

### 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.