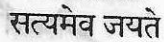
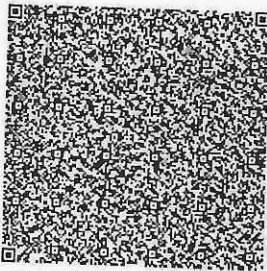


2889



e-Stamp

031



.Please write or type below this line.

27

एक 1908 की कारा
को माहव है। भारतीय स्टाम्प बहिष्कार
890 की अनुसूची। या। क ह
यथावत लिखे तहित का स्टाम्प
किमुक्त का स्टाम्प धुलक बनेपिठ नहि है।

Asha-Sinha
1/6/17

UP 0000903336

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

2. The onus of checking the legitimacy is on the users of the certificate

3. In case of any discrepancy please inform the Competent Authority.

030



9d by

11/6/17

3200500
सम्पत्ति का मूल्य

स्टाम्प... 115200 रुपये

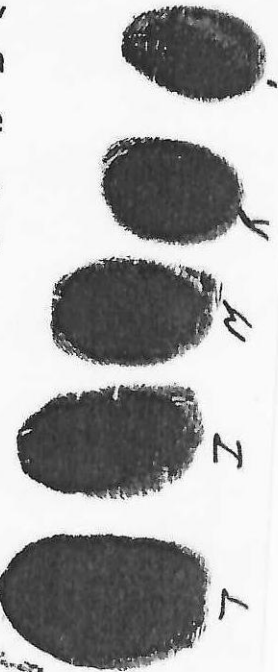
THIS DEED OF ABSOLUTE SALE Is made on Ist day of June, 2017 at Ranchi.

BETWEEN

SMT. ASHA SINHA wife of Hargouri Prasad Sinha, by caste Kayastha, by faith Hindu, by occupation Housewife, resident of - Behind D.A.V. School, Bariatu, P.O. + P.S. Bariatu, District Ranchi, Jharkhand, an Indian Citizen, hereinafter called the **VENDOR** (which term or expression unless expressly excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART. UID No. 8688-4642-7800.**

Mob. No. 9470305273, PAN - CAZPS7090B.

Asha Sinha
11/6/17



N. R.

मार्ग दर्शक पंजी से निम्नलिखित

25031

42

213

मार्ग दर्शक पंजी से निम्नलिखित
पंजी नं. 25031

11/6/17

AND

MAMTA DEVI D/o Sri Hari Mangal Prasad Shrivastava, by faith Hindu, by Caste Kayastha, by occupation - Housewife, resident of - Churi Centre Gali, Galaxia Mall, Ratu Road, Piska More, P.S. Sukhdeonagar, District Ranchi, Jharkhand, Indian citizen, hereinafter called the PURCHASER, (which term and expression unless expressly excluded by or repugnant to the subject or context shall mean and include her legal heirs, successors, administrators, executors, legal representatives and assigns) of the OTHER PART. **Mob. No. 9523424212**
PAN - CHUPD7603M, UID NO. 6675-9244-0047

029

WHEREAS the land measuring 10 5/6 decimals (ten & five by six decimals) equivalent to 6 katha 8 chattak more or less out of R.S. Plot No. 213, under Khata No. 42, situated at Mouza Bariatu, P.S. Bariatu, Thana No. 193, District Ranchi is recorded in the revisional survey record of right in the name of Fateh Mohammad Khan who remained in possession of the land till his death.

AND WHEREAS after the death of Fateh Mohammad Khan, his heirs namely Md. Anwar Khan, Md. Asgar, Md. Rafik, Abdul Rauf Khan and Md. Ashique inherited the aforesaid land and came into possession thereof and remained in physical possession till the same was transferred to one Shailendra Kumar Verma, vide registered Deed of Sale dated 25.08.1980 entered in Book No. I, Volume No. 71, Pages 158 to 163 being Deed No. 6828 and was put in possession thereof.

AND WHEREAS Shailendra Kumar Verma after purchase came in possession of the said land also mutated his name before Town Anchal, Ranchi vide Mutation Case No. 1137 R27/1980-81 and paid taxes in his own name.

Asha Singh
1/6/17

AND WHEREAS Smt. Asha Sinha (vendor) has purchased the property described in the schedule below by a registered deed from Shailendra Kumar Verma and others bearing Deed No. 6157 dated 30.07.1996 executed and registered before District Sub Registration Office Ranchi.

AND WHEREAS after the aforesaid purchase the land owner (Smt. Asha Sinha) got her name mutated in the office of Ranchi Municipal Corporation Ranchi as well as in the revenue record of state of Jharkhand through Circle Office, Town Anchal, Ranch vide mutation case No. 93/97-98 and has been paying rent and taxes regularly in his name which is morefully described in Schedule below.

AND WHEREAS the land owner (Smt. Asa Sinha) being desirous of constructing a residential multi-storey building in and over the schedule "A" property entered into a Development agreement Developer namely FRONT TOUCH CONSTRUCTION (hereinafter referred to as Developer) on 27.08.2011 and authorized the Developer to construct a multi-storey building over the schedule "A" land in accordance with the building Plan.

AND WHEREAS the Developer has got the building Plan sanctioned by Ranchi Regional Development Authority vide **B.C. Case No. 2011/1025** and constructed the residential multi-storey building in and over the Schedule "A" land as per the sanctioned Plan.

AND WHEREAS the Developer has constructed a G + 3 storey building over the schedule "A" land in accordance with building plan. The aforesaid building is named as **"ASHA RESIDENCY"**, (hereinafter referred to as the said building). The said building has been morefully described in the schedule "B" hereunder.

028

Asha Sinha
1/6/17

AND WHEREAS according to Developer Agreement Flat No. 3C on Third Floor measuring super built up area 880 sq.ft. came in share of land owner.

AND WHEREAS the PURCHASER have examined all the relevant documents of the schedule land alongwith other concerning documents and after being satisfied the PURCHASER is desirous of purchasing the aforesaid flat which is morefully detailed and described in the Schedule "B" hereinbelow forming part hereof. 027

AND WHEREAS the PURCHASER agreed to purchase the Flat No. 3C on Third Floor measuring an area 880 Square Feet hereinafter referred to as the Unit/Flat and morefully described and detailed in Schedule "B" herein below and shown in RED wash in the Map attached herewith forming part of this deed along with 435.6 Square Feet proportionate, impartible and indivisible share in the schedule "A" land with a car parking space being No. 3C on Ground Floor along with all the common facilities and amenities attached thereto for a total consideration money of **Rs. 32,00,000/- (Rupees Thirty Two Lakhs)** only and in consideration thereof the Vendor agreed to sell, convey and transferred the same to the PURCHASER.

AND WHEREAS the Vendor have agreed to sell, convey, transfer and assign unto and to the use of the PURCHASER all that piece and parcel of the Flat being Flat No. 3C on Third Floor having super built up area of 880 Square Feet in finish condition Shown, marked and delineated with RED wash in the map being schedule "B" hereto forming part of this deed along with proportionate share in the land and common area morefully mentioned in the Schedule free from all encumbrances, charges, liens, lispence and claim whatsoever. The PURCHASER have agreed to purchase the aforesaid Flat at the aforesaid price and in consideration thereof the

Asha Singh
11/11/17

PURCHASER have paid a sum of **Rs. 32,00,000/- (Rupees Thirty Two Lakhs)** only to the Vendor and the PURCHASER also accepted all the terms and conditions as mentioned in the said agreement dated 10.03.2017 executed between the Vendor and the PURCHASER. The common expenses are to be borne by the PURCHASER.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the aforesaid agreement and in consideration of the sum **Rs. 32,00,000/- (Rupees Thirty Two Lakhs)** only which has been paid by the PURCHASER to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges and the Vendor discharges the PURCHASER therefrom and sells, conveys, transfers and assigns the property fully mentioned and described in the Third Schedule 'B' below and shown, marked and delineated in RED wash in the map annexed hereto and a parking space on Ground Floor of the aforesaid building absolutely and forever and from the same and every part thereof. The Vendor does hereby convey, sell, assign and transfer absolutely and forever to and unto the PURCHASER, all that piece and parcel of the Flat being No. **3C** on **Third Floor** measuring 880 sq.ft. with aforesaid proportionate share in the land measuring 435.6 sq.ft. having permanent heritable, transferable, chhaparbandi right and one car parking space fully mentioned and described in the Schedule below in perpetuity and together with all the rights, title and interest and claims, areas, sewers, water course, right of user and or passages, drain etc. fully described in the Fourth Schedule and appurtenances and whatsoever to the said land and hereditaments belonging to or otherwise appearing to be usually held and enjoyed therewith or reputed to belong or belongs or be apparent thereof and all the estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the said

