

STAMP PAPER / E-STAMP

Non-judicial stamp paper or e-stamp certificate of value Rs. _____ as applicable in the State of _____

E-stamp certificate No. _____ Date of issue _____

Stamp duty depends on the State and the type of document. Confirm the correct value before printing.

SALE DEED

This Sale Deed is executed at Jaipur on 15 January 2027 BY Ashok Kumar Jain, S/o Late Shri Prem Chand Jain, residing at H-18, Malviya Nagar, Jaipur, Rajasthan 302017 (the "Seller") IN FAVOUR OF Deepak Agarwal, S/o Shri Om Prakash Agarwal, residing at 45, Vaishali Nagar, Jaipur, Rajasthan 302021 (the "Buyer").

WHEREAS the Seller is the absolute owner in possession of the property described in the Schedule (the "Property") by virtue of registered sale deed dated 5 August 2015, and has agreed to sell it to the Buyer for a total consideration of Rs. 72,00,000 (Rupees seventy-two lakh only).

NOW THIS DEED WITNESSES

1. In consideration of Rs. 72,00,000 (Rupees seventy-two lakh only), paid by the Buyer to the Seller as follows: Rs. 7,20,000 by RTGS on 14 October 2026 and Rs. 64,80,000 by demand draft on the date of this deed, the receipt of which the Seller acknowledges, the Seller hereby sells, conveys and transfers the Property to the Buyer absolutely, with all rights, easements and appurtenances.
2. The Seller has handed over vacant and peaceful possession of the Property and the original title documents to the Buyer.
3. The Seller declares that the Property is free from all encumbrances, mortgages, liens, attachments, litigation and claims, and undertakes to indemnify the Buyer against any loss if this declaration is found untrue.
4. The Seller has paid all property tax, electricity, water and society dues up to the date of this deed.
5. The Buyer may get the Property mutated in the Buyer's name in all records, and the Seller shall sign any papers needed for this.

SCHEDULE OF THE PROPERTY

Flat No. 803, eighth floor, Tower C, Royal Heights, Jagatpura, Jaipur, super built-up area about 1,450 square feet, with one covered parking, bounded on the North by Flat 804, South by open space, East by corridor, West by Flat 802

Seller

Ashok Kumar Jain, S/o Late Shri Prem
Chand Jain

Buyer

Deepak Agarwal, S/o Shri Om Prakash
Agarwal

WITNESSES

1. Name: _____

Address: _____

Signature: _____

2. Name: _____

Address: _____

Signature: _____

REGISTRATION ENDORSEMENT (where required)

Presented at the office of the Sub-Registrar _____ on _____

Registered as Document No. _____ Book No. _____ Volume _____

Registration fee and stamp duty as per the rules of the State: _____

Drafting note: A sale of immovable property worth one hundred rupees or more can be made only by a registered instrument (section 54, Transfer of Property Act, 1882). Sale deeds are usually drafted to the format of the State's registration department, with stamp duty paid on the higher of the price and the government value.

FORMALITIES (complete only where required)

Notarised / attested on _____ by _____ Registration No. of notary _____