

Sale Deed for Inherited Property

This Sale Deed is made on this _____ day of _____, 20____ at _____.

BETWEEN

Mr./Ms. _____, aged about ____ years, residing at _____, hereinafter called the â€œSellerâ€ (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, successors, executors and permitted assigns).

AND

Mr./Ms. _____, aged about ____ years, residing at _____, hereinafter called the â€œPurchaserâ€ (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, successors, executors and permitted assigns).

Whereas

The Seller is the lawful owner by inheritance of the property more fully described in the Schedule below (hereinafter referred to as the â€œPropertyâ€).

The Seller has agreed to sell, and the Purchaser has agreed to buy the Property for a total sale consideration of Rs. _____ (Rupees _____ only).

Now This Deed Witnesseth as Follows:

1. The Seller hereby transfers, conveys, assigns and assures unto the Purchaser, all the rights, title and interest in the Property, together with all privileges, easements, appurtenances and advantages attached thereto.
2. The Purchaser has paid the aforesaid sale consideration of Rs. _____ to the Seller, the receipt of which the Seller hereby admits and acknowledges.
3. The Property is free from all encumbrances, charges, liens, mortgages and litigations, and the Seller has full right and title to sell the same.
4. The Purchaser shall hereafter peacefully possess and enjoy the Property without any claim, interruption or disturbance from the Seller or any other person claiming under the Seller.
5. The Seller undertakes to execute and register any further document or deed as may be required for more fully and effectively conveying the Property to the Purchaser.

Schedule of Property

All that piece and parcel of property bearing No. _____, measuring _____ sq. meters/feet, situated at _____, and bounded as under:

- East : _____
- West : _____
- North : _____
- South : _____

IN WITNESS WHEREOF, the Seller and the Purchaser have hereunto set their respective hands on the date and year first above written.

Seller

Purchaser

Date: _____

Witnesses:

1. Name: _____ Address: _____
2. Name: _____ Address: _____