

DEED OF CONVEYANCE

This **DEED OF ABSOLUTE SALE** is made and executed on this _____ day of _____, Two Thousand _____

BETWEEN

Sri _____, son/wife/daughter of Sri/Late _____, aged about _____ years, holding PAN _____, by Caste _____, by Nationality Indian, residing _____ at _____, hereinafter called the "**SELLER**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

Sri _____, son of _____, aged about _____ years, by Caste _____, by Nationality Indian, holding PAN _____, residing at _____, hereinafter called the "**PURCHASER**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

The **SELLER** and the **PURCHASER** are hereinafter referred collectively as parties and individually as party.

WHEREAS the **SELLER** is the absolute owner, in possession and enjoyment of the piece and parcel of _____ land measuring about _____ decimal, lying and situated in R.S. Plot Number _____, corresponding L.R. Plot Number _____, Recorded in R.S. Khatian Number _____ and L.R. Khatian Number _____, at Mouza _____, J.L. Number _____, Touzi Number _____, under Police Station _____, Registration Sub-District _____, in the district of _____, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY**".

ANDWHEREAS the **SCHEDULE PROPERTY** was the self acquired property of _____, deceased father of the **SELLER** and he purchased the same from Sri _____, son of _____ of _____, by virtue of a Sale Deed dated _____, registered in the office of the _____, in Book 1, Volume No. _____, Pages _____ to _____, Being Number _____ for the Year _____.

ANDWHEREAS the said _____ died in-estate on _____ leaving behind his only son namely, Sri _____, the **SELLER** herein, as the only legal heir.

ANDWHEREAS the **SELLER** herein, as the only legal heirs of the deceased _____, have become the absolute owner of the **SCHEDULE PROPERTY** since the death of his father _____ on and he has been enjoying the same with absolute right, title and interest since then and he has clear and marketable title to the **SCHEDULE PROPERTY**.

ANDWHEREAS the **SELLER** being in need of funds to meet his personal commitments and

For *Artisan*
Tankar Narayan Datta
 Partner



vi. **That** the SELLER will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.

vii. **That** the SELLER do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain all documents in the name of the PURCHASER and undertakes to execute any deed in this respect.

SCHEDULE OF PROPERTY

All that piece and parcel of _____ land measuring about _____ decimal, lying and situated in R.S. Plot Number _____, corresponding L.R. plot Number _____, Recorded in R.S. Khatian Number _____ and L.R. Khatian Number _____, at Mouza _____, J.L. Number _____, Touzi Number _____, under Police Station _____, Registration Sub-District _____, in the district of _____, butted and bounded by:

On the North :

On the South :

On the East :

On the West :

IN WITNESS WHEREOF the SELLER and the PURCHASER have set their signatures on the day month and year first above written.

SELLER

PURCHASER

WITNESSES:

1.

2.

FOR *Anil*
Tankay Narayam Datta
Partner