AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 17th day of February Two Thousand and Twenty Three **(17-02-2023)** by -----

**SRI. K. SIVAKUMAR** (AADHAAR NO. 7309 1641 5362)**,** aged about 49 years, S/o. Sri. Kuppuswamy.K and **SMT.S.THENMOZHI** (AADHAAR NO. --------------------) aged about 47 years, W/o. Sri. K.Sivakumar , Both are residing at No. M/87, New Housing Board, SIPCOT Complex, Highway Apartment, Ranipet, Tamilnadu-632402. Here in after known as the **“VendorS”** (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. L. SUBRAMMANYA SAGAR** (PAN No. BPOPS6983Q, ADHAR NO. 2275 6513 3497)**,** aged about 36 years, S/o. Sri. Late.B.Lepaksha, and **SMT.KUSUMANJALI.D.S** (PAN No. CAKPK8481R, ADHAR NO. 9358 7605 5840)**,** aged about 37 years, W/o. Sri. L.Subrammanya Sagar, Both are residing at No.1626, 5th Main, 5th Cross, Near J S S High School, Vijayanagara 2nd Stage, Mysuru-570017. Hereinafter called the “**PURCHASERS”** 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, the Vendor is the absolute owner and in possession of residential property bearing **Site No. 64** formed out of Sy.No. 337/1 Situated at Bogadi village, Kasaba Hobli, Mysore Taluk, Mysore measuring **East to West : 15.00 mtrs., North to South : 9.00 mtrs. Totally measuring 135.00 Sq.Mtrs.** Morefully described in the schedule hereunder written and hereinafter called the **“schedule property”.** The vendor holds marketable title & possession of the schedule property.

Whereas, the schedule site was purchased by the vendors from Sri.B.Mahaveer Kumar Jain, Sri.M.Mittalal and Sri.G.K.Anand Kumar (Confirming Party) and Smt.Roopa Ashok Yadav (Confirming Party) via Sale Deed on **06-08-2012** and same has been registered in the office of the Sub-Registrar, Mysore North, Mysore as document No. **MYN-1-13047/2012-13** of Book I stored at C.D.No. **MYND-3334**. The khata of the schedule property registered in favour of the vendors at Mysore Urban Development Authority on dated. 10-10-2012 vide No. 61, of Book 3 at page No. 016. The vendors constructed the house as per the approved plan sanctioned by MUDA on 14-03-2013 vide No. ªÉÄÊ£À¥Áæ: £ÀAiÉÆÃ: ¥Áæ¥Àæ¥À:1848/2012-13 and also obtained Completion Report from MUDA on 24-05-2014 vide No. ªÉÄÊ.£À.¥Áæ.PÀ.¥ÀÆ.ªÀgÀ¢:PÁC/25-2014-15 and the house tax assessed by MUDA, Mysore on 26-04-2022 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-OLD-61/2012-13.And the Vendors paid upto date property tax to the concerned authorities and enjoying the same as absolute owner without obstruction or interference from any other person.

and the vendors paid upto date tax to the concerned authorities and kept the property free from all encumbrances. Now the vendors is in the actual physical possession and enjoyment of the said property. The schedule property is self acquired property of the vendors.

Thus the vendors are enjoying the same peacefully without litigations whatsoever.

Whereas the Vendors is willing to sell the schedule mentioned property to the Purchasers and the Purchasers is willing to purchase the property for a valuable consideration of **Rs.92,00,000/- (Rupees Ninty Two Lakhs Only).**

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

Whereas the Purchasers has paid a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through RTGS vide UTR No**.---------------------------** Dated:-------- to the Vendors as an advance.

The balance sale Consideration of **Rs.82,00,000/- (Rupees Eighty Two Lakhs Only)** will be paid by the purchaser to the vendor at the time of registration of this Sale Deed.

Both the parties have agreed to register the property in concerned authority by paying the stamp and fees for the schedule property within **45 days (Forty Five)** from the date of this Sale Agreement.

The vendors will hand-over all original documents pertaining to the schedule mentioned property to the purchaser at the time of registration of the Sale Deed.

The vendors shall make out and convey a good marketable and subsisting title in regard to the schedule property to the purchasers. 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 purchasers.

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

SCHEDULE

All that piece and parcel of residential property bearing **Site No. 64** formed out of Sy.No. 337/1 Situated at Bogadi village, Kasaba Hobli, Mysore Taluk, Mysore measuring **East to West : 15.00 mtrs., North to South : 9.00 mtrs. Totally measuring 135.00 Sq.Mtrs..** andbounded by**:-**

### East by : Site No. 53,

### West by : Road,

### North by : Site No.63,

### South by : Site No.65.

Measuring **East to West : 15.00 mtrs and North to South : 9.00 Mtrs in all measuring 135.00 Sq.Mtrs** along with 75.00 Sq.Mtrs of Ground Floor with RCC Vitrified Tiles Flooring building together with water, electricity and sanitary connections thereon

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

**WITNESSES:**

**1)**

**VENDOR**

**2)**

PURCHASER