

DEED OF CONVEYANCE

THIS Deed of Conveyance made this _____ day of _____,
2025 (Two Thousand Twenty-Five) at _____ (“**said Deed**”)

BETWEEN

M/S. ALLCARGO GATI LTD. (Formerly known as “Gati Limited”)
Address 4th Floor, B Wing, Allcargo House, CST-Road, Kalina, Santacruz
(East), Mumbai-400098, Maharashtra, hereinafter referred to as the
“**VENDOR**” (which expression shall unless excluded by or repugnant to the
context be deemed to mean and include his/her/their heirs, executors,
administrators, legal representatives and assigns) of the **ONE PART**,

And

Address _____,
_____, hereinafter referred to
as the “**PURCHASER/S**” (which expression shall unless excluded by or
repugnant to the context be deemed to mean and include his/her/their heirs,
executors, administrators, legal representatives and assigns) of the
SECOND PART,

WHEREAS:

A. To all that the piece and parcel of land situate lying at Village Lonad,
Taluka Bhiwandi, District Thane within the limits of Talathi Saja Lonad,
Group Gram panchayat, Lonad, Sub-Registration of Taluka Bhiwandi and
Registration of District and Division Thane, in the state of Maharashtra
bearing Plot:Survey no/Hissa no: 94/1/2 area **70-00-000** Sq.Mtrs. and
94/1/2 area: 69-07-07 Sq. Mtrs total

area admeasuring 139-07-07 Sq. Mtrs. equivalent to 3.45 Acres was seized and possessed of and/or otherwise well and sufficiently entitled by Allcargo Gati Limited, more particularly described in the schedule hereunder written, hereinafter referred to as “**the said Land**”.

B. Thus, Allcargo Gati Limited therein became the owner of the land containing an area of 3.45 Acres (**approx.**).

C. By another Deed of Conveyance dated ____ day of _____ made between the _____, through his constituted attorney namely _____, therein referred to as the Vendor of the One Part and one _____, therein referred to as Purchaser of the Other Part and registered at the office of the District Sub-Registrar - _____ at _____ and recorded in **Book No.** _____, **Volume No.** _____, **Pages** _____ **to** _____, **Being No.** _____ **for the year** _____, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein.

D. Thus, Vendor herein became the owner in respect of the total land containing an area of 3.45 Acr**approx.**, hereinafter referred as “Scheduled Land”,

F. Thus _____ therein caused mutation of Vendor name in respect of _____ under _____ in the records of _____ at _____

G. The Vendor herein now have agreed to sell and the Purchaser herein has agreed to Purchase all That the said Subject Land containing an area

of 3.45 Acres **approx**, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature more fully and particularly described in the **SCHEDULE** hereunder written hereinafter referred to as the **said Subject Land**, at or for a total consideration of **Rs. _____/- (RUPEES _____ ONLY).**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Deed and in consideration of a sum of **Rs. _____/- (Rupees _____ Only)** inclusive of all taxes of the lawful money of the Union Of India well and truly paid by or on behalf of the Purchaser to the Vendor Party by RTGS/Cheque for a sum of **Rs. _____/- (Rupees _____ Only)** (the receipt whereof the Vendors herein do hereby by the receipt hereunder written admits and acknowledges) and a balance of sum of **Rs. _____/- (Rupees _____ Only)** by RTGS/Cheque to the Confirming Party herein do hereby by the receipt hereunder written admits and acknowledge and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser of the said Subject Land) the Vendor do hereby grant, sale, transfer, convey, assign and assure unto and in favour of the Purchaser herein, **All That** the piece and parcel of land classified as “_____” containing an area of _____ **approx.**, situate lying at _____.

HOWSOEVER OTHERWISE the said Subject Land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished together with all of the rights, privileges easements, advantages and appurtenances whatsoever to the Said Subject Land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel thereof or appurtenant thereto and all the estate, right, title, interest,

property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof together with all deeds, pattahs, muniments of title whatsoever relating to the said Subject Land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Subject Land hereby sold granted, conveyed, transferred, assigned and assured, right, title, interest or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth and each of them do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his successor-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Subject Land hereby granted, transferred and conveyed right, title interest and/ or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full power and absolute authority to grant, transfer and convey the said Subject Land hereby granted, transferred and conveyed right, title, interest or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said Subject Land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free and clear and freely and clearly absolutely acquitted, exonerated

and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Purchaser or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Subject Land or any part thereof from under or in trust for them the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Subject Land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

AND FURTHER the Vendor do hereby warrant and covenant to the Purchaser as follows: -

1. This Land transaction is on as is where is basis and the Vendor shall provide only title documents to check and verify the title of the subject land.
2. The Vendor has not received any notice or claim from any Authority for acquisition, requisition or vesting of the said Subject Land or any part thereof and declares and confirms that the Subject Land is not affected by the scheme of any municipal authority or government or any other statutory body.
3. The Vendor has full authority and power to sell, convey and transfer the Subject Land in favour of the Purchaser.

4. No person or persons have any right, title, interest of pre-emption over and in respect of the Subject Land or any part thereof.
5. The Vendor shall render all such assistance and sign all such papers and documents as may be necessary for mutation of the name of the Purchaser in the Record-of-Rights, which mutation shall be done by Purchaser at its own cost. .
6. The Vendor shall render all such assistance and sign all such papers and documents as may be necessary for change of area of character/alteration in the mode of use of/conversion of the Subject Land .
7. The Vendor shall hand over to the Purchaser all original title deeds, writings, muniments and other evidences of title pertaining to the Subject Land.
8. The Vendor is not responsible and/or liable for any deviation in the land area, if found by Purchaser after registration and handing over the possession and title deeds of the said property.
9. The Vendor is not held responsible and/or liable, if any litigation is filed and/or issue created by any authority, local body or localities after registration and handing over the possession of the said property, which need to be tackled or dealt by Purchaser only at its own cost and Vendor be exempted from the same.

THE SCHEDULE ABOVE REFERRED TO:

(Said Subject Land)

ALL THAT the piece and parcel of land bearing Plot: Survey no/Hissa no: **94/1/2** total area admeasuring **139-07-07** Sq. Mtrs. equivalent to 3.45 Acres, situate lying at Village: Lonad, Taluka: **Bhiwandi**, District: Thane in the state of Maharashtra and the Subject Land and the same is butted and bounded as follows: -

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their respective hands and seal the day month and year first above written.

SIGNED, **SEALED**
DELIVERED by the
VENDORS

In the presence of :-

1.

2.

SIGNED, SEALED AND
DELIVERED by the
PURCHASER

In the presence of:-

1.

2.