**SALE DEED**

**THIS DEED OF ABSOLUTE SALE IS EXECUTED AT CHENNAI ON THIS THE #datend DAY OF #month #year BY:-**

**#vendorname,** S/o. Mr. **#vendorfathername**, #vendorreligion, aged about #vendorage years, residing at #vendoraddress. (Aadhaar No: #vendoraadharnumber) [PAN No: #vendorpannumber) hereinafter called as the “VENDOR” which terms shall mean and include his legal representatives, heirs, assigns and nominees.

**AND**

**#purchasername,** S/o. Mr. **#purchaserfathername**, #purchaserreligion, aged about #purchaserage years, residing at #purchaseraddress. (Aadhaar No: #purchaseraadharnumber) (PAN No: #purchaserpannumber), hereinafter called as the “PURCHASER” which term shall mean and include his respective heirs, legal representatives, executors and assigns.

WHEREAS, the VENDOR is the owner of #propertydetails

WHEREAS, the VENDOR is thus in absolute possession and enjoyment of the schedule property ever since the date of purchase which is free from encumbrances and his possession and enjoyment are evident from the records issued by the Government authorities.

WHEREAS except an equitable mortgage by Deposit of Title Deeds with M/s.Housing Development Finance Corporation Ltd. in Loan Account No. #ownerloanaccountnumber the outstanding sum payable towards the same being **Rs.#loansumnumbers/- (Rupees #loansumwords),** there are no other encumbrance such as any other mortgage, hypothecation, attachment or any claim of whatsoever nature over the property morefully described in Schedule hereunder.

WHEREAS the VENDOR who is in need of funds for the purpose of settling his liabilities, has decided to sell the property more fully described in the Schedule hereunder and the PURCHASER has offered to purchase the same for a total sale consideration of **Rs.#saleamountnumbers/- (Rupees #saleamountwords Only)** from the VENDOR more fully described in Schedule hereunder free from all encumbrances.

WHEREAS the **VENDOR** has offered to sell the #propertytobesold comprised in S.No.#propertyoldnumber Part and New S.No.#propertynewnumber as per patta no.#propertypattanumber situated at #propertyaddress, measuring an area of #propertyarea sq.ft #otherpropertiesforsale, for a total Sale consideration of **Rs.#saleamountnumbers/- (Rupees #saleamountwords Only)** free from all encumbrances, which offer has been accepted by the **PURCHASER**.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH: -**

Pursuant to the above said recitals and in consideration of the PURCHASER having paid a sum of **Rs.#saleamountnumbers/- (Rupees #saleamountwords Only)** to the VENDOR in the following manner: -

1. A sum of **Rs.#sumadvance1/-** is paid as advance by way of #sum1mode1 dated #sum1mode1date bearing No.#sum1mode1number drawn on #sum1mode1bankname Bank, #sum1mode1bankbranch, in favour of the VENDOR.

2. Further payment of **Rs.#sumadvance2/-** is transferred by way of #sum2mode2 Transaction from the SB Account No.#sum2mode2number, #sum2mode2bankname Bank, #sum2mode2bankbranch to the VENDOR's account at #vendorbankname, #vendorbankbranch, bearing SB Account No. #vendorbanknumber.

3. Further payment of **Rs.#sumadvance3/-** is paid by  Purchaser by way of #sum3mode3 bearing #sum3mode3number drawn on #sum3mode3bankname, #sum3mode3bankbranch, in favour of the VENDOR.

4. #furtherpaymentdetails

in all a total sum of **Rs.#saleamountnumbers/- (Rupees #saleamountwords Only)**, the receipt of which sum in full the Vendor doth hereby admit and  acknowledge and hereby release the **PURCHASER** from any further payment thereof and the Vendor doth hereby convey, sell, grant and transfer to and unto the **PURCHASER** the said schedule mentioned property, more fully described in the schedule hereunder with all the rights, title and interest of the Vendor of the said property **TO HAVE AND TO HOLD** the same as absolute owner thereof, together with all easements, privileges or other benefits attached to the said land and enjoyed therewith.

THE **VENDOR** doth hereby declare and covenant with the **PURCHASER** that there are no encumbrances on the said schedule mentioned property and it is not subject matter of any suit, litigation or proceedings and there are no encumbrances, charges, liens, trusts, attachments, claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the said schedule mentioned property and it has not been offered or given as security or mortgage by any court, tribunal or revenue or other authorities.

THE **VENDOR** doth hereby declare and covenant with the **PURCHASER** that the Vendor shall and will at all times indemnify the **PURCHASER** against all claims and demands whatsoever in respect of the said schedule mentioned property and make good to the **PURCHASER** all losses, damages, costs and expenses which the **PURCHASER** may be put to, incur or suffer by reasons of any defect, deficiency in the title of the vendor to the property.

THE **VENDOR** doth hereby declare and covenant with the **PURCHASER** that he has put the **PURCHASER** in vacant possession of the said schedule mentioned property and the **PURCHASER** shall and may peacefully and quietly enter into, possess and enjoy the schedule mentioned property without any let or hindrance, interruption or disturbances from any other person lawfully claiming through or under him.

THE **VENDOR** doth hereby declare and covenant with the **PURCHASER** that he has paid all taxes due to the government till this day and all other taxes levied hereafter shall be borne by the **PURCHASER** only.

THE **VENDOR** doth hereby agree and undertake to execute further deed or deeds as may be reasonably required to assure better and perfect title to the **PURCHASER**.

THE **VENDOR** further covenants with the **PURCHASER** that the Vendor shall at all times execute, register or cause to be done, executed and registered at the expense of the **PURCHASER** all such further acts or acts, deeds and things which the **PURCHASER** may reasonably require for more effectively assuring the title of the schedule property to the **PURCHASER**.

The VENDOR has put the PURCHASER in physical possession of the schedule mentioned property from this date.

THE **PURCHASER** can apply for mutation of records in his name in the Revenue Patta as regards his undivided share in the schedule mentioned property and as well mutate his name with the property register kept with the Corporation of Chennai and CMWSSB and also the electricity service connection with TNEB.

THE **VENDOR** has on this day delivered all the original documents and other relevant documents relating to the schedule mentioned property to the PURCHASER.

**SCHEDULE**

All that piece and parcel of #propertydetails and the Plot is bounded on the: -

NORTH BY : Plot No.21

SOUTH BY   : Plot No.23

EAST BY  : 30 Feet wide road

WEST BY : Plot No.29

Admeasuring

#directionalmeasurementsinfeet

together with a #propertydetails

**The Market value of the above said property is Rs.#saleamountnumbers/- and stamp duty is paid accordingly.**

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN BEFORE THE WITNESSES

**VENDOR                                                                                     PURCHASER**

**WITNESSES**:

1. #witness1name
2. #witness2name