

THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on this the 16th day of November' in the year 2021 of the Christian era at Ranchi;

BETWEEN

1. Mrs. REKHA KEJRIWAL wife of Sri Sunil Kumar Kejriwal, daughter of Shankar Lal Agarwal and granddaughter of Late Dwarka Das Ji Agarwal, and

2. Mr. SUNIL KUMAR KEJRIWAL son of Sri Chiranji Lalji Kejriwal and grandson of Late Ghanshyam Das Kejriwal, both by faith & religion Hindu, by caste General (Agarwala) [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of H.B. Road, Lalpur, Police Station Lalpur, District Ranchi in the State of Jharkhand, an Indian Citizen; represented through Developer/Builder **PRARTHANA ESTATES PVT. LTD.**, a company incorporated under (CIN No. U51109JH2006

For Prarthana Estates Pvt. Ltd.


Director

PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), having its registered office situated at Rukmini Centre, Gandhi Chowk, Upper Bazar, Police Station Kotwali, District Ranchi in the State of Jharkhand, Pin Code - 834001; through its Director **Mr. RAHUL MODI** son of Sri Ravindra Modi, and grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General (Marwari Agarwala) [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)] by occupation Business, resident of 6th Rukmini Centre, Near Gandhi Chowk, Upper Bazaar, Police Station Kotwali, District Ranchi, State Jharkhand, an Indian Citizen; being Registered Development Agreement dated 10th day of May 2022 vide Deed/Document No. 2022/RAN/3356/BK1/2975, which is entered in Book No. BK1, Volume No. 395, Page Nos. 109 to 186 for the year 2022 and Deed/ Document No. 2022/RAN/3354/BK1/2973, which is entered in Book No. BK1, Volume No. 394, Page Nos. 517 to 594 for the year 2022 at District Sub Registrar Office Ranchi and; hereinafter for the sake of brevity called the "**VENDOR/DEVELOPER**" of the **FIRST PART**;

PAN No. AAECPO517G [Prarthana Estates Pvt. Ltd.]

AADHAAR No. XXXX XXXX 1307 [Rekha Kejriwal]

MOBILE No. 9835151608 [Rekha Kejriwal]

AADHAAR No. XXXX XXXX 8989 [Sunil Kumar Kejriwal]


MOBILE No. 9835151608 [Sunil Kumar Kejriwal]

ADDHAAR No. 9564 0638 3556 [Rahul Modi]

MOBILE No. 9934300436 [Rahul Modi]

AND

For Prarthana Estates Pvt. Ltd.


Director

Mr. son of And grandson of by faith & religion, by caste General (.....)[Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation, residing at, Police Station, District in the State of, an Indian Citizen; hereinafter for the sake of brevity called the "**PURCHASER**" of the **SECOND PART**;

PAN No. [.....]

AADHAAR No. [.....]

MOBILE No. [.....]

The expression "**VENDOR**", and "**PURCHASER**" shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

WHEREAS the one M/s Ranchi Zemindary Limited (now known as M/s Ranchi Enterprises and Properties Limited) acquired by the land measuring an Area 1.25 Acres of land in Revisional Survey Plot No. 362 under Khata No.106 of Village Gari, Thana No.194, Police Station Ranchi now Sadar, District Ranchi, through Chhapparbandi Settlement.

AND WHEREAS initially that piece and parcel of Chhapparbandi Holding consisting of land with structure comprises within Revisional Survey Plot No. 362 under Khata No. 106, Area 1.25 Acres of Village Gari, Thana Ranchi, Revenue Thana No. 194, District Ranchi was originally held and possessed by Marua

For Prarthana Estates Pvt. Ltd.


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Oraon son of Teko Oraon whose name was duly recorded in the Revisional Survey records of right.

AND WHEREAS the said Marua Oraon and others surrendered the aforesaid land to the then landlord Maharaja Pratap Uday Nath Shahdeo (Maharaja of Chhotanagpur) by virtue of registered Deed of Surrendered dated 12th day of December' 1941, vide Deed No. 5477, which is entered in Book No. 1, Volume No. 40, Page Nos. 98 to 100 for the year 1941 at the office of the District Sub Registrar, Ranchi.

