

Note: -This is a model draft and may be customized according to requirements of individual cases

SALE DEED

This sale deed is made and executed at on thisday of , at (Name of Place)

Between

(Name) son of (Father's name), Age.....Marital Status....., (Professional Status), (Nationality), Resident ofHaving PAN card No..... and Aadhar card No.....(hereinafter called the Vendor) of the one part.

AND

(Name) son of (Father's name), Age.....Marital Status....., (Professional Status), (Nationality), Resident ofHaving PAN card No..... and Aadhar card No..... (hereinafter called the Purchasers) of the other part.

The expression of the Vendor & Purchaser shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representatives and assigns/nominees.

WHEREAS, the Vendor is the owner and in possession of the property having been purchased vide registered sale deed as document

No....., Addl. Book-I---, Vol. No.....pages
...to... , on dateduly regd. in the office of SR.....,
(This recital should be about how the vendors have acquired the title of the property.)

AND WHEREAS the Vendor for his bonafide needs and legal requirements, in his sound and disposing mind without any pressure, force, compulsion or coercion has agreed to sell and transfer the property more particularly described in Schedule hereinbelow, unto the Vendee for a Sum of Rs.....for which the Vendee after scrutinizing the status of the land and also satisfied regarding the title of the Vendor has agreed to purchase the same against the said consideration

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs., the entire amount has been received by the Vendor from the Purchasers prior to the execution of this Sale Deed, the Receipt of which is hereby admitted and acknowledged by the Vendor.
2. That the Vendor hereby Sells, Conveys, transfers and assign the property more particularly described hereinbelow under Schedule, unto the Purchasers, absolutely and forever with all rights, title and interest of the same, and Purchaser shall hereafter be the absolute owner of the same and enjoy all rights of ownership.
3. That the actual physical possession of the above said property has been handed over by the Vendor to the Vendee who is in possession of the same at the time of registration of this sale deed.
4. That all expenses of this sale deed such as stamp duty, execution and registration fee, etc. has been paid by the Purchaser.
5. That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said property for the period prior to the date of execution of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid and borne by the Purchaser..
6. That the Vendor hereby conveys NO OBJECTION CERTIFICATE for getting the property transferred/mutated in the relevant records of Rights pertaining to Village Panchayat / Municipality of and/or the Purchaser shall have full right to get the property transferred/ mutated in his/her own name from the concerned department
7. That all right and easements attached with the said property have also been conveyed and transferred with the said property, unto the Purchasers.
8. That the Vendor has assured and delivered to the Vendee that the said property under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Vendor and if it is proved otherwise at any time and the Vendee suffers any loss, then the Vendor shall be fully liable and responsible for the same and the Vendee shall be entitled to recover all his/her losses from the Vendor..

9. That the Vendees shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said property from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.

10. That the Vendor has delivered the previous title documents relating to the above mentioned property..

11. That the Vendor hereby declares and assures to the Vendee that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.

12. That the market value of the property is Rs..... All facts relating to its market value, consideration and chargeability to stamp duty and Registration Fees have been fully given in the sale deed and already mentioned at page .

13. That the Vendor & Purchasers hereby declare that they are Indian Nationals.

SCHEDULE

(The complete description of the Property shall be stated here which should include Survey Nos and Sub Division in case of Villages / Chalta Nos, P.T. Sheet Nos incase of Cities, Area, and Inscription/Description Nos along with Matriz Nos if available) an boundaries of the Properties)

East:

West:

North:

South:

In witness whereof, the parties have signed and affixed their signatures thumb mark on this Sale Deed after understanding the contents of the same on the day, month and year first above written in the presence of the below mentioned witnesses.

1 Name and Signatures of Vendor

Photograph of
Vendor

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Forefinger of Right Hand	Little Finger of Right hand
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Forefinger of Left Hand	Little Finger of Left hand

1 Name and Signature of Purchaser

Photograph of
Purchaser

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Forefinger of Right Hand	Little Finger of Right hand
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Forefinger of Left Hand	Little Finger of Left hand

WITNESSES:-

1. Name, Address and Signature

2. Name, Address and Signature