

DEED OF CONVEYANCE/ ABSOLUTE SALE

**THIS DEED OF INDENTURE “ABSOLUTE SALE” is
made and executed on Day of of the
Christen Era**

BETWEEN

1. NAME AND ADDRESS OF THE VENDOR:-

M/S AGRANI INFRA DEVELOPER PVT. LTD., a Company Incorporated under the companies Act 1956, having its registered office at 19, IAS Colony Kidwaipuri, Patna- 800001, and Registration No. - **U45200BR2010PTC016208** (hereinafter called the **Company**) through its Director and authorised executant vide resolution dated- of the Board of Directors of the said company, Shri, S/O, wife of, aged about- years, Occupation.- Business, resident of- 76, MIG, Hanuman Nagar, P.S.- Patrakar Nagar, P.O- Lohiya Nagar, Kankarbagh, Patna- 800020, in the state of Bihar, Nationality.-Indian, represented through its special Power of Attorney Holder, ..., S/o, R/o, P.S.-, Distt.-, here in after called the **BUILDER/ VENDOR** (which include his/her/their heirs, successors, successor- in-office and legal representatives, executors, administrators and assigns etc.) of the First Party of the First Part. Company PAN No. - **AAICA9543R**, Mobile No. -

2. NAME AND ADDRESS OF THE VENDEE:-

(If allottee is indivisual)

....., aged years, son/wife/ Daughter of, resident of Permanent village, P.S., District at present resident of, P.S....., District, Occupation -....., here in after called the vendee which expression shall unless repugnant to the Context shall mean and include their legal heirs, successors, successor in interest, assignee, administrator, executer and duly authorized representative of the Second Party of Second Part. Adhar Card No....., PAN NO....., Mobile No.....

[details of other allottee(s), in case of more than one allottee]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son 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 “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[OR]

[If the Allottee is a company]

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act [1956 or 2013, as the case may be] having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) _____ authorized _____ vide _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the “Parties” and individually a “Party”.

3. **NATURE OF DEED** :- ABSOLUTE SALE DEED

4. **CONSIDERATION AMOUNT**: - Rs.-
(.....)/- only.

5. **DESCRIPTION OF PROPERTY** :-

A Flat No.....Sq. ft Carpet Area on Floor of
“ALPHA SQUARE” Apartment and One Car Parking Space
along with easement right, Proportionate share in Land pertaining
to Survey Plot No.- 4005 and 4007, Khata No.- 306 and 801
respectively of Mauza- Dayalpur Daulat, P.S.- Bihta, District.-
Patna which is under Dayalpur Daulat Panchayat), Thana No.- 43,
under Sub Registration Office.- Danapur, Sadar Registration Office
and District.- Patna, State.- Bihar, Computer Code.- 036,

The detail is fully mentioned in SCHEDULE-1 of this Deed.

Rent/ Malgujari is payable Rs. 5.00 vide Jamabandi No. – 29, 70,
standing in the name of Land owners. The Flat is bounded and
butted as below:-

BOUNDARY

North : -
South : -
East : -
West : -

The Apartment land is **bonded and butted as below:-**

North : - Plot No. – 4008 & other
South : - Road.
East : - Part Plot No. - 4007
West : - Part Plot No.- 4007

RECITALS

A. Whereas Originally Khata No.-306, Plot No.- 4005, Area.- 11 Decimal
was of Sakaldeep Singh, R/o Vill.- Rajpur, P.s.- Bihta, Distt.- Patna Who
died leaving behind his two sons namely Triyogi Singh and Dineshwar

Singh who sold the above referred property to M/S Agrani Developers vide Deed No.- 18046, Dated.- 08/07/2010, Book No.- 01, Zild No.- 293, Page No.- 457 to 466, Serial No.- 21055, Token No.- 21444 and after purchase he mutated his name in Anchal office Bihta and his name is mutated vide jamabandi No. – 29 and paying rent to the state of Bihar through Anchaladhikari Bihta.

- B. Whereas originally Khata No.- 801, Plot No.- 4007, area.- 18 decimal and others land was of Ramdahin Singh, S/o Baldev Singh, R/o Rajpur, P.S.- Bihta, Distt.- Patna, who gifted in the name of Rajnandan Singh, son of Late Kamata Singh, resident of Chiraura, P.S.- Naubatpur, District.- Patna. And after his death legal heirs sold the above referred plot to company vide Deed No.- 7198, Dated.- 11/08/2010, Book No.- 01, Zild No.- 106, Page No.- 106 to 118, Serial No.- 8894, Token No.- 9085 and came in possession as absolute owner. The company M/S Agrani Infra Developer Pvt. Ltd. is absolute owner of land and company has contracted thereon.
- C. The Builder / Vendor has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Patna and Registered Sanction No.- dated and accordingly the project has been completed.
- D. The Builder /Vendor has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and have constructed the apartment in the project.
- E. The Said Land is earmarked for the purpose of building a residential building, comprising G +6 multistoried apartment buildings.
- F. Whereas the Builder/ Vendor is fully competent to enter into this registration of sale and to perform all the legal formalities with respect to the right, title and interest of the Owner regarding the Said flat on which Project has been completed;
- G. The Allottee / vendee had applied for a flat in the Project vide application no. _____ dated on perusal of related documents in respect to the project i.e Khatian, title deed, rent receipt, LPC, Rera Registration, Sanction lay out Plan, etc and then vendor allotted in the said apartment having carpet area of _____ square feet out of total carpet area

..... sq. ft, on ____ floor in [tower/building] (“Building”) along with garage/covered parking no. _____ admeasuring ____ square feet in the _____

