

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

BETWEEN

M/s AASHNA CONSTRUCTION through its Proprietor **SHRI RAKESH KUMAR SINHA** son of Shri Mahesh Prasad Sinha, Grandson of _____, by Faith Hindu, by Caste General Caste (unaffected by CNT Act, 1908), by Occupation Business, resident of 401, Bimal Shyam Bihar, Argora, Kathal More Road, District Ranchi, State Jharkhand (hereinafter called the **VENDOR** cum **DEVELOPER** of the **FIRST PART**).

UID: XXXX-XXXX-____ PAN: _____ Mobile: _____

AND

SHRI _____ son of _____, Granddaughter of Late _____i, by Faith Hindu, by Caste General Caste (unaffected by CNT Act, 1908), residents of _____ (hereinafter called the **PURCHASER**) of the **SECOND PART**.

UID: XXXX-XXXX-____ PAN: _____ Mobile: _____

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.

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WHEREAS land under Khata No. 31, R.S. Plot No. 259, measuring an area 36 Decimal and other plots, 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 Kandru Teli son of Anand Teli by Caste Teli as Kayamee.

AND WHEREAS Khatiyani Raiyat Kandru Teli son of Anand Teli died leaving behind his wife Smt. Laxmin Devi as his legal heir and successor who inherited the land.

AND WHEREAS Smt. Laxmin Devi wife of Late Kandru Teli sold the aforesaid land to Bigal Mahto son of Late Akla Mahto vide registered Sale Deed No. 3475 dated 21.02.1975 registered before the District Sub Registrar, Ranchi which is entered in Book No. 1, Volume No. 16, Pages from 339 to 342.

AND WHEREAS Bigal Mahto son of Late Akla Mahto also sold the land under Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area 15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to Smt. Lalita Devi wife of Shivanand vide registered Sale Deed dated 03.10.1983 registered before the District Sub Registrar, Ranchi. Thereafter, she got her name mutated in the Circle Office Nagri Anchal, Ranchi vide Mutation Case No. 147R27/1986-87 and started paying rent to the state vide Rent Receipt No. 0168461923 dated 10.05.2025 which is also entered in online register II whose Volume No. 4 and Page No. 295.

AND WHEREAS Smt. Lalita Devi wife of Shivanand entered into unregistered development agreement dated 15.12.2012 for the development of his land under Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area 15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand with M/s Aashna Construction.

AND WHEREAS Developer M/s Aashna Construction got the building sanctioned for the construction of multi-storied building known as "**LALITA TOWER**" having _____ Floors from Ranchi Regional Development Authority, Ranchi (R.R.D.A) vide B.C. Case No. _____.

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AND WHEREAS as per the Share allocation mentioned in the Development Agreement between the Landowner and the Developer, the property more-fully described in Schedule below came in the share of the Developer/Landowner.

AND WHEREAS, the **PURCHASER** had entered into an agreement dated _____ with the **DEVELOPER/LANDOWNER**, for purchase of One Flat from /Landowner/Developer's share being Flat No. _____ on the Floor of the said multi storied buildings "**LALITA TOWER**" having Super Built-up area .Sq. Ft. more or less along with proportionate impartible undivided share in aforesaid land measuring ___Decimals more or less, along with one Car Parking Space 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** has 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 **VENDOR** cum **DEVELOPER**, the legal receipt where of the **VENDOR** cum **DEVELOPER** hereby admit and acknowledge and acquit and discharge unto the **PURCHASER** absolutely and forever and the Vendor does hereby convey and transfer by way of sale unto the **PURCHASER** One Flat from Developer's share being Flat No. _____ on the _____ Floor of the said multi storied buildings "**LALITA TOWER**" having Super Built-up area _____ Sq. Ft. more or less along with proportionate impartible undivided share in aforesaid land measuring _____Decimals more or less, along with one Car Parking Space and all amenities and common enjoyment and beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule-B.
- 2) That the **VENDOR** do hereby covenant with the **PURCHASER** that the **VENDOR** has not at any time here before made, committed, done, performed, permitted or suffered any act, deed, matter or things by reason whereof the said Flat No. _____ conveyed by these presents or any part

connection with the common facility and amenities in the land, building, roof of the building shall be 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/ OCCUPIERS of the flats.
- 12) That the PURCHASER have 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 **her/his** 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.
- (c) To permit the VENDOR cum 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 her/his, the PURCHASER use and utilize their unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.
- (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 their undivided proportionate share in the land.
- (f) Simultaneously with the execution of this conveyance, the PURCHASER has paid applicable GST/Service Tax upon the consideration amount to the VENDOR cum DEVELOPER.
- (g) Not to demand partition of his interest in 'The Said Property' and/or the building/s it being hereby agreed and declared by the PURCHASER that their interest in the land and building is indivisible.
- (h) 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.
- (i) 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.

The VENDOR and the PURCHASER 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 favour, the PURCHASER shall have no claim or right of any nature in the other flats, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of their flat.

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2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the PURCHASER and other Co-PURCHASER, the PURCHASER 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 PURCHASER further agree that the VENDOR cum DEVELOPER shall, with the prior approval of the LANDOWNER and as per the revised plan sanctioned by Ranchi Regional Development Authority, Ranchi, also be free and entitled to make additions (vertical or horizontal) in existing buildings, namely 'LALITA TOWER' to which the PURCHASER shall have no objection whatsoever.

SCHEDULE "A"

All that piece and parcel of land under Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal., Total land admeasuring an area 15 Decimal situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand butted and bounded as follows:

North : Plot No. 260
South : 20 Feet Wide Road
East : Plot No. 260
West : Plot No. 257

SCHEDULE "B"

All that piece and parcel of Residential Flat being **Flat No. _____** on the _____ Floor in " _____ " having Super Built-up area _____ Sq. Ft. along with undivided and indivisible proportionate share of land measuring an area _____ Decimals and One Car Parking Space, standing upon land under Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area 15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area

15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area 15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand Khata No. 31, R.S. Plot No. 259, Sub Plot No. 259/1, measuring an area 08 Decimal and Sub Plot No. 259/2, measuring an area 07 Decimal 215 Sq. Ft., Total land admeasuring an area 15 Decimal 215 Sq. Ft. situated at Village Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand and shown in 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.	Cheque No./DD/Bank Transfer/RTGS	Date	Amount (in Rs.)
1.			
2.			
3.			
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
4.	Area of Flat No. _____ of the building	_____ Sq. ft. on the _____ th 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.	15 Decimals 215 Sq. Ft. Residential Use
8.	Whether the building in question was let out on rent.	No
9.	Value of Construction _____sq. ft.	Rs. _____/-
10.	Value of land _____decimals more or less	Rs. _____/-
11.	Total Value	Rs. _____/-

Note: It may be noted that the property has actually been purchased on consideration amount of Rs. _____/- only but for the purpose of registration Stamp Duty and Registration Fees has been paid on the Circle Rate prescribed by Competent Authority on 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.

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Proprietor

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 Cum DEVELOPER

2]

AASHNA CONSTRUCTION


Proprietor

PURCHASER'S SIGNATURE, PHOTO AND THUMB IMPRESSION

THUMB	INDEX	MIDDLE	RING	LITTLE

It is certified that the VENDOR and PURCHASER 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:-