

**DEED OF ABSOLUTE SALE
(CONVEYANCE DEED)**

This Deed of absolute sale executed on this..... day
of.....(Month).....(Year) of Christian era.

BY

M/s Lovely Rani Constructions Pvt. Ltd, (CIN no. U45200BR2010PTC015880), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 301, Raj Krishna Apartment, East boring Canal Road, Patna- 800001 (PAN-AABCL8329H), represented by its authorized signatory Saroj Bala (Aadhar no. 336525856596) authorized vide board resolution dated 18th April 2015 hereinafter referred to as the "Promoter/Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor- in-interest, and permitted assigns).

Pan- AABCL8329H

Mobile-8102916455

IN FAVOUR OF

Mr/Mrs....., Son/ Daughter/ Wife
of.....
Resident of P.O-.....
P.S.....District.....Pin.....
Nationality Indian, hereinafter referred to as the 'purchaser' of the
SECOND PART.

WHEREAS, The Builder/ Developer is a firm 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.

- A. The Promoter/Developer is the Developer of Plot No.- 1119,1118,1126,1127,1128, Tauzi no-5339 Khata No.- 1799, 1820, 1631,1623,1634, in Thana No.- 01, situated at Mauza- Digha, Survey Thana- Phulwari, P.S.- Digha, District- Patna, which is equivalent to 95.25 decimal and within jurisdiction of Patna Nagar Nigam, Patna, within limit of District Registration Office and District Patna;

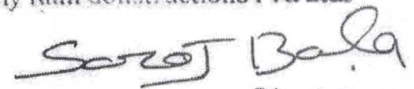
For Lovely Rani Constructions Pvt. Ltd.

Saroj Bala

Director

AND WHEREAS, the Promoter/Builder become the Developer of the property to frame and launched a scheme namely **Deobaij Pearl Heights** to achieve the object of the land lords (1) **Bindu Singh** Wife of Late Saket Prasad Singh, (2) **Sri Rajkumar Singh** Son of of Late Saket Prasad Singh (3) **Sri Rakesh Raushan Kumar Chauhan** Son of Late Saket Prasad Singh both residing at address-House No-33 Ramjee Chak Digha Main Road, Dinapur-Cum-Khagaul, Bataganj, Patna Danapur, Patna-800018 have entered into a registered Development Agreement against the land measuring 63.5 decimal with the Developer M/s **Lovely Rani Constructions Pvt Ltd** a having its office at- **301, 3rd Floor, Raj krishna Apartment, East Boring Canal Raod, Patna**, which is registered in the office of the District Registration Office Patna in Book No.- 1, Volume No.- 324, C.D.- 50/2022, Pages from 231 to 244 bearing Deed No.- 14364/2022 dated 27.09.2022. (4) **Smt Rani Devi**. Wife of Late Dwarika dhish Prasad Singh (5) **Sri Kumar Anant Mohan**, Son of Late Dwarika dhish Prasad Singh, (6) **Sri Kumar Anand Mohan**, Son of Late Dwarikadhish Prasad Singh residing at address-House No-33 Ramjee Chak, Bataganj, Patna, Danapur, Patna-800018 have entered into a registered Development Agreement against the land measuring 31.75 decimal with the Developer M/s **Lovely Rani Constructions Pvt Ltd** a having its office at- **301, 3rd Floor, Raj krishna Apartment, East Boring Canal Raod, Patna**, which is registered in the office of the District Registration Office Patna in Book No.- 1, Volume No.- 390, C.D.- 60/2022, Pages from 39 to 53 bearing Deed No.- 17356/2022 dated 26.11.2022, AND WHEREAS, Subsequently the Builder got the Building plan approved from the Patna Nagar Nigam, Patna vide building Plan Case No.-P/Digha/PRN-1B+G+6/971/23 dated 14.09.2024 and constructed the building complex in namely **"DEOBAIJ PEARL HEIGHTS"**.

For Lovely Rani Constructions Pvt. Ltd.


