

CONVEYANCE DEED

(To be executed by the applicant on Non-Judicial Stamp paper of Rs. 10 and to be attested by Notary Public / First Class Magistrate)

This conveyance made on this day of between the Governor of Orissa, 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

Shri/Smt. Wife/son/daughter/widow of Shri aged years, resident of Village/Unit P.S. Tahasil District hereinafter called "The Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representative and permitted assignees) of the other part.

WHEREAS by a lease deed dated day of made between the Governor or his assignee on the one part and above "purchaser" on the other part and registered Serial No. in Book No. Volume No. at page to (hereinafter referred to as the said Conveyance Deed) Plot No. under Khata No. situated in the Village/Unit Tahasil District was demised and assured into the said purchaser herein subject to the limitation, terms and conditions mentioned therein.

AND WHEREAS representing that the said lease is still valid and subsisting the said purchaser has applied to the vendor to purchase reversionary interest of the vendor in the said demised property leased out to him/her under the said lease deed to the extent of its permanent, transferable and heritable rights and the vendor has agreed to sell such interest/right of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESS THAT in consideration of the sum of Rs. (Rupees) paid as conversion fees before the execution hereof (the receipt where of the Vendor hereby admits and acknowledges) the aforesaid representation and subject to the intimation mentioned hereinafter the Vendor both hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser(s) the permanent, transferable and heritable rights in respect of the demised land situated in Plot No. in Village/Unit of Tahasil District (hereinafter referred to as the said property) more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the purchaser with permanent heritable and transferable rights, SUBJECT to the exceptions, reservations, covenants and conditions hereafter contained, that is the say, as follows:

1. The purchaser will have only the exclusive surface rights over the said property.
2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in on 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 building 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 said property and to all public rights or easement affecting the same.
3. 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 the Town Planning / Local Urban authorities shall be entitled to take appropriate action for contravention of relevant provisions in this regard or any other law for the time being in force.
4. 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.
5. 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, then this deed shall become void at the option of the vendor, who 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.
6. The purchaser shall not commit any act of waste on the said property so as to render it unfit for the purpose of being used as a house site.
7. Besides the conversion fees of Rs. as mentioned above the purchaser will be required to pay a sum of Rs. as annual rent for the said property, (besides payment of cess as per Rules)
8. The rent is liable for revision during survey and settlement operations or at the end of each of 15th year, as the case may be subject to a maximum limit of 50 (fifty) per cent over the rate of rent in force in the previous year or the rates applicable at the time to similar lands in the vicinity.
9. It is further declared that as a result of this Conveyance Deed, present purchaser from the date mentioned hereafter will become owner of the said property with permanent, transferable and heritable rights and the conveyance deed for lease of the land earlier executed with the purchaser on behalf of the Vendor both hereby releases the purchaser from all liability in respect of the covenants and conditions contained in the said lease deed required to be observed by the purchaser of the said demised property.
10. The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

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

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

THE SCHEDULE ABOVE REFERRED TO

1. District 2. Tahasil
3. Village/Unit 4. Plot No.
5. Extent (Dimension and area)
6. Bounded by

North :

South :

East :

West :

Signed by Shri

For and on behalf of and by the order and direction of the Governor of Orissa (Vendor) in the presence of witness

(Name and address in full)

1. Shri/Smt.
.....

Signature of witness

2. Shri/Smt.
.....

(Vendor)

Signature of witness

In presence of witness
(Name and address in full)

1. Shri
.....

(Purchaser)

2. Shri
.....

(Purchaser)