

This deed of absolute sale is made on this _____ day of September, 2023 of the Christian Era, at Ranchi.

BETWEEN

M/S DURGA DEVELOPERS PRIVATE LIMITED, a Company having its office located at Mohan Marketing Complex Opposite IDBI Bank, Ashok Nagar, P.S. Argora, District Ranchi represented by its Director **SHRI ANIL KUMAR JHA** son of Late Deo Chandra Jha, Grandson of Late Jai Kant Jha, by Faith Hindu, by Caste General Caste (unaffected by CNT Act, 1908), by Occupation Business, resident of Gopal Marketing Complex, Opposite IDBI Bank, Ashok Nagar, Near Argora Chowk, P.S. Argora, District Ranchi, State Jharkhand;

UID: XXXX-XXXX-----

PAN: -----

Mobile: -----

AND

(hereinafter called the PURCHASER) of the SECOND PART.

UID: XXXX-XXXX-----

PAN: -----

Mobile: -----

Durga Developers Pvt. Ltd.

अनिल कुमार झा

Director

The terms and expressions the "VENDOR", the "PURCHASER" unless expressly included by or repugnant to the subject or context shall mean and include their respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

WHEREAS the then Landlord land under Khata No. 271, R.S. Plot No. 1937, measuring an area 55 Decimals, R.S. Plot No. 1939 measuring an area 93 Decimals situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatian in the name of Landlord Sheikh Ilahi Bux.

AND WHEREAS Sheikh Ilahi Bux sold the land under Khata No. 271, R.S. Plot No. 1939, measuring an area 15 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Md. Ishhak vide unregistered Sale Deed of 1939.

AND WHEREAS Sheikh Ilahi Bux sold the land under Khata No. 271, R.S. Plot No. 1937, measuring an area 55 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Md. Ishhak vide unregistered Sale Deed dated 12.04.1941.

AND WHEREAS Sheikh Ilahi Bux died leaving behind his one son namely Abdul Shakoor as his legal heir and successor who inherited the aforesaid land.

AND WHEREAS Abdul Shakoor also died leaving behind his one son namely Md. Hassan and one daughter namely Muleran Khatoon as his legal heirs and successors who inherited the aforesaid land.

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/C, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Sachidanand Prasad vide registered Sale Deed No. 4332 dated 21.05.1966, registered before the District Sub Registrar Ranchi, in the year 1966.

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/D, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Baleshwar Prasad Shrivastava vide registered Sale Deed No. 4333 dated 21.05.1966, registered before the District Sub Registrar Ranchi, in the year 1966.

Durga Developers Pvt. Ltd.
31/05/2017
Director

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/B, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Radha Raman Prasad vide registered Sale Deed No. 4336 dated 21.05.1966, registered before the District Sub Registrar Ranchi, in the year 1966.

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/A, measuring an area 13 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Ranvir Pratap Sinha vide registered Sale Deed No. 4337 dated 21.05.1966, registered before the District Sub Registrar Ranchi, in the year 1966.

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/F, measuring an area 03 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Nand Kishore Prasad Tagore vide registered Sale Deed No. 4338 dated 21.05.1966, registered before the District Sub Registrar Ranchi, in the year 1966.

AND WHEREAS (1) Md. Hassan son of Late Abdul Shakoor and (2) Muleran Khatoon daughter of Late Abdul Shakoor jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/E, measuring an area 10 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Md. Masoorul Hoda vide registered Sale Deed No. 3726 of 1968, registered before the District Sub Registrar Ranchi, in the year 1968.

AND WHEREAS Shri Ranvir Pratap Sinha sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/A, measuring an area 13 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Kumari Dolly Sinha vide registered Sale Deed No. 8359 dated 22.05.1974, registered before the District Sub Registrar Ranchi, in the year 1974.

AND WHEREAS Radha Raman Prasad died leaving behind his widow Kanak Lata as his legal heirs and successors who inherited the aforesaid land.

AND WHEREAS Nand Kishore Prasad Tagore also died leaving behind his Binod Kumar Ambasta as his legal heir and successor who inherited the aforesaid land in question.

Durga Developers Pvt. Ltd.

अतीवृत्त शास्त्री

Director

AND WHEREAS Sachidanand Prasad also died leaving behind his one son namely Jayant Kumar Sinha as his legal heir and successor who inherited the aforesaid land.

AND WHEREAS Baleshwar Prasad Shrivastava also died leaving behind his two sons namely (1) Pramod Kumar and (2) Vinod Kumar as his legal heirs and successors who inherited the aforesaid land.

AND WHEREAS Md. Masoorul Hoda also died leaving behind his grandson Javed Akhtar as his legal heir and successor who inherited the aforesaid land.

AND WHEREAS Kanak Lata wife of Late Radha Raman Prasad sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/B, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Kamal Kumar Singh vide registered Sale Deed No. 5122 dated 08.04.2005, registered before the District Sub Registrar Ranchi, in the year 2005.

AND WHEREAS Kamal Kumar Singh sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/B, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 3831 dated 12.07.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I ,Volume 405, Pages 293 to 396, in the year 2017. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 674R27/2017-18 which is entered in Volume No. 3,Page No. 26 in Online Register II and started paying rent to the State. Rent Receipt No. 0253942459, dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Kumari Dolly Sinha sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/A, measuring an area 13 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 3832 dated 12.07.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 405,Pages 397 to 474, in the year 2017. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 679R27/2017-18 which is entered in Volume No. 3,Page No. 25 in Online Register II and started paying rent to the State. Rent Receipt No. 0855144499 dated 06.02.2023 for the year 2023-2024 stands recorded in his name

Durga Developers Pvt. Ltd.
असा/क/स/र/का
Director

AND WHEREAS Md. Ishhak died leaving behind his son Abul Hassan as his legal heir and successor who inherited the aforesaid land.

AND WHEREAS Abul Hassan son of Late Md. Ishak sold the land under Khata No. 271, R.S. Plot No. 1937, Sub Plot No. 1937/A, measuring an area 10 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Smt. Durga Jha wife of Shri Anil Kumar Jha vide registered Sale Deed No. 853 dated 05.02.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 85 Pages 301 to 384 year 2018. Thereafter Smt. Durga Jha wife of Shri Anil Kumar Jha got her name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 1838R27/2018-19 which is entered in Volume No. 3 Page No. 68 in Online Register II and started paying rent to the State. Rent Receipt No. 0805389193 dated 06.02.2023 for the year 2023-2024 stands recorded in her name.

AND WHEREAS Abul Hassan son of Late Md. Ishak sold the land under Khata No. 271, R.S. Plot No. 1937, Sub Plot No. 1937/B, measuring an area 10 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Smt. Vijeta Verma wife of Shri Niloy Kumar Jha vide registered Sale Deed No. 854 dated 05.02.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 85 Pages 385 to 468 year 2018. Thereafter Smt. Vijeta Verma wife of Shri Niloy Kumar Jha got her name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 1837R27/2018-19 which is entered in Volume No. 3 Page No. 69 in Online Register II and started paying rent to the State. Rent Receipt No. 0012037507 dated 06.02.2023 for the year 2023-2024 stands recorded in her name.

AND WHEREAS Abul Hassan son of Late Md. Ishak sold the land under Khata No. 271, R.S. Plot No. 1937, Sub Plot No. 1937/C, measuring an area 17 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Niloy Kumar Jha son of Shri Anil Kumar Jha vide registered Sale Deed No. 949 dated 05.02.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 95 Pages 79 to 152 year 2018. Thereafter Shri Niloy Kumar Jha son of Shri Anil Kumar Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 1836R27/2018-19 which is entered in Volume No. 3 Page No. 66 in Online Register II and started paying rent to the State. Rent Receipt No. 0085024333 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Abul Hassan son of Late Md. Ishak sold the land under Khata No. 271, R.S. Plot No. 1937, Sub Plot No. 1937/D, measuring an area 17 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District

Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 1344 dated 22.02.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 135 Pages 485 to 552 year 2018. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 1839R27/2018-19 which is entered in Volume No. 3 Page No. 67 in Online Register II and started paying rent to the State. Rent Receipt No. 0352869389 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Binod Kr. Ambasta son of Late Nand Kishore Prasad Tagore sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/F, measuring an area 03 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Durga Developers Private Limited vide registered Sale Deed No. 3043 dated 21.04.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 305 Pages 1 to 84, in the year 2018. Thereafter Durga Developers Private Limited got his name mutated in the Circle Office Argora Anchal Ranchi vide Rent Fixation Case No. 01/2018-19 which is entered in Volume No. 2, Page No. 160 in Online Register II and started paying rent to the State. Rent Receipt No. 0261406355 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Jayant Kumar Sinha son of Late Sachidanand Prasad sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/B, measuring an area 12.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Durga Developers Private Limited vide registered Sale Deed No. 3218 dated 27.04.2018, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 323, Pages 321 to 414, in the year 2018. Thereafter Durga Developers Private Limited got his name mutated in the Circle Office Argora Anchal Ranchi vide Rent Fixation Case No. 02R27/2018-19 which is entered in Volume No. 2, Page No. 161 in Online Register II and started paying rent to the State. Rent Receipt No. 0348585590, dated 06.02.2023 for the year 2023-2024 stands recorded in its name.

AND WHEREAS Javed Akhtar son of Late Sk. Salim sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/E, measuring an area 10 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 4146 dated 21.08.2020, registered before the District Sub Registrar Ranchi and which is entered in Book I, Volume 569, Pages 233 to 356, in the year 2020. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No.

Durga Developers Pvt. Ltd.

अनील कुमार झा

Director

501R27/2020-21 which is entered in Volume No. 4 Page No.21 in Online Register II and started paying rent to the State. Rent Receipt No. 0448960901 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS (1) Pramod Kumar and (2) Vinod Kumar both sons of Late Baleshwar Prasad Shrivastava jointly sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/D, measuring an area 8.33 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 4216 dated 26.08.2020, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 578, Pages 193 to 278, in the year 2020. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 561R27/2020-21 which is entered in Volume No. 4, Page No. 22 in Online Register II and started paying rent to the State. Rent Receipt No. 0448960901 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Abul Hassan son of Late Ishaque sold the land under Khata No. 271, R.S. Plot No. 1939, Sub Plot No. 1939/Part, measuring an area 9.5 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 4217 dated 26.08.2020, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 578_ Pages 279 to 382, in the year 2020. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi vide Mutation Case No. 564R27/2020-21 which is entered in Volume No. 4, Page No. 23 in Online Register II and started paying rent to the State. Rent Receipt No. 0756600469 dated 06.02.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS the Land under Khata No. 272, R.S. Plot No. 1938, measuring an area 1.51 Acres, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand stands recorded in the Revisional Survey Khatian in the name of Landlord Mohammad Khairullah as Bakast Malik.

AND WHEREAS Mohammad Khairullah died leaving behind his two sons namely (1) Md. Habibullah, (2) Md. Shaifiullah, (3) Md. Nurullah and two daughters namely (1) Bibi Fatma wife of Md. Nasiruddin and (2) Bibi Rabeya wife of Abdul Jabbar as his legal heirs and successors who inherited the aforesaid land.

AND WHEREAS all the legal heirs jointly transferred land, under Khata No. 272, R.S. Plot No. 1938, marked as Sub Plot No. 1938/A, measuring an area 45 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District

Durga Developers Pvt. Ltd.
अनील कुमार झा
Director

Ranchi, State Jharkhand to Bibi Hamidanissa wife of Noor Mohammad vide registered Sale Deed No. 5717 dated 23.08.1963, registered before the District Sub Registrar Ranchi.

AND WHEREAS in an amicable partition dated 28.12.1986, duly reduced in writing, executed between the legal heirs of Bibi Hamidanissa wife of Noor Mohammad, the land measuring an area 30 Decimals of Plot No. 1938, Sub Plot No. 1938/A was allotted to Jahan Ara daughter of Late Noor Mohammad and the remaining land of Sub Plot No. 1938/A measuring an area 15 Decimals was allotted to Shamim Ara daughter of Late Noor Mohammad.

