**SALE DEED**

**Date:** \_\_\_ / \_\_\_ / 20\_\_  
**Place:** [City], Maharashtra

**PARTIES:**

* **SELLER:** [Name, Address]
* **BUYER:** [Name, Address]

**WHEREAS:**

1. The SELLER is the absolute owner of Plot No. [**], admeasuring [**] sq. m./sq. ft., located at [Location].
2. The BUYER has agreed to purchase the Said Property for ₹[Amount].
3. The property is free from encumbrances, liens, mortgages, claims, or litigation.

**TERMS AND CONDITIONS:**

1. **Transfer of Ownership:**  
   The SELLER hereby sells, conveys, and transfers all rights, title, and interest in the Said Property to the BUYER.
2. **Consideration:**  
   The BUYER has paid the full sale consideration of ₹[Amount] to the SELLER, receipt of which is hereby acknowledged.
3. **Possession:**  
   The SELLER delivers physical and legal possession to the BUYER immediately upon execution.
4. **Indemnity:**  
   The SELLER shall indemnify the BUYER against any future claims, disputes, or litigation regarding ownership, boundaries, or encumbrances of the Said Property.
5. **Taxes and Registration:**  
   All costs related to stamp duty, registration fees, and other charges for this Deed shall be borne by the BUYER.
6. **Representations and Warranties:**
   * The SELLER has lawful authority to sell the property.
   * The Said Property is not subject to any claims or litigation.
   * No notice from any governmental or municipal authority is pending.
7. **Governing Law and Dispute Resolution:**  
   This Deed is governed by Indian law. Any disputes shall be resolved through arbitration or courts at [City], Maharashtra.

**SIGNATURES:**  
SELLER: \_\_\_\_\_\_\_\_  
BUYER: \_\_\_\_\_\_\_\_  
Witnesses: 1. \_\_\_\_\_\_\_ 2. \_\_\_\_\_\_\_