CONVEYANCE DEED

This Conveyance Deed ("Deed") is made and executed on this ___ day of _____***, 20*** at _____.

BY

MUNKA TRADECOMM PRIVATE LIMITED, a company, having its registered office at New Town Square, Unit – 3A Chinarpark, P.S. Rajarhat, Atghara, Parganas North, Kolkata-700136, West Bengal, India, PAN: AAFCM3106M, CIN: U67120WB2007PTC120679 , through its duly authorized representative Mr. Gajanand Munka, authorized vide board resolution dated 24.04.2026 (hereinafter referred to as the **"Promoter"**, which expression shall, unless repugnant to the context, mean and include its successors, legal representatives, administrators and permitted assigns);

IN FAVOUR OF

Mr./Ms. _____, son/daughter/wife of _____, aged about ___ years, residing at _____, Aadhaar/PAN _____, and

Mr./Ms. _____, son/daughter/wife of _____, aged about ___ years, residing at _____, Aadhaar/PAN _____

(hereinafter collectively referred to as the **"Purchaser"** / **"Allottee"**, which expression shall, unless repugnant to the context, include his/her/their heirs, executors, administrators, legal representatives and permitted assigns).

The Vendor/Promoter and the Purchaser/Allottee are hereinafter collectively referred to as the **"Parties"** and individually as a **"Party"**.

Recitals

WHEREAS:

A. The Vendor is the sole, absolute and lawful owner and in possession of the land admeasuring _____ situated at _____, comprised in Khasra/Survey No(s). _____, together with all rights, easements and appurtenances thereto (hereinafter referred to as the **"Project Land"**), by virtue of _____ dated _____, registered as document no. _____ in the office of Sub-Registrar _____.

B. The Project Land is free from all material encumbrances except those, if any, specifically disclosed in the Agreement for Sale and on the RERA registration page of the project.

C. The Vendor, being the owner and promoter of the project, has developed / is developing a plotted development project known as **"_____"** on the Project Land in accordance with the sanctioned layout plan, approvals and permissions granted by the competent authorities.

D. The said project is registered under the Real Estate (Regulation and Development) Act, 2016 under Registration No. _____, valid up to _____.

E. The Purchaser had applied for allotment of Plot No. ___, admeasuring ___ square meters / square feet, being part of the said project, and the Vendor allotted the said plot to the Purchaser. Thereafter, the Parties entered into an Agreement for Sale dated _____.

F. The Purchaser has paid the full sale consideration of Rs. _____ (Rupees _____ only), together with applicable charges as agreed, and the Vendor acknowledges receipt thereof.

G. In compliance with Section 17 of the Real Estate (Regulation and Development) Act, 2016, the Vendor is required to execute a registered conveyance deed in favour of the allottee and hand over possession and title documents within the period prescribed by law.

H. The Vendor has agreed to convey and transfer, and the Purchaser has agreed to purchase, the said plot on the terms and conditions appearing herein.

Operative Clauses

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. **Conveyance of plot**
   In consideration of the sum of Rs. _____ (Rupees _____ only) already paid by the Purchaser to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges, the Vendor does hereby grant, convey, transfer, assign and assure unto the Purchaser, absolutely and forever, all its right, title and interest in and over **Plot No. ___**, admeasuring ___ square meters / square feet, situated in the project **"_____"**, more fully described in the Schedule hereunder (hereinafter referred to as the **"Said Plot"**), together with all easements, liberties, appurtenances and rights attached thereto.

2. **Title and authority of Vendor**
   The Vendor declares that it is the lawful owner of the Project Land and is fully competent and legally entitled to execute this Deed and convey clear, marketable and transferable title in respect of the Said Plot to the Purchaser, subject to the disclosures made in the Agreement for Sale, sanctioned layout and applicable laws.

3. **RERA and project particulars**

   The Parties record that the Said Plot forms part of a plotted development project registered under RERA. The conveyance under this Deed is being executed in pursuance of the allotment and Agreement for Sale and in compliance with the obligations of the promoter under applicable law.[web:3]

4. **Possession**

   The Vendor hereby hands over, and the Purchaser hereby accepts, peaceful physical possession of the Said Plot on execution/registration of this Deed, unless already delivered earlier under a separate possession letter dated _____.

5. **Common areas and rights of use**

   The Purchaser shall have the right to use the common roads, pathways, open spaces, parks, utility corridors, drains, common service infrastructure and other common facilities/areas, if any, strictly in accordance with the sanctioned layout plan, project documents, maintenance arrangements and applicable law. Such rights shall be non-exclusive and subject to proportionate sharing with other allottees.

6. **No separate transfer of common areas contrary to law**

   Nothing contained in this Deed shall be construed to permit any transfer, restriction or reservation inconsistent with the Purchaser's lawful rights in respect of common areas/facilities under the RERA Act, the sanctioned layout and local law. To the extent an association/society/apex body is required to take over common areas or common documents, the same shall be dealt with in accordance with applicable law.

7. **Consideration acknowledged**

   The Vendor confirms that the full and final consideration for the Said Plot has been received from the Purchaser, details whereof are set out in Schedule B annexed hereto.

8. **Covenant as to encumbrances**

   The Vendor assures the Purchaser that, except as specifically disclosed in writing, the Said Plot is free from sale, mortgage, charge, lien, attachment, acquisition proceedings, lis pendens, injunction or third-party claims created by the Vendor and that the Vendor shall indemnify the Purchaser against defects in title arising from acts done by the Vendor prior to execution of this Deed.

9. **Revenue and municipal records**

   After execution and registration of this Deed, the Purchaser shall be entitled to apply for mutation/recordal of his/her/their name in the relevant municipal, local body or revenue records, subject to local law and procedure. The Vendor shall provide reasonable cooperation by supplying copies of title and project documents as may be required for such purpose.

10. **Taxes and outgoings**

All land revenue, property tax, cesses, rates, charges and outgoings relating to the Said Plot up to the date of execution/registration of this Deed shall be borne by the Vendor, unless otherwise already apportioned under the Agreement for Sale. All such dues accruing thereafter shall be borne and paid by the Purchaser.

11. **Use of plot and construction**

The Purchaser shall use the Said Plot and undertake construction thereon only in accordance with the sanctioned layout, building bye-laws, zoning regulations, environmental conditions, fire and safety requirements and directions of the competent authority. The Purchaser shall obtain necessary sanction/approval for any construction that requires approval under applicable law.

12. **Maintenance arrangement**

Until the maintenance/common services are handed over to the association of allottees, local authority or such legally competent body, the Purchaser shall comply with the interim maintenance arrangement disclosed in the Agreement for Sale/project documents and shall pay proportionate maintenance charges, if lawfully leviable.

13. **Documents handed over**

Simultaneously with or following registration of this Deed, the Vendor shall hand over to the Purchaser copies of such title/project documents relating to the Said Plot as are required under law and reasonably necessary for enjoyment of title. Where documents are required to be handed over to the association of allottees or competent authority, the same shall be done as per law.

14. **Representation by Purchaser**

The Purchaser confirms having inspected or having had the opportunity to inspect the title documents, sanctioned layout, RERA registration particulars, specifications of development works and the location/dimensions of the Said Plot and accepts the same, subject always to the Vendor's legal and statutory obligations.

15. **Further assurances**

The Vendor shall, at the cost of the Purchaser where legally permissible, execute such further acts, deeds and writings as may be reasonably required for better and more perfectly conveying the Said Plot in favour of the Purchaser.

16. **Indemnity for title defects**

The Vendor shall keep the Purchaser indemnified against any loss, claim, demand or damage arising out of any defect in title of the Vendor to the Said Plot/Project Land or any breach of representations made by the Vendor in this Deed or the Agreement for Sale.

17. **Binding effect**

    This Deed shall bind and enure to the benefit of the respective heirs, legal representatives, successors and permitted assigns of the Parties.

18. **Governing law and jurisdiction**

    This Deed shall be governed by the laws of India and the laws applicable in the State of _____. Subject to statutory forums available under RERA and other applicable laws, the courts at _____ shall have jurisdiction.

Schedule A - Description of the Said Plot

- Project name: **MUNKA TRADECOMM**
- RERA registration number: _____
- Plot number: _____
- Sector/Block/Pocket: _____
- Area of plot: _____
- Nature of property: Freehold plot, subject to applicable project conditions and law
- Village/Mouza: _____
- Tehsil/Taluka: _____
- District: _____
- State: _____
- Boundaries:

  East: _____

  West: _____

  North: _____

  South: _____

Schedule B - Consideration and payment details

- Total sale consideration: Rs. _____
- Amount received on booking: Rs. _____
- Amount received under Agreement for Sale: Rs. _____
- Balance/Final amount received: Rs. _____

- Mode(s) of payment and instrument details: _____
- Stamp duty: To be borne by _____
- Registration charges: To be borne by _____

Schedule C - List of annexures

- Annexure 1: Copy/extract of title deed of Vendor
- Annexure 2: Sanctioned layout plan showing the Said Plot
- Annexure 3: RERA registration certificate/details of the project
- Annexure 4: Agreement for Sale dated _____
- Annexure 5: Possession letter, if any
- Annexure 6: Payment receipt statement

Execution

IN WITNESS WHEREOF, the Parties have executed this Conveyance Deed on the day, month and year first above written.

VENDOR / PROMOTER

Signature: _____

Name: _____

Designation: _____

PURCHASER / ALLOTTEE

Signature: _____

Name: _____

PURCHASER / ALLOTTEE

Signature: _____

Name: _____

Witnesses

1. Signature: _____

   Name: _____

   Address: _____

2. Signature: _____

   Name: _____

   Address: _____