

CONVEYANCE DEED

1. Kind of deed	=	Conveyance Deed
2. Plot No	=	
3. Area of Plot	=	Sq. yards
4. Village	=	Sector 3, Farrukhnagar
5. Transaction Value	=	Rs. /-
6. Stamp Value	=	
7. Stamp No	=	
8. Stamp Purchased from	=	Online
9. Registration & Pasting fee	=	

For Lakshay Buildtech LLP

Authorised Signatory

AND WHEREAS no one besides the promoter has any interest, right or claim of any kind in the said plot which as on date hereof is free from all encumbrances and legal disputes, and the promoter has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the purchaser has entered into a Builder Buyer Agreement (BBA) on with the promoter for the purchase of **Plot No.** measuring about **Sq. Yards** situated in revenue estate of Village Farrukhnagar, Sector-3, Tehsil-Farrukhnagar, District-Gurugram, Haryana now forming part of the Colony known as "**Keshav Kunj**", Tehsil and District-Farrukhnagar (hereinafter referred to as the said plot) in the said colony for a price of **Rs. /- (Rupees Only)**.

AND WHEREAS the purchaser has paid the entire aforesaid amount of **Rs. /- (Rupees Only)** as on the date which were payable by the purchaser under the said builder buyer agreement.

AND WHEREAS the purchaser has further agreed and undertaken to pay on demand from the promoter any additional charges which may hereinafter be levied by the Haryana State Government or any other authority for provision of External and/or Peripheral Services attributable to the said plot on pro-rata basis as heretofore.

AND WHEREAS the purchaser has also agreed to bear all the expenses and outgoings for the completion of the conveyance deed of the said plot including cost of stamp duty, registration and incidental charges.

AND WHEREAS the Purchaser has desired that the plot be now transferred to him and the Promoter has agreed to the same.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS: -

1. That in pursuance of the aforesaid Builder Buyer Agreement dated and the said sum of **Rs. /- (Rupees Only)** already paid by the Purchaser to the Promoter the receipt of which, the Promoter does hereby admit and acknowledge. The Promoter does hereby transfer, convey and assign by way of sale onto the Purchaser all that piece of residential plot measuring **Sq. Yards**, bearing **No.** forming part of the approved layout plan of the said colony known as "**Keshav Kunj 2**", Farrukhnagar and more particularly described in the schedule hereunder written together with all rights, liberties, privileges, easements necessary for the enjoyment of the said plot **TO HAVE AND TO HOLD** the same together with all rights and appurtenances absolutely and for ever. The purchaser shall have no right, title or interest in any other land or property in the said colony except the said plot described hereinabove.
2. That the Purchaser has already paid the entire amount of **Rs. /- (Rupees Only)** and all other dues, payable as on date under the said builder buyer agreement dated

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S. No	Bank Name	Amount	Date	Mode of payment
1.				
2.				

3. The total amount payable hereto has been calculated in respect of the sale/ transfer of the plot to the Purchaser. The Purchaser represents and confirms that payment under the conveyance deed is being made for the purchase of only the plot in the colony and does not create any right, title or interest of any kind whatsoever, explicit or implicit, in any other land, open spaces, parks, common areas, facilities and amenities falling within the colony. It is expressly agreed by and between the parties that all right, title and interest including ownership of such lands, open spaces, parks, common areas, facilities falling within the colony shall vest solely with the Promotor, and the Promotor has the sole and absolute authority to deal with the same in any manner whatsoever.
4. That all other municipal and local authority charges are the responsibility of the Purchaser.
5. That the Purchaser shall not do or cause to be done anything which may be nuisance to the neighbours or residents of the colony.
6. That the Purchaser shall not store any goods of hazardous or combustible nature on the plot.
7. That the Purchaser shall not display any hoarding without the permission of the promoter.
8. That the Promoter has assured the Purchaser and who is satisfied that the plot is free from all sort of encumbrances, liens and charges etc. and the Promoter has full right and absolute title and authority to sell the plot and agrees not to question the same in future.
9. That all taxes whether levied or liveable in respect of the said plot from the date of allotment, shall be payable by the Purchaser.
10. That the Purchaser shall abide by all the laws, byelaws, rules and regulations of the Government/ Local Authorities etc. relating to the colony and the said **Plot No.** which comes under the **Deen Dayal Jan Awas Yojna-2016 (DDJAY)**.
11. That the promoter and the purchaser shall be bound by the terms and conditions of the builder buyer agreement of the said plot no and all the relevant terms thereof and the same shall be deemed to be incorporated in this Conveyance Deed, and as such forms and integral part of this Conveyance Deed.
12. That the maintenance services to the Colony shall be provided by the Promoter or its nominee till handing over of the services to the Municipal Authorities/ Government Agencies/ Local Bodies/ Maintenance Society, whichever be earlier, on the terms and

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PROMOTER

WITNESSES:

1.

2.

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