

Description of the property mentioned in the schedule below. It is hereby agreed declared covenanted and recorded by and between the parties hereto as follows:

That the Transferor has agreed to transfer the said property and the said Transferee who is Son or daughter or father or mother or husband or wife of the second party in family relation has agreed to accept the said transfer of immovable property without any consideration. That the Transferor herein grants, conveys and transfers all his rights, titles interest in the above said Plot/House, unto the Transferee herein that the said property transferred herein is free hold and free from all sorts of encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior sales, agreements to sell, notifications and attachments etc.

That the actual physical possession of the said property hereby conveyed has been delivered to the Transferor at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, electricity meter, water connection and possession etc. and absolute owner in the said property without any hindrances, claims, demands by the vendor or his heirs etc.

That all the expenses for the Registration fee and other incidental charges for the registration of this deed have been borne and paid by the transferee.

That the taxes, cesses, dues or demands in respect of this property have been paid and cleared by the Transferor up to the date of execution of this deed absolutely and thereafter it shall be the responsibility of the transferee for future taxes etc.

That all the previous Conveyance Deed and other relevant papers concerning property have been handed over by the first party to the second party in original at the time of execution of this deed.

The First party declares and assures the second party that the property hereby conveyed was his self purchased property by virtue of the Conveyance Deed mentioned herein above and that no one else except the Transferor has rights, claims, interests and concern whatsoever in the property hereby conveyed or any part thereof.

That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained herein above are found to be incorrect, due to any defect in the title of the Transferor his rights, to transfer the property hereby conveyed or any part thereof and the Transferee suffers any loss then the Transferor shall be liable to make good the loss thus suffered by the vendee and keep the vendee saved, harmless and indemnified through his property moveable and immovable against all losses costs, demand and expenses occurring thereby to the Transferee.

Both the parties mentioned above have affixed their signatures on this deed of sale on the day _____ month _____ and _____ year in the presence of the witnesses given below:-

Schedule

Witnesses with I.D. proof: -

1. **Transferor**

2. **Transferee**