

FORMAT

- 1. Nature of the Document : SALE

- 2. (i) Date of Execution :
- (ii) Place of execution :

- 3. Name of the vendor :.....

- Age:years

- Father/Husband Name:

- Address:
-
-
-

PAN/GIR No:

or

Form No:16
(if the consideration/value is
Rs.5 lakhs or more)

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

- (i)Name of the agent(If any)

- Ageyears

- Father/Husband Name:

- Address:
-
-

- Details of Power of Attorney:
-
-

4. Name of the buyer:

Age:years

Father/Husband Name:

Address:

.....

.....

.....

PAN/GIR No:

or
 Form No:16
 (if the consideration/value is
 Rs.5 lakhs or more)

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

| | | | | |
|----|------------------------|-------------|-------|--------|
| 5. | Previous Registration: | Document No | Year | Office |
| | | | | |

6. Source of title to the property:

7. Details of Agreement if any entered:

8. (i)Consideration: Rs.....

(ii) Details & Mode of Payment:

9. Conditions of Sale :
 1) The Seller declares:

(i) that he/she/they is/are the only owners of the property 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 he hereby sell, convey, transfer, grant and assigns unto 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 appurtenances thereto and enjoyed there with all estate right, title and property or any part thereof to have and to hold the same.

- (iii) that there are no encumbrances over the properties and he agrees 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.
- (iv) that dues in respect of Taxes/EB Charges/Water Charges have been fully paid and that there are no arrears. If found the Seller undertakes to bear them.
- (v) that the original title deeds and other tax/charges, receipts, documents are handed over to the buyer this day and the buyer is authorised to effect necessary mutations of names in all public registers such as Water Board, Service Connection changes, Local Bodies, Revenue records and etc, without any further reference to the Vendor
- (vi) that 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 hindrance, objections or disturbances whatsoever from or by the Vendor or any person or persons claimed under or in Trust for him/her/them.
- (vii) that the sale considerations mentioned above have been fully paid and acknowledges and acquit the purchasers from further payment for the said sale.

2. Any other Terms and Conditions:

10. Schedule of whole property 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 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 conveyed is a portion of the above said property

Details of property conveyed :

12. Any other details regarding Schedule of Property:

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

14. Details of Building : Please enclose Form 1A.

Signed this day ofin the month of200
before the witnesses:

Signature of the
Executant

Signature of the
Claimant.

Witnesses:

- 1.
- 2.

Drafted By: