CONVEYANCE DEED
DEED OF ABSOLUTE SALE- FLAT

This Deed of absolute sale executed on this ..... Day of .....2026.

BY

Name and Address of Vendor:-

SWASTIK QUARRYING INFRA PRIVATE LIMITED, vide its CIN - U4500BR2018PTC038796, a Company Incorporated under the provisions of the Companies Act, 1956, having its office at A/3, Vivekanand Park (Lane-A), S.E Patliputra Colony, Patna, Bihar, Pincode- 800013. Represented by its Director Namely **Mr. Rajeev Kumar S/o Ramchandra Singh** hereinafter referred to as the **"PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns).

Name and Address of Vendee:-

Mr./ Mrs. .....son/daughter/wife of ..... Resident of, ...PO. ..... P.S. ..... District .....PIN no. ..... Nationality: Indian, hereinafter referred to as the Purchaser of the Second Part.
PAN .....
Aadhar .....
Mobile no. .....

WHEREAS, the Builder/Developer is a company with the object of acquiring and developing land in accordance with the need of its purchasers/members and doing construction of building/ apartments/shops and subsequently allotting them to interested persons.

A. AND WHEREAS, in the ordinary course of its business Developer and Land owners framed and launched a scheme to achieve this object the land lord and developer entered into a Development agreement in respect of the land fully described in First Schedule hereunder individually and jointly in favour of the aforesaid company, the company accordingly prepared scheme for construction of the multi-storied residential/commercial known as "**VIDYAPATI ENCLAVE**". Which **RERA Bihar Project Registration no**. is .....

A. The Promoter **SWASTIK QUARRYING INFRA PRIVATE LIMITED** has acquired the said land through Development Agreement, executed with landowners: (1) **Mrs. Anjani Kumari** wife of Sri Pankaj Kumar Singh resident of Barauni Deorhi Begusarai, Bihar, Pincode- 851113 and Present Address- Flat No-2C Radhakunj, A.N path North S.K Puri, Ps- North S.K Puri, Boring Road Patna, Bihar, Pincode 800013 and **Mrs. Ankita**

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Singh wife of Sri Sidharth Kayam resident of Gachhi Tola, Po+Ps- Begusarai, District- Begusarai, Pincode- 851101 Bihar and the Promoter have entered into a Development Agreement on 24.04.2024 vide Deed no- 2517, Serial No- 2565, Book No- 1, Jild No- 39, Page No- 511 to 521, Cd No- 6 and registered in District Registry Office Begusarai (2) **Mrs. Ranjana** wife of Sri Manish Kumar resident of Malpur Ward No- 03, Po- Chaita, Ps- Ujiyarpur, District- Samastipur, Bihar, Pincode- 848132 and the Promoter have entered into a Development Agreement on 28.05.2024 vide Deed no- 3258, Serial No- 3326, Book No- 1, Jild No- 51, Page No- 87 to 96, Cd No- 8 and registered in District Registry Office Begusarai (3) Mr. **Aarohi Kumar** son of Late Nand Kishore Singh resident of Rahatpur, Po- Rahatpur, Ps- Balia, District- Begusarai, Bihar, Pincode- 851211 and Present Address- Kachchi Pakki Antardah Manjhauli Dharmdas, District Muzaffarpur, Bihar, Pincode- 842001 and and **Mr. Ramchandra Singh** son of Late Babu Bhagwat Singh, resident of Bihat Tola Ebrahimpur, Ward No- 25, Po- Bihat, Ps- Brauni, District- Begusarai, Bihar, Pincode- 851135. and the Promoter have entered into a Development Agreement on 24.04.2024 vide Deed no- 2516, Serial No- 2564, Book No- 1, Jild No- 39, Page No- 498 to 510, Cd No- 6 and registered in District Registry Office Begusarai. (4) Mr. **Aarohi Kumar** son of Late Nand Kishore Singh resident of Rahatpur, Po- Rahatpur, Ps- Balia, District- Begusarai, Bihar, Pincode- 851211 and Present Address- Kachchi Pakki Antardah Manjhauli Dharmdas, District Muzaffarpur, Bihar, Pincode- 842001 which Promoter have entered into a Development Agreement on 04.09.2025 vide Deed no- 8476, Serial No - 8591, Book No- 1, volume no – 165, Page No- 115 to 126 and registered in District Registry Office Begusarai.having its total **area of 2711.90 sq. mt.** (in words: Two Thousand Seven Hundred Eleven point Nine Zero Square Meter) in on site.

