

CONVEYANCE DEED

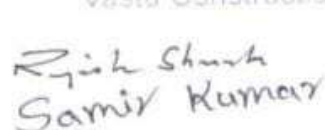
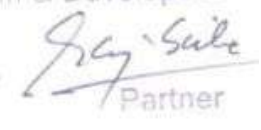
THIS INDENTURE OF ABSOLUTE SALE IS MADE ON THIS THE

DATE of20.... of SUSHILA GARDEN at Ranchi.

BETWEEN

VASTU CONSTRUCTION AND DEVELOPERS, having its office at 7th Floor, Hotel Shivani International, Main Road Hinoo, P.S. – Doranda, Ranchi-834002, (Jharkhand) PAN–AAKFV3578Q through its Partner **1. Mr. Manoj Kumar Sinha**, Date of Birth 25/08/1975, S/o Late. Ram Ayodhya Sinha “Arya”, And Grand Son late. Ram Roop Sinha Cast (General CNT Act 1908) by occupation business, Resident of Main Road, Hinoo, P.S.–Doranda, Dist.–Ranchi (Jharkhand), 834002 UID: XXXX XXXX2747, PAN No: ASCPS3225M, Mob No: 9431102662, **2.Mr. Rajesh Shrivastava**, Date of Birth 21/12/1975, S/o Late. Kamini Kant Shrivastava, And Grand Son of Gokulanand Shrivastava Cast (General CNT Act 1908) by occupation business, Resident of Jiwan Lok Complex, Main Road, Hinoo, P.S.-Doranda, District-Ranchi (Jharkhand), UID: XXXX XXXX 6537,PAN No: AFZPS8695F, Mob. No. 9431114004, **3. Mr. Samer Kumar**, Date of Birth 07/04/1971, S/o Abhay Kumar, and Grand Son Late. Chunku Ram Sahu Cast (General CNT Act 1908) by occupation business, Resident of Om Apartment 5-A Bariatu Road, Bargain, Bariartu, Ranchi, Jharkhand-834009.PANNo: BSGPK6224H, UID No: XXXX XXXX 9732, Mob No: 9431174339 in the state of Jharkhand an Indian citizen vide development agreement deed no. 6995/6261 dated 10/10/2022 entered in book no. 1 volume no.835 page no.1to 168 in the office of district sub registrar ranchi (hereinafter for the sake of brevity called the VENDOR/SELLER which expression unless repugnant to or excluded by the context or subject of this presents shall mean and include their legal heirs, successors, assigns legal representatives and authorized persons of the FIRST PART;

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AND

MR./MRS./MISS..... SON/DAUGHTER OF (UID NO. PAN NO. MOBILE NO.), by occupation (Belongs to general caste and he is not affected under the caste category comes under CNT Act 1908), resident ofp.s.districtin the state ofindian citizen (hereinafter for the sake of brevity called the purchaser which expression shall unless repugnant to or excluded by the context or subject means the PURCHASER above named and include her legal heirs, successors, assigns, legal representative) of the SECOND PART.

In this present unless it be contrary or repugnant to the expression, vendor and purchaser shall mean and include their respective representatives, heirs, administrators, legal representative successor successors in interest and assigns.

WHEREAS vendor is the absolute owner over the flat no..... on thefloor measuring a super built up area ofsq.ft in a multi storied residential building namely “**SUSHILA GARDEN**” and one car parking space on ground floor with sq.ft. undivided proportionate share of land in R.S. Plot No. 821 Sub Plot No. 821/part and measuring an area 60 Decimal in R.S. Plot No. 822 Sub Plot No. 822/ Part under khata No. 256 and measuring an area 7 Decimal in R.S. Plot No. 823 Sub Plot No. 823/ part under khata No. 257 total area 70 Decimal of village Argora thana No. 207 Thana Argora District Ranchi in the office of district sub registrar ranchi.

WHEREAS the Land Owner is seized and possessed of the land/or otherwise sufficiently entitled to all that piece and parcel land measuring an area of 4 Decimal in R.S. Plot No. 821 Sub Plot No. 821/part and measuring an area 60 Decimal in R.S. Plot No. 822 Sub Plot No. 822/ Part under khata No. 256 and measuring an area 7 Decimal in R.S. Plot No. 823 Sub Plot No. 823/ part under khata No. 257 total area 70 Decimal of village Argora thana No. 207 Thana Argora District Ranchi hereinafter referred to as the “said property”

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Samir Kumar Partner

more fully described in the schedule “A” and is the exclusive owner and in possession over the same.