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

1. That the consideration amount Rs./- (.....) only has been finalized to sell the property fully referred in Column No.- 5 of this deed towards the cost of the said flat along with One Car parking Space, proportionate undivided share in the land and easement right etc of the apartment which has been paid by the vendee/ purchaser before the execution of this sale deed of conveyance towards the cost of the said flat along with one Car Parking Space, proportionate undivided share in the land of the apartment which is fully referred in Schedule- 2 of this Deed. The vendor hereby convey and transfer to the said vendee, the right, title, interest and possession of the said flat having total carpet area Sq. ft. and One Car Parking Space in the said “ALPHA SQUARE“ more fully described in the Column No.- 5 of this deed.
2. That the aforesaid carpet area of the said flat along with the area of walls and Columns as explained hereunder which shall be the exclusive property of Vendee/ Purchaser and undivided share in the Common Utilities area in the said building, apartment which shall be the joint property of all the purchasers of flats etc. including the vendee in the said building.
3. That apart from the common walls and columns which shall jointly belong to the vendee and the owner or owners of the adjoining Flat or Flats, the entire external wall shall belong to the vendee.
4. That the vendee shall have all right, title, interest in the proportionate undivided share in the land and the said flat and Car Parking Space and shall hold and enjoy the same without let or obstruction what so ever from the vendor or any body claiming through the vendor.

5. That the allottee / vendee shall at no point of time demand partition of undivided share in the land till the apartment becomes subsequently inhabitable/ demolished.
6. That the covenants herein contained shall be legally binding and enforceable against any occupier of the said Flat as part of the terms and conditions between vendor and vendee.
7. That the Vendee shall become the member of the managing committee/ Owners Association and will pay the maintenance charge directly by occupier as per fixation and demand by managing committee, association.
8. That the vendee shall abide by the rules and regulations and the bye-laws of the said management committee and /or the owner's association and pay for discharge and satisfy all calls, demands, contribution and dues which the Management Committee and/ or the Owner's Association directly by the occupier, when so demanded.
9. That the vendee will use all the facility provided in the apartment like using of Lift, Corridor, Pathway, Guard, Electric, etc.
10. That the vendee shall have absolute right, title, interest, share and possession whatsoever in respect of the said Flat and Car Parking Space with proportionate undivided share in the land which is fully described in the Column No.- 5 above and shall be entitled to deal with the said unit in future in any manner whatsoever, as he/she deem fit and proper including sale, mortgage, gift, will, lease or transfer the same to any person.
11. That the Vendee become absolute owner and came in possession as absolute owner.
12. That the Vendee will mutate their name in all govt. Serista, Municipality, Electric Office or where ever likes as per requirement through this deed.
13. That the vendee has paid the entire consideration amount fully mentioned in SCHEDULE- 2 of this deed and nothing amount is due for payment so executed this sale deed in fevour of the vendee and handed over possession. Whatever right, title, interest and possession

was of the vendor in the said Flat, Car Parking Space, proportionate share in land, easement right has ceased and entire has vested in the vendee and vendee became absolute owner.

SCHEDULE- 1

Details of schedule of “ALPHA SQUARE” Apartment:-

- i. Total land of the Apartment: - . Sq. ft.
- ii. Total Carpet Area of Flat No.- of the vendee :- Sq. ft.
- iii. Total proportionate share of the land of VENDEE: - Sq. ft equal to Decimal.
- iv. Total Govt. Value of the Flat.-
- v. (Deprecation value as per requirement) Rs.....
- vi. Total Govt. Value of Car Parking Space.- /-
- vii. Total Value of Proportionate share of land.-/-

- Total Govt. Value of all. - Rs.-/-
- Market Value as per requirement Rs.-/-
- Stamp is paid on. - Rs.-/-

SCHEDULE- 2

PAYMENT DETAILS

<u>Date</u>	<u>Bank Name</u>	<u>Mode of Payment</u>	<u>Amount</u>
Total Amount			

SPECIFICATION

General Specifications

- RCC framed structure.
- Earth quake resistance, R.C.C. Structure.
- Quality civil construction as per structural design standard.

Civil Work

- Internal and External walls cement plaster and wall putty on internal walls.

Flooring

- Vitrified tiles for living, family, dining & kitchen.
- Flooring ceramic tiles in Balcony.

Toilet: Fittings and Accessories

- 7 feet height ceramic Glazed tiles on wall s and ceramic floor tiles in Kitchen.
- Hot and cold internal water supply pipe line master bed room toilet.
- Drainage with UPVC piping.

Telephone

- TV points in each Room/ Living Room.
- Telephone points.

Doors and Windows

- Entrance doors – paneled single shutter with seasoned hardwood.
- Internal doors – hardwood frames and flush shutters.
- Toilet Doors –hardwood frames and flush shutters.
- External doors/windows – external doors, window frames with Glass.
- Windows with clear glass.
- Balcony / terrace railings.

Electrical

- Sufficient power outlets with concealed wiring with PVC insulated copper wires and modular switches
- Light points provision
- Kitchen power sockets for various appliances
- Switches & accessories are modular type of superior make

Lift

- lift of good quality of superior make

Plumbing

- Gravity system for water distribution with UPVC and CPVC piping.

In witness where of the Vendor/ Builder/ Promoter and the vendee/
Allottee have put their signature hereto in presence of witnesses.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee/ Vendee (including joint buyers)

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter,
Builder/vendor :

(1) Signature (Authorised Signatory) _____

Name _____

Address _____

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

Note:- The contents may be changed as per requirement