DEED OF ABSOLUTE SALE

(CONVEYANCE DEED)

This Deed of absolute sale executed on this …… day of ……

By

Promoter Name **REEMSHREE BUILDERS DEVELOPERS PVT. LTD.** Project Name- **SHREE RV EXOTICA** a company incorporated under the provision of companies Act., 2013 (-----), having its Office at Address- Mr. Harshit Parkash S/o- Mr. Vivek Prakash resident of C/o-Anuradha Devi, W/o- Badri Narayan Gupta, Mithapur Kunnal, Lal Road, P.O- GPO, Gardanibag Patna-800001 Town and District- Patna, in the State of Bihar, through its Directors Mr. Harshit Parkash S/o- Mr. Vivek Prakash resident of C/o-Anuradha Devi, W/o- Badri Narayan Gupta, Mithapur Kunnal, Lal Road, P.O- GPO, Gardanibag Patna-800001 Town and District- Patna, in the State of Bihar and in the State of Bihar, Indian Citizens, hereinafter called the ……. Of (Which expression shall, unless repugnant to the subject or context, mean and include its executors, administrator, representatives successors and assigns) of the First Part.

PAN No-AAMCR3858E

Mobile No.-7857015396

IN FAVOUR OF

MR/MRS/SRI……..…….., SON/DAUGHTER/ WIFR of …… Resident of….....…… , P.O…….., P.S……District……, PIN ……., Indian Citizen. Hereinafter referred to as the 'Purchaser' +

Of the SECOND

PART. PAN NO-

MOBILE NO.

AND WHEREAS, The Builder/ Developer is a firm with the object of

acquiring and developing land in accordance with the need of its purchasers/ members and doing construction of building/apartments and subsequently/allotting them to interested persons.

AND WHEREAS, the developer agreed to sale and the purchaser agreed to purchase all that Plot No.320 & 321 more fully described in second schedule, hereunder and hereinafter referred to as the 'SAID UNIT' at and for and aggregate consideration of Rs. (Rupees.....only) but the stamp duty is being paid on the GOVT. value of

Rs...../-.

AND **WHEREAS,** the purchaser has paid the said entire consideration of Rs..... / Rupees…….....only). For the flat etc. (fully described in second schedule of this deed), the receipt where of the vendor of the first part both hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed and obtained possession of the said under.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

NOW **THIS INDENTURE WITNESSETH AS FOLLOWS:-**

- That in pursuance of the said agreement and in consideration of the said aggregate sum of.....(Rupees only).Only paid by the purchaser to the vendor of the first part on different dates (the receipt where of the vendor /builder both hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the Same and every part there of both hereby acquit, release and forever discharge the purchaser and /or the said unit hereunder conveyed) the vendor both hereby rant, transfer, convey , assign and assure unto the purchaser the said *unit* more fully described in the second schedule.

- The vendor hereby covenants with the purchaser his/her heirs and assigners

As follows:-

- The vendor hereby is lawfully seized and possessed of the said unit and indefeasible estate of inheritance in free, simple on possession or an estate. Equivalent there to free form all attachments, encumbrances, liens, Lis pendent whatsoever without any manner or condition of use or trust or other thing whatsoever to alter, defeat, encumber or make void the same and the vender that now I itself good rightful power and absolute authority to grant, convey, transfer, sell assure, and assign the said unit hereunder here by granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the said purchase in the matter aforesaid.

- It shall be lawful for the purchaser, his/her heirs or assigns from time to time and at all times here after to quickly enter in to and upon the said unit here by conveyed and transferred unto the purchased and every part thereof and to enjoy the said unit.

- The said unit is free from all attachments, encumbrances, liens, trusts, and Lis pendent and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at cost and expenses of the vender well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debt, attachments and encumbrances whatsoever made of suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

- The vendor and estate right, little and interest unto or upon the said unit herby so conveyed and transferred unto the purchaser or any part thereof under of in trust of the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, Execute, perfect all such further and other lawful and reasonable deeds, assurances, matter sand things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

- **PROYIDED** ALWAYS it is hereby expressly agreed by and between the vender and the ender and the purchaser at that terms, conditions, stipulations covenants contained therein including the schedules hereunder shall prevail and have overriding effect not withstanding anything to the contrary contained in any other document exchanged by and between the parties hereto and the purchases shall not be entitled to make claim or demand any compensation or damages from the vendor for any deviation or alteration in the terms, conditions, stipulations and convents between the said agreement for sale and these presents and the purchases hereby waived all such rights, if any, in consideration of the term, conditions, stipulations and covenants contained in these presents.

THE FIRST SCEHDULE HERE IN ABOVE REFERRED TO

Description of total land on which has been sale

BOUNDARY OF THE ENTIRE LAND

1

2

3

4

NOTE-Govt. value is mentioned at

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:-

(1) All the plot no. 737,816,815,813 measuring 69.4 (SQM.) LAND area is bounded by

SHREE RV EXOTICA BONDARY OF THE FLAT

1

2

3

Constructed on the said plot of land fully described in the first schedule herein above referred to and comprising of the following:-

Details schedule of .....

- Total area of land-69.4 (SQM.).BD268
- Total Govt. value of the plot-7cr.00 /- (LAKH)

Certified that plot of this deed is free from all kinds of Encumbrances, acquisition and requisition, lies, charges and attachments and also free from Khan mahal, gairmazarua ceiling, bhoodan, Red card, kaiser-e-Hind, religious Trust board, waqf board and kinds of government Land.
If the said duplex is found effected, the vendor of this deed shall be liable and responsible for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in presence of the witnesses, on the day month and year first above written.

WITNESSES:-

- ***SIGNATURE OF THE BUILDER/VENSOR***

- ***SIGNATURE OF THE VENDEE***