WHEREAS R.S. Plot No. 821 having an area of 4 Decimal and R.S. Plot No. 822 having an area of 66 Decimal Under Khata No. 256 situated at village Argora Thana No. 207 Thana Argora Dist. Ranchi is recorded in R.S. Record of in the name of Hingwa Teli and Fekuwa Teli as “KAYAMI” and R.S. Plot No. 823 having an area of 9 Decimal under khata no. 257 situated at village Argora Thana No. 207 Thana Argora Dist. Ranchi is recorded in R.S. record of right in the name of Hinguwa Teli and as “KAYAMI”

AND WHEREAS, recorded Tenant Hinguwa Teli died leaving behind his only one son namely Devchand Teli and Devchand Teli also died leaving behind his two daughters namely 1. Ghasin Devi @ Tijam Devi And 2. Bihas Devi and one son namely Kunjulal Kashyap Sahu died leaving behind his wife namely Parwati Devi and after death of their father and husband Ghasim Devi @ Tijam Devi, Bihas Devi and Parwati Devi gone peaceful possession over the land of R.S. Plot No. 821,822 under khata no 256 and R.S. Plot No. 823 under khata no 257 situated at village Argora Thana No. 207 Thana Argora Dist. Ranchi.

AND WHEREAS The said Ghasim Devi@ Tijam Devi, Bihas Devi and Parvati Devi through her constituted power of attorney holder 1. Baliram Sahu and 2. Maninath Sahu jointly sold the land measuring an area 3 Decimal out of R.S. Plot No. 821 marked as Sub Plot No. 821/ part and measuring an area 60 Decimal out of R.S. Plot No. 822 marked as Sub Plot No. 822 / part under khata no 256 and measuring an area of 7 Decimal out of R.S. Plot No. 823 marked as Sub Plot No. 823/part under khata no 257 total area 70 Decimal to Shri Raj Shekhar (Land Owner) Son of Shri Abhay Kumar through registered deed of sale on 8/11/2011 being deed no. 24141 Serial No. 28269, entered in book No. 1 Volume No. 1059 page No. 91 to 160 year of 2011, registered in the office of district Sub Registrar Ranchi and after purchased the aforesaid land Shri Raj Shekhar (Land Owner)

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Samir Kumar Partner

came in peaceful possession over the same and got his name mutated in the office of Town Anchal Ranchi

Now Argora Anchal, Ranchi vide mutation case no 6228 R27/2011-12 and paid rent to the state regularly.

AND WHEREAS, the owners are desirous of getting their schedule property, as described in schedule – “A” below to construct thereon multi-storied residential/commercial building/apartment consisting of flats/Shops dwelling units therein.

AND WHEREAS, on being approached by the DEVELOPER, the OWNER agreed to get the SCHEDULE “A” PROPERTY developed by construction of residential / commercial multistoried apartment consisting of flats/shops as per plan to be sanctioned by Ranchi Municipal Corporation or any competent authority, with specification mentioned in the SCHEDULE “D” hereto below, on terms and condition mutually settled between them and in the earlier deed of Development Agreement dated 18/01/2013 executed by the parties herein.

AND WHEREAS in pursuance of the Deed of Development Agreement dated 18/01/2013 to Developers appointed as Architect for preparing the designs and drawing and the plan of the proposed building to be constructed and developed over the subject land and the building plan was duly prepared by the said Architect and the same has also been sanctioned by the competent authority i.e., Ranchi Municipal Corporation Ranchi. In B.P. Case No. RMC/AH/0122/W36/2022 dated 09/07/2022.

