AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 27th day of October, Two Thousand and Twenty **(27-10-2020)** by -----

**SRI. RAJASEKARAN. C (PAN NO. AHSPR7636J) (ADHAR NO.5575 2098 2708)** aged about 49 years,S/o. SRI.N. Chandrasekaran, residing at 618, 3rd Cross, Manchegowdana Koppal, Mysore-570017. hereinafter known as the **“Vendor”** (which expression unless repugnant to the context means and includes his heirs, assigns successors and representatives in interest: of the one part)

## IN FAVOUR OF

**SRI. SRIDHAR. S** **(PAN NO. CVVPS3563A) (ADHAR NO. 4793 4202 5541)** aged about 32 years, S/o. Sri. Srinivasaiah, residing at No. 08, Lakshmi Nilaya, Vidya Nagara, Devirammanahalli, Nanjangud Town, Mysore-571301. hereinafter called the “**PURCHASER”** of the other part (the terms the Purchaser wherever the context admits shall mean and includes his/her heirs, representatives, administrators, executors and assigns) witnesseth as follows:-

Whereas residential residential vacant site no. **123**, **East to West : 9.00 Mtrs, North to South : 15.00 Mtrs Totally measuring 135.00 Sq.Mtrs** carved out of the residentially converted land bearing Survey Nos. 176/2, 177/1A, 177/1B, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5, 190/6, total extent of Acres 38-28.08 Guntas, and layout known as **“K B L GARDENIA”** situated at **Belavadi Village**, Yelawala Hobli, Mysore Taluk. Morefully described in the schedule hereunder written and hereinafter called the **“SCHEDULE PROPERTY”.** The Vendor holds marketable title and possession of the schedule property.

Whereas the schedule property was purchased by the vendor Sri. Rajasekaran.C from Sri. Ramesh Nagaraj Konanur and Smt. Nalini Nagaraj via Sale Deed registered on 14-11-2018 in the office of the Sub-Registrar, Mysore West, Mysore as document No.MYW-1-**08165**/2018-19 of Book-1 stored in C.D. No. MYWD-114 and vendor registered the khatha at Mysore Urban development authority vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ- new-**22720**/2018-19 dated on 29-11-2018. And paid upto date tax to the concerned authority.

Whereas the vendor is in peaceful and continuous possession and enjoyment of the entire property being the absolute owner and title holder of the property.

Whereas the Vendor is willing to sell the schedule mentioned property to the Purchaser and the Purchaser is willing to purchase the property for a valuable consideration of **Rs. 30,50,000/- (Rupees Thirty Lakh Fifty Thousand Only).**

**:NOW THIS DEED WITNESSETH AS FOLLOWS:**

Whereas the Purchaser has paid a sale consideration advance amount to the seller in the following manner:-

1. A sum of **Rs. 5,00,000/- (Rupees Five Lakh Only)** to the Vendor by way of cheque bearing No. **000002** dated **30-09-2020** drawn on HDFC Bank, Jayanagar Branch, Bangalore &
2. A sum of **Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand Only)** from the PURCHASER by way cheque bearing No. **000008** dated **28-10-2020** drawn on HDFC Bank, Jayanagar Branch, Bangalore

The balance sale Consideration of **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)** will be paid by the purchaser to the vendor at the time of registration of this Sale Deed.

The transaction shall be completed within **45 (Forty Five) days** from the date of this agreement.

The vendor has hand-over all zerox copies of documents pertaining to the schedule mentioned property to the purchaser at the time of registration of the Sale Deed.

The vendor shall make out and convey a good marketable and subsisting title in regard to the schedule property to the purchaser. The schedule property shall be free from all encumbrances, lease, court attachments or proceedings or subsisting agreement of sale of the property of any kind.

The vendor hereby do all necessary acts, deeds and things to transfer the ownership, right, title and interest in respect of the schedule property. All the expenses relating to the execution of the Sale Deed shall be borne by the purchaser.

The vendor shall pay upto date taxes payable to all the competent authorities in respect of the schedule property. The vendor hereby agrees to execute and register a proper sale deed in favour of the purchaser or their nominee/nominees.

SCHEDULE

ALL THAT PIECE AND PARCEL of Site bearing No. **123**, **East to West : 9.00 Mtrs, North to South : 15.00 Mtrs Totally measuring 135.00 Sq.Mtrs** carved out of the residentially converted land bearing Survey Nos. 176/2, 177/1A, 177/1B, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5, 190/6, total extent of Acres 38-28.08 Guntas, and layout known as **“K B L GARDENIA”** situated at **Belavadi Village**, Yelawala Hobli, Mysore Taluk. bounded by:-

### East by : Site No. 124

### West by : Site No. 122

### North by : 9.00 Mtrs Road

### South by : Site No. 150

Vacant Site measuring **East to West : 9.00 Mtrs, North to South : 15.00 Mtrs Totally measuring 135.00 Sq.Mtrs**.

**In witnesses whereof** the Vendor and the Purchaser have signed and executed this deed of agreement on the day, month and the year above mentioned.

**WITNESSES:**

**1)**

**VENDOR**

**2)**

PURCHASER

AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 09th day of December, Two Thousand and Eleven **(09-12-2011)** by -----

**Sri. L. RAVI,** aged about 33 years,S/o. Sri. K.B.Lakshman, residing at Kumar Nursery, New Bank Colony, Konanakunte, Bangalore-560 062 hereinafter known as the **“Vendor”** (which expression unless repugnant to the context means and includes his heirs, assigns successors and representatives in interest: of the one part)

## IN FAVOUR OF

**Smt. BHARATHI CHIKKASWAMY.,** aged about 36 years, W/o. Sri. Durgaprasad Vaddi, residing at No. 713, 10th Cross, Vinaya Marga, Siddartha Layout, 2nd Stage, Mysore-570 011, hereinafter called the “**PURCHASER”** of the other part (the terms the Purchaser wherever the context admits shall mean and includes his/her heirs, representatives, administrators, executors and assigns) witnesseth as follows:-

Whereas residential purpose converted land bearing Survey Nos. 176/2, 177/1A, 177/1B, 177/2B, 186, 190/2, 190/3, 190/4, 190/6, 180/1, 180/2, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 189, 190/5A, & 180/3 total extent of Acres 38-28.08 Guntas, situated at **Belavadi Village**, Yelawala Hobli, Mysore Taluk which was purchased by the vendor Sri. L. Ravi on 15-04-2011 and the same has registered as document No.MYN-1- **00983**/2011-12 of Book-1 stored in C.D. No. MYND-272 registered in the office of the Sub-Registrar, Mysore North, Mysore on 18-04-2011.

The above said Acres 38-28.08 Guntas, of residential purpose converted land report vide letter No. ALN(1)C.R.251/2006-07 dated 26-03-2009, No. ALN(1)C.R.252/2006-07 dated 29-03-2009, No. ALN(1)C.R.35/2006-07 dated 02-02-2009 and No. ALN(1)Mis.24/2009-10 dated 03-06-2010. Based on this report, the single window screening committee given direction the vendor to use the land for forming residential layout with certain conditions like providing roads, underground drainage, water line, electricity line, etc after obtaining a layout plan approval from Town Planning Authority, Mysore Urban Development Authority, Mysore vide No. Êæáç.®Ü.-±ÝÅ.-ÓÜ-»æ. 2/96/10&11 dated 02-05-2011. Now the Vendor is in absolute possession and enjoyment of the schedule property peacefully without any obstructions or interference from any other person.

Whereas the vendor is in peaceful and continuous possession and enjoyment of the entire property being the absolute owner and title holder of the property.

Whereas the Vendor is willing to sell the schedule mentioned property to the Purchaser and the Purchaser is willing to purchase the property for a valuable consideration of **Rs. 9,30,000/- (Rupees Nine Lakhs & Thirty Thousand Only).**

**:NOW THIS DEED WITNESSETH AS FOLLOWS:**

Whereas the Purchaser has paid a sum of **Rs. 1,80,000/- (Rupees One Lakh & Eighty Thousand Only)** to the Vendor by way of cheque bearing No. **052883** dated 08-12-2011 drawn on Axis Bank Mysore as on advance.

The balance sale Consideration of **Rs. 7,50,000/- (Rupees Seven Lakhs & Fifty Thousand Only)** will be paid by the purchaser to the vendor at the time of registration of this Sale Deed.

The transaction shall be completed within **01 (One) month** from the date of this agreement.

The vendor has hand-over all zerox copies of documents pertaining to the schedule mentioned property to the purchaser at the time of registration of the Sale Deed.

The vendor shall make out and convey a good marketable and subsisting title in regard to the schedule property to the purchaser. The schedule property shall be free from all encumbrances, lease, court attachments or proceedings or subsisting agreement of sale of the property of any kind.

The vendor hereby do all necessary acts, deeds and things to transfer the ownership, right, title and interest in respect of the schedule property. All the expenses relating to the execution of the Sale Deed shall be borne by the purchaser.

The vendor shall pay upto date taxes payable to all the competent authorities in respect of the schedule property. The vendor hereby agrees to execute and register a proper sale deed in favour of the purchaser or their nominee/nominees.

SCHEDULE

ALL THAT PIECE AND PARCEL well developed of the Residential Site Property bearing No. **382,** measuring **East to West : 18.00 mtrs and North to South : 12.00 mtrs**, layout known as “**K.B.L. GARDENIA”** converted in Survey Nos.176/2, 177/1A, 177/1B, 177/2B, 186, 190/2, 190/3, 190/4, 190/6, 180/1, 180/2, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 189, 190/5A, & 180/3 total extent of Acres 38-28.08 Guntas, situated at **Belavadi Village**, Yelawala Hobli, Mysore Taluk and duly converted for the residential use vide the Order No. ALN(1)C.R.251/2006-07 dated 26-03-2009, No. ALN(1)C.R.252/2006-07 dated 29-03-2009, No. ALN(1)C.R.35/2006-07 dated 02-02-2009 and No. ALN(1)Mis.24/2009-10 dated 03-06-2010 passed by the Deputy Commissioner, Mysore and the Layout Plan has been duly approved by the MUDA, Mysore Êæáç.®Ü.-±ÝÅ.-ÓÜ-»æ.2/96/10&11 dated 02-05-2011 bounded by:-

### East by : Site No. 376 & 377

### West by : Road

### North by : Site No. 383

### South by : Site No. 381

In witnesses whereof the Vendor and the Purchaser have signed and executed this deed of agreement on the day, month and the year above mentioned.

**WITNESSES:**

**1)**

**VENDOR**

**2)**

PURCHASER