**Format of Deed for Sale of Plot**

This Sale Agreement is made at \_\_\_\_\_\_ on \_\_\_\_\_\_\_,

Between:-\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called the seller/s) of the first party. AND

\_\_\_\_\_\_\_\_\_\_ (hereinafter called the purchaser/s) of the second party.

The first party is/are the owner of residential property/ plot no: \_\_\_\_\_\_.

The first party has agreed to sell the plot to the second party for a total consideration of \_\_\_\_\_\_ on this terms and conditions hereinafter given: -

1. The first party has received \_\_\_\_\_\_ by cash/ Cheque/D.D. No. \_\_\_\_\_\_, dt\_\_\_\_\_\_, as an earnest/advance amount and balance payment of \_\_\_\_\_\_ will be paid by the purchaser on or before\_\_\_\_\_\_ at the time of execution of sale deed before the Sub Registrar, \_\_\_\_\_\_.

2. If the \_\_\_\_\_\_ second party fails to pay the balance amount as decided, the advance will be foregone, and if the first party does not execute the sale deed for any reason in favor of buyer /s or in the name of his/her/their nominees within the stipulated time, the seller will be held responsible to pay double of the amount given as advance.

3. The seller has to clear all the dues on the property before executing the sale deed.

4. The buyer/s will have to execute the sale deed or transfer the said plot in his/her own name or in the name of his/her nominee.

5. The sale deed expenses or transfer charges will be paid by the buyer/s.

6. At the time of the final payment, the seller has to hand over the clear and vacant possession of the above said property to the buyer at the time of final payment/Execution of Sale Deed.

7.  The seller has to assure the buyer that the agreed plot is free from all sorts of encumbrances, like mortgage, gift, sale, lien, lease agreement, decree, injunction, suit, etc.

8. Both the parties have to agree that they abide by the terms and conditions of the above stated conditions.

Both the parties have to sign before the witnesses on the said day and date and year.

**FIRST PARTY/SELLER**

WITNESES: -

1.
2.

SECOND PARTY/PURCHASER