Agreement for Sale of Immovable Property

Entered at ( {{ ***Place*** }} ) on ( {{***dd\_mm\_yy***}} )

**BETWEEN**

( {{ ***Name\_of\_Seller*** }} ), ( {{ ***son\_or\_daughter\_or\_wife\_of\_Seller*** }} ) of ( {{ ***Name\_of\_relative\_Seller*** }} ) aged ( {{ ***Age\_of\_Seller*** }} ) years and residing at ( {{ ***Address\_of\_Seller*** }} ), herein referred to as Seller

AND

( {{ ***Name\_of\_Buyer*** }} ), ( {{ ***son\_or\_daughter\_or\_wife\_of\_Buyer*** }} ) of ( {{ ***Name\_of\_relative\_Buyer*** }} ) aged ( {{ ***Age\_of\_Buyer*** }} ) years and residing at ( {{ ***Address\_of\_Buyer*** }} ), herein referred to as Buyer

Whereas the Seller is the absolute owner in possession and enjoyment of the property that is being sold in this agreement.

Buyer agrees and promises to pay to Seller the sum of ( {{ ***Purchase\_Fee*** }} ) in consideration of the immovable property, ( {{ ***Basic\_details\_of\_the\_property*** }} )

for which the parties are witness to the terms and conditions given below:

**TERMS AND CONDITIONS TO THE AGREEMENT**

1. That the price listed for the property, herein referred to as the purchase fee, is ( {{ ***Purchase\_Fee*** }} )
2. The buyer has to pay ( {{ ***a\_flat\_fee\_or\_in\_installements*** }} )
3. ( {{ ***Installments*** }} ) The Buyer must pay in installments of ( {{ ***Number\_of\_Installments*** }} ), paid ( {{ ***annually\_or\_monthly\_or\_weekly*** }} )
4. The Buyer must pay a flat fee for which the last date is ( {{ ***Last\_date\_of\_payment*** }} )
5. That the Buyer must pay the purchase fee
6. and after this, procedures for possession of the property can begin.
7. The Seller agrees to deliver vacant possession of the property to the purchaser before registration of the sale deed. In case of unavailability of vacant possession, the purchaser can be put in constructive possession.
8. That the Seller agrees to transfer all the titular deeds of the property to the Buyer within ( {{ ***Number\_of\_days\_to\_handle\_titular\_deeds*** }} ) days from the date of this agreement.
9. If the Seller is unable to transfer all the titular deeds of the property to the Buyer by this time, then the Seller must refund to the purchaser the money received by him in this agreement within ( {{ ***Number\_of\_days\_to\_refund\_money\_in\_case\_of\_inability\_to\_transfer\_titular\_deeds*** }} ) days, then the same must be repayable with interest at ( {{ ***Applicable\_Interest\_rate\_in\_case\_of\_non\_payment\_of\_refund*** }} ) percent.
10. That the parties herein covenant to complete the sale transaction and to execute the absolute sale deed by ( {{ ***date\_of\_execution\_of\_absolute\_sale\_deed*** }} )
11. The Seller confirms that they have not entered into a seller Sale of Property Agreement or mortgage or exchange or rent with another party regarding the same property.
12. The Seller covenants with the Buyer that they shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.
13. That the Buyer has the right to nominate or assign their right under this agreement to any other person of their choice and the conditions of the sale deed must be executed accordingly.
14. The Seller has specifically agreed and covenants with the Buyer that they shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the Buyer or their nominee.
15. That in any case of disputes arising between the parties in connection with this agreement, the same may be subject to ( {{ ***Name\_of\_State\_or\_District*** }} ) jurisdiction.
16. {Option to add more clauses}

**SCHEDULE OF PROPERTY**

1. Type of Property: ( {{ ***Type\_of\_Property*** }} )
2. ( {{ ***State*** }} ), ( {{ ***City*** }} ), ( {{ ***District*** }} )
3. ( {{ ***Municipal\_No\_or\_Ward\_No\_or\_Plot\_No\_or\_Khasra\_No*** }} )
4. Street No. ( {{ ***Street\_No*** }} )
5. ( {{ ***Sub\_District\_or\_Tehsil\_or\_Mandal*** }} )
6. Police Station:( {{ ***Police\_Station*** }} )
7. Total Square Footage: ( {{ ***Total\_Square\_Footage\_Number*** }} )
8. Other Measurements: ( {{ ***Other\_Measurements*** }} )
9. Fixtures and Fittings:

* ( {{ ***Fixtures\_and\_Fittings\_No1*** }} )
* Option to add more

1. {{ Option\_to\_add\_more\_clauses\_to\_Schedule }}

In witness wherein, the parties have duly executed this agreement on the signing of the same on the date ( {{ ***dd\_mm\_yyyy*** }} ) in the presence of the following witnesses

( {{ ***Seller\_Name*** }} )

( {{ ***Seller\_Address*** }} )

( {{ ***Buyer\_Name*** }} )

( {{ ***Buyer\_Address*** }} )

( {{ ***Witness\_1\_Name*** }} )