CONVEYANCE DEED

This sale Agreement made and entered into at Patna on this 15th day of May 2025

1. **M/S AZALFA BUILDING CONSTRUCTION PVT. LTD.**, A company registered under companies act 1956, Bearing corporate identity No. U45201BR2012PTC018664 OF 2012-13. HAVING REGISTERED OFFICE AT House No. 506A/1, NEW AZIMABAD COLONY , P.O.- Mahendru, P.S.- Bahadurpur, PATNA 80006, and at present office at 203, Second Floor, L.S. Complex, Exhibition Road, P.O.-G.P.O., P.S.-Gandhi Maidan, Town and District–Patna in the State of Bihar, PIN-800001**THROUGH ITS MANAGING DIRECTOR NAUSHAD ALAM S/O Mr. Adalat Husain**, Resident of House No. 506A/1, NEW AZIMABAD COLONY , P.O.- Mahendru, P.S.- Bahadurpur, PATNA

Pan.AAKCA7323D Mob No. 9431025397

2. Name of the Vendee :- .....
.....
Pan No. .....
Mob No.....

Permanent Address:

At Present: - Same

3. Nature of the Document: - **Deed of Agreement for Sale**

4. Total agreed consideration money: - **Rs. ..... /- (Rupees .....Only) excluding GST**

5. **Description of property conveyed:**

Shop bearing ..... on .....**Floor** of the building known as **"AZALFA TRADE CENTER"** , build on Cadastral Survey Plot No. 361,362 & 363, Khata No. 35, Thana – 24 situated at– Survey Mauza – Mainpur Shankar, Thana - Danapur Distt. & Town – Patna under the jurisdiction of Danapur Nagar Parishad, Danapur, Patna and sub registry office Danapur, & sadar registry office Patna together with permanent hereditary and absolute right of use and occupation of the said Shop measuring ..... Sq.ft super built up area (.....sqft built up area) and also as specification given in appendix – (B) which is bounded as follows:-

North –

South –

East -

West –

Whereas the vendor in the capacity of Builder/Company acquired land measuring **247.275** Decimal in Cadastral Survey Plot No. 361,362 & 363, Khata No. 35, Thana – 24 situated at– Survey Mauza – Mainpur Shankar, Thana - Danapur Distt. & Town – Patna under the jurisdiction of Danapur Nagar Parishad, Danapur, Patna and sub registry office Danapur, & Sadar registry office Patna., Which is bounded as follows: -

North – Plot No. 291

South – Kharanja Road (Part of Plot No 362)

East – Main Road

West - Plot No. 288,289,290 & 291

And whereas the aforesaid land acquired by the vendor in the capacity of a builder from

1. **SARVODAYA HOSPILITY LIMITED, having office No. 112, Hotel Sarvodaya Om Nanda, Rajendar Path, Dist. & Town – Patna, Bihar – 800001**
2. **SARVODAYA GRIH NIRMAN PRIVATE LIMITED** having office No. L /001, Block – B, OM Nirmalya, Boring Road Dist. & Town – Patna, Bihar – 800001, two Registered Development Agreements dated 19.12.2023 executed between land owners and M/S AZALFA BUILDING CONSTRUCTION PVT. LTD/ vendor vide deed No. 18765 in Book No. 1, Volume No. 426, on pages from 451 to 469, C.D. No. 66/2023 & vide deed No. 18766 in Book No. 1, Volume No. 426, on pages from 470 to 495, C.D. No. 66/2023 Vendor/Builder was put in possession of the aforesaid piece of land measuring **247.275** Decimal and proceeded with the construction of the building complex and was also authorized by aforesaid deeds to sale, negotiate for sale and deal with the builder share in the said building complex falling to their share under the terms recited in the aforesaid deed and the premises fully described in column no.5 of this agreement for sale is the premises to be owned by the vendor after the completion of the said building complex

That the purchaser named in Column No.2 above made an **application dated .....** for the allotment of a Shop described in Column No.5 of this Deed and Agreed to the terms and conditions for allotment of the premises described in Column No.5 and has also agreed to abide by the payment schedule as described in Appendix-A of the agreement.

AND WHEREAS by the said agreement made between the vendor / Builder, **M/S AZALFA BUILDING CONSTRUCTION PVT. LTD.**, in pursuance of **allotment letter dated .....** of the vendee/purchaser who agreed to purchase and acquire the built up premises described in Column No.5 above.

AND WHEREAS in consideration of payment schedule described in Appendix-A, the purchaser named in Column No.2 has paid amount of **Rs ...../-vide ..... dated ..... of ..... Bank** and has further agreed to pay the balance amount as per the date and time specified in schedule of payment described in Appendix-A and thus to acquire all rights, title and interest which the vendor / Builder possessed.

