

This Sale Deed is made and executed on this ___ day of _____ 20___, at _____
by and between:

1. The Seller/Transferor: Name: Mr./Ms. _____

Age: _____ years

Address: _____

(Hereinafter referred to as the "Seller", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, successors, executors, administrators, legal representatives, and assigns of the ONE PART).

2. The Buyer/Transferee: Name: Mr./Ms. _____

Age: _____ years

Address: _____

(Hereinafter referred to as the "Buyer", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, successors, executors, administrators, legal representatives, and assigns of the OTHER PART).

WHEREAS:

1. The Seller is the lawful owner of the immovable property described in Schedule A below (hereinafter referred to as the "Said Property").
2. The Seller has agreed to sell, and the Buyer has agreed to purchase the Said Property for a total consideration of ₹ _____ (Rupees _____ only).
3. The Buyer has paid a sum of ₹ _____ (Rupees _____ only) to the Seller as earnest money/advance on the execution of this Sale Deed, and the balance consideration of ₹ _____ (Rupees _____ only) will be paid at the time of the execution of this Sale Deed.
4. The Seller assures the Buyer that the Said Property is free from any encumbrances, mortgages, claims, demands, or charges and has a clear marketable title.

NOW, THIS DEED WITNESSES AS FOLLOWS:

1. Transfer of Ownership:

In consideration of the sum of ₹ _____ (Rupees _____ only) received by the Seller from the Buyer, the Seller hereby transfers, conveys, and assigns to the Buyer,

all his/her rights, title, and interest in the Said Property together with all appurtenances, privileges, and easements to hold the same absolutely and forever.

2. **Possession:**

The Seller has this day handed over quiet, vacant, and peaceful possession of the Said Property to the Buyer, and the Buyer acknowledges the receipt thereof.

3. **Title Assurance:**

The Seller declares that he/she is the lawful owner of the Said Property and that no one else has any right, title, or interest in the Said Property. The Seller further undertakes to defend and indemnify the Buyer against any future claims, disputes, or litigation arising out of the ownership of the Said Property.

4. **Encumbrances:**

The Seller assures that the Said Property is free from any encumbrances, mortgages, liens, or charges, and there are no pending property taxes, utility bills, or statutory liabilities on the Said Property.

5. **Indemnity:**

The Seller agrees to indemnify and keep indemnified the Buyer from all losses, damages, and claims arising out of any defect in the title of the Seller to the Said Property or any liabilities or obligations not disclosed by the Seller.

6. **Registration and Stamp Duty:**

The Buyer agrees to bear the cost of stamp duty and registration charges for the execution and registration of this Sale Deed with the Sub-Registrar of _____.

7. **Covenant of Peaceful Enjoyment:**

The Seller covenants with the Buyer that the Buyer shall hereafter peacefully and quietly possess and enjoy the Said Property without any interruption or disturbance from the Seller or any person claiming through or under the Seller.

8. **Miscellaneous:**

This Sale Deed is executed in duplicate, with each party retaining one copy. The terms of this Sale Deed shall be binding upon and inure to the benefit of the successors, assigns, heirs, executors, and administrators of both the Seller and the Buyer.

SCHEDULE A

(Description of the Said Property)

- Location: _____
 - Plot No./Survey No./Khata No.: _____
 - Area/Extent: _____ (sq.ft./sq.m.)
 - Boundaries:
 - North: _____
 - South: _____
 - East: _____
 - West: _____
-

SCHEDULE B

(Details of Payments)

- Total Consideration: ₹ _____
 - Advance Paid: ₹ _____
 - Balance Amount: ₹ _____
-

IN WITNESS WHEREOF, the parties have set their respective hands on this Sale Deed on the day, month, and year first written above.

SELLER

(Signature)

Name: _____

Address: _____

BUYER

(Signature)

Name: _____

Address: _____

WITNESSES

1. Signature: _____

Name: _____

Address: _____

2. Signature: _____

Name: _____

Address: _____