AND WHEREAS the said Maharaja Pratap Uday Nath Shahdeo transferred the aforesaid land in favor of M/s Ranchi Zamindary Limited by virtue of registered Deed of Settlement dated 17th day of February' 1942, vide Deed No. 1182, which is entered in Book No. 1, Volume No. 14, Page Nos. 298 to 302 for the year 1942 at the office of the District Sub Registrar, Ranchi with permanent heritable and transferable Chapparbandi Rights, and after settlement the said Ranchi Zemindary Limited came in exclusive possession over the same and paid Chapparbandi Rent to the Ex-landlord and after vesting of intermediary interest on due and proper enquiry made by the competent revenue authorities of the State of Bihar, name of M/s Ranchi Zemindary Limited was duly recorded/entered in the revenue record of the State Government kept and maintained at the office of the Circle Officer, Town Anchal, Ranchi now Baragain and paid ground rent to the State Government under proper receipt.

For Prarthana Estates Pvt. Ltd.



Director

AND WHEREAS, the name of Ranchi Zemindary Limited has been changed to Ranchi Enterprises And Properties Limited and fresh certificate of incorporation consequent on the change of the name has been issued by the office of the Registrar of Companies, West Bengal on 16th day of January 1963. After that Ranchi Enterprises And Properties Limited is dealing and managing the properties acquired by Ranchi Zemindary Limited;

AND WHEREAS the said M/s Ranchi Enterprises and Properties Limited (previously known as Ranchi Zemindary Limited) through its Constituted Attorney Sri Raj Kumar Tibrewal son of Late Bajrang Lal Tibrewal sold the land part of Revisional Survey Plot No. 362, under Khata No. 106, measuring an Area 26.7 Katha (i.e. 26 Katha 11 Chattaks) with constructed Kaccha House of Village Gari, Gari Basti, Revenue Thana No. 194 under Sadar Police Station, District Ranchi, to one **Mrs. REKHA KEJRIWAL** wife of Sri Sunil Kumar Kejriwal (Land Owner No. 1), by virtue of registered deed of sale on 28th/29th day of June' 2005, vide Deed No. 11050/10078, which has registered at District Sub Registrar Office, Ranchi for the year 2005 and put him in peaceful possession thereof and after purchased the said land they said Purchaser mutated her name in the office of State of Jharkhand through Circle Officer Baragain Anchal, Ranchi under Mutation Case No. 6096R27/2007-08 and she paying revenue rent to the state, as well as she mutated her name in the office of Ranchi Municipal Corporation, bearing Holding No. 0080008053000Z0, under Ward No. 8 now present Ward No. 6 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the said M/s Ranchi Enterprises and Properties Limited (previously known as Ranchi Zemindary Limited) through its Constituted Attorney Sri Raj Kumar Tibrewal son of Late Bajrang Lal Tibrewal again sold the land being portion of Revisional Survey Plot No. 362, under Khata No. 106, measuring an Area 28 Katha, Village Gari, Gari Basti, Revenue Thana No. 194 under Sadar Police Station, District Ranchi, to one **Mr. SUNIL KUMAR KEJRIWAL** son of Sri Chiranji Lal Kejriwal (Land Owner), by virtue of registered deed of sale on 28th/ 29th day of June' 2005, vide Deed No. 11049/10077, which has registered at District Sub Registrar Office, Ranchi for the year 2005 and put him in peaceful possession thereof and after purchased the said land the said Purchaser mutated his name in the office of State of Jharkhand through Circle Officer Baragain Anchal, Ranchi under Mutation Case No. 3178R27/2007-08 and he paying revenue rent to the state, as well as he also got mutated his name in the office of Ranchi Municipal Corporation, bearing Holding No. 0080007918000Z0, under Ward No. 8 now Present Ward No. 6 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS after the purchase of abovementioned property and according to the aforesaid purchase deed the present VENDORS namely Mrs. REKHA KEJRIWAL wife of Sri Sunil Kumar Kejriwal, and Mr. SUNIL KUMAR KEJRIWAL son of Sri Chiranji Lalji Kejriwal came in khass peaceful possession over the First Schedule property with their perfect rights, title and interest;

