

CONVEYANCE DEED

This Deed of Absolute Sale executed on this _____ day
of _____ 2025.

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 expressions shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the FIRST PART.

PAN : AADCD0580G
AADHAAR : 3305 7448 3238
MOB : +91 7488041647

IN FAVOUR OF

MR. /MRS. _____, son/daughter/wife of
_____, resident of _____

P.O.- _____, PS. - _____, PS - _____

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 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

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, 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 of project RAJ VIHAAR:

East —

West —

Deep Sheetal Engineers Pvt. Ltd.

Ravi Kumar Singh

Director

Red Card, Kaiser-eHind, Religious Trust Board, Waqf Board and other kindsof 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 andsubscribed their respective hands in presence of the witnesses, on the _____ day, _____ month and _____year first above written.

Witnesses:-

Deep Sheetal Engineers Pvt. Ltd.
Ravi Kumar
Director

1. _____

Signature of Vendor

2. _____

Signature of Allottee