

(Absolute Sale-Flat)

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

BY

SRI ANUANAND CONSTRUCTION PVT. LTD
Managing Director

Sign. of Executant

SRI ANUANAND CONSTRUCTION PVT. LTD.
Managing Director

BETWEEN

Amit Kumar, S/o Late Surendra Kishore Sinha, R/o A/28, Mitra Mandal Colony, Saket Vihar, Anishabad, Patna - 800002, under **Power of Attorney** by **Mr. Bimal Kumar**, M.D, Sri Anuanand Construction Pvt. Ltd, to , Token no.7047/2015, Serial no.7008, Deed no.67, dated-29/06/2015 in Book no.4, Volume no.3, Pages -29 to 36, in C.D no.1/2015, registered in Danapur. **M/S SRI ANUANAND CONSTRUCTION PVT.Ltd.** A firm registered under Company Act. 1956 bearing its Registration No.**U45203BR 2009PTC014563** having registered office at Kumar Tower, First floor, Boring Road, District – Patna – 800001 BIHAR, represented through its Managing Director namely **Sri Bimal Kumar**, S/o Late Anand Kishor Srivastava, resident of Mitra Mandal Colony, P.S-Gardanibagh, P.O-Anisabad, District –Patna-800002, hereinafter called the **Builder/ Developer /VENDOR,**(which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the **FIRST PART.**

PAN NO.AAPCS1018J
Mobile no.9304815634
GST no.10AAPCS1018JIZL

IN FAVOUR OF

..... W/o ....., At ..... Distt-....., Pin code ....., Bihar, at Present residing **Flat No....., ...th Floor, (....-B.H.K), Block '.....' "SAI ENCLAVE"** Vijay Singh Yadav Path, Mauza - Mustafapur, Sub Division-Danapur, District- Patna hereinafter referred to as **PURCHASER/ALLOTTEE/ VENDEE** of the Second Part, which term unless repugnant to the context shall include his/her/their heirs, assignees, legal representatives, executor, administrators and successors in interest of the **SECOND PARTY.**

PAN NO.AIAPN8001G
Mobile no.

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 doing construction of building/apartments and subsequently allotting them to interested persons.

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Signature of Executant Second

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And now the above named vendor has full right to transfer the Flat etc. by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS, by said Development Agreement the Developer / Builder/ First Party was thereby authorized to approach and/or procure or customer agreeing to acquire as on ownership basis a flat/flats in the proposed building for whom the Builder shall and will construct flat or flats, the common parts and the common amenities and the common conveniences relating to the thereto in a substantial and workman like manner in conformity with the said sanctioned plan bearing Plan No.CKA/NPK/MAUZA. MUSTAFAPUR/PRN/B + G + 7/16/2012. Date 30-03-2012 which was sanctioned by the authorities of Nagar Parishad Khagaul.

AND WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT **Flat no.....,** on **....th** floor, **Block- "......"** more fully described in Second Schedule, in the said Complex hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of **Rs...../- (Rupees ..... Lakh) only.**

AND WHEREAS, the purchaser has paid the said entire consideration of **Rs...../- (Rupees ..... Lakh) only** for the Flat etc. (fully described in Second Schedule of this deed), the receipt whereof the vendor of the First part 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 thereof both 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 INDENTURE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said Agreement and in consideration of the said aggregate sum of **Rs...../- (Rupees ..... Lakh) only** paid by the purchaser to the vendor of the First Part on different dates (the receipt whereof the Vendor/Builder both hereby as well as under the Memo of

Signature of Executant Second

Signature of Executant First

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Distt.- Patna, bearing Thana no.36, Tauzi no.5276, Khata no.165 C.S. Plot no.179 in the apartments named **"SAI ENCALVE"** residential complex, including the Builder's share Flat will have proportionate share, right, title and interest over the land which is bounded as follows :-

Boundary of the entire land :

North	:-	Plot No. 177
South	:-	Branch Road
East	:-	Plot No. 189
West	:-	Part Plot No.167

Note: - Govt, value is mentioned at Code No.157 & Zone -2, of M.V.R.1700

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

(i) All that Flat no....., measuring Super built up area .....Sq.ft. (..... Square feet) on the ....th floor along with user right of common space in the apartment including the land owner's share in Flats etc. will have proportionate share, right, title and interest over the land and bounded by :-

Boundary of the Flat no.

North	-	.....
South	-	.....
East	-	.....
West	-	.....

in the Residential Complex known as **"SAI ENCLAVE"** Apartments constructed on the said plots of land fully described in the First Schedule herein above referred to and comprising of the following :-

(a) Super built-up area comprised within the said unit. However the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above it, similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the roof and the floor of the said unit shall belong jointly to the purchaser and the owners of other units directly above and under the said unit.

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(i) Cost of maintenance of all other common services and facilities not specifically provided.

(j) Insurance premium for insuring the Building against Earth quake, fire, lightening, mob violence, civil commotion etc. if insured.

DETAILS OF THE PAYMENT RECEIVED

Cheque No. Date Amount Branch

Total Rs...../-
(In word Rupees ..... Lakh) Only

Details Schedule of "SAI ENCALVE", Flat no....., BLOCK-"....."

1.	Total land of the Building	- 251207.67 sq.ft.
2.	Total Constructed area of the Building	- 710944.55 sq.ft.
3.	Total Super Built-up area of the **Flat.....**	- 1100 sq.ft.
4.	Total Proportionate share of the land to the Vendee	- 388.677 Sq.ft. (0.892 Dec)
5.	Total Govt. value of the **Flat.....**	- ...../-
6.	Total Value of Proportionate share of the land.	- ...../-
7.	Car Parking	- ...../-
	Total	**- Rs...../-**

(Rupees Word ..... Lakh ..... Thousand Only)

Certified that land 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 land is found effected, the vendor of this deed shall be liable and responsible for the same.

Signature of Executant First

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SRI ANUANAND CONSTRUCTION PVT. LTD

Managing Director

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**

SRI ANUANAND CONSTRUCTION PVT. LTD

Managing Director

Mr.Bimal Kumar
PAN NO.AAPCS1018J

2. **Signature of the Vendee**

.....
PAN NO.....

Signature of Executant Second

Signature of Executant First

SRI ANUANAND CONSTRUCTION PVT. LTD

Managing Director