

# CONVEYANCE DEED

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This Conveyance Deed is made on this \_\_\_ day of \_\_\_\_, 2025, at \_\_\_\_\_,

BETWEEN

[Name of the Promoter/Society], a [type of entity], having its registered office at [Address], through its authorized representative [Name of Authorized Person], duly authorized vide Resolution dated \_\_/\_\_/\_\_

(hereinafter referred to as the "Transferor"), which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns,

AND

[Name of the Allottee], S/o / D/o / W/o [Parent/Spouse Name], aged about \_\_ years, residing at [Address], having PAN No. \_\_\_\_\_

and Aadhar No. \_\_\_\_\_ (hereinafter referred to as the "Transferee"), which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators and assigns.

## WHEREAS:

1. The Transferor is the lawful and absolute owner of the land bearing Khasra No./Plot No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs, situated at [village/locality], [Tehsil], [District], Uttar Pradesh (the "Said Land").

2. The Transferor has developed a plotted real estate project known as [Project Name], duly registered with the Uttar Pradesh Real Estate Regulatory Authority under Registration No. \_\_\_\_\_ dated \_\_/\_\_/\_\_.

3. The Transferee has been allotted Plot No. \_\_\_ admeasuring \_\_\_ sq. meters in the said project vide Allotment Letter dated \_\_/\_\_/\_\_, and the consideration amount of Rs. \_\_\_\_\_/- has been paid in full by the Transferee.

4. The Transferor now wishes to execute this Conveyance Deed to transfer title to the Transferee.

## NOW THIS DEED WITNESSETH AS UNDER:

1. Transfer of Title: The Transferor hereby transfers, assigns, and conveys unto the Transferee freehold rights, along with all

easements and interest in the said Plot No. \_\_, in [Project Name], described in Schedule A, to hold forever.

2. Possession: The possession of the said plot has been handed over to the Transferee on \_\_/\_\_/\_\_ and is hereby reaffirmed.

3. Indemnity: The Transferor declares the said plot is free from encumbrances and shall indemnify the Transferee against title defects.

4. Obligations: The Transferee shall comply with layout rules and not undertake unauthorized construction.

5. Binding Effect: This deed binds the legal heirs, successors, and assigns of both parties.

### **SCHEDULE – A (Description of the Property)**

Plot No.: \_\_\_\_\_

Project Name: \_\_\_\_\_

Situated at: \_\_\_\_\_

Area: \_\_\_\_\_ sq. meters

Bounded as under:

- North: \_\_\_\_\_

- South: \_\_\_\_\_

- East: \_\_\_\_\_

- West: \_\_\_\_\_

IN WITNESS WHEREOF, the Parties have signed this Conveyance Deed on the date mentioned above.

TRANSFEROR

(Signature with stamp)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

TRANSFeree

(Signature)

Name: \_\_\_\_\_

### **WITNESSES:**

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

2. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_