

SALE DEED WITH POWER OF ATTORNEY

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

Between: **Mr./Ms.** _____, aged about ____ years, S/o/D/o _____, residing at _____, hereinafter called the "Vendor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, administrators and assigns)

AND

Mr./Ms. _____, aged about ____ years, S/o/D/o _____, residing at _____, hereinafter called the "Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, administrators and assigns).

Whereas

1. The Vendor is the absolute and sole owner of the property more fully described in the Schedule hereunder ("the said property").
2. The Vendor has agreed to sell and the Purchaser has agreed to purchase the said property for a total consideration of Rs. _____ (Rupees _____ only).
3. The Vendor hereby appoints the Purchaser as his/her lawful Attorney under this Deed for the purposes connected with completing the sale, registration, possession, mutation, and all other lawful purposes in relation to the property.

Now This Deed Witnesseth As Follows:

1. The Vendor does hereby grant, convey, transfer and sell unto the Purchaser, by virtue of the powers vested in him/her, all rights, title and interest in the property described in the Schedule hereto.
2. The possession of the said property is delivered to the Purchaser on the date of execution of this Deed.
3. The Vendor declares that the property is free from all encumbrances, liens, claims, and disputes.
4. The Vendor appoints the Purchaser as his/her true and lawful attorney to do all acts, deeds, and things necessary for further betterment and enjoyment of the said property, including execution and registration of documents, obtaining permissions, applying for mutation, etc.
5. The consideration has been fully paid by the Purchaser to the Vendor, and the Vendor acknowledges receipt of the same.

Schedule of Property

All that piece and parcel of property bearing No. _____, measuring _____, situated at _____, bounded as follows:

North: _____

South: _____

East: _____

West: _____

IN WITNESS WHEREOF

The Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first above written in the presence of the following witnesses:

Vendor

Purchaser

Witnesses:

1. _____
2. _____