

DEED OF CONVEYANACE

This DEED OF ABSOLUTE SALE is made and executed on thisday of
.....Two Thousand.....

BETWEEN

Sri.....son/wife/daughter of Sri/Late.....aged
about.....years, holding PAN.....by Casate..... by Nationality
Indian residing athereinafter 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 athereinafter 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 price
and parcel of land measuring aboutdecimal, lying and situated in R>S>
Plot Number....., corresponding L.R. Plot Number....., Recorded in
R.S. Khatian Numberand 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 hereinafter referred to as the
"SCHEDULE PROPERTY"

ANDWHEREAS the SCHEDULE PROPERTY was th 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 inestate on..... leaving behind his only son
namely, Sri.....the Seller herein, as the only legal heir.

ANDWHEREAS the SELLER herein, as the only legal herirs 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

Contd....2....

For NIRMAN

Jurchar Kauri

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 as 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/bank draft 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 up[on the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERT hereby conveyed unto the PURCHASER absolutely and forever.
2. THAT THE SELLEWR 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 knowing 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 paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY upto the date of execution of this 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.

Contd.....3....

For NIRMAN
Nirman Kanti
Partner

- v) THAT the SELLER have handed over the vacant possession of the SCHEDULE PROPERTY to the PURCHASER on.....and delivered the connected on the date of execution of these presents.
- 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 perecting 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 ofland measuring about.....decimal, lying and situated in R.S. Pot Number....., corresponding L>R> plot Number....., Recorded in R S Khatian Number.....and L.R. Khatian Number....., at Mouza, J.L. Number....., Touza Number....., under Police Station..... Registration Sub-District....., in the district ofbutted 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 NIRMAN

Ankur Kanti

Partner