

FORMAT

- 1. Nature of the Document : AGREEMENT TO SALE
  
- 2. ( i ) Date of Execution : ... ..  
( ii ) Place of execution : .....
  
- 3. Name of the vendor :.....  
Age: .....years  
Father/Husband Name: .....  
  
Address: .....  
.....  
.....  
.....

Note: (if there are more than one vendors the particulars in column may be repeated)

- ( i )Name of the agent(If any) .....
- Age .....years
- Father/Husband Name: .....
- Address: .....  
.....  
.....  
.....
- Details of Power of Attorney: .....  
.....  
.....

- 4. Name of the buyer: .....
- Age: .....years
- Father/Husband Name: .....

Address: .....  
.....  
.....  
.....

Note :(If there are more than one buyers, the details in column 4 may be repeated).

5. Source of title to the property: .....

6. Previous Registration:	Document No	Year	Office
	.....	.....	.....

7. ( i )Sale Consideration: Rs.....(Rupees .....only)

(ii) Advance Amount : Rs.....(Rupees.....only)

(iii)Details & Mode of Payment: .....

(iv) Period of agreement : .....

8. Conditions of Sale :

2) The Vendor declares:

( i ) that he/she/they is/are the only owners of the property agreed to be conveyed and is in absolute possession, occupation and enjoyment of the Schedule mentioned property and none else have got right, title, power and interest to convey the property hereby conveyed.

(ii) that there are no encumbrances over the properties and he agrees to undertake 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.

(iii) that the Vendor further undertakes to register the above said property and execute all such documents.

(iv) that the Vendor hereby undertakes to execute and sign and get the sale deed or deeds registered in respect of the Schedule mentioned property either in the name of the vendee or his nominee or nominees any time when called upon to do so.

(v) that the Vendor herein undertakes to deliver vacant peaceful and physical possession of the Schedule mentioned property to the Vendee.

(vi) that the Vendor or any one acting on his behalf has not entered into any Sale agreement with any other person earlier in respect of Schedule mentioned property either in full or in part and assures that he will not enter into any sale agreement or otherwise encumber the said property without the knowledge and consent of the Vendee.

(vii) that in the event of full payment of the said consideration amount on or before the period of this agreement, agrees to execute necessary Sale deed and giving vacant possession and agrees to come over to the registration office for completing the registration.

(viii) that out of the sale considerations mentioned above the advance amount of Rs..... have been fully paid and acknowledges the receipt of the same.

2. The buyer confirms :

(i) that in the event of buyer fulfilling all the conditions of payment of Sale consideration, if the Vendor fails to execute necessary Sale deed and complete the registration on or before the completion of period of agreement, the buyer can enforce the act by invoking the provisions of Specific Performance Act.

(ii) the possession of the property has been/has not been handed over to the buyer.

9. Any other Terms and Conditions:

10. Schedule of whole property agreed to be conveyed:

Revenue District .....

Sub-Registrar Office ..... Village..... Local Body concerned.....

Ward No.....

GRS No/O.S.No/ R.Survey No./T.S.No.....  
(whichever is applicable)

Survey Block No./ Survey Ward No. ....

Total Extent ..... Hec./Sq.M.

Extent of Land agreed to be conveyed:..... Hec/Sq.M.

Street Name:..... Door No:.....Flat No.....

**Boundaries**

East by: .....

West by: .....

North by: .....

South by: .....

**Linear Measurements:**

East to West on the Northern side: .....m

East to West on the Southern side: .....m

North to South on the Eastern side: .....m

North to South on the Western side: .....m

11. If the property agreed to be conveyed is a portion of the above said property

Details of property agreed to be conveyed :

12. Any other details regarding Schedule of Property:

13. Market Value of the property: Rs.....

Signed this day of .....in the month of .....200  
before the witnesses:

Signature of the  
Vendor

Signature of the  
Buyer.

Witnesses:

- 1.
- 2.

Drafted By: