PROFORMAOFCONVEYANCE DEED

ThisDeedofSale(ConveyanceDeed)madeat…….onthisdayof 20…….

M/s PATWARI PROJECTS (FIRM REG NO- F 000122/2024) a Partnership Firm registered under Partnership Act, 1932 having its **Registered** Office at 4 Om Complex S.P. Verma Road Patna-800016 (PAN AATFP9263B) through its Partners (1)**Mr. GHANSHYAM PATWARI** (Aged about 69 Years, Aadhaar No.–398566535592, Pan –AGDPP5930B),Son of Late Durga Dutt Patwari , and Partner (2)**Mrs. SANGEETA PATWARI** W/o Ghanshyam Patwari (Aged about 61Years,Aadhar No.-724967033592,Pan No.-AAXPP9615Phereinafterreferredtoasthe"Promoter"(whichexpressionshall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

(iftheSecondPartyisacompany)

(CIN No……..) a company incorporated under the provisions of the CompaniesAct,2013,(Central Act 18 of2013),havingits registered office at.....(PAN ……),representedbyitsauthorisedsignatory, ... (Aadhar No……..)dulyauthorisedvideboardresolutiondated .....,hereinafter referredtoasthe**"SecondParty"**(whichexpressionshallunlessrepugnanttothecontextormeaning thereofbedeemedtomeanandincludeitssuccessor-in-interest,executors,administratorsandpermitted assignees).

(iftheSecondPartyisaPartnership)

…….. a partnership firm registered under the Indian Partnership Act, 1932(CentralAct9of1932),havingitsregisteredofficeat……..(PAN ……),representedbyitsauthorisedPartner, ... (Aadhar No……..)dulyauthorisedvideboardresolutiondated .....,hereinafter referredtoasthe**"SecondParty"**(whichexpressionshallunlessrepugnanttothecontextormeaning thereofbedeemedtomeanandincludeitssuccessor-in-interest,executors,administratorsandpermitted assignees).

(iftheSecondPartyisanIndividual)

Mr/Mrs……,(AadharNo……..)Son/daughterof..... , agedabout…….,residingat……,(Pan.....),hereinafterreferredtoasthe **"SecondParty"**(whichexpressionshallunlessrepugnanttothecontextormeaningthereofbedeemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

(iftheSecondPartyisaHinduundividedfamily(HUF))

Mr……,(AadharNo……..)Son/daughterof..... ,aged aboutforselfandastheKartaoftheHinduJointMitaksharaFamilyknownas ..... HUF havingitsplaceofbusiness/residenceat……(Pan.....), hereinafterreferredtoasthe**"SecondParty"**(whichexpressionshall unlessrepugnant 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. SmtBibhaSingh&SriSanjeevKumarSingh("Owner")istheabsoluteandlawfulownerof(KhesraNo/SurveyNo.).(Pleaseinsertlanddetailsasperlocallaws) Plot No – 730(P), Khata No - 256, , Mauza - Mustafapur,PatnaundertheDanapurNizamatNagarParishad,Bihartotallyadmeasuring 57.5625Decimil situated at PlotNo–730(P),KhataNo- 256, , Mauza- Mustafapur,, Patna , under the Danapur Nizamat Nagar Parishad, Bihar("Said Land") vide sale deed(s) dated 2009 registered as document no. dated 8707, 8425,15373,16419 at the office of the District Registry Office, Patna.

The owner and the Promoter have entered into a development agreement dated 07.08.2025 registered as document No. Deed No - 6588 at the office of the District Registry office, Patna.

B. TheSaidlandisearmarkedforthepurposeofbuildingaresidentialproject, comprising ….....flatsisknownas**" Shakuntalam Tower")**;

AND WHEREAS the first Party is sound and disposing mind, without undue influence, coercion or fraudandforlegalrequirements andnecessitieshasagreedtosellandtransferthesaidPlot/Apartment untotheSecondPartyforatotalsaleconsiderationofRs……./-(Rupees.....) andthesecondpartyhasalsoagreedtopurchaseofabovesaidPlot/Apartmentfortheabovementioned sale consideration.

NOWTHISSALEDEEDWITHNESSETHASHEREUNDER:

1. That the entire sale consideration amount ofthe 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	NameoftheBank

2. ThattheFirstPartyhashandedovertheactual,physical,vacantpossessionofthesaidPlot/Apartment untothepurchaseandtheSecondPartyhastakenthepossessionandhe/sheisinpossessionofthesame.

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. ThattheFirstPartyherebyundertakesandagreetogettheabovesaidPlot/Apartmentmutatedinthe nameofpurchaseinallrelevantrevenuerecordedand/orinanyotherrecordsofanyauthorityconcerned 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. ThatthesaidPlot/Apartmentsoldherebyisfreefromallsortofencumbrancessuchassale,mortgage, litigation,disputes,attachment, acquirement,charges,claimetcandtheFirst Partyhassubsistingright to sell,transfer and convey the same in any or all manners.

6. ThattheFirstPartyherebyundertaketoindemnifytheSecondPartyincaseanydefectinthetitleof the First party is found of the said Plot/Apartment.

7. ThattheSecondPartyhasrighttouseincommonanyorallcasementrights,commonpath,common stairs , common passage, common sewage, drainage etc.

8. Thatthe First Party is liable to payall taxes and charges of thesaid 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. Thathasrighttouse,utilize,hold,sellandtransferthesaidPlot/Apartmentinanyorallthemanners and the Second Party has right to use the Plot/Apartment in all manners

11. Thatthe Second Party has the proportionate right in the land and the event ofanynatural calamity like fire, earthquake, flood and the said building collapse or is materially , damaged then in that event theSecondPartyabovenamedshallhavearighttoreconstructthesameandheshallhaverighttoraise 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 gettransferredand/orchangedinhis/theirownnameintherecordsofDepartment/Authorityconcerned on the basis of this deed without any further consent of the First Party.

13. TheSecondPartyshallnotdoanyillegalactivitiesinthesaidPlot/Apartmentwhichareagainstthe rules which may cause damages/loss to the neighbours and the other Plot/Apartments of the Project. PROVIDEDALWAYSANDitisherebyagreedthatwhereverandwheneversuchinterpretationwould berequisitetogivethefullerpossiblescopeandeffectoranycontractorcovenanthereincontained.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 ofthis saledeed in considerednecessarythe English Language draftingshall 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 beendraftedbythe advocateontheir instructionsandaftersatisfyingthesameintheirVernacular,the First Partyand Second Partyhave signed and executedthis sale deed onthe day,month and year ,first hereinabove written in the presence of the First Party and Second Party.

WITNESSES

1. FirstParty

2. Second Party