AND WHEREAS Jahan Ara Begum transferred the aforesaid land under Khata No. 272, R.S. Plot No. 1938, Sub Plot no. 1938/A, measuring an area 30 Decimals, situated at Village- Bada Ghaghra, Thana No. 221, District Ranchi, State Jharkhand to Irfaz Ozair son of Late S.M. Khalil vide Oral Gift dated 10.04.2007.

AND WHEREAS Irfan Ozair son of Late S.M. Khalil through his duly constituted Attorney Smt. Durga Jha wife of Shri Anil Kumar Jha (appointed vide P.O.A No. 2020/RAN/3883/BK4/298 dated 13.07.2020) sold the land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/A (Part), measuring an area 12 Decimals, situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Anil Kumar Jha son of Late Deo Chandra Jha vide Regd. Sale Deed No. 3793 dated 22.07.2020, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 522 Pages 209 to 346, in the year 2020. Thereafter Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi which is entered in Volume No. 2 Page No. 157 in Online Register II and started paying rent to the State. Rent Receipt No. 0589888509 dated 02.06.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Irfan Ozair son of Late S.M. Khalil through his through his duly constituted Attorney Smt. Durga Jha wife of Shri Anil Kumar Jha (appointed vide P.O.A No. 2020/RAN/3883/BK4/298 dated 13.07.2020) also sold the land measuring an area 18 Decimals under Khata No. 272, R.S. Plot No. 1938, Sub Plot no. 1938/A (Part), situated at Village- Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Niloy Kumar Jha son of Shri Anil Kumar Jha vide Regd. Sale Deed No. 3794 dated 22.07.2020, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 522 Pages 347 to 476, in the year 2020. Thereafter Shri Niloy Kumar Jha son of Shri Anil Kumar Jha got his name mutated in the Circle Office Argora Anchal Ranchi which is entered in Volume No. 2 Page No. 153 in Online Register II and started paying rent to the State. Rent Receipt No. 0336685684 dated 02.06.2023 for the year 2023-2024 stands recorded in his name

Durga Developers Pvt. Ltd.

अनील कुमार झा

Director

AND WHEREAS out of 15 Decimals of land allotted to Shamim Ara, she transferred 15 Decimals to land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/A-Part to Zafar Naim son of Naimuddin Haidary vide memorandum of Oral Gift dated 20.01.2015.

AND WHEREAS Zafar Naim son of Naimuddin Haidary sold land under Khata No. 272, R.S. Plot No. 1938, measuring an area 08 Decimals, situated at Village-Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 6850 dated 21.11.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 712 Pages 121 to 246, in the year 2020. Thereafter Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi which is entered in Volume No. 2 Page No. 159 in Online Register II and started paying rent to the State. Rent Receipt No. 0888200818 dated 02.06.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS Zafar Naim son of Naimuddin Haidary sold land under Khata No. 272, R.S. Plot No. 1938, measuring an area 07 Decimals, situated at Village-Bara Ghaghra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 7026 dated 01.12.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 732 Pages 57 to 190, in the year 2017. Thereafter Anil Kumar Jha son of Late Deo Chandra Jha got his name mutated in the Circle Office Argora Anchal Ranchi which is entered in Volume No. 2 Page No. 157 in Online Register II and started paying rent to the State. Rent Receipt No. 0589888509 dated 02.06.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS the legal heirs of Mohammad Khairullah namely (1) Md. Habibullah (2) Md. Shaifiullah, (3) Md. Nurullah, (4) Bibi Fatma wife of Md. Nasiruddin and (5) Bibi Rabeya wife of Abdul Jabbar jointly sold the land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/B, measuring an area 45 Decimals to Shehnaz Begum daughter of Late Noor Mohammad vide registered Sale Deed No. 5715 dated 23.08.1963, registered before the District Sub Registrar Ranchi.

AND WHEREAS Shehnaz Begum died leaving behind her husband Md. Taiyab, three sons namely (1) Shadab Taiyab, (2) Faiz Taiyab, (3) Aftab Taiyab and one daughter namely (1) Azara Praveen, as her legal heirs and successors who inherited the land measuring an area 45 Decimals.

