

**AGREEMENT FOR SALE
(Land With Structure)**

This Agreement for Sale is executed on this the day of
....., ... in the Christian Era:-

1. Name & address of the Executant (Vendor):-
Sri/Smt. son/daughter/wife, aged

Sign. of Executant (Vendor)

about years, Occupation, resident of
, P.O.-, P.S.-, District-
, in the state of, at present resident of
, P.O.-, P.S.-, District-
, in the state of, Nationality Indian
 (which include his/her/their heirs, successors, successor-in-office and legal
 representatives, executors, administrators and assigns etc.); hereinafter
 called the Vendor / First Party.

Form 60/PAN

Mobile no.

2. Name & address of the Claimant (Vendee):-

Sri/Smt. son/daughter/wife, aged about
 years, Occupation, resident of,
 P.O.-, P.S.-, District-, in
 the state of, at present resident of, P.O.-
, P.S.-, District-, in the
 state of, Nationality Indian (which include his/her/their heirs,
 successors, successor-in-office and legal representatives, executors,
 administrators and assigns etc.); hereinafter called the Vendee / Second
 Party.

Form 60/PAN

Mobile no.

3. Nature of Deed:-

Agreement for Sale

4. Consideration amount & time period:-

(i) Total consideration amount of Rs./- (Rupees
 only, calculated at the rate of Rs.
/- (Rupees only per
 Katha/Bigha. The Rs./- (Rupees
 only has been paid by the Vendee to the Vendor
 as an advance money.

(ii) This agreement is valid for months/years from the date of

Sign. of Identifier

Sign. of Executant (Vendor)

execution.

5. Description of the property:-

Area (must be in Decimals also)-

Classification of land:-

- (a.) Agricultural/Developing/Residential/Commercial/others
..... In case of Agricultural land mention-
Irrigated/non irrigated/single crop/double crop/chawar/sandy land
- (b.) Urban area- Commercial / Residential / Residential cum
Commercial / Industrial (Strike out whichever is not applicable)
- (c.) If House/Construction
 - i. Year of construction (receipt of municipal
corporation etc. for construction)
 - ii. Situated on the road- Principal/Main/Branch/Village road.
.....

iii. Type of the construction:-

Deluxe / R.C.C. / R.B.C. / Asbestos / Khaprail / Phoos etc.

Ground Floor- Sq. ft. , First Floor Sq. ft., Second Floor
..... Sq. ft. etc respectively i.e. Total Constructed area (mention the
details if different type of construction is made)

- (d.) If trees or Orchard etc. – no. of all trees & its approx age on the
transferred land.

Area-, Mohalla-, Mauza-
....., within municipal corporation/Nagar Parishad/etc
....., Thana no., Survey Thana-
....., Anchal Office-, Sub registration
office, District registration office,
District-, State-, Tauzi no-
....., Cadestral Plot no.-, Ward no.-
....., Holding no.-, Sheet no.-
....., Circle no.-, Municipal Plot no.-
.....,

Sign. of Witness

Sign. of Executant (Vendor)

BOUNDARY-

NORTH-

SOUTH-

EAST-

WEST-

MEASUREMENT-

NORTH-

SOUTH-

EAST-

WEST-

That this deed is executed by the Vendor fully described in Column no.- 1, in favour of the Vendee fully described in Column no. 2 for the property fully described in Column no.- 5 of this Deed.

RECITAL

And whereas, the owner is seized and in possession of otherwise and is sufficiently entitled to the property which is situated under Cadastral survey Plot No., Khata No., Thana No....., Tauzi No., Mauza –, Mohalla-, ..., P.S.-, at present P.S.-, in the town and District of Patna and measuring more or less Kathas equivalent to Decimals.

And whereas, the Vendor have got their names mutated with respect to the aforementioned lands purchased by them through registered deeds of sale in the manner stated above and are paying rent to the Circle Office, ...Accordingly the Vendor being the KARTA of the family and for the benefit of the family to fulfill legal necessities; transferring the property detailed in Column no. 5 of this Agreement for Sale.

And whereas, the Vendor being in urgent need of money to construct his/her/their house and to meet his/her/their other family requirements and the arrangement of money is not possible until and unless the Vendor abovenamed disposes of the property fully mentioned in column no.5 above in this Deed. With this view, the Vendor expressed his/her/their desire to transfer or sell the property and after knowing

Sign. of Witness

Sign. of Executant (Vendor)

his/her/their desire, the vendee approached to the Vendor and showed her interest in the property. The vendee offered to the Vendor, the consideration money, fully mentioned in column no.4 above in this Deed. The offer of the Vendee being the highest, reasonable and according to the prevailing market rate and also no body is ready to pay higher than the Vendee so the Vendor accepted the offer in his/her/their good health, body and sense after considering all its pros and cons for the property without any pressure, threat and coercion, on an agreed sum of Rs./- (Rupees) only, calculated at the rate of Rs./- (Rupees) only per Katha/Bigha. But the Vendee require some time to arrange the funds for the execution and registration of final sale deed, hence this Agreement for Sale is being executed by the Vendor and the Vendee.

And whereas, the Vendor further undertakes to execute the final sale deed after receiving the entire consideration amount and on the condition that the Vendor:

- a. Shall get the final measurement of the available land.
- b. Shall provide the up to date land rent receipt from the concerned Circle Officer.

And whereas, save and except what are hereinbefore provided, the rights and liabilities of the parties shall be governed by the law in force as between Vendor and Vendee. That if the Vendor does not turn up to execute or register the document in favour of the Vendee due to any reason of his own, the Vendee shall be entitled to get executed or registered the document through the process of court of law. And if the Vendor dies and the sale deed is not executed, the Vendee shall be entitled to get executed or registered the sale deed through the legal heirs and successors of the Vendor, failing which the vendee will have right to get registered the document through the process of court of law by the heirs of the deceased Vendor.

IN WITNESS WHEREOF the Vendor / First Party and the Vendee / Second Party have set their hands to this deed of Agreement of Sale with their free will and sound mind on the day, month and the year first above

Sign. of Executant (Vendor)

mentioned in the presence of the following witnesses:-

WITNESSES :-

1.....

.....

.....

Signature of the Vendor

2.....

.....

.....

Signature of the Vendee

Typed/Printed:

(.....)

Drafted,

(.....)

Note: Words and/or sentences which are not applicable in the context could be replaced and/or omitted. Any other terms & conditions may be added which are legally correct to make an agreement a valid contract.