AND WHEREAS the VENDORS are exercising their perfect rights, title and interest over the property belongs by them which is fully described in the First Schedule. The VENDORS


are absolute owners thereof and enjoying the same free from all encumbrances and without any let or hindrance from any corner;

AND WHEREAS the VENDORS amalgamated their land and being interested to develop the lands fully described in the First Schedule admeasuring an Area of 77.89 Decimals more or less and they approached the DEVELOPER namely **M/s PRARTHANA ESTATES PVT. LTD.**, a company incorporated under the provision of the Indian Companies Act' 1956 through its director **Mr. RAHUL MODI** son of Sri Ravindra Modi, and requested him to develop the land by constructing Multistoried Residential Building thereon, which is accepted by the DEVELOPER;

AND WHEREAS the VENDORS and DEVELOPER have entered into number of two registered Development Agreements for development of the First Scheduled property mentioned below on dated 10th day of May 2022 vide Deed/Document No. 2022/RAN/3356/BK1/2975, which is entered in Book No. BK1, Volume No. 395, Page Nos. 109 to 186 for the year 2022 and Deed/ Document No. 2022/RAN/3354/BK1/2973, which is entered in Book No. BK1, Volume No. 394, Page Nos. 517 to 594 for the year 2022 at District Sub Registrar Office, Ranchi;

AND WHEREAS the DEVELOPER presented the Map/Plan of the building before the competent authority of Ranchi Municipal Corporation, Ranchi and which was sanctioned by the same vide **B.C. Case No. RMC/BP/0785/W06/2021** order dated **08/10/2021** and constructed the Residential building in the name and style of "**PRARTHANA ECO EXOTICA**" as per the Development Agreements dated 10th day of May 2022;

For Prarthana Estates Pvt. Ltd.


Director


AND WHEREAS the Flat described in the Third Schedule is the exclusive share of the DEVELOPER and the DEVELOPER is absolute share holder thereof as per the above mentioned Development Agreement;

AND WHEREAS the PURCHASER being satisfied with the Map/Plan of the building and Development Agreements expressed their willingness to purchase a Flat in the said “**PRARTHANA ECO EXOTICA**” on the terms and conditions of the agreement entered into between the PURCHASER and the DEVELOPERS on day of’ 2022, the said Flat morefully and clearly description is as follows :-

Block/Building /Tower No : ..	Rate of Flat per square feet Carpet Area X Rs./- =/- Open Area (Balcony) X Rs./- =/-
Flat No :	Prop. cost of Common Area X Rs./- =/-
Type : .. BHK	Undivided Land Square feet X/- =/-
Floor :	
Floor	
	TOTAL -/-

AND WHEREAS the PURCHASER hereinafter has agreed to purchase the Flat measuring a total Super Built-up Area approximately Square feet on the Fourth floor being Flat No., along with car parking space at Basement/Ground floor marked as P-..... of the “**PRARTHANA ECO EXOTICA**” for a total price of Rs./- (Rupees only, which is hereby paid by the PURCHASER to the DEVELOPER;

For Prarthana Estates Pvt. Ltd.


Director

AND WHEREAS the PURCHASER has already paid full and final consideration amount to the DEVELOPER more fully described in the “Memo of Consideration” below.

1. **NOW THIS DEED OF SALE WITNESSETH** that on payment of the said sum of Rs./- (Rupees) only, the receipt of which the DEVELOPER is hereby acknowledged and thus, hereby transfers and confers absolutely infavour of the PURCHASER namely **Mr./Mrs.** the said Flat mentioned hereinafter fully described in the Third Schedule and delineated herewith annexed to this deed and colored in RED WASH at Fourth floor, being Flat No. measuring a total Super Built-up Area Square feet more or less at the residential complex named **“PRARTHANA ECO EXOTICA”**.

