BRIEF PARTICULAR OF THE DEED OF ABSOLUTE SALE CUM CONVEYANCE

Nature of Property	: -	Residential R.C.C. Structure
RERA Registration No.	: -	.....
Mohalla /Village		: - Mahadev Simariya urf Ulaw Omnagar, Subdivision- Malki, PS- Singhaul, Dist.- Begusarai,Bihar
Type of Property	: -	Flat-.....
Number of Floor	: -	..... Floor
Name of Property	: -	Pine AVL Heights
Super Built up Area	: -	..... sq. Ft
Carpet Area	: -	..... Sq. Ft.
Sale consideration	: -	Rs...../-

For, Pine Developers Pvt. Ltd.

Managing Director

DEED OF ABSOLUTE SALE CUM CONVEYANCE

1.	**NAME & ADDRESS OF VENDOR :**	**M/S PINE DEVELOPERS PVT. LTD** (CIN NO. U00500BR1996PTC007022), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **G-8, Tara Tower, Behind Republic Hotel, Exhibition Road, Dist.- Patna - 800001** and its corporate office at. **G-8, Tara Tower, Behind Republic Hotel, Exhibition Road, Dist.- Patna - 800001** (PAN-AABCP6372Q), represented by one of the Directors Sri Prashant Kumar, S/o Late Sunil Kumar, (Aadhar No.- 2275-7042-2911) resident of – C-401, Dev Kutir Apartment, Jagat Narayan Road, Kadam Kuan, Patna-800001. Includes representatives, executors, receivers, administrators and assigns of BUILDER/DEVELOPER. **Mobile No- 7257002502.**
2.	**NAME AND ADDRESS OF THE VENDEES:**	1. ..... **W/O** ..... aged about.....Years having Aadhar No. ....., PAN No.-..... Cast....., Profession- ....., Address ....
3.	**NATURE OF THE DEED:**	ABSOLUTE SALE CUM CONVEYANCE DEED.
4.	**CONSIDERATION MONEY:**	**Rs.** ...../- (Rupees:.....) only.
5.	**DESCRIPTION OF THE PROPERTY SOLD UNDER THIS DEED:**	That entire Flat No.- ..... having a Super Built-up area of ..... sq. ft., carpet area ..... Sq. Ft. , along with one Car parking space (Without any cost) on .....Floor fully described in Schedule given below, on ..... Floor of the building commonly known as **"PINE AVL HEIGHTS" at** Ulaw Omnagar, Ps:- Singhaul, Tauji No 843, ward No-3, Khata No. 54, Kheshra No.771, Distt:- Begusarai (Bihar), in the State of Bihar Mentioned in schedule-II.

For, Pine Developers Pvt. Ltd.

Managing Director

AND WHEREAS the aforesaid land came into possession of present Landowners as follows:-

Name of Land Owner	Deed No. and year	Details of Land	Area
Ajay Kumar Singh, Son of Late Chakradhar Prasad Singh	Deed No-913 of year 2025	Situated at, Mauza- Mahadeo Simaria Urf Ulaw Omnagar, Revenue Thana-Singhaul, bearing Thana No.412, Begusarai, Bihar, Khata No. 54, Kheshra No.771, Thana Code- 412.	14.7 Decimal
Vikas Kumar, Son of Late Rampadrath Singh	Deed No-911 of year 2025	Situated at, Mauza- Mahadeo Simaria Urf Ulaw Omnagar, Revenue Thana-Singhaul, bearing Thana No.412, Begusarai, Bihar, Khata No. 54, Kheshra No.771, Thana Code- 412.	10.111 Decimal
Laxmi Kumari, daughter of Vijay Singh, wife of Vikas Kumar	Deed No-910 of year 2025	Situated at, Mauza- Mahadeo Simaria Urf Ulaw Omnagar, Revenue Thana-Singhaul, bearing Thana No.412, Begusarai, Bihar, Khata No. 54, Kheshra No.771, Thana Code- 412.	4.82 Decimal

For, Pine Developers Pvt. Ltd.

