

SALE AGREEMENT

This sale agreement is made at Karachi on this _____ day of April, _____.

BETWEEN

Mr/Ms _____ son of/wife of/daughter of _____ Muslim, adult, holding NIC No. _____ resident of _____, Karachi through Registered General Power of **Attorney _____ son of _____** holding CNIC No. _____, resident of _____ Karachi **vide Registered Power of Attorney No. ____ . Book-__ Dated _____ Sub-Registrar ____ Town Karachi, M.F. No. _____ Photo Registrar Karachi Dated _____** hereinafter referred as the "VENDEE" (Which expression shall whenever and wherever the context so permits mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the SECOND PART.

AND

Mr/Ms _____ son of / wife of / daughter of _____ Muslim, adult, holding NIC No. _____ resident of _____, Karachi, hereinafter referred as the "VENDEE" (Which expression shall whenever and wherever the context so permits mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS the vendor above named at the date of these presents fully seized and possessed of and otherwise well and sufficiently entitled to the **Residential Plot bearing No. _____, Sector _____, measuring _____ Sq. Yards satiated at _____, vide Mutation/Transfer _____, Dated _____ issued by Assistant Director Land _____ CDGK Karachi., Karachi,** hereinafter called the "SAID PROPERTY".

AND WHEREAS the vendor being the absolute lawful owner and fully seized and possessed of and otherwise well and sufficiently entailed has agreed to sell and the vendee has agreed to purchase to aforementioned property for a lump sum consideration of Rs. _____ (Rupees _____ only) and agreed to complete the sale in the name of vendee on the terms and conditions hereinafter appearing:-

1. That the vendor has this received full and final payment of Rs. _____/= (Rupees _____ only) well and truly paid by the vendee to the vendor, the vendor doth hereby fully

admit and acknowledge and confirm to have received the said payment and for the same and every part thereof doth hereby release, acquit and discharge the vendee. And after the total payment of Rupees one million sale consideration there is nothing outstanding as the vendee has paid full and final payment /total sale considerations and in the presence of witnesses the vendor has issued the receipt separately and nothing is outstanding.

2. That the vendor has delivered physical possession of the said property along with all title documents, papers, receipts, challans, etc. of the said property to the vendee and the vendee doth hereby admit confirm to have received the same.
3. That the vendor doth hereby covenant the vendee that the agreement deed is respect of the said property is in full force and is subsisting and the vendor has not committed any thing by which the same may be impaired or has become or may become void or avoidable and that he has not prior to the date of these presents done, made committed, caused or knowingly suffered to be done any such act, thing, deed whereby or by reasons of which the right to transfer the said property has been or may be impaired or that the property is charged, encumbered or prejudicially effected in any way.
4. That the vendor doth hereby assures and covenants with the vendee that he is the full owner of the said property which is free from all sorts of claims, liens, charges and encumbrances whatsoever in nature and that he has good right, title and lawful authority to sell the said property to the vendee in all respects.
5. That the vendee has taken physical possession of the said property and shall enjoy all rights, titles, rents and profits of the same without any let or hindrances, claims, denials, interruptions, eviction by the aforesaid vendor.
6. That the vendee shall HAVE AND HOLD the said property and shall use the same subject to all the terms and conditions if any upon which the vendor held the said property.
7. That the vendor further hereby further undertakes to identify the same against all losses or damages if any caused due to

miss-statement/concealment of facts or any defect in the title of the property.

8. That the vendor hereby declares that he has not entered into any agreement or negotiation of sale, gift, rent etc. of the said property prior to this agreement of sale.
9. That the vendee shall bear transfer charges / fee, documentation charges in connection with transfer of the aforesaid property in his name.
10. That the terms and conditions of this agreement have been read over the parties in Urdu and in their mother languages which they admit to be correct and agree to abide by the same.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Karachi the day, month and year first abovementioned.

WITNESSES

1. _____

S/O _____
NIC# _____

VEDNOR _____

NIC No. _____

2. _____

S/O _____
NIC# _____

VENDEE _____

S/O _____
CNIC _____