00-026

Asha Singh

proportionate, undivided, impartible and indivisible share in the land with building or any part hereto to have and to hold the said land with building and hereditaments hereby conveyed, granted, sold and transferred, UNTO and to the PURCHASER absolutely and forever in permanent heritable and transferable chhaparbandi right and to enjoy the same without any interruption from the Vendor or from the developer either in equity or in law from whomsoever and exercise all acts of ownership possession thereof and with such further covenants which are hereby agreed to and assured to the PURCHASER and the vendor does hereby covenant with the PURCHASER that the vendor has absolute right and perfect title of the same and the vendor is also entitled to transfer the aforementioned proportionate undivided, impartible and indivisible share in the land together with Flat No. **3C** on **Third** Floor with the right in one parking space in ground floor and without any right over the roof, which is free from all encumbrances and the PURCHASER shall enjoy the same as their own property and chattel and no part of it in any way encumbered and that no person or persons other than the PURCHASER shall enter into and the PURCHASER shall exercise all acts of ownership over the said Flat by doing any act or deed which may be necessary and convenient for better enjoyment of the same and are hereby transferred. The PURCHASER shall further enjoy the same in any manner whatsoever without any let or hindrance from anybody claiming through or under the vendor and Developer and that the PURCHASER shall get their names mutate in the office of Ranchi Municipal Corporation and also in the Register of the State of Jharkhand and any other office

025

Asha Singh

wherever as necessary and shall also pay rent, holding and other taxes in respect of the same in their own names and the vendor shall execute all such deeds or things that may be required for more fully assuring the said flat with undivided, impartible and indivisible proportionate share in the land to the PURCHASER. The PURCHASER shall also have the proportionate right of share in lobbies and staircases, but have no any claim over the roof, car parking spaces (Except those allotted to the PURCHASER) and parapet walls of the building. The roof of the building will be shared by all the incumbents/residents of the said building and the roof will not be used by the PURCHASER for gardening, stocking of personal items or used as flower bed etc.

The PURCHASER covenant with the Vendor that he shall not do any act or allow the doing of anything that may cause any damage to the floor or the ceiling or the said flat and not authorize to change outer elevation of the building. The PURCHASER further covenant with the Vendor not to keep or store in the said flat any hazardous, combustibles, otherwise goods or articles which are likely to endanger the said building or to cause annoyance to other CO-PURCHASER and not to allow the said flat to be used for any illegal and immoral purposes. The Vendor shall have no objection for installation of Electric Meter, Telephone, Telex, and Fax in the allotted and conveyed premises. The PURCHASER further covenant with the Vendor that the PURCHASER shall pay the common expenses for the maintenance of the said building and common utilities, as may be decided by the flat owner's association of the said building.

00-024

Asha Singh

Declaration

- | | | | |
|-----|--|----|-----------------------------|
| 1. | Whether pucca or kutchra | :- | Pucca. |
| 2. | If pucca, whether tiled or reinforced concrete | :- | Bricks/reinforced concrete. |
| 3. | No. of storey | :- | Flat No. 3C on Third Floor. |
| 4. | The plinth area of floor or storey and the building with area of each storey floor area | :- | 880 Sq. ft. |
| 5. | Years of construction | :- | 2011 |
| 6. | A brief description of the nature of sanitary, electrical and other quality | :- | Fitting attached |
| 7. | Area where the building is constructed and its use residential/commercial/industrial | :- | Residential. |
| 8. | If on rent its annual rent | :- | N/A |
| 9. | For the purpose of the Stamp Duty and the registration fee the property mentioned in the third schedule is valued as under : | | |
| I. | Cost of land 435.6 sq.ft. i.e. 1 dec.
@ Rs. 287423/- per dec. | :- | 3,00,000/- |
| II. | Cost of flat 880 sq.ft.
@ Rs. 2738/- per sq.ft. | :- | 29,00,000/- |
| | Total | :- | 32,00,000/- |

MEMO OF CONSIDERATION

The Vendor has received **Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)** only from the purchasers in the following manner :-

