



Final model draft agreed to by MoUD and DoLR

Father/Husband Name : .....

Address : .....

.....

.....

.....

Note : (If there are more than one buyers, the details in column 4 may be repeated).

(i) Name of the agent (if any) : .....

Age : .....years

Father/Husband Name : .....

Address : .....

.....

.....

.....

Details of Power of Attorney : .....

.....

.....

5. Source of title to the property : .....

6. Previous Registration : Document No Year Office

.....

7. (i) Sale Consideration : Rs.....(Rupees .....only)

(ii) Advance Amount : Rs.....(Rupees.....only)

(iii) Details & Mode of Payment : .....

(iv) Period of agreement : .....

**8. SCHEDULE OF WHOLE PROPERTY:**

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 .....

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Category (Area Wise, for the purpose of calculation of circle rate) .....

Approved Use.....

Actual Use.....

Year of construction.....

Cost of construction.....

Stamp Duty paid Rs.....

Revenue District : .....

Sub-Registrar Office : .....

Village : .....

Local Body concerned : .....

Ward No./Municipal No. : .....

GRS No./O.S.No/ R.Survey No./T.S.No. : .....

(whichever is applicable)

Survey Block No./ Survey Ward No. : .....

Total Extent .....Hec./Sq.M

Extent of Land : .....Hec./Sq.M.

Street Name:.....

Door No:.....

Flat No.....

Market Value of the property: Rs.....

Nature of Property (Agricultural/Residential/Plot/House/Shop/Industry): .....

Boundaries:

East by: .....

West by: .....

North by: .....

South by: .....

Linear Measurements:

East to West on the Northern side: .....m

East to West on the Southern side: .....m

North to South on the Eastern side: .....m

North to South on the Western side: .....m

**9. Conditions of Sale:**

(1) In consideration of the amount mentioned above, the seller hereby agrees to sell the above scheduled property and declares as follows:

- (i) that he/she/they is/are the absolute owner/s of the property agreed to be conveyed and is/are in possession, occupation and enjoyment of the property mentioned in schedule and no one else has got any right, title, power and interest to convey the property.
- (ii) that there are no encumbrances over the property and he/she/they agree/s to undertake to indemnify the buyer against all damages, losses, liabilities or expenses which the buyer may suffer and incur by reasons of defects in title or by reasons of encumbrances.
- (iii) that the seller hereby undertakes to execute and sign and get the sale deed or deeds registered in respect of the Schedule mentioned property either in the name of the buyer or his nominee or nominees any time when called upon to do so.
- (iv) that the seller herein undertakes to deliver vacant peaceful and physical possession of the property mentioned in Schedule to the buyer.
- (v) that the seller or any one acting on his behalf has not entered into any Sale agreement with any other person earlier in respect of property mentioned in Schedule either in full or in part and assures that he will not enter into any sale agreement.
- (vi) that in the event of full payment of the said consideration amount on or before the period of this agreement, agrees to execute necessary Sale deed and giving vacant possession and agrees to come over to the registration office for completing the registration.
- (vii) that out of the sale consideration mentioned above the advance amount of Rs..... have been fully paid and acknowledges the receipt of the same.

**The buyer confirms:**

- (i) that in the event of buyer paying the entire sale consideration and the seller fails to execute necessary documents/sale deed besides completion of registration process on or before the ..... (date of completion of agreement), the buyer shall be entitled to enforce this agreement through a competent court of law.
- (ii) the possession of the property has been/has not been handed over to the buyer.

**10. Any other Terms and Conditions (if any):**

IN WITNESS WHEREOF this agreement to sell is being signed on the day, month and year first mentioned above in the presence of the following witnesses:-

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**Witnesses:**

**1. (Name, Father Name and Address)**

**Signature of the Seller**

**2. (Name, Father Name and Address)**

**Signature of the Buyer**