Managing Director

AND WHEREAS the aforesaid land along with the land of other shareholders was purchased by (1) **Ajay Kumar Singh (PAN NO.AIGPS6469R)**, Son of Late Chakradhar Prasad Singh, on 30.01.2025. Deed No. 913 in Book No.-1, Volume No.-18 on Pages from 319 to 335, (2) **Vikas Kumar (PAN NO. AVLPK4510B)**, Son of Late Rampadrath Singh, on 30.01.2025. Deed No. 911 in Book No.-1, Volume No.-18 on Pages from 281 to 289, (3) **Laxmi Kumari (PAN NO. CIKPK4494G)**, daughter of Vijay Singh, wife of Vikas Kumar on 30.01.2025. Deed No. 910 in Book No.-1, Volume No.-18 on Pages from 264 to 280 from (1). Mukesh Sharma (PAN No- BNJPS7001L), S/o Late Laxman Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, (2). Dilip Sharma (PAN No- HCGPS0144L), S/o Late Ramchandra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, (3). Rudal Sharma (PAN No- BPKPS4355G), S/o Late Ramchandra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, Present address: 8B, Nafarchandra Das Road, Wehala Kolkata-700034 (4). Pappu Sharma (PAN No- EKQPS3141L), S/o Late Ramchandra Sharma, Refinery Road Hanuman Mandir, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, (5). Chunchun Sharma (PAN No- BOTPS2522H), S/o Late Ramchandra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, Present Address: 505 DH Road, Wehala S.O- Wehala Kolkata-700035 (6). Sailesh Sharma (PAN No- FPCPS8555C), S/o Late Ramchandra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, (7). Ranjan Sharma (PAN No- GCAPS5695P), S/o Late Ramchandra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, (8). Bablu Sharma (PAN No- BQMPS9031C), S/o Late Upendra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, Present Address: Dimond Harbor Road, Wehala Tram Depo Wehala Cercus Avenue Kolkata-700034 (9). Sahil Kumar Sharma (PAN No- BNXPS2363H), S/o Late Upendra Sharma, Sharma Tola, ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai, Present Adress: Kala Gaachi Main Road, Near Shitala Maa Mandir Uattar Para, Kala Gaachi, South 24 Pargana, Kolkata-700036 (10). Abhishek Sharma (PAN No- CDFPS0996B), S/o Late Upendra Sharma, Refinery Road, Sharma Tola,

For, Pine Developers Pvt. Ltd.

Managing Director

ward no- 8, Po- Ulaw, Ps- Begusarai, Distt- Begusarai-851134, Bihar and under the District Registry Office – Begusarai.

AND WHEREAS the landowner namely 1. 1. **Ajay Kumar Singh**, Son of Late Chakradhar Prasad Singh, 2. **Vikas Kumar**, Son of Late Rampadrath Singh, 3. **Laxmi Kumari**, daughter of Vijay Singh, wife of Vikas Kumar all have been mutated in the office of Government of Bihar regularly. The owner covenants that the scheduled land is in his exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owner have right, full power and absolute authority and title to transfer the whole or part of aforesaid scheduled land, the details of land is in schedule - II of this agreement.

AND WHEREAS the land of above to landowners have been amalgamated to construct the proposed project and the details of the amalgamated plot is detailed in schedule -VI of this agreement.

AND WHEREAS the above Three development Agreements with, **PINE AVL HEIGHTS** Registered Vide Development Agreement Deed No. 3910 dated 08.05.2025 and Rectification Deed No. 4142 to develop a multi-story Residential Complex on the said piece of land with the Builder for development of the Land detailed in Schedules of this Agreement. By virtue of the said Agreement **Flat no.....** is in the share of the Builder

WHEREAS the Builder is a promoter of Residential / Commercial and allied accommodation for its Purchasers and others, subject to the Terms and Condition laid down by its Board of Directors.

WHREAS, the developer has acquired total land under development agreement is about 1199 Sq. Meter for the present project, commonly named as "**PINE AVL HEIGHTS**".

WHEREAS, after acquiring total land the Developer, they prepared a composite plan over the entire land measuring about 1199 Sq. Meter. After preparation of the plan it was sanctioned by the Begusarai Municipal Corporation.

WHEREAS The Promoter has registered the Project under the provisions of the Act with the Bihar Real Estate Regulatory Authority at on under Registration No. .....

For, Pine Developers Pvt. Ltd.

Managing Director

WHEREAS the property detailed in Col. No. -5 above along with other Flats, parking spaces etc. came in the share of **M/S. PINE DEVELOPERS PVT. LTD**. as per the Development Agreement. **M/S. PINE DEVELOPERS PVT. LTD**. is entitled to sale the Property mentioned above.

