

Sale Deed for Leasehold Property

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

BETWEEN

Mr./Ms. _____, son/daughter of _____ residing at _____, herein referred to as the "Seller" (which term shall, unless repugnant to the context or meaning thereof, mean and include his/her heirs, legal representatives, executors, administrators and assigns),

AND

Mr./Ms. _____, son/daughter of _____ residing at _____, herein referred to as the "Purchaser" (which term shall, unless repugnant to the context or meaning thereof, mean and include his/her heirs, legal representatives, executors, administrators and assigns).

WHEREAS

- The Seller is the lawful lessee of property bearing address _____, (hereinafter referred to as the "Property"), having acquired leasehold rights as per lease deed dated _____ granted by _____ (Lessor Authority).
- The said property is constructed on plot no. _____, admeasuring _____ sq. meters, and comprised in _____ (description).
- The Seller is desirous of selling, assigning, and transferring the said leasehold rights in the Property, together with all rights, title, and interest, unto the Purchaser, and the Purchaser has agreed to purchase the same for a total consideration of Rs. _____ (Rupees _____ Only).

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. _____ (Rupees _____ only), paid by the Purchaser (the receipt of which the Seller hereby acknowledges), the Seller hereby sells, assigns, conveys, and transfers all the leasehold rights, title, and interest in the said Property unto the Purchaser.
2. The Seller hereby covenants that the Property is free from all encumbrances, mortgages, charges, liens, claims, demands, and litigation of any nature whatsoever.
3. The Purchaser shall henceforth be entitled to possess and enjoy the property, subject to the terms and conditions of the main lease deed and the rules and regulations of _____ (Lessor Authority).
4. The Purchaser has been fully explained the terms and conditions of the main lease deed and undertakes to abide by the same.
5. The Seller further agrees to do all acts and execute all such deeds, documents, and writings for further and more fully and effectively assuring the property unto the Purchaser.

IN WITNESS WHEREOF

The Seller and the Purchaser herein have set their respective hands to this Sale Deed on the day, month, and year first above written at _____.

Seller

Purchaser

WITNESSES:

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