**SALE DEED BY ATTORNEY**

THIS DEED OF SALE made on the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 20 \_\_\_\_\_\_\_ BETWEEN AA. etc. (hereinafter called 荘the Vendor鋳) of the one part AND BB. etc. (hereinafter called 荘the Purchaser鋳) of the other part.   
  
WHEREAS the Vendor is the owner of the property described in the Schedule hereto under a deed of sale dated the \_\_\_\_\_\_\_executed by one CC.;

AND WHEREAS the Vendor by a deed dated the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and registered at the office of \_\_\_\_\_\_\_on the\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_appointed YZ. his attorney to sell the said property, to receive and give receipt for the purchase money thereof and to execute and present for registration deed of sale thereof;   
  
AND WHEREAS the Vendor by the said YZ. his attorney has agreed with the Purchaser for the sale to him of the said property for the sum of Rs\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NOW THIS DEED WITNESSES as follows:

1. That in pursuance of the aforesaid agreement and in consideration of Rs\_\_\_\_\_\_\_.paid by the Purchaser to the said YZ as such attorney as aforesaid (the receipt of which the Vendor by the said YZ. hereby acknowledges) the Vendor by the said YZ. as such attorney as aforesaid hereby transfers to the Purchaser by way of sale all the pucca house standing on the land measuring 27 ft. by 10 ft. fully described in the Schedule hereto and for greater clearness delineated on the plan hereto annexed and thereon shown with its boundaries coloured red TO HOLD the same to the Purchaser as absolute owner.   
  
2. The Vendor by the said YZ. as such attorney as aforesaid hereby covenants with the Purchaser as follows:   
  
(i) The said premises shall be quietly entered into and upon and held and enjoyed and the rents and profits received here from 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.

(ii) 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.

iii) The interest hereby transferred subsists and the Vendor has power to sell the same.

(iv) The property hereby sold is free from encumbrances:

3. 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 荘the Vendor鋳 and 荘the Purchaser鋳 hereinbefore used include their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF the parties hereto have signed this deed on the dates mentioned against their respective signatures.