

Note: -This is a model draft and may be customized according to individual requirement.

**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

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.....

This sale deed is made and executed at (Name of place) on this .....day 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.

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.....pages .....to....., dated .....duly 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. ....  
(Rupees .....only) 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.
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.

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 and year first above written in the presence of the following witnesses:

**WITNESSES:-**

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

**VENDOR**

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

**VENDEE**