

Conveyance of an Agricultural Land

THIS INDENTURE made at _____ this _____ day of _____ in the Christian Year Two Thousand _____ BETWEEN (1) ABC, residing at _____ and (2) XYZ, residing at _____, both adults, Indian Inhabitants, hereinafter collectively referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and administrators) of the ONE PART; and (1) PQR and (2) STU, both Indian Inhabitants, residing at _____, hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART;

W H E R E A S:—

- (a) The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of vacant agricultural land or ground situate lying and being at Village _____ in the Registration Sub-District of _____, Taluka _____, District _____ and within the limits of _____ Municipal Corporation bearing Survey No. _____, Hissa No. _____ admeasuring 1 Hectre 11 Ares equivalent to 11099 sq.mts. and more particularly described in the **Schedule** hereunder written and intended to be hereby conveyed transferred, assured and demised to the purchasers (hereinafter referred as "**the said immovable property**") and delineated in red colour boundary line on the plan thereof hereto annexed;
- (b) The Purchasers are also agriculturist;
- (c) The Vendors have agreed with the Purchasers for the absolute sale to them of the said land hereditaments and premises in fee simple and the inheritance thereof in possession free from any encumbrances and reasonable doubts whatever at or for the total lump sum price of Rs. _____/- (Rupees _____ only);

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. _____/- (Rupees _____ only) paid by the Purchasers to the Vendors on or before execution of these presents being the full consideration money agreed to be paid as aforesaid (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the Purchasers and each of them) THEY the Vendors do and each of them doth hereby grant, sell, convey, transfer and assure unto the Purchasers free from any encumbrances and reasonable doubts ALL THAT piece or parcel of land in fee simple situate at Village _____ in the Registration Sub-District of _____, Taluka _____, District _____ bearing Survey No. _____, Hissa No. _____ admeasuring Hectres 1.11 Ares equivalent to 11099 sq.mts. and within the limits of _____ Municipal Corporation and more particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red colored boundary line TOGETHER WITH all and singular the farm structures, agricultural house, out house with four side fencing edifices buildings court yards areas compounds sewers drains ditches fences trees Plants shrubs ways paths passage commons gullies wells waters water-courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here

before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatever AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said land or any part thereof TO HAVE AND TO HOLD all and singular the said land hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances (all which are hereinafter called "the said premises") UNTO AND TO THE USE and benefit of the Purchasers for ever as tenants-in-common in equal shares SUBJECT TO the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Municipal Corporation or any other public body or local authority in respect thereof AND the Vendors do and each of them doth hereby for themselves and their successors and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold under upon occupy possess and enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for their own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendors or their successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them; AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for them the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required by the Purchasers their successors or assigns or its or their Counsel in law for assuring the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchasers in manner aforesaid AND THAT they the Vendors do and each of them doth hereby confirm and record that on execution of these presents they have put the Purchasers in quiet, peaceful and vacant possession of the said immovable property as owners AND THAT IT IS RECORDED THAT the stamp duty and registration charges of this deed shall be paid by the Purchasers.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written;

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of vacant agricultural land or ground situate lying and being at

Village _____, Taluka _____, District _____, Registration Sub District _____, bearing Survey No. _____ Hissa No. _____, admeasuring

1 Hectre 11 Ares equivalent to 11099 sq.mts. or thereabout together with farm structures/agricultural house standing thereon and bounded as follows:—

On or towards the North by :

On or towards the South by :

On or towards the West by :

On or towards the East by :

and the said property is shown surrounded by **red colored boundary line** on the plan thereof hereto annexed.

SIGNED AND DELIVERED)

By the within Named "THE VENDORS")

(1) ABC, (2) XYZ)

in the presence of)

1.

2.

RECEIVED the day and year first)

hereinabove written of and from the)

within Named Purchasers the sum of)

Rs. _____/- (Rupees _____)

_____ only) by Demand Draft)

No. _____ dated _____)

drawn on _____,)

_____ Branch, being the full)

consideration money as within mentioned)

to be paid to us.)

WITNESSES:

1.

2.

WE SAY RECEIVED

(1) PQR

(2) STU

The Vendors