

(for urban property land and building)
DEED OF CONVEYANCE

Made and executed on this ----- day of -----, 2017, at -----.

BETWEEN

Mr. / Mrs. -----,
(PAN : -----)
Age : About ----- Years, Occupation : Agriculturist/Business,
Residing at : -----,
-----.

HEREAFTER called or referred to as 'the Vendor' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Vendor above named, as also his/her heirs, successors, executors and administrators)
..... THE PARTY OF THE ONE PART.

AND

Mr. / MRs. -----,
(PAN : -----)
Age : About ----- Years, Occupation : Agriculturist/Business,
Residing at : -----,
-----.

HEREAFTER called or referred to as 'the Purchaser' (which expression shall, unless it be repugnant to the context or meaning thereto, be deemed to mean and include the Purchaser above named, as also his/ her heirs, successors, executors, administrators, assignees and or nominees) THE PARTY OF THE OTHER PART.

WHEREAS the Vendor herein is the Owner of all that piece or parcel of land totally admeasuring about --- Hectare --- Ares, assessed at Rs.---- Paise ----, from out a total land bearing Gat No. -----, admeasuring about ----- Hectares ---- Ares plus Pot Kharaba admeasuring about ---- Hectare ----- Ares, thus totally admeasuring about ---- Hectare ----- Ares, assessed at Rs.---- Paise ----, of Village -----, Taluka -----, District -----, situate within the Registration District of -----, Registration Sub-District of Taluka -----, situate within the Revenue Limits of Tahasil ----- and situate within the limits of -- ----- Municipal Corporation (which total land is more particularly described in Schedule I) the Vendor herein having purchased the same by a Registered Sale Deed dated ----/----/-----, from the then Owner of the said portion of Land, one -----, which Sale Deed is duly Registered in the Office of Sub-Registrar, -----, -----, on the same day at Sr. No. -----/-----;

AND WHEREAS since the date of the said Sale Deed the Vendor herein is in peaceful and vacant possession of the said portion of Land and the name of the Vendor herein is duly recorded in the relevant 7/12 Extract of the said land by 6D Mutation Entry No. ----- as the Owner of the said portion of Land and the ownership rights, title and interests of the Vendor herein in the said portion of Land, are free, clear and marketable and the same are free from all reasonable doubts and or encumbrances and the said portion of Land or any part thereof is not the subject matter of any dispute, acquisition, requisition and or reservation proceedings of any government authorities and or the Vendor herein has not received any notice for the same so far nor the Vendor herein has any knowledge about the same;

AND WHEREAS the Vendor herein has got the necessary building plans of a building to be constructed on the said plot and has got the same prepared from his/her Architects and has got the same duly sanctioned from the ----- Municipal Corporation, ----- authorities and also

got the same duly converted to Non-Agricultural use (Residential use) as per the Order of the Collector, Revenue Branch, -----, by its Order No. ----/NA/SR/-----/-----, dated ----/-----/-----;

AND WHEREAS the Vendor herein has accordingly commenced and completed the construction of a residential unit, totally admeasuring about ----- sq. mtrs. on the said plot and has got a necessary completion certificate from the authorities of ----- Municipal Corporation, Pune;

AND WHEREAS the Vendor herein had purchased the said portion of land and has got the construction of the said residential units erected thereon from out of his/her self acquired money and the Vendor herein has an absolute right to transfer the same to any other party of his / her choice;

AND WHEREAS for good and sufficient reasons the Vendor herein has decided to sell, transfer, assign and convey all his / her ownership rights, title and interests in respect of a portion of land, bearing Plot No. ----, admeasuring about ----- sq. mtrs., from out of the said sanctioned layout laid on the said portion of land along with the construction of the said Residential Unit admeasuring about ----- sq. mtrs. erected thereon (which plot No. ---- and the construction standing thereon, is more particularly described in Schedule hereunder written and the same is hereafter for the sake of brevity called or referred to as 'the property' or as 'the said property' as the context may require or permit) to and in favour of a party willing to acquire the same;

AND WHEREAS having come to learn about the said intention of the Vendor herein the Purchaser herein approached the Vendor and offered to purchase the said property at or for a total consideration or price of Rs.-----/- (Rs.-----only) and after having satisfied about the fairness of the price offered by the Purchaser herein, the Vendor herein has agreed to sell, transfer, assign and convey all his/her ownership rights, title and interests in respect of the said plot of land along with the construction of the said Residential Unit admeasuring about ----- sq. mtrs. erected thereon which is more particularly described in Schedule hereunder written to and in favour of the Purchaser herein, at or for the said total price or consideration;

AND WHEREAS the Vendor herein has handed over the original receipts of various dues paid by the Vendor herein to local authorities till date, to the Purchaser herein, on the execution of these presents in respect of the said plot of land in favour of the Purchaser herein;

AND WHEREAS the Purchaser herein has requested the Vendor herein to execute and register a Deed of Conveyance of the said property to and in favour of the Purchaser herein and the Vendor herein has agreed to execute this Deed of Conveyance in respect of the said property, to and in favour of the Purchaser herein in the manner hereinafter appearing;

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the Vendor herein having received the said total amount of agreed consideration or price of Rs.-----/- (Rs.-----only) from the Purchaser herein as under :

No.	Amount in Rs.	Particulars
1)	-----/-	Paid by Cheque No. -----, dated ----/----/-----, drawn on the Purchaser's Banking Account with ----- Bank, ----- Branch, Pune.
2)	-----/-	Paid by Cheque No. -----, dated ----/----/-----, drawn on the Purchaser's Banking Account with ----- Bank, ----- Branch, Pune.
3)	-----/-	Paid by Cheque No. -----, dated ----/----/-----, drawn on the

4)	-----/-	Purchaser's Banking Account with ----- Bank, ----- Branch, Pune. Paid by Cheque No. -----, dated -----/-----/-----, drawn on the Purchaser's Banking Account with ----- Bank, ----- Branch, Pune.
Total	-----/-	(Rs.-----only)

(if the consideration is above 50 Lakh please add one row about deduction of 1% TDS in the above chart)

All of which above mentioned Pay Order/Cheques are drawn in the name of the Vendor herein, receipt of which total sum the Vendor herein does hereby own, admit and acknowledge and of and from the same and every part thereof does hereby acquit, discharge and release the Purchaser herein forever, the Vendor herein does hereby grant, convey, release and assure unto the Purchaser herein forever all her ownership rights, title and interests in respect of all that piece or parcel of land totally admeasuring about --- Hectare ---- Ares, assessed at Rs.---- Paise - ----, from out a total land bearing Gat No. -----, admeasuring about ----- Hectares ---- Ares plus Pot Kharaba admeasuring about ---- Hectare ----- Ares, thus totally admeasuring about ---- Hectare ----- Ares, assessed at Rs.---- Paise -----, of Village -----, Taluka -----, District -----, situate within the Registration District of -----, Registration Sub-District of Taluka -----, situate within the Revenue Limits of Tahasil ----- and situate within the limits of ----- Municipal Corporation along with the construction of the said Residential Unit admeasuring about ----- sq. mtrs. erected thereon (which total plot of land along with the construction standing thereon is more particularly described in Schedule hereunder written and the same is hereafter for the sake of brevity called or referred to as 'the property' or as 'the said property' as the context may require or permit), TOGETHER with vacant and peaceful possession of the said property AND ALL the estate, right title and interest, inheritance, claim and demand whatsoever both at Law and in equity of the Vendor into, out of or upon the said plot of land or any part thereof TO HAVE and TO HOLD the same, which is hereby granted, conveyed, assured or intended so to be unto and to the use of the Purchaser FOREVER subject to payment of all rents, rates, taxes, assessments, dues and duties now chargeable or hereafter to become payable to the concerned authorities in respect of the same and the Vendor herein does hereby covenants with the Purchaser that notwithstanding any act, deed matter or thing whatsoever by the Vendor or by any persons or persons lawfully or equitably claiming by from, through, under or in trust for the Vendor done, made, committed or executed or knowingly or willingly suffered to the contrary, He / She the Vendor now has in himself / herself good right, full power and absolute authority to grant, release, sell convey and assure in the manner aforesaid, the said property which is more particularly described in the Schedule hereunder written to the Purchaser herein and it shall be lawful for the Purchaser herein from time to time and at all times hereafter to peaceably and quietly to enter upon, have, occupy, hold, possess and enjoy the said plot of land hereby granted, sold, conveyed unto and to the use of the Purchaser with appurtenances and with right to use the internal road and facilities of the said total layout in common with the other holder of the various plots in the said layout and to receive the rents and profits thereof and every part thereof for the use and benefit of the Purchaser without any lawful eviction, interruption, claim or demand of whatsoever nature from or by the Vendor or by her heirs, executors, administrators or any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and FOREVER discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances of whatsoever nature already executed and occasioned or suffered by the Vendor or by any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and all person or persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot of land more particularly described in the Schedule hereunder written hereby granted or any part hereof by, from, under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters,

conveyances and assurances in Law whatsoever for the better further and more perfectly and absolutely assuring the said plot of land/properties hereby sold, unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser or by the heirs, successors of the Purchaser and the Vendor further state that the Vendor has not done, anything or knowingly or willingly suffered or has been party or privy to any act, deed or thing whereby the Vendor is prevented from granting, selling, conveying the said plot of land which is more particularly described in the Schedule hereunder written in the manner aforesaid whereby the same or any part thereof are, is, can or may be charged, impeached encumbered or prejudicially affected in the estate, title or otherwise howsoever.

The Vendor further confirms that he/she has this day handed over the peaceful and vacant possession of the said plot of land, which is more particularly described in the Schedule hereunder written to the Purchaser herein and the Purchaser hereby confirms having received such peaceful and vacant possession of the said plot of land from the Vendor herein this day.

The Purchaser confirms that all statutory liabilities related to the said plot of land like Taxes, M.S.E.B. / M.S.E.D.Co. Ltd. bills from the date of the execution of these presents, would be borne and paid by the Purchaser herein alone;

The Purchaser herein alone has borne and paid all the expenses of stamp duty, typing, registration fee etc. of this Sale Deed, however the parties herein are to bear and pay the respective costs, fees and charges of their respective advocates.

For the purpose of Stamp Duty these presents are valued at Rs. -----/-, being the actual agreed price, which is more than the actual market price of the said plot arrived at, as per the current ready reckoner applicable to that area and a proper stamp duty of Rs. -----/- paid on the same all in accordance with the provisions of Article 25 of the Maharashtra Stamp Act of 1960 and the Rules there under.

SCHEDULE

(Above referred to being the description of the total property, viz. land and building standing thereon, which is the subject matter of these presents)

All that piece or parcel of land totally admeasuring about --- Hectare ---- Ares, assessed at Rs.---- Paise ----, from out a total land bearing Gat No. -----, admeasuring about ---- Hectares ---- Ares plus Pot Kharaba admeasuring about ---- Hectare ----- Ares, thus totally admeasuring about ---- Hectare ----- Ares, assessed at Rs.---- Paise ----, of Village -----, Taluka -----, District -----, situate within the Registration District of -----, Registration Sub-District of Taluka -----, situate within the Revenue Limits of Tahasil ---- ----- and situate within the limits of ----- Municipal Corporation, along with the construction of the said Residential Unit admeasuring about ----- sq. mtrs. erected thereon which plot of land is bounded as under :

On or towards the East : By -----,
On or towards the South : By-----,
On or towards the West : By -----,
On or towards the North : By-----,

And a Constructed Portion is bounded as under :-

On or towards the East : By -----,
On or towards the South : By-----,
On or towards the West : By -----,
On or towards the North : By-----,

Along with all easementary, ownership rights, title and interests therein or along with the things attached to the said plot of land together with all things therein such as water, trees and facilities available thereto such as internal roads etc. therein.

IN WITNESS WHEREOF the Vendor and the Purchaser herein have set and subscribed their respective signatures hereunto in their respective capacities above mentioned, in the presence of witnesses within singed on the day, month and the year first above written.

Mr./Mrs. -----
the Vendor

Mr./Mrs. -----
the Purchaser

Witnesses :-

1)

Signature :-

Name :-

Address :-

2)

Signature :-

Name :-

Address :-

Requirements :

- 1) Latest VII-XII extract / CTS card required
- 2) Latest Zone Certificate required
- 3) Commencement certificate
- 4) Completion certificate
- 5) Electricity meter bill
- 6) Property tax
- 7) Fill in all the blanks