

**DEED OF SALE**

This Deed of Absolute Conveyance is made on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026 (Two Thousand Twenty Six).

**BETWEEN**

**M/S M.R. CONSTRUCTION** Flat No. B-202, Rupa Enclave, Amethiya Nagar, Gas Godown Road, Khijri, P.S. Namkum, District Ranchi a Proprietorship Firm through its owner namely Sri Manoranjan Kumar (Date of Birth : 20.06.1984), Son of Late Ramashish Singh and grand son of Late Daroga Singh, by Category - General (does not comes under CNT-Act - 1908), by occupation - Business, resident of Amathiya Nagar, Gas Godown Road, Namkum, P.S. Namkum, District Ranchi, State of Jharkhand an Indian citizen, (herein after referred to as the developer which terms and expressions unless excluded by or repugnant to the subject or context shall mean and include its heirs, successors, successors-in-office, successors-in-interest, legal representatives, executors and assigns) of the **FIRST PART**.

UID: XXXX XXXX 8841, PAN : BOYPK2472M, Mob. : 7870730331

**M/s M.R. CONSTRUCTION**

*M. R. Kumar*  
Proprietor

**AND**

MR. \_\_\_\_\_ (D.O.B. : \_\_\_\_\_)  
S/o - \_\_\_\_\_, Grand S/o - \_\_\_\_\_, by  
occupation - \_\_\_\_\_, by Category - General (does not comes  
under CNT-Act - 1908), by faith - Hindu, Resident of -  
\_\_\_\_\_, State of -  
\_\_\_\_\_, hereinafter referred to as the PURCHASER (which  
term and expression shall, unless repugnant to the context or excluded  
by these presents, mean and include her respective heirs, legal  
representatives, executors, administrators, successors and assigns) of the  
SECOND PART.

UID.: XXXX XXXX , PAN : \_\_\_\_\_, Mob. : \_\_\_\_\_

WHEREAS VENDOR is the absolute owner and in possession  
over the Flat No. \_\_\_\_ in the \_\_\_\_\_ Floor measuring super built up  
area \_\_\_\_\_ sq.ft. of multistoried residential building namely "AADYA  
HOMES" with one car parking space in the ground floor with undivided  
proportionate share of land \_\_\_\_\_ sq.ft. (\_\_\_\_\_ Decimal)  
constructed over the land of R.S. Plot No. 348, Sub Plot No. 348/Part,  
area 20 decimal under Khata No. 03, situated at village Khijri, P.S.  
Namkum, P.S. No. 219, District Ranchi which is morefully described in  
Schedule-B below and the same has been acquired by virtue of  
registered Development Agreement dated 16.11.2022 which was  
registered at SRO Ranchi Rural and entered in Book No. I, Volume No.  
903, Page No. 1 to 78, Deed No. 9441, Serial No. 9991 for the year  
2022.

WHEREAS the Revisional Survey Record of Right of Khata  
No. 03, Plot No. 348 including other Plots of Mouza Khijri, Thana  
- Ranchi, Thana No. 219, District Ranchi is recorded as "Majhihas  
Malik" and the name of landlord is Thakur Pachkauri Nath  
Shahdeo.

M/s M.R. CONSTRUCTION

*M. Kumar*  
Proprietor

AND WHEREAS Thakur Pachkauri Nath Shahdeo died leaving behind two sons namely (1) Lal Gopal Nath Shahdeo and (2) Thakur Bihari Nath Shahdeo.

AND WHEREAS Thakur Bihari Nath Shahdeo died leaving behind his four sons namely Lai Badri Nath Shahdeo, Lal Jitendra Nath Shahdeo, Lal Ganesh Nath Shahdeo and Lal Birendra Nath Shahdeo.

AND WHEREAS Lal Gopal Nath Shahdeo also died leaving behind three sons namely (1) Lal KaliSharan Nath Shahdeo (2) Lal Niranjana Nath Shahdeo and (3) Lal Sarit Nath Shahdeo and amongst them Lal Sarit Nath Shahdeo also died leaving behind his wife namely Smt. Santoshi Devi.

