AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 04th day of February Two Thousand and Twenty One **(04-02-2021)** by -----

**SRI. HOOLI HARISH SHEKAR** (PAN No. AAXPH0952R, ADHAR NO. 3925 7365 0050)**,** aged about 43 years, S/o. Sri. Hooli Shekar and **SMT.DEEPA** aged about 37 years, W/o. Sri. Hooli Harish Shekar , both are residing at No. 21, Pearl gardens, Near Holiday Village Resorts, Vajrahalli, Kanakapura Main Road, Bangalore-560062. Represented by their GPA Holder **Sri. Hooli Shekar**, Here in after 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. S. SUNIL URS** (PAN No. BXRPS9163D, ADHAR NO. 5865 5215 0846)**,** aged about 37 years, S/o. Sri. K.Srinivasa Raja Urs, and **SMT.SUDHARANI.K.S** (PAN No. BITPS2930R, ADHAR NO. 7787 1777 5071)**,** aged about 37 years, W/o. Sri. S.Sunil Urs, both are residing at No.342, 14th Cross, 6th Main, Gokulam 2nd Stage, Vani Vilas Mohalla, Mysore-570002. 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. 103** situated in the layout known as **“KBL GARDENIA”** formed out of Sy.No. 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, 190/5A, 190/6 an extent of 38 Acres 28.08 Guntas of Belawadi village, Yelwala hobli, Mysore Taluk, Mysore measuring **East to West : 18.00 mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 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 L.Ravi via Sale Deed on **16-02-2012** and same has been registered in the office of the Sub-Registrar, Mysore North, Mysore as document No. **MYN-1-26207/2011-12** of Book I stored at C.D.No. **MYND-309**. The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. 43, of Book 2 at page No. 11. 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.63,50,000/- (Rupees Sixty Three Lakh Fifty Thousand only).**

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

Whereas the Purchasers has paid a sum of **Rs.6,00,000/- (Rupees Six Lakh Only)** to the Vendors by way of Cash as an advance.

The balance sale Consideration of **Rs.57,50,000/- (Rupees Fifty Seven Lakh Fifty Thousand 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 **30 days** 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. 103** situated in the layout known as **“KBL GARDENIA”** formed out of Sy.No. 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, 190/5A, 190/6 an extent of 38 Acres 28.08 Guntas of Belawadi village, Yelwala hobli, Mysore Taluk, Mysore measuring **East to West : 18.00 mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 Sq.Mtrs.** andbounded by**:-**

### East by : Road,

### West by : Site No. 84 & 85,

### North by : Site No.102,

### South by : Site No. 104.

**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