**SALE DEED**

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**This Sale Deed ('Agreement') is entered into and made effective as of July 2, 2011 ('Effective Date'), by and between:**

Rahul, acting as the 'Seller',

and

Ramesh, acting as the 'Buyer'.

The parties hereby agree as follows:

**ARTICLE 1: DEFINITIONS**

For the purpose of this Agreement, the following terms shall have the meanings assigned to them below:

1.1 "Property" means the property located at Ramanthapur, as described in the Schedule annexed hereto.

1.2 "Possession Date" means July 2, 2011, being the date on which the Buyer shall take possession of the Property.

1.3 "Payment" means the sum of ₹30,000 (Rupees Thirty Thousand Only) payable by the Buyer to the Seller.

1.4 "Payment Date" means July 11, 2022, being the date on which the Payment shall be made.

1.5 "Duration" means a period of 3 (three) years from the Effective Date.

**ARTICLE 2: OBLIGATIONS OF THE PARTIES**

2.1 The Seller shall transfer the ownership of the Property to the Buyer on the Possession Date.

2.2 The Buyer shall make the Payment to the Seller on the Payment Date.

2.3 The Seller shall provide the Buyer with all necessary documents and information to facilitate the transfer of ownership.

**ARTICLE 3: PAYMENT TERMS**

3.1 The Payment shall be made in full on the Payment Date.

3.2 The Payment shall be made in Indian Rupees (INR) only.

**ARTICLE 4: INDEMNITY**

4.1 The Seller shall indemnify the Buyer against any claims, damages, or expenses arising out of any breach of the Seller's obligations under this Agreement.

4.2 The Buyer shall indemnify the Seller against any claims, damages, or expenses arising out of any breach of the Buyer's obligations under this Agreement.

**ARTICLE 5: TERMINATION**

5.1 Either party may terminate this Agreement upon written notice to the other party in the event of a material breach of the terms and conditions of this Agreement.

5.2 Upon termination, the parties shall return to each other all documents and information exchanged under this Agreement.

**ARTICLE 6: FORCE MAJEURE**

6.1 Neither party shall be liable for any failure to perform its obligations under this Agreement due to circumstances beyond its reasonable control.

6.2 The affected party shall notify the other party of the force majeure event and shall use reasonable efforts to mitigate its effects.

**ARTICLE 7: GOVERNING LAW**

7.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Maharashtra.

**ARTICLE 8: ENTIRE AGREEMENT**

8.1 This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

**ARTICLE 9: SIGNATURES**

Rahul (Seller)

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ramesh (Buyer)

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**This document is a template and should be reviewed by a legal professional.**