

This deed of absolute sale is made on this _____ day of November, 2025 of the Christian Era, at Ranchi.

BETWEEN

THE CREATORS a partnership firm having its Registered Office RCP Complex, Third Floor, Kadru Ranchi, P.S. Argora, District Ranchi through its partner **SHRI BINOD KUMAR BHARTHUAR** son of Shri Ram Chandra Prasad, Grandson of _____, by Faith Hindu, by Caste General Caste (Unaffected by CNT Act, 1908), by Occupation Business, resident of Old A.G. Colony, Kadru, Ranchi, District Ranchi, State Jharkhand - 834004 (hereinafter called the **VENDOR Cum DEVELOPER**) of the FIRST PART.

UID: XXXX-XXXX-6074 PAN: **AAOFT9337P** Mobile: 9308888882

AND

_____ son/daughter of _____, Grandson/Granddaughter of _____, by Faith _____, by Caste General Caste (unaffected by CNT Act, 1908), by Occupation _____, residents of _____
_____ (hereinafter called the **PURCHASER**) of the SECOND PART.

UID-XXXX-XXXX- PAN- _____ Mob. _____

THE CREATORS


Partner

The terms and expressions the "VENDOR Cum DEVELOPER", and the "PURCHASER" unless expressly included by or repugnant to the subject or context shall mean and include their respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

WHEREAS land under Khata No. 104, R.S. Plot No. 515, measuring an area 35 Decimal situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Jeetvahan Teli and Inder Teli son of Kandru Teli by Caste Teli as Kayamee.

AND WHEREAS land under Khata No. 308, R.S. Plot No. 540, measuring an area 1.92 Acre situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of (1) Langra Teli and (2) Manarkan Teli both sons of Charka Teli and (1) Jeetvahan Teli and (2) Inder Teli son of Kandru Teli both all by Caste Teli as Kayamee.

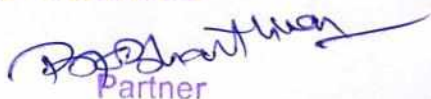
AND WHEREAS Khatiyani Raiyats amicably partitioned their land from both Khata in which aforesaid land came in the share of Inder Teli and came in peaceful possession over his share.

AND WHEREAS Khatiyani Raiyat Inder Teli died leaving behind his four sons namely (1) Fekhan Mahto (2) Lakhan Mahto (3) Shiv Mahto and (4) Jiba Mahto as his legal heirs and successors who jointly inherited the land left by his father. Thereafter, they amicably partitioned their land in which aforesaid land came in the share of Lakhan Mahto.

AND WHEREAS Lakhan Mahto son of Inder Teli also died leaving behind his only son namely Shri Jai Prakash Mahto as his legal heir and successor who inherited the land.

AND WHEREAS Shri Jai Prakash Mahto son of Late Lakhan Mahto sold the land under Khata No. 104, R.S. Plot No. 515, measuring an area 22 Decimal out of 35 Decimal and Khata No. 308, R.S. Plot No. 540, measuring an area 18 Decimal out of 1.92 Acre, Total land admeasuring an area 40 Decimal, situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to Smt. Shakuntala Devi wife of Shri Jai Prakash Mahto vide registered Sale Deed No. 2034 dated 31.03.2016 registered before the District Sub Registrar, Ranchi which is entered in Book No. 1, Volume No. 200, Page No. 351 to 434 in the year 2016. Thereafter, she got her name mutated in the Circle Office Nagri Anchal, Ranchi vide Mutation Case No. 196R27/2016-17 dated 07.09.2016 and started paying rent to the state vide Rent Receipt No. 0110561191 dated 03.05.2024. Thereafter, Smt. Shakuntala Devi wife of Shri Jai Prakash Mahto also got her name mutated in the Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0370007678000Z0 within Ward No. 37.

