

AGREEMENT FOR SALE OF LEASEHOLD PROPERTY

This agreement is made at..... on this..... day of.....20.....between AB, son of CD, resident.....of..... (hereinafter called the vendor) of the first part and EF, son of GH, resident of..... (hereinafter called the purchaser) of the second part and LM, son of PQ, resident of(hereinafter called the lessee) of the third part on the terms and conditions hereinafter mentioned whereby it is agreed and declared as follows:

Whereas the vendor is the owner of the building known as.....situate on.....street.....in Ward No..... in the town of..... bearing Municipal No..... and,

Whereas the said building has been demised on a lease of thirty years commencing from.....to the lessee as per deed of lease, dated.....registered on.....under the terms and conditions contained in the said lease deed.

The vendor has agreed to sell and the purchaser has agreed to purchase the said building and the lessee has agreed to attorn to the purchase at the completion of the sale pursuant to this agreement in consideration of payment of the sum of Rs.....(Rupees.....) as price for the said sale by the purchaser to the vendor, out of which a sum of Rs (Rupees.....) has been paid to the vendor by the purchaser (the receipt of which the vendor hereby acknowledges) and the balance of Rs.....{Rupees.....} has been agreed to be paid to the said vendor on the date of the presentment of the deed of sale before the Sub-Registrar for the purpose of registering the same.

The vendor has agreed to satisfy the purchaser about the title of the vendor to the premises and that the vendor is entitled to convey the said title to the purchaser free from all other encumbrances, except that of the leasehold interest, vested in the lessee for the remaining period of.....years under the terms and conditions laid down in the said lease deed, one month prior to the execution of the date fixed, for completion of the transaction of the sale pursuant to this agreement.

The vendor has agreed to bear the expenses for the purchase execution and registration of the deed of sale in the first instance which expenses, however shall be payable equally and the purchaser's share of such expenses shall be paid to the vendor on completion of the sale and delivery of the deed of sale to the purchaser. It is further agreed that the title of the premises shall not pass to the purchaser until the full consideration mentioned above for the sale transaction, shall have been paid to the vendor, the lessee shall, however, be bound to pay sum reserved under the lease deed dated aforementioned to the purchaser on and from the date of registration of the deed of sale.

It is further agreed that the draft of deed of sale shall be submitted by the vendor to the purchaser a fortnight prior to the date of the intended execution, and, after approval thereof by the purchaser, the vendor undertakes to obtain the concurrence of the lessee to the deed of sale which shall be executed and presented for registration within two months of the date of this agreement.

It is further agreed that the purchaser shall pay interest at the rate of.....per cent- per annum to the vendor on any sum out of the aforesaid price which shall remain unpaid to the vendor as from the date of the registration of the deed of sale pursuant to this agreement.

The vendor undertakes to pay all rates, taxes or other assessments levied or leviable on the said premises upto the date of registration of the sale-deed, whereafter the purchaser shall be responsible to pay the said public charges.

In witness whereof, the parties aforementioned have executed this deed of sale in token of acceptance thereof.

WITNESSES

1.....
2.....
3.....

Vendor.....
Purchaser
Lessee.....