

CONVEYANCE DEED

THIS DEED MADE & EXECUTED AT LAHORE on this _____ day of _____ 2025,
for conveyance of Land Measuring _____ Kanal _____ Marla _____ Square feet
situated in Mauza _____, Tehsil _____ District _____.

EXECUTED BY

Mr. _____ S/O _____, Resident of _____
_____, holding CNIC # _____
(hereinafter called the **VENDOR**) which expression of his contest includes heirs,
successors, administrator a executors and assigns etc of the ONE PART.

IN FAVOUR OF

Ravi Urban Development Authority (RUDA), as statutory body established by the Punjab
Government under the Ravi Urban Development Authority 2020 (Act XVII of 2020) (*amended
from time to time*), acting through its Chief Executive Officer, having its office at 151 Abu Bakar
Block, Garden Town, Canal Road, Lahore, Punjab, (hereinafter called the **“VENDEE”**) assigns etc
OF THE OTHER PART.

VENDOR:

Name: _____
CNIC # _____

The expressions "VENDOR(S)" and "VENDEE" hereinbefore used shall include wherever the context so admits his/their respective legal heirs, reversionary, representative, administrators, general representatives, successors-in-interest, nominees and assignees. (THE VENDOR(S) and THE VENDEE shall be hereinafter collectively referred to as the "PARTIES" and individually as the "PARTY").

WHEREAS, THE VENDOR(S) ASSERTS AND MAINTAINS AS UNDER:

- i. The **VENDOR(S)** is the absolute and lawful owner in possession of a piece of land and parcel of property/Land Measuring ____ Kanal ____ Marlas ____ Square feet, (____Kanal ____Marla ____ Square feet)Vide Khewat No.____, Khatooni No.____, Khasra Nos. (Old/New) __/__, (____Kanal ____Marla ____ Square feet) share transferred ____/____ Measuring (____Kanal ____Marla ____ Square feet) & Khewat No .____, Khatooni No.____, Khasra Nos. (Old / New) (____Kanal ____Marla) share transferred ____/____ Measuring ((____Kanal ____Marla ____ Square feet) Total Land Measuring ____Kanal ____Marlas ____Square Feet, Jamabandi Year ____-____, Vide Fard issued by Halqa Patwari Rapt No.____, Dated _____, situated at Mauza _____, Tehsil _____, District _____, which mean that all rights, titles, interest, easements, paths, ways, privileges, Shamilaats Asaishaat, rights of water channels and all benefits (hereinafter called the "PROPERTY") more particularly described in Schedule hereto.
- ii. AND WHEREAS the above-mentioned land is required to **VENDEE** (Ravi Urban Development Authority) for its Housing Scheme.
- iii. THE **VENDOR(S)** is interested in and desirous of selling, conveying, transferring and assigning THE **PROPERTY** to THE **VENDEE (RUDA)** who is willing to purchase THE **PROPERTY** with marketable title, free from all encumbrances, loans, mortgages, claims, interests, debts, dues, duties, charges, liens, burdens, taxes, cesses, arrears, disputes, litigation from THE **VENDOR(S)** on the terms and conditions set hereinafter.

Hence this deed for conveyance and alienation of the above said piece of land.

NOW, THEREFORE, THIS CONVEYANCE DEED WITNESSES AS FOLLOWS:

1. That THE **VENDOR(S)**with his own free will and consent, without any coercion or undue influence from any corner whatsoever, do hereby CONVEYS, SELLS, TRANSFERS AND ASSURES unto THE **VENDEE**, his successors, assigns and legal heirs all his rights, title and interest in THE **PROPERTY** for and in consideration of a total price Rs. _____/- (Rupees _____ Only). THE **VENDOR(S)** has now no right of title or interest whatsoever in THE **PROPERTY** which stand transferred to THE **VENDEE**, and also his/her successors, assigns and legal heirs have not any kind of rights in the property absolutely and forever.
2. THE **VENDOR(S)** hereby assures THE **VENDEE** of his legally valid title with all powers, to alienate and sell the said piece of land to the **VENDEE** for consideration mentioned above. THE **VENDOR(S)** also assures and hereby undertakes to indemnify and keep indemnifying the **VENDEE** to its entire satisfaction, and in case of any defect in the title against the claim of any third party.

