

## CONVEYANCE OF IMMOVABLE PROPERTY BY A LEGAL GUARDIAN OF A MINOR

THIS INDENTURE is made at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_ in the Christian Year Two thousand \_\_\_ **BETWEEN** \_\_\_\_\_, a minor, by the hands of his/her legal guardian Mr. \_\_\_\_\_, appointed pursuant to Order dated \_\_\_\_\_ of the \_\_\_\_\_ Court, having address at \_\_\_\_\_, hereinafter referred to as **"THE VENDOR"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said minor and his heirs, executors and administrators) of the **ONE PART; AND (1) \_\_\_\_\_ and (2) \_\_\_\_\_, both of \_\_\_\_\_, Indian Inhabitants, having their common address at \_\_\_\_\_, hereinafter collectively referred to as "THE PURCHASERS"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART;**

### WHEREAS:—

- (a) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of land bearing Survey No. \_\_\_, C.T.S. Nos. \_\_\_\_\_ admeasuring approx. \_\_\_\_\_ square yards equivalent to \_\_\_\_\_ square meters or thereabouts situated at \_\_\_\_\_ together

with structures standing thereon and more particularly described in the **FIRST SCHEDULE** hereunder written and delineated on the plan annexed hereto and shown with red colour boundary line thereon and hereafter referred to as **“the said property”**. The Vendor’s title to the said property arises as under:-

*(Set out flow of Vendor’s title to the said property)*

- (b) The Vendor who is the Owner of the said property, is a minor.
- (c) It is in the interest and welfare of the Vendor to sell the said property at the best price available.
- (d) Pursuant to the negotiations held by \_\_\_\_\_ (**Note: Mention the relation with the minor/Vendor**), the Purchasers expressed their willingness to buy the said property at the price of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) subject to sale being approved by the Competent Court.
- (e) The said \_\_\_\_\_ accordingly applied to the Court of \_\_\_\_\_ by Guardianship Petition No. \_\_\_\_\_ of \_\_\_\_\_ for appointment of himself as the legal guardian of the Vendor and for permission to sell the said property for a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) under the provisions of the Guardians and Wards Act, 1890.
- (f) The said Hon’ble Court at \_\_\_\_\_, after verifying the government approved Valuer’s Valuation Report of the said

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