

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the      day of      Two Thousand Seventeen  
at Deoghar

BETWEEN

M/s Keshavam Developers a Prtnership firm Situated at C.P.Drolia Road, P.O+P.S+District  
Deoghar, Sub-division, Sub-registry and District Deoghar (Jharkhand) PAN No.AAVFK8545M  
through its partners 1.Sri Prince Kumar Sultania S/o- Sri Sushil Kumar Sultania,Grandson of  
Lt.Sitaram Sultania by caste Marwari By profession-Business, Resident of C.P.Drolia Road,

KESHAVAM DEVELOPERS

*Satish Kumar*  
PARTNER

KESHAVAM DEVELOPERS

*Prince Kumar Sultania*  
PARTNER

P.O+P.S+District Deoghar. 2. **SRI RAHUL RAMUKA**, Son of Late Pawan Kumar Ramuka, Grand Son of Late Satyanarayan Ramuka by caste Marwari, by profession- Executive Director, by Nationality Indian, by faith Hindu, Resident of Flat No.3-1,Ganesh Enclave,Mirzanhat Road,Bhagalpur-812005 (Bihar) hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART, (Photostat copy of Pan Card and Aadhar card attached herewith)

**AND**

SRI \_\_\_\_\_, Son of \_\_\_\_\_, by Caste \_\_\_\_\_, by faith- \_\_\_\_\_, by Nationality-Indian, by occupation- \_\_\_\_\_, resident of \_\_\_\_\_ P.O. \_\_\_\_\_, Subdivision, Sub registry and District \_\_\_\_\_ hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART, (Photostat copy of Pan card and Aadhar card attached herewith)

WHEREAS The Property situated in Mouza- Jhousagarhi, Thana No. 582, P.S. Deoghar, Sub-division and Sub-registry & District, Deoghar, now Deoghar, a piece and parcel of Basauri land being Town Plan Plot No. Part of 73 & Part of 74 measuring an area of 32740 sq.ft, under Jamabandi No. 606/3,606/2,866/1 & 606, within Deoghar Municipal ward No. old 4, thereafter 23 (new), Holding No.0040000294000a1,0040000632000a1,023001740000M2 has been registered deed of Development Agreement by the vendor dated 05.01.2022,Deed No.5,Book No.BK1,Volume No.3,Pages-1 to 596 at registry office Deoghar With **1. Smt. Asha Jalan**, W/o Late Vishwanath Jalan, D/o Dwarika Prasad & Granddaughter of Late Roopchand Prasad, by caste Marwari, by Occupation- Housewife, Resident of Dumka Road, Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, having Aadhar No. 8871 6532 0298, PAN -ABQPJ9797E 2. i. **Smt. Narayani Devi**, W/o Late Uma Shankar Jha, D/o Late Chandra Prasad Mishra & Grand Daughter of Late Tara Prasad Mishra, by Caste-

KESHAVAM DEVELOPERS  
*Pooja Pankaj*  
 PARTNER

KESHAVAM DEVELOPERS  
*Tarun Kumar Sultania*  
 PARTNER

Brahamin, by Occupation-Housewife Aadhar No. 2897 9892 1972, PAN no GIXPD2532P and mobile no. 7004558757

ii) Sri Manish Jha, son of Late Uma Shankar Jha, Grandson of Late Shankar Prasad Jha, by Caste-Brahamin, by Occupation- Business, resident of Raghunath Road, Jhousagarhi, Deoghar, P.O. & P.S.-Deoghar, District-Deoghar, Aadhar No 9590 5743 3341, PAN - ACDPJ6836A and Mobile No. 7004558757

iii) Sri Nitish Jha, son of Late Uma Shankar Jha, Grandson of Late Shankar Prasad Jha, by Caste-Brahamin, by Occupation- Business, resident of Raghunath Road, Jhousagarhi, Deoghar, P.O. & P.S.-Deoghar, District-Deoghar, Aadhar No. 9590 5743 3341, PAN- BEOPJ5574F and M. No. 9110984884

3. Sri Sushil Kumar Sultania, S/o Late Sitaram Sultania, & Grandson of Lt. Matadin Sultania, by caste Marwari, by occupation-Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 5866 1240 6363, PAN AEZPS0216B and M.No. 9334372000.