AND WHEREAS (1) Azara Praveen Daughter of Md. Taiyab, (2) Shadab Taiyab son of Md. Taiyab through their Attorney Faiz Taiyab son of Md. Taiyab (appointed vide P.O.A No. IV-929 dated 19.10.2016, registered before the District

Durga Developers Pvt. Ltd.

अशीवकुहालदा

Director

Sub Registrar Ranchi and which is entered in Book IV Volume 64 Pages 435 to 490, in the year 2016), (3) Aftab Taiyab son of Md. Taiyab through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5331 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada), (4) Md. Taiyab son of Late Ashique Ali through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5333 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada) and (5) Faiz Taiyab son of Md. Taiyab sold the land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/B/2, measuring an area 18 Decimals, situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 950 dated 04.03.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 100 Pages 1 to 170, in the year 2017. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his rent fixed vide Rent Fixation Case No. 02/2017-18 which is entered Volume No. 2 Page No. 155 in Online Register II and started paying rent to the State. Rent Receipt No. 0539493638 dated 02.06.2023 for the year 2023-2024 stands recorded in his name.

AND WHEREAS (1) Azara Praveen Daughter of Md. Taiyab, (2) Shadab Taiyab son of Md. Taiyab through their Attorney Faiz Taiyab son of Md. Taiyab (appointed vide P.O.A No. IV-929 dated 19.10.2016, registered before the District Sub Registrar Ranchi and which is entered in Book IV Volume 64 Pages 435 to 490, in the year 2016), (3) Aftab Taiyab son of Md. Taiyab through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5331 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada), (4) Md. Taiyab son of Late Ashique Ali through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5333 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada) and (5) Faiz Taiyab son of Md. Taiyab sold the land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/B/3, measuring an area 18 Decimals, situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Niloy Kumar Jha son of Shri Anil Kumar Jha vide registered Sale Deed No. 951 dated 04.03.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 100 Pages 171 to 346, in the year 2017. Thereafter Shri Niloy Kumar Jha son of Shri Anil Kumar Jha got his rent fixed vide Rent Fixation Case No. 85/2016-17 which is entered Volume No. 2 Page No. 158 in Online Register II and started paying rent to the State. Rent Receipt No. 0119043309 dated 02.06.2023 for the year 2023-24 stands recorded in his name.

Durga Developers Pvt. Ltd.

असि कश्यप/लगा

Director

AND WHEREAS (1) Azara Praveen Daughter of Md. Taiyab, (2) Shadab Taiyab son of Md. Taiyab through their Attorney Faiz Taiyab son of Md. Taiyab (appointed vide P.O.A No. IV-929 dated 19.10.2016, registered before the District Sub Registrar Ranchi and which is entered in Book IV Volume 64 Pages 435 to 490, in the year 2016), (3) Aftab Taiyab son of Md. Taiyab through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5331 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada), (4) Md. Taiyab son of Late Ashique Ali through his Attorney Faiz Taiyab son of Md. Taiyab (appointed vide Power Reference No. 5333 dated 09.09.2016 approved by Assistant Counselor Office, Consulate General of India, Toronto, Canada) and (5) Faiz Taiyab son of Md. Taiyab sold the land under Khata No. 272, R.S. Plot No. 1938, Sub Plot No. 1938/B/1, measuring an area 09 Decimals, situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand to Shri Anil Kumar Jha son of Late Deo Chandra Jha vide registered Sale Deed No. 952 dated 04.03.2017, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 100 Pages 347 to 498, in the year 2017. Thereafter Shri Anil Kumar Jha son of Late Deo Chandra Jha got his rent fixed vide Rent Fixation Case No. 03/2017-18 which is entered Volume No. 2, Page No. 156 in Online Register II and started paying rent to the State. Rent Receipt No. ----- dated 02.06.2023 for the year 2023-2024 stands recorded in his name

AND WHEREAS, the **PURCHASER** had entered into an agreement with the **DEVELOPER**, for purchase of Flat No. ----- on the ----- Floor in Block ----- of "**SHIVAM HEIGHTS**" having Super Built-up area measuring ----- Sq. Ft. more or less along with proportionate impartable undivided share in aforesaid land measuring ----- Decimals more or less, along with one Car Parking Space and all amenities and common enjoyment and beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule-B below for a total consideration of Rs. -----/- (Rupees -----) only. The price fixed was quite fair and reasonable and the same was in accordance with the prevailing market rate.