WHEREAS the vendees have paid the consideration money **Rs. ...../-** (Rupees: - ..... only as mentioned in Col-4 of this Deed to **M/S. PINE DEVELOPERS PVT. LTD.** who acknowledge the receipt of the same.

THEREFORE THIS DEED FOR ABSOLUTE SALE CUM CONVEYANCE WITNESSETH:-

WHEREAS the Vendor has agreed with the Vendee for the sale of the property fully described in the schedule at a price of **Rs. ...../-** (Rupees: .....) only. The vendor has entered into an agreement for sale with the vendee on ..... for the same. The said vendor as owner do hereby sell and convey to the said vendees free from all encumbrances whatsoever the property described in schedule with fixtures, together with all right, easement and appurtenance to the said property hereby conveyed belonging to or usually held, occupied or enjoyed hereunder of which the vendees has full knowledge which they accept. The Vendees have fully satisfied themselves about the property, which they are buying after perusing and examining all the relevant documents and the papers. The vendee has willingly agreed to the restrictive clauses here in under given and can not raise any objection hereinafter.

1. That the Vendor has assured the vendees that the property hereby conveyed is free from all kinds of charges or encumbrances and that there is absolutely no defect in title whatsoever. The Vendor further assured that they were in possession of and has right over the property described in the Schedule till the execution of this **Absolute Sale Cum Conveyance Deed**.

2. That the vendees undertake to abide by the Rules and Regulations made by the Board of Directors of M/s. Pine Developers Pvt. Ltd. and by the Managing Committee constituted from amongst the members of the said **"PINE AVL HEIGHTS"** of which they said Flat is one unit.

3. That the vendees have to pay for common facilities, services, repairs and maintenance of the **"PINE AVL HEIGHTS"** as determined by **M/s. PINE DEVELOPERS PVT. LTD.**, directly or through the aforesaid "Managing Committee" of the said **"PINE AVL HEIGHTS"** project or through an assignee

For, Pine Developers Pvt. Ltd.

Managing Director

of the vendor. The charges, as to be determined from time to time, should be paid in advance by the 10th day of every month. In case of default a fine of 10% of the amount shall have to be paid. In case of default in six months continuously then the Managing Committee will have full right to prevent the vendees to use the common facilities, amenities and services including disconnection of water connection.

4. That the Vendees are to observe perform and discharge all the obligations and covenants as are performable by them in respect of the Terms & Conditions of the Bye-Laws of **M/S PINE DEVELOPERS PVT. LTD.**, scheme of business resolved by the said **M/s PINE DEVELOPERS PVT. LTD.** and the Rules and Regulations framed by the "Managing Committee" of **"PINE AVL HEIGHTS"** responsible for the common facilities, upkeep and maintenance of the said **"PINE AVL HEIGHTS".**

5. That the Vendor shall have exclusive right to construct on roof, if it is being allowed by the authority in future and with the consent of the Managing Committee.

6. That the Vendees will be mutated in respect of the said premises and will get it numbered as a separate Holding and shall pay themselves Municipal and other taxes fixed by the Government/Authority.

7. That the Vendees shall obtain their own independent Electric connection from the Bihar State Electricity Board / NBPDCL, Begusarai for their electrical requirements and the connection charges as well as the electric consumption charges will be paid by the Vendees. The vendor shall have no responsibility or any liability whatsoever in this respect.

8. That the Vendees shall always keep free **M/s PINE DEVELOPERS PVT. LTD.** indemnified from all losses and payments which it may have suffered or have to pay or make up for on behalf of the Vendees at any time in future.

9. That the Vendees shall ensure and keep ensured their flat against any loss or damages by fire or natural calamities for the value.

10. That the Vendees shall not commit or create any nuisance such as throwing, accumulating any dirt or garbage, rubbish or rags or permitting the same to be thrown or accumulated in their flat or in any portion of the project.

11. That the Vendees shall not be entitled at any time to do any change in the structure and in the exterior of their flat or in any other built-up portion of the said project and have to obtain prior written permission from the Developer for any

For, Pine Developers Pvt. Ltd.

Managing Director

minor changes only sought to be made in the interior of their flat.

12. That the Vendees shall not at any time demolish or damage their flat or any portion of the said project and also not to make any addition and alteration of whatsoever nature to their flat or in any portion of the said project.

