

**DEED OF ABSOLUTE SALE
(CONVEYANCE DEED)**

This Deed of absolute sale executed on this..... day of.....
(.....)

BY

M/S AWADH DEVELOPERS (PAN- AANFA0358C, GSTIN- 10AANFA0358C2Z4), a Partnership firm, Present Office at Sri Ram Place, Station Road, Patna in the State of Bihar, PIN-800001, represented by its Authorized Signatory/Proprietor namely **MR. MADAN MURARI SINGH** (DOB-04/08/1962, Profession-Business, Caste-Kurmi, Aadhaar No.- 9150 9705 9102, Mobile no. 9431020135), Son of Late Awadh Bihari Singh, Resident of 52A Ramkrishna Path, North S.K. Puri, Boring Road, Patna, Town and District-Patna in the State of Bihar, PIN-800013, Indian, Name of Project – **BASUDEO TOWER** 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**.

PAN - **AFYPS6291L**

MOBILE- **9431020135**

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PARTNER

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**.

PAN-

Mobile-.....

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. **399,400 &380** more fully described in second schedule,
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...../-(
(Rupees.....only).

AND WHEREAS, the purchaser has paid the said entire consideration of
...../ (Rupeesonly). 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.

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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). 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 grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule.

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

(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 there to free from 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 vendor that now I 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 purchase in the matter aforesaid.

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

(c) 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 vendor well and sufficiently indemnified of from and against all or any manner of claims,

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demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

(d) The vendor and estate right, little 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 contained herein including the schedules hereunder shall prevail and have overriding effect notwithstanding anything to the contrary contained 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.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO

Description of total land on which has been sale

Boundary of the entire land

East - Sri Giridhar Mahto
West - Part Plot no. 40 Heirs of Late Kishori Lal
North - National Highway 30
South - Survey Plot no. 379 Sri Ganga mahto

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Note- Govt. value is mentioned at

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:-

(Description of the said unit)

(1) All that plot no. measuring..... sq.ft.
(.....square feet) built up area is bounded by:-

Boundary of the flat:

North-

South-

East-

West-

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.....

1. Total area of land

2. Total Govt. value of the plot

Certified that Plot of this deed is free from all kinds of Encumbrances, acquisition and requisition, liens, charges And attachments and also free from khas- mahal, gair mazarua 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.

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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.

Signature of the vendor
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Signature of the vendee

2.