

CONVEYANCE DEED

Total Consideration Rs.....

Stamp Duty Rs.....

THIS CONVEYANCE DEED is made and executed on the day of at Moradabad

BY

INDIAN RAILWAY WELFARE ORGANISATION, (PAN NO-AAATI0400L) a society registered under the Societies Registration Act. XXI of 1860, having its registered office at Northern Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi-110001 Through Sh. PAWAN KUMAR GUPTA S/o Sh. J. P. Gupta, Project Manager, Authorized Signatory, Indian Railway Welfare Organisation, MORADABAD, hereinafter called the 'Vendor of the first part'

IN FAVOUR OF

.....
.....
....., hereinafter called the 'Vendees of the second part'.

The terms and expressions Vendor & Vendees shall unless repugnant, mean and include their respective heirs, successors, executors, nominees, assigns, administrators and legal representatives.

DETAILS OF THE HOUSE:

The House No..... Type-.... at Ground floor ad-measuring Sq. Mtr. (Land Area) and _____ Sq. Mtr. (Covered Area), hereinafter called the 'said House', of which site plan enclosed herewith, situated at IRWO MORADABAD PHASE III Village Manohar Pur, Delhi Road, Teh. & Distt. Moradabad, Uttar Pradesh.

And whereas IRWO/Vendor purchased the piece of land measuring 18823.94 Sqm (1.882 Hectare) vide Conveyance Deeds, detail as given below:-

S. No.	Khasra No.	Area in Sq. Mtr.	Book No.	Binding No.	Page No.	S. No.	Date of Registry
1	751	6023.94	10703		377-408	9204	26/09/2016
2	752-758	12800.00	10703	5285	343-376	9203	26/09/2016
	TOTAL	18823.94					

Situated at Village: - Manohar Pur, Teh... & Distt. Moradabad (hereinafter referred to as Colony). And has obtained approvals from Moradabad Development Authority (hereinafter referred to as MDA).

And whereas IRWO built up single-storey residential complexes on the said land, one of which contains the said House.

Whereas the Vendor has agreed to irrevocably convey the said House for a total consideration of Rs. _____ (Rupee _____) and the Vendees have agreed to own the said House and hence this deed of conveyance being executed between the Vendor and the Vendees.

NOW THEREFORE THIS CONVEYANCE DEED WITNESS AS UNDER: -

1. That the Vendor hereby transfer and convey absolutely all right of the sale of proportionate land possession and ownership of the aforesaid House No. Type- at Ground floor, ad-measuring Sq. Mtr. (Plot area) situated at RAIL VIHAR, PHASE III Delhi Road Village: Manohar Pur, Teh. & Distt. Moradabad, Uttar Pradesh to the Vendees together with undivided proportionate land in the said piece of land along with the water connections, electric connections and right to use common passages, common parks and roads, easement rights, privileges appurtenant thereto and with all common facilities and services.
2. That the said House hereby convey with roof rights.
3. That the Vendees have now become the owner of the said House referred to in the schedule hereunder and has been handed over actual and physical possession of the same with full rights of ownership and possession to use the said House.
4. That the complete consideration of Rs. _____ (Rupees _____ only) have been duly paid by the Vendees and the receipt whereof the Vendor doth hereby acknowledges.
5. That the Vendees have bound themselves to abide by all Rules now made or which may be made from time to time by IRWO and/or Moradabad Development Authority or state Government in respect of Housing Scheme regarding the said House. The Vendees shall not sell, transfer, mortgage or alienate or charge the said flat to any one without prior permission of IRWO, provided that IRWO shall not be bound to grant permission for sale, transfer, mortgage or to alienate or charge with, in any manner, and it shall be exclusive discretion of IRWO subject to such Rules and conditions as may be deemed proper and necessary in the opinion of IRWO in the circumstances of such proposal advanced by the Vendees.

6. The Vendees shall abide by all laws, bye-laws, rules and regulations of IRWO and Moradabad Development Authority/Municipalities/Local Bodies and shall be responsible for deviations or breach of any of the rules and regulations.
7. That the Vendor has represented and confirmed that the said House and the land underneath it, which is subject matter of the present deed is free from all sorts of encumbrances, such as liens, charges, mortgage, gifts, notice, notification, dispute litigation etc. And that the Vendor are fully authorized and have legal capacity to transfer the same in favor of the Vendees.
8. That all the taxes such as House tax, water tax, sewerage tax, electricity charges or any other taxes, charges shall be payable by the Vendees from the date hereafter or when the possession of the said flat had been taken, whichever is earlier.
9. That the stamp duty/transfer duty and registration charges in respect of this conveyance deed have been borne and paid by the Vendees.
10. The Vendees are fully authorised and competent to get the said House duly mutated in their favor and to get their name duly transferred and substituted in the records of Moradabad Development Authority/Municipal Corporation, Revenue Records and other concerned Authorities and the Vendor of the First part shall render all assistance for the purpose as may be reasonably required.
11. That the Vendees shall have the rights of use and enjoy the common areas and common services along with other owners/co-owners of the said housing complex.
12. That the Vendees shall acquire the Free hold rights of the land jointly with the owners/co-owners in pursuance of the sale deed executed between the IRWO and seller, and shall maintain and keep their House (outside or inside) and joint walls, roofs, ceiling in good repair and in habitable conditions.
13. That the Vendees shall maintain good repair of all drains, water pipes, electric lines and connections and sanitary and sewerage system.
14. That the Vendees shall not do any additions/alteration in the flat without written permission from IRWO and concerned authorities, nor cause damage or nuisance in flat or in building in any manner whatsoever.
15. That the Vendees shall not use the House or permit the same to be used for any purpose whatsoever other than residential purpose or as may be permissible.
16. That the Vendees shall not close and/or cause obstruction in the common areas.
17. That the Vendees shall not make any alteration in any elevations and outside finish and color scheme of exposed walls, verandahs, lounges or any external walls or both faces of external doors and windows of House acquired by them which in the opinion of IRWO differs from the color scheme of building.
18. That neither the Vendees nor occupier of the House will put up any name or sign board for publicity or advertisement material outside their House or anywhere in the common areas.

19. That all conditions contained in the sale deed dated 29/06/2016 between IRWO and Moradabad Development Authority shall be binding on this deed of conveyance.

SCHEDULE - A

The House No. Type-.... at Ground floor ad-measuring Sq. Mtr. (Land Area) and Sq. Mtr. (Covered Area) hereinafter called the 'said House', IRWO MORADABAD PHASE III Delhi Road Village Manohar Pur, Teh. & Distt. Moradabad, Uttar Pradesh

The above said flat is bounded as follows: -

North:-

South:-

East:-

West:-

IN WITNESS WHEREOF, the Parties hereto have signed & executed this deed on the day, month and year first above written in the presence of the following witnesses.

For INDIAN RAILWAY WELFARE ORGANISATION (_____)

VENDOR

VENDEES

Witness No. 1.

Witness No. 2.