



SALE DEED/CONVEYANCE Rs./-.

This Sale Deed made at onnd day of – 20... (Two Thousand) BETWEEN :

.....(ADHAR NO.) (PAN NO.) AND/OR HIS/HER self and P.O.A.Holder of(PAN NO.), aged about, occupation - are residing at Hereinafter called “THE VENDOR/SELLER”. (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, transferees, assignees and administrators etc.) of the FIRST PART.

AND

(1)....., aged aboutyears, occupation - (AADHAR No.....) (PAN NO.....), and (2), aged about, occupation - service (AADHAR No.) (PAN NO.), both are residing at..... Hereinafter referred to as VENDEE/“THE PURCHASER”. (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, assignees, transferees and administrators etc.) of THE OTHER PART. (Mo. No.)

WHEREAS the Vendor is absolutely seized and possessed or otherwise well and sufficiently entitled to the piece or parcel of a Non Agriculture Land bearing Revenue Block/Survey No.....admeasuring about Hr..... Are i.e.....sq.mtrs. N.A.Land for Industrial purpose of.....(Sim/Village) in the Registration District....., & Sub District....., more particularly described in schedule, and hereafter called as **THE SAID LAND**, agreed with the Purchaser to sell to them to the Purchaser the said land free from any encumbrances. And Whereas the said land purchased by the vendor on..... vide registration no..... And the name of the vendor have entered in record by entry no..... And at that time the said land was an agriculture land.

OR(FOR RESIDENTIAL PROPERTY)

WHEREAS the Vendors are absolutely seized and possessed or otherwise well and sufficiently entitled to the piece or parcel of a residential house constructed on Final Plot No., T.P.Scheme No., bearing City Survey No. paiki sq.mtrs., and total area of construction sq.mtrs.,Muni. No. ofVillage....., Sub District of....., District..... together with a ready built house standing thereon herein after described agreed with the purchaser to sale to them, the said property with a ready built two storied house free from any encumbrances.

OR(FOR AGRICULTURE LAND)

WHEREAS the Vendor is absolutely seized and possessed or otherwise well and sufficiently entitled to the piece or parcel of an Agriculture Land bearing **Revenue Block/Survey No.**admeasuring about Hr..... Are, Akar Rs..... Paisa of Computer A/c. No.of in the Registration District & Sub District....., more particularly

described in schedule, and hereafter called as **THE SAID LAND**, agreed with the Purchaser to sell to him to the Purchaser. The said land free from any encumbrances.

WHEREAS the Vendor/Seller have agreed to sell the property and Purchaser has agreed to purchase **THE SAID LAND** for Agriculture use/Non Agriculture use/Industrial use described in the schedule for consideration of the sum of **Rs.....** /- (i.e. RupeesOnly) and WHEARAS the purchaser have paid **Rs.....** /- to the Vendor on or before of the execution of THIS DEED by following manners:-

Total Rs...../- (i.e. RupeesOnly) to the Vendor on or before the execution and the payment whereof the Vendor do hereby admit and acknowledge and from the same and every part thereof forever acquit, release and discharge the Purchaser. The Vendor do hereby grant, sale, assign, release, convey and assure unto the Purchaser forever.

Rs./- Bankers Cheque No., datedof

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WHEREAS the vendor do hereby handover the actual and vacant possession of the said property and herein after described in the schedule with all rights, title, interest, easements right, right of way, right of light, water, drainage and all priviledges connected with said property as is where in condition, now the vendor have no interest, title, rights over this property. That the purchaser sale hereafter peaceably hold, use and enjoy the same as them own property without any hindrance, interruption, claim or demand by or from the vendor or any other person.

And it is hereby further declared that the said property hereby transferred are free from all encumbrances, charges, claims, or demands, including hypothication or and WHEREAS if any liabilities are found on this property sold to the purchaser in that case the vendor would be responsible to pay the expenses and that he the vendor have not done anything whereby the said property may be subjected to any attachment or lien of any court or person whatsoever. There is no any suit, revision, appeal or any proceedings are pending before any court of law or before any government authorities or tribunal.

