

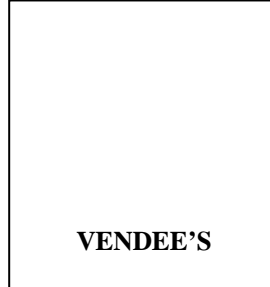
CHALLAN NO. \_\_\_\_\_

DATED \_\_\_\_\_

RS. \_\_\_\_\_



PHOTOGRAPH'S OF VENDOR'S



PHOTOGRAPH'S VENDEE'S

**CONVEYANCE DEED OF IMMOVABLE PROPERTY**

**VALUED AT RS. \_\_\_\_\_**

THIS CONVEYANCE DEED IS MADE AND EXECUTED AT KARACHI,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.

**BETWEEN**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

hereinafter referred to as the 'VENDOR' (which expression wherever appearing in these presents shall mean and include his heirs, assigns, legal representatives, attorneys, executors, administrators and/or any other person authorized in this respect) PARTY OF THE FIRST PART.

**AND**

\_\_\_\_\_  
\_\_\_\_\_

hereinafter referred to as the 'VENDEE' (which expression wherever appearing in these presents shall mean and include her heirs, assigns, legal representatives, attorneys, executors, administrators and/or any other person authorized in this respect). PARTY OF THE OTHER PART.

**WHEREAS** the Vendor abovenamed on the date of these presents is seized, possessed of and is otherwise well and sufficiently entitled to all that **LEASEHOLD RESIDENTIAL PLOT OF LAND BEARING NO. \_\_\_\_\_**  
**\_\_\_\_\_ PHASE \_\_\_\_\_, MEASURING \_\_\_\_\_**  
**SQ. YARDS (approx) TOGETHER WITH DOUBLE STOREYED BUNGALOW CONSTRUCTED THEREON, with all fittings and fixtures therein SITUATED AT PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY, KARACHI,** hereinafter referred to as the ‘SAID PROPERTY’.

WHEREAS the said Vendor is fully entitled to sell, convey transfer the said property which has been dully described and shown in this schedule appearing at the foot of these presents.

AND WHEREAS SUB-LEASE (FORM-A) duly executed by Pakistan Defence officers Housing Authority, Karachi, and registered in the Office of Sub-Registrar, T-Division-IIA, Karachi, under Registration No..\_\_\_\_\_.

AND WHEREAS \_\_\_\_\_ has constructed a One Unit Bungalow on the Plot of land after completion of the said Bungalow was Leased out in Form ‘B’ for a period of 99 years, duly executed by the President of Pakistan through M.E.O. Karachi, Circle, Karachi and Pakistan Defence Officers’ Housing Authority, Karachi, and Registered in the Office of the Sub-Registrar, T-Division-IIA, Karachi, under \_\_\_\_\_

**WHEREAS** the said ‘VENDOR’ abovenamed has agreed to sell, grant, transfer, convey and assign ‘SAID PROPERTY’ with peaceful physical vacant possession and free from all encumbrances, charges, liens, burdens, mortgages, with marketable title, demands, disputes, and litigation’s, previous commitment and dues to the said Vendee for a lumpsum sale consideration of **Rs. \_\_\_\_\_**

AND WHEREAS the VENDEE abovenamed has agreed to purchase the SAID PROPERTY from the Vendor for a lumpsum sale consideration of **Rs. \_\_\_\_\_**

AND WHEREAS the VENDOR abovenamed has assured the VENDEE that the SAID PROPERTY is free from all sorts of claims, encumbrances, mortgages, liens, rights, burdens and dues etc and all the existing easements

with absolute ownership rights which are enjoyed by the VENDOR without any restrictions or objections, from any authority or allied governing bodies etc., and the same are subsisting and in full force and same have not been impaired, lost or suspended for any reason whatsoever.

AND WHEREAS the VENDOR has filed affidavit declaring that he is not indebted to any Bank, Financial Institution, and/or any other person or Court or Co-operative Bank Co-operative Society either as principal or as a Surety for any loan payable now or in the future in respect of the 'SAID PROPERTY'.

**NOW THIS INDENTURE WITNESSETH AS UNDER:-**

1. That in pursuance of aforesaid agreement and in consideration of a sum of Rs. \_\_\_\_\_ is being paid by the Vendee to the Vendor in full and final consideration of sale today at the time of execution this Conveyance Deed, the receipt whereof the VENDOR doth hereby admit and acknowledge and from each and every part thereof the VENDOR does hereby release acquit and discharge the VENDEE, the VENDOR doth hereby grant sell, convey and assign the VENDEE all rights estate title and interests the said property, more fully described and defined at the foot of these presents with peaceful vacant possession and free from all claims, suits, disputes, mortgages, charges, liens, demands, burdens, disputes, litigations, previous commitment and/or encumbrances, together with benefits of lease hold rights including the right of renewal.

