

THIS DEED OF SALE is made on this the/...../ 2025.

BETWEEN

M/s KARLOS EMPRESA PAN....., a proprietorship firm, having its office at "Castle Hussain" Road No. 15, Palm Street, Jawaharnagar, P.O. - Azadnagar, P.S. Mango, Town Jamshedpur, District - East Singhbhum, State - Jharkhand represented by its proprietor **Akhtarul Iman** son of Late Md. Hussain, by Category - General (Not Covered under CNT-ACT-1908), by Occupation - Business, Resident of "Castle Hussain" Road No. 15, Palm Street, Jawaharnagar, P.O. - Azadnagar, P.S. Mango, Town Jamshedpur, District - East Singhbhum, State - Jharkhand, Indian Citizen. Authority conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2011 pursuant at Registered Development Agreement vide Deed No. 2025/RAN/8382/BK1/7688 dated 18.09.2025 which is entered in Book No. BK1, Volume No. 1049, Pages 179 to 278 in the year 2011 registered in the office of District Sub Registrar, Ranchi (hereinafter called the **DEVELOPER/VENDOR**) of the FIRST PART.

UID : XXXX XXXX, **Mobile :**

DOB :

KARLOS EMPRESA
Akhtarul Iman
Proprietor

AND

.....
.....
.....
.....
.....

(hereinafter called the **PURCHASER**) of the SECOND PART.

PAN: UID:

Mobile: DOB-

AND

ZAINUL ABDIN (PAN: AEJPA4820P, UID No. - XXXX XXXX 3567) son of Abdul Jalil Ansari, by Category - General (Not Covered under CNT-ACT-1908), by Occupation - Business, Resident of Village & P.O. - Chakla, P.S. - Ormanjhi, District - Ranchi, State - Jharkhand, PIN - 835219, Indian Citizen - (hereinafter called the **LAND OWNER**) of the THIRD PART.

(1) PAN: UID:....., Mobile:, YOB-.....

(2) PAN: UID:....., Mobile:....., YOB:.....

(3) PAN: UID:, Mobile:....., YOB:

The term & expression of DEVELOPER/VENDOR & PURCHASER & LAND OWNER unless repugnant to or excluded by the context or subjects of these presents shall mean and include their legal heirs, successors, assignees, legal representatives, authorized persons, executors, administrators and successors-in-interest.

WHEREAS, the landowner has purchased ALL THAT piece and parcel of raiyati land measuring area 15 Decimals, being in portion of Plot No. 21, recorded under Khata No. 2, situated in Mouza Hutup, Halka No. 04, P.S. Ormanjhi, Thana No. 29, District Sub-Registry Office at Ranchi, District Ranchi, State of Jharkhand, fully described in the Schedule "A" hereunder written, against valuable consideration from its former owner Govind Prasad Singh, son of Late Madan Mohan Singh, by virtue of registered Sale Deed No. 2728 (31. No. 3057) dated 02.05.2015 registered at office of the Sub-Registrar, Rural Area, Ranchi, in its Book No. I, Volume 115, Pages from 143 to 160. Year 2015 completed on the same date and came in peaceful possession of the same;

AND WHEREAS while in possession said landowner got the property aforementioned mutated in his name in the records of the Superior landlord, the State of Jharkhand, through the office of the C.O., Ormanjhi, vide order passed

KARLOS EMPRESA
[Signature]
Proprietor

in Mutation Case No. 797/R27/2016-2017 on 29.01.2017 (entered in Vol. No. 9 Page No. 76 of Register-II) and he has been in peaceful possession of the said land having all right, title, interest and possession over the same and has been exercising all acts of ownership thereto, without any interruption or impediment from any corner and by paying ground rent to the Superior landlord the State of Jharkhand, through C.O., Ormanjhi, in his own name;

Thus, the above-named LAND OWNER become the absolute owner and in possession thereof.

AND WHEREAS the said land owner namely Zainul Abdin decided to develop their land by constructing multistoried building over the said land and entered into Development Agreement with Developer M/s **KARLOS EMPRESA**. vide Registered Development Agreement vide Deed No. 2025/RAN/8382/BK1/7688 dated 18.09.2025 which is entered in Book No. BK1, Volume No. 1049, Pages 179 to 278 in the year 2011 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS the Developer constructed a multistoried building over the said land in the name and style of "**Karlos Tulip**" according to Building plan sanctioned by RRDA, Ranchi vide **B.P. Case no.- dated** and the project is registered under Rera vide Project Registration Number **JHARERA/PROJECT/.....**

AND WHEREAS the PURCHASER above named being interested to purchase **one residential flat** with parking space in **Floor**, in the said multistoried building with undivided share out of total land with right to use and enjoy common facilities and amenities jointly proposed for PURCHASER of the same out of the **Developer's Area** before the Developer.