NOW THEREFORE THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. That the pursuance of the said agreement and consideration of sum of Rs...../- (Rupees.....) The **PURCHASER** had already paid the said consideration amount to the VENDOR which said sum the VENDOR to hereby acknowledge and received in full and the VENDOR do hereby sell, convey and

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transfer and absolutely assign to the said PURCHSER free from all encumbrances, charges, liens, claims and demands whatsoever in respect of the flat being FLAT NO.....on thefloor measuring an super built up area ofsq ft of the multistoried building complex commonly known as “**SUSHILA GARDEN**” standing on a portion of schedule – A land bearing corresponding to Holding No. 0370009866000A6 new ward no. 36 Old ward no 37 of Ranchi Municipal Corporation Ranchi situated at mouza – ARGORA. thana no. 207 district ranchi in the state of Jharkhand having permanent heritable and transferable chhaparbandi right and referred to hereunder in schedule – B flat and shown in RED WASH in the map attached herewith forming part of this deed together with one medium size car parking space of the said apartment along with all benefits and advantages, liberties, easement, privileges whatsoever to the said flat or any part of there and enjoy common facilities such as passage, stair, case, roof, lobby compound and all right, title, interest, 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 for ever and absolutely.

2. That the VENDOR do hereby covenant with PURCHASER that notwithstanding any act, deed, matter or thing hereto before done, committed or performed or knowingly suffered by the VENDOR or any of their predecessor-title or ancestors the VENDOR at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell, assign, the undivided sq ft. proportionate share in land with one medium car parking space together with roof right in and every party thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgages, lien, claim, demand of whatsoever nature.

3. That the VENDOR do hereby future covenants with the PURCHASER that mean shall hold, possess and beneficiary enjoy the same and ever part thereof and may get name mutate in the records of the concerned circle officer, district – ranchi and in the Ranchi Municipal Corporation and whosoever else that may be felt necessary and expedient.

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4. That the VENDOR do hereby covenant with the PURCHASER that the PURCHASER shall be saved harmless and kept, indemnified from and against all losses, damages, cost or expenses which may substance by reason of any defect of title or possession of any heirs or any encumbrances or any claim being made by person whosoever to the said property or an part thereof.
5. That the VENDOR do hereby finally covenant with PURCHASER that the VENDOR and all persons claimed through the VENDOR and/or any of their ancestors and predecessors in title shall and will at the request and cost of the PURCHASER execute and perform all such further acts, deeds things and matters that may be reasonable necessary for more perfectly and fully assuring and securing the PURCHASER title and possession over the said flat and every part thereof.
6. That the VENDOR do 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 is lawfully seized and possessed the schedule flat free from all encumbrances and they have absolute authority to the schedule flat in the manner aforesaid.
7. That the PURCHASER shall have right to the peaceably and quietly possess and enjoy the schedule flat or through tenants or assigns or relative without any claim, permission or demand or destruction or hindrance whatsoever either from the VENDOR or from any person claiming from or under them.
8. That the PURCHASER being fully satisfied with the construction of the multistoried building and all fitting and fixtures of the building are as per specification.
9. That the PURCHASER after taking possession of the schedule flat shall be liable to abide by rules and regulating of the Government, Authority, committed, constituted by the flat owner, if any and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees, payment proportionate land revenue for the

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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 schedule flat.

10. That the said flat shall be use and occupied by the PURCHASER herself or by her 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 by her family her members or through tenant successors, assigns only for residential purpose.

11. That the PURCHASER shall be liable to bear proportionate share of responsibility or liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment.

12. 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.

13. That the PURCHASER shall share responsibility as also the liability for the common facilities and amenities collectively with the others PURCHASER of the flats in the said building/complex.

14. That the PURCHASER shall not make or permit to be made structural alteration in/or addition to the said flat.

15. 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.

16. That the PURCHASER shall have to use the common passage, staircase, parts in said apartment and/or common amenities and/or facilities with other occupiers of the said apartment.

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17. 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 undivided proportionate share in the said land upon which the said schedule flat is standing.

18. That the PURCHASER undivided proportionate share in the said land retained shall remain joint for all times with the other co-owner, occupiers, who may hereafter or here before have acquired right, title and interest in the said land.

19. That the PURCHASER shall have full proprietary right in respect of the land and building described in the schedule hereunder in any manner with other co-owner who prior to this conveyance have PURCHASE and acquired or may here after PURCHASER or acquire similar proprietary rights as covered by this conveyance.

20. The PURCHASER shall also be entitled to sell mortgaged, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any person whomsoever without the consent of the VENDOR or any other co-owner who may have acquired before and who may hereafter acquire any rights, title or interests, similar to those acquired by the PURCHASER under the terms of this conveyance.

21. Not to throw dirt, rubbish, rags or other refuse or pursuant the same not be thrown on the roof, stack gutters, rain water pipers, drains, landing, staircase, soil pipe, 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 manner agreed to by a majority of the flat owners.