The VENDORS/DEVELOPER hereby agrees and hereby covenants with the PURCHASER as follows:-

1. That unless it is contrary to the context, the following words will have the following meanings. i.e.
 - (a) Building shall mean the Basement Plus Ground Floor Plus Upper Floors structure (B + G + storied) which the developer has constructed according to the sanctioned plan of the Ranchi Municipal Corporation, Ranchi, Jharkhand, in the name & style of “PRARTHANA ECO EXOTICA”.
 - (b) Flat shall mean the portion of the building described in the Third Schedule.

For Prarthana Estates Pvt. Ltd.


Director

- (c) Common parts shall mean those parts described in the Second Schedule.
 - (d) Common easements in relation to a Flat shall mean the easements, quasi-easement, rights, privileges and appurtenances pertaining to such Flat for its reasonable enjoyment and occupation more particularly described in schedule.
 - (e) Such reciprocal easements, quasi-easements, obligations and duties of the like nature of the other Flat in the said building or in such, or upon such Flat or part thereof, which is accepted and reserved into them more particularly described in the schedule.
2. That the VENDORS/DEVELOPER is the absolute owner/ share holder of the Flat hereby sold and more clearly described in the Third Schedule herewith annexed.
 3. That the said Flat is hereby transferred to the PURCHASER with all rights and easements and free from all claims and encumbrances, charges and other obligations whatsoever.
 4. That the VENDORS/DEVELOPER had delivered vacant possession of the said Flat hereby sold to the PURCHASER.
 5. That the PURCHASER has become the full and absolute owner of the said Flat sold hereby, by virtue of this deed.
 6. That the VENDORS/DEVELOPER hereby release and transfer to the PURCHASER, all rights, title and interest in respect of the said Flat on the basis of the ownership, having its common stairs, passages and walls in between

For Prarthana Estates Pvt. Ltd.



Director

the VENDORS/DEVELOPER and the PURCHASER of the said Flat in the said building and all the other joint ownership incidents thereto.

7. That the VENDORS/DEVELOPER declares that there are no arrears or any taxes or any other dues or encumbrances whatsoever of the said Flat hereby sold. That it will be liability of the PURCHASER to pay Service Tax, Sales Tax, VAT, GST and any other Taxes, Duties, Levies, Surcharge etc., levied either by the State Government or by the Central Government or jointly by them previously, currently or in future on full or part of the Flat or on the undivided proportionate share of the PURCHASER'S land and the PURCHASER hereby agree to keep the VENDORS/DEVELOPER indemnified against all actions, suits, proceeding, costs, charges and expenses in respect thereof.
8. That the PURCHASER shall not be entitled to the roof right of the building, but he/she enjoy the same for common occasion purposes.
9. That the PURCHASER shall be liable for all the charges for internal white washing and maintenance, electrical repairs, water connection repairs which shall be borne by the PURCHASER herein and VENDORS/DEVELOPER shall not be made liable for the same.
10. That the PURCHASER shall has no right to make any construction, modification or alteration within the Flat or the common areas/elevation now being purchased by him which in any way proves to be hazardous or dangerous to the entire structure or the common parts of the Flat in the event of such construction/modification, alteration the PURCHASER shall be solely responsible for the

damages caused to the entire structure or the common parts. That in case of any natural calamity and unnatural disaster such as floods, riots, fire or earthquake or destruction of the building in future, the building may be reconstructed jointly by the co-owners (PURCHASERS) who have and who may thereafter or hereto before have acquired by purchasing different Flat in different floors and part thereof, having similar right, title and interest in the land of this building, the co-owners shall pay and contribute the proportionate cost of their share in the building in their occupation for such reconstruction of the building if any arises in future.

