

ABSOLUTE SALE DEED / CONVEYANCE DEED

This Absolute Sale (“*Conveyance Deed*”) executed on this **[Insert Date]** day of **[Insert Month]**, 2025.

By and Between

M/S **Mundeshwari Multicon Private Limited**(CIN no-U45201BR2007PTC013338), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at and its corporate office at Flat No. - 102, Amitabh Kunj, Main Road, P.O.- G.P.O., P.S. - Buddha Colony, Patna, Bihar, India - 800001. (PAN No.-**ABAFM8910C**), represented by its authorized signatory **[Insert Details]**(Aadhar No. **[Insert Details]**) authorized vide board resolution dated **[Insert Date]** 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, and permitted assigns);

AND

[If the Allottee is a company]

[Insert Name], (CIN No. ***[Insert Details]***), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at ***[Insert Address]*** (PAN No. ***[Insert Detail]***), represented by his authorized signatory ***[Insert Name]***, (Aadhar No. ***[Insert Detail]***) -duly authorized vide board resolution dated ***[Insert Date]***, 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]

[Insert Name], a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at ***[Insert Address]***, (PAN No. ***[Insert Detail]***), represented by its authorized partner, ***[Insert Name]***, (Aadhar No. ***[Insert Detail]***) authorized vide ***[Insert Date]***, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr./Mrs ***[Insert Name]***, (Aadhar no. ***[Insert Detail]***) son/daughter of....., aged about ***[Insert Detail]***, residing at.....,(PAN.....), hereinafter called the “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees);

[OR]

[If the Allottee is a HUF]

Mr. ***[Insert Name]***, (Aadhar No. ***[Insert Detail]***) son of _____ aged about ***[Insert Detail]*** for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN ***[Insert Detail]***), hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[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 as a “**Party**”.

DEFINITIONS:

For the purpose of this Agreement for sale, unless the context otherwise requires:

- (a) “**Act**” means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) “**Appropriate Government**” means the State Government;
- (c) “**Rules**” means the Bihar State real estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2017;
- (d) “**Regulations**” means the Regulations made under the Real Estate (Regulation and Development Act, 2017; and
- (e) “**Section**” means a section of the Act.

Nature of Deed:-**Deed of absolute sale / Conveyance Deed.****Consideration Money:-****Rs. [Insert Detail] only.****5. Description of the Property hereby conveyed:-**

All that piece and parcel of **Flat No.-** [Insert Detail] on **Floor**, having super built up area of [Insert Detail] **Ft.** (Carpet area measuring [Insert Detail] **Sq. Ft.**, builtup area measuring [Insert Detail] **Sq. Ft.**) in **Mundeshwari Megapolis** situated at Mauza- **Sarari / Lakhani Bigha**, Survey Thana No. – **44 / 41**, Halka – **Sarari / Lakhani Bigha**, , Mauza Code / Thana Code –, Sarari - Usri Road, Danapur, P.S - Shahpur, District - Patna, Bihar, with one reserved Car Parking space with all the rights, title, interest, easements, fixtures, articles therein and thereon together with user right of common space, top most roof, stair case, lobby, open spaces, plant installation rooms i.e. Gen set room, water tanks in lets and out lets etc. along with the undivided proportionate share in the land of the said building complex over which the said Vendor/ Builder developed and constructed the said building complex , fully described in the **Schedule “A”** and **“B”** respectively below of this deed.

Whereas the principal land lords / owners namely :-

- a) M/s Mundeshwari Multicon Pvt. Ltd. through its Managing Director, Sri Samrendra Singh S/o Late Saryu Singh for land situated at Khata No.- 319 & 320, Plot No.- 527 and 527/1817, Area of Plot No.- 527 is 19 Decimal and Area of Plot No.- 527/1817 is 33 Decimal, through Sale Deed No.- 17752, Book No.- 1, Volume No.- 326, Page No.- 144-155, C.D. No.- 51, Date- 12.06.2012, Registry Office Patna.
- b) Smt. Neebha Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 375, Plot No.- 546 & 547, having Total Area- 437.25 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 19094, Book No.- 1, Volume No.- 386, Page No.- 177-193, C.D. No.- 60, Date- 06.12.2022, Registry Office Danapur.
- c) Smt. Neebha Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 375, Plot No.- 546 & 547, having Total Area- 62.75 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late

Saryu Singh, bearing Deed No. 4139, Book No.- 1, Volume No.- 117, Page No.- 1-22, Date- 29.05.2025, Registry Office Danapur.

