**SALE DEED**

This Sale Deed is executed on this **\_\_\_ day of \_\_\_\_, 20** at **[Place]**, Maharashtra.

**BY AND BETWEEN**

**1. [Seller Name]**, aged about \_\_\_ years, residing at **[Address]**, hereinafter referred to as the "SELLER" (which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, legal representatives, executors, administrators, and assigns).

**AND**

**2. [Buyer Name]**, aged about \_\_\_ years, residing at **[Address]**, hereinafter referred to as the "BUYER" (which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, legal representatives, executors, administrators, and assigns).

The SELLER and the BUYER are collectively referred to as the “Parties”.

**WHEREAS:**

1. The SELLER is the absolute and lawful owner of the plot of land bearing **Survey No. [\_\_\_\_]**, admeasuring **[\_\_\_\_] sq. m./sq. ft.**, situated at **[Village/Town, Taluka, District, Maharashtra]**, hereinafter referred to as the "Said Property".
2. The SELLER has agreed to sell the Said Property to the BUYER for a total consideration of **₹[Amount] (Rupees [Amount in words])**.
3. The BUYER has agreed to purchase the Said Property from the SELLER for the said consideration, free from all encumbrances, liens, charges, mortgages, or litigation.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. **Sale and Transfer:**  
   The SELLER, for the consideration mentioned above, hereby sells, transfers, and conveys the Said Property to the BUYER absolutely, together with all rights, easements, and appurtenances thereto.
2. **Consideration:**  
   The total sale consideration of **₹[Amount]** has been received by the SELLER from the BUYER by way of **[mode of payment: cheque/cash/bank transfer]**, the receipt of which the SELLER hereby acknowledges.
3. **Possession:**  
   The SELLER hereby delivers physical and lawful possession of the Said Property to the BUYER on the execution of this Deed.
4. **Title and Warranty:**  
   The SELLER assures that the Said Property is free from all encumbrances, legal disputes, claims, or mortgages. The SELLER further agrees to indemnify the BUYER against any loss arising out of any defect in the title of the Said Property.
5. **Expenses and Registration:**  
   All expenses relating to stamp duty, registration charges, and other incidental costs shall be borne by the **[Buyer/Seller mutually agreed]**.
6. **Governing Law:**  
   This Sale Deed shall be governed by and construed in accordance with the laws of India, and specifically, the **Maharashtra Stamp Act and Transfer of Property Act, 1882**.

**IN WITNESS WHEREOF**, the SELLER and the BUYER have executed this Sale Deed on the day, month, and year first above written.

**Signed, Sealed, and Delivered by:**

**SELLER:**  
(Signature) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**BUYER:**  
(Signature) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WITNESSES:**

1. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_