BRERAP.....

ABSOLUTE SALE CUM DEED OF CONVEYANCE

THIS Deed of Absolute sale cum Deed of Conveyance executed on this the **.....** day of **....., 2026** (Two thousand and twenty six);

BY

M/S SRI MATESHWARI CONSTRUCTIONS a partnership firm under the Partnership Act 1932 having its office at 108, Hariom Commercial Complex, New Dakbunglow Road, Patna, P.S- Gandhi Maidan, Distt.- Patna,PIN- 800001, Bihar, represented through its **Managing Partner Shri Laxmi Prasad** aged about 67 years, Occupation- Business, S/o Late Ghura Prasad, resident of Laxmi Apartment, Flat no. 402/A New Chitragupta Nagar, Kankarbagh, Patna, PIN- 800020, in the State of Bihar, at present residing at 201, Deep Apartment, Aaj Press Gali, Frazer Road, Patna, PIN- 800001, Bihar, Nationality Indian, hereinafter called the Promoter/Builder/Developer/ 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.

GSTIN NO.- 10ABEFS8016P1Z0.

Aadhaar No. 3839 8412 9898.

PAN- ABEFS8016P.

Mobile No. 9334117578.

IN FAVOUR OF

..... aged about ... years, occupation- ....., son of ....., resident of ....., Nationality Indian, hereinafter referred to as the 'Purchaser/Vendee' of the SECOND PART.

Aadhaar No. .....

PAN- .....

Mobile No.- .....

Recital

The land of the building more fully and particularly described in the Schedule hereunder and forming a part of this Agreement is the purchased property of land owners:

Land measuring 9 Decimals, in Khata No. 158 & Survey Plot No. 116 is purchased property of the Land Owners namely 1. Shri Shardendu Kumar and 2.Shri Nagesh Roy, sons of Late Ramdeo Prasad, through a registered Deed of Absolute Sale executed by Sri Sushil Kumar Sinha, son of Dr. Vijay Krishna Sinha, resident of Murcha Road, Patna City, P.S.- Chowk Kala, P.O.- Begampur, District- Patna, which is registered in the office of the District Registration Office Patna in Book no. 1, Volume no. ....., CD. No. ....., pages from .....to ..... bearing Deed No. 3154/2000 on 12.05.2000.

Land measuring 9.5 Decimals, in Khata No. 158 & Survey Plot No. 116 is purchased property of the Land Owner namely Shri Purnendu Kumar, son of Late Ramdeo Prasad, through a registered Deed of Absolute Sale executed by Sri Sushil Kumar Sinha, son of Dr. Vijay Krishna Sinha, resident of Murcha

Road, Patna City, P.S.-Chowk Kala, P.O.- Begampur, District- Patna, which is registered in the office of the District Registration Office Patna in Book no. 1, Volume no. ....., CD. No. ....., pages from .....to ..... bearing Deed No. 3155/2000 on 12.05.2000.

Land measuring 4.6875 Decimals, in Khata No. 164 & Survey Plot No. 117 is purchased property of the Land Owners namely 1. Shri Purnendu Kumar, 2. Shri Shardendu Kumar and 3.Shri Nagesh Roy all sons of Late Ramdeo Prasad, through a registered Deed of Absolute Sale executed by Smt. Malti Devi, wife of Late Ramjatan Mehta, resident of Mohalla- Bahari Begumpur, Parpokhra, Patna City, Patna, which is registered in the office of the District Registration Office Patna in Book No. 1, Volume No. 93, C.D. No. 15, pages from 124 to 134 bearing Deed No. 4732/2016, on 10.06.2016.

Land measuring 1.5625 Decimals, in Khata No. 164 & Survey Plot No. 117 is purchased property of the Land Owners namely Shri Shardendu Kumar, son of Late Ramdeo Prasad, through a registered Deed of Absolute Sale executed by Shri Trilokinath Mehta alias Santu Kumar, son of Late Ramjatan Mehta, self and on behalf of his son Piyush Kumar (Minor), resident of Mohalla- Bahari Begampur, Parpokhara, Patna City, P.S.- Bypass, P.O.- Begampur, District- Patna, State- Bihar, Pin- 800009, which is registered in the office of the District Registration Office Patna in Book No. 1, Volume No. 60, C.D. No. 10, pages from 432 to 442 bearing Deed No. 3155/2018, on 09.04.2018.