- d) Sri Ashok Kumar Gupta, Sudama Kumar and Gopal Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 375, Plot No.- 547, having Total Area- 156 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 2733, Book No.- 1, Volume No.- 56, Page No.- 513-524, Date- 25.02.2016, Registry Office, Danapur.
- e) Ms. Rani Kumari, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 3.125 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 8839, Book No.- 1, Volume No.- 179, Page No.- 210-223, C.D. No.- 28, Date- 02.07.2019, Registry Office, Danapur.
- f) Ms. Hemant Devi, Ravi Kumar, Rakesh Kumar and Devendra Kumar Sandhwar, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 11.6706 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 12741, Book No.- 1, Volume No.- 236, Page No.- 1-15, C.D. No.- 37, Date- 11.09.2018, Registry Office, Danapur.
- g) Ms. Rajni Verma, Amrendra Kumar Sinha, Pallavi Singh and Pranik Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 9.375 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 8032, Book No.- 1, Volume No.- 163, Page No.- 358-372, C.D. No.- 25, Date- 19.06.2019, Registry Office, Danapur.
- h) Sri Jailendra Kumar Singh and Manoranjan Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 6.6574 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 6129, Book No.- 1, Volume No.- 123, Page No.- 425-439, C.D. No.- 19, Date- 04.05.2019, Registry Office, Danapur.
- i) Ms. Madhavi, Sapna Maijarwar, Gaurav Anand, Kanchan Kumari, Archana, Rashmi Kumari and Gita Kumari, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 18.5560 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 13341, Book No.- 1, Volume No.- 247, Page No.- 1-16, C.D. No.- 38, Date- 28.09.2018, Registry office, Danapur.
- j) Ms. Kumari Komal, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 2.2956 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late

Saryu Singh, bearing Deed No.- 8837, Book No.- 1, Volume No.- 179, Page No.- 183-196, C.D. No.- 28, Date- 02.07.2019, Registry Office Danapur.

- k) Ms. Soni Devi, Pawan Kumar, Anita Sharma, Raghwendra Kumar, Sunil Kumar, Prem Kumari, Arvind Kumar Rai, Usha Sharma and Chandan Kumar Vidyarthi, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 21.0422 Decimal. The land owners entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 13793, Book No.- 1, Volume No.- 255, Page No.- 245-259, C.D. No.- 40, Date- 10.10.2018, Registry Office, Danapur.
- l) Ms. Swati Surbhi, Ram Chandra Rajak and Kumari Kanchan, absolutely seized and peacefully possessed the land situated at Khata No.- 391, Plot No.- 526, having Total Area- 9.375 Decimal. The land owners entered into Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 16539, Book No.- 1, Volume No.- 308, Page No.- 357-371, C.D. No.- 48, Date- 17.12.2018, Registry Office, Danapur.
- m) Sri Prakash Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot no.- 525, having Total Area- 3.125 Decimal. The land owner entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 18455, Book No.- 1, Volume No.- 371, Page No.- 349-372, C.D. No.- 57, Date- 12.11.2022, Registry Office, Danapur.
- n) Ms. Priyanka Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 525, having Total Area- 9.375 Decimal. The land owner entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 10843, Book No.- 1, Volume No.- 220, Page No.- 163-176, C.D. No.- 34, Date- 06.08.2019, Registry Office, Danapur.
- o) Sri Ashok Kumar Singh, Rinki Kumari, Ranjana Sharma and Dr, Rashmi, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 525, having Total Area- 8.8392 Decimal. The land owner entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.- 12638, Book No.- 1, Volume No.- 259, Page No.- 49-63. C.D. No.- 40, Date- 06.09.2019, Registry Office, Danapur.
- p) Ms. Aishwarya Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 522 and 525, having Total Area- 13.25 Decimal. The land owner entered into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh S/o Late Saryu Singh, bearing Deed No.-7982, Book No.-1, Volume No.- 163, Page No.- 265-277, C.D. No.- 25, Date- 16.08.2024, Registry Office, Danapur.
- q) Sri Harendra Kumar Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 525 & 522, having Total Area- 6.25 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra

Singh, bearing Deed No.- 12834, Book No.- 1, Volume No.- 262, Page No.- 481-494, C.D. No.- 41, Date- 11.09.2019, Registry Office, Danapur.

- r) Kumari Nitu Sinha, Siya Dulari Devi, Aruna Devi, Niraj Kumar Sinha and Vinita Sinha, absolutely seized and peacefully possessed the land situated at Khata no.- 331, Plot No.- 522 and 525, having Total Area- 11.7856 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 12640, Book No.- 1, Volume No.- 259, Page No.- 79-93, C.D. No.- 40, Date- 06.09.2019, Registry Office, Danapur.
- s) Sri Manish Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 525, having Total Area- 7.8125 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 18454, Book No.- 1, Volume No.- 371, Page No.- 326-348, C.D. No.- 57, Date- 12.11.2022, Registry Office, Danapur.
- t) Sri Vikash Kumar Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 522 & 525, having Total Area- 18.75 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 18456, Book No.- 1, Volume No.- 371, Page No.- 373-395, C.D. No.- 57, Date- 12.11.2022, Registry Office, Danapur.
- u) Sri Divesh, absolutely seized and peacefully possessed the land situated at Khata No.- 413, Plot No.- 522, having Total Area- 4.688 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 2979, Book No.- 1, Volume No.- 59, Page No.- 368-381, C.D. No.- 9, Date- 06.03.2019.
- v) Ms. Sharmila Kumari, absolutely seized and peacefully possessed the land situated at Khata No.- 413, Plot No.- 522, having Total Area- 3.125 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 11266, Book No.- 1, Volume No.- 208, Page No.- 357-370, C.D. No.- 32, Date- 10.08.2018.
- w) Ms. Kumari Kanchan, Sujata Kumari and Aarti Kumari, absolutely seized and peacefully possessed the land situated at Khata No.- 331, Plot No.- 522, having Total Area 9.375 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 7859, Book No.- 1, Volume No.- 159, Page No.- 513-527, C.D. No.- 25, Date- 15.06.2019, Registry Office, Danapur.
- x) Ms. Lakhpati Devi, Rita Devi and Janardan Prasad, absolutely seized and peacefully possessed the land situated at Khata No.- 188, Plot No.- 40, having Total Area- 21.500 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 11377, Book No.- 1, Volume No.- 244, Page No.- 391-408, C.D. No.- 38, Date- 03.10.2016, Registry Office, Danapur.
- y) Sri Munnu Prasad, absolutely seized and peacefully possessed the land situated at Khata No.- 188, Plot No.- 40, having Total Area- 2.5 Decimal. The land owner

enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 3946, Book No.- 1, Volume No.- 73, Page No.- 358-372, C.D. No.- 12, Date- 27.03.2018, Registry Office, Danapur.

