

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

This Deed of Absolute sale executed on this Day of

BY

Raman And Kumar Construction Limited vide its PAN – AACCR5410L, a Registered Company, having its registered office at Raman And Kumar Construction Limited, WHITE HOUSE DUPLEX NO-19, HANUMAN NAGAR, KANKARBAGH, PATNA - 800020, Bihar represented by its Authorizrd Signatory / Managing Director / Namely Son of (Aadhar No.), PAN No: authorized vide resolution Dated --....-202...., hereinafter referred to as the **“PROMOTER”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns) **of the FIRST PART.**

IN FAVOUR OF

MR., Son of, aged about Years, residing at, P.O. -, P.S. -, District - in the State of, (PAN –), hereinafter referred to as the ‘Purchaser’ of the Second Part.

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, more fully described in the Second Schedule hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of (Rupees duty is being paid on the Govt. value of only) But the stamp (Rupees only).

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AND WHEREAS, the purchaser has paid the said entire consideration of! (Rupeesonly).

for the Flat etc. (fully described in Second Schedule of this deed), the receipt where of 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 there of doth 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 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/- (Rupees only), only paid by the purchaser to the vendor of the First Part on different dates (the receipt where of the Vendor/Builder doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and o 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, lispens 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 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.

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(c) The said unit is free from all attachments, encumbrances, liens, trusts and dispendens 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, 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.

3. PROVIDED ALWAYS it is hereby expressly agreed by and between the vendor 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:-

(All that piece and parcel of land measuring equivalent to 3415.77 sq., Situated at plot no. 517, Mauza – Shekpura, Thana – Phulwari Sharif, Dist. – Patna, Bihar within the limit of Patna Metropolitan Area Authority and within the jurisdiction of Sub Registry Office – Phulwarisharif in the state of Bihar within the limit of Patna Regional Development Authority (Now Dissolved) / Patna Municipal Corporation and within the jurisdiction of Sub and District Registry Office – Patna in the state of Bihar and which is bounded as follows:-

BOUNDARY OF THE ENTIRE LAND

Boundaries (East)	:	40 FT WIDE ROAD
Boundaries (North)	:	BISHOP SCOTT SCHOOL
Boundaries (West)	:	20 FT WIDE BRANCH ROAD
Boundaries (South)	:	JUDGE SHAHAB LAND

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THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the Property Under this Agreement For Sale)

All that **APARTMENT NO.** (**..... BHK**) (**.....**
Corner) having a Carpet Area of

.....) Square Feet
.....(.....) with **One Reserved Car Parking Space No.** for
Apartment No.

in the building along with undivided proportionate share in the land,
common assets and common area including all amenities, fittings and fixtures,
Situated at equivalent to 3415.77 sq., Situated at plot no. 517, Mauza -
Shekpura, Thana - Phulwari Sharif, Dist. - Patna, Bihar within the limit of
Patna Metropolitan Area Authority and within the jurisdiction of Sub Registry
Office - Phulwarisharif in the state of Bihar within the limit of Patna Regional
Development Authority (Now Dissolved) / Patna Municipal Corporation and
within the jurisdiction of Sub and District Registry Office - Patna in the state of
Bihar within the limit of Patna Regional Development Authority (Now
Dissolved) / Patna Municipal Corporation and within the jurisdiction of Sub and
District Registry Office - Patna in the state of Bihar and which is bounded as
follows :-

: BOUNDARY OF THE FLAT :-

NORTH :- ..
.....

SOUTH :- ...
.....

EAST :- ...
.....

WEST :- ...
.....

- : BOUNDARY OF THE CAR PARKING SPACE :-

NORTH :- ..
.....

SOUTH :- ...
.....

EAST :- ...
.....

WEST :- ...
.....

NOTE - GOVERNMENT VALUATION IS MENTIONED AT M.V.R. CODE - 067.

N 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.

Raman & Kumar Constructions Ltd.

Managing Director

WITNESSES:-

1.
.....
.....
of Vendor

Signature

2.
.....
.....
of Vendee

Signature

Raman & Kumar Constructions Ltd.
Managing Director