

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.