Hence the purchasers and their legal heirs, guardians, successors, executors, representatives, assigns etc. have become owners and entitled to use, enjoy, make gift, sale, mortgage and/or to construct new building, effect new plant therein and now the seller and its successors, executors, representatives shall have no rights, title or claim on the said property mentioned in the schedule hereinafter.

By this sale deed, the purchasers are entitled to transfer the property in their names in all Government, Semi-Government records and for the transfer of the said property in the name of the purchasers and the seller agree and bind itself to give their consent/s and/or signatures, wherever required.

WHEREAS the vendor assure and represent that there are no arrears of assessment for the said property sold under this sale deed and that if there be any due or outstanding upto this day the same shall be paid by the vendor. All taxes due hereafter of the said property shall be paid by the purchaser.

The stamp duty, registration fees and all expenses for the sale deed and any additional stamp duty levied in respect of the said sale deed and fine if any shall be paid by the purchaser.

SCHEDULE OF THE PROPERTY(FOR INDUSTRIAL PURPOSE)

All THAT Piece or Parcel of a Non Agriculture Land for Industrial use, situated lying and being at (Sim) in the Registration Distict....., & Sub-District....., bearing **Revenue Block/Survey No.** admeasuring about Hr..... Are i.e..... sq.mtrs. of revenue record A/c. No..... Non Agriculture Open Land for Industrial puprose (ANNIMAL FEED FACTORY & POULTRY HATCHRIES PURPOSE) OR Industrial Purpose- with plant and machinery.

OR SHEDULE OF THE PROPERTY(FOR RESIDENTIAL PURPOSE)

ALL THAT piece or parcel of land together with a ready built Two Storied House constructed on Final Plot No., T.P.Scheme No. bearing City Survey No. paiki SIDE SQ.MTRS. LAND, and total area of construction

sq.mtrs., Muni. No. ofthe registration district and sub-district,

OR SHEDULE OF THE PROPERTY(FOR AGRICULTURE LAND)

All THAT Piece or Parcel of an Agriculture land situated lying and being at in the Registration Distict & Sub-District, bearing Revenue Block / Survey No..... of Computer A/c. No. and Akar Rs.Paisa, admeasuring about Hr..... Are an agriculture land of Old Tenure

Bounded as follows :

On or towards East By :
On or towards West By :
On or towards North By :
On or towards South By :

This Sale-Deed is executed by the vendor willingly and after understanding and reading the contents in complete and in sound state of mind and it is binding to the vendor and his heirs, sucessors etc.
IN WITNESS WHEREOF the vendor has hereunto set their hands the day & year first hereinabove written.

Signed & Delivered by the VENDOR/SELLER OR POA:

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WITNESSES :

1._____
2._____

Property Photo

Photo schedule of Parties

Seller



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Purchaser

.....



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Document No:.....

DT:.....

:: Appendix ::

Check List as per Sub Section-3 of Section-34 of the Registration Act 1980

Sr No.	Question	Reply (Yes/No)
1	As mentioned in the article..... (Name of the village of Revenue) Village..... (Service No./ Block No. / TPN / FP) agriculture / Place of Non agriculture..... (Article Type) Can an article be made?	
2	You have executed document in respect of agriculture /non agriculture property stated in this document plot being area..... (Sq.mtrs/H.A.sq.mtrs.A.G.Etc)	
3	You have received amount of consideration stated in Document?	
4	You have read, understood facts stated in document and yourself put signature/thumb impression?	
5	Executants power of attorney is alive on date of document?	
6	Executants power of attorney has put his signature/thumb impression in power of attorney?	
7	Power of attorney is continue on date of document?	
8	You have brought with you witness to indentify you?	
Asking questions to witness		
1	You personally know executants of document who has given undertaking?	
2	Name written in document and undertaking giver person is same person	
3	You give assurance that any person has not given undertaking by using false name?	

Signature of excutant/consent giver/attorney

Signature of witness

1.....

1.....