

Little	Ring	Middle	Fore	Thumb

THIS INDENTURE OF ABSOLUTE SALE is made on the...../...../2024 before Dist sub Registry office Bokaro at Chas ,P.O. & P.S Chas , Dist Bokaro .

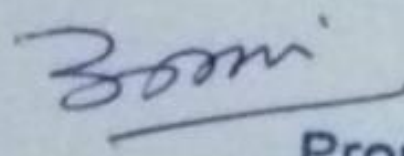
BY AND BETWEEN

Sh. Abhay Ranjan Prasad Srivastava Pan No. BGUPS9738N & Adhar No. 9668 2088 2407 S/O Lt Priya Ranjan Prasad Srivastava aged about 52 years by occupation Business by faith – Hindu by cast –kayastha , Prop. M/S Maa Katyayani Enterprises residing at Sri Krishna Prem vatika ,Tetulia , PCC Road ,P.O. & P.S Sector 12 B.S.City District –Bokaro Jharkhand hereinafter referred as the Developer which expression shall ,unless excluded by repugnant to the context be deemed to mean and include his successor /s assignee/s legal representative /s executor/s and administrator/s of the FIRST PART .

Mobile: 9798515077

DOB= 01-09-1969

MAA KATYAYANI ENTERPRISES


Proprietor

AND

----- Pan No. ----- & Adhar No. -----

----- S/o/ -----

by Occupation ----- by Caste .-----hereafter called the **PURCHASER** which terms and expression unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs/ executors / legal representatives/ executors/ administrators and assigns) of the **SECOND PART.**

Pan No. ,Aadhar No. Mobile No. DOB:

WHEREAS VENDORS are the absolute owner and in possession over the Flat No. '.....' Having super built up area '.....'sq.ft. (having undivided proportionate share '.....Decimals' of land) in the '. Floor' of the said apartment "SRI KRISHNA PREM VATIKA , which is more fully described in Schedule below and the same has been acquired by virtue of registered Development Agreement dated 25.02.2020.from LAND OWNER which was registered at District Sub-Registrar, Ranchi.

WHEREAS the above said LAND OWNER is absolute owner and is in peaceful physical possession over land measuring 15 Decimals being portion of plot No. 461(new 833), Khata No.40 (New 6) situated at village – Tetulia , P.S Sector 12 , District-Bokaro Bearing more fully and particularly described in the schedule below.

AND WHEREAS Mr. Ram Niwas Singh had sold aforesaid 15 dec. Landed property under KHATA NO.40, Plot No. 461, Area 15 Decimals, situated at village – Tetulia P.S Sector 12 , District-Bokaro to Mr. Uday Shankar Kaysap S/O Lt Gori Shankar Lal by virtue of sale deed 8958 dated 30.11.1988.

AND WHEREAS Mr. Uday Shankar Kaysap S/O Lt Gori Shankar Lal had sold aforesaid 15 dec. landed property under KHATA NO.40, Plot No. 461, Area 15 Decimals, situated at village – Tetulia P.S Sector 12 , District-Bokaro to Mr. Ajay

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Proprietor

Kumar s/o Sh.Devbans kumar by virtue of sale deed 1095 dated 12.02.2015 and he has peaceful possession along with executors/administrators /legal representatives and assign over aforesaid land .

Whereas Sh.Ajay Kumar s/o Sh.Devbans kumar has executed one Regisd. Development Agreement deed No. 751 dated 25.02.2020 in favour of M/S Maa Katyayani Enterprises one proprietorship company represented through Prop. Sh. Abhay Ranjan Prasad Srivastava s/o Late Priya ranjan Prasad Srivastava and its registered office situated at Co-operative Colony ,P.O. & P.S – B.S.City ,Dist. – Bokaro , (Jharkhand) and its Project office situated at Sri Krishna Prem vatika ,Tetulia ,Bari Cooperative Main road , B.S.City Bokaro for develop and built Multistoried Building name & Stule Sri Krishna Prem vatika over her landed property and he has also authorized to Sri Abhay ranjan Prasad Srivastava S/ late Priya ranjan Prasad Srivastava for execute agreement & sale as basis of Developer's share .

