AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 23rd day of October Two Thousand and Twenty **(23-10-2020)** by -----

**SRI. STANLEY SAMUEL** (PAN No. AAFPS9614P, ADHAR NO. 3028 7138 1716)**,** aged about 57 years, S/o. Sri. Philip Samuel, residing at No. K-3114, Gaur Green City, Vaibhav Khand, Indirapuram, Ghaziabad, U.P 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. B. S. CHANDRASHEKAR** (PAN No. ADMPC3948E, ADHAR NO. 3345 3501 1095)**,** aged about 47 years, S/o. B.Shivanna, residing at No. 2511/1A CH-28/1A, 1st main New Kantharaj Urs Road, K.G.Koppal, Mysore-570009, 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 **Site No. 19** measuring **East to West : 18.00 mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 Sq.Mtrs.,** carved out of the residentially converted land bearing survey number 19/1 measuring 3 Acres, Sy.No.19/2 measuring 4 Acres total measuring 7 Acres, situated at Madagalli Village, Yelwala Hobli, Mysore Taluk**,** 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 vendor Sri.STANLEY SAMUEL from Sri.M.Srikanth via Sale Deed on **11-07-2013** and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-03421/2013-14** of Book I stored at C.D.No. **MYWD-11**. The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. 104, of Book 3 at page No. 26. 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 vendor.

Thus the vendor is enjoying the same peacefully without litigations whatsoever.

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.52,75,000/- (Rupees Fifty Two Lakh Seventy Five Thousand only).**

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

Whereas the Purchaser has paid a sum of **Rs.5,00,000/- (Rupees Five Lakh Only)** to the Vendor by way of Cash as an advance.

The balance sale Consideration of **Rs.47,75,000/- (Rupees Forty Seven Lakh Seventy Five 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 **60 days** 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 bearing **Site No. 19** measuring **East to West : 18.00 mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 Sq.Mtrs.,** carved out of the residentially converted land bearing survey number 19/1 measuring 3 Acres, Sy.No.19/2 measuring 4 Acres total measuring 7 Acres, situated at Madagalli Village, Yelwala Hobli, Mysore Talukandbounded by**:-**

### East by : Park,

### West by : Road,

### North by : Site No.20,

### South by : Site No. 18.

**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)**

(STANLEY SAMUEL)

**VENDOR**

**2)**

(B.S.CHANDRASHEKAR)

PURCHASER