**DEED OF CONVEYANCE OF THE REVERSION**

This **Deed of conveyance** (this “Agreement”) is entered into as of\_\_\_\_\_\_\_\_\_\_\_ (the ‘’Effective Date’’) at \_\_\_\_\_\_\_\_\_ (Place).

**BETWEEN:** \_\_\_\_\_\_\_\_\_\_\_(“Name of company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], a company, duly incorporated and registered under the Companies Act, 2013, with its principal place of business located at\_\_\_\_\_\_\_\_\_\_\_[[Company Address]], (the “Company”), through its\_\_\_\_\_\_\_\_\_\_\_ [[Authorised signatory: Name of the Person]], (Hereinafter called the “Vendor”).

**AND:** \_\_\_\_\_\_\_\_\_\_\_(“Name of company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], (the "Agency"), a company, duly incorporated and registered under the Companies Act, 2013, with its principal place of business located at\_\_\_\_\_\_\_\_\_\_\_ [[Company Address]], (the “Company”), through its\_\_\_\_\_\_\_\_\_\_\_ [[Authorised signatory: Name of the Person]], (Hereinafter called the “Purchaser”).

**PREAMBLE**

**WHEREAS** the Vendor is in possession and sufficiently entitled to the property detailed in the Schedule below:

**AND WHEREAS** the Vendor as a lessor executed the lease deed dated\_\_\_\_\_\_\_\_\_\_\_[[Date]] in favour of the lessor \_\_\_\_\_\_\_\_\_\_\_[[Name]] Son/Daughter of \_\_\_\_\_\_\_\_\_\_\_[[Father’s Name]] Resident of \_\_\_\_\_\_\_\_\_\_\_[[Address]]. Registered under S/No.\_\_\_\_\_\_\_\_\_\_\_ [[No.]] of Book No. 1 at the office of the Sub-Registrar at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[[Address]] whereby the Vendor/Lessor demised the aforesaid property to the Lessor per annum.

**AND WHEREAS** the Vendor undertakes to transfer his reversionary rights in the said property to the Purchaser for a sale consideration of Rs\_\_\_\_\_\_\_\_\_\_\_[[Amount]]out of which an amount of Rs\_\_\_\_\_\_\_\_\_\_\_[[Amount]] has been paid by the Purchaser (the receipt whereof the Vendor does hereby acknowledge ) as earnest money.

**AND WHEREAS** the present deed is being executed at the request of the Purchaser.

NOW THIS DEED WITNESSETH

That in pursuance of the said agreement and for a consideration of Rs\_\_\_\_\_\_\_\_\_\_\_[[Amount]] out of which the amount of Rs\_\_\_\_\_\_\_\_\_\_\_[[Amount]] was paid to the Vendor on \_\_\_\_\_\_\_\_\_\_\_[[Date]]and the balance was paid on\_\_\_\_\_\_\_\_\_\_\_[[Date]] or is being paid before the Sub-Registrar (the receipt of the entire sale consideration hereby acknowledged) by Vendor, the Vendor, does hereby convey and transfer by way of sale unto the Purchaser the entire property detailed in the Schedule below along with all the rights, privileges, profits and advantages with regards to the said property. To HOLD the same unto and to the use and benefit of the Purchaser absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time in respect of the same.

AND also subject to the aforesaid sale deed and its conditions contained therein.

THE VENDOR DOES HEREBY AGREE AND DECLARE:

1. That the Vendor is the absolute owner in possession of the said property with absolute authority to alienate the same in any and every manner whatsoever.
2. That from this day onwards the Purchaser may enjoy all rights with regards to the said property without any suit, eviction, interruption, claim or demand whatsoever by the Vendor or his heirs or any of them or by any person or persons claiming or to claim, from under or in trust for him or any of them.
3. That the said property is absolutely free and clear and exonerated, released and discharged by the Vendor well defended and indemnified of, from and against all previous estates, titles and encumbrances whatsoever had, made/executed occasioned by the Vendor or any other person or persons claiming or to claim by from under or in trust for him.

That the Vendor and all or any person claiming through him any right, title or interest to the said property hereby transferred or any part thereof shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute and caused to be done and executed all such other and further lawful acts, deeds, things, conveyances, etc. for better and more perfectly granting the said property and every part thereof hereby transferred upto and to the use of the Purchaser in the manner aforesaid as by the purchaser, his heirs, executors or administrators and assigns shall be reasonably required.

**IN WITNESS WHEREOF**, each party to this agreement has caused it to be executed at\_\_\_\_\_\_\_\_\_\_\_ [[Place of Execution]] on the date indicated above.

By First Party: \_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_

By Second Party: \_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WITNESSES:

1. Name of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_

1. Name of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_

**SCHEDULE**