
Batch 1 (Services 1–21) – 4-point format for each deed, Delhi NCR context

1. Sale Deed

1. What is this Deed?

A legally binding document transferring ownership from seller to buyer under Delhi Govt rules.

2. Who Needs It?

Anyone buying or selling property in Delhi NCR.

3. Legal Importance

Mandatory for legal ownership registration under Delhi stamp duty & 1% registry fee norms.

4. How SaleDeed.com Helps

We draft sale deed, estimate stamp duty per Delhi circle rate, assist with slot booking, and coordinate at Sub-Registrar office.

2. Agreement to Sell (ATS)

1. What is this Deed?

A preliminary agreement detailing terms before full sale deed is executed in Delhi NCR.

2. Who Needs It?

Buyers and sellers committing to a future sale in Delhi region.

3. Legal Importance

Documents intent and obligations before full registry; stamp duty (~5%) must still be paid upon registration.

4. How SaleDeed.com Helps

Draft ATS specific to Delhi regulations,

calculate duty, and guide through registration filing.

3. Agreement to Sell Cum GPA

1. What is this Deed?

A combined Delhi-specific document acting as ATS plus granting GPA authority for sale.

2. Who Needs It?

Sellers in Delhi giving sale authority to buyers or agents during final sale process.

3. Legal Importance

Legally binds sale promise while granting execution authority, recognized under Delhi/India laws.

4. How SaleDeed.com Helps

We draft ATS+GPA jointly, compliant with Delhi forms, and assist in notarization or registry stage.

4. Power of Attorney (POA)

1. What is this Deed?

A Delhi-compliant POA designating someone to act for property matters.

2. Who Needs It?

Owners in Delhi NCR unable to appear for registry or property management.

3. Legal Importance

Delhi authorities require registered POA for legal acts like sale or lease.

4. How SaleDeed.com Helps

We create POA draft (GPA or SPA), manage Delhi attestation or Sub-Registrar registration.

5. General Power of Attorney (GPA)

1. What is this Deed?

A broad authority under Delhi law allowing agent to conduct property transactions.

2. Who Needs It?

Especially NRIs or absentee owners of Delhi property.

3. Legal Importance

Enables agent to legally sell, mortgage, register, or manage property in Delhi NCR.

4. How SaleDeed.com Helps

We prepare GPA drafts as per Delhi legal requirements and facilitate registration.

6. Special Power of Attorney (SPA)

1. What is this Deed?

Limited authority for a specific task (e.g. registration) under Delhi jurisdiction.

2. Who Needs It?

Owners authorizing someone to complete

a single predefined task at Delhi registry.

3. Legal Importance

Delhi law ensures such narrow POAs prevent misuse—they must be clearly defined.

4. How SaleDeed.com Helps

We draft SPA with precise Delhi clauses and guide attestation/registration.

7. Conveyance Deed

1. What is this Deed?

Transfers ownership from developer to buyer as per Delhi rules.

2. Who Needs It?

Delhi flat owners receiving occupancy from developers.

3. Legal Importance

Required to obtain title directly from builder, used for registry and tax

assessment.

4. How SaleDeed.com Helps

We draft conveyance deed, assist in builder registry process, and ensure compliance with Delhi municipal requirements.

8. Deed of Assignment

1. What is this Deed?

Rights transfer on Delhi under-construction property contract from original buyer to another.

2. Who Needs It?

Party in Delhi NCR transferring booking rights before project completion.

3. Legal Importance

Legally shifts contractual obligation and payment rights under Delhi developer terms.

4. How SaleDeed.com Helps

We draft assignment deeds, verify terms under Delhi developer norms, and support registration/offline handover.

9. Title Transfer Deed

1. What is this Deed?

Document executing change of property title in Delhi land records.

2. Who Needs It?

Owners transferring title post-sale, inheritance or partition in Delhi NCR.

3. Legal Importance

Ensures government records reflect current legal property holder.

4. How SaleDeed.com Helps

We prepare and execute title transfer deed, link with mutation application for Delhi revenue records.

10. Gift Deed

1. What is this Deed?

Voluntary property transfer without payment—under Delhi laws.

2. Who Needs It?

Delhi NCR residents gifting property to family or relatives.

3. Legal Importance

Required stamp duty (6% male/4% female donee) and registration to validate gift ownership.

4. How SaleDeed.com Helps

Draft gift deed per Delhi stamp rules, estimate duty, and assist in registry completion.

11. Relinquishment Deed

1. What is this Deed?

Co-owner surrendering share to others under Delhi real estate practice.

2. Who Needs It?

Joint owners or legal heirs in Delhi clearing title claims.

3. Legal Importance

Legally removes claim and updates land record; Delhi stamp duty ~2%.

4. How SaleDeed.com Helps

We draft relinquishment deed and file registration documentation per Delhi norms.

12. Exchange Deed

1. What is this Deed?

Document swapping properties between two parties—followed in Delhi NCR.

2. Who Needs It?

Parties exchanging properties within/near Delhi.

3. Legal Importance

Delhi stamp duty applied on higher value property; registration mandatory.

4. How SaleDeed.com Helps

We draft exchange deed, calculate duty, and assist with the registration process.

13. Partition Deed

1. What is this Deed?

Division of jointly owned Delhi property among co-owners.

2. Who Needs It?

Family or partners in Delhi dividing co-owned property.

3. Legal Importance

Ensures separate ownership rights; Delhi

stamp duty ~2%, registry ~1%.

4. How SaleDeed.com Helps

We prepare partition deed with accurate share details and assist with Sub-Registrar filing.

14. Lease Deed (Long-term)

1. What is this Deed?

Rental agreement for more than 11 months (e.g., commercial lease in Delhi).

2. Who Needs It?

Landlords and tenants entering long-term lease in Delhi NCR.

3. Legal Importance

Stamp duty 2–3% (term-based), mandatory registry if >12 months.

4. How SaleDeed.com Helps

Draft long-term lease deed compliant with Delhi stamp law and assist with

registration.

15. Rent Agreement (Short-term)

1. What is this Deed?

Lease for up to 11 months in Delhi NCR.

2. Who Needs It?

Landlords and tenants arranging short-term stays in Delhi.

3. Legal Importance

Stamp duty flat ₹100 or e-stamp;
registration optional for short duration.

4. How SaleDeed.com Helps

We prepare e-stamped rent agreement instantly, ready for printing.

16. License Agreement

1. What is this Deed?

Grants permission to use property without tenancy rights in Delhi.

2. Who Needs It?

Owners leasing premises for business or office in Delhi NCR.

3. Legal Importance

Prevents tenancy claims under Delhi rent control advisory.

4. How SaleDeed.com Helps

We draft license agreement using proper Delhi legal format and team up for registration if needed.

17. Leave & License Agreement

1. What is this Deed?

Non-tenancy possession document, common in Delhi rentals/offices.

2. Who Needs It?

Landlords or businesses giving temporary

occupation rights in Delhi NCR.

3. Legal Importance

Avoids rent control restrictions; typically
Stamp duty ~0.2-0.5%.

4. How SaleDeed.com Helps

We prepare Leave & License draft aligned
with Delhi norms and can electronic
registry support.

18. Development Agreement

1. What is this Deed?

Agreement between landowner and
builder under Delhi building development
rules.

2. Who Needs It?

Landowners in Delhi collaborating with
developers.

3. Legal Importance

Defines construction rights, revenue

share; stamp duty nominal (0.5–1%).

4. How SaleDeed.com Helps

We draft development agreements inclusive of Delhi urban planning clauses and assist in registry.

19. Joint Development Agreement (JDA)

1. What is this Deed?

Share-based development contract between Delhi landowner and builder.

2. Who Needs It?

Parties entering equitable development venture in Delhi NCR.

3. Legal Importance

Legal clarity on profit share, delivery, and timeline as per Delhi JDA standards.

4. How SaleDeed.com Helps

We prepare detailed JDA and coordinate Delhi Sub-Registrar formalities, document

due diligence.

20. Collaboration Agreement

1. What is this Deed?

Delhi-specific partnership agreement for joint property project.

2. Who Needs It?

Investors and landowners collaborating on Delhi NCR ventures.

3. Legal Importance

Defines roles, investment share, profit-distribution; stamp duty ~0.5%.

4. How SaleDeed.com Helps

We draft collaboration agreement compliant with Delhi agreements, supporting registration if required.

21. Tripartite Agreement

1. What is this Deed?

Delhi document binding buyer, builder and lender in property transaction.

2. Who Needs It?

Homebuyers in Delhi NCR taking loans for under-construction property.

3. Legal Importance

Ensures builder-lender obligations and protects buyer's interest; mandatory for lender.

4. How SaleDeed.com Helps

We draft tripartite agreement and coordinate clearance from bank and builder as per Delhi standards.