

## **SALE AGREEMENT**

This Deed of Sale Agreement is executed at \_\_\_\_\_ on  
this day of \_\_\_\_\_ 200 , BETWEEN \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(hereinafter called the 'VENDOR') of the ONE PART and

\_\_\_\_\_  
\_\_\_\_\_  
(hereinafter called the 'VENDEE') of the OTHER  
PART. The expressions 'VENDOR' and 'VENDEE' shall mean and  
include their respective legal heirs, SUCCESSORS, representatives and  
assigns.

**WHEREAS** the VENDOR/S is/are the allottee and owner of a  
Plot/House/Booth No. \_\_\_\_\_, Sector \_\_\_\_\_, measuring \_\_\_\_\_  
Sq. Yards/Mtrs., situated in URBAN ESTATE, Gurgaon (Haryana),  
allotted/transferred to me by HUDA vide its Allotment  
letter/Conveyance Deed/Sale Deed Vasika No. \_\_\_\_\_, dated  
\_\_\_\_\_, and now has agreed to transfer/sell the same  
to the Vendee for a total consideration of Rs. \_\_\_\_\_ (Rupees  
\_\_\_\_\_) on  
the following terms and conditions.

Contd.... 2.

**NOW THIS AGREEMENT WITNESSRTH AS UNDER:**

1. That the Vendor has agreed to sell and the Vendee has agreed to purchase the above said Plot/House/Booth for a total consideration of Rs. \_\_\_\_\_, (Rupees \_\_\_\_\_) which amount the Vendee in the following made: -

The receipt of which the Vendor doth hereby acknowledges through this Agreement and also through a separate receipt.

2. That the balance instalments due against the said Plot/House/Booth, if any, shall be paid by the Vendee as and when asked by HUDA to do so.

3. That the Vendor has assured that he is the sole exclusive and absolute owner of the said Plot/House/Booth and no one else besides the Vendor has any right, claim, Lien, interest or concern whatsoever on the above said Plot/House/Booth and the Vendor has full right and absolute property to transfer/sell the same to the Vendee and has assured the Vendee that he has not entered into any Agreement to sell or any other commitment in respect of the said Plot/House/Booth with any person(s) and has also undertaken that he will not enter into any other agreement to sell or any other commitment or transaction with any other person(s) in respect of the said Plot/House/Booth.

Contd.... 3.

4. That the VENDEE shall abide by all the terms and conditions laid by HUDA or any other local authority from time to time.

5. That the said Vendor has delivered the actual, physical possession of the said Plot/House/Booth to the said Vendee and has also handed over all the concerned papers/documents in original of the said Plot/House/Booth to the said Vendee and the said Vendee has become the absolute owner of the said Plot/House/Booth.

6. That all expenditure to be made on the construction on the said Plot/House/Booth in future shall be met and borne by the Vendee and the Plot/House/Booth alongwith the construction made thereon shall be the sole property of the said Vendee.

7. That it shall be lawful for the Vendee hereafter to sell/convey/transfer the said Plot/House/Booth alongwith the construction made thereon to any one he likes and for any consideration and the Vendor is not left with any lien, interest, concern or demand whatsoever on the said Plot/House/Booth alongwith the construction made thereon.

8. That the Vendor has executed a General Power of Attorney of the said Plot/House/Booth in favour of \_\_\_\_\_

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at the interest and recommendation of the Vendee to do and perform all further acts, deeds and things whatsoever regarding the said property. That above said General power of Attorney is irrevocable and shall not be revoked or cancelled under any circumstances.

9. That the said Seller (Vendor) hereby further agrees to execute and sign all such papers, documents etc. regarding the transfer of ownership of the said property on the request and cost of the Vendee through him or through his General Power of Attorney without any hesitation, demand and delay.

10. That the Vendor undertakes hereafter to do and perform all acts, deeds and things whatsoever in respect of the said Plot/House/Booth required for the effectual transfer of title of ownership of the said plot in favour of the Vendee or his nominee(s).

**IN WITNESS WHEREOF**, the VENDOR and VENDEE, above named hereby put their respective hands on this Deed on the day, month and year first above written in the presence of the following witnesses.

**WITNESSES:**

**EXECUTANTS**

1.

1. \_\_\_\_\_  
(VENDOR)

2.

2. \_\_\_\_\_  
(VENDEE)