

SALE D E E D is made on the **day of**
.....

BETWEEN

NISITH KUMAR KESHARI CONSTRUCTIONS PVT LTD (CIN no. U45200JH2010PTC013930) a company incorporated under the provisions of the Companies Act-2013,[Central Act 18 of 2013] as the case may be, having its registered office at - 221, Tirath Mansion 5, Main Road, Ranch,i Jharkhand - 834001 India, and its corporate office at HIG-21, Argora Housing Colony, Argora, Ranchi. Represented by its authorized Signatory Paritosh Keshri PAN - ADPPK3208C. Aadhar 4236 9767 2318 hereinafter reffered to Vide board resolution dated _____ as the “**promoter**”

(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executor administrator and permitted assignees);

AND

..... S/o:, by Cast
.....

occupation, R/o:-,
(hereinafter called the **PURCHASER** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the SECOND PART.

UID No. PAN- Phone No. -
.....

AND WHEREAS,

1.) Jeetendra Kumar, 2.) Bishweshwar Mahto & 3.) Baleshwar Prasad Sahu is the absolute and lawful owner of [khesra nos. 21/1339 & 37] [Khata No.42, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 465.55 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration / development / joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the

sub-registrar; Ranchi.

Bhumesh Kumar, is the absolute and lawful owner of [khesra nos. 21/1339, 39 & 55] [Khata No.42 & 150, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 465.55 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration / development / joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the sub-registrar; Ranchi.

1.) Raju kumar sahu & 2.) Bishwesh Mahto is the absolute and lawful owner of [khesra nos. 21/1339 & 55] [Khata No. 42 & 150, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 465.55 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the sub-registrar; Ranchi.

Deepak kumar sahu is the absolute and lawful owner of [khesra nos. 35] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 37.65 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Dilip kumar is the absolute and lawful owner of [khesra nos. 24, 28 & 28] Khata No. 42 & 151, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 956.41 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) 20410 registered as document no. 23399 at the office of sub registrar. The owner and the promoter have entered into a collaboration / development / joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Gulab Ram is the absolute and lawful owner of [khesra nos. 28 & 35] Khata No. 42 & 151, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 956.41 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) 20571 registered as document no. 23582 at

the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Jaleshwar Ram Kashyap is the absolute and lawful owner of [khesra nos. 21/1339, 43 & 54] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 350.99 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____registered as document no. _____at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the sub-registrar; Ranchi.

1.) Vijay Kumar, 2.) Lalita Devi is the absolute and lawful owner of [khesra nos. 21/1339, 37 & 39] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 465.55 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____registered as document no. _____at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the sub-registrar; Ranchi.

Laxman Kumar is the absolute and lawful owner of [khesra nos. 21/1339 & 35] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 136.42 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____registered as document no. _____at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Manju Devi is the absolute and lawful owner of [khesra nos. 21/1339, 43 & 54] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 350.58 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____registered as document no. _____at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 08/10/2022 registered as document as document no. 2022/RANU3/2703/BK1/2458 at the office of the sub-registrar; Ranchi.

Naveen Kishore Sahu is the absolute and lawful owner of [khesra nos. 28] Khata No. 151, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 207.27 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said

Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Nawal Kishore Sahu is the absolute and lawful owner of [khesra nos. 28 & 35] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 197.55 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Nawal Kishore Sahu is the absolute and lawful owner of [khesra nos. 28 & 35] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 270.83 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

Nitish Kumar is the absolute and lawful owner of [khesra nos. 28 & 28] Khata No. 42 & 151, Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 637.20 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar; Ranchi.