B. The Said Land is earmarked for the purpose of building a Residential/Commercial project, comprising (G+5) multistoried apartment building and the said project is known as "**VIDYAPATI ENCLAVE**".
C. The Promoter is fully competent to execute the absolute sale deed and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.
D. The "Nagar Nigam Begusarai" has granted the commencement certificate to develop the Project bearing BMC/137 Dated 11.03.2025.

AND WHEREAS, building has been constructed over the land and share of the land owners and developer/Builder has already been distributed.

Hence under section 5 and others of The Bihar Apartment Ownership Act. 2006 Builder/Land Owner is entitled to sale/transfer his/ share as Absolute owner. The property hereby sold is allotted in the share of the Builder/Vendor. And now the above-named vendor has full right to transfer the Flat/shop etc. by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS, the purchaser has paid the said entire consideration of ...../- only (Rupees. ..... /-) only for the Flat etc. (fully described in Second Schedule of this

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deed), the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

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

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. WHEREAS, by an agreement for sale in writing dated ……..
2. AND WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT Flat no. floor, more fully described in Second Schedule, in the said Complex hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of ……../- (Rupees……..) only. But the stamp duty is being paid on the Govt. value of ……../- only.

AND WHEREAS, the purchaser has paid the said entire consideration of ……../- (Rupees……../-) only for the Flat etc. (fully described in Second Schedule of this deed), the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

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

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said Agreement and in consideration of the said aggregate sum of …….. /- (Rupees ……../-) only paid by the purchaser to the vendor of the First Part on different dates (the receipt whereof the Vendor/Builder doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed). The vendor hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule hereunder together with undivided share of interest in that part of the said plot which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land along with the right of access from the exit to the main road either directly and/or through gates, passage, stairways, landings, lobbies and common areas thereof including the right to use and enjoy in common with all other owners and occupiers for the time being of the other units in the said complex the benefits of all common areas and facilities described in the Third Schedule hereunder subject however to the terms, conditions and covenants contained in the Fourth Schedule

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hereunder on payment of all common and maintenance expenses mentioned in the Fifth Schedule hereunder TO HAVE AND TO HOLD the said Unit together with the proportionate interest in the land and the rights and facilities and subject to the terms, conditions and covenants as aforesaid unto and to the use and benefit of the purchaser absolutely free from all attachments, charges and encumbrances.

The vendor hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule hereunder together with undivided share of interest in that part of the said plot which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land along with the right of access from the exit to the main road either directly and/or through gates, passage, stairways, landings, lobbies and common areas thereof including the right to use and enjoy in common with all other owners and occupiers for the time being of the other units in the said complex the benefits of all common areas and facilities described in the Third Schedule hereunder subject however to the terms, conditions and covenants contained in the Fourth Schedule hereunder on payment of all common and maintenance expenses mentioned in the Fifth Schedule hereunder TO HAVE AND TO HOLD the said Unit together with the proportionate interest in the land and the rights and facilities and subject to the terms, conditions and covenants as aforesaid unto and to the use and benefit of the purchaser absolutely free from all attachments, charges, encumbrances, liens, lis pendens subject however to the conditions and covenants contained in the Fourth Schedule and liability to pay and contribute towards payment of:(a) all taxes assessments (b) costs of repair, management and maintenance of the common areas and facilities of the said complex described in the Fifth Schedule hereunder.

