

VIRAT CONSTRUCTION

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

DEED OF CONVEYANCE

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

BETWEEN

Sri. _____, Son/wife/daughter of Sri/Late _____, aged about _____ years, holding PAN no : _____, 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 no : _____, 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** and 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 _____, under Police Station _____, Registration Sub - District _____, in the district of _____, more fully and particularly

✓ VIRAT CONSTRUCTION

Dashu Saha
Proprietor

VIRAT CONSTRUCTION

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 Sri _____, son of _____ of _____, by virtue of a Sale Deed dated _____, registered in the office of the _____, in Book _____, Volume No _____, Pages _____ to _____, Being 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

✓
Dipankar Saha

Proprietor

VIRAT CONSTRUCTION

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 :**
 - 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 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**.

✓ VIRAT CONSTRUCTION

Dashu Saha
Proprietor

VIRAT CONSTRUCTION

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 **SCHEDULE PROPERTY** to the **PURCHASER** on _____ and delivered the connected original title document in respect of the **SCHEDULE 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 _____ 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 :

✓ VIRAT CONSTRUCTION
Dastu Saha
Proprietor

VIRAT CONSTRUCTION

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

Dasrui Saha
Proprietor