AND WHEREAS the **PURCHASER** has paid the entire consideration amount to the **VENDOR**.

Now, this deed of sale witnesseth as follows:-

- 1) That in pursuance of the aforesaid agreements and in consideration of sum of Rs. -----/- (Rupees -----) only paid by the **PURCHASER** to the **VENDOR**, the legal receipt where of the **VENDOR** hereby admit and

Durg
अशीष कुमार झा
Director

acknowledge and acquit and discharge unto the PURCHASER absolutely and forever and the Vendor does hereby convey and transfer by way of sale unto the PURCHASER One Flat from Developer's share being Flat No. ----- on the ----- Floor in Block _____ of " **SHIVAM HEIGHTS** " having Super Built-up area measuring ----- Sq. Ft. more or less along with proportionate impartable undivided share in aforesaid land measuring ----- Decimals more or less, along with one Car Parking Space and all amenities and common enjoyment and beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule-B.

- 2) That the VENDOR do hereby covenant with the PURCHASER that the VENDOR has not at any time here before made, committed, done, performed, permitted or suffered any act, deed, matter or things by reason whereof the said Flat No. ----- conveyed by these presents or any part thereof has in way been impeached, charged, mortgaged, leased, encumbered, gifted, sold or otherwise alienated or prejudicially affected whether in title or in possession and that said Flat No. ----- is free from all encumbrances, whatsoever.
- 3) That the VENDOR do hereby further covenant with the PURCHASER that the PURCHASER shall at all times hereafter possess and enjoy the said flat according to their convenience without any let, hindrance, obstruction, interruption, claims or demands by any person, whomsoever.
- 4) That the VENDOR do hereby further covenant with the PURCHASER that the VENDOR shall indemnify the PURCHASER against all losses, damages, claims and whatsoever, if any, which the PURCHASER may at any time detect any defect in the title of the VENDOR in the said Flat granted, conveyed, sold, transferred, assured and assigned or any portion thereof any encumbrance, discovered.
- 5) That the PURCHASER shall hereafter pay the proportionate amount of rent payable to State of Jharkhand, through the Circle Officer, Argora Anchal, Ranchi and other Authorities.
- 6) That the PURCHASER shall hereafter become a member of "**SHIVAM HEIGHTS FLAT OWNERS ASSOCIATION**" and shall have the right to use the common passage, electricity, generator, staircase, lobby, pump room, compound, lift, common bath room, roof of the Apartment including all

Durga Developers Pvt. Ltd.

अक्षय कुमार झा

amenities and other common parts in the said building with other occupiers of the said building.

- 7) That the PURCHASER shall hereafter have the right to peacefully and quietly possess and use and enjoy the property by herself or through tenants or assigns without any or obstruction or hindrance whatsoever from the VENDOR or from any person claiming from or under them.
- 8) That the PURCHASER shall have full and absolute right to use the said flat for residential purpose and Parking Space for parking vehicles, by herself or her family members or her transferee or assignee or heirs or successors.
- 9) That the PURCHASER shall be liable to proportionate share of responsibility arising or liability arising or occurring in pursuance of or in connection with the common facility and amenities in the land, building, roof of the building shall be common for all which shall be used by all the occupiers of the building jointly and it is their joint responsibilities to maintain its wear and tear.
- 10) That the PURCHASER shall have absolute right to transfer the Flat by way of mortgage, sale, Gift or let it on rent to any person.
- 11) That the all costs of common areas, electricity bill for pump and common lights shall be borne jointly by all the PURCHASER/ OCCUPIERS of the flats.
- 12) That the PURCHASER have paid the cost of stamp duty, transfer duty and registration fee in respect of this Sale Deed.
- 13) That the VENDOR and the PURCHASER are Citizens of India.
- 14) That in case of natural calamity or distraction of the building in future, the building may be reconstructed jointly by all the co- Owners/PURCHASER as per their share in the schedule-B property.