AND WHEREAS after the death of Thakur Panchkauri Nath Shahdeo the aforesaid legal heirs and successors inherited the property jointly, subsequently, thereafter amicable partition among the sons of Thakur Bihari Nath Shahdeo and between the sons and daughter-in-law of Thakur Lal Gopal Nath Shahdeo and in partition 21 acres 94½ decimals fallen in the share of sons of Thakur Bihari Nath Shahdeo and 21 acres 94½ decimals fallen in the share of sons and daughter-in-law of Thakur Lal Gopal Nath Shahdeo.

AND WHEREAS all of sons of Late Thakur Bihari Nath Shadeo also partition the land and in Partition of land under Khata No. 03, out of R.S. Plot No. 348, Measuring an area 69¾ decimals 54 Sq.ft. including other khata and Plots of land fallen in the share of Lai Birendra Nath Shadeo and Lal Birendra Nath Shadeo came in peaceful possession over the said land.

AND WHEREAS after Partition Lal Birendra Nath Sahdeo came in peaceful possession his share of land and got his name

M/s M.R. CONSTRUCTION  
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mutated in the Office of State of Jharkhand through Namkum Anchal, Ranchi vide Mutation Case No. 2780 R27/2011-12 and paid rent to the State regularly and Jamabandi of the said land have been entered in Volume no. 9, Page no. 32 of register-II of Namkum Anchal, Ranchi.

AND WHEREAS the said Land Owner Lal Birendra Nath Sahdeo is owner of all that piece and parcel of land measuring an area of 20 decimals, being portion of R.S. Plot No. 348, Under Khata No. 03, Situated at village - Khijri, Thana Namkum, Thana No. 219, District Ranchi which is more fully mentioned and described in Schedule - A.

AND WHEREAS the said LAND OWNER Lal Birendra Nath Sahdeo decided to out of respective share of land measuring an area of 20 decimals, being portion of RS Plot No. 348, Sub Plot No. 348/Part under Khata No. 03, situated in Village Khijri, Ps Namkum, Ps No. 219, District Ranchi, which is the subject land herein and more fully mentioned and described in SCHEDULE - A (LAND) of this deed and get the same developed into a multi-storied residential building complex in the name and style of "AADYA HOMES" having several residential flats / units, for which they approached the aforesaid DEVELOPER who has also agreed to develop the subject land in the same way.

AND WHEREAS VENDOR/LANDOWNER interested to develop the land morefully described in Schedule A' below by constructing multistoried residential building as per plan prepared by VENDOR / DEVELOPER and sanctioned by competent authority of R.R.D.A., Ranchi vide B.C. Case No. - RRDA/BP/0361/2022, Dated 13/08/2022 and the project is registered under Rera vide project Registration Number JHARERA/PROJECT/\_\_\_\_\_

AND WHEREAS as per approved plan a multistoried building (G+4) comprising several independent flats total 16 (Sixteen) flats on different floors where constructed by DEVELOPER on over the landed

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H. K. Kumar  
Proprietor

property described in Schedule "A" below. The said Multistoried Residential Building is named as "AADYA HOMES".

AND WHEREAS in pursuance of the said Registered Development Agreement dated : 16.11.2022 Flat No. \_\_\_\_\_, on the \_\_\_\_\_ Floor Having Super Built-up Area \_\_\_\_\_ Sq.ft. more fully described in Schedule "B" (this Flat came in the share of DEVELOPER) with undivided proportionate share of land \_\_\_\_\_ Sq.ft (\_\_\_\_\_ Decimal) alongwith one car parking space in the ground floor and right to use all common space, common roof and amenities of multistoried building called "AADYA HOMES" constructed over the Schedule "A".

AND WHEREAS VENDOR / DEVELOPER has entered into Agreement for Sale with Purchaser on \_\_\_\_\_ for sale the aforesaid flat.

AND WHEREAS in pursuance of aforesaid agreement DEVELOPER has agreed to sale at a total agreed consideration amount of Rs. \_\_\_\_\_/- (\_\_\_\_\_ ) Only which PURCHASER /VENDEE has agreed to purchase at the aforementioned price and the PURCHASER /VENDEE has paid the entire consideration amount along with taxes/GST to VENDOR / DEVELOPER.

AND WHEREAS It has become necessary to execute Registration of this DEED of absolute sale by the VENDOR / DEVELOPER in the favour of VENDEE/ PURCHASER .