13. That the Vendees shall have an undivided proportionate share over the land of the project **"PINE AVL HEIGHTS"** if the building becomes inhabitable and subsequently demolished.

14. That the Vendees shall have no right to damage the walls of the flat and the roof, which will be common with the flat below, above and around their flat.

15. That besides the flat, the vendees shall have right of use on the common spaces.

16. That the Co-operative Society of purchasers of the different portions of this complex will look after maintenance and sanitary condition of the complex. But its policy decision will be subject to approval of the Vendor and in case of differences between the two the decision of the Vendor shall be final and binding on them.

17. That the vendor is transferring the property detailed in Col-5 above free from all encumbrances but it will not be responsible for any loan taken by the vendees and it will be their exclusive liability.

18. That the Vendees have inspected the Flat and have found everything to their full satisfaction & according to the terms, conditions & specifications of the Agreement. The Building is equipped with fire fighting equipments as per the plan approved by the BMC, Begusarai and is, in working condition.

19. That the Vendor shall not thereafter be liable for any levy or taxes etc. demanded by the Government or any Authority for the Vended portion or for the land of **"PINE AVL HEIGHTS"** project.

20. That the Vendor has already delivered the possession along with internal and external fittings of the said **Flat No.-.....** and one Car Parking Space to the Vendees.

21. That any dispute regarding the interpretation of any clause or sentence of this covenant will be subject to its interpretation by the Developer and the Management Committee.

22. That the Vendees have agreed to pay all the proportionate charges for common facilities, services, repairs, maintenance, development and up-keep of **"PINE**

For, Pine Developers Pvt. Ltd.

Managing Director

AVL HEIGHTS" as determined by the Builder or through Managing Committee of the **"PINE AVL HEIGHTS"** project. But the minimum charges will be Rs. 3/- per sq.ft of Builtup Area per month or the amount fixed by the Managing Committee time to time.

SCHEDULE-I

Flat No. ..... located on ..... Floor of the building having a Super Built-up area of ..... sq. ft. carpet area ..... Sq. Ft., including proportionate share in i.e. Lift, Corridors, Staircases, Car Parking Space, of the building and wall area in **"PINE AVL HEIGHTS",** constructed over land measuring 29.631 decimal more or less equivalent to **12,907.26** Sq. ft. Situated at, Mauza- Mahadeo Simaria Urf Ulaw Omnagar, Revenue Thana- Singhaul, bearing Thana No.412, Begusarai, Bihar, Khata No. 54, Kheshra No.771, Thana Code- 412. & within the limit of Begusarai Municipal Corporation and under the jurisdiction of District Registry Office, Begusarai, and bounded as follows: -

Boundary of the Flat No- .....

North - .....

South - .....

East- .....

West- .....

SCHEDULE 'II'

All that piece and parcel of land measuring 29.631 decimal more or less equivalent to **12,907.26** Sq. ft. Situated at, Mauza- Mahadeo Simaria Urf Ulaw Omnagar, Revenue Thana- Singhaul, bearing Thana No.412, Begusarai, Bihar, Khata No. 54, Kheshra No.771, Thana Code- 412. & within the limit of Begusarai Municipal Corporation and under the jurisdiction of District Registry Office, Begusarai, and bounded as follows: -

Boundary of Plot:-

North: Rajkumari Devi Wife of Late Balmiki Singh and Umakant Singh Plot no- 791

South : **PCC Road**

East : Bauelal Singh k Warsan Plot No- 792

West : **PCC Road**

For, Pine Developers Pvt. Ltd.

Managing Director

Details of MRV Constructed Apartment Schedule

for Registration Purpose

Land Area of Apartment	- **12,907.26** sq. ft
Super Built-up Area of the Apartment	-..... sq. ft
Proportionate Share of the Land	- ..... sq. ft
Super Built-up Area of the Flat	- ..... sq. ft
Proportionate Share of the Land Value	- ...../-
Value of the Flat	- ...../-
Car Parking Free	- ...../-
Total	- ...../-

Details of Payment

SI No.	Date	Mode of Payment	Flat Amount
1.	.....	.....	.....
2.	.....	.....	.....
3.	.....	.....	.....
		TOTAL	.....

This Deed of Absolute Sale Cum Conveyance is being signed on ..... Day of .....'202..... in the presence of witnesses mentioned below.

For, Pine Developers Pvt. Ltd.

Managing Director

WITNESSES:-

1.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE 1

2.