# Sale-Deed

THIS DEED OF SELL made at Delhi this \_\_\_ day of 200\_\_

BETWEEN

Shri \_\_\_\_\_\_\_\_\_\_\_\_\_ Son of Shri \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_age \_\_\_ years, occupation \_\_\_\_ \_\_\_ , resident of hereinafter called the VENDOR, (which expression shall, unless repugnant to the context, mean and include his heirs, executors, administrators and assigns) of the One Part

AND

Shri \_\_\_\_\_\_\_\_\_\_\_\_\_ Son of Shri \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_age \_\_\_ years, occupation \_\_\_\_ \_\_\_ , resident of hereinafter called the PURCHASER, (which expression shall, unless repugnant to the context, mean and include his heirs, executors, administrators and assigns) of the Other Part.

**WHEREAS** the property bearing Plot No. \_\_\_\_, out of Survey No. \_\_\_,of the revenue village Taluka \_\_\_\_\_ District \_\_\_\_\_ described in further details in the schedule here under, is owned and possessed by the present vendor;

AND WHEREAS the vendor decided to sell and dispose of the said

property;

AND WHEREAS the purchaser approached the vendor with such a

proposal to purchase and acquire the said property;

AND WHEREAS the purchaser has offered the best of the possible terms unto the vendor;

AND WHEREAS the vendor has agreed to sell, transfer and convey the said property unto the purchaser;

AND WHEREAS the parties hereto have entered into an agreement to sell, on\_\_\_\_\_*,* in respect of the said property;

AND WHEREAS in pursuance of the said agreement to sell, dated \_\_\_\_\_, the parties hereto have decided to complete the said transaction;

**NOW, THIS DEED WITNESSES as follows :**

1. That in pursuance of the agreement to sell, dated\_\_\_\_\_\_\_\_, the vendor does hereby sell, transfer and convey his property bearing Plot No. \_\_\_, out of Survey No. \_\_\_\_, of the revenue village \_\_\_\_\_\_\_, Taluka \_\_\_ District \_\_\_ described in further details in the schedule here under, unto the purchaser TO HAVE AND TO HOLD the same FOR EVER as the owner thereof.

2. That by way of consideration for the said sale, transfer and conveyance, the purchaser had paid at the time of the execution of the said agreement to sell, dated\_\_\_, towards earnest money and part payment a sum of Rs. \_\_\_\_\_\_/-, and the remaining balance of Rs.\_\_\_\_/- has today been paid by the purchaser unto the vendor, the receipt whereof the vendor does hereby acknowledge unto the purchaser, and the vendor does hereby declare and confirm that now nothing is due from the purchaser.

3. That the vendor has today put the purchaser in actual possession of the said property.

4. That the vendor does hereby declare and confirm that he, the vendor, shall not have any right, title or interest in or over the said property or any part thereof.

5. That the purchaser shall get his name entered in the record of rights in respect of the said property.

6. That the vendor does hereby assure unto the purchaser that the vendor has a clean, clear and marketable title to the said property, and that he has neither subjected the same to any encumbrance whatsoever, nor is it a subject-matter of any pending litigation, requisition or acquisition proceeding.

7. That the vendor has applied for, obtained and furnished unto the purchaser all the necessary permissions, exemptions and clearances under the provisions of law in force.

8. That the vendor also assures unto the purchaser that all the taxes, cesses, charges and assessments payable in respect of the said property have been duly paid out by the vendor uptodate, and those accruing and becoming due hereafter shall be borne out by the purchaser.

9. That as agreed by and between the parties hereto, all the expenses of stamp duty and registration charges have been borne out by the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

All that piece and parcel of land situate within the Registration Division & District Sub-Division & Taluka within the local limits of the Municipal Corporation, revenue village bearing Plot No. \_\_\_, out of Survey No. \_\_\_\_, admeasuring \_\_\_\_\_ sqft or

thereabouts, and bounded by as follows :

On or towards the East \_

On or towards the South \_

On or towards the West \_

On or towards the North \_

IN WITNESS WHEREOF the parties hereto have signed here under at

Nagpur the date first above mentioned.

Sd/-

VENDOR

Sd/-

Witnesses: PURCHASER

1. Sd/-

2. Sd/-