

SALE DEED/DEED OF CONVEYANCE

(Photo, Thumb Impression and name of Purchaser, Seller and Presentant of the deed, affixed)

This sale deed is executed on this the day of month of year in by (name) S/o aged. years. (occupation) residing at of (local body) Village place of Taluk Dist. having PIN Code PAN/GIR, ID Proof (First party) in favour of (name) S/o aged years (occupation) residing at of (local body) Village, place of Taluk Dist. having PIN Code (Second Party) and PAN/GIR ID proof

WHEREAS the property mentioned and scheduled here under, which was obtained by me. (The seller) by sale deed no of year book I volume No: at pages to of SRO; and fully possessed enjoyed , owned , occupied and taxes paid by me, was agreed to sell in favour of the above said purchaser, for a sum of consideration of Rs. (in words).

And that I (the seller) have absolute right over the property conveyed and is in absolute possession, occupation, ownership and enjoyment and none else have any right or interest over the property hereby conveyed.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS

1. The seller, here by sell, convey, transfer, grant and assigns to the purchaser by way of absolute sale of the property mentioned in the schedule with all its right liberties, privileges, advantages, easements, appurtenances and other apparent thereto and enjoyed therewith all estate right, title and property or any part thereof have and to hold the same.

2. There are no encumbrances over the properties and I agree to indemnify the buyer against all damages, losses, liabilities or expenses which the buyer may suffer and incur by reasons of defects in title or by reasons of encumbrances

3. The dues in respect of taxes have been fully paid and that there are no arrears. If found, the seller undertake to bear the same.

4. The original title deeds and receipts of tax/charges, documents are handed over to the buyer this day and the buyer is authorized to effect necessary mutations of names in all public registers, Local bodies, Revenue records etc without any further references to the Vendor.

5. The possession of the property is handed over to the buyer this day and the buyer shall at all times hereafter peacefully and quietly enter upon, possess and enjoy the said property without any let or hindrances, objections or disturbances whatsoever from or by the vendor or any person/s claimed under or intrust for him/her/them.

6. The property is encumbrance free on all attachments of court, revenue orders. etc and does not include ecologically fragile land, vested forest, excess Land Ceiling Act or Land Reforms Act

7. It is also declared that no person with any of the disabilities mentioned under the National Trust Act has any legal right over the property being transacted and by this transaction the rights of such individuals are not being deprived nor infringed upon.

8.The sale consideration mentioned above has been fully paid and its receipt acknowledged and acquit the purchaser from payment for the said Sale.

The fair value of the property is Rs.per Are
Classification of Land.....

The Schedule above referred to : -

Sl No :
District :
Sub Dist :
Taluk :
Firka :
Local body :
Ward No :
Village :
Old Survey No :
Old survey Subdivision No :
Resurvey No :
Resurvey subdivision No :
Area transferred :
HectareAres: Sq.metres :
Tandapper No. of purchaser :
Tandapper No. of Seller :

Boundaries

East by :
West by :
North by :
South by :

Description and Linear

Measurement
..... :
..... The market value of the property amounts to
Rs

Signed this day of month of year before the witnesses.

Name of the Seller (Signature)

Witnesses:

- (1) Name and address (Signed)
- (2) Name and address (Signed)

Prepared by Licencee No: and address (with signature)

Note of correction :

Name of Seller (Signature)