

SALE DEED FOR AGRICULTURE LANDS

THIS DEED OF SALE is made and executed on this the _____ day
of _____, by:

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Resident of D.No. _____

Represented by his / her agent

Being Minor Represented by Father / Mother / Brother / Guardian etc.

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Residing at _____ under general / special
power of attorney dated _____ Registered as Document
Number _____ of Year _____ Book IV of RO/SRO _____.

(Hereinafter called the “**VENDOR**”).

IN FAVOUR OF

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Resident of D.No. _____

Being minor represented by Father/Mother/Brother/Guardian

Sri _____ S/o, D/o, W/o. _____,
aged about _____ years, Occupation: _____
Residing at _____

(Hereinafter called the “**VENDEE**”).

The terms "VENDOR" and "VENDEE" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner of the agriculture land bearing Survey No. _____ admeasuring _____ Acres, _____ Gts., Situated at _____ (Vill) _____ (Mandal) _____ Districts, which was inherited / having acquired the same from _____ through a sale deed / Gift / Gift Settlement / Partition / Will deed registered as No. _____ of _____ of S.R.O. _____ copied in Volume No. _____ at Page _____ vide pattadar pass book no _____ titled deed no _____ issued by _____ M.R.O.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. _____ and the Vendee has agreed to purchase the same. Which is free from encumbrances for a total consideration of Rs. _____ and the Vendee agreed to purchase the same for the said consideration.

Where as the vendor has received the said consideration as follows.

NOW THEREFORE this Deed of Sale witness that in pursuance of the said agreement and in consideration of the sum of Rs. _____ already received by the Vendor from the Vendee the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in ____ colour 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.

The Vendor hereby covenant with the Vendee as follows:

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
2. The Vendor has given vacant possession of the said property to the Vendee.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the Vendee will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
5. The previous title deeds relating to the said property are hereby handed over to the Vendee.

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 perfectly assuring the said property to the Vendee according to the true intent 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.
9. The land is not an assigned land within the meaning of U.K. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/Undertaking.
10. There is no House or any constructions in the said Land, if any structure is there the parties may be prosecuted Under Section 27 and read with Sec. 64 of Indian Stamp Act besides recovery of the stamp duty.
11. The Vendor further declare that the schedule land is not attracted by the provisions of U.K. Land Reforms (Ceiling on Agriculture Holdings). Act. No. 1 of 1973.
12. The Vendor hereby declares that there are no Mango Trees / Coconut Trees/ Betal Leaf Gardens / Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery no fish ponds etc., in the lands now being transferred; that if any suppression of facts is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit duty.
13. Rule 3 Statement of Market Value.

Name of Village S.No. Rate per Acre Total Market Value

SCHEDULE OF PROPERTY

All that the piece and parcel of Agriculture Land bearing Survey
No. _____ admeasuring Ac. _____ Gnts. / _____ Hectors, situated in
_____ Village _____ Mandal _____ , Under the jurisdiction of Sub
District _____ and Registration District _____ bounded by ,

NORTH :

SOUTH :

EAST :

WEST :

More fully shown in red color in the plan annexed hereto.

IN WITNESS WHEREOF, the Vendor hereunto has set his hand to this
Deed of Sale with his free will and sound mind on the day, month and the year first
above mentioned in the presence of the following witnesses.

SIGNATURE OF THE VENDOR

WITNESSES :

1.

2.