SALE DEED

This sale deed is made and executed at on this 30.11.-0001.

BETWEEN

Hereinafter called the Vendor(s) of the one part.

AND

Hereinafter called the Vendee(s) of the other part.

The expression vendor and vendee shall mean and include the parties, their respective heirs in succession, successors or nominees, executors, administrators, legal representatives and assignees, as the case may be, of their respective parts.

Whereas the vendor(s), namely , is/are the absolute owner(s) and in possession of the property situated in , under Tahasil , District , measuring Ac. dec. , hereinafter referred to as the said property and more fully described in the Schedule of Property, having purchased the said property vide registered Sale Deed No. of the year , Book No. , Volume No. , Pages , dated ....., registered in the office of.

And whereas the vendor(s), for his/her/its/their bonafide need and legal requirement, in sound disposing mind and without any pressure, force, compulsion or coercion, has/have agreed to sell and transfer the above said property unto the vendee(s), namely , for a sum of Rs. 0.00 () as consideration money.

NOW THIS DEED WITNESSETH AS UNDER

1. That the vendee(s) has/have paid to the vendor(s) a sum of Rs. 0.00 () only as full and final consideration for the sale of the said property, and the receipt thereof is hereby acknowledged by the vendor(s).
2. That the vendor(s) hereby sell(s), convey(s), transfer(s) and assign(s) the above said property absolutely and forever with all right, title and interest therein unto the vendee(s), who shall hereafter be the absolute owner(s) of the same and shall enjoy all rights of ownership over the said property.
3. That the actual physical/legal possession of the above said property has been

handed over by the vendor(s) to the vendee(s), who shall be entitled to possess and enjoy the same hereafter.

4. That all expenses of this sale deed, including stamp duty, registration fees and fees incidental to registration, have been paid and borne by the vendee(s).
5. That all taxes, charges, dues, demands, arrears, development charges, electric charges, outstanding bills, house tax, water charges and other dues, if any, in respect of the said property for the period prior to the date of execution of this sale deed shall be paid and borne by the vendor(s), and thereafter the same shall be paid and borne by the vendee(s).
6. That the vendor(s) hereby agree(s) and assure(s) the vendee(s) to help and assist him/her/it/them in getting the property transferred or mutated in his/her/its/their name(s) in the relevant records of the Tahasil or any other competent office.
7. That all rights, easements and appurtenants thereto have also been conveyed and transferred with the said property unto the vendee(s).
8. That the vendor(s) has/have assured the vendee(s) that the property under sale is free from all sorts of encumbrances such as sale, mortgage, gift, transfer, decree, litigation, lease, acquisition or notification and that there is no defect in the title of the vendor(s).
9. That the vendee(s) shall have full right to apply for and obtain water, electric and sewerage connections in respect of the said property from the concerned authorities.
10. That the vendor(s) and the vendee(s) have discharged or promised to discharge the rights and liabilities cast upon them under section 55 of the Transfer of Property Act, 1882.

SCHEDULE OF PROPERTY

District		**P.S.**	
P.S. No.		**Tahasil**	
Tahasil No.		**Mouza**	
Settlement	Hal Settlement	**Khata No.**	
Plot No.		**Kisam**	
Total Area	Ac. Dec.	**Sold Area**	Ac. Dec.
Square Feet		**Annual Rent**	

Boundaries			
North		**South**	
East		**West**	

DECLARATIONS

1. That both vendor(s) and vendee(s) do not belong to Scheduled Caste or Scheduled Tribe community.
2. The photographs, thumb impressions and signatures of both vendor(s) and vendee(s) have been affixed on this sale deed along with the Declaration Form A.
3. That the vendor(s) hereby declare(s) that he/she/it/they shall be held responsible, both civilly and criminally, for any misrepresentation, suppression or distortion of facts with regard to ownership, right, title, interest, possession, valuation or consideration.

The transaction is an absolute sale and the parties have fully understood the nature, content and purport of the transaction as well as the recitals spelt out in the covenants of this deed.

In witness whereof, the vendor(s) and vendee(s) have set and subscribed their hands and seal on the date first above written in presence of the witnesses named below.

WITNESSES

Signature of Vendor(s)	Signature of Vendee(s)

DETAILS OF SCRIBER

Name and complete address of the advocate: , Licence No. , Address: .