

SALE DEED

THIS SALE DEED is made on day of monthyear, 2022, between (Name).....son/daughter/wife of (Father's/Husband's name), Age.....Marital Status....., (Profession), (Nationality), Resident of.....Having Aadhar card No./ Pan No./Election Id No.....(herein after called the **Vendor**)of the one part.

AND

(Name).....son/daughter/wife of (Father's/Husband's name)....., Age.....Marital Status....., (Professional Status), (Nationality), Resident of Having Aadhar card No./ Pan No./Election Id No (herein after called the **Vendee**)of the other part.

The expression of the Vendor & Vendee 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 date.....duly regd. in the office of SR....., (This Litany/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 sane mind without any pressure, force, undue influence compulsion or coercion has agreed to sell and transfer the property more particularly described in Schedule herein below, 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.

NOWTHISDEEDWITNESSETHASUNDER:-

1. That in pursuance of the said agreement and inconsideration of Rs.,the entire amount has been received by the Vendor from the Vendee 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 herein below under Schedule, unto the Vendee, absolutely and forever with all rights, title and interest of the same, and Vendee 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 Vendee.

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 Vendee.

6. That the Vendor hereby conveys NO OBJECTION CERTIFICATE for getting the property transferred/mutated in there levant records of Rights pertaining to Village Panchayat/Municipality of.....and/or the Vendee 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 Vendee.

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 other wise 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.

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.

SCHEDULE

(The complete description of the Property shall bestated here

which should include Survey Nos, khasra No's, Khata No's Etc.

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.

Photograph of Vendor

1Name and Signatures of Vendor

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Fore finger of Right Hand	Little Finger of Right hand
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Fore finger of Left Hand	Little Finger of Left hand

Photograph of Vendee

1Name and Signature of Vendee

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Fore finger of Right Hand	Little Finger of Right hand
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Fore finger of Left Hand	Little Finger of Left hand

WITNESSES:-

1. Name, Address and Signature

2. Name, Address and Signature