**AGREEMENT OF SALE**

**THIS AGREEMENT OF SALE** is made at **[CITY]** on this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**BETWEEN**

**[NAME OF THE SELLER],** adult, holder of N.I.C NO. \_\_\_\_\_\_\_, R/o **[ADDRESS],** hereinafter referred to as the **“VENDOR”** (which expression shall whenever and wherever the context so permits shall mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**[NAME OF THE PURCHASOR]**, adult, holding NIC No. \_\_\_\_\_\_\_\_\_\_\_\_\_ R/o **[ADDRESS],** hereinafter referred to as the **“VENDEE”** (which expression shall whenever and wherever the context so permits shall mean and include his heirs, nominees, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

**AND WHEREAS** **[NAME OF THE SELLER],** the **VENDOR**, has agreed to sell, transfer and convey and the **VENDEE** has agreed to purchase **SAID LEASED OUT BUNGALOW** for a total sale Consideration of sum of Rs. \_\_\_\_\_\_\_\_\_\_\_/(Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only) free from all liens and encumbrances on the terms and conditions mentioned herein below:-

**NOW THEREFORE, THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS**

1. That the **VENDOR** has agreed to sell, transfer and convey and the **VENDEE** has agreed to purchase the **SAID LEASED OUT BUNGALOW** for a total sale consideration of the sum of Rs. \_\_\_\_\_\_\_\_\_/(Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only)
2. That the **VENDEE** out of the aforesaid sale consideration and towards thereto has paid to the **VENDOR** a sum of Rs: ----------------/- (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only); the **VENDOR** doth hereby admits and acknowledges the receipt of the said amount and discharges the **VENDEE** to such an extent.
3. That the Balance sale Consideration of the sum of Rs:\_\_\_\_\_\_\_\_/(Rupees \_\_\_\_\_\_\_\_\_ only) will be paid at time of registration of Sale Deed before Sub-Registrar by the **VENDEE** in favor of **VENDOR.**
4. That at the time of payment of part of sale consideration Rs: \_\_\_\_\_\_\_\_\_\_\_\_\_/- (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_ only) to the **VENDOR,** the **VENDOR** has handed over the physical and peaceful possession to the **VENDEE.**
5. That the **VENDOR** shall execute necessary Sale Deed conveying the **SAID BUNGALOW** to the **VENDEE** as well as provide all the relevant documents with respect thereto at the time of receipt of balance sale consideration and registration of the Sale Deed.
6. That the **VENDOR** shall be responsible for the payment of all kinds of taxes, levies, charges and dues including non-utilization charges in respect of and pertaining to the **SAID BUNGALOW** to all concerned authorities and departments **OF THE SAID BUNGALOW** to the **VENDEE** and registration of the Sale Deed and thereafter such liabilities onwards shall be paid by the **VENDEE**.
7. That all expenses relating to the preparation and registration of the Sale Deed including the cost of stamps and registration fees etc. shall be borne by the **VENDEE**.

1. That the **VENDOR** shall do or cause to be done all reasonable acts, deeds, and things which may be necessary to convey to the **VENDEE** a good subsisting and unencumbered title of the said Bungalows unto the **VENDEE** free from all claims, interest, liens, objections and encumbrances.
2. That the **VENDOR** hereby declare that he is seized, possessed of and is well and sufficiently entitled to and has good, valid and subsisting title to enter into this Agreement of Sale for the **OF THE SAID BUNGALOW** in favour of the **VENDEE**.
3. That the terms and conditions of this Agreement have been read over to the parties which they admit to be true & correct and agree to abide by them.

**IN WITNESS WHEREOF** both the parties hereto have set and subscribe their respective hands at **[CITY]** on the day, month and year mentioned hereinabove.

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| **Witnesses:-**  **1.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  NAME:  CNIC: | **VENDOR\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  NAME:  CNIC:  **VENDEE**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  NAME:  CNIC: |
| **2.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  NAME:  CNIC: |  |