

THIS DEED OF SALE is made on this the ---- day of ----- 2022.

BETWEEN

VISHNU Kant Singh son of Late Kamta Kumar Singh, grandson of Late Shiv Prasad Lal, by caste caste General (Uncovered by CNT-ACT – 1908) by faith Hindu, by occupation retired, having **PAN No. ENHPS0845B & AADHAAR No. 7285 7122 8388 (Mobile No. 9708543964)** resident of Satranji, Hulhundu, P.S. Dhurwa, District Ranchi 835221(hereinafter for the sake of brevity called the Land Owner/Vendor) of the **FIRST PART**.

AND

Mr/Mrs. ---- W/o Mr. ---- daughter of -----, granddaughter of -----, by faith Hindu, by caste caste General (Uncovered by CNT-ACT – 1908) by occupation housewife having **PAN No. ----- & AADHAAR No. ----- (Mobile No. -----)** resident of -----, INDIAN CITIZEN, (hereinafter for the sake of brevity called the Purchaser of the **SECOND PART**).

AND

Chouhan Infrabuilt pvt ltd, having its registered office at Satranji, P.S. Dhurwa, Ranchi - 835221 through its Director **VISHNU Kant Singh son of Late Kamta Kumar Singh, grandson of Late Shiv Prasad Lal** (herein after for the sake of brevity called the Developer/ confirming party) of the **OTHER PART**.

The expression 'Land Owners', 'Purchaser' and 'Confirming Party' shall unless repugnant or expressly excluded by the subject or context below mean, and include their respective legal heirs, executors, administrators, successors-in-interest legal representative and assigns.

LAND HISTORY

AND WHEREAS
AND WHEREAS
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AND WHEREAS

AND WHEREAS the VENDORS are duly seized and possessed of the aforesaid land as absolute owner and has got indefeasible title thereof.

AND WHEREAS, the VENDORS above named intended to develop their Schedule-A both property by amalgamating of both plots of land to constructing a multistoried residential buildings known as "**SAROJ HEIGHTS**" APARTMENT consisting of 30 flats including car parking space in the ground floor through the Confirming Party and for which the VENDORS have entered into an Agreement, with the Confirming Party inter-alia for the purpose of construction of a multi storied building on the Schedule-'A' property.

Chauhan Infrabuilt Pvt. Ltd

[Handwritten Signature]
Director

AND WHEREAS the land Owners to construct a multi storied residential building known as "SAROJ HEIGHTS" APARTMENT on the Schedule-A Property at the cost of the Purchaser as per Plan Map sanctioned by the R.M.C. Ranchi vide B.C. Case no.-RMC/0146/W53/2019.

AND WHEREAS by virtue of said agreement the Confirming Party/Builder is entitled to BUILDERS ALLOCATION which he is free to sale and also is authorized to nominate such purchaser of his share to the Landowner. The Landowner is bound to register undivided and un-demarcated share of land property to such Purchaser.

AND WHEREAS, Flat no. ----- is part of the BUILDERS ALLOCATION.

AND WHEREAS, ----- offered to purchase flat no. ---- with Car Parking Space with undivided un-demarcated proportionate share of land of ---- sqft (more or less). The details of flat having area of 1050 sqft of super built up area have been described in Schedule 'B'. The consideration was fixed for Rs. ----- only which the purchaser accepted. The Confirming Party has constructed the flats. The total consideration has been paid to the Confirming Party and the Confirming Party does hereby confirm as having received and acknowledge the same. The Confirming Party after completion of the said construction has delivered peaceful physical possession over the Schedule-'B' flat and the undivided share of land of ----- sqft (more or less) of land to the Purchaser with right to use, and to enjoy the common facilities in full and final satisfaction of Purchaser and since then the Purchaser has occupied the said flat.

AND WHEREAS the Confirming Party has nominated the purchaser to the vendor to register the flat no. ----- with undivided, un-demarcated proportionate share of land ---- sqft.

