AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 29th day of January Two Thousand and Twenty One **(29-01-2021)** by -----

**SRI. CHITIMI REDDI VASU** (PAN No. ACVPV5052C, ADHAR NO. 3896 4296 0567)**,** aged about 43 years, S/o. Sri. Demudu, residing at No. 90 Manjunatha Nilaya, 38th Main, 3rd Cross Road, Rose Garden, J.P.Nagar, 6th Phase, Bangalore-78, 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. THEERTHA PRASAD** (PAN No. BUGPP1872C, ADHAR NO. 4083 8496 3675)**,** aged about 31 years, S/o. Kempanna, residing at Narsipura Village, Hancheepura Post, Kandalike Hobli, H.D.Kote Taluk, Mysore-571121. 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. 115,** situated in the layout known as **“NAGARJUNA ROTARY AVENUE”** formed out of Sy.No. 60/2 of udbur village, Jayapura hobli, Mysore Taluk, Mysore measuring **East to West : (9+9)/2 mtrs., North to South : (12+12)/2 mtrs. Totally measuring 108.00 Sq.Mtrs. (1162.512 Sq.Ft)** 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 Sri.ChitimiReddy Vasu via Sale Deed on **27-09-2013** and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-05243/2013-14** of Book I stored at C.D.No. **MYWD-17**. The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. 124, of Book 2 at page No. 31. 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.3,00,000/- (Rupees Three Lakh Only)** to the Vendor by way of RTGS vide UTR No. **UTIBR52021012900 353707** as an advance.

The balance sale Consideration of **Rs.9,00,000/- (Rupees Nine Lakh 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. 115,** situated in the layout known as **“NAGARJUNA ROTARY AVENUE”** formed out of Sy.No. 60/2 of udbur village, Jayapura hobli, Mysore Taluk, Mysore measuring **East to West : (9+9)/2 mtrs., North to South : (12+12)/2 mtrs. Totally measuring 108.00 Sq.Mtrs. (1162.512 Sq.Ft)** andbounded by**:-**

### East by : 9.00 Mtrs Road,

### West by : Site No. 126,

### North by : Site No.114,

### South by : Site No. 116.

**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)**

(SRI. CHITIMI REDDI VASU)

**VENDOR**

**2)**

(SRI. THEERTHA PRASAD)

PURCHASER