CONVEYANCE DEED

This Agreement made at Patna on the day …….

BETWEEN

M/S Arihant Constech Pvt. Ltd. , Patna having its office at 402, Devi Villa, Purnendu Nagar, Phulwarisharif, Patna 801505 through its Managing Director **Shri Anil Kumar Sinha** S/o- Sri Kapil Deo Narain, here in after referred as **VENDOR** or the party of ***FIRST PART*** (which expression shall where ever the context requires or permits mean and include their respective heir executors, administrators, successors and assigns).

AND

……., S/o ……..,Address **……**at hereinafter referred to as **VENDEE** or the party of the ***SECOND PART*** (Which expression shall where Ever the context requires or permits mean and includes their respective heir Executors, administrators, successors and assigns)

(1) The FIRST PART has taken possession of land for construction of residential multistoried Building Named '**Hari Nagar Group Housing Tower 5'** Complex at Bhusoula NH 98 Phulwarisharif , Patna under several Development Agreement Situated at **Mouza** –……. ,**Mohalla**- ……. **P.S** -Phulwarisharif, **Dist**-Patna **Tauzi No**- …. ,**Khata No** -…… **Survey Plot No** – ……

(2) The party of first part has right to sell of its share in the said building.

(3) The party of second part is desirous of acquiring the Flat No….. on … Floor in "'**Hari Nagar Group Housing Tower 5'** having **…… sq. ft**. approx carpet area inclusive of proportionate share in common space, land upon term and condition hereinafter .

4. That area may vary by (+) or (-) 4%, which will have no bearing on consideration of the area under this agreement.

AGREEMENT WITNELESSTH AS UNDER

1. That party of the first part has constructed the said building on the said land in accordance with plan and specifications and/or according to the modifications there of necessitated by circumstances. The specifications area as per the schedule-1.
2. The party of the second part has agreed to acquire the said flat no. …for a consideration of **……. @ Rs……** (Rs…….) per sq. Ft. carpet area and other charges as applicable.
3. The party of the second part has agreed to acquire said property under following terms for entire payment.

4 (A) Rs…….. (Rs…… only) paid vide Money Receipt No. -…… before signing of this Agreement.

4(B) Rest **Rs…….. (Rupees …….. only**). Excluding all other charges as applicable Rs….. /- (…….. only) will be paid by 2nd Party before handing over the flat in …… equal installments from ……..

4. The amenities if application shall be chargeable as per discretion of board of directors of the Company M/S Arihant Constech Pvt. Ltd.

6. On the second part committing any default in payment of balance amount mutually agreed upon, on due date to the first part and committing any breach of terms and condition herein contained the party of first part shall be entitled to cancel/terminate this agreement. This agreement also stands to be an advanced notice in this regard. The party of the second part here by agrees to all the amounts payable under the terms and time frame of this agreement as and when to pay in this respect being essence of this agreement and pay @ 15% interest per annum and compound every month on all overdue payments. However the charging of interest/ cancellation/termination of booking will solely be at the discretion of board of directors of the company M/S Arihant Constech Pvt Ltd

7. The second party shall be given possession of the aforesaid flat in the month of …….. within which the first part expects the flat ready for use and possession

8. The date of completion/handover if extended by a reasonable time due to any unforeseen circumstances beyond their control in this case no further Payment/penalty will be paid to anyone .

9. The party of the first part may demand the cost escalation from second part only in Case where payment has not been made according to payment schedule.

10. The First part shall refund the deposited amount within 180 days in case of cancellation/ termination of this agreement.

11. The party of first part may deduct Rs.50000/- (Rs.Fifty thousand) only from the amount deposited by second part in case of cancellation /termination of booking and also in that case no interest will be paid on the amount deposited.

12. The second part will use the premises for residential purpose only after it is handed over, keep the premises clean and in good state and observe all rule and regulations framed or applicable by building maintenance committee or any government agency and shall be Liable for payment of charges, taxes, fees etc. And first part shall remain indemnified from any Consequences for not following the same by second part.

13. The party of second part shall not at; any time, do cause or permit any Nuisance in the building or and part of the same which shall cause annoyance, inconvenience or Disturbance to the other occupants of the building.

14. GST will be charged extra

15. The Deed for transfer will be executed only after receipt of full and final payment. Any stamp duty or charges in this regard shall be paid by second Part.

16. This agreement has been concluded in Patna and only court of Patna shall have jurisdiction in case of any dispute whatsoever.

17. The registration & booking form and brochure of the said Apartment / Flat will be part of this agreement.

18. The second party will have right to mortgage/sale of said flat for residential purpose.

In Witness Whereof The Parties Is Hereto Have Signed This In Agreement This …. Patna First Herein Above Written Signed And Delivered to The Within Named Vendee.

( )

VENDEE

IN PRESENCE OF

1.

2.

Signed & Sealed By The Within Named Developers M/S Arihant Constech Pvt Ltd. Patna through Its Managing Director.

Anil Kumar Sinha
(Managing Director)
VENDOR

SCHEDULE-1

1. R.C.C.Framed structure as per structural consultant.
2. Electrical and PHE design is per consultant.
3. Large capacity overhead tank.
4. Standby Power Supply for the common area and water pump with sufficient capacity generator.
5. Bore well with submersible pump.
6. Flooring –grey mosaic tiles.
7. Windows.
8. Hot &Cold water points and glazed tiles dado up to 5 0" height in bathroom.
9. Wall finish in white cement base paint.
10. TV & Telephone pointes in drawing room.
11. Marble cooking platform and dado up 2" height in kitchen.

AMENITIES

1. Common Lift.
2. Intercom Services.
3. Common Guard Room
4. Standby power supply from generator .

For M/S Arihant Constech Pvt Ltd.

(Anil Kumar Sinha)
Managing Director
(**VENDOR)**