

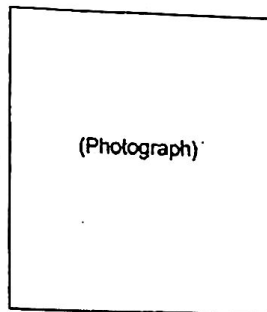


DELHI DEVELOPMENT AUTHORITY

Conveyance Deed

(ALLOTTEE UNREGISTERED)

Sample Conveyance Deed



(Photograph)

Amended - 'J'

This conveyance made on this..... day of.....

between President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh./Smt.....

son/daughter/wife/widow of Sh.....
R/o.....
hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS, vide allotment letter No..... dt..... issued by Delhi Development Authority, flat No..... Block No..... Sector No..... situated in..... was allotted to the purchaser subject to limitation, terms & conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey free hold ownership rights of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs..... Rupees.....) paid at the time of allotment and Rs..... Rupees.....) paid before the execution hereof (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser free hold ownership, rights in the said Flat No..... Block No..... Pkt..... Sector..... situated in..... (hereinafter referred to as the said property, more fully described in the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations, covenants and conditions hereinafter contained that is to say, as follows :

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines, and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in-force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.

4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh/Smt.....
for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand
Sh./Smt.....the purchaser, has hereunto set his/
her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No.....in Block No.....Floor No.....
in the layout plan of Housing Estate at.....
.....Category.....floor.....

Signed by Shri/Smt.....

Signed by Shri/Smt.....

for and on behalf of and by the orders and direction of the President of India. (Vendor).

In the presence of:

(VENDOR)

(1) Shri/Smt.....
.....

Signed by Shri/Smt.....
.....

In the presence of:

(PURCHASER)

(1) Shri/Smt.....
.....

(2) Shri/Smt.....
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