(4) Sri Sanjay Kumar Sultania, S/o Late Sitaram Sultania, & Grandson of Lt. Matadin Sultania, by caste Marwari, by occupation-Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 5738 4778 4747, PAN - AEZPS0217A and M.No. 9006719848.

(5) Sri Ramesh Kumar Sultania, S/o Ram Gopal Sultania, Grandson of Lt. Matadin Sultania, by caste Marwari, by Occupation Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 4751 4906 1540, PAN- ALDPS9143E and M.No. 8051053500.

6. (i) Sri Chandan Kumar Sultania and (ii) Sri Ayush Sultania, both S/o Late Rajkumar Sultania & Grandsons of Lt. Ram Gopal Sultania, by caste Marwari, by occupation Business,

KESHAVAM DEVELOPERS

*Pankaj Kumar*

PARTNER

KESHAVAM DEVELOPERS

*Dinesh Kumar Sultania*

PARTNER

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residents of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District – Deoghar, Aadhar No. (i) 8070 6234 2062, (ii) 4691 6369 8208, PAN (i) EUYPS1953L (ii) ERSPS8915P and M. No. (i) 8789188670, (ii) 8981218176 respectively. hereinafter referred to as the " Land Owner".

AND WHEREAS THE BUILDER Construct a multi-storied building in the aforesaid land in the name & style of "KESHAVAM APARTMENTS " as per the plan duly sanctioned by Deoghar Nagar Nigam having DGMC/A/GH/0114/W23/2021 dated 27.01.2022 upon the land more fully described in the Schedule -A to F to Schedule F Photostat copy of Sanction Plan attached herewith ;

**SCHEDULE -A (Land of Owner No.1 – Aasha Jalan)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606, T.P.P. No.-Part of 73, area measuring 1,560 Sq. ft. out of 2106 sq.ft., Ward No. 23 within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Hari Narayan Mishra – 40'-00" Feet

South:- Sanjay Kumar Sultania – 40'-00" Feet

East:- Plot no. 74 – 39'-00" Feet

West:- Owner's Land – 39'-00" Feet

KESHAVAM DEVELOPERS

*Pankaj Kumar*  
PARTNER

KESHAVAM DEVELOPERS

*Prince Kumar Sultania*  
PARTNER

**SCHEDULE -B (Land of Owner No.2 - Narayani Devi, Manish Jha & Nitish Jha)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 866/1, T.P.P. No.-Part of 74, area measuring 10 Kattha by local measurement of Laxmipur Estate i.e. 1 Kattha = 1361 Sq. ft, Holding No. Ward No. 23 within Deoghar Nagar Nigam butted and bounded as follows:-

North:- Govind Chandra Das - 154'-00" Feet

South:- Ambika Basu - 150'-09" Feet

East:- Municipal Road - 90'-11" Feet

West:- Plot No. 73 - 89'-05" Feet

**SCHEDULE -C (Land of Owner No.3 -Sushil Kumar Sultania)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/2, T.P.P. No.-Part of 73, area measuring 3,150 Sq. ft, Holding No. 0040000294000A1, Ward No. 23, within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Sanjay Kumar Sultania - 140'-00" Feet

