18 Baishnabghata Patuli Main Road, Chayaloy, Sector- A Po- Garia Ps - Patuli Kolkata - 700084

DEED OF CONVEYANCE

	BETWEEN	
ri, Son/wife/dan	ighter of Sri/Late	, aged about
years, holding PAN no :		by Caste by
years, holding PAN no :		, hereinafter called
he "SELLER" (which expression nuccessors-in-interest, executors, adm ONE PART.	ninistrators, legal represe	
	AND	
Sri	son of	aged about
Sri	by Nationality	Indian, holding PAN no :
years, by Caste		
PURCHASER " (which expressi		hereinafter called the
The SELLER and the PURCHAS individually as party.		
		sion and enjoyment of the piece
WHEREAS the SELLER is the a	III III	records Records
WHEREAS the SELLER is the a and parcel of is	, corresponding L.R.	Plot Number, Records
WHEREAS the SELLER is the a and parcel of is situated in R.S. plot Number in P. S. Khatian Number	, corresponding L.R. and L. R. Khatian	Plot Number, Records Number, at Mou Registration Sub
WHEREAS the SELLER is the a and parcel of is situated in R.S. plot Number in P. S. Khatian Number	, corresponding L.R. and L. R. Khatian	Plot Number, Records Number, at Mou Registration Sub
WHEREAS the SELLER is the a	, corresponding L.R. and L. R. Khatian	Plot Number, Records Number, at Mou Registration Sub
WHEREAS the SELLER is the a and parcel of is situated in R.S. plot Number in P. S. Khatian Number	, corresponding L.R. and L. R. Khatian	Plot Number, Records Number, at Mou Registration Sub
WHEREAS the SELLER is the a and parcel of is situated in R.S. plot Number in P. S. Khatian Number	, corresponding L.R. and L. R. Khatian lunder Police Station of	Plot Number, Records Number, at Mou Registration Sub

18 Baishnabghata Patuli Main Road, Chayaloy, Sector- A Po- Garia, Ps - Patuli Kolkata - 700084

described in the schedule here under written and hereafter referred to as the " SCHEDULE PROPERTY " AND WHEREAS the SCHEDULE PROPERTY was the self acquired property of ____, deceased father of the SELLER and he purchased the same from Number for the year _____ AND WHEREAS the said _____ died in-estate on ____ leaving behind his only son namely, Sri _____, the SELLER herein, as the only legal heir. AND WHEREAS 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. AND WHEREAS the SELLER being in need of funds to meet his personal commitments and family expenses have decided to sell the SCHEDULE PROPERTY and the PURCHASER has agreed to purchase the same. AND WHEREAS 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 / bank draft and upon receipt of the said entire consideration of Rs. _____ (Rupees ____

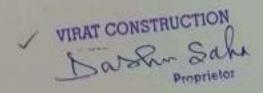
VIRAT CONSTRUCTION

DOVOR Saha

Proprietor

18 Baishnabghata Patuli Main Road, Chayaloy, Sector- A Po- Garia, Ps - Patuli Kolkata - 700084

- 2. only (the SELLER both hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER both hereby sells, conveys, transfers, and assigns into 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 into the PURCHASER absolutely and forever.
- 3. THAT THE SELLER BOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:
 - 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 into 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 paid all the taxes, rates and other outgoing due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to 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.



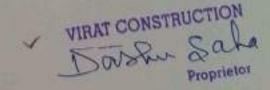
18 Baishnabghata Patuli Main Road, Chayaloy, Sector-A Po- Garia, Ps - Patuli Kolkata - 700084

v.	THAT the SELLER have handed over the vacant possession of the	ť					
	SCHEDULE PROPERTY to the PURCHASER on and delivered						
	the connected original title document in respect of the SCHEDULI	E					
	PROPERTY hereby conveyed on the date of execution of this 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 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 and situated in R. S. Plot number Recorded in R. S. Khatian Number, J. L. Number, To, Registration Sub – District bounded by :	and L. R. Khatian Number and L. R. Khatian Number uzi Number under Police	dr informs
On the North	:	
On the South		
On the East	7,	
On the West	1	



18 Baishnabghata Patuli Main Road, Chayaloy, Sector-A Po- Garia, Ps - Patuli Kolkata - 700084

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.

VIRAT CONSTRUCTION

Scha

Proprietar