DEED OF ABSOLUTE SALE

(RERA Registration No.-

This Deed of Absolute Sale executed on this .....day of

.....2021 (Two Thousand and Twenty one) of THE Christion Era.

1.NAME AND ADDRESS OF THE VENDOR/DEVELOPER:-

By and Between

PRANGAN DEVELOPERS PRIVATE LIMITED , CIN-U70200BR2021PTC020015, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at VILL-PUNAR, POST OFFICE-PUNAR,POLICE STATION-ATRI,GAYA-823311,BIHAR,INDIA and its corporate office at MANPUR GAYA,through its Authorized Signatory and Director Shri Dharmendra Kumar Singh, Age- (about 45Yrs.)S/o-Late Amir Singh, Resident of R/o Village-Punar, Atri, Punar, Gaya, Pin-823311, Bihar, Indian Citizen.

Company PAN AACHP1695A, Mob-9934423093

(Here in after referred to as COMPANY/DEVELOPER, which or expression unless it be repugnant to the context/ subject or meaning there of shall mean and include his/ her executors ,administrators, successors, legal heirs and assigns, of the 'FIRST PART')

Whereas this deed is being executed by the Director Shri Dharmendra Kumar Singh, Age- (about 45Yrs.)S/o-Late Amir Singh, Resident of R/o Village-Punar, Atri, Punar, Gaya, Pin-823311, Bihar in favour of Shri , S/o, Resident of ,for presentation and admission of execution before sub- Registrar, who is authorized through resolution dated

2. NAME AND ADDRESS OF THE VENDEE/BUYER

(1) Shri (Age-Abot .yrs.), (PAN-.....) S/o-.....

Prangan Devlopers Pvt. Ltd.

Director

Resident of :- Vill – , Post-, Thana- , Dist- , State , Pin- Indian Citizens, hereinafter called the Vendee /Buyer, which term or expression unless it be repugnant to Context/ Subject or the meaning thereto shall mean and include and include his/her /their heirs, administrators, executors, legal heirs and assigns, of the SECOND PART.(Mobile No .....)

3.NATURE OF THE DEED.-

DEED OF ABSOLUTE SALE

4. CONSIDERATION AMOUNT:-

Rs. /- (Rupees Only) on which stamp duty is being paid.

5. DESCRIPTION OF THE PROPERTY HEREBY CONVEYED:-

1) All that piece and parcel of the Flat No.-, nth Floor, in Block – ", super built up area is Sq.ft & Model Type (one,two or three) - BHK, with all fittings and fixtures including all amenities together with undivided proportionate share in the land of the building along with One Reserve Car Parking space in the Groung Floor in the building Known as "Sri Ram Villa" BLOCK-' ', along with common interest in common areas, spaces, assets and equipments in the building Known as "Sri Ram Villa" Situated at Mauza -Kharati, Khata No-91 (old) 99 (new) , Plot No.-691 (old), 1239 (new) P.S-Bodh Gaya, Thana No-350, Dist-Gaya, within jurisdiction of Sub Registry Office Gaya, Proportionate share in the land and in the building like staircase in all the floor, walls and its plant installation space, electrical space, common meter space, common passage on each floor and lobby on the ground floor, Fen set room, lift, water pump, water tanks, and electrical sub- station space etc. Outside the said building are also taken into account as service area and the said flat is bounded as follows:-

The said Flat No.- is bounded as follows;-

Boundary of Flat No.- Block –' '

North ;-

South :-

East :-

West :-

2) The said building know as " Sri Ram Villa" is constructed an area of an area 2922.91 Sq. meter pertaining to Survey Khata No-91 (old) 99 (new) , Plot No.-691 (old), 1239 (new) situated at Mauza -Kharati, P.S-Bodh Gaya, Thana No-350, Dist- in the State of Bihar, within jurisdiction of Sub Registry Office Registry Office in the said land is bounded as follows:-

Prakash Developers

Building is going to be constructed over the land and accordingly share of the land owners and Developer has already been distributer. Hence as per rule U/S 5 and others of The Bihar Apartment Ownership Act- 2006, Land Owner and Builder are entitled to sale their respective shares absolutely, so the above named Vendor has full right to transfer the flat etc. by way of absolute sale to different purchaser on ownership basis.

AND WHEREAS per the registered Development Agreement the Developer has constructed a Multi storied Residential Building thereon comprising several flats and car parking spaces at their own costs. In lieu of the costs incurred in construction on of the above building Known as "SRI RAM VILLA" residency the Developers have got 60% constructed area in the said building in shape of flats and car parking space & proportionate share in the land and the remaining constructed area of 40% have given to the landowners in their shares as per the terms of the registered Development Agreement dated 03.01.2015. The said building/Apartment have been constructed by the vendor/ Developers as per approved and sanctioned Map plan granted by Competent Authority as per Building Bye laws. This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project Registration No.-.