AND WHEREAS the DEVELOPER/ CONFIRMING PARTY accepted the proposal of the PURCHASER and agreed to sale one residential flat being **Flat No.- '.....'** on **Floor** having Super Built Up Area _____ **Sq.ft.** with **one** car parking space in the **Floor** of the multistoried building namely "**Karlos Tulip**" with **Sq.ft. equivalent to** **Decimals** undivided share of land out of the total land on which the multistoried building constructed namely "**Karlos Tulip**" with right to use and enjoy common facilities and amenities in the building premise more-fully and particularly described in the schedule below at a total consideration of **Rs./- (Rupees)** only.

AND WHEREAS it is pertinent to mention that prior to enter into buyer's agreement, the PRUCHASER inspected the Development Agreement by and between Vendor with the Developer referred herein above, title deed, rent receipt, sanctioned and approved building plan, specification, right title, interest of the parties, allocation and demarcation of the owner's and Developer's area and after full satisfaction enter into **Buyer's Agreement** on dated.

KARLOS EMPRESA
Ashland
Proprietor

AND WHEREAS in pursuance of the Development Agreement and also Buyer's Agreement the Developer constructed and completed the multistoried building which includes the flat of the PURCHASER as per the terms and conditions of the Buyer's Agreement as well as per specification.

AND WHEREAS in pursuance of the Buyer's Agreement as referred herein above the PURCHASERS have already paid the entire consideration amount against the schedule property to the **Developer** as per the terms and conditions of the Buyer's Agreement which was duly received and acknowledge by the Developer and Developer/Confirming Party has already allotted and delivered peaceful physical possession of the flat more fully described in the schedule hereunder.

AND WHEREAS the PURCHASER above named before taking delivery of possession of the schedule flat has personally inspected and examined the flat, fixtures, fitting, material used in construction and each and every item and after full satisfaction accepted the physical possession.

AND WHEREAS the PURCHASER further declares that he has no any further claim, objection, complain grievances, whatsoever either against the land owner, DEVELOPER or material used in the building fixtures, fittings whatsoever.

AND WHEREAS on the request of the PURCHASERS, the above-named VENDOR in pursuant of and under the terms and conditions of the Buyer's Agreement as well as Development Agreement agreed to execute and register the sale deed in favor of the PURCHASER as the PURCHASER is the nominee of the Developer and Developer in order to confirm the above facts stands as Confirming Party in this deed of sale to avoid future complication.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

- 1) That in pursuance of the said agreement and at a total consideration of **Rs.**/- **(Rupees****)** **only** the PURCHASER has already paid to the DEVELOPER as per the mode of payment against the schedule property the receipt of which the DEVELOPER does hereby further acknowledged and confirmed as having received in full and final satisfaction and the VENDOR does hereby sale, convey and transfer and absolutely assigns to the said PURCHASER free from all encumbrances, charges, liens and demands the one residential flat being **Flat No.- '.....'** on **Floor** having Super Built Up Area **Sq.ft.** with **one** car parking space in the **Ground Floor** of the multistoried building namely "**Karlos Tulip**" with **Sq.ft. equivalent to** **Decimals** undivided share of land out of the total land on which the multistoried building constructed namely "**Karlos Tulip**" also delineated in RED WASH map attached herewith forming part of this deed with right to use and

KARLOS EMPRESAS

[Signature]
Proprietor

enjoy common facilities and amenities jointly standing on land in Schedule A along with benefits and advantages including rights, liberties, easements, privileges whatsoever of the said flat or any part thereof belonging to or any way appertaining for or with the same or any part there of shall held, use, occupy or enjoy or reputed, the right to enjoy common facilities such as passage, stair case, lobby, compound to and from or adjacent or in the way or the said schedule flat as also the rents, and profits thereof and all the estate, right, title, interest, inheritance, use, trust and demands whatsoever both at law and equity of the Vendor into or upon the said schedule flat UNTO AND TO THE USE OF THE PURCHASER.

