PROFORMA OF CONVEYANCE DEED

This Deed of Sale (Conveyance Deed) made at ……. on this day of 20…….

M/s R.R. BUILDERS AND INFRACON (PAN-ABCFR7754F, GSTN -10ABCFR7754F1ZD)a Partnership Firm registered under Partnership Act, 1932 having its **Registered Office at House No Z/19, Phase – One, Ashiana Nagar, P.O.- Ashiana , P.S.- Rajiv Nagar, Patna – 800 025** through its managing Partner (1)**Mrs. SUDHA KUMARI**(Aged about 43 Years, Aadhaar No.–3956 5170 5445, Pan – EJHPS4377A, Mobile-8210189993), Wife of Late Rajesh Kumar, Partners (2) **Mrs. Lalmuni Devi** W/o Mr. Virendra Prasad Singh Gautam (Aged about 70 Years, Aadhar No.-854793537278,PanNo.-BPKPD9068P) and Partner (3)Mr. Virendra Prasad Singh Gautam S/o Late Shyam Bihari Singh(Aged about 75 Years, Aadhar No.-448569441434,PanNo.-AIRPS5296D)hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

(if the Second Party is a company)

(CIN No……..) a company incorporated under the provisions of the Companies Act, 2013, (Central Act 18 of 2013), having its registered office at ……..(PAN ……), represented by its authorised signatory,……..(Aadhar No……..) duly authorised vide board resolution dated ……,hereinafter referred to as the **"Second Party"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

(if the Second Party is a Partnership)

…….. a partnership firm registered under the Indian Partnership Act, 1932 (Central Act 9 of 1932), having its registered office at ……..(PAN ……), represented by its authorised Partner,……..(Aadhar No……..) duly authorised vide board resolution dated ……,hereinafter referred to as the **"Second Party"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

(if the Second Party is an Individual)

Mr/Mrs……., (Aadhar No……..) Son/daughter of……, aged about ……., residing at……..,(Pan ……..), hereinafter referred to as the **"Second Party"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

(if the Second Party is a Hindu undivided family(HUF))

Mr……., (Aadhar No……..) Son/daughter of……, aged about for self and as the Karta of the Hindu Joint Mitakshara Family known as ……..HUF having its place of business/residence at ……(Pan ……..), hereinafter referred to as the **"Second Party"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

The Sellar and Second Party shall hereinafter collectively be referred to as the **"Parties"** and individually as a **"Party".**

A. Whereas, The Builders – **M/s R.R Builders and Infracon**, a Partnership Firm, constituted under the provisions of Indian Partnership Act, 1932 , having its principal place of Business at **at House No Z/19, Phase – One, Ashiana Nagar, P.O.- Ashiana , P.S.- Rajiv Nagar, Patna – 800 025** , represented through its authorized Partner **Mrs. SUDHA KUMARI, Wife of Late Rajesh Kumar**, Resident of **House No Z/19, Phase – One, Ashiana Nagar, P.O.- Ashiana , P.S.- Rajiv Nagar, Patna – 800 025 ,** in the state of Bihar has become the developer of the property (Details in Schedule – A), through a various Registered Development Agreement and Absolute sale Deed, details for which are here as under: :-

SL. No.	Deed No.	Date of Deed	Area (In Decimal)	Plot No.	Name of Landowners	Type of Deed
1	4649	18.04.2024	7.8125	1412	Anil Kumar Singh & Dheeraj Kumar Yadav	Development Agreement
2	307	10.01.2024	7.875	1412	Avinash Kumar	Development Agreement
3	13891	09.09.2024	10	1313	Deopari Gupta	Development Agreement
4	16876	11.11.2023	18	1413	Rajendra Singh & Brijnandan Singh	Development Agreement
5	15822	28.10.2022	45	1407 & 1414	Sanjay Kumar Choudhary & Others	Development Agreement
6	19152	25.11.2024	4.5	1413	Satyendra Singh	Development Agreement
7	10671	05.07.2023	4.493	1413	Siyajanki Devi	Development Agreement
8	17784	03.12.2022	20	1312	R.R. Builders and Infracon	Absolute Sale Deed
9	789	18.01.2022	67	1410	R.R. Builders and Infracon	Absolute Sale Deed
10	16541	06.11.2023	4.8625	1412	R.R.Builders and Infracon	Absolute Sale Deed