<u>Sl.</u>	<u>D.D./Ch. No.</u>	<u>Date</u>	<u>Bank Name</u>	<u>Amount</u>
1.	125756	25.05.2017	United Bank of India	8,00,000/-
2.	125757	25.05.2017	United Bank of India	8,00,000/-
3.	125758	25.05.2017	United Bank of India	9,60,000/-
4.	429027	23.02.2017	Indian Overseas Bank	4,80,000/-
5.	Cash	on different dates		1,60,000/-
			Total	32,00,000/-

Ashar binhar

The Schedule "A" above referred (The said land)

All that piece and parcel of land measuring an area of 6 katha 8 chattak i.e. 10.74 decimals out of R.S. Plot No. 213, Sub Plot No. 213/B under Khata No. 42, situated at Mouza Bariatu, P.S. Bariatu, Thana No. 193, District Ranchi under Holding No. SAF/01/004/3306, Ward No. 4 of Ranchi Municipal Corporation, Ranchi which is bounded and butted as follows :

North :- Sub Plot No. 213/A
South :- Sub Plot No. 213/C
East : Boundary of Arogya Bhawan
West : Proposed Road

00-022

The Schedule " B" above referred

All that **435.6** Sq.ft. proportionate undivided, impartible and indivisible share in land specified in Schedule "A" herein above containing finished Flat bearing Flat No. **3C** on **Third** Floor having super built up area of **880** Sq.ft. and shown within RED WASH in the sketch plan with right in one parking space being No. 3C on the ground floor which is bounded and butted as follows :-

North : Staircase
South : Balcony
East : Balcony
West : Flat No. 3B

Certificate:

Certify that as per the khatian the properties mentioned in schedule below is neither a Govt. land nor has been acquired by the Government (either for armed force or otherwise). This land is also not a Bhoodan land. The Schedule property is out of the forest area. This is neither CCL, BCCL, nor BCL land. This is also certified that this land neither belongs to Tribal khata nor related to any tribal. The land is free form ceiling Act. this land does not belong to any Math, Mandir, Masjid, Girija, Church, Masna, Hargari or Sarna.

Ashar Singh
11/11/2022

IN WITNESS WHEREOF the Vendor has signed and in confirmation of the above terms the Developer has also signed this deed of absolute sale on the day, month and year first above mentioned.

WITNESSES:

1. Anil k.s. Mishra
S/o Shri Ramashish Mishra
Janak Nagar Hegal
Ratu Road Ranchi
2. Rakul Singh Munda
S/o Sri Shobha Singh Munda
Line tank Road, P.W.D
Campus Ranchi

Asha Sinha
Signature of the VENDOR

11/6/17



Signature of the Purchaser

Mamta Debi
11/6/17



Little
Finger

Ring
Finger

Middle
Finger

Fore
Finger

Thumb

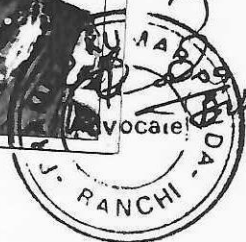
Certified that the finger print and photograph of Vendor & Purchaser has been affixed by me, before me.

Md. Furqan
Typed By : Md. Furqan

11/6/17

Drafted by :

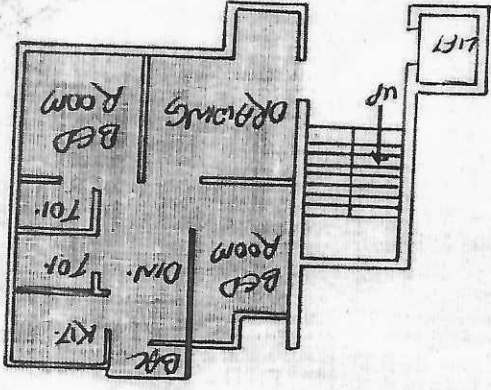
Advocate, 11/6/17
L.N. 2052/99



Handwritten signature/initials



Ashta Sankha
1/8/17



"ASHA RESIDENCY"
VILLAGE: BARIATU, THANA: BARIATU
THANA NO. 193, DIST. RANGIT
KYNATA NO. 42, R.S. PLOT NO. 213
SUB PLOT NO. 213/B, WARD NO. 19/4
HOLDING NO. 9AF/01/004/3306
FURT NO. 3C ON 3rd FLOOR
SUPER BUILT UP AREA: 880 SQT.
AREA SHOWN IN RED WASH.

00-020