

SALE AGREEMENT

This Sale Agreement is made at Islamabad on this ___ day of November 2019, between

_____, **S/D/W/o** _____, **R/o**

_____,
holding CNIC No. _____, (Hereinafter Called The First Party- SELLER) which Expression Where The Context So Admits Shall include and mean his heirs, successors-in-interest, legal representatives and assigns, of the one part;

AND

_____, **S/D/W/o** _____, **R/o**

_____,
holding CNIC No. _____, (hereinafter called the Second Party-Purchaser) which expression where the context so admits shall include and mean his heirs, successors-in-interest, legal representatives and assigns, of the other part, whereby agreed as under.

WHEREAS the seller is sole, absolute & lawful owner of **PLOT NO. _____, MEMBERSHIP NO. _____, STREET NO. _____, BLOCK - _____, MEASURING _____ SQ. YARDS SENATE SECRETARIAT EMPLOYEES COOPERATIVE HOUSING SOCIETY, REGD.), ISLAMABAD,** and the said plot is free from all sorts of encumbrances, litigations, loans, debts, claims, taxes, charges, liabilities, burdens, suits, disputes and objections etc.

AND WHEREAS the First Party has agreed to SELL and the Second Party has also agreed to purchase the said plot along with its all rights, interest, deposits, easements, privileges, advantages whatsoever attached with the said plot, in consideration of **Rs. _____/-** (Rupees _____ only) with all dues clear, and the first party has received **full & final** sale consideration of **Rs. _____/-** (Rupees _____ only), in cash/cheque/PO/DD _____

from the second party in the presence of the following witnesses. Now there is nothing outstanding amount remaining against the said plot towards the purchaser.

AND THAT the first party will be liable to transfer the said plot in the name of second party or his nominee as and when transfer open by the society or as and when demanded by the purchaser.

AND THAT the second party has now become absolute owner of the said plot and the second party has rights to use, enjoy, sell/transfer the said plot in any shape to anybody else, desired by him.

IN WITNESS WHEREOF both the parties have set their respect hands to this deed on the date first mentioned above in presence of the following witnesses.

First Party: _____

Second Party: _____

CNIC No.

CNIC No.

WITNESSES:

1. _____

2. _____

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, _____ **S/D/W/o**
_____, **R/o** _____
_____, **holding CNIC No.** _____, being the Member
of Senate Secretariat Employees Cooperative Housing Society, Regd.), Islamabad under membership
No. _____, measuring ____ Sq. Yards, do hereby appoint, make and constitute
_____ **S/D/W/o** _____, **R/o**
_____,
holding CNIC No. _____, as my special attorney to act in my name and on my
behalf in the matter of managing, and supervising my above membership and plot to be allotted me
by the above society in its Scheme namely "SENATE AVENUE" Housing Scheme, Zone-V, Islamabad
and to do the following acts, deeds and things necessary therefore and in particulars:-

To correspond with the Senate Secretariat Employees Cooperative Housing Society, Regd.), Islamabad and other concerning departments / authorities, to sign/execute any documents deed or paper required to be signed or executed by the Senate Secretariat Employees Cooperative Housing Society, Regd.), Islamabad and other concerning departments / authorities, to take over the allotment letter and other documents on my behalf, to take the possession of the plot to be allotted to me, to deposit the dues/ charges of the said plot with Senate Secretariat Employees Cooperative Housing Society, Regd.), Islamabad in my name and on my behalf, to obtain the receipts thereof, to file or defend all sorts of cases or suits and pursue all such matters in all respect, in concerned lower to higher courts of law in respect of my above membership and plot to be allotted to me, to appoint any Advocate/lawyer, to accept service of summons, notice or writ issued by any court or Authority against me in respect of my above membership and plot and to appear before the Authority / Authorities wherever my presence is required and to sign wherever my signatures are required for the purpose aforesaid, to obtain NOC(s) from society and to do all acts, deeds and things which are necessary for the purposes mentioned above. I HEREBY UNDERTAKE that all acts, deeds and things lawfully done or caused to be done by my said attorney by virtue of the power hereby given shall be ratified by me and shall be deemed and construed to have been done or caused to be done by me personally.

IN WITNESS WHEREOF, I have set my hand to this deed on this ____ day of _____.

WITNESSES:

EXECUTANT: _____

CNIC No.

1. _____

2. _____

INDEMNITY BOND FROM SELLER
(From Transferor)

KNOW ALL MEAN BY THIS PRESENTS THAT _____ **S/D/W/o**
_____, **R/o** _____
_____, **holding CNIC No.** _____, through
Membership No. _____ do hereby solemnly affirm and declare as under: -

1. That the EXECUTANT has sold Membership No. _____, size _____ Sq. Yards (in Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad to _____ **S/D/W/o** _____, **R/o** _____, **holding CNIC No.** _____.
2. That I hereby undertake to indemnify the purchaser and Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad that if due to some legal defects in ownership the above said membership goes out of the possession or ownership of the purchaser Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad suffers any losses, the EXECUTANT shall pay back the entire sale consideration along with expenses and damages to the purchaser.
3. That the EXECUTANT further agrees for himself and his heirs, administrators to have the purchaser and keep him harmless against from any damages cost and expenses which he may sustain incur by reason or claim being made by any arrear due there from.
4. That I further agree to abide by all the rules and regulations of Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad, which are permanently enforced in future.

