

DEED OF SALE

This DEED OF SALE is made and executed on this **string** day of **string**, Two Thousand ~~**string**~~

BETWEEN

Name	Father's Name	Age	Caste	PAN	Address
string	string	string	string	string	string

string

AND

Builder **string**_____, Registered with registration number :
string_____, having its registered office at full
address **string**_____ (hereinafter referred to as the
"PURCHASER").

WHEREAS the SELLER herein is the sole and absolute owner of immovable property being Flat /
Apartment No. **string** on the **string** Floor of the building known as **string** situated at
string and bearing Corporation No. **string**, **string** Road, Division
string, with a supe built-up area of **string** sq.ft. together with **string** % share of undivided interest in
the land equivalent **string** sq.ft. along with common areas and facilities including car parking lot in
the basement, which Flat / Apartment is morefully described in the schedule hereunder and hereinafter
called the SCHEDULE PROPERTY

ANDWHEREAS the SCHEDULE PROPERTY was the self acquired property of deceased father of the SELLER and he purchased the same from Sri _____, ~~string~~ of ~~string~~ ~~string~~, by virtue of a Sale Deed dated _____, registered in the office of the _____, in Book 1, Volume No. _____, Pages _____ to _____ ~~string~~ ~~string~~ ~~string~~ for the Year ~~string~~ ~~string~~.

ANDWHEREAS the said _____ died in-estate on ~~string~~ leaving behind his only son namely, Sri _____, the SELLER herein, as the legal heir.

ANDWHEREAS the SELLER herein, as the legal heirs of the deceased _____, have become the owner/owners of the SCHEDULE PROPERTY since the death of his father _____ on and ~~string~~ ~~string~~ has been enjoying the same with absolute right, title and interest since then and he/they has clear and marketable title to the SCHEDULE PROPERTY.

ANDWHEREAS 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.

ANDWHEREAS the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of Rs. ~~string~~ (Rupees ~~string~~) 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 ~~string~~.

NOW THIS DEED OF SALE WITNESSETH:

1. THAT in pursuance of the aforesaid agreement and in consideration of a sum of Rs. ~~string~~ (Rupees ~~string~~) only received by the SELLER in cash/cheque/bankdraft and upon receipt of the said entire consideration of Rs. ~~string~~ (Rupees ~~string~~) only (the SELLER doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER doth hereby sells, conveys, transfers, and assigns unto 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 unto the PURCHASER absolutely and forever.
2. THAT THE SELLER DOTH 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 unto 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 outgoings 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 ~~string~~ and delivered the connected original title document in respect of

SCHEDULE OF PROPERTY

"Flat / Apartment string on the string Floor of the building known as string situated at string string and bearing Corporation No. string, string Road, Division No. string, with a string built-up area of string sq.ft. together with string % share of undivided interest in the land equivalent to string sq.ft. along with common areas and facilities including car parking lot in the basement, 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. string
2. string