- 2) That the VENDOR does hereby covenant with the PURCHASER that notwithstanding any act deed matter or thing hereto before done, committed or performed or knowingly suffered by the Owners or any of his predecessors in title or ancestors, the Owners at all material times had still have absolute right, perfect title and indefeasible authority to grant convey sell assign the said flat undivided proportionate share out of the portion of the total land every part to the PURCHASER and that the same is free from all encumbrances, charges, mortgage, lien claim and demand whatsoever nature.
- 3) That the VENDOR does hereby further covenant with the PURCHASER that the PURCHASER mean shall hold possess and beneficiary enjoy the same and every part thereof and may get his name mutated in the revenue records of the authority concerned and paying rent and taxes to the authority concerned in his name.
- 4) That the VENDOR does hereby finally covenant with the PURCHASER that Vendor and all persons claim through the Owners and/or any of his ancestors and predecessor entitle shall and will at the request and cost of the PURCHASER do execute and perform all such further acts, deeds, things and matters that may be reasonable necessary for more perfectly and full assuring and securing the PURCHASER'S title and possession over the said flat and ever part thereof.
- 5) That the VENDOR does hereby deliver to the PURCHASER all evidences and writing relation to possession and custody of the Schedule flat parking space and undivided share in the land hereby conveyed and the Vendor is lawfully seized and possessed the schedule flat free from all encumbrances and absolute authority to the schedule flat the manner aforesaid.
- 6) That the PURCHASER shall have hereafter right to peaceably and quietly possess and enjoy the schedule flat by himself or through tenants or assigns or relations without any claim permission or demand or obstruction or hindrance whatsoever either from the Vendor or from any person claiming form Vendor.

KARLOS EMPRESA

Karlos Empresa
man Proprietor

- 7) That the PURCHASER after taking possession for the Schedule flat shall abide by rules and regulations of Government Authority, Committee constituted by the flats Owners, if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees, payment proportionate land revenue for the proportionate undivided share in the land mentioned hereinabove and in respect of the flat as fixed by the Government, from the date of execution and Registration of the Sale Deed and/or from the date of delivery of possession whichever is earlier.
- 8) That the PURCHASER has/have agreed to the Karlos Tulip building standard maintenance plan and to pay monthly Maintenance Charges or advance Maintenance Charges to the Committee constituted by the flats Owners/Society or by the builder/nominated agency.
- 9) That the said flat shall be used and occupied by the PURCHASER, successors, assigns, transferees, legal representatives and/or legal heirs, notwithstanding anything contained herein the PURCHASER shall have full and absolute right to use the said flat either by the himself or family members or through tenant, successors, assigns only for residential purpose not for any other purpose.
- 10) That the PURCHASER shall be liable to bear proportionate share or responsibility or liability arising accruing in pursuance of or in connection with the common facilities and amenities in the said apartment.
- 11) That the PURCHASER shall be liable for the electricity consumptions in respect of the schedule flat and for such purpose a separate meter has been installed for recording such consumption.
- 12) That the PURCHASER will share proportionate responsibility as also the facility for the common facilities and amenities collectively with the remaining PURCHASERS of the remaining flats in the said building.
- 13) That the PURCHASER shall not make or permit to be made structural alternation in/or addition the said flat.
- 14) That the PURCHASERS shall not do or suffer anything to be done in the said flat and/or in the said apartment which may cause a nuisance, annoyance or inconvenience to the remaining occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.
- 15) That the PURCHASER shall have the right to use the common passage, staircases, common parts in the said apartment and/or

KARLOS EMPRESA
Akhean
Proprietor

common amenities and/or facilities with the remaining occupiers of the said apartment jointly.

- 16) That the PURCHASER'S undivided proportionate share in the said land shall remain joint for the all times with the Vendor and/or other Co-owners, Occupiers who may hereafter or here before have acquired, right, title and interest in the land, which is impartable.
- 17) That the PURCHASER shall have full proprietary right such as the Vendor derive save and except that of demolishing or committing waste in respect of the land building described in the Schedule hereunder in any manner so as to affect the other Co-owners, who may prior to this conveyance have purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
- 18) That PURCHASER shall also be entitled to sell mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendor or any other co-owners who have acquired before and who may hereafter acquire any right, title or interests, similar to those acquired by the PURCHASER under the terms of the conveyance.
- 19) That not to throw rubbish rags or other refuse or pursuant the same to be thrown on the roof, stack gutters, rain water pipes, drains, landings, staircase, soil pipes, main entrances, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the other flat owners.
- 20) That no vehicle other than private car and two wheelers for personal use of the flat owners shall be kept in the parking space (only for flat owner).
- 21) That the PURCHASER has right to enter into and upon other parts of the apartment for the purpose of repairing, cleaning, maintaining or renewing any such drains, water courses, cables or aforesaid and/or laying done by new sewers, drains, water courses, cables and wires with as little disturbances as possible and making good the damage caused.
- 22) That the PURCHASER will pay the proportionate ground rent, other common maintenance, service taxes, if any, and proportionate electricity charges for the common area, from the date of possession, as per reading of the common meter to the appropriate authority M/s. Karlos Empresa and/or its authorized agents and/or Association of owners.
- 23) That the PURCHASER shall not store or keep any prohibited materials, which are likely to affect the construction/structures of the said building.