South:- Ramesh Kumar Sultania - 140'-00" Feet

East:-Plot No. 74 - 22'-06" Feet

West:-Road - 22'-06" Feet

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*Rahul Pandey*  
PARTNER

KESHAVAM DEVELOPERS

*Dinesh Kumar Sultania*  
PARTNER

**SCHEDULE-D (Land of Owner No.4-Sanjay Kumar Sultania)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/2, T.P.P. No.-Part of 73, area measuring 3,150 Sq. ft, Holding No. 0040000294000A1, Ward No. 23, within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Bishu Jalan - 140'-00" Feet  
 South:- Sushil Kumar Sultania - 140'-00" Feet  
 East:-Plot No. 74 - 22'-06" Feet  
 West:-Road - 22'-06" Feet

**SCHEDULE-E (Land of Owner No.5-Ramesh Kumar Sultania)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/3, T.P.P. No.-Part of 73, area measuring 5,635 Sq. ft, Holding No. 0040000632000A1, Ward No.23, within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Sushil Kumar Sultania - 140'-00" Feet  
 South:- Chandan Kumar Sultania - 140'-00" Feet  
 East:- Plot No. 74 - 40'-03" Feet  
 West:-Road - 40'03" Feet

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*Parti Parti*  
 PARTNER

KESHAVAM DEVELOPERS

*Tariner Kumar Sultania*  
 PARTNER

**SCHEDULE-F (Land of Owner No.6 - (i) Chandan Kumar Sultania and (ii) Ayush Sultania)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/3, T.P.P. No.-Part of 73, area measuring 5,635 sqft, Holding No. 0040000632000A1, Ward No.23, within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Ramesh Kumar Sultania - 140'-00" Feet

South:- Gomati Devi Sultania - 140'-00" Feet

East:- Plot No. 74 - 40'-03" Feet

West:-Road - 40'-03" Feet

AND WHEREAS the property measuring an area of 2,724 Sq. ft was purchased by Shyam Sundar Garg by virtue of Registered Sale Deed No. 1780, Book No. 1, Volume No. 85/2001, Pages 151 to 158 dated 25/05/2001 registered at registry office Deoghar and subsequently he took possession of his aforesaid land and got his name mutated and paying the rent regularly. The Owner No. 1 Smt. Asha Jalan seized and possessed by virtue of Registered Deed of Family Settlement having Serial No. 288, Deed No. 258, Book No. 1, Volume No. 74, Pages 369 to 456 dated 22.03.2021 area 2106 sqft and subsequently took possession of his land.

AND WHEREAS the property mentioned in Schedule B was purchased by the husband of Owner No. 2 (i) and father of Owner No. 2(ii) & (iii), Uma Shankar Jha, since deceased, by virtue of Registered Sale Deed No. 2757, Book No. , Volume No. Pages to dated 06/09/1977 registered at registry office Deoghar, area 10 Kathas i.e. 13610 Sq. ft and subsequently he took possession of his aforesaid land and got his name mutated and paying the rent regularly. He died leaving behind his widow namely Narayani Devi and Two sons

KESHAVAM DEVELOPERS

*Rohit Kumar*  
PARTNER

KESHAVAM DEVELOPERS

*Dinesh Kumar Sultania*  
PARTNER

Manish Jha and Nitish Jha and they inherited the property of Uma Shankar Jha. They also mutated the land in their name in the office of C.O., Deoghar passed in Mutation Case No. 769/R27/2019-20 Order dated 30/11/19 and they jointly possessed the same.

AND WHEREAS the property mentioned in Schedule C was purchased by Gomati Devi Sultania (Mother of Owner No. 3 and 4) by virtue of Registered Sale Deed No. 3645, Book No. 1, Volume No. 28, Pages 115 to 119, executed on 16.07.1973 and registered on 17.07.1973 at registry office Deoghar and subsequently she took possession of her aforesaid land and got her name mutated and paying the rent regularly. The Owner No. 3 Sushil Kumar Sultania seized and possessed by virtue of Registered Deed of Family Settlement having Deed No. 303, Book No. 1, Volume No. 93, Pages 237 to 424, dated 24/02/2020 registered at registry office Deoghar, an area of 3150 Sq ft and subsequently took possession of his land by mutating name in the office of the Circle officer Deoghar vide M.Case No. 1028/R27/ 2020-21 order dated 18.11.2020

