

Sale Deed (Agricultural Land)

| Clause | Compulsory/ optional | The data to be filled in |
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| <p>This deed of sale is made and executed at----- ----(1)----- on the day of----- (2)-----</p> <p style="text-align: center;">Between</p> | Compulsory | 1) Location----- 2) Date of Execution----- |
| <p>------(3)-----age------(4)----- Occupation------(5)----- and residing at----- -----(6)----- having Pan card No.------(6A)-- -----UID No.------(6 B) Mobile No.------(6C)----- -- Email ID------(6D)-----</p> <p>Hereinafter called the owners/vendors, which expression shall unless repugnant to the context or meaning thereof, always mean and include the</p> | Compulsory | <p>Vendors Details:-</p> 3) Name 4) Age 5) Occupation 6) Address 6A) Pan card No 6B) UID No. 6C) Mobile No 6D) Email ID |

} Optional

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| <p>said owners as well as the legal heirs, legal representatives assigns, executors, administrators, successors of the First Part, And</p> | | |
| <p>------(7)-----age---(8)--- occupation----- (9)-----and residing at------(10)----- having Pan No.------(10A)-----UID No.------(10B)-- ---Mobile No.------(10C)-----Email ID--- --(10D)-----</p> <p>Hereinafter called the Purchaser/Vendee which expression shall unless repugnant to the context or meaning thereof, always mean and include the said owners as well as their legal heirs, legal representatives, assigns, executors, administrators, successors of the Second Part,</p> | <p>Compulsory</p> | <p>Purchasers Details</p> <p>7) Name</p> <p>8) Age</p> <p>9) Occupation</p> <p>10) Address</p> <p>10A) Pan card No</p> <p>10B) UID No.</p> <p>10C) Mobile No</p> <p>10D) Email ID</p> <p>} Optional</p> |

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| <p>Whereas the Vendor is the sole and absolute owner of the agriculture land bearing survey No./Gat No.------(11)----- admeasuring----- --(12)-----Acre and------(13) gunthas----- -situated at------(14) in the------(15)----- Dist------(16)----- which has inherited/having acquired the same from -----(17)----- through a sale deed/Gift/Gift settlement/partion/Will deed registered vide Document No-----18----- in SRO---19----- And more particularly described in the Schedule of Property hereunder written.</p> | <p>Compulsory</p> | <p>11) Survey No/Gat No. 12) Area in Acres 13) Area in Gunthas 14) Name of village 15) Name of Taluka 16) Name of District 17) Earlier Vendor/Donor/Executor 18) Document No by which the property acquired by the vendor (optional) 19) Name of Sub Registrar Office (optional)</p> |
| <p>Now therefore this deed of sale witnessed that in pursuance of the agreement and in consideration of the sum of Rs.------(20)-----/- already received by the vendor from the vendee the said vendor as</p> | <p>Compulsory</p> | <p>20) Amount of consideration 21) Name of Colour</p> |

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| <p>absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed herewith. There boundaries thereof shown in------(21)-----color does hereby transfer convey and assign free from encumbrances all the said property to hold the same to the said vendee as absolute owner together with appurtenances belonging hereto and all the estate right, title interest and claim whatsoever of the vendor in or to the said property hereby conveyed. The vendee shall hold and enjoy the same as absolute owner.</p> | | |
| <p>The Vendor hereby covenant with the vendee as follows.</p> | <p>Compulsory</p> | |
| <p>1) The said property shall be quietly entered into and upon by the vendee who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the vendor.</p> | <p>Compulsory</p> | |

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| 2) The vendor has given vacant possession of the said property to the vendee. | Compulsory | |
| 3) The vendor has paid all taxes etc. payable on the said property up to date and vendee will have to pay such taxes etc. payable hereafter. | Compulsory | |
| 4) The property is free from all encumbrances' charges, mortgage, prior assignment of sale or lease hold or court attachments and it is not subject to any other litigation | Compulsory | |
| 5) The previous title deeds relating to the said property are hereby handed over to the vendee. | Compulsory | |
| 6) The vendor hereby agrees to co-operate with the vendee to get the title of the said property changed in the name of the vendee in Revenue records. | | |
| 7) The vendor does hereby further agrees with the vendee at all times hereafter at the cost of the vendee to do and execute all such lawful acts, deeds and things for further and more perfect | Compulsory | |

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| fully assuring the said property to the vendee according to the true intend and meaning of this deed. | | |
| 8) The vendor does hereby agree to keep indemnified the vendee from and against all losses, costs, damages and expenses which the vendee may sustain by reason of anybody to the said property. | Compulsory | |
| 9) The land is not an assigned land within the meaning of acquisition by the Government, | Compulsory | |
| 10) The aforesaid property is not breach of the conditions of Bombay prevention of fragmentation and consolidation of Holdings Act, 1947. | Compulsory | |
| <p style="text-align: center;">SCHEDULE of property</p> <p>All that piece and parcel of the Agriculture land situated at survey No/Gut No------(11) ----- having admeasuring area -----(12)-----Acres - -----(13)----- Gunthas i e------(22)----H--</p> | Compulsory | <p>22) Area in hectare</p> <p>23) Area in acres</p> <p>24) Name of Gram panchayat</p> |

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| <p>-(23)--- R situated and lying at the he venue village------(14)-----Taluka----- (15)-----District------(16)----- and within the limits at------(24)-----Gram panchayat and which is Bounded as follows</p> <p>East :- ----- South ----- west ----- North -----</p> <p>In whiteness where of the hands of the said pinches having been put on the day and year first above written</p> | | |
| <p>1) owner/vendees Name & sign------(3)----2) purchaser/vendees Name & sign----- -(7)-----</p> | <p>Compulsory</p> | <p>3) Name and sign of vendor 7) Name and sign of purchaser</p> |
| <p>In the presence of 1) Name & sign the first witness------(25)----- 2) Name & sign the second witness------(26)---</p> | <p>Compulsory</p> | <p>25) Name & sign the first witness 26) Name & sign the second witness</p> |

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