THE CREATORS


Partner

AND WHEREAS Smt. Shakuntala Devi wife of Shri Jai Prakash Mahto entered into regd. Development Agreement for the Development of her land under Khata No. 104, R.S. Plot No. 515, measuring an area 12 Decimal out of 35 Decimal and Khata No. 308, R.S. Plot No. 540, measuring an area 18 Decimal out of 1.92 Acre, Total land admeasuring an area 30 Decimal, situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand with The Creators through its partner Shri Binod Kumar Varthuar son of Shri Ram Chandra Prasad vide registered Development Agreement Deed No. 2023/RANU3/3261/BK1/3034 dated 08.11.2023 registered before the District Sub Registrar, Ranchi Urban-3 which is entered in Book No. 1, Volume No. 373, Page No. 303 to 382 in the year 2023.

AND WHEREAS landowner Smt. Shakuntala Devi wife of Shri Jai Prakash Mahto got the building plan sanctioned for the construction of multistoried residential building known as “**LAKHAN ENCLAVE**” having G+5 Floors consisting of 25 residential units from Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/0999/W35/2024 dated 27.07.2025. The Project is also registered under RERA vide Registration No.

AND WHEREAS, the **PURCHASER** had entered into an agreement with the **VENDOR**, for purchase of Flat being Flat no. __ on the _____ Floor of “**LAKHAN ENCLAVE**” having Super Built-up area _____ sq. ft. along with undivided proportionate share of land measuring an area __ Dismil and one Car parking Space in the _____ Floor and all amenities and common enjoyment and beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule-B below for a total consideration of Rs. _____/- (Rupees _____) only. The price fixed was quite fair and reasonable and the same was in accordance with the prevailing market rate.

AND WHEREAS the **PURCHASER** have paid the entire consideration amount to the **DEVELOPER** for purchase of Flat Falling under Developer’s Share.

Now, this deed of sale witnesseth as follows: -

- 1) That in pursuance of the aforesaid agreements and in consideration of sum of Rs. _____/- (Rupees _____) only paid by the **PURCHASER** to the **DEVELOPER**, the legal receipt where of the **DEVELOPER** hereby admit and acknowledge and acquit and discharge unto the **PURCHASER** absolutely and forever.
- 2) That the **VENDOR** do hereby covenant with the **PURCHASER** that the **VENDOR** has not at any time here before made, committed, done, performed,

THE CREATORS


Partner

permitted or suffered any act, deed, matter or things by reason whereof the said Flat No. ___ conveyed by these presents or any part thereof has in way been impeached, charged, mortgaged, leased, encumbered, gifted, sold or otherwise alienated or prejudicially affected whether in title or in possession and that said Flat No. ___ is free from all encumbrances, whatsoever.

- 3) That the VENDOR do hereby further covenant with the PURCHASER that the PURCHASER shall at all times hereafter possess and enjoy the said flat according to their convenience without any let, hindrance, obstruction, interruption, claims or demands by any person, whomsoever.
- 4) That the VENDOR do hereby further covenant with the PURCHASER that the VENDOR shall indemnify the PURCHASER against all losses, damages, claims and whatsoever, if any, which the PURCHASER may at any time detect any defect in the title of the VENDOR in the said Flat granted, conveyed, sold, transferred, assured and assigned or any portion thereof any encumbrance, discovered.
- 5) That the PURCHASER shall hereafter pay the proportionate amount of rent payable to State of Jharkhand, through the Circle Officer, Nagri Anchal, Ranchi and other Authorities.
- 6) That the PURCHASER shall hereafter become a member of "LAKHAN ENCLAVE FLAT OWNERS ASSOCIATION" and shall have the right to use the common passage, electricity, staircase, lobby, pump room, compound, lift (upto Four Floor only), common bath room, roof of the Apartment including amenities and other common parts in the said building with other occupiers of the said building.
- 7) That the PURCHASER shall hereafter have the right to peacefully and quietly possess and use and enjoy the property by themselves or through tenants or assigns without any or obstruction or hindrance whatsoever from the VENDOR or from any person claiming from or under them.
- 8) That the PURCHASER shall have full and absolute right to use the said flat for residential purpose and Parking Space for parking vehicles, by themselves or their family members or their transferee or assignee or heirs or successors.
- 9) That the PURCHASER shall be liable to proportionate share of responsibility arising or liability arising or occurring in pursuance of or in connection with the common facility and amenities in the land, building, roof of the building shall be

THE CREATORS


Partner

common for all which shall be used by all the occupiers of the building jointly and it is their joint responsibilities to maintain its wear and tear.

