**AGREEMENT FOR SALE**

This **AGREEMENT** is made and executed on this the ….day of …………… Two Thousand and Fifteen (…../…../2015) between

**Mr.** .................... (Holder of Election ID Card No………….)S/o……………………Aged……..…**(..)**residing at........................................................................................................................................................................................................ here in after called **Vendor** on the One part as **First Party**

 **AND**

**Mr.** ……………………….**(**Holder of Election ID Card No…………..), aged …. **(….)**, s/o of Mr. ………, residing at………………, ……….., hereinafter called as the **Purchaser** on the Other part as **Second Party.**

And whereas the Second party approached the First party and got allotted an area measuring ….. Cents in the overall area for a sale consideration of **Rs ……………./- per acre (Rupees ……..only)**

Now this agreement witnesses as follows

1. That the first party agrees to sell and the second party agrees to purchase …… cents together with all the rights for a consideration of Rs. ……./- (……. Only) found on actual measurement within ……… months (prior to ….. ) from this date.
2. That out of the said consideration of Rs. …………./- per cent agreed to be paid, the first party has received an advance of Rs. …………../- on ………….. from the second party and this advance shall be charged on the property said above
3. That the Second party shall tender the balance amount within three months (prior to ……………..) from this date and the first party shall cause the sale deed/deeds to be registered in favor of the second party or to nominees to choice and deliver the possession of the said property without any injuries to the said property.
4. All expenses for Registration and Preparation of the sale deed will be met by the second party purchaser on actual and will be over and above the sale consideration.
5. That if the first party defaults in performing any of the conditions here in the Second party shall have a right to obtain specific performance through a court of law and incurring all expenses for damages and costs from the sale of consideration
6. That if the Second party defaults in performing any of the conditions herein, the advance amount paid by the second party will be forfeited besides the first party can realize damages and costs incurred from the second party and the first party shall be at liberty to sell the property to any other person or persons and all the deficiency or expenses caused thereby on account of resale will be realized from the second party or assets by appropriate action
7. Time shall be the essence of this contract agreement
8. That the first party do hereby covenant, undertake and makes the second party believe that the first party through an agreement signed with the owners of the property is competent to enter into agreement and receive advance consideration and the said property.
9. The First party agrees to cause the sale deed executed by the owners concerned or through the Power of Attorney required for the Sale purposes
10. The Original agreement duly executed will be kept by the Second party purchaser and a Xerox copy will be kept by the first party who shall return the same to the Second party on the date of sale of the completed transactions.

SIGNED AND DELIVERED By

Name & Signature First party: .

Name & Signature Second Party:

All in the presence of witnesses: Name & Signature

1.

2.

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