DEED OF ABSOLUTE SALE

THIS Deed of Absolute Sale executed on this the ..... day of ....., ... (.....).

BY

M/S PATHOS REALWAYS PVT. LTD (CIN NO. U70100BR2018PTC039242) , a Company incorporated under the Company's Act. 2013) and having its registered office at 404, GOPI TOWER, 4TH FLOOR, SAGUNA MORE, PATNA-801503 through its Director, Ashutosh Kumar Prabhakar, son/daughter/wife of Mr. Gupteshwar Prasad..residing at Patna, Nationality Indian, hereinafter called the Developer/Builder/Vendor of the (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the FIRST PART.

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IN FAVOUR OF

MR/MRS ....., son/daughter/wife of ....., resident of ....., P.O.- ....., P.S.- ..... District- ....., PIN.....Nationality Indian, hereinafter referred to as the 'Purchaser' of the SECOND PART.

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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 subsequently allotting them to interested persons.

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DIRECTOR

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AGREEMENT FOR SALE OF PLOT

AND WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT Plot no.**02..** more fully described in Second Schedule, more fully described in the Second Schedule hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of .....600000../- (Rupees Six LAKH ..) only. But the stamp duty is being paid on the Govt. value of 8,00,000./- (....EIGHT LAKH) only.

AND WHEREAS, the purchaser has paid the said entire consideration of .6000000...../- (Rupees ....Six LAKH.....) only for the Plot. (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 INDEN TURE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said Agreement and in consideration of the said aggregate sum of .600000...../- (Rupees .....Six LAKH ....) 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 doth hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule.

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

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This agreement for sale ("A---

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(a)The vendor is lawfully seized and possessed of the said unit 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 the vendor that now in itself good rightful power and absolute authority to grant, convey, transfer, sell, assure and assign the said unit 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.

(b) It shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit.

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

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(d) The vendor 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, matters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

3. PROVIDED ALWAYS it is hereby expressly agreed by and between the vendor and the purchaser at that terms, conditions, stipulations covenants

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(i) All that Duplex no. ..... **plot no. 01....**, , measuring **..1000.....** sq.ft. (.....One Thousand . square feet) is bounded by :-

Boundary of the plot :

North- SHEKHAR SINGH

South - KAMESHWAR PRASAD

East - ROAD

West - PANKAJ KUMAR

developed on the said plot of land fully described in the First Schedule herein above referred to and comprising of the following :-

Details Schedule of ....Plot no. 02.....

1. Total land of the Plot ....1000..... sq.ft.
2. Total Govt. value of the Plot ....800000...../-

Certified that the Plot 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, Religious Trust Board, Waqf Board and other 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 thei respective hands in presence of the witnesses, on the day, month and year fir above written.

WITNESSES :-

1.....

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