

# Sale Deed

- 1- Village /City Name
- 2- Transaction value
- 3- Stamp Duty
- 4- Stamp Number and Date
- 5- Execution date
- 6- Agriculture land and type of land i.e Nehri/Chahi/banjar/garmumkin etc.
- 7- Distance from Road.
1. Collector rate per acre Sr.No.

This sale deed is executed at \_\_\_\_\_ on this \_\_\_\_\_ day of  
 Month \_\_\_\_\_ Year \_\_\_\_\_ by \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ hereinafter called the Vendor, which expression shall also mean and include all his heirs, successors , administrators, executors and assigns of one part.

In favour of \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ hereinafter called the Vendee, which expression shall also mean and include all his heirs, successors, administrators, executors and assigns of second part.

Whereas the said vendor is the owner and in possession of agriculture land measuring \_\_\_\_\_ Acre \_\_\_\_\_ Kanal \_\_\_\_\_ marla \_\_\_\_\_ Share out of Habbast No. \_\_\_\_\_ Khevat No. \_\_\_\_\_ Khatoni No. \_\_\_\_\_ Khasra No. \_\_\_\_\_ Mustil No. \_\_\_\_\_ KilaNo \_\_\_\_\_ situated at Village/City \_\_\_\_\_ Tehsil \_\_\_\_\_ District \_\_\_\_\_ by way of mutation No. \_\_\_\_\_ Jamabandhi \_\_\_\_\_ Year or sale Deed No. \_\_\_\_\_ dated \_\_\_\_\_ registered in the office of the Sub-Registrar \_\_\_\_\_

(hereinafter called the property).

It is hereby agreed declared convened and recorded by and between the parties hereto as follows:

That the vendor has agreed to sell the said immovable property measuring \_\_\_\_\_ Acre \_\_\_\_\_ Kanal \_\_\_\_\_ marla \_\_\_\_\_ Share out of the above mentioned land to the second Party mentioned above and the vendee has agreed to purchase the same for a

sum of Rs. \_\_\_\_\_ only (Rupees-  
\_\_\_\_\_) Only half of  
which comes to Rs. \_\_\_\_\_ (Rupee  
\_\_\_\_\_) Only paid by the vendee to the  
vendor as follows, that is to say Rs. \_\_\_\_\_ (Rupees  
\_\_\_\_\_) only paid by  
vendee to the vendor on \_\_\_\_\_ by way of earnest money by cash/ through  
bankers check/bank draft \_\_\_\_\_ and the balance of  
Rupees \_\_\_\_\_ (Rs. \_\_\_\_\_) only, through cash/  
bankers check/bank draft paid by the vendee to the vendor before the Sub Registrar at  
the time of presentation of the deed for registration.

That the vendor herein grants, conveys and transfers all his rights, titles interest in the above said Plot/House, unto the vendee herein that the said property transferred herein is free hold and free from all sorts of encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior sales, agreements to sell, notifications and attachments etc.

That the actual physical possession of the said property hereby conveyed has been delivered to the vendee at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, electricity meter, water connection and possession etc. and absolute owner in the said property without any hinderances, claims, demands by the vendor or his heirs etc.

That all the expenses for the stamping, Registration fee and other incidental charges for the registration of this sale deed have been borne and paid by the vendee.

That the taxes, cesses, dues or demands in respect of this property have been paid and cleared by the vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the vendee for future taxes etc.

That all the previous Conveyance Deed and other relevant papers concerning property have been handed over by the vendor to the vendee in original at the time of execution of this sale deed.

The vendor declares and assures the vendee that the property hereby conveyed was his self purchased property by virtue of the Conveyance Deed mentioned herein above and that no one else except the vendor has rights, claims, interests and concern whatsoever in the property hereby conveyed or any part thereof.

That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained herein above are found to be incorrect, due to any defect in the title of the vendor or his rights, to sell the property hereby conveyed or any part thereof and the vendee suffers any loss then the vendor shall be liable to make good the loss thus suffered by the vendee and keep the vendee saved, harmless and indemnified through his property moveable and immovable against all losses costs, demand and expenses occurring thereby to the vendee.

Both the parties mentioned above have affixed their signatures on this deed of sale on the day \_\_\_\_\_ month \_\_\_\_\_ and \_\_\_\_\_ year in the presence of the witnesses given below:-

Witnesses with I.D. proof:-

1.

Vendor

2.

Vendee