- z) Ms. Prabha Sahay, absolutely seized and peacefully possessed the land situated at Khata No.- 186 and 29, Plot No.- 20 & 39, having Total Area- 24 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 11646, Book No.- 1, Volume No.- 200, Page No.- 123-135, C.D. No.- 31, Date- 23.12.2013, Registry office, Danapur.
- aa) Ms. Prabha Shay, absolutely seized and peacefully possessed the land situated at Khata No.- 186 and 29, Plot no.- 20 & 39, having Total Area- 24 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 11540, Book No.- 1, Volume No.- 31, Page No.- 268-280, C.D. No.- 31, Date- 19.12.2013, Registry Office, Danapur.
- bb) Ms. Prabha Sahay, absolutely seized and peacefully possessed the land situated at Khata No.- 175 and 186, Plot No.- 19 & 39, having Total Area- 40.8865 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 10493, Book No.- 1, Volume No.- 180, Page No.- 222-234, C.D. No.- 28, Date- 18.11.2013, Registry Office, Danapur.
- cc) Ms. Uma Devi, absolutely seized and peacefully possessed the land situated at Khata No.- 186, and 175, Plot No.- 39 & 19, having Total Area- 62.5 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 11235, Book No.- 1, Volume No.- 221, Page No.- 504-519, C.D. No.- 34, Date- 09.12.2014, Registry Office, Danapur and Rectification deed bearing Deed No.- 5809, Book No.- 1, Volume No.- 173, Page No.- 348-356, Serial No.- 5948, Date- 16.07.2025, Registry Office, Danapur
- dd) Sri Kumar Shivam, absolutely seized and peacefully possessed the land situated at Khata No.- 186 and 175, Plot No.- 39 & 19, having Total Area- 33.6135 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.-10744, Book no.- 1, Volume No.- 184, Page No.- 216-228, C.D. No.-26, Date- 26.11.2013, Register Office, Danapur.
- ee) Sri Kumar Shivam, absolutely seized and peacefully possessed the land situated at Khata No.- 186 and 175, Plot No.- 39 & 19, having Total Area- 8.24 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.-76, Book No.- 1, Volume No.- 2, Page No.- 156-168, C.D. No.- 1, Date- 06.01.2014, Register Office, Danapur.
- ff) Sri Mukul Chand Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 175, Plot No.- 19, having Total Area- 6.250 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.-7863, Book No.- 1, Volume No.- 161, Page No.- 246-258, C.D. No.- 25, Date- 11.08.2014, Registry Office, Danapur.

- gg) Sri Manish Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 203, Plot No.-15, having Total Area- 7.8125 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.-18453, Book No.- 1, Volume No.- 371, Page No.- 304-325, C.D. No.- 57, Date- 12.11.2022, Registry Office, Danapur.
- hh) Sri Sanjay Singh, absolutely seized and peacefully possessed the land situated at Khata No.- 203, Plot No.- 15, having Total Area- 13.684 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.-19093, Book No.- 1, Volume No.- 386, Page No.- 158-176, C.D. No.- 60, Date- 06.12.2022, Registry office Danapur.
- ii) Sri Dilip Kumar, Pushpa Kumari, Manoj Kumar, absolutely seized and peacefully possessed the land situated at Khata No.- 185, Plot No.- 14, having Total Area- 66 Decimal. The land owner enters into Registered Development Agreement with Mundeshwari Multicon Pvt. Ltd. through its Managing Director Sri Samrendra Singh, bearing Deed No.- 801, Book No.- 1, Volume No.- 16, Page No.- 349-360, C.D. No.- 3, Date- 28.01.2015, Registry office, Danapur.

Whereas later on the Vendor / Builder / Developer constructed the said building/ complex and the map /plan sanctioned by **Nagar Parishad Danapur Nizamat / P.M.C./ Patna Metropolitan Area Authority** vide Plan Case No. **107** dated **09/03/2024** on the said land in the name of **Mundeshwari's Megapolis** and after demarcating Owner's said share is fully entitled to dispose of its share and the property and is fully entitled to dispose of its share and the property fully described in Column No. – 5 and Schedule No. – B of this deed is part of the Developer's share.

And whereas the **Vendee (Buyer)** approached the **Vendor** for the purchase of **Flat No. – [Insert Detail]** on the **floor** of the **Mundeshwari's Megapolis** with **reserved car parking space** at basement / ground floor and has inspected and otherwise being satisfied himself about the title and authority of the **Vendor/ Builder**, agreed to purchase the same and after negotiation between the Vendor/ Builder and the Vendee, it has been finalized for a total consideration of **Rs. [Insert Detail] (.....)** **only** including **one car parking space** at basement/ground floor.

WHEREAS after full satisfaction with the construction and finishing work of the vended Said Unit the **Vendee**, requested the **Vendor/ Builder** to execute absolute

