DEED OF ABSOLUTE SALE

(CONVEYANCE DEED)

This **Deed of Absolute Sale** is executed on this ..... day of ....., 20.....

BY

SATVIKA STARS PRIVATE LIMITED, (Project: **SATVIKA MARINA BAY**), a company incorporated under the provisions of the Companies Act, 2013, having **CIN-U43299BR2023PTC064925** and its registered office at **B-231, Prabhawati Niwas, Sri Krishna Puri, Patna – 800001**, Town and District – Patna, State – Bihar, acting through its Director **Mr. Subodh Verma**, Resident of **3rd Floor, Indu Niketan, Basawan Park Lane, Boring Canal Road, Patna – 800001**, Indian Citizen, hereinafter referred to as the **"DEVELOPER / PROMOTER"** (which expression shall, unless repugnant to the context, include its successors, assigns, administrators and representatives),

PAN: ABLCS6018F
Mobile No.: 9934751888

OF THE FIRST PART

IN FAVOUR OF

Mr./Mrs./Sri _____,
Son/Daughter/Wife of _____,
Resident of _____,
P.O. _____, P.S. _____,
District _____, PIN _____,
Indian Citizen,
hereinafter referred to as the **"PURCHASER"**.

PAN: _____
Mobile No.: _____

OF THE SECOND PART

WHEREAS

1. The Developer is a company engaged in acquiring and developing land and constructing buildings/apartments and allotting the same to purchasers.
2. The Developer has agreed to sell and the Purchaser has agreed to purchase Apartment/Flat-....., more fully described in the **Second Schedule** hereunder (hereinafter referred to as the **"SAID UNIT"**) for a total consideration of **Rs. _____/- (Rupees _____only)**. Stamp duty has been paid on the Government valuation of **Rs. _____/-**.
3. The Purchaser has paid the entire sale consideration of **Rs. _____/- (Rupees _____ only)** to the Developer, the receipt whereof is hereby admitted and acknowledged by the Developer, and possession of the said unit has been delivered to the Purchaser.
4. The Purchaser has requested the Developer to execute this Deed of Conveyance in respect of the said unit.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. **In consideration** of the aforesaid sum of **Rs. _____/-**, the Developer hereby **grants, transfers, conveys, assigns and assures** unto the Purchaser the said unit fully described in the **Second Schedule**, together with all rights, easements and appurtenances attached thereto.
2. The Developer **covenants** with the Purchaser that:
    - The Developer is the lawful owner of the said unit with absolute and marketable title, free from all encumbrances, charges, liens, attachments, trusts, claims and *lis pendens*.
    - The Developer has full right, power and authority to sell, transfer and convey the said unit.
    - The Purchaser shall peacefully and quietly enjoy the said unit without any disturbance from the Developer or any person claiming through or under the Developer.
3. The Developer shall **indemnify and keep indemnified** the Purchaser against all claims, demands, losses, damages, costs and expenses arising out of any defect in title or encumbrance relating to the said unit.
4. The Developer shall, at the request and cost of the Purchaser, execute and register all such further documents as may be required for better and more effective assurance of title in favour of the Purchaser.
5. The terms, conditions, covenants and schedules contained herein shall **override any prior agreement or document**, and the Purchaser hereby waives all claims arising out of any variation between earlier agreements and this Deed.

THE FIRST SCHEDULE

(Description of Total Land)

Boundaries of the land:

1. **North:** DANAPUR ROAD
2. **South:** PLOT NO 753
3. **East :** PART PLOT 754
4. **West :** PLOT NO 760 & 761

THE SECOND SCHEDULE

(Description of the Said Unit)

All that piece and parcel of land comprising **Plot Nos. 753,754,757,758, and 759** measuring **10120.64 Sq. Meters**, together with construction thereon, bounded as follows:

SATVIKA MARINA BAY – BOUNDARY DETAILS

1. _____
2. _____
3. _____
4. _____

Details:

- Total area of land: **10120.64 Sq. Meters**
- Government value of the plot: **Rs. 2088.38 Lakhs**

CERTIFICATION

It is certified that the said property is free from all kinds of encumbrances, acquisition, requisition, liens, charges and attachments and is not affected by Khasmahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-Hind, Religious Trust Board, Waqf Board or any Government land claim.

If the said property is found affected, the Developer shall be solely liable.

IN WITNESS WHEREOF

The parties hereto have signed this Deed on the day, month and year first above written.

WITNESSES:

1.
2.

SIGNATURES

Signature of the Developer/Vendor:

Signature of the Purchaser/Vendee: