

THIS AGREEMENT of sale made at on this day of 20. . . . ,
between Mr son of resident
of PAN No.
hereinafter called the vendor of the ONE PART

and

Mr son of resident of
..... PAN No
hereinafter called the purchaser of the OTHER PART.

WHEREAS the vendor is absolutely seized and possessed of or well and sufficiently entitled to the property more fully described in the Schedule hereunder:

AND WHEREAS the vendor has agreed to sell his property to the purchaser on the terms and conditions hereafter set-forth.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

(1) The vendor will sell and the purchaser will purchase that entire property situated at
Registration District Registration Sub District Moje
Village/Town R. S. No Block No. Sub Plot. / Unit No.
Heaving City Survey no **admeasuring** Plot area Sq.mt. and
admeasuring construction is Sq.mt. Known as Postal
Address more particularly described in the
Schedule hereunder written at a price of Rs.free from all encumbrances.

(2) The purchaser has paid a sum of Rs as earnest money on
..... (The receipt of which sum, the vendor hereby acknowledges) and the balance
amount of consideration will be paid at the time of execution of conveyance deed.

(3) The sale shall be completed within a period of..... months from this date and it is hereby
agreed that time is the essence of the contract.

(4) The vendor shall submit the title deeds of the house in his possession or power to the
purchaser's advocate within one week from the date of this agreement for investigation of title and
the purchaser will intimate about his advocate's report within days after delivery of
title deeds to his advocate.

(5) If the purchaser's Advocate gives the report that the vendor's title is not clear, the vendor shall
refund the earnest money, without interest to the purchaser within days from the
date of intimation about the advocate's report by the purchasers. If the vendor does not refund
the earnest money within days from the date of intimation about the advocate's

report, the vendor will be liable to pay interest @ p.m. up to the date of repayment of earnest money.

(6) The vendor declares that the sale of the house will be without encumbrances.

(7) The vendor will hand over the vacant possession of the house on the execution and registration of conveyance deed.

(8) If the purchaser commits breach of the agreement, the vendor shall be entitled to forfeit the earnest money paid by the purchaser to the vendor and the vendor will be at liberty to resell the property to any person.

(9) If the vendor commits breach of the agreement, The purchaser may apply to the court for special performance of agreement Or the vendor shall be liable to refund earnest money, received by him and a sum of Rs. by way of liquidated damages.

(10) The vendor shall execute the conveyance deed in favour of the purchaser or his nominee as the purchaser may require, on receipt of the balance consideration.

(11) The vendor shall at his own costs obtain permissions required for the completion of the sale.

(12) The expenses for, preparation of the conveyance deed, cost of stamp, registration charges and all other cut of pocket expenses shall be borne by the purchaser.

Schedule above referred to : Registration DistrictRegistration Sub DistrictMoje Village/Town R. S. No Heaving City Survey no Plot No.. House No. Flat No. Known as Postal Address admeasuring area is sq.mt. admeasuring constructions area is Sq.mt.

IN WITNESS WHEREOF the parties have set their hands to this Agreement on the day and year first hereinabove written.

Signed and delivered by Shri

son of
the within named vendor

Signed and delivered by Shri

son of The within named purchaser

WITNESSES;

