

PROFARMA OF CONVEYANCE DEED

Stamp: Rs./-
Word:

Nature of Land

Pargana

District

Details of Property

Plot No.

Area M2

Area of the Property M2

Road

Type of Property

Situation Finished

BOUNDARIES OF THE PROPERTY

EAST -

WEST -

NORTH -

SOUTH -

This Sale Deed is made on this ___ day of _____ between Tryambakam Developers, having its registered office at 11A BRAHMA NAGAR SITAPUR ROAD NIRALA NAGAR LUCKNOW 226020 (hereinafter referred to as the "Seller"),

And

Mr/Mrs _____ s/o d/o _____ (hereinafter referred to as the "Buyer"), having his/her/their registered address at _____.

AND WHEREAS, the Buyer has agreed to purchase the Plot from the Seller on the terms and conditions contained herein.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Seller hereby agrees to sell, and the Buyer hereby agrees to purchase the Plot for a total consideration of Rs. _____/- (Rupees _____ only), which has been paid by the Buyer to the Seller through a bank draft (DD) dated _____, drawn in favour of _____.
2. The Seller confirms that he has good and marketable title to the Plot, and there is no dispute, litigation, or encumbrance of any nature whatsoever on the Plot. The Seller has full power and authority to sell the Plot, and the same is free from all mortgages, charges, liens, and other encumbrances of any nature whatsoever.
3. The Buyer confirms that he has personally inspected the Plot, and he is fully satisfied with the location, area, and boundaries of the Plot. The Buyer has made all necessary enquiries regarding the Plot and is fully satisfied with the title of the Seller to the Plot.
4. The Seller hereby undertakes that he will execute and register all necessary documents to transfer the title of the Plot in favour of the Buyer at his own cost and expenses.
5. The Seller further agrees to handover peaceful and vacant possession of the Plot to the Buyer along with all the documents of title and ownership of the Plot on _____.

6. The Buyer hereby confirms that he has paid the full consideration for the Plot to the Seller, and no amount is due or payable to the Seller in respect of the Plot.

7. The Buyer agrees to pay all the registration charges, stamp duty, and other incidental expenses related to the registration of the Sale Deed.

8. The Sale Deed shall be executed and registered at the office of the Sub-Registrar of _____ within _____ days from the date of this Deed.

9. That the Nuyer agree to keep indemnified, defend and hold the Seller harmless against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Seller / Maintenance Agency / other occupants of the Complex, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.

10. The Seller and the Buyer hereby agree that any dispute arising out of or in connection with this Deed shall be subject to the jurisdiction of the courts in _____.

IN WITNESS WHEREOF, the Seller and the Buyer have executed this Deed on the day and year first above-written.

For Tryambakam Developers

Authorized Signatory

For the Buyer

Buyer's Signature Name: _____