NOW THIS AGREEMENT WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

i. The Vendor / Builder shall sell and the purchaser shall purchase and acquire the said premises described in Column No. 5 in the building known as **AZALFA TRADE CENTER** together with hereditary and absolute right of the use and occupation of the said premises for total price of in which **Rs. ..... /- (.....Only)** to be in the manner as indicated in payment Schedule as per **Appendix- A**

ii. The purchaser has paid to the vendor / Builder on or before this Agreement the said sum **of Rs. ...../- (Rupees ..... Only)** which the vendor / Builder do hereby admit, acknowledge and confirm.

iii. The vendor / Builder does hereby covenant with the purchaser that the said premises agreed to be hereby sold is free from encumbrance of any nature whatsoever and that the vendor / builder has full and absolute power to deliver possession of the said premises to the purchaser.

iv. The vendor / Builder has in pursuance of this agreement and in Consideration of the full and final payment of **Rs. ...../- (Rupees ..... Only)** to be paid by the purchaser to the vendor / Builder as aforesaid has agreed to deliver vacant possession of the said premises.

v. The vendor / Builder further agree and covenant with the purchaser that after the delivery of possession, purchaser shall quietly and peacefully hold possess and occupy and enjoy the said premises without any hindrance demand, interruption by the vendor / Builder or any other person or persons lawfully claiming through under or in trust for the vendor / Builder subject to payment by the purchaser of all taxes, including GST assessment charges etc. made by the society of the building complex or local authorities or government (central / state authorities hereafter in respect of the said premises and the land.

vi. The purchaser does hereby further agree with the vendor / Builder that save and except as aforesaid the purchaser shall at all times hereafter pay or cause to be paid his/her share of taxes including GST & other expenses and shall also become the member of the co-operative housing society or any other incorporated body to be formed by all the Shop owners of the said building and also abide by the rules and regulations of the said society.

vii. That the purchaser hereby further agree with the vendor / Builder that he or she shall abide by the rules & regulations and bye- laws of the said society which shall be made in future in respect of the said premises / building.

viii. The vendor / Builder assures to the vendee that he will complete the building as per the specification given in the Appendix – B of this agreement.

ix. That the purchaser further agrees to abide by the term and conditions of the application for allotment and allotment letter which is issued by the vendor / Builder to the purchaser and in case of violation of the terms of payment and terms & conditions of application for allotment and allotment letter the vendor / Builder may cancel his / her agreement without serving any notice. It may be mentioned that the application form as well as the allotment letter shall be treated as part & parcel of this agreement

x. The vendor / Builder hereby further agree with the purchaser that the vendor / Builder shall execute, sale deed at the cost of the purchaser after final payment made by purchase, against aforesaid Shop which more fully described in column no 5 of this deed

xi. Save and except as aforesaid all the terms and conditions as incorporated in Appendix- A and application form & allotment letter shall be treated as part and parcel of this agreement.

xii. That the word Vendor / Builder and 'Vendee' occurring in this agreement herein before shall be deemed unless it is repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators, nominee and assigns
of the respective parties.

xiii. That the purchaser apart from the schedule premises shall have proportionate undivided interest in land.

Appendix-A

1. All due payment shall be made one and half month before the delivery of the Shop to the Purchaser.

Note: **All legal expenses up to date of absolute Transfer including the registration charges & service tax or any other taxes shall be borne by the purchaser**

PAYMENT SCHEDULE

INSTALMENTS	PAYMENT STAGES	AMOUNT (in %)
1st Installment	On the Stage of Foundation work	10%
2nd Installment	On Stage of First Floor Roof Casting	10%
3rd Installment	On Stage of Fifth Floor Roof Casting	10%
4th Installment	On Stage of Seventh Roof Casting	10%
5th Installment	On Stage of Bricks & Plaster Work	10%
6th Installment	On Stage of Flooring and Finishing Work	10%
7th Installment	At the time of Possession	5%

Appendix-B

General Specification

Foundation : R.C.C foundation taking into consideration earthquake resistant as per structure / consultant

Super Structure : R.C.C. framed structure as per structural consultant

Brick work : Class 100 A Brick Work with 1:4 cement mortor.

Flooring : All floor area shall be provided with Marble / Vitrified tiles including common area and staircase.

Electric Wiring: Concealed copper wiring with standard electrical accessories

Interior Finish : - All walls and ceiling shall be provided with wall putty.

Exterior Finish: A.C.P & silver tainted glass with aluminum channels shall be provided

Steel Shutter : All shops shall be provided with first class steel shutter painted with two coats synthetics enamel paint over a coat of primer.

Lift : Lift shall be provided

Escalator : Escalator shall be provided

Power Back-up : power back-up shall be provided.

IN WITNESS WHEREOF the parties hereto have set their respective hands to this indenture on the day month and year as mentioned above.

Signature of the witnesses.

1.

2.

1. Signature of the Vendor / Builder

2. Signature of the / vendee /purchaser