

PAGE 1 – AGREEMENT OVERVIEW & PARTIES

This Property Sale Agreement (“Agreement”) is executed on this ____ day of _____ 20____, between Mr./Ms. _____, residing at _____ (hereinafter referred to as the “Seller”), and Mr./Ms. _____, residing at _____ (hereinafter referred to as the “Buyer”).

WHEREAS the Seller is the absolute and lawful owner of the immovable property situated at _____, having clear title, free from all encumbrances, charges, mortgages, liens, litigation, or acquisition proceedings.

AND WHEREAS the Buyer has agreed to purchase the said property after full inspection, verification of documents, and satisfaction regarding ownership, access, and lawful use.

This Agreement records the mutual terms, obligations, representations, and conditions governing the proposed sale of the property.

PAGE 2 – DESCRIPTION OF PROPERTY

The property subject to this Agreement is more particularly described as follows:

Type of Property: Residential Flat / Plot / Commercial Unit

Municipal Number: _____

Survey Number: _____

Total Area: _____ sq. ft.

Built-up Area: _____ sq. ft.

Boundaries of the Property:

East: _____

West: _____

North: _____

South: _____

The Seller confirms that the property complies with all local development rules, zoning regulations, building permissions, and environmental norms applicable under law.

PAGE 3 – SALE CONSIDERATION & PAYMENT TERMS

The total sale consideration agreed between the parties is INR _____ (Rupees _____ only).

The Buyer shall pay the consideration in the following manner:

- a) Token Amount of INR _____ paid on execution of this Agreement.
- b) Balance amount of INR _____ to be paid on or before registration of Sale Deed.

All payments shall be made through bank transfer, demand draft, or cheque. Cash payments are strictly prohibited.

Failure by the Buyer to adhere to the payment schedule shall entitle the Seller to cancel this Agreement after providing written notice.

PAGE 4 – POSSESSION, REPRESENTATIONS & OBLIGATIONS

The Seller agrees to hand over peaceful and vacant possession of the property on the date of execution of the registered Sale Deed.

The Seller represents that all property taxes, electricity dues, water charges, society maintenance fees, and government levies up to the date of possession shall be cleared by the Seller.

The Buyer agrees to bear stamp duty, registration charges, and any future taxes applicable after transfer of ownership.

Both parties agree to cooperate in execution, registration, and mutation processes.

PAGE 5 – TERMINATION, DISPUTE RESOLUTION & GOVERNING LAW

This Agreement may be terminated by either party upon material breach by the other, subject to a 15-day written notice period.

In case of termination due to Seller's default, all amounts received shall be refunded to the Buyer within 30 days. In case of Buyer's default, the Seller may forfeit the token amount.

Any disputes arising out of this Agreement shall be resolved through arbitration in accordance with the Arbitration and Conciliation Act, 1996.

This Agreement shall be governed by and construed in accordance with the laws of India. Courts at _____ shall have exclusive jurisdiction.