Ref.

Date 31/08/2026

PROFORMA OF CONVEYANCE DEED

(To be executed under section 17 of the Bihar RERA Act, 2016)

This Deed of Conveyance is made and executed on this _day of _____, *2026*, **at [Patna] , District Patna** , Bihar.

BETWEEN

Nutan Construction, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at the 8th Floor, "Nutan Plaza", Bandar Bagicha, Patna, (PAN- AAFFN0729E),

Represented by

its authorized partner, Sri Sanjay Kumar Sinha, son of Sri Dharmendra Prasad Singh, resident of Flat No. 601, "Radhe Krishna Complex", R. K. Bhattacharya Road, P.O.- G.P.O & P.S.- Gandhi Maidan in the Town & District of Patna (Aadhar No. 752975826418), PAN- ADHPS9034L. and

Sri Arun Kumar Singh (Partner), son of Jadish Prasad Singh, resident of Flat No. 701, "Jagdish Enclave" Exhibition Road, Behind R.B.I. Patna P.O.- G.P.O & P.S.- Gandhi Maidan in the Town & District of Patna (Aadhar No. 884282572183), and PAN- AKGPS4035B.

Through

Sri Rajesh Kumar, s/o Late Shankar Mahto, resident of Nav Jeewan Colony, Block- "A-2", Near Arfabad Colony,

Sanjay

vendor for registration before the competent Registration Office in favour of vendee/company and to do all or any of the acts, deeds and/or things ancillary and incidental thereto on his behalf by virtue of a Registered Authentication of Power of Attorney Deed No. 1172 dated 24.12.2024, recorded in Book–4, Volume No. 25 on pages 69 to 76 of the District Registry Office, Patna

Mr./Mrs./Ms. [Allottee Name], S/o / D/o / W/o _____, residing at _____, bearing PAN No. _____, Aadhaar No. _____, (hereinafter referred to as the **"Allottee"**, which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives, and assigns).

WHEREAS:

1.) Ramesh Chandra Sinha, Aadhar No. 319092591445 (Now deceased) S/o Late Rajrup Singh (2) Sri Rajesh Chandra Sinha, Aadhar No. 487969052506 S/o Late Ramesh Chandra Sinha (3) Sri Siddhartha Chandra, Aadhar No. 777847608764 S/o Sri Rajesh Chandra Sinha (4) Smt. Dharam Shila Sinha, Aadhar No. 361430220381 W/o Late Ramesh Chandra Sinha (5) Smt. Shobha Sinha, Aadhar No. 652162037478 W/o Sri Rajesh Chandra Sinha, all residents at Chandrayan, Gola Road, Near Shiv Mandir, Vyapar Mandal, Danapur, Aryan Mill Compound, P.S. Danapur Patna 801503, hereinafter referred to as "The Landowners" have entered into a developer Agreement on 8th July 2024 with Promoter/Vendor M/s Nutan Construction for development their land measuring 177.375 decimals situated at Mauza - Danapur, mohalla - Panchshil Nagar, P.S - Danapur, Thana No. 21, Khata No. 720, Plot No. 838, within the jurisdiction of Sub-Registration office - Danapur. Further aforesaid Sri Rajesh Chandra Sinha Aadhar No. 487969052506 S/o Late Ramesh Chandra Sinha

and (2) Smt. Dharam Shila Sinha Aadhar No. 361430228381 W/o Late Ramesh Chandra Sinha have also entered a seperate Regd. Development agreement with Promoter/Vendor M/s Nutan Construction on 11th July 2024 for land measuring 15.625 decimals of Thana No. 21 Khata No. 720, Plot No. 838 situated at Mauza - Danapur, mohalla - Panchshil Nagar, Dist - Patna and both the lands were amalgamated for development and construction of multistoryed Building on it and Total land measuring 193 decimals are under aforesaid two development agreement. The aforesaid Late landowner Late Ramesh Chandar Sinha S/o Late Rajrup Singh died on 25.09.2024 after execution Regd Dev. Agreement dt 8th July 2024, Sri Siddhartha Chandra being his son and grandson's and Sri Rajesh Chandra Singh Sinha W/o Late Ramesh Chandar Sinha being his wife and Smt. Shobha Sinha W/o Sri Rajesh Chandar Sinha as his daughter-in-law being legal heirs and successors inherited his share in the land and building.