- 10) That the PURCHASER shall have absolute right to transfer the Flat by way of mortgage, sale, Gift or let it on rent to any person.
- 11) That the all costs of common areas, electricity bill for pump and common lights shall be borne jointly by all the PURCHASER/ OCCUPIER of the flats.
- 12) That the PURCHASER has paid the cost of stamp duty, transfer duty and registration fee in respect of this Sale Deed.
- 13) That the VENDOR and the PURCHASER are Citizens of India.
- 14) That in case of natural calamity or distraction of the building in future, the building may be reconstructed jointly by all the co- Owners/PURCHASER as per their share in the schedule-B property.

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

- (a) To maintain the said premises at **their** own costs, in good tenantable repair and condition from the date of possession of the same and shall not do or suffer to be done anything in or to the said building in which the said premises are situated or the common spaces or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated or the said) premises or any part thereof.
- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority including Flat Owner's Association.
- (c) To permit the DEVELOPER or its staff or agents with or without workmen and others of the Flat/dwelling unit Owners' Association at all reasonable time to view and examine the state and condition of the premises.
- (d) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the flat/unit for residential purpose and the car parking space for parking purpose, as the case may be, nor shall he/she/**they**, the PURCHASER use and utilize his/her/**their** unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.

THE CREATORS


Partner

No commercial activities shall be carried from the premises in Schedule-B below.

- (e) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the flat or on his/her/**their** undivided proportionate share in the land.
- (f) Not to demand partition of his/her/**their** interest in 'The Said Property' and/or the building/s it being hereby agreed and declared by the PURCHASER that his/her/**their** interest in the land and building is indivisible.
- (g) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (h) Not to use the said flat for any immoral or illegal purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said flat or in the car parking space any item of whatever nature which might cause harm to other occupiers of the said building.
- (i) That notwithstanding any act deed or thing by the **VENDOR** done executed or knowingly suffered to the contrary the **VENDOR** is lawfully entitled to and/or absolutely seized and possessed of the said flat and have good right, full power and absolute authority to transfer by way of sale the same unto and to the use of the **PURCHASER** in the manner aforesaid.
- (j) That GST, Service Tax, Sales Tax, VAT or other Statutory taxes, fees etc. is imposed or assessed or levied in respect of the Unit sold to the **PURCHASER** then the same shall be paid and borne by the **PURCHASER** only. The **VENDOR** shall not be in any manner liable for payment of the same.
- (k) To pay proportionately Occupier's share of municipal rates and taxes assessments outgoings or any other rates/taxes/levies assessments, outgoings that may be levied in future on the said flat and/or the land and/or the building at the said housing complex.
- (l) To pay electricity charges on due dates regularly and punctually without default failing which the **PURCHASER** shall not be entitled to avail electricity connection and the same shall be disconnected by the Flat Owners' Association of the said buildings at the said housing complex.

