

EDIFICE REALTY

Purushottam Agarwal.  
Partner

EDIFICE REALTY

*[Signature]*  
Partner

**DEED OF CONVEYANCE**

This **DEED OF ABSOLUTE SALE** is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand \_\_\_\_\_

**BETWEEN**

Sri \_\_\_\_\_ son/wife/daughter of Sri/Late \_\_\_\_\_ aged about \_\_\_\_\_ years. holding PAN \_\_\_\_\_ by Caste \_\_\_\_\_ by Nationality Indian residing at \_\_\_\_\_

hereinafter called the "SELLER" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

**AND**

Sri \_\_\_\_\_ son of \_\_\_\_\_ aged about \_\_\_\_\_ years, by Caste \_\_\_\_\_ by Nationality Indian, holding PAN \_\_\_\_\_ residing at \_\_\_\_\_

hereinafter called the "**PURCHASER**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, and assigns) of the **OTHER PART.**

The SELLER and the PURCHASER are hereinafter referred to collectively as parties and individually as parties.

WHEREAS the SELLER is the absolute owner, in possession and enjoyment of the piece and parcel of \_\_\_\_\_ land measuring about \_\_\_\_\_ decimal, lying and situated in R.S. Plot Number \_\_\_\_\_, corresponding L.R. Plot Number \_\_\_\_\_ Recorded in R.S. Khatian Number and \_\_\_\_\_ L.R Khatian Number, \_\_\_\_\_ at Mouza, J.L. Number, T o u z i Number \_\_\_\_\_ under Police Station \_\_\_\_\_ Registration Sub-District .., in the district of \_\_\_\_\_, more fully and particularly described in the schedule here underwritten and hereafter referred to as the "**SCHEDULE PROPERTY**".

**WHEREAS:**

A. The Owners are the absolute and lawful owners of the property more fully described in Schedule, which was purchased by the Owners (hereinafter referred to as "the said Land/Project Land").

B. The vesting of the ownership of the said Land in favor of the Owners is more particularly detailed in the Schedule hereunder.

C. The Promoter in pursuance of the said Development, obtained sanction of the building plan vi.de SWS- OBPAS/1603/2022/0573, Dated 30/03/2023, from the Kharagpur municipality via OBPAS (hereinafter referred to as the said Plan and shall include all alterations and/ or modifications made thereto from time to time and as may be permitted by the authorities concerned) and commenced construction of a residential project having ground plus (G+12) upper floors and various car parking spaces (hereinafter referred to as the "Buildings") comprising of several apartments, common areas and other facilities and altogether known as "CROWN" ("Project"). The Promoter agrees and undertakes that it shall not make any changes to the plans of the Project except in strict compliance with Section 14 of the Act and Section 9 (3) of the Rules and other laws as applicable.

D. The Promoter has completed the construction of the Project (as hereinafter defined) at the said Project Land in accordance with the Plan sanctioned by the concerned authorities and has obtained a Full Completion Certificate vide Completion Case No dated Subsequently, by an Agreement for Sale dated ----- the Promoter had agreed to sell and transfer to the Allottee, ALL THAT said Unit, for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the Sale Agreement"). In case there is any discrepancy between the terms of these presents and the Sale Agreement, the terms contained in these presents shall prevail.

**AND WHEREAS** the SELLER agreed to sell, convey, and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of Rs. \_\_\_\_\_ (Rupees -- ----- only and the PURCHASER herein **agreed to** purchase the same for the aforesaid consideration and to that effect the parties agreed on the \_\_\_\_

**NOW THIS DEED OF SALE WITNESSETH:**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_, only received by the SELLER in cash/cheque/bank draft and upon **receipt** of the said entire consideration of Rs. \_\_\_\_\_ (Rupees **only (the SELLER doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER doth hereby sells, conveys, transfers, and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the waterways, easements, advantages and appurtenances, and all estate, rights, title, and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.**
2. THAT THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:
  - i. **That** the SCHEDULE PROPERTY shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the SELLER or any person claiming through or under him.
  - ii. **That** the SELLER has the absolute right, title, and full power to sell, convey, and transfer unto the PURCHASER by way of absolute sale and that the SELLER has not done anything or knowingly suffered anything whereby their right and power to sell and convey the SCHEDULE PROPERTY to the PURCHASER is diminished.
  - iii. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by the Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own fund and keep the PURCHASER indemnified.



- iv. **That** the SELLER hereby declares with the PURCHASER that the SELLER has paid all the taxes, rates, and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to the date of execution of this sale deed, and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due for the earlier period, the same shall be discharged/borne by the SELLER
- v. **That** the SELLER has handed over the vacant possession of the SCHEDULE PROPERTY to the PURCHASER on \_\_\_\_\_ and delivered the connected original title document in respect of the SCHEDULE PROPERTY hereby conveyed on the date of execution of these presents.
- vi. That the SELLER will at all times and at the cost of the PURCHASER execute, register, or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- vii. **That** the SELLER hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, and local bodies and also obtain all documents in the name of the PURCHASER and undertakes to execute any deed in this respect.

**SCHEDULE OF PROPERTY**

All that piece and parcel of \_\_\_ land measuring about \_\_\_ decimal, lying and situated in R.S. Plot Number \_\_, corresponding L.R. plot Number \_\_, Recorded in R.S. Khatian Number \_\_ and L.R. K.hatian Number, at Mouza, J.L. Number, Touzi Number \_\_\_\_\_ under Police Station- \_\_\_\_\_ Registration Sub-District \_\_\_\_\_, in the district \_\_\_\_\_ of "b u t t e d and bounded by:

On the North

On the South

On the East

On the West

IN WITNESS WHEREOF the SELLER and the PURCHASER have set their signatures on the day month and year first above written.

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
PURCHASER

WITNESSES:

1.

2.

**EDIFICE REALTY**  
*Purusottam Agarwal*  
 Partner

**EDIFICE REALTY**  
*Ranjan*  
 Partner