

# **Deed of Absolute Sale of Land**

This Deed of absolute sale is Made on this the ..... day of  
..... 20..... in the Christian Era BY:-

**BETWEEN**

# **1. Name of the Executant (Vendor):-**

**M/s Kalandi Engineer`s Pvt. Ltd.** (Registration No.– 03-0-8913/ 1999-2000) a company incorporated under the Companies Act 1956, having its registered office at 501, City Palace, New Dak Banglow Road, Patna, Bihar represented through its Managing Directors Sri Shailesh Kumar, Son of Sri Surendra Prasad, Occupation.- Business, resident of- 507, Maharaja Kameshwar Complex, Police station– Kotwali, Post Office.- G.P.O, Patna- 800001, Mobile No. –.....,) hereinafter referred to as the “Promoter” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

## **1. Name of the Claimant (Vendee) :-**

....., Aged about.- ..... years, Son of ..... Resident of .- ....., Block- ..... Post.- ....., Police Station.- ....., District.- Patna, Pin Code.- 800001, Bihar, Mobile No.- ....., PAN: - ....., Aadhar Card No.- ....., Nationality.- Indian,, (which include his/ her/their heirs, successors, successor- in – office and legal representatives, executors, administrators and assignee etc.).

## **2. Nature of Deed: -** Absolute Sale Deed.

## **3. CONSIDERATION AMOUNT (SALE PRICE) : -**

Rs. ..../- (Rupees .....)  
only.

Note: - Govt. value is mentioned at Code No. - ..... & Zone- ....., M.V.R. – ...../- Per Decimal.

**4. DESCRIPTION OF PROPERTY TO BE CONVEYED:-**

A piece and parcel of Company Plot No. ...., Area—  
 ..... Decimal equivalent ..... Sq. ft. equal to .....  
 Katha Residential Vacant Plot of Mauza.- .....,  
 Tauzi No.- ....., which is part and parcel of Khata No.-  
 ....., Cadastral survey Plot No.- ..... Survey Thana.-  
 No.- ....., Police Station.- ....., Computer  
 Code:- ....., Anchal Office.- ....., Sub Registration  
 Office.- ....., Sadar Registration Office.- .....,  
 District.- ....., State.- ....., The land is beyond  
 municipal corporation/ Nagar Parishad /etc, Annual  
 revenue rent of Rs.- 5.00 only excluding cess and other  
 payable to the Govt. of Bihar through Circle Office.-  
 ....., Jamabandi No. — .....

**The land is Bounded**

NORTH : ..... of VENDOR  
 SOUTH : ..... of VENDOR  
 EAST : ..... of VENDOR  
 WEST : ..... of VENDOR

**A Najari sketch map of the property marked in colour area is attached herewith and it forms integral part of this deed.**

**RECITAL**

Whereas the property hereby sold is fully described in Column No. - 5 in this Deed is the purchased property of the Vendor through various registered sale deeds and after purchase amalgamated and fully developed like earth feeling, and will develop road, drainage, electric etc. After purchase Vendor came

in actual, physical possession over the same and mutated his/ her/ their name in the State Serista and paying rent to the state of Bihar through Circle Office. - Bikram. As such the Vendor has become the sole and absolute owner of the property hereby sold, fully described in Column No. – 5 of this deed.

And whereas, the Vendor provides land to the needy person and on knowledge Vendee approached to provide land. The Vendor shown the paper of title deeds, revenue receipt and shown possession on land and on full satisfaction Vendee agreed to purchase on “As is where is basis”. The vendee offered to the Vendor, the consideration money, fully mentioned in Column No. - 4 above in this Deed. The offer of the vendee being the highest, reasonable and according to the prevailing market rate and no body is ready to pay higher than the vendee, so the Vendor accepted the offer in his/her/ their good health, body and sense after considering all its pros and cons for the property without any undue influence, pressure, threat and coercion etc.

And whereas, in pursuance of the finalization consideration amount **Rs. ..../- (Rupees ..... only** has been paid by the vendee to the Vendor before the execution of this Deed of Absolute Sale by way of Cheque.

| <u><b>Date</b></u>  | <u><b>Cheque No.</b></u> | <u><b>Bank Name</b></u> | <u><b>Amount</b></u> |
|---------------------|--------------------------|-------------------------|----------------------|
|                     |                          |                         |                      |
|                     |                          |                         |                      |
|                     |                          |                         |                      |
| <b>Total Amount</b> |                          |                         | <b>...../-</b>       |

The Vendor has received the entire amount as detailed referred above, the receipt of which is acknowledged herewith by the Vendor, in sound state of mind and in full sense. Thus the total consideration amount stands paid to the Vendor and not a single farthing is due to be paid by the vendee to the Vendor. Vendor hereby convey and transfer by way of absolute sale all his/her/their rights, titles interests and possession in the said property out of his/her/their free will and accord without any pressure, threat, coercion, duress, inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee who is put in possession of the said property to HAVE and HOLD the same absolutely forever and now the vendee is free to utilize the property as per her choice. The Vendor assured to the vendee that she/he is the sole and absolute owner and has not entered into any agreement to sell with any person prior to the execution of this Deed of Absolute Sale in respect to **Company Plot No. – .....**

**NOW THESE PRESENTS WITNESS:-**

1. That the receipt of the entire consideration amount paid by the Vendee to the Vendor for the property fully described in Column No.- 5 of this deed hereby convey, transfer and assign unto and to the use of the Purchaser/ Vendee, his/ her heirs. All the right, title & interest, property, claim and demand whatsoever of the Vendor into or upon the said premises hereby conveyed unto the Vendee absolutely & forever, as ordinarily pass on such sale and handed over the possession of the property fully described in this deed.
2. That the purchaser shall hereafter peacefully hold, use & enjoy the same as her own chattel & property without any

hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.

3. That by virtue of this deed of absolute sale, all the rights, titles and interests in the property hereby sold, vested in the Vendor entirely and hereafter the Vendor and his/her/their heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby sold or transferred nor any responsibility for the sold piece of land. The vendor once having sold will never at any time refund the consideration money to the vendee or any one if no defect in right, title, interest and possession is found in future. If any defect in right, title, interest, possession or any encumbrances is found due to which the vendee is dispossessed from the property hereby purchased or any amount becomes payable to clear the dues, the vendee shall be entitle to realize the consideration amount, and the amount paid to clear the dues with interest as admissible in the eyes of law in full or part from the any other property movable or immovable as the case may be.
4. That this property is free from litigation and not acquired by the Government or any other authority.
5. That now the Vendee is entitled to get his/her/their name mutated in all the Government Seristas and Local Bodies or wherever necessary. The vendee is liable to pay all rents /cess/taxes/charges/demands to the Government of Bihar or authority concerned if any in respect of the said property, more fully mentioned in Column No. - 5 above in this Deed.
6. The Vendor has assured to the Vendee that the property hereby sold is free from all kinds of charges, defects,

encumbrances, liens and there is absolutely no defect in the title of the Vendor for conveying the same. He/ She is the sole and absolute owner of the property hereby sold.

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Ceiling, Bhoodan, Red Card, Kaisar Hind, Religious Trust Board, Waqf Board etc.

The Vendee has paid the Registration cost and miscellaneous charges for registration to the Vendor.

In witnesses whereof the Vendor and Vendee aforesaid has put his/her/their respective signature on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of attesting witnesses who have also signed on this Deed in their presence.

WITNESS

(Director)

M/s Kalandi Engineer`s Pvt. Ltd.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Typed By

Drafted By

**NAJARI MAP****1. Name of the Executant (Vendor):-**

M/s Kalandi Engineer`s Pvt. Ltd. 501, City Palace, New Dak Banglow  
Road, Patna, Bihar, COMPANY PAN. - .....

**2. Details of Vendee :-**

....., Aged about.- ..... years, Son of  
....., Resident of .- ....., Block-  
....., ..... Post.- ....., Police Station.-  
....., District.- Patna, Pin Code.- 800001, Bihar, Mobile  
No.- ....., PAN: - ....., Aadhar Card No.-  
.....

**3. Boundary of Vended Property:-****BOUNDARY**

NORTH : ..... of VENDOR  
SOUTH : ..... of VENDOR  
EAST : ..... of VENDOR  
WEST : ..... of VENDOR

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Signature of Vendor

Signature of Vendee