11. That the VENDORS/DEVELOPER hereby undertakes to execute and do everything necessary, whenever required for further or more perfectly ensuring the ownership and possession of the said Flat hereby sold to the PURCHASER.
12. That the PURCHASER agrees not to object or construct any laying of pipes or waters, telephone cable or drainage and electricity or any such items for common use, if so required through or outside the Flat hereby being transferred.
13. That PURCHASER hereby agrees that the rights in common of the building as detailed in the schedule together with the common easements shall be in common enjoyment of all the purchasers of the Flat and the VENDORS/DEVELOPER.
14. That the PURCHASER also agrees that the Flat purchased by her shall only be used for residential purposes and that she shall maintain a separate electric meter for her own consumption and use, the bill for which shall be paid

For Prarthana Estates Pvt. Ltd.




Director

by the PURCHASER to the Jharkhand State Electricity Board.

15. That the PURCHASER shall henceforth get his/her Flat mutated with the Ranchi Municipal Corporation, Ranchi and get the Flat assessed for the municipal rent and taxes and then pay it directly and separately to the corporation in her own name as well as she mutated her name in the office of the concern Anchal Office, Ranchi in regards of the undivided proportionate share of land.
16. That the common parts and the common easements shall be kept in good maintenance and repair and kept free of all encroachment and encumbrances by the PURCHASER and the VENDORS/DEVELOPER. They shall share in the cost with the purchasers of the other Flat Owners in the said building in the ratio of area covered by the Purchasers of the total cost or is mutually agreed by the Flat Owners Association.
17. That as mutually agreed to be done earlier, the entire building including the boundary walls, gates and the common parts shall be subject to repair, maintenance and painting at cost to be shared by all the purchasers or the Association formed by the Flat owners/Land owners of the complex.
18. That the Lift and Generator and other equipments installed or fitted in the Building shall be maintained by Original Equipment Manufacturers (O.E.M) by the Flat owners, the DEVELOPER shall not be responsible for any maintenance of the said equipments.
19. That the VENDORS/DEVELOPER shall indemnify and keep indemnified the PURCHASERS at their cost, against

For Prarthana Estates Pvt. Ltd.


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any one preferring any claim to the said flat hereby, adverse to the title of the VENDORS/DEVELOPER and impeaching this sale.

20. That the PURCHASER accepted the occupancy of the said flat with full and final satisfaction without any grievances and also confirm that the DEVELOPER has constructed and finished the said flat/apartment as per the specifications agreed between the parties by using the best workmanship and assured quality of material and as per rules, regulations and standard. The PURCHASER has no claim or grievance in the said flat/apartment with VENDORS/DEVELOPER.
21. That the PURCHASER shall have inheritable and transferable right in the Third Schedule property and shall also be entitled to sell, mortgage, lease or otherwise alienate his/her right to any person.
22. That the VENDORS/DEVELOPER will have all rights to construct more floors if the permission for same is granted by the competent authority.
23. That the VENDORS shall indemnify and keep indemnified the PURCHASER at their cost, against any one preferring any claim to the said Flat hereby, adverse to the title of the VENDORS and impeaching this sale.

The First Schedule
(Schedule of the land)

All that piece and parcel of land concerning **Revisional Survey Plot No. 362** under **Khata No. 106**, having total aggregate **Area 47 Kathas 02 Chattaks** [77.89 Decimals], with constructing

For Prarthana Estates Pvt. Ltd.


Director

Residential Area in the form of Flat/Flats, being portion of Municipal **Holding Nos. 0080008053000Z0 & 0080007918000Z0** under **Ward No. 8** now present Ward No. 6 of Ranchi Municipal Corporation, Ranchi and situated at **Village Gari, Gari Basti, Police Station Sadar, Revenue Thana No. 194, District Ranchi** in the State of **Jharkhand**. This is bounded and butted as follows:

North : R.S. Plot No. 361
South : R.S. Plot No. 362/A2 & Road respectively
East : R.S. Plot No. 363 & 364
West : Road

The Second Schedule
(Schedule of the common parts)


1. The foundations, columns, beams, support, corridors, lobbies, Stair, staircases, landings, entrances and exits.
2. Pumps installations, pump rooms, pump motors and related electrical fittings and other fixtures and other connected items.
3. Gate lights and outside light, electrical wiring and fixtures and other connected items.
4. Common passage from the main entrance gate to the staircase as right of way.
5. Tube wells, water pipes, water tank and other common plumbing installation.

