

**Note: -This is a model draft and may be customized according to requirements of individual cases**

**SALE DEED**

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Total Area of Plot.....Hectare/Acre/Sq  
Feet  
Cost of  
landType.....  
LandCalss .....  
User Type

Stamp Duty Rs. ....

Transfer Duty Rs.....

This sale deed is made and executed at..... on this .....day of  
....., between ..... (hereinafter called the Executant)  
of the one part.

AND

....., (hereinafter called the Claimant/s) of the  
other part.

The expression of the Executant & Claimant /s shall mean and include the  
parties itself, their respective legal heirs, executors, successors, administrators,  
legal representatives and assigns/nominees.

Whereas Executant is the absolute owner and in possession of property no,  
measuring..... Hectare/Sq.Feet/Acre and bounded as under

EAST:  
WEST:  
NORTH:  
SOUTH:

Having been purchased vide registered sale deed as document  
No....., Addl. Book-I---, Vol. No.....pages  
...to... , on date .....duly regd. in the office of SR.....,

And whereas the Executant for his bonafide needs and legal requirements, in his  
sound and disposing mind without any pressure, force, compulsion or coercion  
has agreed to sell and transfer the above said plot/property unto the Vendee for a  
sum of Rs.....

..... for which the Claimant after scrutinizing the status of the land and also  
satisfied regarding the title of the Executant has agreed to purchase the same against  
the said consideration

**NOW THIS DEED WITNESSETH AS UNDER:-**

1. That in pursuance of the said agreement and in consideration of Rs. .... the entire amount has been received by the from the Vendee/s prior to the execution of this Sale Deed, the Receipt of which is hereby admitted and acknowledged by the Executant.
2. That the Executant hereby Sells, Conveys, transfers and assign the above mentioned property absolutely and forever with all rights, title and interest of the same, unto the Claimant who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.
3. That the actual physical possession of the above said property has been handed over by the Executant to the Claimant who is in possession of the same at the time of registration of this sale deed.
4. That all expenses of this sale deed such as stamp duty, execution and registration fee, etc. has been paid by the Vendee.
5. That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said property for the period prior to the date of execution.of this sale deed shall be paid and borne by the Executant and thereafter the same shall be paid and borne by the Claimant..
6. That the Executant hereby agrees and assures the Claimant to help and assist him in getting the property transferred/mutated in the relevant records of MCD/Revenue department and any other concerned department and/or the Claimant shall have full right to get the property transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Vendor.
7. That all right and easements attached with the said property have also been conveyed and transferred with the said property, unto the Claimants.
8. That the Executant has assured and delivered to the Claimant that the said property under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Executant and if it is proved otherwise at any time and the Claimant suffers any loss, then the Executant shall be fully liable and responsible for the same and the Claimant shall be entitled to recover all his/her losses from the Vendor..
9. That the Claimants shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said property from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.
10. That the Executant has delivered the previous title documents relating to the above mentioned property..
  1. That the Executant hereby declares and assures to the Claimant that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.

3. That the Executant & Claimant are the Citizen of India.

In witness whereof, the parties have signed and affixed their signatures thumb mark on this Sale Deed after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses:

WITNESSES:-

1.
- EXECUTANT
2.
- CLAIMANT