The Landowner, **Sri Rajesh Chandra Sinha**, **Sri Siddhartha Chandra, Smt. Dharm Shila Sinha, Smt. Sobha Sinha** entered into a **Development Agreement** with the Developer/ Promoter, **M/s Nutan Construction**, vide Deed No. 9288 dated 08.07.2024, registered at the Registry, Patna and vide Deed No. 5056 dated 11.07.2024 registered at the Registry, Danapur, whereby the Developer/ Promoter agreed to develop the Lot-I piece of land and to construct thereon

And

Sri Vinod Kumar Sinha, Aadhaar- 267452226024, age-67 years, W/o- Late Rajeshwar Prasad Sinha, residents at North Gola Road, Near- Ganesh Atta Mill, Danapur, Dinapur-cum-Khagaul, Patna-801503 in the district of Patna (Bihar), hereinafter referred to as "the Landowners" a piece & parcel of land measuring an area of **22.31 Decimals** or 9716.45 sq.ft. bearing Survey Plot (Khesra) no. **838** appertaining to Khata

No. **720** lying and situated at Mauza- Danapur Panchshil Nagar, under Revenue Survey Thana- Danapur, within Revenue Survey Thana No. 21, within the limits of Danapur Nizamat Nagar Parishad, within the jurisdiction of the Sub-Registration Office of Danapur and Sadar Registration Office and District of Patna. The Landowner entered into a **Development Agreement** with the Developer/ Promoter, **M/s Nutan Construction**, vide Deed No. 11261 dated 05.08.2024, registered at the Registry office Patna.

And

Sri Arun Kumar Sinha, Aadhaar- 867423765921, age-75 years, W/o- Late Rajeshwar Prasad Sinha, residents at Bichli Gali, Gola Road, Danapur, Dinapur-cum-Khagoul Patna-801503 in the district of Patna (Bihar), hereinafter referred to as "the Landowners" a piece & parcel of land measuring an area of **27 Decimals** or 11759 sq.ft. bearing Survey Plot (Khesra) no. **838** appertaining to Khata No. **720** lying and situated at Mauza- Danapur Panchshil Nagar, under Revenue Survey Thana- Danapur, within Revenue Survey Thana No. 21, within the limits of Danapur Nizamat Nagar Parishad, within the jurisdiction of the Sub-Registration Office of Danapur and Sadar Registration Office and District of Patna. The Landowner entered into a **Development Agreement** with the Developer/ Promoter, **M/s Nutan Construction**, vide Deed No. 10915 dated 31.07.2024, registered at the Registry office Patna.

And

M/s. Nutan Construction Partner, **Sanjay Kumar Sinha,** 8th Floor, "Nutan Plaza", Bandar Bagicha, Patna, (PAN-AAFFN0729E) in the distric of Patna (Bihar-800001), hereinafter referred to as "the Landowners" a piece & parcel of land measuring an area of **4.6875 Decimals**, bearing

Survey Plot (Khesra) no. 838 appertaining to Khata No. **720** lying and situated at Mauza- Danapur, under Revenue Survey Thana- Danapur, within Revenue Survey Thana No. 21, within the limits of Danapur Nizamat Nagar Parishad, within the jurisdiction of the Sub-Registration Office of Danapur and Sadar Registration Office and District of Patna. The Landowner entered into a **Absolute Sale Deed** with the Developer/ Promoter, **M/s Nutan Construction**, vide Deed No. **20724** dated 20.12.2024, registered at the Registry office Patna, (*hereinafter referred to as the* ***"Project Land"***).

1. The said Project Land is free from all encumbrances, charges, liens, claims, or litigations of any nature whatsoever.

2. The Promoter has obtained all requisite approvals, permissions, and sanctions from the competent authorities for the development of a real estate project known as **Lotus Petals**

3. The said Project has been duly registered with the **Bihar Real Estate Regulatory Authority (Bihar RERA)** under Registration No. .....

4. The Allottee has agreed to purchase **Flat No. .....**, having a **Carpet Area of.....Sq. Ft.** (and **Super Built-up Area of** .....**Sq. Ft.**) and **parking space** ..... **Sq. Ft.,** in the said Project, together with the proportionate undivided share in the Project Land and the common areas, for a total consideration amount of **Rs.....(Rupees .....only)**.

5. The Allottee has paid the entire sale consideration and all dues payable to the Promoter as per the **Agreement for Sale** executed on .....