Director

RECITAL

The land of the building more fully and particularly described in the Schedule hereunder is the ancestry property of the landowner (1) **Bindu Singh**, Wife of Late Saket Prasad Singh, (2) **Sri Rajkumar Singh**, Son of of Late Saket Prasad Singh (3) **Sri Rakesh Raushan Kumar Chauhan**, Son of Late Saket Prasad Singh, residing at- House No-33 Ramjee Chak Digha Main Road, Dinapur-Cum-Khagaul, Bataganj, Patna Danapur, Patna-800018 (4) **Smt Rani Devi**, Wife of Late Dwarika dhish Prasad Singh, (5) **Sri Kumar Anant Mohan**, Son of Late Dwarika dhish Prasad Singh, (6) **Sri Kumar Anand Mohan**, Son of Late Dwarikadhish Prasad Singh residing at-House No-33 Ramjee Chak, Bataganj, Patna Danapur, Patna-800018 which is registered in the office of the Registration Office Patna.

B. The Promoter/ Developer has registered the Project under the provisions of the Act with the Bihar Real Estate Regulatory Authority bearing no. Dated at Patna.

C. AND WHEREAS , the developer agreed to sale and the purchaser agreed to purchase ALL THAT Flat no. having carpet area of square feet & Balcony sq. ft., on the floor in "**DEOBAIJ PEARL HEIGHTS**" admeasuring corresponding built up area sq.ft. and super built up area square feet along with garage/covered parking no. at Ground Floor/basement, as permissible under the applicable law and of pro rata share in the common areas hereunder and hereinafter referred to as the '**SAID UNIT**' at and for an aggregate consideration of Rs...../(Rupees.....only) and the stamp duty is being paid on the GOVT. value of Rs...../(Rupees.....only)

AND WHEREAS, the purchaser has paid the said entire consideration of Rs...../(Rupees.....only). For the flat etc. (fully described in second schedule of this deed), the receipt where of the vendor of the first part both hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed and obtained possession of the said under.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

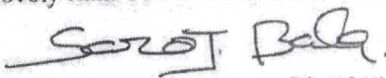
For Lovely Rani Constructions Pvt. Ltd.

Saroj Bala
Director

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the said aggregate sum of Rs...../- (Rupees.....only). only paid by the purchaser to the vendor of the first part on different dates (the receipt where of the vendor / builder 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) the vendor both 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 assigners 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 pendent whatsoever without any 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 I 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 purchase 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 quickly enter into and upon the said unit hereby conveyed and transferred unto the purchased and every part thereof and to enjoy the said unit.

For Lovely Rani Constructions Pvt. Ltd.


Director

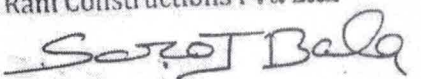
(c) The said unit is free from all attachments, encumbrances, liens, trusts, and Lis pendent and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at cost and expenses of the vender well and sufficiently indemnified of from and against all or any manner of claims, demands, 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 , 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.

For Lovely Rani Constructions Pvt. Ltd.



Director

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO

(Description of total land on which building is constructed.)

The total area of land situated on Plot No.- 1119,1118,1126,1127,1128, Tauzi no-5339 Khata No.- 1799, 1820, 1631,1623,1634, in Thana No.- 01, situated at Mauza- Digha, Survey Thana- Phulwari, P.S.- Digha, District- Patna,

Boundary of the entire land

East-

West-

North-

South-

Note- Govt. value is mentioned at

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:-

(Description of the said unit)

(1) All that, Flat no. having carpet area of square feet & Balcony sq. ft., on the floor in "DEOBAIJ PEARL HEIGHTS" admeasuring corresponding built up area sq.ft. and super built up area _____square feet area is bounded by:-

Boundary of the flat:

East-

West-

North-

South-

For Lovely Rani Constructions Pvt. Ltd.

Sandeep Bala
Director

Certified that land is free from all kinds of Encumbrances, acquisition and requisition, liens, charges and attachments and also free from khas mahal, gair mazarua Ceiling, bhoodan, Red card, Kaiser-e-Hind, religious Trust board, waqif board and other kinds of government Land.

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.

Saroj Bala

WITNESSES:-

1.

Signature of the vendor

2.

Signature of the vendee