THE CREATORS


Partner

- (m) To pay the proportionate share for maintenance charges towards common services provided in the said building in the said housing complex for the use/benefit of the **PURCHASER** and/or **CO-PURCHASER** of the other flat/flats. The **PURCHASER** shall pay the maintenance charges to the society / **Flat Owners Welfare Association**” from the date of registration of sale deed as per norms of association and the proportionate maintenance charges will be increase @5% per annum on last paid maintenance charges.
- (n) The **DEVELOPER** shall upon completion of the Housing Complex transfer to Flat Owners Association all the **DEVELOPER’S** rights and obligations with regard to the common purposes and shall also transfer the residue then remaining of the security deposit and other deposits, if any, made by the Flat holders for the common purpose after adjusting all amounts then remaining due and payable by them to the **DEVELOPER**. The amounts thus transferred shall be held by Flat Owners Association in the account of the Flat holders respectively for the purposes thereof.
- (o) To pay interest at the rate of 15% per annum on all amounts becoming due and payable by the **PURCHASER** to the **DEVELOPER** and/or flat owners’ association for the period the **PURCHASER** delays and/or defaults in the payments thereof. However it is agreed that the unsold portion shall not be charged or levied maintenance cost till the time those are sold.
- (p) Not to do anything in connection with the use and enjoyment of the said flat whereby the Owners and/or occupiers for the time being of other areas in the said building are prejudicially affected.
- (q) Not to throw or deposit any rubbish garbage or refuse otherwise than in the containers provided therefore or dismantled building materials in any common parts save and except an area specified.
- (r) Not to put anything in the sinks or lavatories which can lead to stoppage in the pipes or drains serving the said building.
- (s) The **PURCHASER** shall not keep nor store in the said flat any inflammable or combustible articles or any other similar articles giving an offensive smell.
- (t) Not to do anything which will cause any nuisance or annoyance to the **CO-PURCHASER** and/or occupants of other portions of the building and/or the flat.

THE CREATORS


Partner

- (u) Not to use or allow use of the said flat for any purpose other than for quiet and decent residential purpose and in particular not to use the same for any immoral activities nor for any hotel, nursing home, boarding house, guest house, manufacturing or processing work or use the same as a godown for storage purposes.
- (v) Not to decorate or paint or otherwise alter the exterior of the said flat or common parts of the building in any manner save in accordance with the general scheme thereof as may be specified.
- (w) Not to do anything whereby the other Co-PURCHASER are obstructed in or prevented from quiet enjoyment of their respective flats and jointly of the common parts.
- (x) Not to claim any right, title and interest in the roof of the building and in any part of the building other than the property purchased.
- (y) Not to obstruct in any manner the **DEVELOPER** in raising further stories or making other constructions or transferring any rights in or on the land or building or other flats and the **PURCHASER** hereby undertake not to raise objection in respect thereof. However it is agreed that no construction will be made in the common area.
- (z) Not to display or affix any neon sign or signboard on any outer wall of the building or the flats or the common parts and not to affix any letter boxes in any place except the space provided by the **DEVELOPER**.
- (aa) Not to claim any partition or sub-division of the land and/or common parts and not to partition the flat by metes and bounds.
- (bb) Not to claim any additional right other than undivided proportionate variable impartible share in the land underneath the building being **SRI BLOCK** at the said housing complex as stated hereunder.
- (cc) Not to obstruct or raise any objection in any manner whatsoever in case undivided proportionate share in the land is reduced by reason of constructing an area in excess of an area now intended and/or permitted to be constructed on the land mentioned in the Second Schedule stated hereunder.
- (dd) Not to put up brick wall within the flat or anywhere in the building.

THE CREATORS


Partner

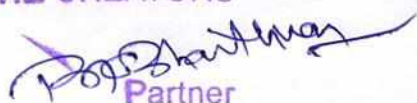
- (ee) Not to keep any goods in the common corridor or common area which shall always be kept free and no agent or servants, employees of the **PURCHASER** shall be entitled to stay and/or sleep in the common area.
- (ff) The **PURCHASER** shall not do or cause or permit to be done any act deed or thing which may increase the insurance premium or render void or voidable any insurance of any flat or any part of the said building.
- (gg) To keep the said flat in a good state of repairs and conditions.
- (hh) The **PURCHASER** shall observe and comply with all the rules and regulations framed by the **DEVELOPER** or flat owners Association for the time being of the said building.
- (ii) If any dues of the **DEVELOPER** and/or flat owners association remain due and payable by the **PURCHASER**, the **DEVELOPER** and/or flat owners association shall be entitled to withdraw and/or stop the **PURCHASER** from utilizing the common services.
- (jj) To keep the said flat and all walls partition walls sewers drains pipes cables wires belonging thereto in good and tenable repair and condition at its own costs.
- (kk) The **PURCHASER** shall not obstruct the **DEVELOPER** and/or flat owners' Association from carrying out any obligations and/or duties for the maintenance of the said building or any common parts or utilities.
- (ll) No animals, rabbits, livestock or poultry of any kind or Dogs, Birds, Cats and other household pets etc. shall be allowed to be kept by the **PURCHASER** in their respective flat and/or in the common Areas or Open Spaces of the said Housing Complex.
- (mm) No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common areas and facilities.
- (nn) Not to install any generator in the flat and/or common areas of the said housing complex.
- (oo) The demarcated open green space or lawn shall be used as a lawn or garden for aesthetic purpose only and the same shall not be used for social functions such as marriage parties etc.

