

convey, assign, and assure to and unto and in favour of the purchasers free from all encumbrances ALL THAT land measuring 4 Cotthas 11 Chittacks more or less along with a old dilapidated structures lying and situated at premises no. 54, Millan Pally, Deshapriya Nagar, Belgharia, Kolkata – 700 056, having ward no. 25, and holding no. 455, TOGETHER WITH free egress and ingress to its plots, facilities, drainage, sewerage system, common passage, Electric line and Telephone line including other amenities as wells discharge of foul water finally to the main drain and/or common drain running through the passage etc. altogether forms an unit property as described in the schedule described herein below then the vendor for more beneficial enjoyment as well as of commercial benefit develop the said property with ownership of all the doors, windows, fixtures and fittings both sanitary and electrical and internal walls within the said land with structure together with undivided proportionate right title and interest on prorate basis in the importable land with structure and other rights and liabilities easements appendages appurtenances and estate right title interest property claim and demand whatsoever of the vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the purchaser their heirs, executors, administrators, assigns, absolutely and forever together with title deeds, wittings and monuments and other evidences of title and the vendor do hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns the notwithstanding any acts, deeds or things hereto before done executed knowingly suffered to the contrary the vendor is law fully seized and possessed of the said property free from any encumbrances, attachments or defects in title whatsoever and that the vendor have full power and absolute authority to sell the said property in manner aforesaid and the purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim for demand