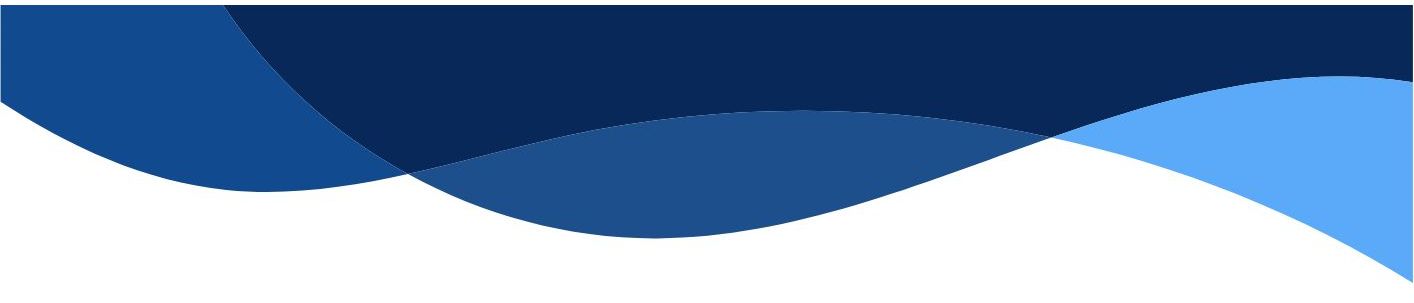
**AGREEMENT FOR SALE OF HOUSE**

This Agreement for Sale is made at **[Location]** on this **[Day]** of **[Month, Year]**,

**BETWEEN**

**[Vendor’s Full Name]**, resident of **[Address]**, hereinafter referred to as the *Vendor* (which expression shall, unless repugnant to the context, include his/her heirs, legal representatives, executors, administrators, and assigns) of the **ONE PART**,

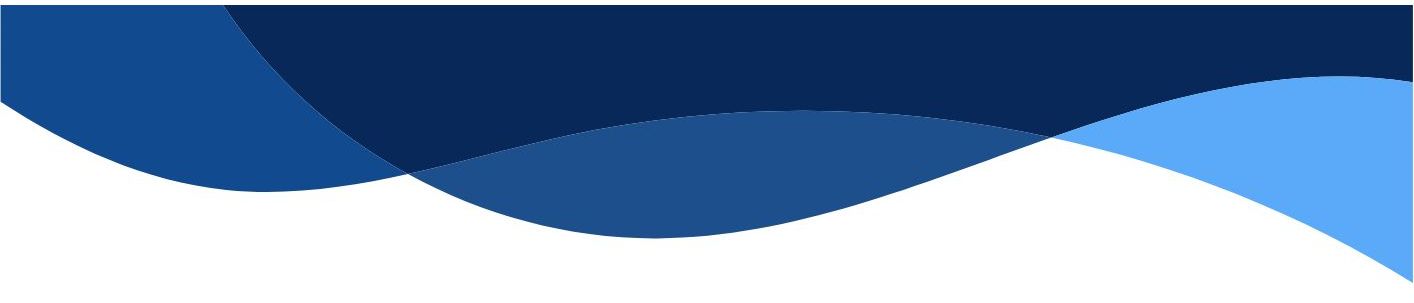
**AND**

**[Buyer’s Full Name]**, resident of **[Address]**, hereinafter referred to as the *Buyer* (which expression shall, unless repugnant to the context, include his/her heirs, legal representatives, executors, administrators, and assigns) of the **OTHER PART**.

**WHEREAS** the Vendor is the sole and absolute owner of the house property more particularly described in the Schedule hereto and is lawfully entitled to sell the same.

**AND WHEREAS** the Vendor has agreed to sell and the Buyer has agreed to purchase the said house for the consideration and on the terms and conditions set forth herein.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. **Sale and Consideration**  
   The Vendor agrees to sell and the Buyer agrees to purchase House No. **[Details]**, situated at **[Road/Locality/City]**, more fully described in the Schedule hereto, for a total consideration of Rs. **[Amount in Figures and Words]**, free from all encumbrances.
2. **Earnest Money**  
   The Buyer has paid to the Vendor a sum of Rs. **[Amount]** as earnest money on **[Date]**, the receipt of which the Vendor hereby acknowledges. The balance consideration shall be paid at the time of execution and registration of the conveyance deed.
3. **Completion of Sale**  
   The sale shall be completed within **[Number] months** from the date of this Agreement, and it is expressly agreed that time shall be the essence of this contract.
4. **Investigation of Title**  
   The Vendor shall deliver the title deeds of the property to the Buyer’s advocate within **[Number] days** from the date of this Agreement for investigation of title. The Buyer shall intimate the result of the advocate’s report within **[Number] days** from the date of receipt of the title deeds.
5. **Defective Title**  
   If the Buyer’s advocate reports that the Vendor’s title is not clear, the Vendor shall refund the earnest money to the Buyer within **[Number] days** from such intimation. If the Vendor fails to refund within the stipulated period, he shall pay interest at the rate of **[Rate]% per month** until repayment.
6. **Encumbrances**  
   The Vendor declares that the property is free from all encumbrances, charges, liens, or claims.
7. **Possession**  
   The Vendor shall hand over vacant possession of the property to the Buyer upon execution and registration of the conveyance deed.
8. **Breach by Buyer**  
   If the Buyer commits a breach of this Agreement, the Vendor shall be entitled to forfeit the earnest money paid and shall be at liberty to resell the property.
9. **Breach by Vendor**  
   If the Vendor commits a breach of this Agreement, he shall refund the earnest money received and, in addition, pay Rs. **[Amount]** as liquidated damages to the Buyer.
10. **Execution of Conveyance**  
    Upon receipt of the balance consideration, the Vendor shall execute a proper conveyance deed in favour of the Buyer or his/her nominee, as the Buyer may direct.
11. **Clearances and Approvals**  
    The Vendor shall, at his own expense, obtain the necessary clearance certificate under the Income Tax Act, 1961, and any other statutory permissions required for completion of the sale.
12. **Costs and Expenses**  
    The Buyer shall bear the costs of stamp duty, registration charges, preparation of the conveyance deed, and all other incidental expenses.

**SCHEDULE (Description of Property)**

[Detailed description of the property including boundaries, measurements, and other identifiers.]

**IN WITNESS WHEREOF**, the parties hereto have signed and executed this Agreement for Sale on the day, month, and year first above written.

**Signed and Delivered by:**

**Vendor:** ..................................................

**Buyer:** ..................................................

**Witnesses:**

1. ..................................................
2. ..................................................