

SALE DEED

Date: _____

Place: _____

PARTIES TO THE DEED

SELLER:

Name: _____

Address: _____

(hereinafter referred to as the "Seller", which term shall, unless repugnant to the context, mean and include its successors, assigns, heirs, executors, administrators and legal representatives).

PURCHASER:

Name: _____

Address: _____

(hereinafter referred to as the "Purchaser", which term shall, unless repugnant to the context, mean and include its successors, assigns, heirs, executors, administrators and legal representatives).

DESCRIPTION OF PROPERTY

The property sold by this deed is described as follows:

Type: _____

Address: _____

Area: _____

Registration Details: _____

RECITALS

WHEREAS, the Seller is the sole and absolute owner of the aforementioned property and is competent to sell the same.

AND WHEREAS, the Purchaser has shown interest in purchasing the said property and the Seller has agreed to sell the same for a total consideration of Rs. _____ (Rupees _____ only).

TERMS & CONDITIONS

1. The Seller hereby transfers, conveys and assigns absolutely the said property unto the Purchaser.
2. The Purchaser has today paid to the Seller the full sale consideration of Rs. _____ (Rupees _____ only), the receipt of which the Seller hereby acknowledges.
3. The Seller assures that the property is free from all encumbrances, liens, mortgages, litigation, charges, dues, and is not subject to any acquisition or requisition proceedings.
4. The Seller covenants with the Purchaser for peaceful possession and enjoyment of the property by the Purchaser.
5. The Purchaser shall from today become the absolute owner of the said property.

WITNESSES

1. Name: _____ Address: _____

2. Name: _____ Address: _____

Seller
(Signature)

Purchaser
(Signature)

Important Notes:

- Registration of the sale deed with the local Sub-Registrar is mandatory for legal validity.
- Ensure that all relevant government dues and property taxes are cleared before execution.
- Verify the ownership and title documents before purchasing any property.
- It is recommended to execute the deed in the presence of two witnesses.
- Consult with a legal advisor or property lawyer for due diligence.