

PROPOSED SALE DEED

Type of Deed:	Sale Deed
Village/City Name & Code:
Measuring: Sq. Mtrs.
Type of Property:	Built up House
Transaction Value:	Rs./-
Stamp Duty:	Rs./-
Stamp No. & Date:	
Execution Date:	

THIS SALE DEED is made and executed at New Delhi, on this _____th day of _____, 20...

BETWEEN

Mr./Mrs./Ms.....
S/o, W/o, D/o
Residents of

Hereinafter called the **Vendor**.

Which term wherever the context permits shall mean and include Him, His legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns or any one claiming through or under them of the One Part;

AND

Mr./Mrs./Ms.....
S/o, W/o, D/o
Residents of

Herein after referred to as the **Vendee**,

The term and expression Vendor and Vendee shall mean and include him, his legal heirs, representatives, successors, administrators, executors and assigns.

WHEREAS:

1. The Vendor are the sole and exclusive owner in possession of,
..... together with water and electricity connections, hereinafter referred to as **"THE SAID PROPERTY"** having acquired the said property, **via** **registered as document no. in Additional Book No. Vol No. on Page to on** duly executed by the Vendor being the sole and absolute

owners of the said property are competent to deal with the same or any part thereof.

2. The Vendor have represented that the property is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendis, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.

The Vendor herein has agreed to sell **the Said Property** and the Vendee has desired to purchase the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

That the subject matter of the present Sale Deed is together with water and electricity connections, hereinafter referred to as "**THE SAID PROPERTY**" more particularly described in schedule attached thereto

That the total sale consideration agreed to between the parties is **Rs./-** which has been paid by the Vendee to the Vendor, as per details (**Rupees only**) given below:

Date	Demand Draft No.	Issued by	Amount
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Since the entire sale consideration has been paid and settled between the parties, Vendor does hereby sells, conveys, transfers and assigns by way of absolute sale of the Said Property along with all its ownership rights, titles, interests, liens, easements, privileges and appurtenances thereto, UNTO the Vendee absolutely and forever who has become the absolute and exclusive owner of the same from today and shall enjoy all rights of ownership etc. therein hereinafter. The Vendor have no rights, titles interests or liens etc., left whatsoever of any sort/nature in the aforesaid property under sale henceforth after the execution/registration of this sale deed.

1. That in case the title of the Vendor is found defective at any time hereinafter and the **Said Property** under sale goes out from the possession of the Vendee due to any legal defects in the title of the Vendor, in that eventuality, the Vendor shall indemnify and shall always keep the Vendee indemnified/harmless against all losses, damages and costs etc., thus sustained, suffered or incurred by the Vendee up to the extent of loss only.
2. That the Vendee with his own expenses shall get transferred/mutated the **Said Property** under sale in their favour in the records of the Municipal Authorities/ Developer of any other Government department concerned on the basis of this Sale Deed even in the absence of the Vendor who shall have no objection in this regard and will also extend full cooperation to the Vendee when asked for in this regard.

3. That all the taxes, or any other Government or municipal dues and demands including external development charges payable to Haryana Govt. and/ or other authorities in respect of the above mentioned property under sale up to the date of registration of this sale deed shall be borne and paid by the Vendor and thereafter the same shall be paid by the Vendee.
4. That the Vendee shall realize all the rents and profits of the **Said Property** from the date of registration of this Sale Deed and the Vendor shall not demand any amount from the Vendee hereinafter.
5. That the Vendor has delivered the actual, physical, vacant and peaceful possession of the **Said Property** under sale to the Vendee at the spot.
6. That the Vendor agrees, undertakes and bind themselves not to act in any manner contrary and prejudicial to the rights, title and interest of the Vendee.
7. All the charges for the execution of sale deed have been borne by the Vendee and mutation and transfer of water and electricity connections will also be borne by the Vendee.
8. That the Vendor have delivered all the original documents pertaining to the entire property to the Vendee at the time of execution and registration of the Sale Deed .

SCHEDULE OF PROPERTY SOLD

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IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and signatures to this Deed at New Delhi, on the day, the month and the year first above written in the presence of the following witnesses:

WITNESSES:

1. . **VENDOR**

2. . **VENDEE**