

Note: -This is a model draft and may be customized according to requirements of individual cases

SALE DEED

Total Area of Plot/flatSq. Meters
 Cost of land
 Built up area.....Sq. Meters.
 Number of floors constructed/semi constructed
 Category
 User Type.....
 Year of construction.....
 Cost of construction.....

Stamp Duty Rs.

Transfer Duty Rs.....

This sale deed is made and executed at Delhi on thisday of
....., between (hereinafter called the Vendor) of
the one part.

AND

_____, (hereinafter called the vendee/s) of the other part.

The expression of the Vendor & Vendee/s shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representatives and assigns/nominees.

Whereas vendor is the absolute owner and in possession of property no, measuring..... Sq. Yrds and bounded as under

EAST:
WEST:
NORTH:
SOUTH:

Having been purchased vide registered sale deed as document No....., Addl. Book-I---, Vol. No.....pages
...to... , on dateduly regd. in the office of SR.....,
Delhi.

And whereas the Vendor for his bonafide needs and legal requirements, in his sound and disposing mind without any pressure, force, compulsion or coercion has agreed to sell and transfer the above said plot/property unto the Vendee for a sum _____ of _____ Rs.....

..... for which the Vendee after scrutinizing the status of the land and also satisfied regarding the title of the Vendor has agreed to purchase the same against the said consideration

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs. the entire amount has been received by the Vendor from the Vendee/s prior to the execution of this Sale Deed, the Receipt of which is hereby admitted and acknowledged by the Vendor.
2. That the Vendor hereby Sells, Conveys, transfers and assign the above mentioned property absolutely and forever with all rights, title and interest of the same, unto the Vendee who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.
3. That the actual physical possession of the above said property has been handed over by the Vendor to the Vendee who is in possession of the same at the time of registration of this sale deed.
4. That all expenses of this sale deed such as stamp duty, execution and registration fee, etc. has been paid by the Vendee.
5. That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said property for the period prior to the date of execution of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid and borne by the Vendee..
6. That the Vendor hereby agrees and assures the Vendee to help and assist him in getting the property transferred/mutated in the relevant records of MCD/Revenue department and any other concerned department and/or the Vendee shall have full right to get the property transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Vendor.
7. That all right and easements attached with the said property have also been conveyed and transferred with the said property, unto the Vendees.
8. That the Vendor has assured and delivered to the Vendee that the said property under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Vendor and if it is proved otherwise at any time and the Vendee suffers any loss, then the Vendor shall be fully liable and responsible for the same and the Vendee shall be entitled to recover all his/her losses from the Vendor..
9. That the Vendees shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said property from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.
10. That the Vendor has delivered the previous title documents relating to the above mentioned property..
 1. That the Vendor hereby declares and assures to the Vendee that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.
 2. That the market value of the property as per the circle rates notified under the Delhi Stamp (Prevention of under valuation of instruments of immovable property) Rules 2007 is Rs..... All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the sale deed and already mentioned at page 1 of this sale deed including form 'A' as prescribed under the said rules.

3. That the Vendor & Vendee are the Citizen of India.

In witness whereof, the parties have signed and affixed their signatures thumb mark on this Sale Deed after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses:

WITNESSES:-

1.

V E N D O R
2.

V E N D E E