Ref. No.

Date : .....

PERFORMA OF CONVEYANCE DEED

This deed of sale made at_____on this _____day of 2025.

Mr. Rajnish Kumar Singh, S/o- Ashok Prasad Singh, R/o- House No. 41, Ratan Singh Apartment, 4G Floor 402 (I) Kaidwaipuri, P.O.- G.P.O., P.S.- Buddha Colony, District-Patna is a director of the company vide resolution no. Dated__/__/___. (Hereinafter called the seller) which expression shall include its executors, administrators, assigns etc.

AND

Mr. S/o Sh. R/o

Hereinafter called the purchaser) which expression shall include his/her their heirs executors administrators, assigns etc.

WHERE THE SELLER is absolute owner in possession of _____,having covered area_____Sq. Feet, Situated _____Built on the land Compromised area _____,in which share of above said floor _____sq. feet, situated at_____seller has also approved map by the office of hereby consisting called the property) _____and the said floor, in according to _____for the year and the made with (hereinafter which share of above _____AND WHEREAS the seller is sound and disposing mind, without under influence coercion or fraud and for legal requirements and necessities has agreed to sell and transfer the said property unto the purchaser for a total sale consideration of Rs. _____/- (Rupees)

And the purchase has also agreed to purchase of above said property for the above mentioned sale consideration.

NOW THISD SALE DEED WITHNESSETH AS HEREUNDER:

Legend Ashoka Housing Pvt. Ltd.
Rajnish Kr. Singh
Director

1. That the entire sale consideration amount of the above said property amounting to Rs..... has been received by the seller from the purchaser, as full and final sale consideration of the above said property, prior to the execution of this sale deed, the receipt of which is hereby admitted and acknowledgement by the seller. The details of the payment is given as hereunder:-

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Legend Ashoka Housing Pvt. Ltd.

Ref. No. Date .....

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Cheque/ DD No. Amount Dated Name of the Bank.

2. That the seller has handed over the actual physical vacant possession of the said property unto the purchaser and the purchaser has taken the possession and he/ she is in possession of the same.
3. That the consideration of the aforesaid consideration the said property is hereby conveyed to the purchaser and purchaser shall hereinafter hold possess use, utilize the said property hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the seller or any other person claiming through under the seller.
4. That the seller hereby undertake and agree to get the above said property mutated in the name of purchaser in all relevant records recorded and / or in any other records of any authority concerned and the seller shall sign all documents required in this behalf and / or the purchaser cannot do so, etc on the basis of this sale deed even in the absence of the seller.
5. That the said property sold hereby is free from all sort of encumbrances such as sale, mortgage, litigation, dispute, attachment, requirement, charges, lien, etc and the seller has absolute right to sell, transfer and convey the same in any or all manners.
6. That the seller hereby undertakes to indemnify the purchaser in case any defect in the title of the seller is found of the said property.
7. That the purchaser has right to use, utilize, hold all easement rights, common path, common stairs, common passage, common drainage and all the existing fitting, fixtures and light, water etc. of the entire building.
8. That the seller is liable to pay all taxes, fee, charges of the said property up to the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.
9. That the purchaser has borne all expense of stamp duty, registration fee and legal charges in respect of the sale deed.
10. That has right to use, utilize, hold, shall and transfer the said property with space below stairs on the ground floor in any or all the manners and the purchaser has right to make repairs in any or all manners and the purchaser has right to make repair in the said property hereby sold along with the service attached with the said property.
11. That the purchaser has the proportionate right in the land underneath the said whole building and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged the in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc. from the land and / or from the floors (s) below the said property and the seller, his legal heirs, other transferee or assigns shall have no right, title or claim whatsoever it may be.

Legend Ashoka Housing Pvt. Ltd.
Director

website : www.legendashoka.com | email : legendashoka41@gmail.com

House No. : C-H/5 Road No. : 25 Sri Krishna Nagar Patna-01 | Mob. : 7070092136

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Legend Ashoka Housing Pvt Ltd

Ref No

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And Whereas the Seller has agreed to sell the said property to the Purchaser free from all encumbrances, charges, liens, mortgages, claims, demands, trusts, attachments, prior sales, acquisitions, requisitions, leases, tenancies, licenses, lis pendens, liabilities, debts, dues, taxes, assessments, claims, demands, rights, interests, and equities of any nature whatsoever, and the Purchaser has agreed to purchase the said property from the Seller for the consideration and on the terms and conditions hereinafter appearing.

And Whereas the Purchaser has paid to the Seller the entire consideration amount of Rs. [illegible] (Rupees [illegible] Only) for the purchase of the said property, which the Seller hereby admits and acknowledges to have received from the Purchaser, and the Seller has agreed to execute these presents in favour of the Purchaser.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance of the said agreement and in consideration of the sum of Rs. [illegible] (Rupees [illegible] Only) paid by the Purchaser to the Seller (the receipt whereof the Seller doth hereby admit and acknowledge), the Seller doth hereby sell, convey, transfer, assign and assure unto the Purchaser, all that the said property, more particularly described in the Schedule hereunder written, together with all rights, easements, privileges, appurtenances, and all the estate, right, title, interest, claim, and demand whatsoever of the Seller in, to, or upon the said property, to have and to hold the said property unto and to the use of the Purchaser absolutely and forever.

2. The Seller hereby covenants with the Purchaser that the Seller is the absolute owner of the said property and has good right, full power, and absolute authority to sell the said property in the manner aforesaid; that the said property is free from all encumbrances, charges, liens, mortgages, claims, demands, trusts, attachments, prior sales, acquisitions, requisitions, leases, tenancies, licenses, lis pendens, liabilities, debts, dues, taxes, assessments, claims, demands, rights, interests, and equities of any nature whatsoever; and that the Seller shall and will, at the request and cost of the Purchaser, do all such acts, deeds, and things as may be necessary for more effectually assuring the said property unto the Purchaser.

3. The Seller hereby declares that all outgoings, taxes, rates, cesses, and other charges in respect of the said property up to the date of these presents have been paid by the Seller, and that the Purchaser shall be liable for the same from the date of these presents.

4. The Seller hereby delivers to the Purchaser vacant and peaceful possession of the said property, and the Purchaser shall be entitled to the same from the date of these presents.

5. The Seller shall, at the request and cost of the Purchaser, execute and register all such further deeds, documents, and assurances as may be required for more effectually assuring the said property unto the Purchaser.

6. All stamp duty, registration charges, and other expenses in connection with the execution and registration of these presents shall be borne by the Purchaser.

7. This deed shall be governed by and construed in accordance with the laws of India, and the courts at [illegible] shall have exclusive jurisdiction in respect of any dispute arising out of or in connection with this deed.

8. This deed is executed in duplicate, and each party shall retain one copy.

IN WITNESS WHEREOF, the Seller and the Purchaser have executed this deed on the day, month and year first hereinabove written.

Legend Ashoka Housing Pvt. Ltd.
Rajnish Kr. Singh
Director

WITNESS

1.

SELLER