**SALE DEED**

 This **DEED OF ABSOLUTE SALE** executed at Chennai on this the **............th day** of **October 2014 ,**  by

 **Mr. MOHANA SHANKAR,** (I.D.No...................................................) Son of Mr. T. Jayapal, residing at No.............................................. ........................................, , hereinafter called the **“VENDOR”** of the one part which expression shall include his executors, administrators, legal representatives, successors etc.

**TO AND IN FAVOUR OF**

 **Mr........................,** (I.D. .........................................................) aged about ..... years, Son of Mr. ........................., residing at No..................., ................................................................, hereinafter called the **“PURCHASER”** of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

PURCHASER VENDOR

..2..

 **WHEREAS** the vendor is the absolute owner of the schedule mentioned property, Measuring an extent of Hectare0.14.0 Acres or Acre0.34.5 Cents, or ............... Sq.ft., together with other properties, Comprised in **Survey No. 190B/569** **of SOORAPATTU VILLAGE,** Ambattur Taluk, Thiruvallur District., the vendor having by way of Settlement, executed by his Mother , registered as Document No............. **of 2014** file in Book I, in S.R.O. **Ambattur,** and he enjoyed the same without any emcumbrances.

 WHEREAS the above said manner the VENDOR has become the single owner of the above said plot and he has absolute right to dispose of the same as in the manner he wishes;

 ..3..

 **AND WHEREAS** the **VENDOR** is in need of funds in order to meet his personal commitments and family expenses and has decided to sell the above said plot, which is morefully described in the schedule hereunder for a sum of **Rs......................../- (Rupees .......................................... only)** and the **PURCHASER** herein has also agreed to purchase the same.

#### NOW THIS DEED OF SALE WITNESSETH

 **THAT** in pursuance of the aforesaid agreement and in consideration of a sum of **Rs......................../- (Rupees .......................................... only)** received by the **VENDOR** in cash and the receipt of the said entire consideration of **Rs......................../- (Rupees .......................................... only)** , the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **VENDOR** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

..4..

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

1.  **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.

2.  **That** the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

..5..

3.  **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 **VENDOR** shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.

4.  **That** the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter.

..6..

5.  **That** the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER on**  and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

6.  **That** the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7.  **That** the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also obtain patta in the name of the **PURCHASER** and undertakes to execute any deed in this respect.

**..7..**

**SCHEDULE OF PROPERTY**

 All that piece and parcel of Vacant Land, Measuring an extent of Hectare0.14.0 Acres or Acre0.34.5 Cents, or ............... Sq.ft., together with other properties, Comprised in **Survey No. 190B/569** **of SOORAPATTU VILLAGE,** Ambattur Taluk, Thiruvallur District., within Registration District of North Chennai, and Sub-registration District of Ambattur. and the land bounded on the

 North by ;-

 South by ;-

 East by ;-

 West by ;-

 ..8..

**Measuring on the**

 East to West on the Northern Side ;- Feet

 Southern Side;- Feet

 North to South on the Eastern Side;- Feet

 Western Side;- Feet

in all land measuring .......................... Sq.ft.,

**..9..**

**The Market Value of the Property is Rs............................./-**

 In witness where of the **VENDOR** and the  **PURCHASER** have set their signatures on the day month and year first above written.

**PURCHASER VENDOR**

#### Witnesses:

**1).**

**2).**

**Drafted by**