

AGREEMENT FOR SALE OF IMMOVABLE PROPERTY WITH AUTHORITY TO DEVELOP

THIS AGREEMENT FOR SALE made at _____ on this _____ day of _____ in the Christian Year Two Thousand _____ BETWEEN **ABC**, of _____, Indian Inhabitant, having address at _____, hereinafter called **“THE VENDOR”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators) of the **ONE PART**; AND **XYZ & CO.**, a partnership firm having its office at _____, by the hands of its partner/s, hereinafter called **“THE PURCHASERS”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/ his/her assigns) of the **OTHER PART**:

WHEREAS:—

- (a) The Vendor is the Owner and otherwise well seized and possessed of and sufficiently entitled to all that piece and parcel of land hereditaments and premises situate at _____ bearing C.T.S./C.S. No. _____ admeasuring _____ sq. mts. together with a

building standing thereon known as “_____” (hereinafter collectively referred to as “**the said property**”) and more particularly described in the **FIRST SCHEDULE** hereunder written and delineated with red colour boundary lines on the plan marked and annexed as **Annexure “A”** hereto;

(b) The said property consists of land together with the structure standing thereon. The said structure consists of ground plus three storeys known as “_____” (“**the said structure**”). The ground floor of the said structure is in possession of the Vendor as the Owner thereof. The remaining portion of the said structure is in possession of various Tenants/ Occupants (“**the said Occupants**”) as more particularly described in the **SECOND SCHEDULE** hereunder written.

(c) The title of the Vendor to the said property arises as under:-

(Note: Set out here how the Title is derived by the Vendor)

(d) The Vendor has agreed to sell and the Purchasers have agreed to purchase the said property, free from all encumbrances, at or for the price and upon the terms and subject to the conditions hereinafter appearing.

(e) The broad terms and conditions arrived between the Vendor and the Purchasers are as under:—

(i) The Vendor shall make out a free and marketable title to the said property free from all encumbrances and

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