6. This Deed is executed in compliance with the **Real Estate (Regulation and Development) Act, 2016** and **Rule 10 of the Bihar Real Estate (Regulation and Development)**

Rules, 2017.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. TRANSFER AND CONVEYANCE

In consideration of the full payment received, the **Promoter hereby grants, conveys, transfers, assigns, and assures** unto the **Allottee**, absolutely and forever, the said Flat/Unit/Plot, along with the proportionate undivided share in the Project Land and all rights, privileges, easements, and appurtenances thereto belonging, **to have and to hold the same absolutely and forever**, free from all encumbrances, liens, or adverse claims of any kind.

2. POSSESSION AND TITLE

The Promoter hereby confirms that peaceful and vacant possession of the said Flat/Unit/Plot has been handed over to the Allottee, along with the duly issued **Completion Certificate / Occupancy Certificate** from the competent authority. The Promoter further declares that it has **valid, marketable, and transferable title** to the Project Land and that the same is free from all encumbrances or legal disputes as on the date of execution of this Deed.

3. DESCRIPTION AND BOUNDARIES

Particulars	**Details**
Flat/Unit/Plot No.	
Block/Tower/Phase	
Floor	
Carpet Area (Sq. Ft.)	
Super Built-up Area (Sq. Ft.)	
Undivided Share in Land	
North Boundary (***Adjacent Flat/common area***)	
South Boundary (***Adjacent Flat/common area***)	
East Boundary (***Adjacent***	

Flat/common area)	
West Boundary (***Adjacent Flat/common area***)	

4. RIGHTS OF THE ALLOTTEE

The Allottee shall, upon execution of this Deed, become the absolute owner of the said Flat/Unit/Plot, entitled to:

a. Peaceful possession, occupation, and enjoyment thereof, without any interference from the Promoter or any other person claiming through it;

b. Use and enjoy the common areas, facilities, and amenities of the Project in accordance with the applicable laws;

c. Participate as a member of the **Association of Allottees** and contribute towards its maintenance and functioning as per the provisions of the Act.

5. COVENANTS OF THE ALLOTTEE

The Allottee hereby covenants and agrees:

a. To pay all municipal taxes, electricity, water, and maintenance charges as and when due;

b. Not to carry out any structural alteration, addition, or modification to the said property or common areas without the prior written consent of the competent authority and the Association of Allottees;

c. To abide by the by-laws, rules, and regulations of the Association of Allottees and the local bodies;

d. To keep the said Flat/Unit/Plot in good and habitable condition.

6. PROMOTER'S ASSURANCES

a. The Project is duly registered with Bihar RERA under Registration No. .....

b. The Project Land is free from all encumbrances, mortgages, liens, and litigations.

c. All necessary sanctions, approvals, and permissions have been duly obtained and are valid and subsisting.

d. The Promoter undertakes to have completed construction and

handed over possession on or before **[Completion Date]**, subject to force majeure conditions.

e. The floor plan, design, and specifications of the said Flat/Unit/Apartment have been duly approved by competent authorities and shall be strictly adhered to in compliance with the Act and Rules.

f. All payments received from the Allottee have been or shall be deposited in the **designated RERA Project Account** as per Section 4(2)(l)(D) of the Act and the **Standard Operating Procedure (SoP)** issued by Bihar RERA dated **20.12.2024**.

g. The Promoter hereby indemnifies and undertakes to keep the Allottee indemnified against any defect in title, encumbrance, or claim existing prior to this Conveyance.

7. REGISTRATION AND STAMP DUTY

This Deed shall be registered under the provisions of the **Registration Act, 1908**. All stamp duty, registration fees, and other incidental expenses relating thereto shall be borne and paid by the Allottee.

8. COMPLIANCE AND GOVERNANCE

This Deed is executed in strict compliance with the **Real Estate (Regulation and Development) Act, 2016**, and the **Bihar Real Estate (Regulation and Development) Rules, 2017**, together with any amendments or notifications issued thereunder.

9. GOVERNING LAW AND JURISDICTION

This Deed shall be governed by and construed in accordance with the laws of India. Any dispute arising out of or in connection with this Deed shall be subject to the exclusive jurisdiction of the competent courts at **[City], Bihar**.

IN WITNESS WHEREOF,

The parties hereto have hereunto set and subscribed their respective hands and seals on the day, month, and year first written above in

the presence of the undersigned witnesses.

SIGNED AND DELIVERED BY

For the Promoter / Developer

Name: _____

Designation: _____

Signature: _____

Seal: _____

Date: _____

For the Allottee

Name: _____

Signature: _____

Date: _____

WITNESSES

1. **Name:** _____
2. **Address:** _____
3. **Signature:** _____

4. **Name:** _____
5. **Address:** _____
6. **Signature:** _____

Sanjay