2. The vendor hereby covenants with the purchaser his/her heirs and assignees as follows:-

(a) The vendor subject to the rights created in favour of the purchaser the said agreement for sale is lawfully seized and possessed of the said unit TOGETHER WITH the said proportionate undivided share of interest on the said portion of the land and right to use and enjoy all common areas and facilities for the perfect and indefeasible estate of inheritance in free, simple in possession or an estate equivalent thereto free from all attachments, encumbrances, liens, lis pendens whatsoever without any manner or condition of use or trust or other thing whatsoever to alter, defeat, encumber or make void the same AND that notwithstanding any act, deed, matter or thing whatsoever as aforesaid the vendor that now in itself good rightful power and absolute authority to grant, convey, transfer, sell, assure and assign the said unit together with the said undivided share or interest in the said portion of the
land and right to use and enjoy all common areas and facilities mentioned in the Third Schedule hereunder hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the said purchaser in the matter aforesaid.

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(b) The vendor and every person or persons having lawfully claiming and estate right, title and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for 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, maters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonably required.

3. The purchaser doth hereby covenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities upon and subject to the terms and stipulations mentioned and contained in the Fourth schedule hereunder and make payment of the proportionate maintenance charges and common expenses mentioned in the fifth schedule hereunder including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.

4. PROVIDED ALWAYS it is hereby expressly agreed by and between the vendor and the purchaser at that terms, conditions, stipulations covenants contained herein including the schedules hereunder shall prevail and have overriding effect not withstanding anything to the contrary contained in the said Agreement for sale or in any other document exchanged by and between the parties hereto and the purchaser 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 covenants between the said Agreement for sale and these presents and the purchaser hereby waived all such rights, if any, in consideration of the terms, conditions, stipulations, and covenants contained in these presents.

5. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, Title Holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO:
(Description of total land on which **VIDYAPATI ENCLAVE,** Residential Apartments has been constructed).

B. ALL THAT piece or parcel of free hold land measuring an area of Khata no – 392, 197 Plot no - 85,84, Situated at Mauza: Mirzapur Bandwar, Halka: Nagar Nigam, District: Begusarai, Bihar having its total **area of 2711.90 sq. mt.** (in words: Two Thousand Seven Hundred Eleven point Nine Zero Square Meter) in on site in the apartments named **VIDYAPATI ENCLAVE** residential complex, including the land owner's share in Flats will have proportionate share, right, title and interest over the land which is bounded as follows:

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Boundary of the entire land:
North: 20 Feet Branch Road
South: Vashist Singh Vagairah
East: Satya Narayan Prasad Vagairah
West: 30 Feet Main Road & Pramod Singh Vagairah

Note - Govt. value is mentioned at Code No. ..... and Zone ..... of M.V.R. .....

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:
(Description of the said unit)

(i) All that Flat no. ..... Block ....., measuring ..... sq. ft. (..... square feet) built up area on the ..... floor along with user right of common space in the apartment including the land owner's share in Flats etc. will have proportionate share, right, title and interest over the land and bounded by :

Boundary of the Flat:
North:
South:
East:
West:

(ii) Parking Space no. ..... measuring ..... sq. ft. on Ground Floor which is bounded as follows:-

Boundary of the Flat:
North:
South:
East:
West:

In the Residential/Commercial Complex known as "**VIDYAPATI ENCLAVE**" Apartments constructed on the said plots of land fully described in the First Schedule herein above referred to and comprising of the following:

(a) Carpet area comprised within the said unit. However the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above

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it, similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the roof and the floor of the said unit shall belong jointly to the purchaser and the owners of other units directly above and under the said unit.

(b) The walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from other unit or units on the same floor shall jointly belong to the purchaser and the owner or owners of the other unit or units.

(c) Undivided share and/or interest in that portion of the said plot of land which is directly beneath the said unit in the proportion which said unit bears to all the units constructed or that might be constructed on the part or portion of the said plot of land.

(d) The right of access from the exit to the main road either directly and/or through gates, passages, stairways, landings, lobbies and common areas.

(e) Right to use and enjoy all common areas in common with all other owners and occupiers of the said complex.

