

AGREEMENT FOR SALE

This agreement for sale is made and executed onDayMonth
ofyear at Dist..... , Gujarat.

Between

Shri/Smt., aged years, residing at.....

Ta. & Dist.....hereinafter called the “SELLER” (which expression shall mean and include her legal heirs, successors, successors in interest, executors, administrators, legal representatives, attorneys and assigns) of ONE PART.

AND

Shri/Smt., aged years residing at.....

hereinafter called the “PURCHASER” (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the OTHER PART.

Whereas the Seller is the absolute owner in possession and enjoyment of the residential property atFloor its Flat No..... with super built up area ofqft its sq.mtrs..... & Built up area..... sq.ft, its sq.mtrs and its Undivided land areasq. mtrs consisting of two bed rooms, one drg. Room with attached kitchen, two toilets, balcony, situated in “.....” Building bearing revenue survey no/city survey no., Plot No..... situated at residential colony at....., Ta. & Dist.

Whereas the schedule property is the self acquired property of Mr/Mrs/Smt....., purchased the flat from M/s....., and registered sale deed dated..... entered in book no. 1 volume no..... on page no..... dated..... in the office of Sub Registrar Office , Anand.

Whereas there are no encumbrances, liens, charges, attachments, acquisition or requisition, proceedings and

Whereas the SELLER has clear and marketable title to the Schedule Property and has absolute power to convey the sale.

Whereas the SELLER offered to sell and transfer the schedule property on “AS IS WHERE BASIS” to the purchaser for a sale consideration of Rs...../- (Rs..... Only) and the purchaser herein has agreed to purchase the same for the aforesaid consideration on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

- The purchaser has paid a sum of Rs...../- (Rs..... Only) by E-Net Banking/Cheque/NEFT/RTGS as advance AND the receipt of it is hereby acknowledged by the seller.
- The balance payment of Rs...../- (Rs.....Only) will be paid by E-Net Banking/Cheque/NEFT/RTGS the purchaser to the seller at the time of execution of the absolute sale deed and thus complete the sale transaction.
- The parties herein covenant to complete the sale transaction and to execute the absolute sale deed.
- The seller confirms with the Purchaser that she has not entered into any agreement for sale, or exchange whatsoever with any other person relating to the schedule property of this agreement.

- Seller agrees to put the purchaser in absolute, peaceful and vacant possession of the schedule property “AS IS WHERE BASIS” along with all electrical/plumbing fittings, fixtures (fans, A.C., curtain rods etc.), furniture (bed, chairs, table, etc.) after executing the sale deed and registering the same in the jurisdictional Sub Registrar’s Office.
- It is agreed between the parties that all expenses towards Stamps Duty and registration charges shall be borne by the Purchaser only.
- The seller covenant to obtain at her cost necessary permission from the competent authority, Income Tax Clearance Certificate and such other certificate / document as may be required at the time of registration of sale deed in pursuance of this agreement.
- The seller covenant to clear all the liability of the said flat pertaining to electricity ,water & sewerage, house tax/property tax and any such other charges till the date of registration, AND thereafter the same shall be borne by the purchaser.
- The seller agrees to sign and verify such documents required for transferring the name of purchaser in electricity ,water & sewerage, house tax/property tax and LPG supply documents to the said flat.

- It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this agreement.

Signature of Seller

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Witness

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Signature of Purchaser

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Property Photo

Photo schedule of Parties

Seller



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Purchaser



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Document No:.....

DT:.....

:: Appendix ::

Check List as per Sub Section-3 of Section-34 of the Registration Act 1980

Sr No.	Question	Reply (Yes/No)
1	As mentioned in the article..... (Name of the village of Revenue) Village..... (Service No./ Block No. / TPN / FP) agriculture / Place of Non agriculture..... (Article Type) Can an article be made?	
2	You have executed document in respect of agriculture /non agriculture property stated in this document plot being area..... (Sq.mtrs/H.A.sq.mtrs.A.G.Etc)	
3	You have received amount of consideration stated in Document?	
4	You have read, understood facts stated in document and yourself put signature/thumb impression?	
5	Executants power of attorney is alive on date of document?	
6	Executants power of attorney has put his signature/thumb impression in power of attorney?	
7	Power of attorney is continue on date of document?	
8	You have brought with you witness to indentify you?	
Asking questions to witness		
1	You personally know executants of document who has given undertaking?	
2	Name written in document and undertaking giver person is same person	
3	You give assurance that any person has not given undertaking by using false name?	

Signature of excutant/consent giver/attorney

Signature of witness

1.....

1.....

2.....

2.....