**GENERAL SALE DEED**

This deed of sale is made and executed on this ………….. day of …………… 20...

By

Sri/Smt……………. S/o/W/o………………,Occupation……………..Aged………………..years, residing at …………………… (Principal), represented by his agent Sri……………………………………… S/o……………………… ,…………………. Occupation ……………………… aged…………. Years, residing at ……………………… ,…………………….by means of a General/Special Power of Attorney dated ,………………………registered/authenticated as Document No.……………………….. of Book IV of Sub Registrar’s Office…………………………………. hereinafter called the

**“VENDOR”**

(which expression shall wherever it occurs in this deed includes the said person, his/her heirs, legal representatives, agents, executors, administrators, assignees or any person claiming through or under him) of one part.

In favour of

Sri/Smt…………………………S/o.D/o…………………………Occupation…..,……………………………….aged………… years, residing at ……………………………. hereinafter called the

**“VENDEE”**

(which expression shall wherever it occurs in this deed includes the said person, his/her heirs, legal representatives, agents, executors, administrators, assignees or any person claiming through or under him) of other part.

Whereas the Vendor is the absolute owner, having acquired the property, which is more specifically and clearly delineated in the schedule hereto, by inheritance / by partition of joint family properties/ by release/by gift / by gift settlement / by will / by sale executed by…………………………………and registered as document No…………of………………. Of Book…………………Volume No…………………..Pages……………….in the office of the Registrar / Sub-Registrar…………………………………… and since then he is in the possession and absolute enjoyment thereof.

And

Whereas the vendor intends to sell away the said property wherein he or she has got good and marketable title, rights, interest and possession and no other person has got any right, title or interest over the schedule property.

And

Whereas the Vendee offered to purchase it for a sum of Rs…………………..for which the Vendor accepted and has agreed to sell the same to the Vendee.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

* That in consideration of payment of Rs…………………(Rupees……………………….) only by cash/by Cheque No. Date:…………………/by Demand Draft No………………Date……………….by the Vendee to the Vendor/paid in the presence of the …………………….., the receipt of which the Vendor hereby acknowledges, the Vendor hereby sells, conveys, transfers and assigns unto the Vendee all his rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee to hold the same absolutely for ever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.
* That the Vendor hereby assures the Vendee that the said property is free from all kinds of mortgage charges, agreements to sell, court litigations and any other statutory charges.
* That the Vendor further covenants with the Vendee that knowingly or otherwise he has not caused or allowed any distress to be levied on the said property.
* That the Vendor further assures the Vendee that he has got a clear, effectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.
* That the Vendor further covenants with the Vendee that if there remains any undisclosed and undercharged liability in respect of the said property, he shall clear the same and the Vendee is free there from.
* That the Vendor further agrees to indemnify the Vendee and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time of any one in regard to this sale, the vendor hereby undertakes that he shall, at his own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.
* That the Vendor also assures the Vendee that if there remains any liability of taxes or rates for the said property to the Municipal Corporation / Municipality / Village Council or other Government or statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the vendee.
* The Vendor further assures and covenants with the Vendee that the Vendee and his heirs are entitled to peacefully and absolutely enjoy the said property without any hindrance from any person claiming through him or in trust for him.
* That the Vendor does hereby put the purchaser in actual physical possession of the scheduled property on this day. The Vendor further handed over to the purchaser this day all the relevant title deeds, documents, and receipts pertaining to the scheduled property, which are in his or her custody.
* That from today onwards the purchaser/vendee shall be entitled to mutate his or her name in the land in place of the seller/vendor in Revenue Office by dint of this Sale Deed executed by the vendor and shall be entitled to any benefits arising out of the said property including any compensation if the land falls under any acquisition proceedings.
* That the Vendee is hereby entitled to get the said property transferred in his name in all Panchayat /Municipal / Municipal Corporation records and enjoy the same with absolute rights forever.
* The present market value of the property is Rs. …………….. (Rupees………………….) only.

**Schedule**

All that piece and parcel of the land measuring ………………Square meters, ………………... sq ft. in Survey No…………………. Plot No. …………… RLSC/ ALSC No. …………………………………… of …………………………… together with the house of RCC/Assam Type building bearing H.No. ……………… with a plinth area of ……………sq m, ……………sq. feet, …………. Storey, situated at …………………. covered by ward No…….. Block No….. of Municipal Corporation Area/Municipal Area/ Village Council area and ……………………………… Sub-District and

**Bounded by:**

East:

West:

North:

South:

**THE MEASUREMENTS:**

|  |  |  |  |
| --- | --- | --- | --- |
| Sl no | Boundary Pillars numbers | Surface distance | Horizontal distance |
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This is neither an assigned nor a Government land. The market value of the property is Rs………………. (Rupees…………………………………………………………………….) only

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED at ……….... on the date first mentioned above in the presence of the following witnesses:

VENDORVENDEE

WITNESSES:

1.

2.

Drafted by: