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M/s Ashmi Developers  
मनोज कुमार सिंह  
Partner

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**THIS DEED OF ABSOLUTE SALE** is made on this the ..... day of .....,  
2026 at Gumla;

**BETWEEN**

**M/S ASHMI DEVELOPERS (PAN No. ACLFA 8952E) (date of formation 23.09.2025)**, a private limited company, represented through its Partners **(1) SRI MANOJ KUMAR SINGH** (Aadhar No. xxxx xxxx 6561) (Mobile No. 90064-12719), son of Late Rajeshwar Prasad Singh, by caste General, by faith Hindu, by occupation Business, resident of Sisai Road, Gumla, P.O., P.S. & District Gumla, Jharkhand and **(2) SMT. SUMAN MAHESHWARI** (Aadhar No. xxxx xxxx 1032) (Mobile No. 79911-95524), wife of Abhinav Kumar Maheshwari, by caste General, by faith Hindu, by occupation Business, resident of Shri Tirupati Steel, Palkot Road, P.O., P.S. & District Gumla, Jharkhand (hereinafter called the **“VENDOR cum DEVELOPER”**) of the **FIRST PART**;

**AND**

..... (PAN-....., Aadhar no. ...., Mobile No. ...., date of birth .....), son of ..... and grandson of ....., by caste ....., by faith ....., by occupation ....., resident of ....., District ....., Indian Citizen (hereinafter called the **“PURCHASER”**) of the **SECOND PART**;

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Partner

The terms the “**VENDOR cum DEVELOPER**” and the “**PURCHASER**” shall unless repugnant to the context or excluded by these presents, mean and include their respective heirs, legal representatives, executors, administrators, successors-in-interest and assigns.

WHEREAS, the land having total area 31 Decimal being portion of R.S. Plot no. 394, under Khata no. 122, situated at Village Dunduriya, Thana Gumla, Thana no.44, District Gumla, corresponding to Municipal Holding No. 002006158000M0, within ward no. 02 of Gumla Nagar Parishad, Gumla is recorded in R.S. Record of rights in the name of Rameshwar Nath Misir and others;

AND WHEREAS, later on, the aforesaid land inherited by Manish Kumar Mishra son of Late Jageshwar Mishra and Jamabandi is also running in his name at Circle Office, Gumla Sadar and entered in register-2, at volume 7, page 86 and is paying rent in his own name;

AND WHEREAS, the aforesaid Manish Kumar Mishra entered into a development agreement being Document No. 2026/GUM/194/BK1/189 dated 28.01.2026, entered in book no.BK1, volume no. 26, at pages 69 to 156 of the office of SRO, Gumla with the builder ..... (the **VENDOR/FIRST PARTY** hereto) for development and construction of multi storied building over the aforesaid land.

AND WHEREAS, the Developer is also agreed to construct and develop multi-storied building **namely** “**ASHMI RESIDENCY**” on and over the land described in “**Schedule-A**” below and a map/plan sanctioned by the Gumla Nagar Parishad, Gumla vide **B.C. Case No. ....** and the Developer have constructed a multi-storied building complex on and over the said land as per the Map/plan sanctioned by the Gumla Nagar Parishad, Gumla;

AND WHEREAS as per the registered Development Agreement, the share has been divided between the **LAND OWNERS** and the **DEVELOPER**, the property described in **Schedule-B** below along with other units has come in the share of the **DEVELOPER** (the **VENDOR** hereto) and as per Section 5 of the Jharkhand Apartment (Flat) Ownership Act, 2011, the Developer is sole entitled to execute and register sale deed to the prospective **PURCHASER(s)** with regard of their shares in the aforesaid multi storied building;

AND WHEREAS, in terms of Agreement to Sale dated ....., executed by and between the **DEVELOPER** through its **Partner** of the One Part and the **PURCHASER** of the another part, the **DEVELOPER** offered to sale and the **PURCHASER** agreed to purchase One Residential Unit bearing Flat No. ...., having Carpet Area ..... Sq. Ft. (**Super Built Up Area** ..... Sq. Ft.) in the ..... Floor in the multi storied building namely

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मनीष कुमारी  
Partner



“ASHMI RESIDENCY” standing over the portion of **R.S. Plot no. 394, under Khata no. 122, situated at Village Dunduriya, Thana Gumla, Thana no.44, District Gumla** more fully described in **Schedule-B** together with the common parts, common amenities and common convenience relating thereto and also together undivided proportionate share in the land in the **Schedule-A** for a total consideration of **Rs. ....../- (Rupees .....)** only plus GST;

