

Amit Tewari

WHEREAS the Vendor is rightful owner and acquired title by sale deed registered at Dubrajpur A.D.S.R. Office, being No. 615 dt. 24.02.2009 in the property and became owner and is in possession of the schedule mentioned property as an absolute and indefeasible estate equivalent thereto free from encumbrances AND WHEREAS the Vendor has contracted with the Purchaser for the absolute sale to him of the said property hereinafter more particularly mentioned and described in the schedule free from encumbrances at or for the price of Rs. 99,800/- (Rupees ninety nine thousand eight hundred only) .

NOW THIS INDENTURE WITNESSETH that all estate, right title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof. TO HAVE AND HOLD the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and for ever together with the deeds Writings, Muniments and other evidences of the title AND THE VENDOR do hereby covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor have full power and absolute authority to sell the said property in manner aforesaid. AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under him. AND further that the Vendor, his heirs, executors, administrators or assigns covenant with the Purchaser, his heirs, assigns, administrators to save harmless, indemnify and keep indemnified the Purchaser, his heirs administrators or assigns from or against all encumbrances, charges and equities, whatsoever. AND the Vendor his heirs, administrators or assigns further covenant that they shall at the request and costs of the Purchaser, his heirs, executors, administrators or assign to or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

IN WITNESS WHEREOF the parties herein have executed these presents on the day, month and year first above written.