AGREEMENT OF SALE

THIS AGREEMENT IS ENTERED INTO THE 12TH DAY OF September, 2016 AT BANGALORE BY AND BETWEEN

Mr. T K NITHYANANDAM, aged about 45 years, S/o, Krishnama Naidu

Purva Riviera Apartment, Flat No. RJ-803, Marathahalli, Bangalore-560037.

Hereinafter referred to as the Owner (which expression shall wherever the context so requires or admits, mean and include his Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the FIRST PART

AND IN FAVOUR OF

Mr. Anand Nidamanuru, aged about 35 years

S/o N. Nageswara rao,

#70, Rohit villa, 6th cross,

AECS Layput, A Block, Kundalahalli

Bangalore - 560037

hereinafter called the PURCHASER/S, which term shall wherever the context so applies shall include his/her/their assigns, successors, executors, administrators, heirs and legal representatives of the SECOND PART.

WHEREAS, the First Party is the absolute Owner of all that piece and parcel of the immovable Property bearing Site No.25, Present BBMP Katha No.1390/38/3, (Old No. 44/2, Portion of Old CMC Kata No.38) situated at Chinnappanahalli Village,

K.R. Puram Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring East to West 30 feet, North to South 48 feet, totally measuring 1440 Sq.feet, with all rights, appurtenances whatsoever hereunder or underneath or above the surface which Property is more fully described in the Schedule I hereunder and hereinafter referred to as the Schedule I Property, he had acquired the same vide registered Deed of Sale, registered as document bearing No. 9675/2014-15, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore, followed by Deed of Release Deed Dated 13/01/2016 registered as document bearing No. 8304/2015-16, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore,

WHEREAS the First Party herein, who is also a Builder, has proposed for development of the Schedule "I" Property into a multistoried residential apartment building known as **"ANAND'S ENCLAVE"** over the Schedule "I" Property.