IN WITNESS WHEREOF, I have hereunto set and subscribed under my hands at Islamabad on this ____ day of _____.

EXECUTANT: _____

CNIC No. _____

Witnesses:

1. _____

2. _____

Name: _____

Name: _____

CNIC # _____

CNIC # _____

AFFIDAVIT

I, _____ **S/D/W/o** _____, **R/o** _____
_____ holding CNIC No. _____, affirm and declare as under: -

1. That I am an owner of Membership No. _____, size ____ Sq. Yards, in Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad.
2. That now I have sold out my above said membership to _____ **S/D/W/o** _____, **R/o** _____

_____ holding CNIC No. _____ under membership No. _____, and have received the full sale consideration of my above said membership from the above named purchaser.

3. That neither I nor any of my legal heirs have right to claim against the Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad, concerning my membership mentioned above.
4. That it requested to please transfer documents may kindly be accepted and the said mentioned may kindly be transferred in the name of purchaser.
5. That the deponent has not taken any loan against the said membership from any bank/HBFC or Cooperative society nor does any liability exists against the said membership.
6. And that the deponent has not stood surety or guarantor of any person or organization in respect of any bail or loan form any cooperative bank / organization in respect of from or manner against the said membership.
7. And that it also certified that the property in question has not been sold/mortgaged to any one previously, except the proposed transferee.
8. That in future I don't have any concern with this membership and Mr./Mrs. Will be the owner of this membership.

I have signed this affidavit in the presence of following witnesses.

DEPONENT: _____

CNIC No. _____

Witnesses:

1. _____

2. _____

Name: _____

Name: _____

CNIC # _____

CNIC # _____

INDEMNITY BOND FROM PURCHASER
(From Transferee)

KNOW ALL MEAN BY THIS PRESENTS THAT to _____ **S/D/W/o**
_____, **R/o** _____
_____, **holding CNIC No.** _____, under Membership
No. _____, do hereby solemnly affirm and declare as under: -

1. That I have purchased Membership No. _____, size ____ Sq. Yards Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad from _____ **S/D/W/o** _____, **R/o** _____, **holding CNIC No.** _____.
2. That I have satisfied myself about the title of aforesaid vendor / transferor in the aforesaid membership and have purchaser / obtained the aforesaid membership at my own risk.
3. That I hereby undertake to indemnify the Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad against all losses or damages, if any, if may be occasioned to the Society by the transfer / mutation of the aforementioned Membership in my favor.
4. That I hereby further undertake to indemnify the Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad, that the said membership have not been mortgaged / pledged / encumbered with any bank or any other loan giving agency.
5. That I further agree to abide by all the rules and regulations of Senate (Sect.) Employees Cooperative Housing Society (Regd.) Islamabad, which are permanently enforced in future.

IN WITNESS WHEREOF, I have hereunto set and subscribed under my hands at Islamabad on this ____ day of _____.

EXECUTANT: _____

CNIC # _____

Witnesses:

1. _____

2. _____

Name: _____

Name: _____

CNIC # _____

CNIC # _____

THREE SPECIMEN SIGNATURE & THUMB IMPRESSION OF SELLER

Name: _____

S/D/W/o _____

Signatures

Thumb Impressions

1. _____

2. _____

3. _____

Draft by Arman Stamp I-8 Markaz

To,

The General Secretary,
Senate Secretariat Employees
Cooperative Housing Society, (Regd),
Islamabad.

Subject: - **NOMINATION.**

Sir,

I, _____ S/D/W/o _____ R/o

_____ holding CNIC No. _____ have purchased the Membership No. _____, size

_____ Sq. Yards, SSECHS Islamabad. My nominee is my _____

S/D/W/o _____, holding CNIC _____,

resident of _____

_____.

EXECUTANT: _____

CNIC #

Draft by Arman Stamp I-8 Markaz

RECEIPT

I have sold my Membership No._____, of Senate Secretariat Employees Cooperative Housing Society (Regd.) Islamabad for Rs._____ to _____

as per affidavit dated today and have received the full and final sale consideration of Rs._____ from the said purchaser. Now there is nothing outstanding against the said purchaser towards the above said membership.

EXECUTANT: _____

_____, S/D/W/o
_____, R/o

_____, holding CNIC
No. _____,

Witnesses:

1. _____

2. _____

Draft by Arman Stamp I-8 Markaz