THE CREATORS


Partner

- (pp) To permit surveyors or agents of the **DEVELOPER** and/or flat owners Association with or without workmen at all reasonable time to enter upon the said flat and every part thereof to view the state and conditions thereof.
- (qq) Within 15 days after the date of every such notice as aforesaid to repair and make good all such defects decay and want of reparation to the said flat at the costs of the **PURCHASER**.
- (rr) Nothing shall be done in any flat or in on or to the common areas and facilities which will impair the structural integrity of the single family building or which would structurally change the same.
- (ss) Not to use parking space except for the periodic parking of non commercial road worthy vehicle and shall be used for the parking self use road worthy family car only. The visitor(s) shall not have any right to park his/their Vehicle(s) in the Housing Complex.
- (tt) Not to keep any heavy article or thing, operate any machine as is likely to endanger the structure of the building or damage the floor or roof or outer walls of any Flats.
- (uu) Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to effect or endanger or damage the stability of the building or any part thereof.
- (vv) Not to park or allow its car to be parked in the pathway or in the open spaces of the building or at any other place at the said Housing Complex except at the space, if any, allotted to him/her/them/it.
- (ww) To use only those common areas for ingress and egress to the said Flat, in common with the other occupiers of the Housing Complex and the **PURCHASER** shall have no right on any other portion and/or space in the building and/or the said Housing Complex.
- (xx) Not to permit closing of the verandah or balconies or lobbies and common parts and also not to permit any alterations in the elevation and outside colour scheme of the exposed walls of the verandah, lounge or any external walls of the said Flat.
- (yy) Not to fix grills in the verandah and/or windows which are not as per the designs suggested or approved by the Architect.

THE CREATORS


Partner

- (zz) Not to make in the said Flat any structural additions and/or alterations such as beams columns, partitions, walls etc. or improvements of a permanent nature except with the prior approval in writing of the **DEVELOPER** and/or any concerned authority.
- (aaa) So long as each Flat in the building is not separately assessed and mutated, the **PURCHASER** shall from the date of possession be liable to pay the proportionate share of all the rates and taxes assessed on the entirety of the said Housing Complex and such proportion to be determined by the **DEVELOPER** on the basis of the area of the said Flat.
- (bbb) After taking delivery of the said Flat, the **PURCHASER** shall take steps to have the said Flat separately assessed and mutated. The **PURCHASER** shall be liable and responsible for all the costs and consequences of non-observance of this clause.
- (ccc) The **PURCHASER** hereby accords consent to the **DEVELOPER** in respect of the modification of the sanctioned plan and or to change the user of any area of the buildings in the said housing complex with the permission of appropriate authorities as the **DEVELOPER** may think fit and proper and the **PURCHASER** shall not raise any objection of whatsoever nature in respect thereof.
- (ddd) In case of any natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owner (PURCHASER of the Flats in the Housing Complex) who may hereafter or hereto before have acquired by purchasing different flats of the said Housing Complex, having similar right, title and interest in the land of the Housing Complex. The co-owners shall pay and contribute the proportionate cost of their share in the building in his/her/their occupation for such reconstruction of the Housing Complex, if any, arises in future. That the PURCHASER has paid stamp duty and registration fee as per Govt. norms for registration of deed

The VENDOR and the PURCHASERS covenant with each other as follows:

1. Save and except in respect of the undivided proportionate share or interest in "the Said Land" and save and except the rights in the said flat/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the VENDOR in his favor, the PURCHASERS shall have no claim or right of any

THE CREATORS


Partner

nature in the other flats, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of his/her/their flat.

