CONVEYANCE DEED

This Deed of Absolute Sale executed on this _____ day of _____ 2024.

By

M/S DEEP SHEETAL ENGINEERS PRIVATE LIMITED (CIN NO. 45200BR 2008 PTC013914), a Company incorporated under the Company's Act 1956 or 2013 as the case may be) and having its registered office at — C/O UTTAM KUMAR, S.S. Furniture Mall, Near Ganesh Timber, Danapur, Patna-801503, District — Patna, State - Bihar, India, through its Representative Mr. NEERAJ KUMAR S/o BINDESHWAR PRASAD SINHA residing at 33, Hawa Mahal, Rajendra Path, North Krishna Puri, Patna – 801503, District – Patna, State – Bihar, India, Nationality – Indian, hereinafter called the Developer/Builder/Vendor of the (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the FIRST PART.

PAN : AADCD 0580G

AADHAAR : 3305 7448 3238

MOB : +91 74880 41647

IN FAVOUR OF

MR. / MRS. _____, son/daughter/wife of _____, resident of _____ P.O. - _____, PS. - _____, PS -

Deep Sheetal Engineers Pvt. Ltd.

Director

_____, Block - _____, District - _____, PIN - _____, State - _____, Nationality Indian, hereinafter referred to as a "Purchaser" of the SECOND PART.

PAN : _____

AADHAAR : _____

MOB : _____

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.

AND

WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT Plot No. - _____, more fully described in Second Schedule, hereunder and hereinafter referred to as the 'SAID UNIT" at and for an aggregate consideration of INR _____/- (Rupees _____ only), and the total cost of stamp duty is being paid on consideration amount or on the Gov. value (MVR) or whichever is higher of INR _____ /- (Rupees _____ only)

AND

WHEREAS, The Purchaser has to pay in full consideration amount of INR _____ /- (Rupees _____ only) for the allotted flat etc., (fully described in second scheduled of this deed), the receipt of the vendor of the FIRST PART both hereby as well as under

Deep Sheetal Engineers Pvt. Ltd.

Director

the memo of consideration set out hereunder admit and acknowledge and of and from the same and every part there of 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 to 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 INR _____ /- (Rupees _____ only) to paid by the purchaser to the vendor of the FIRST PART on different dates of receipts where of the Vendor / Builder doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part there of doth hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed) the vendor doth hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule.

2. The vendor hereby covenants with the purchaser his/her heirs and assignees as follows:-
   a. The vendor is lawfully seized and possessed of the said unit and indefeasible estate of inheritance in free, simple in possession or an estate equivalent there to free from all attachments, encumbrances, liens, lis pendens whatsoever without any

Deep Sheetal Engineers Pvt. Ltd.
Director

manner or condition of use or trust or other thing whatsoever to alter, defeat, encumber or make void the same AND the vender that now in itself good rightful power and absolute authority to grant, convey, transfer, sell, assure and assign the said unit hereunder hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the said purchaser in the matter aforesaid.

b. It shall be lawful for the purchaser, his her heirs or assigns from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchased and every part thereof and to enjoy the said unit.

c. The said unit is free from all attachments, encumbrances, liens, trusts and lis pendens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at cost and expenses of the vendor well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

d. The vendor and estate right, little and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, execute, perfect all such further and other lawful and reasonable deeds,

Deep Sheetal Engineers Pvt. Ltd.

Director

assurances, matters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

3. PROVIDED ALWAYS it is hereby expressly agreed by and between the vender and the purchaser at that terms, conditions, stipulations covenants contained herein including the schedules hereunder shall prevail and have overriding effect not withstanding anything to the contrary contained in any other document exchanged by and between the parties hereto and the purchaser shall not be entitled to make claim or demand any compensation or damages from the vendor for any deviation or alteration in the terms, conditions, stipulations and covenants between the said Agreement for sale and these presents and the purchaser hereby waived all such rights, if any, in consideration of the terms, conditions, stipulations, and covenants contained in these presents.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO-

(Description of total land on which _____ Sqft. Has been Sale)

Boundary of the entire land:

East —

West —

North —

South —

Deep Sheetal Engineers Pvt. Ltd.

Director

Note: - Govt. value has mentioned at Code No.-..... & Zone -..... of M.V.R. INR _____/- (Rupees _____ only).

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO-

(Description of the said unit)

All that Plot no. _____measuring _____ Sqft, (_____ square feet) built up area has bounded by-

Boundary of the Said Flat:

East —

West —

North —

South —

Constructed on the said plot of land fully described in the First Schedule herein above referred to and comprising of the Following:-

Details Schedule of the Land:-

1. Total Area of the land _____ sq. ft.

2. Total Govt. value of the plot/Flat INR _____/-

Certified that plot of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-eHind, Religious Trust Board, Waqf Board and other

Deep Sheetal Engineers Pvt. Ltd.

Director

kinds of Government land. If the said Duplex is found effected, the vendor of this deed shall be liable and responsible for the same.

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.

Deep Sheetal Engineers Pvt. Ltd.

Director

Witnesses:-

_____

1. _____ Signature of Vendor

_____

2. _____ Signature of Allottee