22. That the PURCHASER has 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 disturbance as possible and making good damage caused and PURCHASER have all right to use all common facilities and amenities of the said apartment.

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23. That the PURCHASER shall be liable to proportionate share or responsibility or liability arising or occurring pursuance of or in connection with the common facilities and amenities in the said building such as the expanses or maintaining, repairing, (a) main structure and in particular the stacks gutters and rain water pipes, or the apartment (b) water pipes drains, electric cables and wires laying under and upon the apartment and enjoyed or used by the PURCHASER/s, occupiers owners in common with the owners/PURCHASER of the other flats (c) the main entrance. Passage, landing and staircase, of the apartment (d) clear and reasonable lighted the passage, landing, staircase and other part of the apartment so enjoyed or used by the PURCHASER in common as aforesaid and as for as practicable keep the fore court, way and other parts of the apartment in good condition (e) parking space (f) water pump use of the lifting water, (g) a separate common meter has been installed for recording common electric consumption for water pump for purpose of recording consumption of staircase lighting.

MEMO OF CONSIDERATION

Total value Rs...../- (Rupees only)

SL NO.	Cheque/draft/cash/neft	Date	Amount

SCHEDULE "A"

All that peace and parcel of Land being RS Plot no. 821, Sub Plot No. 821/Part measuring an area of 3Decimals and plot no 822 Sub Plot No. 822/Part measuring an area of 60 decimal under khata no 256 and plot no 823 Sub Plot No. 823/Part measuring an area of 7 decimal under khata no 257 measuring an aggregate an area of 70 decimal under mauza agora, P.S. Argora, P.S No 207 within ward no. 36situated at village Argora, District –

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Rishabh Kumar
Samir Kumar
Partner

Ranchi being Holding No. 0370009866000A6 New Ward No. 36 Old Ward No. 37 within Ranchi Municipal Corporation, Ranchi which is butted and bounded as follows:-

North : - Plot of Jeetu Sahu
South : - Argora Pundag Road
East : - 20" Feet Wide Road
West : - Proposed Road

SCHEDULE – B

All that flat measuring a super built up area of approximately
Being Flat no. ... on the floor consisting ofbedrooms.....drawing
cum dining space bathroomsbalconies, one kitchen, and one medium size
car parking space in the basement.

CERTIFICATE

This is to certify that the land which is a subject matter of these presents is not a government land. The aforesaid land has neither been acquired by the government for civil or military purposes nor is a bhudaan land. It is further certified that the aforesaid land has not been acquired by any government for C.C.L..., B.C.C.L, H.E.C, or E.C.L, and that it does not belong to C.C.L, B.C.C.L, H.E.C, or E.C.L. The aforesaid land is not a forest land and is outside the limit is forest area and is free from ceiling and is not the land of any math, temple, church, mosque, gurudwara and is also not khasmahal, khuntkatti, sarana, masna, hargarhi, and is also not connected to fodder scam or land scam. It is also certified that the said land has not been mortgaged with any institution or person, whomsoever.

IN WITNESS WHERE OF THE VENDORS has set and subscribed their respective hand on this deed of absolute sale and have executed these presents at ranchi in presence of witnesses on the day, month and year first above written.

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Rishi Shankar
Samir Kumar
Jay Sahu
Partner

FINGER IMPRESSION OF LEFT HAND OF VENDOR

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE OF VENDOR 1

FINGER IMPRESSION OF LEFT HAND OF VENDOR

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE OF VENDOR 2

Vastu Construction & Developers

Rishabh Shrivastava
Samir Kumar

[Signature]
Partner

FINGER IMPRESSION OF LEFT HAND OF VENDOR

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE OF VENDOR 3

PHOTOGRAPH AND SIGNATURE OF THE PURCHASER

.....

FINGER IMPRESSION OF LEFT HAND OF PURCHASER

.....

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Vastu Construction & Developers

Rishabh Shukla
Samir Kumar

Partner

WITNESS NO. - 1	WITNESS NO. - 2

Certified that the photograph of the VENDOR and PURCHASER affixed on the sale deed is identified by me and all the signatures of the VENDOR and PURCHASER and witness as well as the finger impressions of the left hand of the VENDOR and PURCHASER have been put on this document before me.

Typed and composing by

Drafted by

Vastu Construction & Developers
Rishabh Shukla
Samir Kumar
Partner