Calcutta had sold land measuring 0.06 Acres (6 Decimals) being Plot No. R.S. 1830, Sub Plot No. 1830/A to Kasturi Lal Mahendra son of Late Dewan Chand Mahendra vide Book No. 1, Volume No. 33, Page No. 204 to 210 Deed No. 5933/5532 dated 10.09.1960 in the year 1960 registered in the office of District Registrar, Ranchi.

**AND WHEREAS** said Kasturi Lal Mahendra son of Late Dewan Chand Mahendra through his constituted Attorney Holder Kali Pada Dutt son of Late Krishna Nath Dutt had sold land measuring 0.06 Acres (6 Decimals) being Plot No. 1830, Sub Plot No. 1830/A to Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia dated 17.09.1966 in the year 1966 At Ranchi.

**AND WHEREAS** said Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia got his name mutated in Town Anchal now Hehal, Anchal, Ranchi vide Mutation Case No. 5635R27/2007-2008 order dated 14.05.2008 and his name is also entered in Register II, Volume No. 10, page No. 66 an up to date rent receipt No. 0536094928 dated 28.06.2022 for the year 2022-2023.

**AND WHEREAS** said Sri Gyan Prakash Budhia died on 19.04.2021 leaving behind his wife **SHARDA BUDHIA** as his legal heir and successor, thereafter she inherited the property left by him including said land by way of inheritance and came in peacefull possession of the same as absolute owner.

**AND WHEREAS** said **Sharda Budhia** also got her name mutated in Ranchi Municipal Corporation, Ranchi and she had been allotted Holding No. 00200098760003Z0 within Ward no. 2 of Ranchi Municipal Corporation, Ranchi and she is coming in peaceful possession over the said land as absolute owner.

**AND WHEREAS** Said **Sharda Budhia** in consideration of natural love and affection out of her own free will without fraud, coercion, or under influence from anybody whomsoever and in full possession of her sense Coveyed, Granted and Transferred the said land measuring an area 0.06 acre (**6 Decimals**) being portion of Plot No. 1830, marked as Sub Plot No. 1830/A under Khata No. 332 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **NEERAJ BUDHIA** through a registered Gift Deed being gift Deed No. 2022/RAN/7363/BK1/6590 dated 20.10.2022 entered in Book No. BK1, Volume No. 879, Pages from 261 to 328 of Office of the District Sub Registrar, Ranchi and after the registration of the land on his name, he has also got his name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 1203R27/2022-23 and thereafter he remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 19, Page No.55 and Paid rent receipt No. 0479082537 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in his name.

**AND WHEREAS** Dudheshwar Prasad Sahu S/o Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

Bazar, Ranchi inherited the said land from Khatiyani raiyat Mathura Prasad Sahu son of Sukhdeo Sahu and Kaleshwar Sahu son of Jagdeo Sahu measuring an area of **30 Decimals** under Khata No. 332, **R.S. Plot No 1830** situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District – Ranchi.

**AND WHEREAS** Dudheshwar Prasad Sahu S/o Late Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ranchi sold and conveyed the 8 Katha 10 Chhatak 30 Sq. Ft. equivalent to **14.29 Decimals** piece and parcel of vacant land to Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia being Plot No. 1830, Khata No. 332, Sub Plot No. 1830/B vide Book No. 1, Volume No. 48, Page No. 239 to 244 Deed No. 5878/1966 dated 11.07.1966 in the year 1966 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

**AND WHEREAS** said Sri Gyan Prakash Budhia died on 19.04.2021 leaving behind his wife **SHARDA BUDHIA** as his legal heir and successor, thereafter she inherited the property left by him including said land by way of inheritance and got her name mutated in hehal Anchal Ranchi through Mutation Case No. 1631R27/2021-22 in the year 2021-22 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 19, Page No.10 and Paid rent receipt No. 0347096391 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.