VENDOR:

Name: _____
CNIC # _____

3. THE **VENDOR(S)** hereby assures THE **VENDEE** that he has not previously entered into any agreement with any person adverse to the interest of **VENDEE (RUDA)** accruing through this deed. THE **VENDOR(S)** shall be responsible for any of legal consequence in case of any such claim this deed shall remain intact.

4. THE **VENDOR(S)** has delivered peaceful vacant possession of THE **PROPERTY** falling in Khasra Nos. _____ (____Kanal ____Marla____ Square feet), _____ (____Kanal ____Marla____ Square feet), _____ (____Kanal ____Marla____ Square feet), to THE **VENDEE** at site after its measurement or demarcation by the revenue department, the delivery of which THE **VENDEE** hereby acknowledges. THE **VENDOR(S)** warrants THE **VENDEE** that the area or THE **PROPERTY** delivered to it is ____Kanal ____Marla____ Square feet and if any deficiency in this area is found, subsequent measurement or demarcation of THE **PROPERTY** even after execution of this conveyance deed, THE **VENDOR(S)** shall be bound to refund to THE **VENDEE** the proportionate price of the area/property found deficient.

5. THE **VENDOR(S)** hereby represents and warrants that he is the sole, absolute, lawful owner in possession of THE **PROPERTY**, that there is no imperfection with respect to the said title, that there is no mortgage, lien, claim, encumbrance or other charge, dues, duties, burdens, taxes, cesses, arrears, disputes, on THE **PROPERTY** and the said property is not subject matter of any attachment, or any litigation pending in front of any court same is not subject matter of any stay order or injunction, that there is no litigation pending or apprehended with respect to THE **VENDOR's** right to convey good title of THE **PROPERTY** to **VENDEE(RUDA)**. THE **VENDOR(S)** binds himself to indemnify **VENDEE** in case of any breach of the warranties contained in this clause.

6. The land being transferred vide this conveyance deed is free from all encumbrances and there is no status quo order or case pending in any court of law against this land at the time of registration of this sale deed.

7. THE **VENDOR(S)** hereby further warrants to THE **VENDEE** that all rates, taxes, cesses, charge, surcharges and assessment whatever payable in respect of the **PROPERTY** up to the date of execution of this SALE DEED have been paid by **VENDOR(S)** and bind himself to be liable to pay in future if any. THE **VENDOR(S)** binds himself to indemnify THE **VENDEE** for all kinds of losses suffered due to breach of the warranties contained in this or above mentioned clauses.

8. THE **VENDOR(S)** also warrants to THE **VENDEE** that in case of **VENDEE (RUDA)** loses its title or possession, in whole or in part, of THE **PROPERTY** or suffers any kind of damages, and losses due to any act of THE **VENDOR(S)** and/or any defect in the title of THE **VENDOR(S)** in future, THE **VENDOR(S)** shall be bound to refund to THE **VENDEE** the sale consideration as per current market value and shall also indemnify THE **VENDEE** for the losses, damages, claims suffered and costs by it in this respect along with mark-up.

9. THE **VENDOR(S)** undertake to execute, sign all other documents and papers pertaining to the transfer of THE **PROPERTY** and THE **VENDEE (RUDA)** graciously accepts the title of the property fully and completely transferred to THE **VENDEE**.

VENDOR:

Name: _____
CNIC # _____

10. Notwithstanding anything contained hereinabove, THE **VENDOR(S)** shall not for any reason or under any circumstances claim or cause or let to be claimed any right in or upon THE **PROPERTY** and shall not interfere, disturb or interrupt the peaceful possession and/use of THE **PROPERTY** by THE **VENDEE(RUDA)**.

11. That from the date of registration of this Sale/Conveyance Deed, THE **VENDEE** shall be the sole, lawful and absolute owner of THE **PROPERTY** and shall enjoy peaceful possession and all other possessory rights i.e, easements, rights of way, Shamilaat, Asaishaat, benefits Chanel of water, sewerage building etc. Without any hindrance, disturbance or any kind of interruption by or from THE **VENDOR(S)** or heir of THE **VENDER** or any other person claiming through THE **VENDOR(S)**.

12. THE **VENDOR(S)** hereby further represents and warrants to the **VENDEE** that **VENDOR(S)** is selling actual piece of land/property to THE **VENDEE (RUDA)** and the possession has been handed over to **VENDEE** and THE **VENDEE'S** share in THE **PROPERTY** at present as well in future will not be affected.

13. All registration expenses i.e, cost of non-judicial stamp papers, registration fee, C.V.T, withholding taxes, gain taxes, town committee fees all have been paid by the **VENDEE (RUDA)**

14. IN WITNESSES WHEREOF, the vendor (s) and the Vendee have made their respective signatures and subscribed their thumb impression at Lahore on the ___ day, ___ month and ___ year as aforementioned in presence of the witness signing hereunder: -

15. In addition to the express terms of this CONVEYANCE DEED all terms and conditions implied in contracts of sale of immovable properties as set out in The Transfer of Property Act, 1882 as modified from time to time, shall govern the relationship of THE PARTIES to this Conveyance Deed.

16. THE PARTIES accepted all the terms and conditions written down in the Conveyance Deed with their free will and consent, without any coercion or influence and with their full senses.

SCHEDULE OF THE PROPERTY

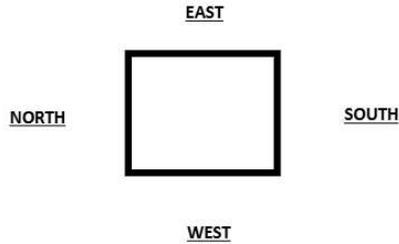
All that piece and parcel THE PROPERTY/Land measuring ___ Kanal ___ Marlas ___ Square feet, (___ Kanal ___ Marla ___ Square feet) Vide Khewat No. ___, Khatooni No. ___, Khasra Nos. (Old/New) ___/___, (___ Kanal ___ Marla ___ Square feet) share transferred ___/___ Measuring (___ Kanal ___ Marla ___ Square feet) & Khewat No. ___, Khatooni No. ___, Khasra Nos. (Old / New) (___ Kanal ___ Marla) share transferred ___/___ Measuring ((___ Kanal ___ Marla ___ Square feet) Total Land Measuring ___ Kanals ___ Marlas ___ Square Feet, Jamabandi Year ___-___, Vide Fard issued by Halqa Patwari Rapt No. ___, Dated ___, situated at Mouza ___, Tehsil ___, District ___, with all rights, titles, interest, easements, paths, ways, privileges and all benefits, vide copy of record of rights/Register Haqdarar Zamin (Missal Haqiyat) for the year ___ issued by Halqa Patwari Vide Rapt No. ___, Dated ___, for the purpose of sale, Mauza ___, Tehsil Cantt., District Lahore, falling within jurisdiction of town committee (Androon Hadood Committee). THE PROPERTY is bounded as under:-

VENDOR:

Name: _____
CNIC # _____

On the East Side : -----
On the West Side : -----
On the North Side : -----
On the South Side : -----

MAP OF THE PROPERTY



IN WITNESSES WHEREOF, the parties hereto have set their respective hands in the day and year first above written.

VENDOR:

VENDEE

Name : _____ Ravi Urban Development Authority
CNIC # _____ Through its Chief Executive Officer

WITNESSES

(1) _____
Name : _____
CNIC # _____
Resident of _____

(1) _____
Executive Director LA&EM,
Ravi Urban Development Authority

(2) _____
Acting Director Land Acquisition,
Ravi Urban Development Authority



RUDA ofcimo.ruda

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