Sinch then all land owners came in actual physical possession over the land and mutated their names in the state serista and paying rent to the Government of Bihar through Circle Officer Patna Sadar vide Jamabandi/Page No.- 84, Present Bhag- 9, Jamabandi/Page No.- 804/1, Present Bhag- 4, Jamabandi/Page No.- 207/1, Present Bhag- 2 &Jamabandi/Page No.- 208, Present Bhag- 2.

AND WHEREAS, Developer/Builder/Promoter become the Developer of the property to frame and launched a scheme to achieve the object entered into a Development Agreement on 08.04.2023 executed by 1. Sri Purnendu Kumar, 2. Sri Shardendu Kumar & 3. Sri Nagesh Roy, all sons of Late Ramdeo Prasad, all are resident of C/1, Housing Colony, Kankarbagh, District- Patna, State- Bihar, Pin- 800020, Permanent resident of F-201, A, Phase-6, Near Shiv Mandir, Arya Nagar, Extension Aaya Nagar, South Delhi, Pin- 110047, which is Registered in the Office of District Registry Office Danapur in Book no. 1, Volume no. 138, Token No. 6418/2023, Serial No. 6355, C.D.- 21/2023, pages from 36 to 53 bearing Deed no. 5984/2023, dated 08.04.2023.

AND WHEREAS, the project is registered from Real Estate Regulatory Authority, Bihar bearing registration no. **BRERAP.....** and with the sanction of approved map plan from Patna Metropolitan Area Authority bearing building Plan Case No. PMAA/PRN/RANIPUR CHAKMILKI/BYPASS/G+4/75/2024 dated 04.07.2025.

AND WHEREAS, building has been constructed over the land and share of the land owners and developer has already been distributed. Hence u/s 5 and others of The Bihar Apartment Ownership Act. 2006 Builder/Land Owner is entitled to sale/transfer/convey his/her/their share as Absolute owner. The property hereby sold is allotted in the share of the Vendor. And now the above named vendor has full right to transfer the property etc. by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS the Builder/Developer/Vendor announced and published for the sale of property described in First Schedule along with common areas and having knowledge of the same, the vendee contact with the vendor and showed his intention to buy the same and offer of the vendee being the highest, reasonable and according to the prevailing market rate

and also no body is ready to pay higher than the vendee so the Vendor accepted the offer in his/her/their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion on an agreed consideration of **...../-** (Rupees ..... only) for the property fully described in First Schedule of this conveyance deed along with common areas fully described in Third Schedule.

AND WHEREAS, by an Agreement for Sale which is registered in the office of the District Registry Office Patna in Book No. 1, Volume No. ....., Pages from ..... to ..... bearing Deed No. ...../....., Application No....., Serial No. ..... on ....., accrodingly stamp duty of ...../- has been paid in it.

The purchaser has paid the said entire consideration of **...../-** (Rupees ..... only) for the property the receipt whereof the Vendor of the First Part 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 thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed of the said unit.

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

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said Agreement and in consideration of the said aggregate sum of **...../-** (Rupees ..... only) paid by the purchaser to the vendor as follows:-

Date	Amount	Mode	Bank	Branch	A/c No.

Total Amount of **...../-**

The receipt whereof the Vendor/Builder/Promoter doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge.

1. That the vendor hereby transfer right, title and interest of the property described in First Schedule alongwith proportionate share of land after satisfying the payment of the property without any threat, coercion and undue influence, with right to use the common areas fully described in Third Schedule. The undivided proportionate title in the common areas shall be with the association of the allotties or the competent authority as the case may be.

That the property being conveyed through this conveyance deed is effected by Real Estate (Regulation and Development) Act, 2016 and Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made and amended by State and Central Govt. time to time.

2. That it shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit TOGETHER WITH the rights in common areas and facilities mentioned in the Third Schedule hereunder without any interruption claim or demand whatsoever by the vendor or any person or persons claiming through them.

3. That it is further convenanted that the vendee has entered into the conveyance deed after being fully sure that the said flat is free from all litigation and is free to Have and Hold and also to enjoy all rights, titles, interests, claims, demand, easements and appurtenances to the said property.

4. The said unit is free from all attachments, encumbrances, liens, trusts and lispendens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at the 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.

5. The vendor and every person or persons having lawfully claiming and estate right, title 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.

6. That the purchaser doth hereby convenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities and make payment of the proportionate maintenance charges and common expenses including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.

7. That the vendee shall not alter the main frame structure and outer design of the multi storied building. The vendee may alter or construct the minor changes inside the property with prior written consent of the vendor.

