

SALE DEED

This DEED OF ABSOLUTE SALE executed at _____ on this the _____ day of _____, 201X
by _____ s/o _____ residing at _____

hereinafter called the **VENDOR** of the one part which expression shall include his executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

w/o _____ residing at _____

hereinafter called the **PURCHASER** of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

WHEREAS the **VENDOR** herein has purchased the said property more fully described in the Schedule hereunder from Thiru. _____ in and by sale deed dated _____ and registered on _____ as Document No. _____ of (year) of Book 1 volume No. _____ filed at pages _____ to _____ on the file of the Sub Registrar of _____.

WHEREAS the **VENDOR** herein has been in exclusive possession and enjoyment of the property more fully described in the **Schedule** hereunder with a constructed house thereon, which was constructed by him with his self-earned funds, till date.

WHEREAS the **VENDOR** is the exclusive owner of the property more fully described in the **schedule** hereunder and he has absolute right to dispose of the same as in the manner he wishes;

AND WHEREAS the **VENDOR** is in need of funds in order to meet his personal commitments and family expenses and has decided to sell the property more fully described in the **Schedule** hereunder for a sum of Rs _____ /- (Rupees _____ only) and the **PURCHASER** herein has also agreed to purchase the same for the said price and to the effect they entered into an agreement to sell dated _____.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement and in consideration of a sum of **Rs. _____ (Rupees _____ only)** received by the **VENDOR** in cash and the receipt of the said entire consideration of **Rs. _____ (Rupees _____ only)**, the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **VENDOR** from making further payment thereof and the **VENDOR** doth hereby sell, convey,

transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE **VENDOR** DOTH HEREBY COVENANT WITH THE **PURCHASER** AS FOLLOWS:

1. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.
2. **That** the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. **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 **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. **That** the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder 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 to the earlier period, the same shall be discharged by the **VENDOR**
5. **That** the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER** on _____ and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.
6. **That** the **VENDOR** 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.
7. **That** the **VENDOR** 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 patta in the name of the **PURCHASER** and undertakes to execute any deed in this respect.

SCHEDULE OF PROPERTY

The Market Value of the Property is Rs.

In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.

Witnesses:

1)

VENDOR

2)

THE PURCHASER

Drafted by: