

SALE DEED

This Sale agreement made this _____ 2020 between;
Mr. _____, Age _____ years resident of _____ (hereinafter called the "Vendor") of the One part

and

Miss _____, Age _____ years (hereinafter called the "Vendee") of the Other part.

Witnesseth as follows:

the Vendor is the absolute owner, having acquired the property, which is more specifically _____ and clearly delineated in the schedule hereto, by inheritance / by partition of joint family properties/

by release/by gift / by gift settlement / by will / by sale executed by and registered as document No..... of..... of

Book..... Volume No..... Pages..... in the office of the

Registrar / Sub-Registrar..... and since then he is in the possession and absolute enjoyment thereof.

Whereas the vendor intends to sell away the said property mentioned in the schedule and

whereas the Vendee offered to purchase it for a sum of Rs..... for which the

Vendor accepted and has agreed to sell the same to the Vendee.

NOW THIS DEED OF SALE WITNESSETH:

That in consideration of payment of Rs.....(Rupees) by cash/by Cheque No. _____ Date:

/by Demand Draft No..... Date..... by the Vendee to the Vendor/paid _____ in _____ the presence of the Sub-Registrar, the receipt of which the Vendor hereby acknowledges, the _____ Vendor

hereby sells, conveys, transfers and assigns unto the Vendee all his rights, title and interest, _____ claim

and demand whatsoever in the schedule mentioned property and delivers vacant possession _____

thereof to the Vendee to hold the same absolutely for ever free from all encumbrances, together

with all water sources, privileges, easements, appurtenances or any other things hidden _____ in _____ the earth _____ belonging to _____ or _____ appurtenant thereto.

The Vendor further agrees to indemnify the Vendee and keep him free from disputes if _____ any

raised or objections made to this conveyance by any one and further should any claim be _____ made

or dispute raised at any time of any one in regard to this sale, the vendor hereby

undertakes that he shall, at his own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

The Vendor also assures the Vendee that if there remains any liability of taxes or rates for the said property to the Municipal Corporation / Municipality / Panchayat or other Government or statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the vendee.

The Vendee is hereby entitled to get the said property transferred in his name in all Panchayat / Municipal/ Municipal Corporation records and enjoy the same with absolute rights forever.

Schedule

All that piece and parcel of the land measuring _____ Square yards or acres Square meters/Guntas / cents in Survey No./T.S.No._____ together with the house bearing D.No. _____

— with a plinth area of square feet _____, situated at _____ covered by ward No.....

Block No..... of Municipal Corporation Area/Municipal Area/ Panchayat Board area and Sub-District and _____.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED at — on the date first mentioned above in the presence of the following witnesses:

VENDOR

VENDEE

WITNESSES:

1.

2.