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:

1. All costs of maintenance, operation, repairs, replacing, white-washing, painting, rebuilding, reconstructing, decorating, redecorating and lighting the common paths including the other of the project, parking space and boundary walls and that of generator, water pump, tube-well, and over head water tank, water pipe line, sewerages, rain water and/or soil pipes fire fighting instruments etc.
2. The salaries and other expenses for all persons employed for common purposes.
3. The Insurance Premium for insuring the project building against earthquake, fire, lightening, mob-violence, civil commotion etc., if insured.
4. Expenses for supplies of common utilities and payments of all charges and/or deposits for providing the H.T.Line and/or on any there account to P.E.S.U. and other authorities and/or organization.
5. Municipal and other rates and taxes and levies and all other outgoing save those which cannot be separately assessed or incurred in respect of any unit.
6. Costs of establishment and operations of the Builder/ Association/Co-operative Society Private Limited, Company relating to common purposes.
7. All other expenses and outgoings as are deemed by the builder/Association/ Co operative Society/ Private Limited Company to be necessary or incidental for replacement, renovation, painting and/or periodic repainting or repairing of the common parts.

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO:

(a) Each Apartment is a separate residential unit which is transferable and heritable as such, but it shall not be partitioned or subdivided for any purpose whatsoever.

(b) Each Apartment owner, present or in future shall be entitled to an undivided interest in the common areas, land and facilities in the percentage expressed in the declaration to such Apartment.

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(c) The common areas and facilities general and restricted shall remain undivided and no owner shall initiate any action for partition or division thereof so long as the property shall remain submitted to the provisions of the said Act.

(d) The percentage of the undivided interest in the general or restricted common areas and facilities, as expressed in the declaration, shall not be altered except with the consent of all the apartment owners expressed in an amended declaration duly executed and registered as provided in the said act.

(e) During the period the property remains subject to the said act, no encumbrance of any nature shall be created against the property, though such encumbrance may be created only against each apartment and the percentage of undivided interest in the common areas and facilities appurtenant to such apartment in the same manner as in relation to any other separate parcel of property subject to individual ownership.

(f) The percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance or other instruments.

(g) No apartment owner shall do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or execute any additional basement or cellar.

(h) No apartment owner shall sell, transfer or rent out his/her apartment for any other purpose other than those mentioned in the deed of apartment.

(i) For the purpose of effective administration of the property and for due maintenance, repair and replacement of the common areas and facilities, the apartment owner, shall strictly comply with the provisions of the said Act and the bye-laws made there under and shall pay their share of common expenses, as assessed by the association of apartment owners and on failure to comply with any such requirement shall be a proper ground for action for damages or for other relief or reliefs at the instances of the manager on behalf of association of apartment owners or in proper case by the association of Apartment owners.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO:

(Common and Maintenance Expenses to be paid by the purchaser)

(a) Cost of operating, maintaining, overhauling or replacing water pumps, electric meters, and common water supply line.

(b) Cost of maintaining water reservoirs and tanks on the roof.

(c) Cost of maintaining or keeping the roof as well as the wide walls of the building in proper repairs and water in leak proof condition.

(d) Cost of repairs and painting the exterior of the building and all other common portion and areas.

(e) Salaries of Sweepers, Caretakers, Guards, employed for the upkeep of the common areas.

(f) Cost of incorporation and formation of the Association for maintenance of the building.

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(g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.

(j) The security deposits or any increase in security deposit demanded and required to be paid to Electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.

(h) Cost of maintenance of all other common services and facilities not specifically provided.

(k) Insurance premium for insuring the Building against Earth quake, fire, lightening, mob violence, and civil commotion etc. if insured.

Details of Flat:

1. Total area of the Flat..... sq.ft.
2. Total Proportionate share of the land to the Vendee.... sq.ft.
3. Total Govt. value of the Flat:
4. Total Value of Proportionate share./- of the land :
5. Total Govt. value of .....

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, and Religious Trust Board.

Waqf Board and other kinds of Government land. If the said land 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:

1. .....

.....

SWASTIK QUARRYING INFRA PVT. LTD.
Rajeev Kumar
Director

Signature of the Vendor

2. .....

.....

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Rajeev Kumar
Director

Signature of the Vendee