**AND WHEREAS** Dudheshwar Prasad Sahu S/o Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ranchi sold and conveyed the 7 Katha 04 Chhatak 19 Sq. Ft. equivalent to **12.02 Decimals** piece and parcel of vacant land to Sri Basant Prasad son of Sri Durga Prasad being Plot No. 1830, Sub Plot No. 1830/C having Deed No. 5879/1966 dated 11.07.1966 in the year 1966 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

**AND WHEREAS** Sri Basant Prasad son of Sri Durga Prasad sold and conveyed the 7 Katha 04 Chhatak 19 Sq. Ft. equivalent to **12.02 Decimals** piece and parcel of vacant land to Srimati **SHARDA BUDHIA** wife of Sri Gyan Prakash Budhia being Plot No. 1830, Sub Plot No. 1830/C vide Book No. 1, Volume No. 32, Page No. 200 to 204 Deed No. 3 dated 25.05.1972 in the year 1972 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

**AND WHEREAS** said **SHARDA BUDHIA** got her name mutated in hehal Anchal Ranchi through Mutation Case No. 119R27/1974-75 in the year 1974-75 and thereafter she remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 02, Page No.22 and Paid rent receipt No. 0947819189 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in her name.

**AND WHEREAS** land measuring 0.35 acres (35 Decimals), along with and bari being Revisional Survey Plot No. 1831 of Khata No. 74 situated at Misirgonda alias Pahargonda, Police Station Ranchi (now gonda), Thana No. 191, District Ranchi have been, recorded in the Revisional Survey Record of Right finally published on 24<sup>th</sup> of January, 1935 as.

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

  
DIRECTOR

Chhapparbandi in the names of Mathura Prasad Sahu son of Sukhdeo Sahu and Kuleshwar Sahu son of Jagdeo Sahu having equal share and/the aforementioned persons were in possession of the. said property.

**AND WHEREAS** the said Mathura Prasad Sahu and Kuleshwar Sahu on account of legal necessity sold 9 kathas of land: being portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Khewat -No. 2/2 situated- at village Misirogonda alias Pahargonda, Pargana Khukhra, Police Station Ranchi (now Gonda), Than a No. 191, District Ranchi to Smt. Rewti Devi wife of Sri Ram Chandra Chotia by virtue of registered deed of sale dated 19.4.1939 registered before the District Sub-Registrar, Ranchi and entered in Book No. 1, Volume No. 16 pages 260 to 262 being deed No. 1438 for the year 1939 for a valuable, consideration and put her in possession of the same, and. she came into possession since the date of purchase.

**AND WHEREAS** Smt. Rewti Devi after. purchase constructed house and got. well excavated and also erected septic tank over the aforementioned land purchased by her.

**AND WHEREAS** Smt. Rewti Devi got her name mutated in the Ranchi Municipality being holding No. 212 within Old Ward No. IB/ now ward No, 2 and paid taxes upto the 1st quarter for the year 2008-2009 vide receipt no. 347686 dated 25.08.2008 in her name.

**AND WHEREAS** said Smt. Rewti Devi died leaving behind her sons namely Satyanarayan Sharma and (2) Mohan Lal Sharma both son of Late Ram Chandra Chotia@ Ram Chandra Sharma as his legal heir and successor they have got their names fated- in the Serista of the State of Jharkhand vide order dated 13-05.2008 passed by the D.C.L.R., Sadar, Ranchi in Mutation Appeal No. 168 R15.of 2007-08 and have paid rent up to the year 2008-2009 Vide Receipt No. 2014426 dated 06.09.2008.

**AND WHEREAS** said Satyanarayan Sharma and (2) Mohan Lala Sharma Jointly sold and transferred the said Property measuring an area **9 Katha or 14.87 Decimals** being portion of Plot No. 1831, under Khata No. 74 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **NEERAJ BUDHIA** through a registered sale Deed being sale Deed No. 24499/21326 dated 30.12.2008 entered in Book No. 1, Volume No. 802, Pages from 511 to 552 of Office of the District Sub Registrar, Ranchi and after purchase of the said land he is got his name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 5238R27/2008-09 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 10, Page No.138 and Paid rent receipt No. 0733349180 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.

