**SALE DEED**

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

**DEFINITIONS:**

* “SELLER” means [Name], legal owner of the property.
* “BUYER” means [Name], acquiring rights under this Deed.
* “Said Property” means Plot No. [**], measuring [**] sq. m./sq. ft., located at [Location].

**RECITALS:**

1. The SELLER is the sole owner of the Said Property.
2. The BUYER has agreed to purchase the Said Property for ₹[Amount].
3. The Said Property is free from all encumbrances, dues, or litigation.

**COVENANTS:**

1. The SELLER transfers all rights, title, and interest in the Said Property to the BUYER.
2. The SELLER shall indemnify the BUYER against all claims or disputes arising in future.
3. The BUYER shall have the right to develop, sell, mortgage, or lease the property after registration.
4. Taxes, municipal dues, and other statutory charges before execution are the responsibility of the SELLER.
5. Stamp duty, registration fees, and legal costs are borne by the BUYER.
6. SELLER guarantees peaceful possession of the property to BUYER.

**DISPUTE RESOLUTION:**  
Any dispute arising out of this Deed shall be resolved through arbitration under Indian Arbitration and Conciliation Act, 1996. Courts at [City], Maharashtra shall have jurisdiction.

**GOVERNING LAW:** Maharashtra and Indian laws.

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