Uma Shanti Developer Pvt. Ltd.

Office : Flat No.-GS1, Rimmi Enclave, C.D.A. Colony, L.B.S. Nagar, Patna-23
Mob.: 9005277662,

Ref..... *Date:*.....

PERFORMA OF CONVEYANCE DEED

This deed of sale made at_____on this _____day of 2025.

Mr. Santosh Kumar Upadhyay Son of Uma Shankar Upadhya, aged about 43 years, residence at flat no. 304, Rimi Enclave, CDA Colony Near Shiv Mandir LBS Nagar, P.S.- Shastri Nagar, District- Patna is a director of the company vide resolution no. Dated__/__/___. (Hereinafter called the seller) which expression shall include its executors, administrators, assigns etc.

AND

Mr. S/o Sh. R/o

Hereinafter called the purchaser) which expression shall include his/her their heirs executors administrators, assigns etc.

WHERE THE SELLER is absolute owner in possession of _____,having covered area_____Sq. Feet, Situated _____Built on the land Compromised area _____,in which share of above said floor _____sq. feet, situated at_____seller has also approved map by the office of hereby consisting called the property) _____and the said floor, in according to _ _____for the year and the made with (hereinafter which share of above _____AND WHEREAS the seller is sound and disposing mind, without under influence coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said property unto the purchaser for a total sale consideration of Rs. _____/- (Rupees)

And the purchase has also agreed to purchase of above said property for the above mentioned sale consideration.

NOW THISD SALE DEED WITHNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said property amounting to Rs..... has been received by the seller from the purchaser, as full and final sale consideration of the above said property, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledgement by the seller, The details of the payment is given as hereunder: -

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Director

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Cheque /DD No. Amount Dated Name of the Bank.

2. That the seller has handed over the actual , physical, vacant possession of the said property unto the purchase and the purchaser has taken the possession and he/ she is in possession of the same
3. That in consequences of the aforesaid consideration, the said property is hereby conveyed to the purchaser and purchaser shall hereinafter hold, possess use, utilize the said property hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the seller or any other person clamming the through under the seller.
4. That the seller hereby undertake and agree to get the above said property mutated in the name of purchase in all relevant revenue recorded and / or in any other records of any authority concerned and the seller shall sign any all documents required in this behalf and / or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the seller.
5. That the said property sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, disputes, attachment, acquirement, charges, claim, etc and the seller has subsisting right to sell, transfer and convey the same in any or all manners.
6. That the seller hereby undertakes to indemnify the purchaser in case any defect in the title of the seller is found of the above said property.
7. That the purchaser has right to use in common any or all casement rights, common path, common stairs, common passages, common sewage, drainage and all the existing fitting, fixtures, air , light, water etc. of the entire building.
8. That the seller is liable to pay all taxes and charges of the said property up to the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
9. That the purchaser has borne all expense of stamp duty, registration fee and legal charges in a respect of the sale deed.
10. That has right to use, utilize, hold, shall and transfer the said property with space below stairs on the ground floor, in any or all the manners and the purchaser has right to make repairs in any or all manners and the purchaser has right to make repair in the said property hereby sold along with the service attached with the said property.
11. That the purchaser has the proportionate right in the land underneath the said whole building and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged the in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc, from the land and / or from the floors (s) below the said property and the seller, his legal heirs, other transfers or assigns shall have no right to object in any manner whatsoever it may be.

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12. That the purchaser shall have every right to get new electronics and water supplies connection. They get transferred and / or changed in his / their own name in the records of the department / authority concerned on the basis of this deed without any further consent of the seller.
13. That the owner of the third floor is having the right of area of the roof of the third floor. Owners of the first second floor will have common rights over area of the roof of the third floor. Owner of the first, second, third floor can use their part of the roof of third floor for essential service only.
14. The purchaser shall not do any illegal activities in the above said floor / complex which are against the rules which may cause damage / loss to the neighbors and the property of the complex

And that he above said property has been duly inspected by the purchaser and has received the possession thereof after satisfying himself / herself in all respect. The seller shall not be held liable and responsible with regard to any quality of construction etc. in any manner whatsoever and there for, purchaser declares that he/ she is left no with right to move any court of law regarding the construction quality.

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 here in contained. The expressions. Seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that all 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 seller and the purchaser that the sale deed has been drafted by the advocate on their instruction and after satisfying in the same in their Vernacular, the seller and purchaser have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the seller and purchaser.

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Director

WITNESS **SELLER**

1.

2. **PURCAHSER**

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