NOW THEREOF THIS DEED OF SALE WITNESSES

1. That in view of the facts and the circumstances aforesaid, and in pursuance of the aforesaid agreement and in consideration of the construction cost along with the cost of undivided proportionate share of land, a sum of Rs. ----- only paid by the purchaser to the Confirming Party and the receipt of entire sum which the Confirming Party does hereby admit and acknowledge for the same, and every part thereof absolutely and forever release, acquit, and discharge to the Purchaser the said flat, the Vendor does hereby irrevocably grant, transfer by way of absolute sale, assign, and assure with undivided proportionate share of land in the property and ---- Sqft Super built up area with Car Parking Space on the ground Floor which is fully described in the Schedule 'B' appended hereto below as part hereof, the said flat is hereto before was known called and numbered, denoted, distinguished, butted and bounded TOGETHER WITH undivided proportionate share in land AND TOGETHER WITH all easements, benefits, advantages thereto belonging or in anyway appertaining and known and reputed to belong and appertain thereto and also TOGETHER WITH unfettered right of user of Road, passage, common amenities stairs in and around the compound of the Surendra Prem Apartment, TO HAVE AND TO HOLD as same UNTO AND TO the use of the "Purchaser" absolutely and forever jointly.

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[Signature]
Director

2. That the Vendor do hereby covenant with the Purchaser that not withstanding any act deed, matter or thing hereto before done, committed or performed or knowingly suffered by the Owner/Confirming party or any of his/her/their predecessors in title or ancestors, the land owner and Confirming party at all material times had and still has absolute right, perfect title and indefeasible authority to grant convey sell, assign, and assure the undivided proportionate share in land and ----- sqft flat with Car Parking Space on the ground floor of **"SAROJ HEIGHTS" APARTMENT** and every part thereof to the purchaser and that the same is free from all encumbrances, charges, mortgage, lien, claim and demand of whatsoever nature.
3. That the Vendor and Confirming party do hereby further covenant with the purchaser that the purchaser shall hold, possess and beneficially enjoy the same and every part thereof and may got his/her/their name mutated in the record of the circle officer, Khijri, as well as in the Ranchi Municipal Corporation and wheresoever else that may be felt necessary and expedient.
4. That the Vendor and Confirming party do hereby again covenant with the purchaser that the later shall be served harmless and kept indemnified from and against all losses, damages, cost or expenses, which may substance by reason of any defect of title or possession or any charges or any encumbrances or any claim being made by any person whosoever to the said property or any part thereof.
5. That the Vendor and Confirming party do hereby fully covenant with the purchaser that at the request and cost of the Purchaser to execute and perform all such further acts, deeds, things and matters that may be reasonably necessary for more perfectly and fully assuring and securing the purchaser's title and possession over the said flat, and every part thereof.
6. That the Vendor and Confirming party does hereby deliver to the Purchaser all relevant document relating to the title and possession of the schedule flat, parking space and undivided share in the land with roof right hereby conveyed and the Vendor and/or any person claiming under him to hereby covenant with the Purchaser that the Vendor/Confirming party is lawfully seized and possessed the schedule finished flat free from all encumbrances and they have absolute authority to the schedule flat, in the manner aforesaid.
7. That the Purchaser shall have hereafter the right to peacefully and quietly posses and enjoy the schedule flat by him or through tenants or assigns or relations without any claim, permission or demand or obstruction or hindrance whatsoever either from the Vendor from or any person claiming from or under him or from the confirming party.
8. 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 the relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned here above and in respect of the Flat as fixed by the Government,

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Asent

local body and/or committee, constituted by the flat Owners from the date of execution and Registration of the sale deed.

9. That the said flat shall be used and or occupied by the purchaser or his/her/their successors, legal representatives and/or legal heirs. Notwithstanding anything contained herein, the Purchaser shall have full and absolute right to use the said flat by him and his/her/their family members through his/her/their tenant, successors, assigns and also the right to sale, mortgage or transfer to any person.
10. That the purchaser shall be liable to bear proportionate share or responsibility of liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment.
11. That the purchaser shall be liable for the electricity consumption in respect of the Schedule Flat and for the purpose a separate meter has been installed for recording the consumption.
12. That the purchaser shall share proportionate responsibility as also the facility of the roof/terrace portions collectively with the other purchasers of the flats in the said building.
13. That the purchaser shall not make or permit to be made any structural alteration in/or addition to the outer side of the said flat or apartment.
14. That the purchaser shall not do or offer 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 neighbours nor shall use the said flat for any immoral/illegal purpose.
15. That the purchaser shall have the right to use the common passage, staircases, parts and roof area in the said apartment and/or common amenities and/or facilities with other remaining occupiers of the said apartment.
16. That the confirming party do 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 'B' flat is standing.
17. That the Purchaser's undivided proportionate share in the said land shall remain joint for all times with the Vendor and/or other Co-owners occupiers who may thereafter or here before have acquire right, title and interest in the land in any flat in the apartment is being hereby declared that the interest in the said land is impartable.
18. 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 as aforesaid and or laying down new sewers, drains, water courses cables, and wires, with as little disturbance as possible and making good the damage caused.

