



— AFFINITY —
BELGRAVIA

Life! Styled for you.

UNDERTAKING REGARDING CONVEYANCE DEED

This is to undertake and confirm that there will be no conflict of the terms and Conditions of the Conveyance Deed with those of the Agreement for Sale.

The Promoter Undertakes to abide by rules and regulations/laws of the real estate Regulatory Authority Punjab as applicable from time to time.

Date: 14-10-2022

Place: Zirakpur

Promoter
For AFFINITY BUILDTECH

AUTHORIZED SIGNATORY
Authorised Signatory
(Mr. Rahul Bansal)

CONVEYANCE DEED

This Deed of Sale made at _____ on this _____ day of _____ 2017.

Mr. / M/s _____ R/o _____
Through Mr. _____ S/o Sh. _____ R/o _____
Authorized by the Individual/partner of the firm/ director of the company vide resolution no. _____
dated _____ (hereinafter called the seller) which expression shall include its executors,
administrators, assigns etc.

AND

Mr. _____ S/o Sh. _____ R/o _____
hereinafter called the purchaser) which expression shall include his/her/ their heirs executors,
administrators, assigns etc.

WHEREAS THE SELLER is absolute owner in possession of _____, having
covered area _____ sq. feet, situated at _____ built
on the land comprised in _____, in which share of above said floor _____
situated at _____ according to _____ for the year _____ and the
seller has also approved map by the office of _____ and the said floor, hereby consisting
of _____ made with _____ (hereinafter called the
property)

AND WHEREAS the seller is sound and disposing mind, without undue influence, coercion or fraud and for
legal requirements and necessities has agreed to sell and transfer the said property unto the purchaser
for a total sale consideration of Rs. _____/- (Rupees _____)

and the purchaser has also agreed to purchase of above said property for the above mentioned sale
consideration.

NOW THIS SALE DEED WITNESSETH AS HEREUNDER:

1. That the entire sale consideration amount of the above said property amounting to
Rs. has been received by the Seller from the purchaser, as full and final sale consideration
of the above said property, prior to the execution of this sale deed, the receipt of which is hereby admitted
and acknowledged by the Seller, The details of the payment is given as hereunder:-

Cheque/DD No.	Amount	Dated	Name of the Bank

2. That the Seller has handed over the actual, physical, vacant possession of the said property unto the purchase and the purchaser has taken the possession and he/she is in possession of the same

3. That in consequences of the aforesaid consideration, the said property is hereby conveyed to the purchaser and purchaser shall hereinafter hold, possess use, utilize the said property hereby conveyed as absolute owner thereof at all time and from time to time without any interruption by the Seller or any other person claiming through or under the Seller

4. That the Seller hereby undertake and agree to get the above said property mutated in the name of purchase in all relevant revenue recorded and/or in any other records of any authority concerned and the Seller shall sign any or all documents required in this behalf and/or the purchaser get mutation at his own level on the basis of this sale deed even in the absence of the Seller.

5. That the said property sold hereby is free from all sort of encumbrances such as sale , mortgage ,litigation, disputes ,attachment ,acquirement ,charges ,claim etc and the Seller has subsisting right to sell ,transfer and convey the same in any or all manners.

6. That the Seller hereby undertake to indemnify the purchaser in case any defect in the title of the Seller is found of the above said property.

7. That the purchaser has right to use in common any or all casement rights, common path ,common stairs, common passage, common sewage, drainage and all the existing fitting, fixtures, air ,light ,water etc. of the entire building.

8. That the Seller is liable to pay all taxes and charges of the said property upto the date of registration of the sale deed and thereafter all such taxes and charges shall be paid and borne by the purchaser.

9. That the purchaser has borne all expenses of stamp duty, Registration fee and legal charges in respect of this sale deed.

10. That has right to use, utilize, hold, sell and transfer the said property with space below stairs on the ground floor, in any or all the manners and the purchaser has right to make repair in any or all manners and the purchaser has right to make repair in the said property hereby sold along with the service attached with the said property.

11. That the purchaser has the proportionate right in the land underneath the said whole building and the event of any natural calamity like fire, earthquake, flood and the said building collapse or is materially, damaged then in that event the purchaser above named shall have a right to reconstruct the same and he shall have right to raise pillars, beams etc ,from the land and/or from the floor(s) below the said property and the Seller, his legal heirs, other transfers or assigns shall have no right to object n any manner whatsoever it may be.

12. That the PURCHASER shall have every right to get new electric, water, sewer connection(s) or may get transferred and/or changed in his/their own name in the records of Department/Authority concerned on the basis of this deed without any further consent of the seller

13. That the owner of the third floor is having the right of ____ area of the roof of the third floor. Owners of the first and second floor will have common rights over ____ area of the roof of the third floor. Owner of the First, Second and third floor can use their part of the roof of third floor for essential services only.

14. The purchaser shall not do any illegal activities in the above said floor/ Complex which are against the rules which may cause damages/loss to the neighbors and the property of the complex.

And that he above said property has been duly inspected by the purchaser and has received the possession thereof after satisfying himself/herself in all respect. The seller shall not be held liable and responsible with regard to any quality of construction etc. in any manner whatsoever and therefore, purchaser declares that he/she is left with no right to move any court of law regarding the construction quality.

PROVIDED ALWAYS AND it is hereby agreed that wherever and whenever such interpretation would be requisite to give the fuller possible scope and effect or any contract or covenant herein contained. The expression, seller and purchaser include their heirs, executors, administrators, legal representatives and assigns language and it is hereby declared by both the parties that in any case the interpretations of this sale deed in considered necessary the English language drafting shall prevail of all intents and purposes.

IN WITNESS whereof, it is declared by the Seller and the Purchaser that this sale deed has been drafted by the advocate on their instructions and after satisfying the same in their Vernacular, the seller and purchaser have signed and executed this sale deed on the day, month and year, first hereinabove written in the presence of the Seller and Purchaser

WITNESSES

1.

SELLER

2.

PURCHASER