



R. S. PROJECTS

Civil Contractor & Developers

138, K. N. Sen Road, Kasba, Kolkata-700 042

Mob : 98301 08373, 98316 04604, 98312 50248, 98316 19896

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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 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

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Partner

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_____, 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 _____) 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.
2. THAT THE SELLER BOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

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Partner Partner



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- 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**.
- 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.

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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.

R. S. PROJECTS

Partner

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