The PURCHASER, with intention to bring all persons into whomever hands the said premises may come, does hereby covenant with the VENDOR as follows:-

- (a) To maintain the said premises at her own costs, in good tenantable repair and condition from the date of possession of the same and shall not do or suffer to be done anything in or to the said building in which the said premises are

Durga Developers Pvt. Ltd.
31/10/2017
Director

situated or the common spaces or the passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated or the said) premises or any part thereof.

- (b) Not to damage the construction or structure of the building by storing of goods which is objected to by local authority or any authority.
- (c) To permit the DEVELOPER/CONFIRMING PARTY or its staff or agents with or without workmen and others of the Flat/dwelling unit Owners' Association at all reasonable time to view and examine the state and condition of the premises.
- (d) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the flat/unit for residential purpose and the car parking space for parking purpose, as the case may be, nor shall she, the PURCHASER use and utilize their unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.
- (e) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the flat or on their undivided proportionate share in the land.
- (f) Simultaneously with the execution of this conveyance, the PURCHASER has paid applicable GST/Service Tax upon the consideration amount to the DEVELOPER/ CONFIRMING PARTY.
- (g) Not to demand partition of her interest in 'The Said Property' and/or the building/s it being hereby agreed and declared by the PURCHASER that their interest in the land and building is indivisible.
- (h) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (i) Not to use the said flat for any immoral or illegal purpose or for storing any inflammable, combustible or hazardous goods or articles and shall not bring in the said flat or in the car parking space any item of whatever nature which might cause harm to other occupiers of the said building.

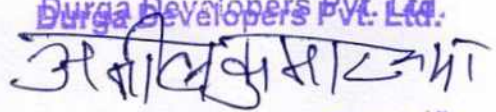
The VENDOR and the PURCHASER covenant with each other as follows:

1. Save and except in respect of the undivided proportionate share or interest in "the Said Land" and save and except the rights in the said flat/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the VENDOR in his favour, the PURCHASER shall have no claim or right of any nature in the other flats, floor spaces, spaces and areas of the said property and/or said building adjoining above or beneath of their flat.
2. In all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the PURCHASER and other Co-PURCHASER, the PURCHASER agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges as and when the same becomes due.
3. The PURCHASER further agree that the DEVELOPER/ CONFIRMING PARTY shall, with the prior approval of the VENDOR and as per the revised plan sanctioned by Ranchi Municipal Corporation, Ranchi, also be free and entitled to make additions (vertical or horizontal) in existing buildings, namely 'SHIVAM HEIGHTS' of Residential Complex and **"ABHI'S PLAZA"** for Commercial Complex to which the PURCHASER shall have no objection whatsoever

SCHEDULE "A"

All that piece and parcel of land under Khata No. 271, R.S. Plot No. 1937, measuring an area 55 Decimals, R.S. Plot No. 1939, measuring an area 69 Decimals and Khata No. 272, R.S. Plot No. 1938, measuring an area 90 Decimals, Total Area 02 Acre 14 Decimals, Holding No. _____ situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand butted and bounded as follows:

North	:	R.S Plot No.1940 and R.S Plot1941
South	:	R.S Plot No. 1934
East	:	Doranda Namkum Road
West	:	R.S Plot No.1936

Durga Developers Pvt. Ltd.

