Simple Deed of Sale of a House, without Recitals

THIS DEED OF SALE made on the..... day of......200....

BETWEEN AB, etc., {hereinafter called "the vendor") of the one part AND CD, etc, (hereinafter called "the purchaser") of the other part.

THIS DEED OF SALE WITNESSES as follows:

- 1. In consideration of the sum of Rs..... paid by the purchaser to the vendor on the...... day of...... (the receipt of which the vendor hereby acknowledges) the vendor as owner hereby transfers to the purchaser by way of sale ALL that *pucca* house standing on the land measuring 27 metres by 10 metres fully described in the schedule hereto annexed and thereon shown with its boundaries coloured red TO HOLD the same to the purchaser as absolute owner.
- 2. The vendor hereby covenants with the purchaser as follows:
 - (1) The said premises shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the purchaser without any interruption or disturbance by the vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whomsoever;
 - (2) The vendor will at the cost of the person requiring the same, execute and do every such assurance or thing necessary for further more perfectly assuring the said premises to the purchaser, his heirs or assigns as may reasonably be required;
 - [(3) The interest hereby transferred subsists and the vendor has power to sell the same;
 - (4) The property hereby sold is free from encumbrances.]*
- PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "the vendor" and "the purchaser" hereinbefore used include their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the date mentioned against their respective signatures.

Witness Vendor

Witness Purchaser

The schedule herein referred to

(Description of the property)

^{* (3) &}amp; (4) are not strictly necessary where the Transfer of Property Act applies, vide Section 52(2) Transfer of Property Act.