

SALE DEED

This DEED OF ABSOLUTE SALE executed at _____ on this the _____ day of, 2026 by Mr/Mrs/Ms _____ S/D/W of _____ residing at hereinafter called the “Seller” of the one part which expression shall include his executors, administrators, legal representatives, successor-interest and assignee) on the First Part,

TO AND IN FAVOUR OF

“National Database & Registration Authority – [NADRA] a statutory body corporate established pursuant to section 3 of National Database and Registration Authority Ordinance, 2000 (Viii of 2000) having its headquarters at the State Bank of Pakistan Building, Shahrah-e-Jamhuriat, G-5/2, Islamabad (hereinafter called “the lessee”. (Which expression shall where the context so admit shall include it administrator, official, successors-in-interest and any person or person through or under it) of the **OTHER PART**.

WHEREAS Seller is absolute and lawful Owner and in possession of the plot No _____ admeasuring _____ = _____ sqft, situated at _____ through and by sale deed dated _____ and registered on as Document No. _____ of (year) of Book 1 volume No. _____ filed at pages _____ to _____ on the file of the Sub Registrar of _____.

Or

the Seller is the absolute and lawful Owner in possession of Plot No. _____ admeasuring _____ = _____ sqft, situated at _____ vide allotment / transfer letter No _____ Dated _____.

WHEREAS the Seller herein has been in exclusive possession and enjoyment of the property more fully described in the Schedule which is free from all sorts of liens / encumbrances, hypothecation, mortgages, pledges and other liabilities and he has absolute right to dispose of the same as in the manner he wishes;

AND WHEREAS Seller has agreed for sale of the above said land to the purchaser and the purchaser has also agreed to purchase the said plot (hereinafter called the “Said Property”) at a mutually settled/ bidding price of
Rs. _____ /-(Rupees _____)

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid Agreement and in consideration of a sum of

Rs. _____ (Rupees _____ only) received by the **Seller through pay order No _____ dated _____** and the receipt of the said entire consideration of **Rs. _____ (Rupees _____ only)**

1. The **Seller** doth hereby admit, acknowledge, acquit, release and discharge the **Purchaser** from making further payment thereof and the **Seller** does hereby sell, convey, transfer, and assigns unto and to the use of the **Purchaser**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **Seller** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **Purchaser** absolutely and forever.
2. **THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**
 - i. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **SELLER** or any person claiming through or under him.
 - ii. **That** the **SELLER** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **SELLER** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
 - iii. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, all sorts of claims, hypothecations, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **SELLER** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
 - iv. **That** the **SELLER** hereby declares with the **PURCHASER** that the **SELLER** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder up to the date of execution of this Sale Deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **SELLER**.
 - v. **That** the **SELLER** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER on _____** and

delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

- vi. **That the SELLER** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.
- vii. **That the SELLER** does hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also obtain patta in the name of the **PURCHASER** and undertakes to execute any deed in this respect.
- viii. That all expenses of this Sale deed such as stamp duty, execution and registration fee, etc, has been paid by the Purchaser.
- ix. That the Seller has not stood surety or guarantor or indemnifier of any person or organization in respect of any bail or loan or other encumbrance from any financial or non-financial institution, Bank or organization in respect of any form or manner against the said property and it is also certified that the said property has not been sold / mortgaged or any other charge or lien to anyone.
- x. The Seller further covenant that the property is free from all sorts of encumbrances, charges or attachment of whatsoever nature and as such the Seller hereby gives warranty of title and If any claim is made by any person either claiming through the Seller or otherwise in respect of the property, it shall be the responsibility of the Seller alone to satisfy such claims. In the event of Purchaser being put to any loss on account of any claims on the Property, the Vendors shall indemnify the Purchaser fully for such losses.
- xi. That the Seller confirms and declares that this is entire and exclusive agreement, and Seller has not entered into any deal overtly or and covertly with any person / party in respect of said property.

SCHEDULE OF PROPERTY LOCATION AND BOUNDARY OF
PROPERTY IN DETAIL WITH MATCHING DESCRIPTION OF NORTH,
SOUTH, EAST AND WEST AS IN SKETCH MAP/REVENUE RECORD.....

SCHEDULE OF CONSIDERATION THE MARKET VALUE OF THE
PROPERTY IS RS..... MODE OF PAYMENT IN DETAIL

IN WITNESS WHEREOF, the parties have signed and affixed their signatures, thump mark on this
Sale Deed after understanding the contents of the same on the day, month and year first above
written in the presence of the following witnesses:

Signed By

Seller Name:-_____ Purchaser Name:- _____ Director
NADRA Regional Head Office Islamabad
CNIC:- _____ CNIC:- _____

WITNESSES

1 (.....)	(.....)
CNIC #	CNIC #
2 (.....)	(.....)
CNIC #	CNIC #