

SALE DEED of a SUB PLOT NO. .... totally admeasuring about ..... sq.mtrs. of ..... of R.S.No. .... of ..... (Sim) for Rs. ....-

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This sale deed made at ..... on .....<sup>th</sup> day of ..... - 20 (Two Thousand ) BETWEEN :

....., aged about ..... years, occupation - retired (PAN No.), residing at. ...., Ta. & Dist. ...., ..... State, ....., hereinafter called "The Vendor" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, excutors, transferees, assignees and administrators etc.) of the ONE PART (Mo. No.....)

AND

(1)....., aged about ....., occupation - service (PAN No. ....)  
(2)....., aged about ..... years, occupation - service (PAN No.), both are residing at....., Ta. & Dist. ...., ..... State, ....., hereinafter referred to as "The Purchasers" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, excutors, assignees, transferees and administrators etc.) (Mo. No.)

WHEREAS The Vendor is absolutely seized and possessed or otherwise well and sufficiently entitled to a residential Sub Plot No. .... totally admeasuring about ..... sq.mtrs. (..... sq.mtrs. net plot area + ..... sq.mtrs. undivided part of common plot & road) situated lying and being at ..... within the village limit of ..... (sim) bearing Revenue Survey No. .... in the Registration District and Sub District ..... and WHEREAS the vendor has purchased the said Sub Plot No. .... on ..... by registered sale deed vide No. ...., hereinafter more particularly described in the schedule, agreed with The Purchasers to sell to them, the said Sub-Plot No.

..... free from any encumbrances. The name of vendor have entered in Pani Patrak record by mutation entry no. .... and the said mutation entry was certified by revenue authority.

WHEREAS the Vendors have agreed to sell to the Purchasers the said Sub-Plot No. .... hereinfater described in the Schedule for the consideration of sum of Rs. ..../- (i.e. Rupees ..... only) and The Purchaser has paid the total consideration to the Vendors as under :-

Rs. ..../-      Cheque No. ...., dated ..... of....., ..... branch.

Rs. ..../-      By Cash.

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Total Rs. ..../- paid by the purchasers on the Execution of this      presence to the Vendor and the payment and receipt whereof the      Vendor do hereby admit and acknowledge of the same and handed over the actual possession of the said Sub Plot No. .... of ..... and the Purchasers have forever acquit, release and discharge the purchasers from any liability. The Vendor do hereby grant, sale assign, release, convey and assure unto the purchasers forever an Open Residential Sub Plot No. .... totally admeasuring about ..... sq.mtrs. (..... sq.mtrs. net plot area + ..... sq.mtrs. undivided part of common plot & road) situated lying and being at “.....’ of ..... Sim, Revenue Survey No. .... in the Registration District and Sub District ....., more particularly described in the Schedule hereunder written with all rights and privileges.

WHEREAS The Vendor do hereby handover the actual and      vacant possession of the said Sub Plot No. .... with all rights, title interest, easement, right of way, light, water, drainage, and all facilities and amenities available from “.....” and all privileges connected with said plot as is where is conditon now the vendor have no rights, title interest over these properties, that the purchasers shall hereafter peaceably hold, use and enjoy the same as their

own properties without any hinderence, interruption, claim or demand by or from the vendor or any other relatives of the vendor.

AND IT IS HEREBY further declared that the said Sub Plot No..... hereby transferred are free from all encumbrances, charges, claims or demands and that he, the vendor have not done anything whereby the said properties may be subject to any attachment or lien of any Court or person whatsoever. There is no any suit, revision, appeal or any proceedings, pending before any court of law or before any Government Authorities.

WHEREAS The Purchasers have all rights to enjoy common facilities and amenities provided by “.....”. And the vendor has paid all maintenance charges to the ..... and now it will be transfered in the name of purchasers. The members of the ..... for the maintenance of the ..... And the purchasers shall be members of the said society.

WHEREAS The Vendor assures and represents that there are no arrears of assessment, taxes of Government, or Semi Government, Nagarpalika pending for the said properties sold under this Sale-Deed and that if there be any due or outstanding upto this day the same shall be paid by the Vendor. All taxes due hereafter for the said properties shall be paid by the Purchasers.

The Vendor shall get mutation made for this sale in favour of the purchasers in Pani Patrak record of ..... and in record of ..... The Vendor hereby gives authority to the said Mamlatdar & Nagarpalika Authority to make mutation for the sale in their record in favour of the purchasers even in absence of the vendor, on the basis of this Sale-Deed.

The all expenses of this sale-deed viz. Stamp Duty, Registration-Fees and other expenses borne by the purchasers.

#### SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT Piece of Parcel of Land of a SUB PLOT NO. .... totally admeasuring about ..... sq.mtrs. (..... sq.mtrs. net plot area + ..... sq.mtrs. undivided part of common plot & road) or thereabouts situated, lying and being at ‘.....’ within the

village limit of ..... (sim) bearing Revenue Survey No. .... of Computer A/c.  
No. ...., totally admeasuring about ..... sq.mtrs., in the Registration District and Sub  
District ....., Sub Plot No. .... of “.....” bounded as follows :-

On or Towards North by :

On or Towards South by :

On or Towards East by :

On or Towards West by :

IN WITNESS WHEREOF The Vendor have hereunto set his hands the day and year first  
hereinabove written,

Signed and delivered by  
withinnamed the vendor

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WITNESSES :

1. \_\_\_\_\_

2. \_\_\_\_\_