Director

SCHEDULE "B"

All that piece and parcel of Flat No. ----- on the ----- Floor in Block _____ of "SHIVAM HEIGHTS" having Super Built-up area measuring ----- Sq. Ft. more or less along with proportionate impartable undivided share in aforesaid land measuring ----- Decimals more or less, along with one Car Parking Space standing upon land under Khata No. 271, R.S. Plot No. 1937, measuring an area 55 Decimals, R.S. Plot No. 1939, measuring an area 69 Decimals and Khata No. 272, R.S. Plot No. 1938, measuring an area 90 Decimals, Total Area 02 Acre 14 Decimals, Holding No. _____ situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand and shown in RED WASH in the plan attached with this deed as part thereof, butted and bounded as follows:

North :

South :

East :

West :

MEMO OF CONSIDERATION

Sl. No.	Cheque No./DD/Bank Transfer/RTGS	Date	Amount (in Rs.)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

Durga Developers Pvt. Ltd.
अरवि कुमार
Director

SCHEDULE "B"

All that piece and parcel of Flat No. ----- on the ----- Floor in Block _____ of "SHIVAM HEIGHTS" having Super Built-up area measuring ----- Sq. Ft. more or less along with proportionate impartable undivided share in aforesaid land measuring ----- Decimals more or less, along with one Car Parking Space standing upon land under Khata No. 271, R.S. Plot No. 1937, measuring an area 55 Decimals, R.S. Plot No. 1939, measuring an area 69 Decimals and Khata No. 272, R.S. Plot No. 1938, measuring an area 90 Decimals, Total Area 02 Acre 14 Decimals, Holding No. _____ situated at Village- Bara Ghagra, P.S. Doranda, Thana No. 221, District Ranchi, State Jharkhand and shown in RED WASH in the plan attached with this deed as part thereof, butted and bounded as follows:

North :

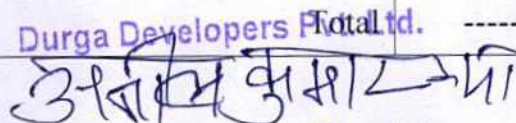
South :

East :

West :

MEMO OF CONSIDERATION

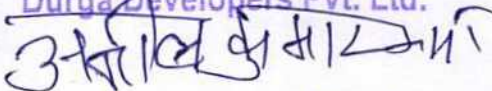
Sl. No.	Cheque No./DD/Bank Transfer/RTGS	Date	Amount (in Rs.)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Durga Developers Pvt. Ltd.			-----/-


Director

Details of Construction:-

1.	Whether the building is Kuchha or pucca	Pucca
2.	If it is pucca then whether its Khaparposh or conventional or RCC Roof.	Having RCC Roof
3.	Number of floors	-----
4.	Area of Flat No. ----- of the building	----- sq. ft. on the ----- Floor
5.	The year of construction	2023
6.	Statement regarding quality of electrical and Other fittings of the building.	Standard Fittings.
7.	The Area where the building is constructed and its use residential, Commercial industrial.	----- Decimals Residential Use
8.	Whether the building in question was let out on rent.	No
9.	Value of Construction ----- sq. ft.	Rs. -----/-
10.	Value of land ----- decimals more or less	Rs. -----/-
11.	Total Value	Rs. -----/-

Note: It may be noted that the aforesaid property is purchased at the actual consideration amount of Rs. -----/- but for purpose of registration, the valuation prescribed by competent authority has been considered i.e. Rs. -----/-

Durga Developers Pvt. Ltd.

Director

CERTIFICATE

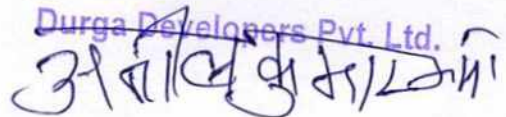
THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L. IT IS FURTHER CERTIFIED that the property does not belong to Adivasi or Scheduled Tribe or Schedule Caste and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the land of Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam.

IN WITNESSES whereof the VENDOR does hereby put his/her signature and finger prints on this, in his full senses and after fully understanding the contents of this deed, in presence of the witnesses signed below, on the day, month and year first written above at Ranchi.

WITNESSES:

1]

VENDOR

Durga Developers Pvt. Ltd.

Director

2]

PURCHASER'S SIGNATURE, PHOTO AND THUMB IMPRESSION

THUMB	INDEX	MIDDLE	RING	LITTLE

It is certified that the VENDOR and PURCHASER whose photos are affixed in the deed and whose signature and finger prints have been taken in the deed, have put their signatures and finger prints in my presence.

Drafted by:-

Durga Developers Pvt. Ltd.
अरवि कुमार
Director