sale deed. The **Vendor/ Builder** now has no hitch in executing the **absolute Sale Deed** in favour of the **Vendee** hence this **Deed of Absolute Sale**.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. The **Vendor** has agreed with the **Vendee** for Sale of the property fully described in **Schedule “B”** below of this deed of absolute sale at the agreed amount of **Rs. [Insert Detail] (.....) only** and then the **Vendor** received the total consideration amount of **Rs. [Insert Detail] (.....) only** before signing this Deed of Absolute Sale. Thus the total consideration amount of **Rs. [Insert Detail] (.....) only** has been paid by the Vendee to the vendor and it was also acknowledged by the Vendor as mentioned above, the Vendor do hereby sell and convey the said property as fully described in **Schedule “B”** below of this deed to the **Vendee**, free from all encumbrances, attachments, whatsoever with fixtures together with all rights, title, interest, easement and appurtenances to the said property described in **Schedule “B”** below of this deed, which is usually held, occupied and enjoyed by the **Vendor**.
2. The super built up area is including the built up area of the Said Unit along with the area of walls and columns as explained hereunder, which shall be the exclusive property of the Vendee, undivided share in common utilities area, like staircase, lift, landing common passage and lobby on each floor, pump room, meter room, generator room, etc. which shall be joint property of all the purchasers including the Vendee in the said building.
3. The roof of the flat shall serve a dual purpose, functioning both as the roof of the flat and as the floor of the flat constructed above it. Likewise, the floor of the said flat shall serve a dual purpose, functioning both as the floor of the flat and as the roof of the flat constructed beneath the aforementioned flat. Furthermore, the roof of the Mundeshwari’s Megapolis shall remain the exclusive property and right of the Developer.
4. The Vendor hereby assures the Vendee that the property being conveyed is free from any and all charges, encumbrances, or liabilities, and that there exists no defect in the right, title, or interest of the property in any manner whatsoever.

5. The Vendee undertakes to comply with all rules and regulations established by the managing committee, constituted by the members, purchasers, and/or the Developer, acting as the Owners' Association (hereafter referred to as the "Owners' Association"), specifically pertaining to the maintenance of the said complex.
6. The Vendee shall be obligated to pay all charges for common facilities, services, repairs, and maintenance of the Mundeshwari's Megapolis, as may be determined from time to time by the Owners' Association. Further, the Vendee agrees and undertakes to sign all papers and documents and to do all other act(s) as may be presented by the Owners' Association/Developer pertaining to the maintenance of the said building complex.
7. The Vendee shall indemnify and hold harmless the said Developer/ Owners' Association from and against all actions, losses, claims, damages, payments, or liabilities that the Developer/ Owners' Association may suffer, incur, or be required to pay or settle, on behalf of the aforementioned Vendee, at any time in the future.
8. The Vendor shall indemnify and hold harmless the Vendee in the event of any defect in title or possession being discovered in the future.
9. The Vendee shall not commit or permit any act that constitutes a nuisance, including but not limited to the throwing, accumulating, or allowing the accumulation of dirt, garbage, rubbish, or rags, on the flat or in any part of the building.
10. The Vendee shall not, at any time, demolish or damage the flat hereby conveyed, or any part of the said building, nor shall the Vendee make any additions or alterations, specifically of a structural or exterior nature, to the flat or any part of the said building.
11. The Vendee shall have an undivided proportionate share in the land of the project the Mundeshwari's Megapolis, in the event that the building becomes uninhabitable and is subsequently demolished, in accordance with the terms and conditions agreed upon between the Developer and the Vendor, as aforesaid.

12. The Vendee shall acquire full and absolute proprietary rights over the Said Unit and shall be entitled, at their sole discretion, to transfer, mortgage, gift, or otherwise deal with the absolute proprietary rights with the Said Unit. However, the Purchaser / Vendee shall provide the Developer with a minimum of two (2) months' prior written notice of their intention to transfer, mortgage, gift, or otherwise dispose of or deal with the Said Unit.
13. Notwithstanding with the above clause, the Vendee acknowledges and agrees that the Developer shall have the exclusive and sole right to lease, rent, or otherwise grant the use or occupancy of the property or any part thereof, during the term of this agreement and thereafter, without interference from the Vendee. The Vendee further agrees not to lease, rent, or allow any other third party to occupy or use the property in any manner that conflicts with the Developer's sole leasing rights, unless expressly authorized in writing by the Developer.
14. The Vendee shall have no right to damage, including but not limited to, the wall of the flat hereby conveyed, which shall be common with the other vendees residing below, above, and around the flat, as agreed between the Vendor and the Vendee, as aforesaid.
15. The Developer shall have the right to make any changes, additions, and/or alterations to the plans, elevation of building without the need for the Vendee's permission. The Vendee agrees not to object to or challenge such modifications on any grounds.
16. The Vendee shall be responsible for carrying out all internal repairs to the Said Unit agreed to be acquired at their own cost and shall maintain the Said Unit in good condition, order, and repair. The Vendee shall comply with all rules and bye-laws of the municipal corporation and other local authorities and shall not engage in, or permit any actions that violate these regulations in or around the Said Unit, building, or complex. The Vendee will be held accountable by the municipal corporation and/or any other local authorities for any actions related to the Said Unit and/or complex and shall bear the consequences of such actions. Additionally, the Vendee agrees to indemnify and hold the Builder harmless from any losses, damages, or payments the Builder may incur or be required to make on the Vendee's behalf in the future.

