

SALE DEED OF RESIDENTIAL PROPERTY

(Sample Format)

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

Between

Mr./Ms. _____, aged about ____ years, son/daughter of
_____, residing at

_____ (hereinafter called the "Seller", which
term shall, unless repugnant to the meaning or context thereof, be deemed to mean and include his/her
heirs, successors, executors, administrators and assigns)

AND

Mr./Ms. _____, aged about ____ years, son/daughter of
_____, residing at

_____ (hereinafter called the "Buyer", which
term shall, unless repugnant to the meaning or context thereof, be deemed to mean and include his/her
heirs, successors, executors, administrators and assigns)

Whereas

- a. The Seller is the absolute and sole owner of the property described below ("the Said Property").
- b. The Seller has agreed to sell and the Buyer has agreed to purchase the Said Property for a total consideration of Rs. _____/- (Rupees _____ only).

Now This Deed Witnesseth as Follows:

1. Transfer of Property:

In pursuance of the aforesaid agreement and in consideration of the sum of Rs. _____/-
(Rupees _____ only) paid by the Buyer to the Seller (receipt whereof the Seller
hereby acknowledges), the Seller hereby grants, conveys, transfers and assigns unto the Buyer, the
Said Property absolutely and forever.

2. Description of the Said Property:

Property Address : _____

Municipal No./Survey No. : _____

Plot/Flat No. : _____

Area : _____ sq. ft./sq. mtr.

Boundaries :
North - _____
South - _____
East - _____
West - _____

3. Warranties and Indemnities:

The Seller affirms that the property is free from all encumbrances, liens, charges, and litigation. The Seller further agrees to indemnify the Buyer against any loss arising from defective title.

4. Possession:

The Seller has delivered and the Buyer has accepted possession of the Said Property on the execution of this Deed.

5. Covenants:

The Seller and Buyer covenant to do and execute all acts, deeds, and things necessary for making effectual the transfer of the Said Property.

IN WITNESS WHEREOF, the Seller and the Buyer have set their hands to this Sale Deed at _____ on the day, month, and year first above written.

Seller

Buyer

WITNESSES:

1. Name & Address: _____

Signature: _____

2. Name & Address: _____

Signature: _____