AND WHEREAS The Owner No. 4 Sanjay Kumar Sultania seized and possessed by virtue of Registered Deed of Family Settlement having Deed No. 303, Book No. 1, Volume No. 93, Pages 237 to 424, dated 24/02/2020 registered at registry office Deoghar, an area of 3150 Sq ft and subsequently took possession of his land by mutating name in the office of the Circle officer Deoghar vide M.Case No. 1029/R27/ 2020-21 order dated 18.11.2020

AND WHEREAS the property mentioned in Schedule E was purchased by Gita Devi Sultania (Mother of Owner No. 5 and Grand Mother of Owner No. 6(1) and (II) by virtue of Registered Sale Deed No. 3644, Book No. 1, Volume No. 28, Pages 110 to 114, dated 17.09.1973 registered at registry office Deoghar and subsequently she took possession of her aforesaid land and got her name mutated and paying the rent regularly. The Owner No. 6 Ramesh Kumar Sultania seized and possessed by virtue of Registered Deed of Family Settlement having Serial No. 335, Being Deed No. 301, Book No. 1, Volume No. 93, Pages 1

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*Pratik Pratik*  
PARTNER

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*Prince Kumar Sultania*  
PARTNER

to 118 dated 24/02/2020 an area of 5,635 Sq. ft and subsequently took possession of his land by mutating name in the office of the Circle officer Deoghar vide M.C. No. 1026/R27/2020-21 order dated 18.11.2020.

AND WHEREAS The Owner No. 6(i) Chandan Kumar Sultania and (ii) Ayush Sultania seized and possessed by virtue of said Registered Deed of Family Settlement having Serial No. 335, Being Deed No. 301, Book No. 1, Volume No. 93, Pages 1 to 118 dated 24/02/2020 an area of 5,635 Sq. ft and subsequently took possession of his land by mutating name in the office of the Circle officer Deoghar vide M.C. No. 1027/R27/2020-21 dated 18.11.2020 .

AND WHEREAS the present Vendor entered an agreement for sale dated----- with the present Purchaser for selling residential Flat No. \_\_\_ on Floor (Block--) in having super built up area ----- Sq ft. in the building Known as KESHAVAM APARTMENTS made by "Keshavam Developers"

AND WHEREAS in pursuance of aforesaid agreement for sale the present Vendor has agreed to execute a deed of sale with respect to the aforesaid residential Flat more fully described in the schedule below in favour of the present Purchaser on the following terms and conditions as stated below :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :--

(1) THAT, in pursuance of promises of the Purchasers to comply with the above agreement and in consideration of Sum of Rs. -----/-( ) only paid by the Purchaser to the Vendor for the said residential Flat No.---- on --- Floor (Block---) in super built up area -- -- Sq ft. build up area --- and carpet area ---sqft . in the building Known as KESHAVAM APARTMENTS made by "KESHAVAM DEVELOPERS " more fully described in the Schedule below, the receipt of which sum the Vendor above named do hereby admit, acknowledge, as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these present do hereby sell, convey, transfer, deliver and passing all that property described in the Schedule below, together with the right, title, interest, possession, easements and appurtenances thereto full advantages and privileges TO HAVE AND TO HOLD the same without any interruption, unreasonable hindrance or disturbances from or by the present vendors or any other persons claiming under them, together with all right, title, interest and possession which the Vendor here before enjoyed in respect of the schedule below property ;

(2) THAT the Vendor completely divested of all his right, title, interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title of the said

KESHAVAM DEVELOPERS

*Patil Pandit*  
PARTNER

KESHAVAM DEVELOPERS

*Prin et Kumar Sultania*  
PARTNER

property and claim on the said property and all and whatsoever standing on or appertaining to the said property whether presently existing or to come up hereafter according to the Building Plan/Drawing to be approved by the concerned authorities/Vendor ;