8. That the vendor conveying the property which is free from all charges, encumbrances and liens etc. But after executing the conveyances deed the vendor shall not be liable for the any loan, rent etc. taken by the vendee.

9. That the vendor shall not be liable for any tax levied by the Govt. or any competent authority.

10. That the vendee will take the possession of the property after fully satisfying the implication of the transaction and shall not authorise any individual for any matter with the society or association.

11. That the vendee shall not do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or execute any addition.

12. That if any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitled to realise the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.

13. That the vendee shall not be entitled to demolish his property and demand share in the land.

14. That now the Vendee is entitled to get his/her/their name mutated in all the Government seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concerned if any in respect of the said property.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

All that Flat no. **.....** on **.....**Floor, having Carpet area **.....** sq. ft. & Exclusive Balcony area **.....**sq. ft., Built-up area **.....** square feet, which corresponding Super built-up area is **..... sq. ft.** Along with Parking Space No. **.....** in the **.....**in **"RAMDEO MATESHWARI COMPLEX"**, along with proportionate share, right, title and interest over the land and bounded by:-

BOUNDARY OF THE FLAT NO. .....:

NORTH : .....
SOUTH : .....
EAST : .....
WEST : .....

in the Building known as **"RAMDEO MATESHWARI COMPLEX"** constructed on the said plots of land fully described in the Second Schedule.

Note :- Carpet area means the net usable floor area of an apartment, excluding the area of covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

THE SECOND SCHEDULE HEREIN ABOVE REFERRED T0 :-

(Description of total land on which building has been constructed).

All that part and parcel of land measuring 24.75 Decimals (Twenty four point seven five Decimals) more or less subject to actual measurement bearing Tauzi No. 854 now Govt. of Bihar, Khata No. 158 & 164, Survey Plot no. 116 & 117, in Thana No. 20, situated at Mauza- Ranipur Chakmilky, Survey Thana- Patna City, Present P.S.- Chowkkala, District- Patna within the Limit of Patna Muncipal Corporation, Sub Registration Office Patna City and District Registration Office Patna, having following boundaries:

REVENUE DETAILS OF LAND:

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Patna Sadar.
3. Name of the Revenue Halka- Azimabad.
4. Name of the Revenue Village- Ranipur Milky.
5. Revenue Thana no. - 20.
6. Name of the Revenue Thana- Patna City
7. Jamabandi/Page No.- 84, Present Bhag- 9, Jamabandi/Page No.- 804/1, Present Bhag- 4, Jamabandi/Page No.- 207/1, Present Bhag- 2 &Jamabandi/Page No.- 208, Present Bhag- 2.

BOUNDARY OF THE BUILDING/LAND :

NORTH : Dinanath Mahto and Shambhu Mehta
SOUTH : Ravibhushan Others and Triloki Mehta
EAST : Triloki Mehta and Malati Devi
WEST : Branch Road.

Note:- Govt. value is mentioned at **Code No. 512 & Zone- 2** of M.V.R. 2016-17.

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO :-

(COMMON AREAS)

1. The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;

2. That the stair case, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of building;

3. That the common basements, terraces, parks, pay areas, open parking areas and common storage spaces;

4. That the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community services personnel;

5. That installations of central services such as electricity, gas, water and sanitation, air conditioning and incinerating, system for water conservation and renewable energy;

6. That the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;

7. That all community and commercial facilities as provided in real estate project;

8. That all other portion of the project necessary or convenient for its maintenance, safety, etc..and in common use.

DETAILED SCHEDULE OF CALCULATION CHART FOR THE PURPOSE OF VALUATION OF THE FLAT "RAMDEO MATESHWARI COMPLEX"

1. Total land of the building ..... sq.ft.
2. Total constructed area of the building ..... sq.ft.
3. Total Super Built up area of the Flat. ..... sq.ft.
4. Total Proportionate share of the land to the Vendee ..... sq.ft. (..... dec.)
5. Total value of the Flat. ...../-
6. Total value of the Parking ...../-
7. Total value of Proportionate share of the land. ...../-

Total Sale value of **...../-**

Total Govt. value of **...../-**

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from KhasMahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land 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.

WITNESSES :-

1.

Signature of the Vendor.

2.

Signature of the Vendee.

Printed:-

Drafted as per instructions by the parties :-

(Santosh Kumar Bharti)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

(Dr. ANIL KUMAR SINHA, UDDYOGI")
Advocate
'Chamber', CollectorateBar Association
Patna