AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 02nd day of December Two Thousand and Twenty **(02-12-2022)** by -----

**SRI. JAGANNATH MAGI** (PAN No. AKTPJ0801D, ADHAR NO. 9506 8324 4625) aged about 42 years, S/o. Sri. Srimantha Rao Magi, residing at No. 4/1, 1st Floor, 5th Main, A.D.Halli, Bangalore North, Bangalore-560079. 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. SHRI KANTA P** (PAN No. FAEPP5710D, ADHAR NO. 9965 1851 5071)**,** aged about 22 years, S/o. Sri. G.N.Prasad, residing at No. 742/8, Vijayanagara 3rd Stage F Block, Hinkal, 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 Vacant **Site No. 46** and Janjar No.601 in the layout duly approved by the Mysore City Planning Authority, vide No. CPAV/MY/HU.21 and Manuganahalli Village Panchayaty/75/09-10, dated04-06-2009 and named as “**RAGHAVENDRA LAYOUT”** formed over converted lands bering Sy.No. 61/2 measuring 1 Acre 36 Guntas, and Sy. No. 62/7 measuring 1 Acre 5 Guntas, both situated at Manuganahalli Village, Bilikere Hobli, Hunsur Taluk, Mysore District, being concerted residential purpose as per the Conversion Order passed by the Deputy Commissioner, Mysore District vide Order No. ALN (2) CR 389/2008-09 dated 07-05-2009, and No. ALN (2) CR 388/2008-09 dated 07-05-2009 and the property measuring **East to West : 17.98 Meters, North to south : 10.67 Meters in all 191.85 Sq.Meters.** 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 from M/s. M N K SARVAMANGALA LAND represented by its authorised Partner Sri.C.M.Nagaraj via Sale Deed on **29-05-2013** and same has been registered in the office of the Sub-Registrar, Hunsur as document No. **HUN-1-01702/2013-14** of Book I stored at C.D.No. **HUND-121**. The khata of the schedule property registered in favour of the vendor at Manuganahalli Grama Panchayath and obtained Form9 and 11A 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.15,00,000/- (Rupees Fifteen Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** to the Vendor by way of Cheque No. **000001** drawn on **HDFC Bank,** V V Puram Branch, Mysore as an advance.

The balance sale Consideration of **Rs.14,50,000/- (Rupees Fourteen 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 (Thirty) 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 Vacant **Site No. 46** and Janjar No.601 in the layout duly approved by the Mysore City Planning Authority, vide No. CPAV/MY/HU.21 and Manuganahalli Village Panchayaty/75/09-10, dated04-06-2009 and named as “**RAGHAVENDRA LAYOUT”** formed over converted lands bering Sy.No. 61/2 measuring 1 Acre 36 Guntas, and Sy. No. 62/7 measuring 1 Acre 5 Guntas, both situated at Manuganahalli Village, Bilikere Hobli, Hunsur Taluk, Mysore District, being concerted residential purpose as per the Conversion Order passed by the Deputy Commissioner, Mysore District vide Order No. ALN (2) CR 389/2008-09 dated 07-05-2009, and No. ALN (2) CR 388/2008-09 dated 07-05-2009 and the property measuring **East to West : 17.98 Meters, North to south : 10.67 Meters in all 191.85 Sq.Meters.** andbounded by**:-**

### East by : 30 Feet Road

### West by : Site No. 31 & 32

### North by : Site No.45,

### South by : Private Property

**AS PER MANUGANAHALLI**

**GRAMA PANCHAYATH RECORDS**

Property No. : **janjar No.601 Site No. 46**

Unique No. : **152200200705124046**

Resolution No &Date : **20-25/02/2020**

**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 02nd day of December Two Thousand and Twenty **(02-12-2022)** by -----

**SRI. JAGANNATH MAGI** (PAN No. AKTPJ0801D, ADHAR NO. 9506 8324 4625) aged about 42 years, S/o. Sri. Srimantha Rao Magi, residing at No. 4/1, 1st Floor, 5th Main, A.D.Halli, Bangalore North, Bangalore-560079. 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. SHRI KANTA P** (PAN No. FAEPP5710D, ADHAR NO. 9965 1851 5071)**,** aged about 22 years, S/o. Sri. G.N.Prasad, residing at No. 742/8, Vijayanagara 3rd Stage F Block, Hinkal, 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 Vacant **Site No. 31** and Janjar No.586 in the layout duly approved by the Mysore City Planning Authority, vide No. CPAV/MY/HU.21 and Manuganahalli Village Panchayaty/75/09-10, dated 04-06-2009 and named as “**RAGHAVENDRA LAYOUT”** formed over converted lands bering Sy.No. 61/2 measuring 1 Acre 36 Guntas, and Sy. No. 62/7 measuring 1 Acre 5 Guntas, both situated at Manuganahalli Village, Bilikere Hobli, Hunsur Taluk, Mysore District, being concerted residential purpose as per the Conversion Order passed by the Deputy Commissioner, Mysore District vide Order No. ALN (2) CR 389/2008-09 dated 07-05-2009, and No. ALN (2) CR 388/2008-09 dated 07-05-2009 and the property measuring **East to West : 12.19 Meters, North to south : 11.58 Meters in all 141.16 Sq.Meters.** 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 from M/s. M N K SARVAMANGALA LAND represented by its authorised Partner Sri.C.M.Nagaraj via Sale Deed on **29-05-2013** and same has been registered in the office of the Sub-Registrar, Hunsur as document No. **HUN-1-01700/2013-14** of Book I stored at C.D.No. **HUND-121**. The khata of the schedule property registered in favour of the vendor at Manuganahalli Grama Panchayath and obtained Form9 and 11A 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.12,00,000/- (Rupees Twelve Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** to the Vendor by way of Cheque No. **000002** drawn on **HDFC Bank,** V V Puram Branch, Mysore as an advance.

The balance sale Consideration of **Rs.11,50,000/- (Rupees Eleven 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 (Thirty) 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 Vacant **Site No. 31** and Janjar No.601 in the layout duly approved by the Mysore City Planning Authority, vide No. CPAV/MY/HU.21 and Manuganahalli Village Panchayaty/75/09-10, dated04-06-2009 and named as “**RAGHAVENDRA LAYOUT”** formed over converted lands bering Sy.No. 61/2 measuring 1 Acre 36 Guntas, and Sy. No. 62/7 measuring 1 Acre 5 Guntas, both situated at Manuganahalli Village, Bilikere Hobli, Hunsur Taluk, Mysore District, being concerted residential purpose as per the Conversion Order passed by the Deputy Commissioner, Mysore District vide Order No. ALN (2) CR 389/2008-09 dated 07-05-2009, and No. ALN (2) CR 388/2008-09 dated 07-05-2009 and the property measuring **East to West : 12.19 Meters, North to south : 11.58 Meters in all 141.16 Sq.Meters.** andbounded by**:-**

### East by : Site No. 46

### West by : 30 Feet Road

### North by : Site No.32,

### South by : Private Property

**AS PER MANUGANAHALLI**

**GRAMA PANCHAYATH RECORDS**

Property No. : **janjar No.586 Site No. 31**

Unique No. : **152200200705124028**

Resolution No &Date : **20-26/02/2020**

**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