AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 16th day of March Two Thousand and Twenty One **(16-03-2021)** by -----

**Sri. GOPALAKRISHNA.K.P** (PAN No. ANGPK5367D, ADHAR NO. 7568 4205 4713)**,** aged about 53 years, S/o. Sri. Mr. Prabhakara Murthy, residing at No. 15, 10th Cross, NR Colony, Bangalore-560 019. 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. NAVEEN KUMAR. P. V** (PAN No. AUWPK4255F, ADHAR NO. 9541 0625 7926)**,** aged about 39 years, S/o. Sri. P.G.Venkatesh Rao, residing at No. 1194, 9th Main Road, Gokulam 3rd Stage, Mysore-570002. 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. **498**, carved out of converted land bearing Sy. No. 261/4 an extent of One Acre measuring **East to West : 12.00 Mtrs, North to South : 18.00 Mtrs., totally measuring 216 Sq.Mtrs** and the Layout Known as **“PRAGATHI NAGAR”** situated at Belavadi village Ilavala Hobli Mysore Taluk, morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by the Vendor Sri. Gopalakrishna.K.P from Sri. Y.A. Harikishore represented by his GPA Holder Mr. Y. A. Harikishore and M/s. Pragathi Group represented by its Managing Partner Mr. Y. A. Harikishore Via Sale Deed and same has been registered at the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-15801/2008-09 of Book I stored at C.D.No. MYND-194 dated on 28-02-2009 and the vendor registered the khata in his favour by MUDA on 24-08-2009 vide No. 203, of Book 02 at page No. 2. And paid upto date tax to the concerned authorities. The scheduled property is the 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.16,60,000/- (Rupees Sixteen Lakh Sixty Thousand only)**

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

Whereas the Purchaser has paid a sum of **Rs.16,60,000/- (Rupees Sixteen Lakh Sixty Thousand only)** to the Vendor in the following manner as an advance.

1. A sum **Rs.3,00,000/- (Rupees Three Lakh Only)** by way ofCheque No. **334480** vide dated **16-03-2021** drawn on ICICI Bank.

The balance sale Consideratiosn of **Rs.13,60,000/- (Rupees Thirteen Lakh Sixfty 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 **35 (Thirty Five) 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 bearingWhereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. **498**, carved out of converted land bearing Sy. No. 261/4 an extent of One Acre measuring **East to West : 12.00 Mtrs, North to South : 18.00 Mtrs., totally measuring 216 Sq.Mtrs** and the Layout Known as **“PRAGATHI NAGAR”** situated at Belavadi village Ilavala Hobli Mysore Taluk,andbounded by**:-**

### East by : Pathway

### West by : Site No. 497

### North by : Road

### South by : Site No.480 & 481.

**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. GOPALAKRISHNA.K.P)

**VENDOR**

**2)**

(Sri. NAVEEN KUMAR. P. V)

PURCHASER