2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the PURCHASERS and other Co-PURCHASERS, the PURCHASERS agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.
3. The PURCHASERS further agree that the DEVELOPER PARTY shall, with the prior approval of the VENDOR and as per the revised plan sanctioned by Ranchi Municipal Corporation, Ranchi, also be free and entitled to make additions (vertical or horizontal) in existing buildings, namely 'SAPPHIRE' to which the PURCHASERS shall have no objection whatsoever.

SCHEDULE "A"

All that piece and parcel of land under Khata No. 104, R.S. Plot No. 515, measuring an area 18 Decimal and Khata No. 308, R.S. Plot No. 540, measuring an area 12 Decimal, Total land admeasuring area 30 Decimal corresponding to Holding No. 0370007678000Z0 within Ward No. 36 of Ranchi Municipal Corporation, Ranchi situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand butted and bounded as follows:

North :
South :
East :
West :

SCHEDULE "B"

All that piece and parcel of Residential Flat being Flat no. ___ on the _____ Floor of "LAKHAN ENCLAVE" having Super Built-up area ___ sq. ft. along with undivided proportionate share of land measuring an area ___ Dismil and one Car parking Space in the Ground Floor standing upon Khata No. 104, R.S. Plot No. 515, measuring an area 18 Decimal and Khata No. 308, R.S. Plot No. 540, measuring an area 12 Decimal, Total land admeasuring area 30 Decimal corresponding to Holding No. 0370007678000Z0 within Ward No. 36 of Ranchi Municipal Corporation, Ranchi situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand and shown in

THE CREATORS


Partner

RED WASH in the plan attached with this deed as part thereof, butted and bounded as follows:

- North :
 South :
 East :
 West :

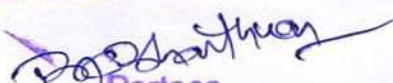
MEMO OF CONSIDERATION

Sl. No.	DD/ Bank Transfer	Date	Bank	Amount (in Rs.)
1.				
2.				
3.				
4.				
5.				
Total				_____/-

Details of Construction:-

1.	Whether the building is Kuchha or pucca	Pucca
2.	If it is pucca then whether its Khaparposh or conventional or RCC Roof.	Having RCC Roof
3.	Number of floors	G+5 Floors
4.	Area of Flat No. __ of the building	_____ sq. ft. on the __ Floor
5.	The year of construction
6.	Statement regarding quality of electrical and Other fittings of the building.	Standard Fittings.
7.	The Area where the building is constructed and its use residential, Commercial industrial.	30 Decimals Residential Use

THE CREATORS


 Partner

8.	Whether the building in question was let out on rent.	No
9.	Value of Construction ____ sq. ft.	Rs. _____/-
10.	Value of land ____ Sq. Ft. equivalent to ____ decimals more or less	Rs. _____/-
11.	Total Value	Rs. _____/-

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L. IT IS FURTHER CERTIFIED that the property does not belong to Adivasi or Scheduled Tribe or Schedule Caste and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the land of Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam.

IN WITNESSES whereof the VENDOR does hereby put his/her signature and finger prints on this, in his full senses and after fully understanding the contents of this deed, in presence of the witnesses signed below, on the day, month and year first written above at Ranchi.

WITNESSES:

1]

VENDOR

2]

THE CREATORS

 Partner

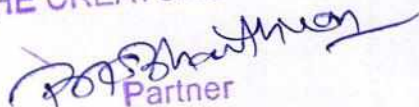
PURCHASERS' SIGNATURE, PHOTO AND THUMB IMPRESSION

THUMB	INDEX	MIDDLE	RING	LITTLE

It is certified that the VENDOR and PURCHASERS whose photos are affixed in the deed and whose signature and finger prints have been taken in the deed, have put their signatures and finger prints in my presence.

Drafted by:-

THE CREATORS


Partner