AND WHEREAS, at the request of the PURCHASER the VENDOR/ DEVELOPER has agreed to transfer the premises in Schedule 'B' in the manner hereinafter appearing.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:-**

1. That in pursuance of the said agreement and in consideration of sum \_\_\_\_\_ of Rs. \_\_\_\_\_/- (\_\_\_\_\_ ) Only the PURCHASER has already paid the said consideration amount to the VENDOR / DEVELOPER which said sum the VENDOR / DEVELOPER does hereby acknowledge having received in full

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M. R. Fumari  
Proprietor

and they hereby sell, convey and transfer and absolutely assign to the said PURCHASER free from all encumbrances, charges, liens, claims and demands whatsoever standing on the portion of Schedule-A land having permanent heritable and transferable right and referred to hereunder the Schedule flat also shown in RED WASH in the map attached herewith forming part of this deed of the said apartment along with all benefits and advantages including rights, liberties, easements, privileges whatsoever to the said flat or any part thereof belonging to or in any way appertaining for or with the same or any part thereof shall held, use occupy or enjoy or reputed to belong or be appurtenant thereto and the right to use and enjoy common facilities such as passage, staircase, roof, lobby compound to and from an adjacent to or in the way of the said schedule flat as also the rents, in use and profits thereof and all the estate, right, title, interest, inheritance, use trust and demand whatsoever, both at law and in equity of the Vendor into or upon the said Schedule Flat or every part thereof to have and to hold the said Schedule Flat and every part thereof UNTO AND TO the said Schedule flat and very part thereof UNTO AND TO the use of the PURCHASER forever and absolutely.

2. That the VENDOR / DEVELOPER 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 Vendor at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell and assign the undivided proportionate share in land and flat and parking space in "AADYA HOMES" and every part thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgages, lien, claim, and demand of whatsoever nature.
3. That the VENDOR/ DEVELOPER does hereby further covenants with the PURCHASER that he/she shall hold, possess and beneficiary enjoy the same and every part thereof and may get his/her name mutated in the records of the Circle Officer, **Namkum Anchal**, Ranchi and in the whatsoever else that may be felt necessary and expedient.
4. That the VENDOR / DEVELOPER does hereby deliver to the PURCHASER all evidence and writing relating to the possession and custody of the Schedule Flat, parking space and undivided share in the land hereby conveyed and the Vendor and/or any person claiming under him do hereby covenant with the

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H. R. Kumar  
Proprietor

PURCHASER that the Vendor have lawfully seized and possessed the Schedule Flat free from all encumbrances and they have absolute authority to the Schedule Flat in the manner aforesaid.

5. That the PURCHASER after taking possession of the Schedule Flat shall be liable to abide by the rules and regulations of the Government, Authority, Committee constituted by the flat owners, if any, and the terms and conditions mentioned in this deed and shall also be liable to pay all 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 in respect of the Scheduled Flat.
6. 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 by the PURCHASER, or family members or through tenant, successors, assigns only for residential purpose and not for any other purpose.
7. That the PURCHASER shall be liable to bear proportionate share of responsibility or liability arising or occurring in pursuance of/or in connection with the common facilities and amenities in the said apartment.
8. That the PURCHASER shall be liable for the electricity consumption in respect of the Schedule Flat and for such purpose a separate meter has been installed for recording such consumption.
9. That the PURCHASER will share proportionate responsibility as also the liability for the common facilities and amenities collectively with the other PURCHASER of the other flats in the said building.
10. That the PURCHASER 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 other occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.

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H.v. Kamari  
Proprietor

11. That the PURCHASER shall have to use the common passage, staircase, parts in the said apartment and/or common amenities and/or facilities with other remaining occupiers of the said apartment.
12. That the VENDOR / DEVELOPER does hereby further covenant that the aforesaid consideration amount for the said Schedule Flat is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said Schedule Flat is standing.
13. That the PURCHASER'S undivided proportionate share in the said land retained shall remain joint for 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 said undivided proportionate share of land is impartible.
14. That the PURCHASER shall have full propriety right as the Vendor derived, save/except that of demolishing or committing waste in respect of the land and the building described in the Schedule hereunder in any manner so to affect the other co-owners who prior to this conveyance have purchased and acquired or may hereafter purchase or acquire similar Proprietary rights as covered by this conveyance.
15. That the PURCHASER shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed.
16. That not to throw dirt, garbage, rags or other refuse or permit the same to be thrown on the roof, stack gutters, rain water pipes, drains, landings, staircase, soil pipes, main entrance, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the PURCHASER in common with the owners or occupiers of the other flats. That exterior portion of the flat shall not be decorated otherwise than in the manner agreed to by a majority/jointly of the flat owners.
17. That the PURCHASER has the 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 down any new sewers, drains, water

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Proprietor

courses, cables and wires with a little disturbances as possible and making good damage caused and the PURCHASER has all the right to use all common facilities and amenities of the said Apartment.

