

PUCCA SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai this the day of 2005 between THE TAMIL NADU HOUSING BOARD a statutory body incorporated by the Tamil Nadu Housing Board Act XVII of 1961, herein after represented by Thiru The EXECUTIVE ENGINEER AND ADMINISTRATIVE OFFIER of Tamil Nadu Housing Board, Division acting under the authority granted to him by the Tamil Nadu Housing Board in writing in this behalf by its Resolution No.120dated 25.04.1981, authorising him to sign for and on behalf of the Tamil Nadu Housing Board and having its office at herein after called the “VENDOR’ which term shall wherever the context so permits, mean and include their successors in interest and assigns of the ONE PART.

TO AND IN FAVOUR OF Thiru/Tmt.....S/o. W/o. D/o. Thiruaged, about years and residing at No.....herein after called the PURCHASER, which expression shall whenever the context so permits mean and include his heirs, legal representative, successors in interests, executors, administrators and assigns of the OTHER PART

WITNESSETH as follows:

- I. WHEREAS the Board of the Vendor by its resolution No..... datedproposed to undertake the improvement scheme, commonly known as

WHEREAS by G.O.Ms.No.....dated.....the Government of Tamil Nadu duly sanctioned and approved an improvement scheme.....

- II. WHEREAS after due enquiry vacant land has been acquired for the purpose of the said scheme.
- III. WHEREAS the above said land has been transferred to and are now vested with the Vendor herein.
- IV. WHEREAS the vendor is thus vested with the absolute rights of ownership and possession of the said land.
- V. WHEREAS the property more fully described in the Schedule hereunder and hereinafter referred to as the PROPERTY is part and parcel of the land covered under the scheme referred to above.
- VI. WHEREAS the purchaser allotted onthe Schedule mentioned property under a Lease-Cum-Sale Agreement entered into by him with the Vendor. (this para applicable on Hire purchase only and should be deleted for outright purchase cases).
- VII. WHEREAS the Vendor and the Purchaser herein have mutually agreed to effect this Deed of Absolute Sale of the Schedule mentioned property for a total price of Rs..... (Rupees.....only), which includes cost of plot and development charges as on the date of allotment.

VIII. NOW THIS INDENTURE WITNESSETH that in pursuance of the above said agreement and in consideration of the payment of Rs.....(Rupees) made by the Purchaser to the Vendor herein, the Vendor doth hereby admit and acknowledge the receipt of the entire sum of Rs.....(Rupees.....) in the manner aforesaid: the Vendor doth hereby grant, convey, assign and sell into the Purchaser by way of ABSOLUTE SALE of all that piece and Part of land more fully described in the Schedule hereunder, written in the plan annexed hereto with all the rights, privileges and easements, drains, water courses, advantages and appurtenances whatsoever to the said property or any part there of belonging to or the same now or hereto before held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and all the rights, title and interest, claim and demand whatsoever of the Vendor into or upon the same TO HAVE AND TO HOLD the aforesaid property more fully described in the Schedule hereunder and hereby granted, conveyed, assigned and expressed so to be, unto the Purchaser above named absolutely and free from all encumbrances and discharges whatsoever and for ever.

1. The VENDOR doth hereby covenant with the Purchaser that notwithstanding anything done, omitted or knowingly suffered to the contrary the Vendor herein has absolute Power to convey to the Purchaser the Property mentioned in the Schedule hereunder and every part thereof and the same shall remain and belong to the Purchaser in the manner

aforesaid, without any interruption claim or demand by the Vendor or any person claiming through or under the Vendor and that the Vendor will at all times execute and do or cause to be executed all deeds, things, whatsoever for the purpose of the property mentioned in the Schedule hereunder.

2. The VENDOR covenants with the Purchaser that all taxes and Public dues on the said land hereby sold and delivered to the Purchaser have been paid and the Vendor has not created any encumbrance of the said lands or any part thereof and that there are no charges, lien, claim or attachment whatsoever on the said piece and parcel of the land in respect of the above land and that the Purchaser may quietly enter upon , hold and enjoy the said property hereby sold.
3. The PURCHASER covenants with the Vendor that the purchaser shall use the property hereby conveyed only for the purpose for which it was allotted i.e.,
 - i) Residential purpose
 - ii) Public Purpose/Institutional use Zone
 - iii) Commercial Purpose
 - iv) School/Institutional use Zone
 - v) Public Purpose (community hall)/Institutional use zone.

SCHEDULE

(Sub-District: District:.....)

All that piece and parcel of land situated in T.S.No.....ofvillage,
marked as, Plot No.....in the sanctioned
plan.....and measuringGround andSquare
feet and thereabouts bounded as follows:

North by :

East by :

South by :

West by :

measuring on the Northfeetinches; on the East
.....feet.....inches; on the Southfeetinches; on the
Westfeetinches; in all measuringground and
.....Square feet.

IN WITNESS WHEREOF the Vendor has executed this deed of sale on the day, month
and year first above written.

EXECUTIVE ENGINEER & ADMINISTRATIVE OFFICER

WITNESSES:

1)

2)