

**SALE DEED**

THIS DEED OF SALE made and executed at **Uran**, District Raigad, on this \_\_\_\_\_ day of **May 2024**.

**BY AND BETWEEN**

**1.** ....., Age ..... years, (PAN No. : .....) (Aadhaar No. : .....), Indian Inhabitant, Residing at- .....; hereinafter to as **“THE VENDOR/S”** (which expression shall, unless repugnant context, mean and include their Legal heirs, Executors, Administrators and Assigns) the parties of THE ONE PART

**AND**

**1.** ....., Age ..... years, (PAN No. : .....) (Aadhaar No. : .....), Indian Inhabitant, Residing at-.....,hereinafter to as **“THE PURCHASER/S”** (which expression shall, unless repugnant to the context, mean and include his Legal heirs, Executors, Administrators and Assigns) the parties of THE SECOND PART.

WHEREAS the Vendor/s is the absolute and lawful owner of and well seized and possessed of all those agricultural pieces and parcels of land or ground, lying being and situate at Village - ....., **Tal. Uran**, Dist. Raigad within the limits of Talathi Saja ....., and more fully described in the Schedule “A” which property is hereinafter in this Agreement of brevity is referred to as **“THE SAID PROPERTY”**

<b>Schedule 'A'</b>			
<b>Description of the property / Agricultural Land</b>			
All that price and parcel of land situate, lying and being at village ....., <b>Tal. Uran</b> , District-Raigad within the jurisdiction of Sub-Registrar, Uran			
<b>Survey No. /Hissa No.</b>	<b>Type</b>	<b>Area H. R. Sq. Mtr.</b>	<b>Assessment Rs. Ps.</b>
		<u>P. K.</u> <b>Total</b>	

The above Survey Nos. boundaries are as under:

East	:	}	As per Attached plan
West	:		
South	:		
North	:		

AND WHEREAS the Vendor/s have full and absolute authority to sell, transfer and convey the said agriculture land bearing **Survey No./ Gut No. ....**, total admeasuring about ..... **H.R.Sq.mtr.** Assessment **Rs. ....** Ps., situate, lying and being at -....., **Tal. Uran, District Raigad** and more fully described in the Schedule "A" herein-below and hereinafter referred to as "The Said Property".

AND WHEREAS since then, present Vendor/s have intended to dispose of and transfer the said property for raising funds for their personal needs;

AND WHEREAS the present Purchaser/s approached the Vendor/s with a proposal to purchase and acquire the said property and also agreed upon the terms and conditions as worked out hereby and between the parties;

AND WHEREAS the present Purchaser/s being ready and willing to get the sale-deed of the said property in favour of the Purchaser/s.

<b>Schedule 'A'</b>			
<b>Description of the property / Agricultural Land</b>			
All that price and parcel of land situate, lying and being at village <b>Koproli, Tal. Uran</b> , District-Raigad within the jurisdiction of Sub-Registrar, Uran			
Survey No. /Hissa No.	Type	Area H. R. Sq. Mtr.	Assessment Rs. Ps.
	1	<u>P. K.</u> <b>Total</b>	

**NOW THIS DEED WITNESS AS FOLLOWS :-**

- 1) That the Vendor/s hereby convey, sell and transfer unto the Present Purchaser/s their Property bearing **Survey No./ Gut No.** ....., total admeasuring about -..... **H.R.Sq.mtr.** Assessment **Rs.** ..... **Ps.**, situate, lying and being at -....., **Tal. Uran, District Raigad** described in further details in the schedule hereunder TO HAVE AND TO HOLD the same FOR EVER as the owner thereof.
- 2) That the Purchaser/s has paid the Vendor/s an amount of **Rs...../- (Rupees .....** **Only)** by way of consideration and purchase-price, the receipt whereof the Vendor/s do hereby acknowledge unto the Purchaser/s, and the Vendor/s hereby declare and confirm that now nothing is due from the Purchaser/s unto the Vendor/s towards the price.
- 3) That the Vendor/s hereby assures unto the Purchaser/s that the Vendor/s have full and absolute authority to sell, transfer and convey the said property in favour of the Purchaser/s.
- 4) That the Vendor/s have assured unto the Present Purchaser/s that they-the Vendor/s have clean, clear and

marketable title to said property and the same is free from encumbrances and the Vendor/s have not entered into any prior agreement to sale with any other party.

5) That the Vendor/s have also assured unto the Purchaser/s that said property is neither a subject-matter of any pending Revenue, Civil or Criminal litigation, requisition or acquisition proceedings and that the Vendor/s have the absolute right to sell, transfer and convey the same.

6) That the Vendor/s have already paid all taxes, charges and assessments payable in respect of the property up-to-date and those accruing and becoming due hereinafter shall be paid by the Purchaser/s.

7) That the Vendor/s have today put the Purchaser/s in actual possession of the **said property**.

8) That the Vendor/s do thereby declare and confirm that they shall not have any right, title or interest in or over the said property or any part thereof.