18. That the PURCHASER shall be liable to proportionate share or responsibility or liability arising or occurring pursuance of or in connection with the common facilities and amenities in the said building such a expenses or maintaining, repairing (a) main structure and in particular the stacks gutters and rain water pipes of the Apartment (b) water pipes, drains, electric cables and wires, laying under and upon the Apartment and enjoyed or used by the PURCHASER, occupiers, owners in common with the owners/ PURCHASER of the other flats (c) main entrance, passage, landing and staircase of the Apartment (d) clear and reasonable lighted the passage, landings, staircase and other part of the apartment so enjoyed or used by the PURCHASER'S in common as aforesaid and as far as practicable keep the forecourt, way and other parts of the Apartment in good condition (f) parking space (g) water pumps, use of the lifting water (h) a separate common meter has been installed for recording common electric consumption for water pump for purpose of recording consumption of staircase lighting.

**Schedule (A)**  
**(The said Land)**

All that piece and parcel of land under Khata No. 03, R.S. Plot No. 348, Sub Plot No. 348/Part area 20.30 decimals situated at Mouza - Khijri, P.S. - Namkum, P.S. No. - 219, District - Ranchi butted and bounded as follows :-

**North** :- Village Road

**South** :- Sub Plot No. 348/Part

**East** :- Sub Plot No. 348/Part

**West** :- Village Road

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H.v. Kumari  
Proprietor

**Schedule (B)**

**(Premises being sold)**

All that Flat bearing No. \_\_\_\_\_ on the \_\_\_\_\_ floor having super build-up area \_\_\_\_\_ Sq.ft. with One Car Parking Space in the ground floor of "AADYA HOMES" a multistoried building together with \_\_\_\_\_ Sq.ft. ( \_\_\_\_\_ Decimal) undivided proportionate share in the land in the Schedule -A above situated at Village Khijri, P.S. Namkum, Ps No. 219, District. Ranchi and shown in red wash in the map attached forming part of these present which is bounded as follows :-

**North :-**

**South :-**

**East :-**

**West :-**

**Particulars being furnished in case of building :**

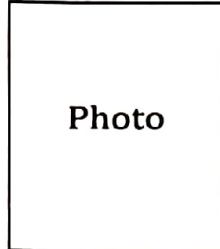
- |   |   |                     |
|---|---|---------------------|
| 1. Whether Kucha or Pucca   | : | Pucca               |
| 2. If Pucca, whether tiled or reinforced concrete   | : | Reinforced Concrete |
| 3. Number of Stories  | : | Ground + 4          |
| 4. Super built-up Area of flat  | : | Sq.ft.              |
| 5. Year of Construction   | : | 2022-24             |
| 6. A brief description of the nature of sanitary, electrical and other fitting in the building or others quality. | : | Standard            |
| 7. Area where the building is constructed and its use residential commercial or industrial.                       | : | Residential         |
| 8. If rent, etc, annual rent  | : | Not applicable      |
| 9. I. Value of Flat Area Sq.ft.   | : | Rs. /-              |
| II. Value of undivided proportionate share of land Sq.ft. i.e. Decimal  | : | Rs. /-              |
| <b>Total</b>  |   | <b>Rs. /-</b>       |

**M/s M.R. CONSTRUCTION**

*H. V. Kumar*  
Proprietor



**Finger Impression of left Hand, Photograph & Signature of  
the Purchaser**



<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>

Certified that the fingerprints of the Left Hand of the each person whose photograph is affixed in the document have been obtained before me.

**Typed by :**

**Drafted by :**

**M/s M.R. CONSTRUCTION**

*H. Kumar*  
**Proprietor**