AND WHEREAS the property i.e. Flat and one Reserve Car parking space, fully mentioned in column no.5 above hereby conveyed is absolutely as well as coming in the share of the Vendor/ Developer as well as other flats and reserve car parking space as 'Vendor / Developer' Area and as such the Vendor are absolute owners of the property hereby conveyed, fully mentioned in column no.- 5 above and they have full right, title and interest to convey the same to intending BUYERS as its owners thereof.

AND WHEREAS the Vendor, by virtue of power entrusted through the aforesaid development agreement, offer to sell the above Flat and car parking space. The VENDEESS/BUYERS approached to the Vendor and had made inspection of the property and its relevant document and satisfied himself/herself about the right, title and interest of the Vendor of the said flat.

AND WHEREAS after inspection and full satisfaction and on final negotiations the Vendor/ Developer agreed to sale and the VENDEES agreed to purchase the said flat along with one reserved car parking space in the said building/ Apartment, fully described in column no.-5 above, with sole, exclusive, transferable and irrevocable right to use the same together with undivided common interest in the stair case and equipments and other common parts, services of the said building together with undivided proportionate share in the land. The vendor in receipt of full consideration towards theirs share have relinquished all their right, title and interest in the said flat along with reserve car parking space on the ground floor which have already been handed over to the VENDEES in his praceful possession and accordingly this Indenture of Absolute Sale hereby

Prangan Devlopers Pvt. Ltd

Director

executed and registered by the developers/ Vendor in favour of the VENDEES/ buyers above named.

NOE THIS DEED OF ABSOLUTE SALE WITHESSETH AS FOLLOES:-

1. That in pursuance of the agreement and on consideration of Rs.- /-(Rs. Only) already paid by the VENDEES/BUYERS to the Vendor before the execution of this Deed of Absolute Sale. The vendor as such, received the total consideration money of the property i.e. Flat and one reserved car parking space, before the execution of this Deed and being in their sound state of mind, health body and in their full sense, does hereby convey and transfer to the above named VENDEES/BUYERS all the right title and interest of the aforesaid property/ units along with undivided proportionate share in the land thereof in the said building/Apartment.
2. That the aforesaid super built up area in including of the carpet area of the said flat with the area of walls and columns as explained hereunder which shall be the exclusive property of the VENDEES along with undivided share in the common utility areas like stair case, lift landing in all floors, lift walls, lift installation room, and water pump room, for transformer and electrical sub-station, electrical common meter room, common passage on each floor and lobby on the ground floor etc., which shall be the joint property of all the purchaser/ BUYERS of the flats including the VENDEES in the said building. The VENDEES undivided interest in the land shall remain joint for all the times with the co-owners of the said building in the apartment the Interest in the land is impartibly.
3. That the roof of the said flat shall be used both as the roof for the said flat as well as the floor of the flat constructed above it and similarly the floor of the said as well as the roof of the flat constructed below it and the roof and the floor of the said flat shall jointly belong to the VENDEES and the purchaser / BUYERS of the flats above and below in the said building.
4. That the VENDEES shall have all right and interest in the proportionate undivided share in the land in the said flat/ building which is already in possession and now the VENDEES shall HOLD,OCCUPY and ENJOY same without a let hindrances or obstructions whatsoever from the Vendor of anybody claiming through or the vendor. The VENDEES shall also be entitled to sell, mortgage, lease or otherwise transfer the said flat to any one without the consent of the Vendor or other-co-owners.
5. That the VENDEES shall have full and absolute proprietary rights similar so the right of the vendor except that of demolishing and committing waste in respect of the said flat and car parking space in any manner so as to affect the VENDEES or the co-owners in the said building.
6. That the VENDEES shall obey all the rules, bye- laws of the local authorities.
7. That the VENDEES Shall be directly liable to get his name recorded/mutated in the record of local bodies/board offices or where-ever necessary in place

of the vendor and the VENDEES shall pay the taxes and other charges as payable by the VENDEES to the authorities concerned.