In respect of their piece and parcel of land measuring an area of approximately 189.543 Decimil more or less situated at Mauza – Lakhnibigha, Survey P.S.- Danapur, Town and District – Patna in the state of Bihar , within the limit of Patna Metropolitan Area Authority or competent authorities, constructed over Survey Plot No.- 1312,1313(P),1407,1410,1412(P),1413 and 1414, Khata No.- 130,31,108,60,97 and 144, Thana No.- 41, within the jurisdiction of Registration office Patna and District – Patna, more fully described Schedule – A of this Deed .The Developer/ Builder have developed and constructed a

Multi Storeyed Residential Building at their own cost in the names and style of **"R.R Highline Tower".**

B. The Said land is earmarked for the purpose of building a residential project, comprising …….flats is known as **"R.R Highline Tower"("Project")**;

AND WHEREAS the first Party is sound and disposing mind, without undue influence, coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said Plot/Apartment unto the Second Party for a total sale consideration of Rs……../- (Rupees……) and the second party has also agreed to purchase of above said Plot/Apartment for the above mentioned sale consideration.

NOW THIS SALE DEED WITHNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said Plot/Apartment amounting to Rs……..has been received by the First Party from the Second Party, as full and final sale consideration of the above said plot/Apartment, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the First party, The details of the payment is given as hereunder:-

Cheque /Dd No.	Amount	Dated	Name of the Bank

2. That the First Party has handed over the actual, physical, vacant possession of the said Plot/Apartment unto the purchase and the Second Party has taken the possession and he/she is in possession of the same.

3. That in consequences of the aforesaid consideration, the said Plot/Apartment is hereby conveyed to the Second Party and the Second Party shall hereinafter hold, possess use, utilize the said Plot/Apartment hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the First Party or any other person claiming through or under the First Party.

4. That the First Party hereby undertakes and agree to get the above said Plot/Apartment mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the First Party shall sign any or all documents required in this behalf and/or the Second Party get mutation at his own level on the basis of this sale deed even in the absence of the First Party.

5. That the said Plot/Apartment sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim etc and the First Party has subsisting right to sell,transfer and convey the same in any or all manners.

6. That the First Party hereby undertake to indemnify the Second Party in case any defect in the title of the First party is found of the said Plot/Apartment.

7. That the Second Party has right to use in common any or all casement rights, common path, common stairs , common passage, common sewage, drainage etc.

8. That the First Party is liable to pay all taxes and charges of the said Plot/Apartment upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the Second Party.

9. That the Second Party has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.

10. That has right to use , utilize, hold, sell and transfer the said Plot/Apartment in any or all the manners and the Second Party has right to use the Plot/Apartment in all manners

11. That the Second Party has the proportionate right in the land and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially , damaged then in that event the Second Party above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc, from the land and/the said Plot/Apartment and the First Party, his legal heirs, other transfers or assigns shall have no right to object in any manner whatsoever it may be.

12. That the Second Party shall have every right to get new electric, water, sewer connections or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the First Party.

13. The Second Party shall not do any illegal activities in the said Plot/Apartment which are against the rules which may cause damages/loss to the neighbours and the other Plot/Apartments of the Project. PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained.The expression, First party and Second Party include their heirs, executors, administrators, legal representatives and assign language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English Language drafting shall prevail of all intents and purposes.

IN WITNESS whereof, it is declared by the First Party and the Second Party that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the First Party and Second Party have signed and executed this sale deed on the day,month and year , first hereinabove written in the presence of the First Party and Second Party.

WITNESSES

1. First Party

2. Second Party