

DEED OF CONVEYANCE

Market Value Rs...../-

Consideration Value Rs...../-

THIS INDENTURE OF CONVEYANCE made **this.....the** day of

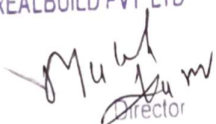
BETWEEN

Mr. Abhishek Singh, Ms. Chitrarekha Lal Karn & Ms. Sarita Rani, by caste Hindu, Nationality Indian, residing at Adityapur, District Seraikela-Kharswan, Jharkhand AND **M/s Shruti Realbuild Private Limited** represented by its director Mr. Mukesh Kumar (PAN – ALNPK0883D) (Aadhar Number:- 244329729984) by caste Hindu, Nationality Indian, by occupation Businessman, hereinafter called/referred to as the **SELLER/DEVELOPER** (which expression on term shall unless excluded by or repugnant to the subject or context be deemed to mean an include their respective successors/legal representatives heirs, executors, administrators and assigns of the **ONE PART/FIRST PART**.

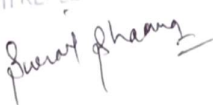
AND

1. _____, PAN-_____, wife of _____, 2. _____, PAN _____, son of _____, all by Caste - _____, Nationality Indian, by occupation - _____, both are residing at _____, hereinafter called/referred to as the **“VENDEES/PURCHASERS/2ND PARTIES”** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean an include its/his/her successors/legal representatives heirs, executors, administrators and assigns of the **OTHER PART/2ND PART**.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD



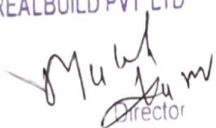
WHEREAS the said property **SUNSHINE HSJ** situated at Old Plot No 35, Old Khata No 157, New Plot No 541, New Khata No 148, Mouza- Dindli, Ps- Adityapur, Thana No 128, A.N.A.C. Ward No 5(Old), 13 (New), Dist- Saraikela Kharaswa, Adityapur, Jharkhand- 831013, who owned and possessed the said land an absolute owner.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

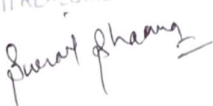
1. That the purchaser have agreed to pay the Seller/First party the sum Rs. _____/- (Rupees in words:) only by cash and cheque in favour Vendor/Seller of M/s Shruti Realbuild Private Limited the Firm who is responsible for marketing, selling before the execution of these present (the receipts where of the Sellers/1st parties and purchaser both hereby admits and acknowledge as mentioned in the memo of consideration hereunder written to have received) herein both hereby, sell transform convey

ALL That the undivided proportionate share of interest in the piece and parcel of land in which the building and said "Residential Flat" is situated **SUNSHINE HSJ** situated at Old Plot No 35, Old Khata No 157, New Plot No 541, New Khata No 148, Mouza- Dindli, Ps- Adityapur, Thana No 128, A.N.A.C. Ward No 5(Old), 13 (New), Dist- Saraikela Kharaswa, Adityapur, Jharkhand- 831013, more fully and particularly described in the Schedule-A hereunder written AND WHEREAS ALL the Flat bearing No.....1st floor (_____ Facing) measuring about _____ Sq.ft. built up and _____ sq.ft.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD

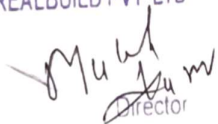


including super buildup area be the same a title more or less together with all fittings and fixtures (as there) therein demarcated in map or plan annexed, hereto bordered with Red line hereinafter for the sake of brevity referred to as the said Flat morefully described in the SCHEDULE- "B" hereunder written AND WHEREAS ALL THAT the proportionate right in the common area and amenities and facilities more fully described in the SCHEDULE- "C" hereunder written in the premises.

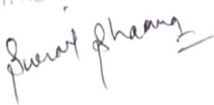
2. THE OWNERS / VENDORS / DEVELOPER DO HEREBY CONVENANT WITH THE PURCHASER AS FOLLOWS :-

- a) It shall be lawful for the purchaser from time to time and in all material time, hereafter to entire into and upon and hold and enjoy the said Flat hereby sold and not to receive any rents, leases and profits thereof without any interruption, hindrance, claims or demands disturbances whatsoever. Both at law and in equity from or by OWNERS/ VENDORS or DEVELOPER any person or persons claiming through under or in trust from them.
- b) The said Flat is free and discharged from all manner of encumbrances whatsoever as its present condition with the full satisfaction of the purchaser.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD

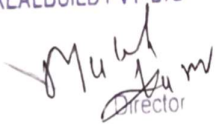


- c) The Purchaser shall have absolute unfettered and ownership of the said Flat hereunder conveyed and shall have full right and authority to sell, mortgage, gift, transfer but with the prior permission/information of the First Party and in any way alienate or encumber the Flat subject to the terms and covenants herein provided to any person and persons without any objection from the owner or the Developer of any person claiming title through any of them (but not to give rent/lease to any body).

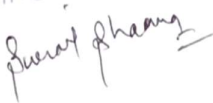
THE PURCHASER DO HEREBY COVENANT WITH THE OWNER / VENDOR HEREIN AND OTHER CO-OWNER OF THE BUILDINGS AS FOLLOWS:-

- a) That the Purchasers shall not do anything that may cause any hindrances or disturbances in proper enjoyment of the Ownership right by the Co-owners/Sellers.
- b) The Purchasers shall at all material times hereafter regularly and particularly make payment of all taxes, Levies, and all other outgoings including all water taxes against his/her/their proportionate share all Mutation in favour of the Purchasers are mutation in respect of the flat hereby sold, conveyed and transferred.

SHRUTI REALBUILD PVT LTD

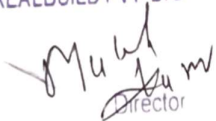

Director

SHRUTI REALBUILD PVT LTD

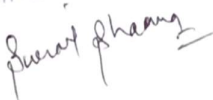


- c) The Purchasers shall keep the said Flat and other part of walls, severs, drains, pipes, cables, wires and all other services in good conditions so as to provide support and protect that parts of the building other than the said Flat too. For any damage/obstacles caused by the Second Party he/they would bound to pay the necessary cost.
- d) That purchasers shall make payment and contribute proportionate share towards proportionate part of expenses whenever required for the upkeep and maintenance of the building morefully described in the SCHEDULE-“D” hereinafter written.
- e) The Purchasers herein shall not claim any other independent right, title, interest in any other part or part of pared or portion of the building save and except what has been conveyed by this deed.
- f) The Purchasers shall/will be bound to pay the monthly expenses to the authorised person by the First Party for the smooth and safe maintenance of the building no other association/club will be formed by the Flat Owners
- g) The Purchasers shall have right to execution maintenance, repairing, replacing, painting of the doors, decorations from inside of the said Flat Bearing No. _____ on the _____ Floor provided any such acts does not cause any obstruction or nuisance or permanent obstruction to the Sellers/Vendors/ Developer or other co-owners. He will never make any change in the structure of the flat or the building.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD



- h) The Purchasers herein shall not install any grill or collapsible gates on the stairways that may obstruct free movement of the Vendor and other Co-Owners in such areas.
- i). The Purchasers shall also permit at the request of the owners, their representatives when required to enter into his/her/their repair of electrical or plumbing installation common space of flat owners.
- j) Outside view of the Apartment/Building should maintain strictly no any change in outside view will be permitted other than the prior permission of First Parties.
- k) The Purchasers hereby declares that he/she is/are fully satisfied in respect of the area of the Flat, quality of construction, materials used thereon right, title of the said flat and the Purchaser shall not be entitled to raise any objection or put any claim thereof, in the above matter against the Sellers/Developer or Owners /Vendors in future. In such case, no appeal will be accepted in any court of justice.

SCHEDULE "A" ABOVE REFERRED TO

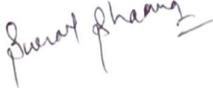
(Description of Land with Structure)

ALL THAT piece and parcel of Bastu land measuring more or less 18 DECIMAL land with constructed Ground+4 storied building residential flat lying and situate at Old Plot No 35, Old Khata No 157, New Plot No 541, New Khata No 148, Mouza- Dindli, Ps- Adityapur, Thana No 128, A.N.A.C.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD



Ward No 5(Old), 13 (New), Dist- Saraikela Kharaswa, Adityapur, Jharkhand- 831013 within the limits of _____, in the District Seriakela-Kharaswa and butted and bounded as under:-

ON THE NORTH:

ON THE SOUTH:

ON THE EAST:

ON THE WEST:

SCHEDULE "B" ABOVE REFERRED TO

(Description of Flat)

ALL THAT the Flat No _____ at 1st Floor Bearing No. _____ (_____ facing), measuring about _____ sq.ft. Built up and _____ sq.ft. Including super built up area (_____ bed rooms, _____ leaving/dining space, _____ toilet, _____ kitchen) together with indivisible proportionate share of land including all common facilities, fixtures, fittings, thereon situated at Mouza Dindli, Thana No. 128, J.B/. No.....comprised in Town Plan Plot No..... demarcated by red lines in the ANNEXED MAPS/PLANS of the Residential Flat and butted and bounded as follows :-

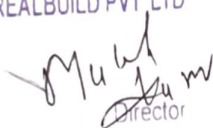
ON THE NORTH:

ON THE SOUTH:

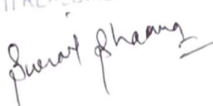
ON THE EAST:

ON THE WEST:

SHRUTI REALBUILD PVT LTD


Director

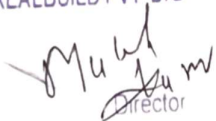
SHRUTI REALBUILD PVT LTD



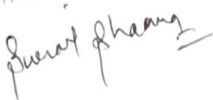
**SCHEDULE “C” ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)**

1. Stair Case.
2. Entrance to the buildings from the Road.
3. Lights on the Stair Case and Ground Floor.
4. Septic Tank
5. Water Tank.
6. Overhead Water Tank
7. Pipeline from underground reservoir to the overhead tank.
8. Underground Reservoirs.
9. Common boundary wall.
10. Outer part of building without changing the front elevation.
11. Maintenance of sweeper and use of common lavatory for servants.
12. Arrangements for sanitation and cleaning.
13. The flat owners will have no rights of access and use of the roof along with the other flat owners.
14. No outside TV / Cable / Channel / Wire is allowed only the Disc connection inside the “SUNSHINE HSJ” is to be connected in appropriate cost.
15. Common areas in front of lift / stair space.
16. The lift installed in the building shall be used only for carriage of human beings and not of any materials ever.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD



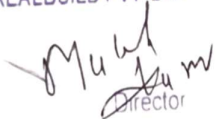
: SCHEDULE “D” ABOVE REFERRED TO:

(COMMON EXPENSES TO BE BORNE AND PAID BY

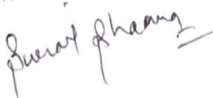
THE PURCHASER BY OTHER FLAT OWNERS TO THE 1ST PARTY)

1. Cost and expenses for maintaining, repairing, decorating etc. of the said apartment building and the common areas and facilities to be enjoyed and used with other flat owners. This rate will be @ Rs./- per sq. ft and common electric charges will be @ Rs./- per Sq. Ft. w.c. from the date of registration of flat. This rate will enhance @5% or in actual (whichever is higher) after twelve months (1.e. w.e.f 13 months and last paid amount)
2. Cost of cleaning of common passage, staircase and water parts of the said apartment building will be within this monthly maintenance charge will have to pay every month latest by seventh day in advance.
3. Cost of common electricity charges for the pump, lift and common lights including common passage, landings, staircase will also fall within this rate.
4. Cost of working and major maintenance of common services (whose cost will be beyond Rs. _____) such cost of A.M.C or repair of lift, generators, lights, filtered and unfiltered water, sewerage, drains, rain water and submersible pump and sewage pipes etc. and these costs will come in extra which will be devided proportionately.
5. Cost of consumption of water tax as may be changed in will be paid to the authourity.

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD



6. Salaries of Durwans, Electrician, Liftman, Sweeper etc.
7. Cost of up keeping the open space and lights of the said apartment/building.
8. A separated electric meter is to be installed and paid by the purchaser to Jusco.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the said apartment building shall bear by the purchaser proportionately from time to time in original.

NB: Stamp of Rs. _____/- e-payment of Rs.

_____ /-, GRN -
 _____, DT.
 _____ Payable Bank -
 _____.

Signed, Sealed and delivered by the within

named vendor in the presence of Witnesses

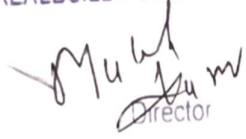
- | | |
|----|----|
| 1. | 1. |
| | 2. |
| 2. | |

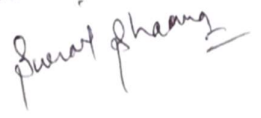
SIGNATURE OF VENDORS

Drafted by me & Prepared
 In my

(_____))
 E. No. - _____
 Advocate
 Enrl. No. - _____
 Computer Composed by

SIGNATURE of the Purchasers/s

SHRUTI REALBUILD PVT LTD

 Director

SHRUTI REALBUILD PVT LTD


MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. _____/- (Rupees in word _____) only being full consideration money by the purchaser to the Vendor/Seller towards the memo below: - M/s Shruti Realbuild Pvt Ltd is the sole authority to work for marketing & selling the said property.

Bank Name &

Date Cash/Cheq. No. Issuing Branch Amount

Drafted by me & Prepared
In my

(_____)
Advocate

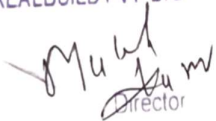
Jamshedpur Court

Enrl. No. - _____

(Mukesh Kumar)

SIGNATURE OF VENDORS

SHRUTI REALBUILD PVT LTD


Director

SHRUTI REALBUILD PVT LTD