9) The above said property is our self-acquired property, Due to our family Requirements we have decided to sell the said property or the said Property described in Schedule "A".

10) The Vendor/s has represented the Purchaser/s that they are having clear and marketable title to said plot of agriculture land free from all encumbrances, claims, charges and demands of any nature whatsoever. As such, the Vendor/s are in exclusive possession and occupation and unencumbered ownership of the said property described in Schedule "A".

11) That the Purchaser/s shall get his name entered in the record of rights in respect of the said property and the Vendor/s undertake to extend necessary and full co-operation in that behalf as the Purchaser/ss has become absolute owner of the said property.

12) That as agreed and between the parties hereto, all the expenses of stamp duty, registration charges, Legal charges etc. have borne by the Purchaser/s.

**NOW THIS DEED OF SALE WITNESS AS UNDER:-**

The Vendor/s hereby agree and confirm with the Purchaser/s as follows;

a) The Vendor/s is having clear and marketable title to the said agriculture land free from all encumbrances of any nature whatsoever and full and absolute power to sell the land bearing **Survey No./ Gut No. ....**, total admeasuring about - ..... **H.R.Sq.mtr.** Assessment **Rs. ....** Ps., situate, lying and being at -....., **Tal. Uran, District Raigad** to the Purchaser/s

b) There is no acquisition or requisition on the said property by any local/statutory authority/s.

c) That the said property is not subject matter of any pending suit or litigation and / or any attachment either before or after Judgment and there is no restriction or impediment to the Vendor/s effecting such transfer.

d) The Vendor/s prior to the execution hereof have not sold the said land or any part thereof to any third party. The Vendor/s have not created or any lease, lien, mortgage charge or any other encumbrances on the said property and / or the Vendor/s are not prevented under the provisions of Bombay Tenancy

Agriculture Land Act or any other Acts or otherwise from selling and transferring the said property, there is no necessity of seeking any govt. permission / clearance for the sale of the said property.

e) The Vendor/s is in exclusive possession and enjoyment of the said property and except them, there are no other third party having possession or any rights of any nature whatsoever of the said property described in Schedule "A".

f) The said property is free hold and the Vendor/s have paid up to date all taxes, cesses, levies, outgoing or charges to respective state / Central Govt. authority/s / local bodies etc. in respect of the said property.

g) The Vendor/s have not done committed, omitted or knowingly or willingly suffered anything to the contrary so as prevent him from transferring the said agricultural to the Purchaser/s.

h) The Vendor/s were and are having absolute right to sell the said property and in the past have not done any act whereby they may be prevented from transferring the said property having full right to sell the said property.

i) The Vendor/s further declare that no civil / criminal case is going on or pending in any revenue / civil / criminal court. The Vendor/s has not received any notice of Land acquisition from Land. Acquisition Officer or notice of acquisition under private forest act or said land is not affected or being cultivated by advises or not received any notice under the Maharashtra Agricultural. Lands (Ceiling on land and buildings Act) or any other law or legislation.

j) The Vendor/s declare that the agricultural land mentioned in Schedule is in the seller in the village revenue record and it is in KHUDD cultivation land and requires no permission from, any Govt. authority to sell the same. The Vendor/s has right to sell same. The Vendor/s has not created any type of interest / lien by deed or not given possession to any other person by oral or written transaction or has not entered into any agreement to sell the said land as mentioned in the Schedule with any other party.

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribe their respective hands and seals to these present today herein above written.

SIGNED, SEALED & DELIVERED BY

The withinnamed VENDOR/S

1. ....,

SIGNED, SEALED & DELIVERED BY

The withinnamed PURCHASER/S

1. ....

In the presence of .....

1.

2.

**:: R E C E I P T ::**

Received from Purchaser/s a sum of **Rs...../- (Rupees**  
**..... Only)** paid as Full and  
 Final Payment against the sale of **Survey No./ Gut No. ....**,  
 total admeasuring about **-..... H.R.Sq.mtr.** Assessment  
**Rs. ....** Ps., situate, lying and being at **-....., Tal. Uran,**  
**District Raigad.** The payment detail as under:

<b>Amount Rs.</b>	<b>Cheque No.</b>	<b>Date</b>	<b>Bank Name</b>
<b>Rs. ..../-</b>	<b>(Rupees ..... Only)</b>		

WE SAY RECEIVED.

**Rs. ..../-**

**1. ....,**

Vendor/s

**POSSESSION LETTER**

We, the undersigned **1.** ....., have **Survey No./ Gut No.** ....., total admeasuring about - ..... **H.R.Sq.mtr.** Assessment **Rs.** ..... Ps., situate, lying and being at -....., **Tal. Uran, District Raigad**, to **1.** ..... vide SALE DEED (Full and Final Payment) registered in the Office of Sub-Registrar and handover physical vacant, peaceful possession of the above said property on today itself to **1.** .....

Signature

**1.** .....,

Vendor/s

**1.** .....

(Purchaser/s)