

Form of Registered Sale Deed

No.

Date :

1. a) Name of the Vendor (in Block Capital Letters):
b) Son/daughter/wife/Guardian (if the seller is minor) of
c) Age
d) Present address :

(i) Plot No.:	(ii) Village/ Street/ Ward/ Road/ Bazar:
(ii) Unit / Sector:	(iv) Post Office:
(v) Police Station:	(vii) Tahasil:
(vii) District:	(viii) State:

e) Permanent Address :

(i) Plot No.:	(ii) Village/ Street/ Ward/ Road/ Bazar:
(ii) Unit / Sector:	(iv) Post Office:
(v) Police Station:	(vii) Tahasil:
(vii) District:	(viii) State:

f) Occupation :
g) Whether SC/ST : (Indicate name of the Caste/ Tribe)
h) Name of the power of Attorney holder with age, complete address and occupation (In Block Capital Letters)

2. a) Name of the Vendee
(In Block capital letters)
b) Son/ Daughter / Wife of _____
c) Age
d) Present Address :

(i) Plot No.:	(ii) Village/ Street/ Ward/ Road/ Bazar:
(ii) Unit / Sector:	(iv) Post Office:
(v) Police Station:	(vii) Tahasil:
(vii) District:	(viii) State:

e) Permanent Address :

- | | |
|---------------------|---|
| (i) Plot No.: | (ii) Village/ Street/ Ward/ Road/
Bazar: |
| (ii) Unit / Sector: | (iv) Post Office: |
| (v) Police Station: | (vii) Tahasil: |
| (vii) District: | (viii) State: |

f) Occupation :

g) Whether SC/ST : (Indicate name of the Caste/ Tribe):

h) Name of the power of Attorney holder with age, complete address and occupation:
(In Block Capital Letters)

3. Description of the scheduled property

- | | | |
|---|--------------------------------------|--|
| i) Khata No.
(as per Sabik/ Hal ROR)
(in figures & words) | ii) Plot No.
(in figures & words) | iii) Area sold
(in figures & words) |
| iv) Mouza: | v) Police Station: | v) Tahasil: |
| vii) District: | viii) State: | |
| ix) Boundary
North: | South: | |
| East: | West: | |
| x) Irrigated / un-irrigated | xi) Drawing No. | |
| xii) Zone No. | | |
| xiii) Amount of Rent (in figures & words) | | |
| xiv) Amount of Holding Tax if any | | |
| xv) Amount other Rant/ Tax payable for the property, if any | | |

4. Description of building/ super structure (details in Annexure-I)

5. Other Fixtures and appurtenances (details in Annexure-II)

6. Amount of consideration : (in figures) (in words)

7. Date, time and place of payment of consideration

a) I/We the vendor (s) have received a sum of Rs. _____ (in words) _____ from the vendee (s) / by Cash/ Bank draft/ cheque towards the full/ part consideration money on _____ at _____ (place of payment) leaving a balance sum of Rs. _____ (in words) _____.

b) Any other mode of payment (Describe in details)

8. a) I/ we the vendor (s) hereby declare that the property conveyed/ transferred through this deed is my/ our exclusive property in which we have valid title obtained through inheritance/ gift/ will or is purchased from Sri through registered sale Deed No. _____ dt. _____ and is not encumbered in any manner. The property is in my/ our possession and is recorded in my/ our name in the Record of Rights. I/ We or my / our successors will have no right, title, interest in the land, whereas you/ your successors are entitled to exclusive right, title and interest in the land from today onwards.

b) Any other mode of acquisition of title over the property proposed to be sold (Describe in details)

9. I/ We the vender(s) hereby declare that I / We will be held entirely responsible to be prosecuted both civilly and criminally for any mis-representation, suppression, distortion of facts with regard to ownership, right, title, interest, possession, valuation/ consideration and the right to convey/ transfer etc of this property.

Declarations

1. a) I/ We the vendor(s) of the said property do/do not belong to Scheduled Caste or Scheduled tribe communities.

b) I/ We the vendee(s) do/do not belong to Scheduled Caste or Scheduled tribe communities.

2. The land is not publicly endowed.

3. The land is not a lease hold one within ten years.

4. The land is not covered under consolidation operation.

5. The land is a vacant-land/ land with structures.

6. I/ We, the vendee (s) do hereby declare that I/ We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full/ part consideration. I / We further declare that we will be held entirely responsible if we have committed any mis-representation, suppression or distortion of facts or have deceived/ defrauded the seller(s) in any manner.
7. We the vender(s) and the vendee(s) hereby declare that we have executed the sale deed with our clear volition without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

Passport size
photograph of the
seller(s)

Passport size
photograph of the
buyer(s)

Name & complete
address of the seller(s)

Name & complete
address of the buyer(s)

- 1) Name & Complete address of the Witness
- 2) Name & complete address of the Witness
- 3) Details of Deed-Writer
 - a) Scribed by Seller
 - b) Name and Address of the deed-writer with license number
 - c) Name and Address of the Advocate with license number

* Strike off which is not applicable.

Annexure-I

Description of building/ super structure

- a) Load bearing building – Residential (RCC Roof)
 - i) Single story
- b) Load Bearing Building Non-Residential (RCC Roof)
- c) Load Bearing Building- residential (RCC Roof) Four storied
 - i) Ground Floor
 - ii) First Floor
 - iii) Second Floor
 - iv) Third Floor
- d) Load Bearing Building-Non- residential (RCC Roof) Four storied
 - i) Ground Floor
 - ii) First Floor
 - iii) Second Floor
 - iv) Third Floor
- e) Framed structured building RCC Roof Four Stories
 - i) Ground Floor
 - ii) First Floor
 - iii) Second Floor
 - iv) Third Floor
- f) Flooring-Normal A.S. Flooring/ Mosaic/ Marvel
 - i) Dholpur stone cladding
 - ii) Chequered tile flooring
 - iii) Kota stone flooring
 - iv) Granite stone flooring
 - v) Kadapa stone flooring
 - vi) Khandolite stone flooring
 - vii) Glazed tile flooring
- g) Plinth Area
- h) Value of the building
- i) Year of Construction
- j) Description of other fittings and fixtures.

Annexure-II

Other Fixtures and appurtenance

Trees Wells Roads Orchards Gardens Yards