AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 29th day of March Two Thousand and Twenty One **(29-03-2021)** by -----

**SMT. RUCHI GUPTA** (PAN No. AKQPR7387F, ADHAR NO. 8337 3300 4066)**,** aged about 35 years, W/o. Sri. Pravesh Gupta, residing at No. 308, 3rd Main, 10th Cross, A-1 Block, Vijayanagar 3rd Stage, Mysore-570017, 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.C.NAGENDRA** (PAN No. AFXPN5401J, ADHAR NO. 4251 3861 4567)**,** aged about 36 years, S/o. B.C.Chandrappa, residing at 485, 14th B Cross, Back of Nandini Theatre, West of Chord Road, 2nd Stage, 2nd Phase, Mahalakshmipuram Layout, Bangalore North, Bangalore. 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. 131,** out of CD list release by MUDA formed and developed in the immovable properties of (bearing Survey No.333, 338, 336, 339 & 337 all Survey No’s totally measuring to all extent of 07 Acres 25.08 Guntas, converted from Agriculture purpose to residential of land layout formed there in and layout plan as been approved by MUDA, Mysore dated on 10-04-2015, and the sites formed according to the plan approved by MUDA) situated at belawadi Village, Yelwala Hobli, Mysore Taluk, Mysore District. Formed and developed by Sri Someshwara Developers and Builders, And the layout known as **“PEARL HABITAT”** measuring **East to West : (16.47+15.20)/2 mtrs., North to South : (13.82+10.75)/2 mtrs. Totally measuring 194.39 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 vendor from Sri. S. P. Swamy via Sale Deed on **16-11-2016** and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-07137/2016-17** of Book I stored at C.D.No. **MYWD-76**. The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-22719/18-19 dated 26-07-2018 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.65,00,000/- (Rupees Sixty Five Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs.10,00,000/- (Rupees Ten Lakh Only)** to the Vendor by way of Cash as an advance.

The balance sale Consideration of **Rs.55,00,000/- (Rupees Fifty Five 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 **75 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. 131,** out of CD list release by MUDA formed and developed in the immovable properties of (bearing Survey No.333, 338, 336, 339 & all Survey No’s totally measuring to all extent of 07 Acres 25.08 Guntas, converted from Agriculture purpose of land layout formed there in and layout plan as been approved by MUDA, Mysore dated on 10-04-2015, and the sites formed according to the plan approved by MUDA) situated at belawadi Village, Yelwala Hobli, Mysore Taluk, Mysore District. And the layout known as **“PEARL HABITAT”** measuring **East to West : (16.47+15.20)/2 mtrs., North to South : (13.82+10.75)/2 mtrs. Totally measuring 194.39 Sq.Mtrs.** andbounded by**:-**

### East by : Private Property.

### West by : Site No. 130,

### North by : Private Property,

### South by : Road.

**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)**

(SMT. RUCHI GUPTA)

**VENDOR**

**2)**

(SRI.B.C.NAGENDRA)

PURCHASER