17. The Developer has provided a lift generator, an electric connection of the required capacity through a transformer made available by B.S.E.B./SBPDCL to the said building complex, and a water connection through a motor and overhead tank for the said building complex or the flat hereby conveyed. The Vendee shall have the right to use the common utilities, and passage of the said building complex.
18. The Owners' Association of the flats in the said complex shall be responsible for the day-to-day maintenance of the complex, and the Vendee shall pay the maintenance charges regularly. In the event the Vendee fails to pay the dues regularly, the decision made by the Owners' Association in this regard shall be final and binding on the Vendee.
19. The Developer and the landowner(s) have distributed their respective shares in accordance with the terms of the development agreement, transferring the property described in Schedule "II" of this deed, free from all encumbrances, loans, and mortgages. The title to the property mentioned in Schedule "II" is clear and free from any defect. However, the Developer/ Vendor/ Owners' Association shall not be responsible for any loan taken by the Vendee or its successors, representatives, administrator and assigns, and it shall be the exclusive liability of the Vendee to repay any loan amount incurred.
20. The Vendee agrees that the flat hereby conveyed shall not be used for any unlawful purposes, including but not limited to engaging in or permitting criminal activity, illegal trade, or any activity that violates local laws or regulations. In the event that the Vendee commits any criminal act, uses the flat for unlawful purposes, or allows the flat to be used for activities that are illegal, harmful, or detrimental to public welfare, the Vendee shall indemnify and hold the Developer/Vendor/ Owners' Association harmless from any and all claims, damages, liabilities, fines, or legal costs arising from such conduct.
21. Furthermore, the Developer/ Vendor/ Owners' Association reserves the right to take any necessary legal or remedial action to protect its interests, including but not limited to the right to terminate this agreement, reclaim possession of the flat, or seek damages for any harm caused to their reputation, property, or any other rights associated with the building or its occupants. The Vendee acknowledges and agrees that any such actions may result in immediate legal consequences,

including eviction or other remedial measures as deemed appropriate by the Developer/ Vendor/ Owners' Association.

22. The Vendor/ Developer shall not be liable for any levies, taxes, or other charges demanded by the Government or any other authority in respect of the vended portion fully described in Schedule "II", for the period after the date of this agreement. Any such dues, if applicable, for the period prior to this date shall be borne and paid by the Vendor/Developer. The Vendor further acknowledges that possession of the said flat hereby conveyed has been taken by the Vendee.
23. The Vendee hereby covenants and agrees not to engage in any act or conduct that may cause or result in any obstruction, disturbance, annoyance, or nuisance to the other vendees or any other occupants or tenants, visitors of the other premises within the building complex.
24. The Vendee shall have the right to apply to the Municipal Corporation for the separate mutation and/or assessment of taxes, and to make payments of municipal taxes as may be required from time to time. Additionally, the Vendee may apply to any other relevant authority, as deemed necessary, after the final registration of the said flat.
25. The Vendee agrees to comply with the decisions of the Owners' Association, in accordance with its rules, concerning the rebuilding, repair, or restoration of the property in the event of any damage or destruction, whether in whole or in part, of the property.
26. In the event that any Sales Tax, GST, Purchase Tax, Registration Tax, Stamp Duty, or any other Government Duty or Tax (excluding Income Tax) becomes payable in relation to the Said Unit, the same shall be the responsibility of the Vendee, who hereby agrees to pay all such taxes and duties. The Vendee further agrees and undertakes to indemnify and hold the Vendor/ Developer harmless against any claims, demands, or liabilities arising from any such taxes, duties, or obligations that may be imposed by any authority.
27. The arbitration proceedings shall be conducted in English and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any amendments thereof. The seat of arbitration shall be in Patna, Bihar, and the award rendered by the arbitrators shall be final and binding upon the parties. The parties agree to abide by the award and to take all necessary actions to comply with it.

