

SALE DEED

Total Area of Plot/flat Sq. Meters/Sq. Feet/applicable plinth area

Cost of land

Built up area.....Sq. feet.

Number of floors constructed/semi constructed

Ground floor	I floor	II floor	III floor	IV floor	V floor	VI floor	VII floor
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Category (Area Wise, for the purpose of calculation of circle rate)

Approved –Order No.

Use.....

Actual

Use.....

Year of

construction.....

Cost of

construction.....

Stamp Duty paid

Rs.....

This sale deed is made and executed at (Name of place) on thisday of

.....,

BETWEEN

....., s/o.....,

r/o.....

..... (hereinafter called the Vendor) of the one part.

AND

....., s/o.....,

r/o.....

..... (hereinafter called the Vendee) of the other part.

The expression Vendor & Vendee shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representatives and assigns/nominees of their respective part.

Description of Property in detailed:

Whereas vendor is an absolute owner and in possession or otherwise entitled to physical and legal possession of the property no., situated at

.....measuring.....

(hereinafter referred to as the SAID PROPERTY) which is bounded as under:-

EAST:

WEST:

NORTH:

SOUTH:

having purchased/acquired/inherited the said property vide registered sale

deed/gift deed/Will/Letter of Administration as document

No....., Addl. Book....., Vol.

No.....pagesto....., datedduly regd. in the office
of Sub-Registrar....., (Place).

And whereas the Vendor for his *bonafide* needs and legal requirements, in his sound
disposing mind without any pressure, force, compulsion or coercion has agreed to sell vide
agreement to sell dated....., registered on Vide
registration no..... and transfer the above said property unto the Vendee for
a sum of Rs..... for which the Vendee after scrutinizing the
status of the land and also having satisfied regarding the title of the Vendor has agreed to
purchase the same against the said consideration.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That the Vendee has paid to the Vendor a sum of Rs.

(Rupeesonly) as full and final consideration for the sale of said property, the receipt thereof is hereby acknowledged by Vendor.

2. That the Vendor hereby sells, conveys, transfers and assigns the above said property absolutely and forever with all rights, title and interest of the same, unto the Vendee who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership of the said property. With the right common with the other purchaser or owners there to, lawfully entitled to enjoy and possess all common facilities(right to use road, parking places, open space, common passage, staircases, borewell, electric motor, electric pump, water supply, and drainage lines, septic tank, soak pits, common electrical amenities etc.)
3. That the actual physical/legal possession of the above said property has been handed over by the Vendor to the Vendee who shall be entitled to possess the same hereafter.
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/have be/been paid and borne by the Vendor and hereafter the same shall be paid and borne by the Vendee.
6. That the Vendor hereby agrees and assures the Vendee to help and assist him in getting the property transferred/mutated in the relevant records of MCD/Revenue department and any other concerned department and/or the Vendee shall have full right to get the property transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Vendor.
7. That all right, easements and appurtenants thereto have also been conveyed and transferred

with the said property unto the Vendee.

8. That the Vendor has assured 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. If it is proved otherwise 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..
9. That the Vendees shall have full right to apply and get the water, electric and sewerage connection regarding the said property from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.
10. That the Vendor has delivered the previous title documents relating to the above mentioned property. 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.
11. Purchaser shall maintain the said property from today at his/her own cost.
12. the purchaser shall use the said property/flat/ for the purpose granted permission.
13. The purchaser shall be liable for seeking any permission from the authority hence after.
14. The purchaser shall abide by all the condition as imposed by UT Administration vide order mentioned at
15. The purchaser will not cost or allow to be caused any sound, water or air pollution by him/her visitors
10. That the Vendor has delivered the previous title documents relating to the above mentioned property. 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.

Any other conditions as deemed appropriate by the parties

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..... year..... first written in the presence of the following witnesses:

WITNESSES:-

1. (Name, father's name, address) **VENDOR**

2. (Name, father's name, address) **VENDEE**

"RECEIPT"

Received sum of Rs.....(in words.....))

being the full and final price consideration of

.....

.....

.....The detail thereof are as under:

Sr.No	Date	Name of Bank	Cheque No.	Amount

I SAY RECEIVED

VENDOR

Place:

Date:

Witnesses:

1.....

2.....