**AND WHEREAS** Sri Surajmal Vyas, Son of Ram Pratapj Vyas deceased acquired all the piece and parcel of land measuring **0.33 acres (33 Decimals)** out of R.S. Plot No. 1834 marked as Sub-Plot No. 1834/A of Khat No. 215 Khewat No. 6 situated at Village Missirgonda alias Pahargonda, Pargana Khukhara, P.S. and District Ranchi by virtue of registered

For PANCHRATNA PROMOTERS PRIVATE  
DIRECTOR

Deed of Sale dated 05.04.1942 entered in Book No. I, Volume No. 15, Pages 500 to 503 being deed No. 2108 for the year 1942 for a valuable consideration from Khatiyani Raiyat Kanhai Mali S/o Chhatu Mali by Caste - Mali, Resident of Ranchi Mahalla Upper Bazar, Kali Babu Street, Ranchi and came into possession of the same.

**AND WHEREAS** the said Surajmal Vyas sold the said properties to Arjun Agrawal, Son of Late Babu Harihar Das Agrawal, by faith Hindu, by Occupation Business, resident of Kanke Road, Ranchi, P.S. Bariatu, District Ranchi by virtue of a registered Deed of Sale dated 11.03.1948 entered in Book No. I, Volume No. 18, Pages 420 to 422 being Deed No. 2172 for the year 1948 for a valuable consideration and put Sri Arjun Agrawal in possession of the same.

**AND WHEREAS** the said Arjun Agrawal- sold the said properties to the Om Prakash Jain son of late Munshi Ram Jain resident of Upper Bazar Police Station Kotwali, District- Ranchi, by virtue of a registered deed of sale dated 8<sup>th</sup> January 1988 entered in Book No. I, Volume No.2, pages 193 to 202 being deed No. 252 in the year 1990 for a valuable consideration and put the Om Prakash Jain in possession of the same.

**AND WHEREAS** the Om Prakash Jain got his name mutated in the Office Ranchi Anchal having Mutation Case No. 475R27/1987-88 Dated 03.02.1988 of the State of Bihar, now Jharkhand and is paying rent in his own name to the state.

**AND WHEREAS** said Om Prakash Jain sold and transferred the said Property measuring an area **0.33 Acre (33 Decimals)** being portion of Plot No. 1834, marked as Sub Plot No. 1834/A under Khata No. 215 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **ASHU PODDAR** through a registered sale Deed being sale Deed No. 6383 dated 18.04.2007 entered in Book No. 1, Volume No. 252, Pages from 269 to 296 of Office of the District Sub Registrar, Ranchi and after purchase of the said land they got their name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 3263R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 10, Page No.4 and Paid rent receipt No. 0288703031 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.

**WHEREAS** thereafter the Landowners are the absolute owner and in possession over **THE TOTAL LAND MEASURING MORE OR LESS 80.18 DECIMALS** at at Village – Missirgonda, P.S. – Gonda, Thana No. 191, District – Ranchi, State – Jharkhand and the same has been purchased by virtue of Registered Sale Deeds & mutated in the office of Hehal Anchal, Ranchi in the following manner and more fully described in Schedule “A” below:

PLOT NO.S	LANDLORDS NAME	AREA	MUTATION CASE NO.	RENT RECEIPT NO.
1830/A	NEERAJ	06	1203R27/2022-23	0479082537

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

	BUDHIA	DEC.		
1830/B	SHARDA BUDHIA	14.29 DEC.	1631R27/2021-22	0347096391
1830/C	SHARDA BUDHIA	12.02 DEC.	119R27/1974-75	0947819189
1831/A	NEERAJ BUDHIA	14.87 DEC.	5238R27/2008-09	0733349180
1834/A	ASHU PODDAR	33 DEC.	3263R27/2007-08	0288703031
TOTAL		80.18 DEC.		

**AND WHEREAS** the Landlords 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 Landlords 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.