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Director

19. That the purchaser shall have the right/ownership over the proportionate share of land of the entire compound of the Multi-storied building i.e. in case of any natural calamities /or its aging affect.

SCHEDULE "A" (LAND PROPERTY)

Both amalgamated piece and parcel of land property situated at village Tupudana, P.S. Dhurwa, Thana No. 267, an area of plot of land property measuring 42.50 decimal allotted as Municipal Holding No. **0550007446000Z0** under Ward No. 55/53

Khata No.	R.S. Plot no.	Sub Plot no.	Village	Thana	Thana no.	District
135	684	684/part	Tupudana	Dhurwa	267	Ranchi

The both amalga

mated plot of land are butted and bounded as follows:-

North : 25' W Road
 South : Others Plot
 East : Plot no 684/part
 West : Others Plot no

SCHEDULE -B

Flat no. ---- of ----- square feet super built up area in the ----- direction of ----- floor of the "SAROJ HEIGHTS" Apartment along with undivided and undemarcated proportionate share of land ----- sqft and car parking space in the ground floor, approved plan of which is appended hereto. Super built-up Area shall mean and include the carpet area of flat, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room if any.

Memo of Consideration: -

SL.NO	CHEQUE/DD NO.	DATE	BANK & BRANCH	AMOUNT
1.	-	-	-	-
2.	-	-	-	-
TOTAL				-----
(-) GST Amount 1/5 %				----
Amount received against Flat No. ----				-----

Received Rs. -----only.

Chauhan Infrabuild Pvt. Ltd.

Bent

Director

CERTIFICATE

It is certified that the above referred schedule land is not a Tribal Land. It is not acquired by Government or for Government or Non-Government. Army Force or any other purposes, it is not a forest land, nor a land of C.C.L., H.E.C.L., B.C.C.L. There is no Temple, Mosque, and Church over the aforesaid land and land not comes under preview in u/s 46(1) (b) of C.N.T. Act.

Detail of Building as Follows :-			
1.	Whether Kuchha or pucca	:	Pucca
2.	If pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of storeys	:	G+5Floor
4.	The plinth area of each floor or storey in the Building with area of each storey of floor	:	---- Sqft Super Built Up area of Flat No.- ----
5.	The Year of Construction	:	2022
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and There quality.	:	Normal
7.	Area where the building is constructed and its use residential commercial or industrial.	:	Residential
8.	If on rent its annual rent.	:	Not applicable
9.	For the purpose of registration fee and stamp duties the documents is valued as under:-		
	i. Value of Flat Area ---- Sqft (with car parking space) (@ Rs. -----/Sqft)	:	Rs. -----
	ii. Value of Undivided Proportionate Land Area ---- Sq. Feet equivalent to --- decimal	:	Rs. -----
Total Value of Flat with Land		:	Rs. -----

Though the property was purchased by the purchaser at total consideration amount of Rs. ----- only, but the stamp duty was paid at the rate fixed by the authority as above for Rs. ----- only.

Chauhan Infrabuild Pvt. Ltd

Director



IN WITNESS WHEREOF the LAND OWNER/DEVELOPER and CONFIRMING PARTY have put their signatures to these presents at Ranchi on the date, month and year first above written.

WITNESS

1.

2.

Drafted & typed by

1. LANDOWNER (VENDOR)
Through authorized Power of Attorney
Holder

Advocate :

2. CHOUHAN INFRABUILD PVT LTD
(DEVELOPER)
Through its Director
Mr. Vishnu Kant Singh

Chauhan Infrabuild Pvt. Ltd



Director