

APARTMENT SALE DEED AGREEMENT SAMPLE

This Sale Deed Agreement is made on this _____ day of _____, 20____.

BETWEEN:

Mr./Ms. _____,

S/o or D/o _____,

residing at _____,

(hereinafter referred to as the "Seller", which expression shall unless repugnant to the context or meaning thereof be deemed to include successors, legal heirs, executors and assigns),

AND

Mr./Ms. _____,

S/o or D/o _____,

residing at _____,

(hereinafter referred to as the "Purchaser", which expression shall unless repugnant to the context or meaning thereof be deemed to include successors, legal heirs, executors and assigns).

WHEREAS:

1. The Seller is the sole and absolute owner of the apartment bearing No._____, Floor_____, Block/Tower_____, situated at _____, admeasuring _____ sq. ft. (hereinafter referred to as the "Said Apartment").
2. The Purchaser has offered to purchase the Said Apartment for a total consideration amount of Rs._____/-, which the Seller has agreed to sell on the terms and conditions hereinafter contained.

NOW THIS SALE DEED AGREEMENT WITNESSETH AS FOLLOWS:

1. **Consideration:** The Seller agrees to sell, transfer and convey the Said Apartment for a total consideration amount of Rs._____/- (Rupees _____ only) to the Purchaser. Receipt of the full amount is hereby acknowledged.
2. **Possession:** The Seller shall deliver vacant and peaceful possession of the Said Apartment to the Purchaser on the execution of this Agreement.
3. **Title:** The Seller assures the Purchaser that the Said Apartment is free from all encumbrances, liens, charges, mortgages, litigation, and claims.
4. **Indemnity:** The Seller shall indemnify and keep the Purchaser indemnified against any loss arising out of any defect in the title of the Said Apartment.
5. **Transfer of Rights:** All rights, title, and interest of the Seller in the Said Apartment shall stand transferred in favour of the Purchaser from the date of execution of this Agreement.
6. **Miscellaneous:**
 - o All expenses towards stamp duty, registration fees and other outgoings shall be borne by the Purchaser.
 - o BOTH PARTIES declare they have read, understood and agreed upon all terms and conditions stated in this Agreement.

IN WITNESS WHEREOF

The Seller and the Purchaser have set their respective hands to this Agreement on the day, month and year first written above.

Seller

Purchaser

Witnesses:

1. _____
2. _____