**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, include his/her heirs, legal representatives, executors, administrators, and assigns).

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

**RECITALS:**  
A. The SELLER is the absolute and lawful owner of the plot bearing **Survey No. [\_\_\_\_]**, admeasuring **[\_\_\_\_] sq. m./sq. ft.**, situated at **[Village/Town, Taluka, District, Maharashtra]** (“Said Property”).  
B. The SELLER has clear title to the Said Property, free from all encumbrances, mortgages, liens, charges, or litigation.  
C. The SELLER has agreed to sell and the BUYER has agreed to purchase the Said Property for **₹[Amount] (Rupees [Amount in words])**.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. **Sale and Transfer:**  
   The SELLER hereby sells, transfers, and conveys the Said Property to the BUYER absolutely, together with all rights, easements, and appurtenances.
2. **Consideration and Payment:**  
   a. Total consideration of ₹[Amount] has been received by the SELLER from the BUYER by **[mode of payment]**.  
   b. The receipt of the said amount is hereby acknowledged.
3. **Possession:**  
   Physical and legal possession of the Said Property is delivered to the BUYER on execution of this Deed.
4. **Title and Warranty:**  
   The SELLER represents and warrants that:
   * The Said Property is free from any encumbrances, liens, claims, or litigation.
   * The SELLER has full authority to sell the property.
   * The SELLER shall indemnify the BUYER against any defect in the title or legal claims arising in future.
5. **Taxes, Duties, and Expenses:**  
   a. All stamp duty, registration fees, and other charges for execution of this Deed shall be borne by **[Buyer/Seller mutually agreed]**.  
   b. All taxes, assessments, and levies up to the date of execution shall be borne by the SELLER.
6. **Covenants:**  
   a. The SELLER shall not interfere with the peaceful possession and use of the property by the BUYER.  
   b. The BUYER shall have full right to sell, transfer, or mortgage the property after registration.
7. **Governing Law and Jurisdiction:**  
   This Deed shall be governed by and construed under the laws of India, specifically **Maharashtra Stamp Act and Transfer of Property Act, 1882**. Disputes shall be subject to the exclusive jurisdiction of courts at **[City/District]**.

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

**SELLER:** \_\_\_\_\_\_\_\_\_\_  
**BUYER:** \_\_\_\_\_\_\_\_\_\_

**WITNESSES:**

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