**AND WHEREAS** while thus in peaceful possession of the schedule A property \_\_constructed a multi- storied residential complex over the said land more fully described in the schedule A below on this deed which is commonly Known as \_\_as per approved plan of **RANCHI MUNICIPAL CORPORATION** , Ranchi vide approval No. **RMC/BP/0475/W02/2024**, dated 20-06-2024.

**AND WHEREAS** the purchaser approached the vendor and expressed her intension to buy a flat 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 Flat No. \_\_\_\_\_ in the \_\_\_\_\_ Floor more fully and clearly described in the schedule below for the reasonable and highest consideration of Rs. \_\_\_\_\_ /- only.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

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. The vendor further assures that the vendor was in peaceful possession over the Flat No. \_\_\_\_\_ in the Floor \_\_\_\_\_ and havefull 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 committeesuch 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 Apartment 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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

 \_\_\_\_\_  
DIRECTOR

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/space.

Not to decorate or paint or otherwise alter the exterior of the said flat 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 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 FLAT 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 her flat or any portion of the said project and also shall not make any addition of whatsoever nature to her flat. She may make modification of her choice according to the necessity in the interior of their space.

That after the possession of the flat 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.

PANCHRATNA PROMOTERS PRIVATE LIMITED

 DIRECTOR

That the unit will be strictly utilized for residential purpose for which it is being to buyer as the case may be.

That unit shall mean any one flat 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 flat 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 flat 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 Flat to the purchaser.

That the vendor will be the owner of the roof / top of the building and to construct further floor provided the foundation of the building for the same and with due permission from RMC.

#### SCHEDULE A

The land measuring more or less 34926 Square Feet equivalent to 80.18 Decimals of chhaparbandi land in R.S. Plot No. 1830, 1831, 1834 recorded in Khata No. 332, 74 & 215, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, New Holding Number 00200098760003Z0, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Missirgonda, P.S. – Gonda, Thana No. 191, District – Ranchi, State – Jharkhand.

On The North: Temple

On The South: Part Plot 1831

On The East : Cmpdi

On The West : Kanke Road

#### SCHEDULE B

(Description of the Property hereby Conveyed)

Out of the aforesaid A Schedule Flat No. in the Floor Measuring super built up Area \_\_\_\_\_ sft. & one 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 .

For PANCHRATNA PROMOTERS PRIVATE LIM.

  
DIRECTOR

Butted and Bounded as under

North:-

South:-

East:-

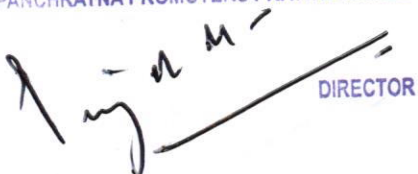
West:-

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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

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.

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. The 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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

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 flat, 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 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 of refuse of the owners and occupiers of the said flat 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 / 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 / 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.

RANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

SCHEDULE F

(Memo of Consideration)

Cheque/RTGS/DD/Cash	Amount	Dated

WITNESSES

1.

2.

Photograph of Purchaser

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Little	Ring	Middle	Index	Thumb

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

	whether Kucha or Pucca	Pucca
	If Pucca whether tiled or reinforce & Concrete	Reinforced Concrete & Concrete Bricks
	Number of Stories	BASEMENT, Ground
	Total Number of flats in the apartment	
	year of Construction	
	Brief description and nature sanitaryElectrical and other fittings in case of Building and their equipment.	
	Area of Building ( flat) carpet Area	Sq.ft
	Area of Building ( Flat ) super Built up	Sq.ft
	Whether the building construction is used a residential/ commercial / or industrial	Residential
	10.(i) If on rent the amount of annual rent Built up area of flat  (ii) Proportionate share of undivided Area of land and percentage of undividedinterest	N/A
	Cost of flat ( super Built up Area )	Rs. /-
	Cost of proportionate undivided share of _Decimals	Rs /-
	Cost of reserved car parking of 100 Sft.	Rs. /-
	Annual rent of proportionate Undividedshare of land	Rs. 5.00 Paisas
	The map attached with the schedule Shallbe part of this sale deed	Yes
	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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a diagonal line that serves as a separator for the title.

DIRECTOR