

SALE DEED FOR HOUSE

THIS DEED OF SALE is made and executed on this the _____ day of _____ year by

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation. _____
Resident of Door No. _____

Represented by his / her agent
Being minor represented by Father/Mother/Brother/Guardian

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Residing at _____ under general / special
power of attorney dated _____ Registered as Document
Number _____ of Year _____ Book - I / IV of RO/SRO _____.

(Hereinafter called the “**VENDOR**”)

IN FAVOUR OF

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Resident of Door No. _____

Being minor represented by Father/Mother/Brother/Guardian

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Residing at _____

(Hereinafter called the “**VENDEE**”)

The terms “VENDOR” and “VENDEE” herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the House bearing House No. _____ in Survey No. _____ constructed on Plot No. _____ situated at _____ Village, _____ Mandal, _____ District, which was inherited / having acquired through a Sale/Gift/Gift Settlement /Partition / will Deed Registered as Document No. _____ of S.R.O. _____ copied in Volume No. _____ at Page _____.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. _____ and the Vendee has agreed to purchase the same. The consideration of Rs. _____ has already been paid to the Vendor by the Vendee and the Vendor acknowledges the receipt of the same.

WHEREAS the Vendor has received the said consideration as follows:

NOW THEREFORE this Deed of Sale witnesses as follows:

In consideration of the sum of Rs. _____ already received by the Vendor from the Vendee the said Vendor as absolute owner of the said property

described in the schedule hereto and more clearly delineated in the plan annexed hereto shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee as follows:

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor
2. The Vendor has given vacant possession of the said property to the Vendee.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the Vendee will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
5. The previous title deeds relating to the said property hereby handed over to the Vendee.
6. The Vendor hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.

7. The Vendor does hereby further agree with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.
8. The Vendor does hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses, which the Vendee may sustain by reason of anybody to the said property.
9. The land on which the house was constructed is not an assigned land within the meaning of Assigned lands (Prohibition of Transfers) Act. No.9 of 1977 and it does not belong to or under mortgage to Government agencies or their undertakings.

(Annexure. IA to be attached to the document)

SCHEDULE OF PROPERTY

All that the piece and parcel of house admeasuring _____ sq. yards or _____ sq. mts consisting of _____ sft of built up area _____ floor with _____, bearing Door Number _____ situated in Ward No. _____ Block No. _____ in _____ Corporation / Municipality _____ Village _____ Sub District _____ Registration District bounded by:

NORTH :

SOUTH :

EAST :

WEST :

More fully shown in red colour in the plan annexed hereto.

IN WITNESS WHEREOF, the Vendor hereunto has set his hand to this Deed
of Sale with his free will and sound mind on the day, month and year
first above mentioned in the presence of the following witnesses.

SIGNATURE OF THE VENDOR

WITNESSES :

1.

2.