AND WHEREAS, prior to entering into the agreement aforesaid, the **PURCHASER** has inspected documents of title of ‘**the Said Property**’ and has also seen approved the said plan and have having satisfied himself about the same have agreed to acquire on ownership basis the above premises in **Schedule-B**;

AND WHEREAS, the **VENDOR cum DEVELOPER** hereby declare that ‘**The Said Property**’ in the **Schedule-A** and the premises in the **Schedule-B** below are free from all encumbrances and liabilities.

**NOW THIS INDENTURE WITNESSETH** as follows:

1. In consideration of the sum of **Rs. ....../- (Rupees .....)** only plus GST paid by the **PURCHASER** to the **VENDOR cum DEVELOPER**, receipt of which amount the **VENDOR cum DEVELOPER** do hereby acknowledge, the said **VENDOR cum DEVELOPER** in accordance with the undertakings and covenants contained in the Agreement do hereby convey, transfer and assign UNTO the **PURCHASER**, free from all encumbrances, charges and liens, Residential Unit bearing **Flat No. ....**, having **Carpet Area ..... Sq. Ft. (Super Built Up Area ..... Sq. Ft.)** in the ..... **Floor** in the multi storied building namely “ASHMI RESIDENCY” standing over the portion of R.S. Plot no. 394, under Khata no. 122, situated at Village Dunduriya, Thana Gumla, Thana no.44, District Gumla, more fully described in **Schedule B** below with undivided proportionate share in the land in **Schedule A** and also proportionate share of common spaces of the said building TO HAVE AND TO HOLD the property hereby conveyed to the **PURCHASER** absolutely and forever.
2. That the **PURCHASER**, immediately after execution and registration of this deed, shall be entitled to get the premises in **Schedule B** below in his/her/their name in all public land records and pay the taxes and other payables to the authorities concerned in their names and obtain appropriate receipts for the same.
3. The **PURCHASER** shall be liable to pay and contribute in proportion to the covered area of the Shop hereby conveyed towards payment of Municipal

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Partner



- rates, taxes, service charges, and other outgoings payable in respect of the premises to the concerned authority.
4. The **PURCHASER** shall also be liable to pay and contribute towards the ground rent (Malgujari) payable to the State of Jharkhand for the land in **Schedule A** in proportion to their undivided proportionate share in the said land.
  5. Depending upon the circumstances, the statutory dues may be paid by the **PURCHASER** directly to the statutory authority or if the Management Committee of the Unit Owners' Association functions and has made arrangements then such statutory dues may be paid through the said Managing Committee.
  6. The **PURCHASER** shall have the full proprietary rights and will be at liberty to sell, transfer, mortgage, lease, gift or otherwise deal with the said unit the **PURCHASER** shall not be entitled to demolish or commit waste in respect of the land, unit, car parking space or do or allow anything to be done in the said unit to affect prejudicially the other occupiers of the said building or to affect the basic structures of the main buildings. Outer elevation of the building shall not be changed at under any circumstance and Air Conditioner(s) outdoor unit shall be fixed at the space provided by the Developer.
  7. **'The Said Land'** whereon the said buildings have been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the all occupiers of the said building for all times.
  8. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale of the premises in **Schedule-B** and subject to the law applicable to the said building and/or the said unit.
  9. In the interest of the safety, preservation and maintenance of installations or repairs of the common mechanical or electrical services of the building, the representatives of the Association shall, as and when required, have the right to enter in the premises in **Schedule-B**.
  10. The parties hereto agree that at any time as and when required, for the safety and security of "ASHMI RESIDENCY", the multi-storied buildings being constructed upon **'the Said Land'** shall be enclosed with pucca **boundary wall**.
  11. 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 his/her/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.
- (c) To permit the **VENDOR** cum **DEVELOPER** or their staff or agents with or without workmen and others of the 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 unit for residential purpose, as the case may be, nor shall he/she, the **PURCHASER** use and utilise his/her/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 his/her 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 **DEVELOPER**.
- (g) To bear and pay his/her/their share/contribution of local taxes (malguzari and Holding Tax etc.), water charges, insurance premium for the Main Building, Electricity Bills/charges/Electricity Connection Charges and other proportionate to their share along with other co-owners of other flats/dwelling units in the "**ASHMI RESIDENCY**" imposed by Local Authorities/Government and /or Public Authority and determined and fixed by the Owners'/ Co-Owners' Association or Condominium of "**ASHMI RESIDENCY OWNERS**".

- (h) 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**.
- (i) 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.
- (j) 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 unit 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 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/her/their favour, the **PURCHASER** shall have no claim or right of any nature in the other Unit, 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 **PURCHASER** and other Co-**PURCHASER**, the **PURCHASER** agree 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 **DEVELOPER** shall, with the prior approval of the **Landowners** and as per the revised plan sanctioned by Gumla Nagar Parishad, Gumla, also be free and entitled to make additions (vertical or horizontal) in the building to which the **PURCHASER** shall have no objection whatsoever.

**SCHEDULE 'A'**

**ALL THAT PIECE AND PARCEL** of land having total area 31 Decimal being portion of R.S. Plot no. 394, under Khata no. 122, situated at Village Dunduruya, Thana Gumla, Thana no.44, District Gumla, corresponding to Municipal Holding No. 002006158000M0, within ward no. 02 of Gumla Nagar Parishad, Gumla, bounded and butted as follows:-

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ਮਹਿਮਾ ਸ਼ਮੀ ਡਿਵਲਪਰ  
Partner



**NORTH-** Pacca Road

**SOUTH** – Land belongs to Vikash Saboo

**EAST** - Land belongs to Manish Kumar Mishra

**WEST** - Land belongs to Manish Kumar Mishra

**SCHEDULE-B**

**(Details of the premises being sold to the PURCHASER)**

All that **One Residential Unit** bearing **Flat No. ....**, having **Carpet Area ..... Sq. Ft. (Super Built Up Area ..... Sq. Ft.)** in the ..... **Floor** in the multi storied building namely “.....” standing over the portion of R.S. Plot no. 394, under Khata no. 122, situated at Village Dunduriya, Thana Gumla, Thana no.44, District Gumla alongwith ..... sq. ft. or ..... Decimal undivided proportionate share in the land in **Schedule A property above**. More fully and particularly shown in **RED WASH** in the map annexed hereto and butted and bounded of flat is as follows:-

North :-.....

South:-.....

East:- .....

West:-.....

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

1.	Whether kutchha or pucca ?	<b>Pucca</b>
2.	If pucca, whether tiled or reinforced concrete ?	<b>Reinforced</b>
3.	Number of Stories	<b>G+.....</b>
4.	Plinth area of each floor or area of <b>Flat No. ....</b> in the .... Floor	<b>..... sq. ft</b>
5.	The year of Construction	<b>202.....</b>
6.	A brief description of nature of sanitary, electrical & other fittings in the building & their quality	<b>Standard</b>
7.	Area where the building is constructed & its use, Residential/Commercial or Industrial	<b>Residential</b>
8.	If on rent, its annual rent	<b>Nil</b>

**VALUATION**

Value of land of ..... Decimal of undivided proportionate share in land --- --- Rs. ..../-  
Value of ..... Sq. Ft of super built up area Rs. ..../-  
Total **Rs. ..../-**

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Partner



<u>RTGS/Cheque no.</u>	<u>Details of Payment</u>	
	<u>Dated</u>	<u>Amount(Rs.)</u>

That the PURCHASER have paid a sum of Rs...../- only with regard of consideration price of schedule-B property and rest in the head of GST.

**CERTIFICATE**

CERTIFIED that the land in schedule above is neither Government land nor has the same been acquired by the Government for Military or Non-Military purposes. The land aforesaid has not been donated in BHUDAN. The land aforesaid is outside the forest area and does not belong to C.C.L, B.C.C.L. or E.C.L., CERTIFIED FURTHER that the land in schedule is not a Tribal land nor it is connected with any Tribal. The land is free from Ceiling and does not belong to any Math, Temple, Mosque or Church. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi and Fodder Scam Land.

IN WITNESS WHERE OF the **VENDOR cum DEVELOPER** through its Partner has put his signatures on the deed of sale at Gumla on the day, month and year first above written.

**WITNESSES:-**

1.

**VENDOR cum DEVELOPER**

2.

**PURCHASER**

M/s Ashmi Developers

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Partner

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Drafted by

Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

M/s Ashmi Developers

मनीष कुमार R.H.E.  
Partner