1.) Raj Kumar, 2.) Raj Kapoor, 3.) Shashi Kumar, 4.) Gulab Ram, 5.) Dilip Kumar, 6.) Prafuloram Sahu, 7.) Subodh Kumar, 8.) Nitish Kumar, 9.) Purushotam Kumar, 10.) Pradhan Kumar, 11.) Navin Kumar, is the absolute and lawful owner of [khesra nos. 21/1339] Khata No. 42 , Thana No. - 140, Anchal - Hehal , Mauja - Bajra,] totally admeasuring 949.33 Sq. Mtr. Situated at Bajra in Tehsil & District (“Said Land”) vide sale deed(s) _____ registered as document no. _____ at the office of sub registrar. The owner and the promoter have entered into a collaboration/development /joint development agreement dated 11/10/2022 registered as document as

document no. 2022/RANU3/2724/BK1/2478 at the office of the sub-registrar;
Ranchi

The **Ranchi Regional Development Authority**, Ranchi [Please Insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval dated **21/10/2022** bearing no. **RRDA/GH/0292/2022**;

The Promoter has obtained the final layout plan approvals for the Project from **Ranchi Regional Development Authority**, Ranchi. [Please insert the name of the concerned competent authority] The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

AND WHEREAS in terms of the Development Agreement the Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '. Floor' of the said apartment " **Palm Hills** " forms part of the share of the DEVELOPER/FIRST PARTY as DEVELOPER'S ALLOCATION.

AND WHEREAS in terms of the Development Agreement the Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '. Floor' of the said apartment " **Savitri Enclave** " forms part of the share of the DEVELOPER as DEVELOPER'S ALLOCATION.

AND WHEREAS the Vendor offered to sell the flat being Flat No. '. ' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment " **Palm Hills** " 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 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 **"Palm Hills "** 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 very part thereof UNTO AND TO the use of the 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 **"Palm Hills"**

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.

3. That the VENDOR does hereby further 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 the 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 hereinabove 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 anything 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.
7. That the Purchaser shall be liable to bear proportionate share of responsibility or liability arising or occurring in pursuance 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 will share proportionate responsibility as also the liability for the common facilities and amenities collectively with the other purchaser of the other flats in the said building.
10. That the Purchaser shall not do or suffer 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 neighbors nor shall use the said flat for any immoral/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 for the individual

undivided proportionate share in the said land upon which the said Schedule Flat is standing.

13. That the Purchaser's undivided proportionate share in the said land retained shall remain joint for all times with the VENDOR and/or other co-owner, occupiers who may hereafter or herebefore have acquired right, title and interest in the said undivided proportionate share of land is impartible.
14. That the Purchaser shall also be entitled to sell, mortgage, lease or otherwise alienate 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 flats. 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 courses, cables or aforesaid and/or laying down any new sewers, drains, water courses, cables and wires with a little disturbances 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 "B" 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.
19. That the Purchaser shall be liable to proportionate share or

responsibility or liability arising or occurring pursuant to or in connection with the common facilities and amenities in the said building such as expenses or maintaining, 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 reasonable lighted the passage, landings, staircase and other part of the apartment so enjoyed or used by the purchaser in common as aforesaid and as far as 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 of staircase lighting.

SCHEDULE – A

PARTICULARS OF THE LAND

All that area of land measuring an area of 353.97 Decimals more or less being portion of R.S. Plot No.- 21/1339, 24, 28, 29, 30, 35, 37, 39, 43, 52, 54 & 55, under R.S. Khata No.-42, 149, 150 & 151, situated at Village - Pundag, P.S. Ranchi now P.S. Jagarnathpur, P.S. No. 228, District – Ranchi and the same is butted and bounded as follows:-

North :-

South :-

East :-

West :-

SCHEDULE- B

PARTICULARS OF THE FLAT SOLD

One flat being Flat No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment "Savitri Enclave" with **one car parking space** in the **Ground Floor** constructed over Schedule "A" land together with all rights, benefits, right of enjoy of staircase, and all other amenities, facilities and convenience delineated by **RED WASH** in the map attached, forming part of this deed and bounded and butted as follows:-

North :-

South :-

East :-

West :-

Particulars being furnished in case of building :-

MEMO OF CONSIDERATION

Sl No.	Cheque /Detail	Date	Bank Details	Amount
1.				
2.				
3.				
4.				
5				
6.				
7.				
8.				
			TOTAL RUPEES	

CERTIFICATE

Certified 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, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, 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.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESSES WHEREOF the Vendor has put his signature to these presents on this daymonth and year first above written at Ranchi.

WITNESSES:

1. **VENDOR/ DEVELOPER**

2.

PURCHASER(SIGNATURE)

Little	Ring	Middle	Index	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 or before me.

Typed by:-

Drafted by:-