6. Drainage, sewerage and drain water pipe lines.
7. Boundary wall and Main gate.
8. Such other common parts, area, equipments, installations, fixtures, fittings, covered and open spaces, in or about the said building, as are necessary for passage to the other user of the Flats in common and as are the easements of necessary on the building.

The Third Schedule
(Schedule of the Flat hereby sold)

All that piece and parcel of **Flat No.** on the **Floor** of "**PRARTHANA ECO EXOTICA**", measuring a Super Built-up **Area Square feet** (..... Square Feet) with Car Parking space at Ground/Basement floor of the said building marked as **P-.....**, along with undivided proportionate Share of Land admeasuring area of Square feet upon which the said building is constructed, having permanent, heritable and transferable right being portion of **Revisional Survey Plot No. 362** under **Khata No. 106**, having total aggregate **Area 47 Kathas 02 Chattaks** [77.89 Decimals], situated at **Village Gari**, Gari Basti, **Police Station Sadar**, Revenue **Thana No. 194**, **District Ranchi** in the State of **Jharkhand**, having Chaparbandi right lying within the District registration and District Sub registration Office, Ranchi in the limits of Ranchi Municipal Corporation, Ranchi, bearing Municipal **Holding Nos. 0080008053000Z0 & 0080007918000Z0** under **Ward No. 8** now present Ward No. 6 of Ranchi Municipal Corporation, Ranchi shown marked and delineated in RED COLOUR WASH with measurements in the

For Prarthana Estates Pvt. Ltd.


Director

map annexed hereto forming part of this deed Butted and Bounded as follows;

North :
 South :
 East :
 West :

MEMO OF CONSIDERATION

The PURCHASER has paid Rs./- (Rupees) only, the consideration amount of the scheduled property to the DEVELOPER on or before the execution of this Deed in following manner :-

Ch. /Draft No.	Dated	Bank's Name	Amount
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Total Rs.-/-

(Rupees) only.

For Prarthana Estates Pvt. Ltd.



Director

DESCRIPTION OF THE LAND WITH FLAT

1.	Whether kacha or pucca	- Pucca
2.	If pucca, whether tiled or R.C.C.	- Brick/Reinforced concrete
3.	Whether residential, commercial or residential	- Residential
4.	Number of storied	- B+G+.. Storied
5.	Super Built Up area of Flat	- 1010 Square feet
6.	Year of construction	- 2022-....
7.	A brief description of Nature and quality of electrical/ sanitary etc.	- Standard
8.	If on rent, its monthly rent	- N.A.
9.	(a) Value of Flat Area Sq. ft.	- Rs./-
	(b) Value of undivided proportionate Share of land Sq. Ft. (..... Decimal)	- Rs./-
	Total	- Rs./-

(Rupees) only.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right neither Govt. land or has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and

For Prarthana Estates Pvt. Ltd.



Director

does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

THIS IS FURTHER CERTIFIED that the land neither is not tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

IT IS ALSO CERTIFIED that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).


IN WITNESS WHEREOF THE VENDOR/DEVELOPER and **PURCHASER** have put their signature to this present at Ranchi on the date, month and year first above written.

WITNESSES:-

1.

2.


For Prarthana Estates Pvt. Ltd.


Director

VENDOR/DEVELOPER'S SIGNATURE

Thumb	First finger	Middle finger	Ring Finger	Little Finger

For Prarthana Estates Pvt. Ltd.

 Director

PURCHASER'S SIGNATURE AND PHOTOGRAPH

Thumb	First finger	Middle finger	Ring Finger	Little Finger

Certified that the finger prints of the left hand of each person whose photograph affixed in the document have been obtained of me or before me.

**Drafted by: Rajesh Kumar, Advocate
(Ledger No. 1639/01)**

Advocate Signature

Typed by :

For Prarthana Estates Pvt. Ltd.



Director