AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 14th day of March Two Thousand and Twenty Two **(14-03-2022)** by -----

**SMT. CHITRA.S** (PAN No. AVYPS5157K, ADHAR NO. 7055 9269 6990)**,** aged about 44 years, W/o. Sri. Guruprasad.N, and

**SRI. GURUPRASAD.N** (PAN No. ACVPN3699P, ADHAR NO. 2149 5423 4919)**,** aged about 43 years, S/o. Sri. Narayana Murthy both are residing at No. 522, 2nd A Cross, 3rd Stage, 3rd Block, Basaveshwaranagar, Bangalore North, Bangalore-5600079. 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

**SMT. R.S.BHAGYALAKSHMI** (PAN No.CBTPB5095G, ADHAR NO. 4566 7101 7725)**,** aged about 50 years, W/o. Sri. H.G.Manjunatha, residing at No. 216, 21st Cross, B Block, Vijayanagara 3rd Stage, Mysore-570017. 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, the Vendor is the absolute owner and in possession of residential property bearing Whereas, the Vendors are the absolute owner and in possession of residential property bearing Site No. **477**, **B Block**, **“H.V.RAJEEVA TOWNSHIP”**, carved out of residential converted land bearing Sy.Nos. 139/2A, 139/2B, 139/3, 140/1, 140/2, 140/3, 140/4 and others totally measuring 47 acres 25 guntas situated at DHANAGALLI VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring **East to West : 9.00 Mtrs., North to South : 12.00 mtrs. Totally measuring 108.00 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 allotted to the vendor Sri.Chitra.S from Jnanaganga House Building Co-Operative Society (R) to the vendor Smt. Chitra.S on 26-02-2017 and Sale deed registered in the name of vendor on 31-05-2019 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-216/2019-20 of Book I stored at C.D.No. MYWD-216. The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-NEW-**27869**/19-20 dated 20-08-2019. And the vendor has got No Objection Certificate (NOC) from the society on \_\_\_\_\_\_\_\_\_\_\_\_. and the vendor paid upto date tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession and enjoyment of the said property. The schedule property is self acquired property of the vendors. Thus the vendor is enjoying the same peacefully without litigations whatsoever.

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

Whereas the Vendors are 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.12,00,000/- (Rupees Twelve Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** to the Vendors by way ofCash as an advance.

The balance sale Consideration of **Rs.11,00,000/- (Rupees Eleven Lakh 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 **6 (Six) months** from the date of this Sale Agreement.

The vendor 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 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 residential property bearingSite No. **477**, **B Block**, **“H.V.RAJEEVA TOWNSHIP”**, carved out of residential converted land bearing Sy.Nos. 139/2A, 139/2B, 139/3, 140/1, 140/2, 140/3, 140/4 and others totally measuring 47 acres 25 guntas situated at DHANAGALLI VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring **East to West : 9.00 Mtrs., North to South : 12.00 mtrs. Totally measuring 108.00 Sq.Mtrs**.,andbounded by**:-**

### East by : Site No. 476

### West by : Site No. 478

### North by : 9.00 Mtrs Road

### South by : Site No. 458

**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