(3) THAT from this day the purchaser shall enjoy and possess the said property as absolute owner with full power to convey, transfer, assign or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get his name mutated in the office of the Deoghar Nagar Nigam, the State of Jharkhand and shall pay tax accordingly ;

(4) THAT the purchaser shall now and always have the right to enjoy and use along with the purchaser of other residential Flats and other units the common passage, easements, roads, alleys, pavements, approaches, and all other common amenities or particular facilities now provided or may be provided for the Flats at KESHAVAM APARTMENTS made by "KESHAVAM DEVELOPERS " and the purchaser shall be entitled to use lift, sewers, drains, water sources, electrical power and energy now or upon or hereafter to be erected or installed for the KESHAVAM APARTMENTS made by "KESHAVAM DEVELOPERS " or any part thereof in common with the purchaser of the other residential Flats and shall bear proportionate cost and expenses of maintenance and repairs, of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the owners/dwellers/occupants of different Flats in KESHAVAM APARTMENTS made by "KESHAVAM DEVELOPERS " ;

(5) THAT from this day the Purchaser shall be entitled to use exclusively and possess the said Flat but shall have not any right, title or interest on other part of said KESHAVAM APARTMENTS made by "KESHAVAM DEVELOPERS "

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS :--

- i) THAT the Vendor are the owner of the schedule below property and are entitled to convey the same ;
  - ii) THAT the property hereby demised and described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever ;
  - iii) THAT the Vendor hereby assures the purchaser to execute and register at the cost and expenses of the purchaser, any further document may be necessary to more perfectly ensure the title of the purchaser, in respect of the demised property ;
- 7) THAT the Vendor have already delivered the all relevant documents and title deeds (Zerox copies) in connection with the schedule below property hereby conveyed to the purchaser with copy of agreement ;

KESHAVAM DEVELOPERS

*Polli Pandey*  
PARTNER

KESHAVAM DEVELOPERS

*Tojine Kumar Sultania*  
PARTNER

- 8) That the purchaser alongwith other purchaser of the premises shall join in forming and registering an Association of Apartment owners or Society or a Ltd. Co. (Sole option being with the developer or owner herein) may be decided by the Developer/owner to be known by such name as the developer/owner may decide and which will be approved by the Registrar of Co-operative Society or the Registrar of Companies as the case may be and for this purpose also from time to time sign and execute the application for Registration and for Membership and other papers and Documents necessary for the formation and registration of the society etc. and for becoming a member and for adoption of the bye-laws of the society/association etc. and shall duly fill in, sign and return them to the developer/owner within seven days of the same, being forwarded by the developer to register the organization of the purchasers at their cost. No objection shall be taken by the purchaser if any changes or modification are made in the draft of bye-laws or the Memorandum and/or Articles of Association as may be required by the concerned department. The Purchaser have to follows the bye-law of the Society ;
- 9) The Purchaser shall bear his own cost for his internal repairs of their respective premises (causing not to make any structural changes or damage therein) and maintain the said premises in the same condition, state and order in which it is delivered by the developer/owner to the purchaser. In the event of the purchaser commits any act in the contravention of the same, the purchaser shall be liable for the consequences thereof ;
- 10) Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any addition or alteration of what ever nature in or to the said premises or any part thereof nor any alteration in the elevation and outside colour scheme of building (s) in which the said premises situates and shall keep the premises sewer, drains, pipes in the said premises and appurtenances thereto in good and habitable condition so as to support, shelter and protect other part of the buildings. If any formal change or alteration is required in the inner part of the premises, which may not cause any damage in any way in any other part of the premises or building, same can be made only written permission from the local authority or developer/owner of society as the case may be ;
- 11) The purchaser shall have no right to claim partition at any material time in respect of his proportionate share in the land ;
- 12) The purchaser shall use the premises or any part thereof or permits the same to be used

KESHAVAM DEVELOPERS

*John Paul*  
PARTNER

KESHAVAM DEVELOPERS

*Tarun Kumar Sultania*  
PARTNER

for the purpose of residence only and shall also use the parking space allotted to them only for the purpose of keeping or parking the purchaser own vehicle.

