

PROPERTY SALE DEED

This deed of absolute sale made and executed at _____ on
this the _____ of

By

_____ aged about _____ wife of _____ residing at _____, hereinafter called the "Vendor" (which term shall mean and include all her respective legal heirs, legal representatives administrators, successors, executors and assignees) of the one part :

In favour of

1. _____ aged about _____, s/o _____ residing at _____, and
2. _____, aged _____, s/o _____ residing at _____.

hereinafter called the "purchasers" (which term shall mean and include all their heirs, executors, administrators, and legal representatives also).

WITNESSETH as follows :—

WHEREAS the property mentioned in the schedule attached hereto was originally owned by _____ and whereas after his death, the said schedule property was inherited by _____ as legal heir of _____ and whereas the said _____ gifted the said scheduled property wife of _____ as per gift deed dated _____ executed by the said _____ and whereas after the death of _____ her only daughter and legal heir the vendor herein is in possession and enjoyment of the said scheduled property, and whereas the Khatha of the scheduled property also stands in the name of the vendor sanctioned by the _____ and whereas the Secretary, has issued Khatha in Form No. 10, and Tax paid Receipt No. _____ dated _____ and tax paid receipt No. _____ dated _____ in the name of the vendor;

AND WHEREAS now with a view to meet her urgent need of funds for her family's necessities the vendor has agreed to sell the scheduled property to the purchasers for a sum of Rs. _____ (Rupees _____) free from all encumbrances and whereas the purchasers have accepted the above offer;

AND WHEREAS the vendor has received the said sum of Rs. _____ (Rupees _____) as per the agreement, and it is free from all encumbrances, and the purchasers have paid the full sale amount to the vendor before the witnesses herein being the full value of the scheduled property the receipt of which sum the vendor hereby acknowledges in this full settlement of this sale.

Now in consideration of the receipt of the said sum of Rs. _____ (Rupees _____) and as per the agreement, the vendor has hereby sold, conveyed, granted and transferred the entire scheduled property, together with all her rights, title, and interest in the said scheduled property to the purchasers by way of absolute sale, and the Vendor has simultaneously delivered the actual possession of the scheduled property to the purchasers herein.

Now the vendor hereby covenants with the purchasers as follows :—

1. The vendor assures that she is the sole and absolute owner of the scheduled property, and she has got full and absolute right to sell the scheduled property and there are no other

person or persons having any right, title, interest or claim in the scheduled property except the vendor herein.

2. The vendor further assures that
3. The vendor further assures that the scheduled property is free from all encumbrances, cases, claims from minors, claims for partition, taxes, charges, attachments, recovery proceedings and any other litigations, and if any such acts are found on the scheduled property the same shall be cleared and settled by the vendor at her own cost and risk.
4. Hereafter the said purchasers shall become the absolute, and lawful owners of the scheduled property, and the said purchasers will be at full liberty to have, hold, possess, enjoy and to transfer the scheduled property in any manner and the said purchasers shall get the Khatha of the scheduled property transferred to their names and hereafter the vendor, her heirs, or any other persons claiming through or under the vendor shall have no manner of right, title, interest or claim in the scheduled property or any part thereof.
5. The vendor has delivered copies of the connected documents to the purchasers. The vendor has No Objection to change the Khatha of the scheduled property to the name of the said purchasers in the Office of the _____. Hereafter the said purchasers shall pay all future taxes and other charges to the Government in respect of the scheduled property.

SCHEDULE

All that piece and parcel of the property bearing Nos. _____ and _____ , in khatha No. _____ , situated at _____ measuring : - _____ and bounded on the :—

:
:
:
:
:

Including _____ Sheet roofed temporary buildings, with no civic amenities or luxury fittings.

In witness whereof the vendor has affixed her signature to this sale deed, on the day, month and year first abovementioned.

Witnesses :

1

Sd/-

Vendor

2