S A L E D E E D

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT CHENNAI, ON THIS ____ DAY OF _____, TWO THOUSAND AND SEVENTEEN,

BY:

1. Mr. _____**,** son of Mr. _____, aged about _____ years residing at ._____,(ID NO:) (Mobile no)

hereinafter called the 'VENDOR'.

TO AND IN FAVOUR OF

Mr. _____**,** son of Mr. _____, aged about _____ years, residing at _____ ,

(ID NO:) (Mobile no)hereinafter called the' PURCHASER'

The terms VENDOR and Purchaser, wherever it may occur shall mean and include themselves, their heirs, legal representatives, executors, administrators and assigns.

This Deed of sale WITNESSETH AS FOLLOWS

WHEREAS the VENDOR is the sole, legal, true absolute and exclusive OWNER of the property viz., ……

which is more fully and particularly described in the schedule hereunder , which he has purchased from and out of his own funds and savings, without any ancestral nucleus, from Mr. _____ vide a Deed of absolute sale dated _____, duly Registered on the file of the Sub Registrar, _____, as Document No._____ of _____, of Book I,

Ever since the VENDOR has been in continuous, uninterrupted peaceful possession and enjoyment of the said property , with full powers of alienation, without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities and has got valid and marketable title to the said property.

And Whereas the VENDOR has offered to sell and the Purchaser has also agreed to buy the schedule mentioned property for a net sale consideration of Rs._____/- (Rupees _____ only), free from all encumbrances,

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for which sum the VENDOR has also agreed to convey the Sale Property, unto the Purchaser free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

In pursuance of the above said mutual agreement and in consideration of the sum of Rs._____/- (Rupees _____ only), Paid by the Purchaser to the VENDOR in the following manner:

a) A sum of Rs._____ /- (Rupees _____ only), paid on ----------by-----

b) A sum of Rs._____/- (Rupees _____ only), paid on----------by----

in all aggregating to Rs._____ /- (Rupees _____ only), the receipt of which sum the VENDOR doth hereby admit, acknowledge and acquit the Purchaser from any further payments whatsoever.

The VENDOR doth hereby sell, convey, grant, transfer and assign, by way of absolute sale to and in favour of the Purchaser herein the Sale Property which is more fully and particularly described in the schedule hereunder , together with all ways, waters, water courses, ditches easements, advantages, liberties, rights and privileges, and all other appurtenances whatsoever appertaining thereto, to have and to hold the same as absolute owner with all powers of alienation, .

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

i) The VENDOR is the sole and absolute OWNER of the property hereby conveyed and that he has perfect right, title and interest to convey the said property to the Purchaser in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the Purchaser in the manner aforesaid.

ii) The VENDOR doth hereby declare that there are no encumbrance, lien, trust, attachment, claim, charge, whatsoever which is subsisting on the said property and that the said property is not the subject matter of any litigation or proceedings and is not charged in favour of any Court, Revenue or other authority.

iii) The VENDOR doth hereby covenant with the Purchaser that the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the said property without any let or interruption or disturbances by the VENDOR or by any one claiming through him.

iv) The VENDOR doth hereby covenant with the Purchaser that he and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the Purchaser execute and register all such

acts, deeds and things for further and more perfectly assuring the title of the Purchaser in respect of the property hereby conveyed.

v) The VENDOR doth hereby covenant with the Purchaser that he shall sign and execute any rectification at the expenses of purchaser that may be necessary in order to make this sale absolute

vi) The VENDOR doth hereby covenant with the Purchaser that he has, this day handed over to the Purchaser all documents and records pertaining to the title of the schedule mentioned property.

vii) The VENDOR doth hereby declare that all taxes and other public charges payable in respect of the schedule mentioned property hereby conveyed has been paid up to this date and further covenant with the Purchaser that there are no arrears of tax payable to Government or local body.

viii) The VENDOR doth hereby declare and assure the Purchaser that he shall indemnify and shall keep indemnified the Purchaser against any loss or damage that the Purchaser may be put to by reason of any kind of encumbrance over the property.

ix) The VENDOR hereby expressly declares that the sale of property mentioned in the schedule hereunder is not in violation of any law .

x) The VENDOR doth hereby covenant with the Purchaser that he shall sign and execute any rectification at the expenses of purchaser that may be necessary in order to make this sale absolute

xi) The VENDOR doth hereby covenant with the Purchaser that he shall also sign and execute any letter or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the Purchaser or for such other purposes.

SCHEDULE OF PROPERTY

Present market value of the property:Rs.

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IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SIGNED THIS DEED , ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNATURE OF THE PURCHASER.

SIGNATURE OF THE VENDOR.

Witnesses:

1.

2.

DRAFTED BY

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