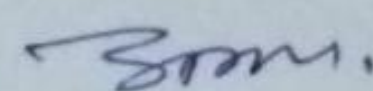
AND WHERE in the terms of the Development agreement the Flat No ---- having super built up area ----- sq,fit(having undivided proportionate share ----- Decimal of Land) in the floor of the said apartment " Sri Krishna Prem Vatika " 2nd ' forms part of the share of the Developer as Developers Allocation .

AND WHEREAS the Vendor offered to sell the flat being Flat No. having super built up area ----sq.fit (having undivided proportionate share ----- Decimal of Land) in the floor of the said apartment " Sri Krishna Prem Vatika 2" with one car parking space in the Ground floor , along with all common facilities and amenities including lift and generator in full and final consideration of Rs. ----- .(Rupees.-- -----) only which has been accepted by the purchaser on the terms appearing hereinafter and both of them entered into an agreement for sale on -----.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows :-

1. That , in pursuance of the said consideration of sum of Rs...../- (Rupees)only, the purchaser has already paid the said consideration amount to the Vendor which said sum the Vendor does hereby

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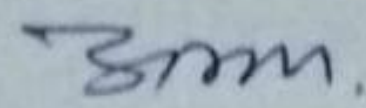


Proprietor

acknowledge having received in full and the Vendor do hereby sell, convey and transfer and absolutely assign to the said purchaser free from all encumbrances , charges, liens, claims and demands whatsoever for the flat of the multi storied building commonly known as **"SRI KRISHNA PREM VATIKA"** standing on the portion of Schedule-A land having permanent heritable and transferable Chhaparbandi 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 every part thereof UNTO AND TO the use of PURCHASER forever and absolutely.

2. That the VENDOR 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 **"SRI KRISHNA PREM VATIKA"** 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.

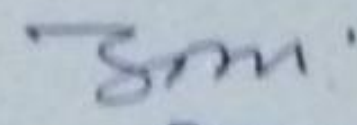
MAA KATYAYANI ENTERPRISES



Proprietor

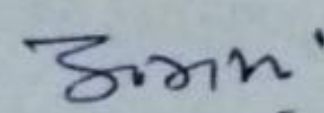
3. That the VENDOR does hereby covenants with the purchaser that he/she shall hold, possess and beneficiary enjoy the same and every part thereof and may get his/her name mutated in the records of the concerned Circle Office, Ranchi and whatsoever else that may be felt necessary and expedient.
4. That the VENDOR 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 land hereby conveyed and the VENDOR and/or any person claiming under him do hereby covenant with the 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 owner, 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 herein above 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 any thing 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.

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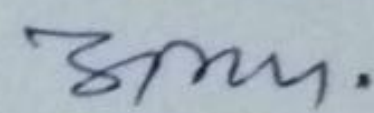
7. That the purchaser shall be liable to bear proportionate share of responsibility or liability arising or occurring in ursuance of / or in connection with the common facilities and amenities in the said apartment .
8. That the Purchaser shall be liable for the electricity consumption in respect of the schedule flat and for such purpose a separate meter has been installed for recording such consumption .
9. That the Purchaser willshare proportionate responsibility as also the liability for the common facilities and amenities collectively with the other purchaser of the other flates in the said building .
10. That the purchaser shall not do or suffer anything to be done in the said flat and / or the said apartment which may cause a nuisance ,annoyance or inconvenience to the other occuplers of the said apartment or the adjacent neighbours nor shall use the said flat for any immorable / illegal purpose .
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 does hereby further covenant that the aforesaid consideration amount for the said schedule flat is inclusive of the consideration money of the individual undived proportionate share in the said land upon which the said schedule Flat is standing .
13. That the purchaser shall also be entitled to sell mortgage lease or otherwise alternative the property hereby conveyed .

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Proprietor

14. That the purchaser shall also be entitled to sell mortgage lease or otherwise alternate the property hereby conveyed .
15. 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 owner or occupiers of the other flat .That exterior portion of the flat shall not be decorated otherwise than in the manner agreed to by a majority / jointly of the flat owner .
16. 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 course cables and / or laying down any new sewers ,drains ,water courses ,cables and wires with a little disturbance 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 .
17. That the purchaser above named before taking the delivery of possession of the schedule "A flat have personally inspected and examined the title deed fixtures fitting materials used in construction and each and every item and after full satisfaction accepted the physical possession .
18. That the purchaser have further declared that the purchaser have no any further claim ,objection , complain ,grievances whatsoever either against the landowner / Developer / Vendor regarding title of the land and or material used for construction .

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19. That the purchaser shall be liable to proportionate share or responsibility liability arising or occurring pursuant to or in connection with the common facilities and amenities in the said building such as expenses or maintain 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 owner in common with the owner / purchaser of the other flats (C) main entrance passage landing and staircase of the apartment (D) clear and responsible lighted the passage landing, staircase and other part of the apartment so enjoyed or used by the purchaser in common as aforesaid and as far 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 if staircase lighting.

SCHEDULE "A"

All that piece and parcel of land measuring land measuring 15 decimals marked under khata no.40, plot no. 461 village Tetulia, P.S Bokaro in state of Jharkhand which is buttered and bonded as follows :-

North – Open Land

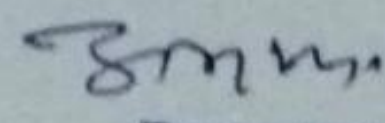
South – Road

East – Plot of Mr. J.P.Sinha

West – Road

SCHEDULE "B"

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PARTICULARS OF THE FLAT SOLD

One flat being Flat No.----- having super built up area -----sq.it having undivided proportionate share ----- Decimals of land in the ----- floor of the said apartment Sri Krishna Prem Vatika 2 with one car parking space in the Ground floor constructed over schedule A land together with all rights bebfits right of enjoy of staircase and all other amenities facilities and convenience delineated by RED WASH in the map attached foring part of this deed and bounded and butter as follows :-

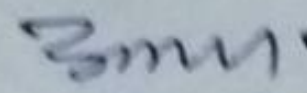
NOTH -

SOUTH -

EAST ---

WEST—

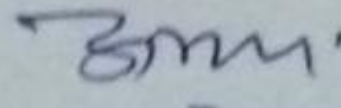
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Particular being furnished in case of building

1.	Whether kacha or pucca	:	Pucca
2.	If Pucca ,whether tiled or reinforced	:	R.C.C
3.	Number of storey		G+5
4.	Plinth area of floor		Area of the flat sold to the purchaser ----- sq.fit
5.	Year of construction		2021-2024
6.	A brief description of nature of sanitary , electrical and other fitting in the building and their quality		Standard
7	Area where the building is constructed and it use residential commercial or industrial		Residential
8	If on rent its annual rent		Not applicable
9	Valuation		
	(I)Value of undividual proportionate share in the land area ---- decimal		Rs. /-
	(II) value of the flat area -----sq.fit		Rs. /-
	Total		Rs. /-
	(Ruppes ----- only)		

MAA KATYAYANI ENTERPRISES


Proprietor

MEMO OF CONSIDERATION

SL.NO.	Cheque /Details	Date	Bank Details	Amount
1.				
2				
3				
4				
5				
6				
7				
8				
			Total Rupees	

CERTIFICATE

Certificate that the above mentioned land is not acquired by Government , semi Government, Armed force or any other purpose . It is not a land of forest ,BSL, BCCL ,CCL or ECL .This Land is not of Math , mandir , Girja .Gurudware , masjid , Church .It is also certified that the above mentioned land is not a kaishar –e hind land ,Gairmajarua Aam land ,Gairmajarua khas land ,forest jungle land etc .

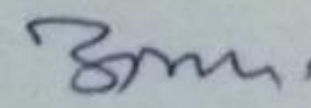
It is also certified that the vendor not belong to schedule Tribe or schedule caste or Backward classes within the definition of C.N.T Act .

In WITNESSES WHEREOF the vendor has put his signature to these presents on this day month and year first above written at ranchi .

Witnesses

VENDOR / DEVELOPER

MAA KATYAYANI ENTERPRISES


Proprietor

SIGNATURE OF PURCHASER

Little	Ring	Middle	Fore	Thumb

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me one more me .

Drafted by :-

MAA KATYAYANI ENTERPRISES

[Handwritten Signature]
Proprietor