

Stamp Certificate Number _____ dated _____

Conveyance Deed No. _____ dated _____

Total Allotment Cost: Rs. _____
Total stamp Paper: Rs. _____
Stamp duty @ 5% : Rs. _____
Social Security Fund @3%: Waived Off.
Social infrastructure cess @ 3% : Rs. _____
Stamp Duty: Rs. _____ has been deposited
vide E-Stamp Certificate Number: _____
through vide E-stamping by _____
Bank vide Sr. No. _____.

Note: 3% Social Security Fund, Schedule 1-B, has been waived off vide Indian Stamp (Punjab Amendment) Ordinance No. 5 of 2017 issued vide Government Notification No. 23 of 2017, dated 28/08/2017.

Conveyance Deed of IT Industrial Plot sold by auction.

This Conveyance Deed is executed on between GMADA (hereinafter referred to as the seller) as the first party and (Hereinafter referred to as transferee/purchaser) as the second party.

Applicable rules / policies:

1 For Transfer of the ownership of property, possession of the plot, construction and use of the building, Project implementation schedule/ Extension in construction and payment of non-construction charges, the Transferee/Purchaser shall be bound to abide by the Punjab Regional and Town Planning and Development Act, 1995, Rules/ Regulations / Policies made thereunder and Instructions / Orders issued thereunder from time to time, IT Policy-2013, along with amendments made/ to be made in the policy from time to time.

2 All the conditions mentioned in the allotment letter number _____ dated _____ (attached at Annexure-1) issued by the Estate Officer, GMADA to the transferee/purchaser will be an integral part of this Conveyance Deed and the transferee/purchaser shall be bound to abide by these conditions. The interpretation of the policy and the appeal, the resolution of the dispute between the seller and the transferee/purchaser shall be in accordance with the terms and conditions of the allotment letter and shall be binding on both the parties.

Details of the Plot:

1 The said plot, in the IT City, SAS Nagar, has been allotted by the seller to the transferee/purchaser through open bidding(E-auction) held on _____ to use the said plot for industrial (IT/ITES) purpose.

2 The seller, who has absolute ownership of all rights of this plot, area of which is _____ acres and size is _____, (demarcation of which is marked on the map attached as Annexure-2) and will be an integral part of this conveyance deed, transfers its ownership of the plot to the transferee/purchaser.

Purpose of the allotment of plot:

The Transferee/purchaser shall not use the allotted industrial plot for any purpose other than the purpose specified in the allotment letter, nor shall use the building built on it for any purpose other than the purpose for which the building was constructed.

Cost of the plot:

1 The transferee/purchaser has paid Rs. _____ (Rs. _____ in words) as the tentative price of the plot.

2 In case of further increase in the tentative price of this plot, the seller reserves his right to recover the same as per the terms and conditions of the allotment letter.

3 The transferee/purchaser has agreed to pay the enhanced price / final price in the manner described under the policy of PUDA/GMADA.

General Terms and conditions:

1 As long as the transferee/purchaser fully complies with each and every term and condition set forth herein and continues to do so, the Seller shall recognize the trusts and rights granted thereon to the transferee/purchaser.

2 Due to non-payment of the increased/enhanced price within the stipulated time, in case of violation of the provisions of the Punjab Regional and Town Planning and Development Act 1995, Rules / Regulations / Policies made and Instructions / Orders issued thereunder, IT Policy, 2013, amendments made/to be made from time to time and in case of violation of the terms and conditions of the allotment letter by the transferee/purchaser, the Estate Officer, GMADA will have the legal right to cancel the allotment of the allotted plot, resume the plot and the building constructed on it and refund the amount deposited by the transferee/purchaser after forfeiting the amount in accordance with Section 45 (3) of the Punjab Regional and Town Planning and Development Act, 1995 and in that case, the transferee/purchaser shall have no right to claim any compensation.

And thereby confesses and declares that

(A) The word "seller" used in this Conveyance Deed, apart from GMADA shall include every officer / employee duly authorized by the Chief Administrator, GMADA to take action in this regard.

(B) In addition to the aforesaid the words "transferee/purchaser" used in this writing, shall include his legal heirs, successors, the representative authorized by the transferee/purchaser.

As a testimony to this, the parties have signed their respective names in the following plot and date in each of the following cases.

Signed by the aforesaid allottee (transferee/purchaser)
on date _____ at SAS Nagar

If this writing is not done before the Estate Officer, GMADA, then one of the witnesses must be a Magistrate (with his seal).

In the presence of the following witnesses:

Name of the witness: _____

Father's Name: _____

Address: _____

Occupation: _____

(Signature)

Name of the witness: _____

Father's Name: _____

Address: _____

Occupation: _____

(Signature)

Signing on behalf of and under the
authority obtained from GMADA

On date ____ at SAS Nagar

Estate Officer

In the presence of the following witnesses:

Name of the witness: _____

Father's Name: _____

Address: _____

Occupation: _____

(Signature)

Name of the witness: _____

Father's Name: _____

Address: _____

Occupation: _____

(Signature)