28. This Deed shall be governed by and construed in accordance with the laws of India, and in particular, the laws relating to property transactions in the state of Bihar, Patna.

THE SCHEDULE 'A' ABOVE REFERRED TO

Mundeshwari Multicon (P) Ltd. made separate Agreement for Development with a group of land owners as per detail given in Para a) to ii) on page 3 to 8. The land was to be developed jointly which is the basis of **Mundeshwari's Megapolis Project**. A nos. of blocks are coming up on it. Since it is difficult to separate the land owners of each block we are taking up the project on a consolidated basis. The above lands are situated at Mauza – **Sarari / Lakhani Bigha**, Halka – **Sarari / Lakhani Bigha**, Mauza Code / Thana Code –, Survey Thana No. – **44 / 41**, bearing Plot No. – 14(P), 15(P), 19(P), 20(P), 39(P), 40(P) of Khata No. – 29, 175, 185, 186, 188, 203, Mauza – Lakhani Bigha, Thana No. – 41, and Plot No. – 522(P), 525(P), 526(P), 527(P), 527/1817(P), 546(P), 547(P), Mauza – Sarari, Thana No. – 44, Total Area- **48393.05 Sq. Mtr.** equivalent to **19.129** Bigha (approx.) at present P. S. – **Shahpur**, Danapur, District – **Patna** and are within the limits of, Danapur Nagar Parishad Nizamat / Patna Municipal Corporation and P.R.D.A. within the jurisdiction of Sub Registrar Danapur and Registry Office of Patna Sadar. The boundary of the amalgamated land is given below :-

East: Main Road, Lakhani Bigha

West: Branch Road

North: Part Plot No.11 Lakhani Bigha

South: Part Plot 547 Sarari

THE SCHEDULE 'B' ABOVE REFERRED TO

Flat No – [Insert Detail] , in **Mundeshwari's Megapolis** atth floor, measuring super built up area [Insert Detail] **Sq.Ft.** (**Carpet** area measuring [Insert Detail] **Sq. Ft.**, **Built-up** area measuring [Insert Detail] **Sq.Ft.**), (according to the Rule of RERA) having [Insert Detail] bed rooms, three toilet cum bath, one kitchen, one drawing cum dining space & four balconies situated at Mauza – Sarari / Lakhani Bigha, Sarari – Usri Road, P.S. – Shahpur, Danapur, Patna and the Flat is bounded as follows:-

NORTH:- [Insert Detail]
 SOUTH:- [Insert Detail]
 EAST :- [Insert Detail]
 WEST:- [Insert Detail]

Detail schedule of “Mundeshwari’s Megapolis”

Total Land of the “Mundeshwari’s Megapolis”	[Insert Detail]
Total constructed Super Built up Area	[Insert Detail]
Total super built up area of the Flat No.-[Insert Detail]	[Insert Detail]
Total proportionate share of the land of the Vendee	[Insert Detail] [Insert Detail]
Govt. value of the Said Unit	Rs. 00,00,000/-
Value of proportionate share of the land	Rs. 00,00,000/-
Value of Car parking space	Rs. 0,00,000/-
Total Govt. Min. Value	Rs. [Insert Detail]

(Rs.) only

Mode of Payment :

Date	Chq. /RTGS	Bank Name	Amount
.../.../2025
.../.../2025
.../.../2025
.../.../2025
.../.../2025
.../.../2025
.../.../2025
.../.../2025

**Total:- [Insert Detail]
 (Rs.) only**

In witness whereof the **Vendor** executed this **Deed of Absolute Sale** in favour of the **Vendee** after having read over and understood the contents in presence of the witnesses onth **day of** **2025.**

Witnesses:-

1.

Signature of Vendor/ Builder
PAN.-10AAF3466J1ZL

2.

BUYER
PAN. –

Drafted by,