

**A Specimen of Deed of Sale by an Administrator under Orders of the Court**

Administrator is appointed by the Court for the administration of the properties of a deceased person who has made a will and probate is granted by the Court in favour of a person who claims the right to succession to the properties of the deceased.

Form of the Sale Deed to be executed by Administrator is given below:

THIS DEED OF SALE is made on the..... day of..... by the Administrator/appointed Administrator in Administration Suit No. .... of..... in the Court of..... (hereinafter called "the vendor") of the first part in favour of Shri....., son of..... Occupation....., resident of..... (hereinafter called "the purchaser") of the second part.

WHEREAS D, son of Shri....., of..... died on..... having an estate comprising movable and immovable properties but without appointing a successor under his will dated.....

AND WHEREAS in Administration Suit No..... of..... decided by the Court of....., the vendor was appointed as Administrator to administer the estate of the said D in accordance with the terms of the will aforementioned;

AND WHEREAS the said vendor as such Administrator obtained sanction for the sale of the properties more particularly described in the Schedule I annexed hereto, in an Order dated....., a copy whereof is also attached as Schedule II hereto;

AND WHEREAS the vendor advertised for receipt of tenders for the purchase of the said properties;

AND WHEREAS the said vendor has, pursuant to such tenders agreed to sell and purchaser as one of the tenders to the property mentioned in the Schedule I, agreed to purchase the Items Nos..... of the properties mentioned in Schedule I on the terms and conditions mentioned in the advertisement for sale agreed to be embodied in this Deed.

NOW THIS DEED OF SALE WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES AFOREMENTIONED AND DECLARED AS UNDER:

That in consideration of the receipt of Rs..... (Rupees.....) paid by the purchaser to the vendor along with the tender dated..... (the receipt whereof the vendor hereby acknowledges) and on payment by the purchaser to the vendor of the sum of Rs..... (Rupees.....) before the Sub-Registrar, .....at the time of presentation of this Deed of Sale for registration (the receipt whereof the vendor hereby acknowledges), the vendor hereby transfers by way of sale and conveys unto the said purchaser, all that property originally belonging to the said..... mentioned in the item No..... in the Schedule I attached hereto unto the purchaser, his heirs and assigns to have and to hold the same as an absolute owner thereof for ever.

The possession of the said property conveyed under this Deed has been delivered to the purchaser on the date of the presentation of this Deed for registration before the Sub-Registrar, .....together with title-deed relating to the said item No..... with a stipulation that the vendor shall at all reasonable times allow inspection of the other documents of title, viz., partition deed between....., father of D, and..... dated..... along with the deed of reconveyance by the mortgage dated..... relating to the item No..... mentioned in the Schedule I attached hereto as well as item Nos. 2, 4 and 7 mentioned in the Schedule and to produce the said documents of title so retained by the vendor when required by the purchaser at his expense before any Court or arbitrator or authorities.

*(Any other agreed terms may be added here)*

IN WITNESS WHEREOF the parties aforementioned have signed this Deed of Sale on the date,

month and the year first above mentioned.

Witness:

Vendor

Witness:

Purchaser

Schedule

Item Nos. 1.  
3.

2.  
4.