

DEED OF INDEMNITY
(FROM SELLER TO PURCHASER)

THIS DEED OF INDEMNITY is made on the ___ day of ___ 2025 by Mr. _____ son of Mr. _____ & Mrs. _____ Wife of Mr. _____ both Resident of _____, hereinafter called The Executants (which expression shall mean his heirs, executors, administrators and assignees unless and until it is repugnant to the context or meaning thereof) in favour of Sh. _____ S/O Shri and Shmt. _____ W/O both _____ residence _____ of _____, hereinafter called the Second Party of the other Part (which expression shall mean his heirs, executors, administrators and assignees unless and until it is repugnant to the context or meaning thereof).

WHEREAS the Executant is the absolute owner of the

AND WHEREAS the Executant in pursuance of and as per the terms and conditions of the Agreement to Sell executed between parties, have agreed to sell the said property No. _____ to the second party.

AND WHEREAS the Executant is aware that in the chain of ownership one Mr. _____ died and his Legal Heir Certificate was not procured.

AND WHEREAS the Executant has assured the second party the Mr. _____ is/are only legal heir of Late Mr. _____ and no other person had any right title or claim whatsoever in the property after the death of said Mr. _____

AND WHEREAS the Executant is aware of the fact that the Second Party has taken Loan from HDFC Bank to purchase the said property and also aware that the Second party has to deposit all the title documents with HDFC Bank as security for the Loan so advanced.

NOW THIS DEED WITNESSES THAT

That the Executant, his heirs, executors, administrators, assigns, etc. shall fully and effectually indemnify and keep indemnified the Second Party, his heirs, executors, administrators, assigns, etc. against all loss and damage, costs, charges and expenses which he or they or any one of them may be put to or reasonably incur or suffer by reason of any claim or dispute raised by anyone claiming to be Legal heir of Late Mr. _____

That the Executants also claim and declare that this bond is irrevocable and shall be binding on them, their heirs, executors, administrators and assignees unless and until it is repugnant to the context or meaning thereof.

IN WITNESS WHEREOF the Executants have signed, sealed and delivered this Bond on day, month and year first above mentioned.

EXECUTANTS

WITNESSES: -

1.

2.