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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

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SALE DEED

This DEED **OF ABSOLUTE SALE** executed at on this the day of , 201X **by** **s/o** **residing at**

hereinafter called the **VENDOR** of the one part which expression shall include his executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

w/o **residing at**

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.

WHEREAS the **VENDOR** herein has purchased the said property more fully described in the Schedule hereunder from Thiru. in and by sale deed dated and registered on as Document No. of (year) of Book 1 volume No. filed at pages to on the file of the Sub Registrar of .

WHEREAS the **VENDOR** herein has been in exclusive possession and enjoyment of the property more fully described in the **Schedule** hereunder with a constructed house thereon ,which was constructed by him with his self-earned funds , till date.

WHEREAS the **VENDOR** is the exclusive owner of the property more fully described in the **schedule** hereunder and he has absolute right to dispose of the same as in the manner he wishes;

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 property more fully described in the **Schedule** hereunder for a sum of Rs /- (Rupees only) and the **PURCHASER** herein has also agreed to purchase the same for the said price and to the effect they entered into an agreement to sell dated .

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,

For SIVARAMS HOMES Pvt. Ltd

Director

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.

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.

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. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**

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.

For SIVARAMS HOMES Pvt. Ltd

Director

SCHEDULE OF PROPERTY

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.

Witnesses:

VENDOR

1)

2)

THE PURCHASER

For SIVARAMS HOMES Pvt. Ltd

Director

Drafted by:



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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