DEED OF CONVEYANCE

			BETWEEN			
Sri		, son/	wife/daughter of Sri/La , by Caste	ate	, aged	about
	years, ho	olding PAN	, by Caste	,	by Nationality I	ndian,
here	ling inafter called t essors, successo ONE PART.	the "SELLER"	(which expression shall xecutors, administrators,	mean and legal repres	include his legal centatives and assig	heirs, gns) of
			AND			
Sri	Per land		son	of.		
	Commence of the last of the la	residing at	Caste, son c			
The second second	ssors, successor THER PART	no-ill-illierect ex	R" (which expression streeters, administrators,	hall mean ar , legal repres	nd include his lega sentatives and assi	l heirs, gns) of
The ndivid	SELLER and lually as party	the PURCHA	ASER are hereinafter	referred col	llectively as part	ies and
, c	CEAS the SE lar orresponding	LLER is the about measuring at L.R. Plot Number	solute owner, in posses	ssion and en	njoyment of the pated in R.S. Plot	iece and Number
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HENA DUTTA-BAPI PAL-MOUMITA CHATTERJEE

PARTNER

family expenses have decided to sell the SCHEDULE PROPERTY and the PURCHASER has agreed to purchase the same.
ANDWHEREAS the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of Rs. (Rupees) only and the PURCHASER herein agreed to purchase the
same for the aforesaid consideration and to that effect the parties entered into an agreement on the
NOW THIS DEED OF SALE WITNESSETH:
1. THAT in pursuance of the aforesaid agreement and in consideration of a sum of Rs. (Rupees) only received by the SELLER in cash/cheque/bankdraft and upon receipt of the said entire consideration of Rs. (Rupees) only (the SELLER doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER doth hereby sells, conveys, transfers, and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.
2. THAT THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:
i. That the SCHEDULE PROPERTY shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the SELLER or any person claiming through or under him.
ii. That the SELLER have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the SELLER have not done anything or knowingly suffered anything whereby their right and power to sell and convey the SCHEDULE PROPERTY to the PURCHASER is diminished.
iii. That the property is not subjected to any encumbrances, mortgages, charges, lien attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own fund and keep the PURCHASER indemnified.
iv. That the SELLER hereby declares with the PURCHASER that the SELLER have pai all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to the date of execution of the sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due for the earlier period, the same shall be discharged/borne by the SELLER.
v. That the SELLER have handed over the vacant possession of the SCHEDUL PROPERTY to the PURCHASER on and delivered the connected origin title document in respect of the SCHEDULE PROPERTY hereby conveyed on the da of execution of these presents.
HENA DUTTA-BAPI PAL- MOUMITA CHATTERJEE

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

R.S. Plot Nur Number Number	nber, corresponding	L.R. plot Number er, at Mouza, Registration S	decimal, lying and situated in, Recorded in R.S. Khatian, J.L. Number, Touzi ub-District, in the district
On the North	*		
On the South	:		
On the East	:		
On the West	:		
IN V signatures on	VITNESS WHEREOF the the day month and year first	e SELLER and the st above written.	PURCHASER have set their
		SELLER	
		PURCHASE	ER
WITNESSE	S:		
1.		HENA DUTTA-BAI MOUMITA CHATTE	RJEE
2.		: Panni	PARTNER