8. That the vendor/developer has assured to the VENDEE/S that the property hereby conveyed, more fully described in column no.5 in this deed is free from all kind of encumbrances, lien or attachments, dues and defect in title of the vendor/developers. In case of VENDEE is deprived of the whole or any part thereof the said property either due to defects in title or due to any fault of the vendor or their executors or administrators, successors in office or assignees or legal representatives, then the vendor will have to compensate the loss or damages that may occur to the VENDEES or his heirs, legal representative/s, or successor in interest, the entire amount of consideration or the proportionate amount as the case may be with interest at the rate as admissible in the eyes of law from the date accrual of such loss, damages and dispossession.
9. That the vendor have further assured to the VENDEES that they have not at any time done or permitted any acts, deeds or any matter by reason of which the property hereby sold/transferred by these presents or any part thereof or interest therein has been charged, mortgaged, sold or transferred in any other way nor the vendors have entered into any agreement with any other person to sell/transfer these prior to the execution of this deed of absolute sale.
10. The stamp duty of Rs (Rs.....) has been paid by the VENDEES in registered agreement vide Deed No. Serial No. Token No. Book No.-1 Volume No. CD No. dated registered at

Payment Details:-

(A) Rs. /-Rs) Already paid Through various Cheuqes, Transfer & Bank Home loan.

(B) Rs. \/-(Rs.) is due which will be paid by DD No. .....dated ..... , after this Registration, otherwise this registration will be "NULL & VOID" automatically.

In case of non-payment of dues amount there will be no legal right of the buyer on the said flat i:e Flat no. \, SRI RAM VILLA.

DETAILS SCHEDULE OF BUILDING/APARTMENT.

1. Total land of the Apartment Block- A,B, and C - area 2922.91 sq meter.
2. Total constructed area of Apartment --------- 7109.32 sq meter. Block – A, B, and C \
3. Total proportionate share in the land Of the VENDEESS in Apartment
4. Total Super built up area of Flat No.-

Prangan Devlopers Pvt. Ltd.

Director

5. Total value of - Rs /-

Flat No.-

6. Total Value of Proportionate share in the Land Rs. /-

7. Total value of Reserve Car Parking - Rs./-

Total Rs./-

Whereas Total Sale Value of the flat is Rs. /- (Rs.) On which stamp duty is being paid.

IN WITNESS WHERE OF the Vendor and VENDEES/BUYERS have put their respective hands and signature on this Deed of Absolute sale in the presence of below noted attesting witnesses on this the ..... Day of ..... 2021.

Witnesses:- Signature of the Vendor /Devloper

1.

.....

2.

.....

Signature of the VENDEE/ BUYER

Prangan Devlopers Pvt. Ltd.

Director

Boundary of Apartment

North-85 feet road
South-1245
East-Part Plot No-1238
West- Part Plot No.1239

The said Flat No.- shall aggregate of the followings.

(A) Carpet Area comprised within the said flat/ unit.
(B) Area of walls and columns if any within and outside the said flat save the wall or walls separate the said flat from the other flat on the same floor in which case 50% of the such common wall shall be taken into Account.
(C) Proportionate undivided share in the common space in the building like stair case in all the floors, lift landing in all the floor, lift walls and its plant installation room, electrical common meter room, common passage in each floor and lobby on the ground floor etc. As well as water pump room, transformers and electrical sub- station rooms etc. Outside and inside the said building.
(D) All easement rights pertaining to the said land and building to be held and enjoyed by the VENDEES independently with other flat owners in the said building.

RECITAL

That the land on which project has been developed belongs to 1. Smt Indu Kumari W/o—Sri Ashok Kumar R/o-Village-Karmauni, P.S-Imamganj, Dist-Gaya, Occcpation-Government Servant, Nationality-Indian 2. Rajnish Kumar S/o- Kedar Sinha, R/o- Moh- Chand Chaura. P.S-Civil Lines,Dist-Gaya, occupation-Business, Nationality-Indian 3. Anita Kumari and Amrita Kumari daughtets of Surendra Prasad, R/o-Godawari, P.S-Civil Lines, Dist-Gaya, Occupation-House wives, Nationality-Indian 4. Smt. Vibha Singh, W/o-Santosh Kumar,R/o-Village-Chonaha tola,New Dih,P.S-Dumaria,Dist-Gaya,Occupation-Govern Servant, Nationality-Indian 5. Smt. Lalita Devi, W/o-Sri Birendra Kumar, R/o-Village-Palaki ,P.S-Guraru, ,Dist-Gaya,Occupation-Agriculture, Nationality-Indian and whereas the aforementioned landowners/ landlords have executed Development Agreement vide registered Deed No.-70, Book No.-1, Volume No.-2, Page No.1to 20, C.D. No.-1, Token No.78/2015, dated 03.01.2015, in favour of Prangan Developers Private Limited (CIN-U70200BR2021PTC020015) having its registered office at VILL-PUNAR, POST OFFICE-PUNAR,POLICE STATION-ATRI,GAYA-823311,BIHAR,INDIA through its Director Sri Dhramendra Kumar S/o-Late Amir Singh, on 60:40 ratio All these landowners/ landlords offered their land for the construction of Multistoried Building shall be Known as " SRI RAM VILLA".

Prangan Devlopers Pvt. Ltd.
Director