**AND TO HOLD THE SAME** unto and to the use and benefits of the VENDEE as absolute owner thereof free from all lets, hindrances, claims, demands, suits, disputes, denials, interruptions, litigation previous commitments, sureties, mortgage, charges and/or ejection whatsoever.

2. That the **VENDOR** doth hereby covenant with the VENDEE that the Lease in respect of the SAID PROPERTY is in full force and is subsisting and VENDOR or any other person through or under him has not done, committed anything whereby the same may be impaired or has become or may become void or avoidable.
3. That the **VENDOR** doth hereby covenant with the VENDEE that the VENDOR has not done, made, committed permitted or caused anything whereby VENDOR'S right to grant, sell, assign, convey or transfer any of estate, rights, titles and interest in the SAID PROPERTY and/or right of possession of have been or may be impaired.

4. That the VENDOR covenant with the VENDEE that the VENDOR has paid all assessments, taxes, charges, fees, rates, dues, gas, electricity and telephone bills, and any other money whatsoever due and payable in respect of or concerning or relating to the SAID PROPERTY upto the date of delivery of complete peaceful vacant possession and that the Vendor shall pay the same if not paid upto, and indemnify and to reimburse the Vendee if the Vendee at any time is required to pay the same.
5. That the Vendor doth hereby covenant with the Vendee that the Vendee shall peacefully and quietly possess, occupy and enjoy the said property free from all claims, demands, charges, lets, hindrances, interruption and disputes litigations, and eviction whatsoever from any person claiming through, under or in trust from the Vendor.
6. That in the event the said property or any portion thereof being lost to the Vendee on account of any claim made hereto by any other person or persons, against the said property regarding any commitment or breach made by the Vendor in connection with the said property upto the date hereof, the Vendor and his heirs, shall recoup the Vendee for such loss together with all other litigations expenses and damages that may be incurred by the Vendor.
7. That the Vendor doth hereby covenant with the Vendee that the said property is free from all claims, dues, disputes, mortgages, charges, liens and demands and encumbrances whatsoever and that Vendor shall keep and hold the Vendee secured, harmless and indemnified against all claims, liens, mortgages, charges, evictions, lets and hindrances and encumbrances whatsoever made in respect of the said property suffered by the Vendor or any person or persons claiming through, under or in trust from Vendor by reason of any breach committed, permitted or suffered by the Vendor or his predecessor in respect of the said property prior to this indenture.
8. That the Vendor hereby indemnifies the Vendee against all losses, damages of any action or suit or claim or demand made or preferred by the Government or any other person and anybody against the said property to the period upto the date hereof, and the Vendor, shall make good the same for the transfer in favour of the Vendee, thereafter and from time to time, whenever called upon by the Vendee, shall do all such acts, things and deeds as are reasonably required of him for further and perfectly assuring the said property in the name of the Vendee.

9. That the Vendor doth hereby declare that the peaceful complete physical vacant possession of the said property has been handed over to the Vendee and Vendor has also delivered all the original documents. Henceforth Vendee shall be rightful owner of the said property.

10. The Vendee hereby agrees to observe and comply with all the terms and condition of 'B' Lease in respect of the said property. The stamp duty has been affixed as per valuation table introduced by the Government of Sindh.

**SCHEDULE OF THE SAID PROPERTY**

**ALL THAT PIECE AND PARCEL OF LEASEHOLD RESIDENTIAL PLOT OF LAND BEARING NO.**\_\_\_\_\_

\_\_\_\_\_

**SQ. YARDS (APPROX), TOGETHER WITH DOUBLE STOREYED BUNGALOW CONSTRUCTED THEREON, with all fittings and fixtures therein SITUATED AT PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY, KARACHI,** within the territorial jurisdiction of Gizri Police Station, District, Sub-District and City of Karachi, and abutted and bounded as under:-

ON THE NORTH BY :

ON THE SOUTH BY :

ON THE EAST BY:

ON THE WEST BY :

Together with all easements rights, titles, interests and amenities alongwith absolute ownership rights of the said property.

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands at Karachi, the day, month and the year first above written.

VENDOR:\_\_\_\_\_

VENDEE:\_\_\_\_\_

**WITNESSES**

1. Signature:\_\_\_\_\_

Name:\_\_\_\_\_

S/O\_\_\_\_\_

NIC No.\_\_\_\_\_

Address:\_\_\_\_\_

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2. Signature: \_\_\_\_\_

Name: \_\_\_\_\_

S/O \_\_\_\_\_

NIC No. \_\_\_\_\_

Address: \_\_\_\_\_

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