13) The Purchaser shall be liable to bear and pay the proportionate share i.e. in the proportion to the floor area and buildings the Local taxes, betterment charges or such other levies demand by the concerned local authority and or the Government Authorities and the maintenance charges in respect of the common amenities ;

**THE FIRST SCHEDULE ABOVE REFERRED TO -**

WHEREAS The Property situated in Mouza- Jhousagarhi, Thana No. 582, P.S. Deoghar, Sub-division and Sub-registry & District, Deoghar, now Deoghar, a piece and parcel of Basauri land being Town Plan Plot No. Part of 73 & Part of 74 measuring an area of 32740 sq.ft , under Jamabandi No. 606/3,606/2,866/1 & 606 , within Deoghar Municipal ward No. old 4, thereafter 23 (new), Holding No.0040000294000a1,0040000632000a1,023001740000M2, which is butted and bounded as follows -

North—Plot No. 73,74 part and Asha Jalan

South— Plot No. 73,74

East— Municipal road

West— Municipal road

**- THE SECOND SCHEDULE ABOVE REFERRED TO -**  
**(Hereby Conveyed)**

**ALL THAT** residential flat No. having a super built up area of ----- Sq. ft. situated on ----- Floor (Block—) of the building consisting of ----- Bed Rooms, One Dining cum Sitting Room, One Kitchen, Two Toilets and Two Balcony containing in the building, with right to use of car parking space, having undivided land area----- Sq. ft , being situate at and/or Mouza Jhousagarhi,Thana No. 582, P.S. Deoghar, Sub-division, Sub-registry and District Deoghar, being Town Plan Plot No. 73 and 74, under J.B. No. 606,606/2,606/3 & 866/1, within Deoghar Municipal Ward No. old 4, thereafter 23, Holding No.0230001740000M2, 0040000294000A1 & 0040000632000A1 shown within red border on the plan hereto annexed together with undivided proportionate invisible variable share in the land beneath the said Complex attributable/appurtenant to the super built up area of the said flat and also Together with undivided proportionate share in common areas and with right to use of

KESHAVAM DEVELOPERS

*Parti Parti*  
PARTNER

KESHAVAM DEVELOPERS

*Tarini Kumar Sultania*  
PARTNER

Car Parking and the said Flat is more clearly delineated with RED border line in the sketch Map or Plan annexed hereto which is butted and bounded as follows –

North—Plot No. 73,74 part and Asha Jalan

South— Plot No. 73,74

East— Municipal road

West— Municipal road

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

Declaration—Above property situated with other side Road, which is residential, Stamp duty has paid at fixed Rate.

SIGNED, SEALED AND DELIVERED

in the presence of : -

KESHAVAM DEVELOPERS

*Pati Patel*  
PARTNER

KESHAVAM DEVELOPERS

*Prince Kumar Sultania*  
PARTNER

RECEIPT

RECEIVED of and from the within named ----- Purchaser the within mentioned sum of Rs ..... /-(Rupees ----- only) being the full consideration money under these presents as per Memo given below :-

MEMO OF CONSIDERATION

1. Cheque No.

Dt.

Bank Name----- of Rs.-----..

Photo, Signature and and L.T.I of Vendor--

Photo, Signature and and L.T.I of Purchaser --

Read over the contents of deed and explained to the parties,  
Deed writer Deoghar

Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me,  
Deed writer Deoghar

KESHAVAM DEVELOPERS

*John Paul*  
PARTNER

KESHAVAM DEVELOPERS

*Prin Kumar Sultania*  
PARTNER