**SALE DEED OF LAND**

Sale Deed valued........................... Rs................... stamp duty........................... Rs............................ Corporation Tax Rs............................ Total...........................

This Deed of sale is executed on this........................... day of........................... 19........................... at........................... by Shri........................... S/o........................... Resident of........................... State (hereinafter called the Vendor of the first part in favour of Shri/Smt............................ S/o/W/o........................... Resident of ........................... (hereinafter called the Vendee of the other part).

The expressions that Vender and the Vendee both include their heirs executors, representatives and assignees respectively.

Whereas the vendor is the actual rightful owner and in possession of a piece of land measuring........................... Bigha........................... Biswas comprising Khasra No............................ situated at...........................

Whereas the Vendor is the Bhumidar of the said land under the Delhi Land Reforms Act, 1954.

Whereas the vendor has agreed to sell the said land to the Vendee for a consideration of Rs............................ /-. The entire consideration amount has been received in advance by the vendor from the vendee.

This Deed witnesseth as under: —

1. That in consideration of the abovesaid amount the vendor doth hereby transfer, convey and assign the abovesaid land with all rights, title and interest unto the vendee.

2. That the said vendor has delivered the actual physical possession of the said land unto the said vendee on the spot.

3. That all the expenses of this deed shall be paid and borne by the said vendee.

4. That the said vendee can get mutation of the said land effected in the said revenue records on the basis of this deed.

5. That the abovesaid land is outside the urbanised limits. No objection certificate has been obtained from the........................... For the transfer of the said land, none of the provisions of Sec. 33 of the Land Reforms Act, 1954, will be violated. The said land will be used for the agriculture purpose.

6. That the abovesaid land under sale in free from all sorts of encumbrances such as sale, mortgage, and gift etc. and there is no defect in the title of the vendor and if proved otherwise then the vendor shall be liable to indemnify the vendee in full, or part upto the extent of loss sustained by the said vendee.

In witness whereof the vendor has signed this deed on the day, month and year first above written

Witnesses

1............................ Vendor

2............................