**Deed of Confirmation

THIS** **DEED OF CONFIRMATION** made at \_\_\_\_\_\_\_\_ this\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_ in the Christian Year Two Thousand \_\_\_\_\_\_\_\_ BETWEEN **A B C** of Mumbai, Indian Inhabitant, having address at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter called **“THE VENDOR”** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the One Part; AND M/S. **X Y Z & CO.,** a partnership firm having its office at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called **“THE PURCHASER”** (Which expression shall unless repugnant to the context or meaning thereof mean and include the said firm, its partners for the time being and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his/her assigns) of the Other Part;

**W H E R E A S:-**

(a) The Vendor is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land here determents and premises situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_bearing C.T.S./C.S. No. \_\_\_\_\_\_\_\_\_\_ together with building thereon known as **“\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_”** and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the **“said property”**).

(b) By an Agreement for Sale dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_, the Vendor had agreed to sell and the Purchaser had agreed to purchase the said property at or for the price of Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only) upon the terms and subject to the conditions recorded therein. The aforesaid Agreement for Sale is hereinafter referred to as “the said Agreement”.

(c) The Purchaser has paid to the Vendor a sum of Rs.\_\_\_\_\_\_\_\_/- (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only) as earnest money under the said Agreement towards purchase price. The said agreement is duly stamped as per adjudication done by the stamp office, however, the same is not registered within the prescribed time as required under The Registration Act, 1908. The said Agreement in original is annexed hereto.

(d) The parties have now mutually decided to confirm the said Agreement and register the present Deed.

NOW THIS DEED WITNESSETH as follows:-

1. It is agreed, recorded, declared and confirmed that the said Agreement for Sale dated \_\_\_\_\_\_\_\_\_\_\_\_ executed between the parties for sale of the said property more particularly described in the Schedule hereunder written **is valid, subsisting and binding on the parties hereto.**

2. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this deed shall be borne and paid by the Vendor/Purchaser (as the case may be). The Purchaser shall co-operate with the Vendor to have the present deed registered as required in law and to attend before the Sub-Registrar’s to admit the execution of this Deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first hereinabove written.

THE SCHEDULE ABVOE REFERRED TO:

(Description of the said property)

SIGNED AND DELIVERED BY THE )

Within named VENDOR A B C )

in the presence of )

SIGNED AND DELIVERED BY THE )

Within named PURCHASER )

M/S. X Y Z & CO. by the hand of its )

partner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

in the presence of )

1.

2.