KARLOS EMPRESA
Akheam
man
Proprietor

- 24) That the PURCHASER shall not decorate the exterior of the building of any permanent nature otherwise than in manner agreed by the Complex authority.
- 25) That the PURCHASER shall not demolish or cause to be demolished the said residential flat or any part thereof nor shall make any alteration or modification in such manner so as to damage or injure the neighboring residential flat and shall not change the basic construction of the residential flat.
- 26) That the PURCHASER shall use the premises for residential purpose only and shall not convert the flat into an industrial unit or animal husbandry.
- 27) That neither the PURCHASER nor any occupants of the said building shall encroach or trespass or block the common space or staircase etc. but same shall remain open for the free movement of all buyers and occupants of the building.
- 28)

KARLOS EMPRESA
Karlos S. Man
Proprietor

SCHEDULE "A" ABOVE REFERRED TO

(Details of the Land)

ALL THAT piece and parcel of raiyati land measuring area 15 Decimals, being in portion of Plot No. 21, recorded under Khata No. 2, situated in Mouza Hutup, Halka No. 04, P.S. Ormanjhi, Thana No. 29, District Sub-Registry Office at Ranchi, District Ranchi, State of Jharkhand,

which is butted and bounded as follows:

NORTH : Abu Saleh
SOUTH : Mohammad Mushtaque
EAST : Remaining Portion of Plot No. 21
WEST : Remaining Portion of Plot No. 21

SCHEDULE "B" ABOVE REFERRED TO

(Details of the Flat)

ALL THAT piece and parcel of one residential flat being **Flat No.- '.....'** on **Floor** having Super Built Up Area _____ **Sq.ft.** with **one** car parking space in the **Ground Floor** of the multistoried building namely "**Karlos Tulip**" also delineated in RED WASH map attached herewith forming part of this deed with **one** parking space in the **Ground Floor** together with **Sq.ft. equivalent to Decimals** undivided share in Schedule "A" land hereinabove with right to use and enjoy common facilities and amenities jointly with other occupants standing on Schedule "A" land.

Location of Flat :

North :
South :
East :
West :

KARLOS EMPRESA
[Signature]
Proprietor

Memo of Consideration

Sl. NO.	Cheque/DD No.	Date	Bank	Amount
1.				
2.				
3.				
4.				
5.				
6.				
7.				
Total				/-

DETAILS OF BUILDING AS FOLLOWS :-

- | | |
|---|-----------------|
| 1. Whether Kutchra or Pucca | Pucca |
| 2. If pucca, whether tiled or RCC | RCC |
| 3. Number of Stories | G +4 |
| 4. The Plinth area of the Flat out of the total Plinth area | Sq. ft. |
| 5. The year of construction | 2025-2028 |
| 6. A brief description of the nature of sanitary electrical and other quality | Normal |
| 7. Area where the building is constructed and its use residential, commercial or Industrial | Residential Use |
| 8. If on rent its annual rent | Not rented |
| 9. Valuation of Property | |
| a) Value of Flat area _____ Sq.ft. (including one car parking) | Rs |
| b) Value of Sq.ft. equivalent to Decimals the undivided share in land | Rs. |
| TOTAL VALUE | Rs. |

Memo of Consideration

The DEVELOPER has received full and final Consideration of Rs. /- (Rupees) only from the PURCHASER .

KARLOS EMPRESA
(Signature)
 Proprietor

CERTIFICATE

It is certified that the above referred schedule land is not Tribal land at present. It is not acquired by Government or for Government or Non-Government, armed forces or any other purpose. It is neither a forestland nor a land of CCL, BCCL. There is no any temples, mosque, church on the land nor it is used for Sarna, Hargari. Vendor is not the member of Schedule Tribe, Schedule Caste and Backward Class within the purview of CNT Act 46(6)

Note:- All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submissions will be on the Vendor/Developer who have appeared for registration of the said deed.

IN WITNESSES WHEREOF the Vendor/Developer has put his signatures to these presents on this day month and year first above written at Ranchi.

WITNESSES :

1.

V E N D O R / D E V E L O P E R

KARLOS EMPRESA
Akhilendra
Proprietor

2.

PURCHASER PHOTO & SIGNATURE

Little	Ring	Middle	Fore	Thumb

Certified that the fingerprints of the left hand of each person whose photographs is affixed in the document have been obtained by me or before me.

Drafted by :-

KARLOS EMPRESA
Karlos Empresa
Proprietor