

AGREEMENT OF ASSIGNMENT

This AGREEMENT OF ASSIGNMENT made and executed -----
(1)-----at --(2)-----

BETWEEN

------(3)-----Age------(4)-----occupation-----
(5)-----Residing At------(6)-----PAN---(6A)-----UID----(6B)-
-----Mobile No ----(6C)-----Email id NO---(6D)-----Hereinafter
to as ;**THE ASSIGNOR:**(which expression shall unless repugnant to the
context meaning thereof be deemed to mean and include all his/her their
heirs, executors, administrators and assigns etc.) of the **FIRST PART**

AND

------(7)-----Age---(8)-----occupation---(9)-----
---Residing At------(10)-----PAN---(10A)-----UID----
(10B)-----Mobile No ----(10C)-----Email id NO---(10D)-----
Hereinafter to as ;**THE ASSIGNEE:**(which expression shall unless
repugnant to the context meaning thereof be deemed to mean and include
all his/her their heirs,executors,administrators and assigns etc.)of the
SECOND PART.

WHEREAS the Vendor is the sole and absolute owner of
immovable property and more particularly described in schedule I
hereunder written (hereinafter referred to as **THE SAID PROPERTY**)

AND WHEREAS the vendor had purchased the said property from --
------(11)----- By virtue of AGREEMENT(hereinafter
referred to as the original agreement) dated ---(12)-----which was duly
registered in the office of Sub-Registrar ---(13)-----;under
Sr. No----(14)-----dated----(15)-----

AND WHEREAS as per said agreement dated---(12)-----The vendor has paid full and total consideration of the property to the owner . and therefore the owner handed over the vacant and peacefully possession Of the said property to the vendor and since then,till today the vendor is in actual possession and in occupation of the said property.

AND WHEREAS the vendor was desirous of disposing of the said property and the purchaser herein knowing the intention of the vendor and offered to purchase the said property for the total consideration of Rs ----- (16)-----/(Rupees in words -----(16A)----- --only)and after negotiations between the parties hereto the vendor ascertained that the offer given by the purchaser,is true and correct as per the Prevailing market rate and hence agreed to sell,transfer the said property in favour of the purchaser for the above said total consideration.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by & between the parties hereto as follows:

(1) The vendor has agreed to sell, transfer and assign and the assign and the purchaser herein has agreed to purchase and acquire the open land having area----- (17)----- square meter/hector-are with constructed premises----- (18)-----area---- (19)-----square meter and said property more particularly described in the Schedule – I : hereunder written for the total consideration of Rs.----- (16)-----/ (Rupees in words----- (16A)-----only) which the purchaser has agreed to pay to the vendor before this agreement in the following manner-

2. PAYMENT SCHEDULE:-

1. Rs---- (20)----- paid by --- (21)----- dated--- (21A)----- drawn on ---- - (21B)-----bank, branch--- (21C)-----
2. Rs. ----- (22) ----- Reaming amount to be paid within ----- (22A) ----- days from agreement of assignment

Total Rs -----(16)-----

(Rs/-in words----- (16A)-----)

The vendor hereby admit and acknowledge and of and from the same every part thereof and do hereby forever acquit release and discharge and the purchaser from the same and every part thereof. Possession will be given only after full payment balance payment will be made by----- (23)----- within---(24)----- from the date of the agreement.

(3) The vendor do hereby assure to the purchaser that the vendor is sole and absolute owner of the said property and no other person except the vendor has got any right title claim or interest of whatsoever nature in the said property. The vendor further assured to the purchaser that the vendor has not on or before the date of the deed sold, transferred, assigned or in any other way encumbered or alienated his rights, title, claim and interest in respect of the said property in favour of any person what so ever, nor the vendor has mortgage, leased out or charged with the said property and the said property is free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc, and the title of the vendor to the said property is good, clear and marketable.

(4) The vacant peaceful and physical possession of the said property has been delivered and handed over by the vendor to the purchaser after full final amount payment therefore, separate possession receipt is necessary to be executed.

(5) The vendor further agrees and under takes to sign all papers necessary for the transfer of said property, shares, membership, electricity meter, Grampanchayat tax receipt, etc. in the name of purchaser as and when it is required by the purchaser.

(6) The vendor further assured that he has paid all the municipal taxes, maintenance charges, water charges, electricity bills and out going in respect of the said property upto-date and the purchaser shall be liable to pay for the same from the date of possession and shall not withhold the

same for any reason what so ever and shall indemnify and continue to be indemnified the vendor in this respect.

(7)The purchaser further agrees to observe and perform the terms and condition mentioned in the said original Agreement and stipulations contained therein on their part.

(8)The expenses such as stamp duty, registrations fees, and other incidental charge of this present shall be borne by -----(25)-----.

(9)That the vendor has agreed to obtain no objection certificate from society or permission if necessary for the transfer of the said property in the name of purchaser and further the vendor has agreed to execute necessary final deeds in the name of purchaser and /or his nominees after all the legal formalities are completed by vendor.

(10) That the actual price of the said property is fixed at Rs-----
--(20)-----/only and prevailing market value of the said property is Rs --
-(26)-----therefore stamp duty paid on higher value of transaction.

(11)The VENDORS as beneficial owners, DOES HEREBY GRANT, CONVEY, TRANSFER BY WAY AGREEMENT OF SALE AND ASSIGN unto and in favour of the purchaser of the schedule property and every part thereof together with the right title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments easmentary rights, equities, claims, demands, privileges, appurtenances or any other things etc. attached to belonging to and reputed to the schedule property TO HOLD, TO POSSESS AND TO ENJOY the same forever free from all encumbrances Charges, all kinds of mortgage, agreement to sale, court litigation and any other statutory charges.

Further it is agreed that, purchaser has seen the said property as described in schedule I and agrees to purchase the property ;AS IS WHERE IS; on the date of sale agreement.

THE SCHEDULE I OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of land situated within Registration division------(27)-----sub Division and Taluka------(28)----- within the limits of -----(29)-----Municipal corporation / council/ cantonment Board /Grampanchayat situate At village---(30)-----survey No/City survey No/ hissa /Final plot No /plot No------(31)----- area-- -(17) with constructed Building name as -----(32)----- Unit No./House No---(33)-----Floor No -----(34)-----Area---(18)----- sqmts/hector are/square feet And bounded as follows

On or towards the East---(35)----- On or towards the South-----(36)----- On or towards the west-----(37)----- On or towards the North-----(38)-----

IN WITNESS WHEREOF the parties here to have signed hereunder at----- (1)-----on this ---(2)-----day

Name of ASSIGENOR and sign------(39)-----

Name of ASSIEGNEE and sign------(40)-----

WITNESSES;-

!)Name and sign-----(41)-----

!!)Name and sign-----(42)-----

AGREEMENT OF ASSIGNMENT

Clause	Compulsory/Optional	The data to be filled in
<p style="text-align: center;">AGREEMENT OF ASSIGNMENT</p> <p>This AGREEMENT OF ASSIGNMENT made and executed -----(1)----- -at -(2)-----</p>	Compulsory	1)Date of execution 2) Location of execution

<p>WHEREAS the Vendor is the sole and absolute owner of immovable property and more particularly described in schedule I hereunder written (hereinafter referred to as THE SAID PROPERTY)</p>	<p>Compulsory</p>	<p>Nil</p>
<p>AND WHEREAS the vendor had purchased the said property from -----(11)----- -----By virtue of AGREEMENT (hereinafter referred to as the original agreement) dated ---(12)-----which was duly registered in the office of Sub-Registrar ---(13)-----;under Sr. No----(14)-----dated----(15)-----</p>	<p>Compulsory</p>	<p>11) Name of the party from whom vendor had purchased property 12) Date of that instrument 13) Name of Sub-Registrar Office where document is previously registered 14) Sr.No. of document registered 15) Date of registration of document</p>

<p>AND WHEREAS as per said agreement dated--(12)----- The vendor has paid full and total consideration of the property to the owner. and therefore the owner handed over the vacant and peacefully possession of the said property to the vendor and since then, till today the vendor is in actual possession and in occupation of the said property.</p>	<p>Compulsory</p>	<p>12) Date of that instrument</p>
<p>AND WHEREAS the vendor was desirous of disposing of the said property and the purchaser herein knowing the intention of the vendor and offered to purchase the said property for the total consideration of Rs. -----(16)-----/(Rupees in words -----(16A)-----only)and after negotiations between the parties hereto the vendor ascertained that the offer given by the purchaser, is true and correct as per the Prevailing market rate and hence agreed to sell, transfer the said property in favour of the purchaser for the above said total</p>	<p>Compulsory</p>	<p>16) Total consideration amount of transaction 16A) Consideration amount in words</p>

consideration.		
<p>NOW THIS AGREEMENT WITNESSES and it is mutually agreed by & between the parties hereto as follows:</p> <p>(1) The vendor has agreed to sell, transfer and assign and the purchaser herein has agreed to purchase and acquire the open land having area -----(17)----- square meter/ hector-are with constructed premises ----(18)---- area ---(19)---- -square meter and said property more particularly described in the <u>schedule I:</u> hereunder written for the total consideration of Rs-----(20)-----/-Rupees in words-----</p>	Compulsory	<p>17) area of open plot/ agricultural land which every applicable</p> <p>18A) house No.</p> <p>18B) Unit No.(Flat/Office/Shop/ Industrial .Unit/</p> <p>19) area of constructed premises</p> <p>20) Total consideration amount of transaction</p> <p>20A) Consideration amount in words</p>

<p>(Rs/-in words------(19A)----- -----)</p>		<p>22A)Period for remaining amount 19) Total consideration amount of transaction 19A) Consideration amount in words</p>
<p>The vendor hereby admit and acknowledge and of and from the same every part thereof and do hereby forever acquit release and discharge and the purchaser from the same and every part thereof. Possession will be given only after full payment balance payment will be made by DD/cheque within---(23)-----days from the date of the agreement.</p>	<p>Compulsory</p>	<p>NIL</p>
<p>(2) The vendor do hereby assure to the purchaser that the vendor is sole and absolute owner of the said property and no other person except the vendor has got any right title claim or interest of whatsoever nature in the said property. The vendor further assured to the purchaser that the vendor has not on or before</p>	<p>Compulsory</p>	<p>NIL</p>

<p>the date of the deed sold, transferred, assigned or in any other way encumbered or alienated his rights, title, claim and interest in respect of the said property in favour of any person what so ever,nor the vendor has mortgage, leased out or charged with the said property and the said property is free from all encumbrances, charges,loans,liabilities,mortgages, lease,lien etc, and the title of the vendor to the said property is good, clear and marketable.</p>		
<p>(3) The vacan peaceful and physical possession of the said property has been delivered and handed over by the vendor to the purchaser after full final amount payment therefore, separate possession receipt is necessary to be executed.</p>	<p>Compulsory</p>	<p>NIL</p>
<p>(4) The vendor further agrees and under takes to sign all papers necessary for the transfer of said property, shares, membership, electricity meter, Grampanchayat tax receipt,etc.in the name of purchaser as and</p>	<p>Compulsory</p>	<p>NIL</p>

when it is required by the purchaser.		
(5) The vendor further assured that he has paid all the municipal taxes, maintenance charges, water charges, electricity bills and out going in respect of the said property upto-date and the purchaser shall be liable to pay for the same from the date of possession and shall not withhold the same for any reason what so ever and shall indemnify and continue to be indemnified the vendor in this respect	Compulsory	NIL
(6) The purchaser further agrees to observe and perform the terms and condition mentioned in the said original Agreement and stipulations contained therein on their part.	Compulsory	NIL

<p>(7) The expenses such as stamp duty, registrations fees, and other incidental charge of this present shall be borne by the purchaser.</p>	<p>Compulsory</p>	<p>NIL</p>
<p>(8) That the vendor has agreed to obtain no objection certificate from society or permission if necessary for the transfer of the said property in the name of purchaser and further the vendor has agreed to execute necessary final deeds in the name of purchaser and /or his nominees after all the legal formalities are completed by vendor</p>	<p>Compulsory</p>	<p>NIL</p>
<p>(9) That the actual price of the said property is fixed at Rs------(19)-----/only and prevailing market value of the said property is Rs ----(24)-----therefore stamp duty paid on higher value herein by purchaser.</p>	<p>Compulsory</p>	<p>19) Total consideration amount of transaction 24) Market value of the property the transaction</p>

<p>(10) The VENDORS as beneficial owners, DOES HEREBY GRANT, CONVEY, TRANSFER BY WAY AGREEMENT OF SALE AND ASSIGN unto and in favour of the purchaser of the schedule property and every part thereof together with the right title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments easmentary rights, equities, claims, demands, privileges, appurtenances or any other things etc. attached to belonging to and reputed to the schedule property TO HOLD, TO POSSESS AND TO ENJOY the same forever free from all encumbrances Charges, all kinds of mortgage, agreement to sale, court litigation and any other statutory charges.</p> <p>Further it is agreed that, purchaser has seen the said property as described in schedule I and agrees to purchase the property ;AS IS; on the date of sale agreement.</p>	<p>Compulsory</p>	<p>NIL</p>
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<p>THE SCHEDULE I OF THE PROPERTY ABOVE REFERRED TO</p> <p>All that piece and parcel of land situated within Registration division-----(25)----- sub Division and Taluka-----(26)----- within the limits of -----(27)-----Municipal corporation / council/ cantonment Board /Grampanchayat situate At village---(28)----- survey No/City survey No/Final plot No--(29)-- ----hissa/plot No---(29A)-----with constructed Building name as -----(30)----- -----Flat No./House No---(31)----- Floor No---(32)-----Area---(33)----- sqmts/hector are/square feet And bounded as follows</p>	<p>Compulsory</p>	<p>25) District</p> <p>26) Tahsil/Sub district</p> <p>27) i.)Municipal corporation ii) Municipal Council iii) Cantonment Board iv) Grampanchayat</p> <p>28) Village</p> <p>29)i) city survey no. ii) Gate no. iii) Final plot no. iv) Survey no. v) Hissa no. vi) Plot no.</p> <p>30) With Constructed Building name as</p>
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		<p>31)i) UNIT No. ii) House No.</p> <p>32) Floor No.</p> <p>33) i) Square Meter ii) Hector-are iii) Square Feet</p>
<p>On or towards the East---(34)----- On or towards the South- --- -----(35)----- On or towards the west----(36)----- On or towards the North----(37)-----</p> <p>IN WITNESS WHEREOF the parties here to have signed hereunder at----(1)-----on this --- (2)-----day</p>	<p>Compulsory</p>	<p>Property Boundaries</p> <p>34) East Property:No/Name</p> <p>35) South Property:No/Name</p> <p>36) West Property:No/Name</p> <p>37)North Property:No/Name</p> <p>2) Location</p>

		1) Date of execution
Name of ASSIGNOR and sign------(38)----- ----- Name of ASSIGNEE and sign-----(39)----- -----	Compulsory	38) i) Sign by Assignor ii) Name of Assignor 39) i) Sign by Assignee ii) Name of Assignee
WITNESSES;- !)Name and sign-----(40)----- ----- ----- !!)Name and sign-----(41)----- -----	Compulsory	Execution and Witnesses 40) i) Witness No.1. Name ii) Witness No.1 Address iii) Witness No.1. Sign 41) i) Witness No.1. Name ii) Witness No.1 Address

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<p style="text-align: center;">AND</p> <p>------(7)-----Age---(8)----- --occupation---(9)-----Residing At------(10)--- -----PAN---(10A)-----UID---(10B)- -----Mobile No ---(10C)-----Email id NO--- (10D)-----Hereinafter to as ;THE ASSIGNEE:(which expression shall unless repugnant to the context meaning thereof be deemed to mean and include all his/her their heirs, executors, administrators and assigns etc.)of the SECOND PART.</p>	<p>Compulsory</p> <p>Optional</p>	<p>7) Name of Vendee (Assignee)</p> <p>8) Age</p> <p>9)Occupation</p> <p>10)Address</p> <p>10A)PAN No.</p> <p>10B)UID (Number)</p> <p>10C) Mobile No.</p> <p>10D)Email id</p> <p>If the Assignee is represented by his agent such as guardian or general power of attorney holder or special power of attorney holder, then his full name, occupation, age, address and capacity under which he represents the Assignee shall be entered</p>
<p>WHEREAS the Vendor is the sole and absolute owner of immovable property and more particularly described in schedule I hereunder written (hereinafter referred to as THE SAID PROPERTY)</p>	<p>Compulsory</p>	<p>Nil</p>

<p>AND WHEREAS the vendor had purchased the said property from -----(11)----- -----By virtue of AGREEMENT (hereinafter referred to as the original agreement) dated ---(12)--- -----which was duly registered in the office of Sub-Registrar ---(13)-----;under Sr. No----(14)-----dated----(15)-----</p>	<p>Compulsory</p>	<p>11) Name of the party from whom vendor had purchased property 12) Date of that instrument 13) Name of Sub-Registrar Office where document is previously registered 14) Sr.No. of document registered 15) Date of registration of document</p>
<p>AND WHEREAS as per said agreement dated---(12)----- The vendor has paid full and total consideration of the property to the owner. and therefore the owner handed over the vacant and peacefully possession of the said property to the vendor and since then, till today the vendor is in actual possession and in occupation of the said property.</p>	<p>Compulsory</p>	<p>12) Date of that instrument</p>

<p>AND WHEREAS the vendor was desirous of disposing of the said property and the purchaser herein knowing the intention of the vendor and offered to purchase the said property for the total consideration of Rs. -----(16)-----/(Rupees in words -----(16A)-----only)and after negotiations between the parties hereto the vendor ascertained that the offer given by the purchaser, is true and correct as per the Prevailing market rate and hence agreed to sell, transfer the said property in favour of the purchaser for the above said total consideration.</p>	<p>Compulsory</p>	<p>16) Total consideration amount of transaction 16A) Consideration amount in words</p>
<p>NOW THIS AGREEMENT WITNESSES and it is mutually agreed by & between the parties hereto as follows:</p> <p>(1) The vendor has agreed to sell, transfer and assign and the purchaser herein has agreed to purchase and acquire the -----(17)-----</p>	<p>Compulsory</p>	<p>17) Agricultural land/Open land / Constructed } whichever is 17A) Area of Property } applicable</p> <p>18) house No./ Unit No./ Flat } Whichever is applicable</p>

<p>the purchaser from the same and every part thereof. Possession will be given only after full payment balance payment will be made by----- ------(23)----- within---(24)----- from the date of the agreement.</p>		<p>23) Balnce payment made/cash/DD/Net banking / NFT/RTGS 24) period given for balance payment as per mutual agree</p>
<p>(3) The vendor do hereby assure to the purchaser that the vendor is sole and absolute owner of the said property and no other person except the vendor has got any right title claim or interest of whatsoever nature in the said property. The vendor further assured to the purchaser that the vendor has not on or before the date of the deed sold, transferred, assigned or in any other way encumbered or alienated his rights, title, claim and interest in respect of the said property in favour of any person what so ever,nor the vendor has mortgage, leased out or charged with the said property and the said property is free from all encumbrances, charges,loans,liabilities,mortgages, lease,lien</p>	<p>Compulsory</p>	<p>NIL</p>

etc, and the title of the vendor to the said property is good, clear and marketable.		
(4) The vacant peaceful and physical possession of the said property has been delivered and handed over by the vendor to the purchaser after full and final payment therefore, separate possession receipt is necessary to be executed.	Compulsory	NIL
(5) The vendor further agrees and under takes to sign all papers necessary for the transfer of said property, shares, membership, electricity meter, Local body tax receipt, etc. in the name of purchaser as and when it is required by the purchaser.	Compulsory	NIL
(6) The vendor further assured that he has paid all the Local body tax, maintenance charges, water charges, electricity bills and outgoing in respect of the said property upto-date and the purchaser shall be liable to pay for	Compulsory	NIL

the same from the date of possession and shall not withhold the same for any reason what so ever and shall indemnify and continue to be indemnified the vendor in this respect		
(7) The purchaser further agrees to observe and perform the terms and condition mentioned in the said original Agreement and stipulations contained therein on their part.	Compulsory	NIL
(8)The expenses such as stamp duty, registration fees, and other incidental charge of this present shall be borne by -----(25)-----.	Compulsory	(25) Purchaser or mutual decided party which ever applicable
(9) That the vendor has agreed to obtain no objection certificate from society or permission if necessary for the transfer of the said property in the name of purchaser and further the vendor has agreed to execute necessary final deeds in the name of purchaser and /or his nominees after all the legal formalities are completed by vendor	Compulsory	NIL
(10) That the actual price of the said property is fixed at Rs------(16)-----/only and prevailing market value of the said	Compulsory	16) Total consideration amount of transaction

property is Rs ---(26)-----therefore stamp duty paid on higher value of transaction		26) Market value of the property of transaction
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<p>(11) The VENDORS as beneficial owners, DOES HEREBY GRANT, AGREE TO TRANSFER BY WAY AGREEMENT OF SALE AND ASSIGN unto and in favour of the purchaser of the schedule property and every part thereof together with the right title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments easmentary rights, equities, claims, demands, privileges, appurtenances or any other things etc. attached to belonging to and reputed to the schedule property TO HOLD, TO POSSESS AND TO ENJOY the same forever free from all encumbrances Charges, all kinds of mortgage, agreement to sale, court litigation and any other statutory charges.</p> <p>Further it is agreed that, purchaser has seen the said property as described in schedule I and agrees to purchase the property ;AS IS WHERE IS ; on the date of sale agreement.</p>	<p>Compulsory</p>	<p>NIL</p>
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<p>THE SCHEDULE I OF THE PROPERTY ABOVE REFERRED TO</p> <p>All that piece and parcel of land situated within Registration division------(27)----- sub Division and Taluka------(28)----- within the limits of -----(29)-----Municipal corporation / council/ cantonment Board /Grampanchayat situate At village---(30)----- survey No/City survey No/ hissa /Final plot No /plot No------(31)----- area---(17) with constructed Building name as -----(32)----- -----Unit No./House No---(33)----- Floor No -----(34)-----Area---(18)----- sqmts/hector are/square feet And bounded as follows</p>	<p>Compulsory</p>	<p>27) District 28) Tahsil/Sub district 29) i.)Municipal corporation ii) Municipal Council iii) Cantonment Board iv) Grampanchayat 30) Village 31)i) city survey no. ii) Gate no. iii) Final plot no. iv) Survey no. v) Hissa no. vi) Plot no. 17) area of open plot/ agricultural land } whichever is 32) With Constructed Building name as } applicable 33)i) UNIT No. ii) House No. 34) Floor No. 18) i) Square Meter</p>
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		ii) Hecter-are iii) Square Feet
On or towards the East---(35)----- On or towards the South- --- -----(36)----- On or towards the west----(37)----- On or towards the North----(38)----- IN WITNESS WHEREOF the parties here to have signed hereunder at----(1)-----on this --- (2)-----day	Compulsory	Property Boundaries 35) East Property:No/Name 36) South Property:No/Name 37) West Property:No/Name 38)North Property:No/Name 2) Location 1) Date of exection
Name of ASSIGENOR and sign----- (39)----- ----- Name of ASSIEGNEE and sign-----(40)----- -----	Compulsory	39) i) Sign by Assignor ii) Name of Assignor 40) i) Sign by Assignee ii) Name of Assignee
WITNESSES;- !)Name and sign-----(41)----- ----- ----- !!)Name and sign-----(42)----- -----	Compulsory	Execution and Witnesses 41) i) Witness No.1. Name ii) Witness No.1 Address iii) Witness No.1. Sign 42) i) Witness No.1. Name ii) Witness No.1 Address

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