AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 07th day of October Two Thousand and Twenty Two **(07-10-2022)** by -----

**SRI. KIRAN KUMAR J (PAN No. ADHPK6503E, AADHAAR NO. 6640 3517 0479),** aged about 53 years, S/o. Sri. Jugaraj Bhandari, residing at No. 265 K-37, Old Bandikeri, K.R.Mohalla, Mysore. 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

**SMT. SUVARNA D J (PAN No. BAJPS4769N, AADHAAR NO. 7829 1173 4783),** aged about 52 years, W/o. Sri. Jagadeesh.D.K, Residing at # 109/1, SLV Golden Nest, 4th Floor, 5th Main Road, Near Shobha Hospital, HVR Layout, Prashanthnagar, Bangalore North, Basaveshwaranagar, Bangalore-560079, 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. 10-D** carved out of the residentially converted land bearing survey number 26/2, 31/3, 31/4, 32/1, 32/4, 33, 2, 34,3, 35, 41, 235, 238/1, 238/2, 238/3, 238/4, 238/6, 239/1, 239/2, 240/3, 244/4, 246/5, 247/6, 247/1, 248, 249/3, 265/1, 265/2, 265/3, 265/4, 266/1, 266/2, 269/2 & 271/2 totally extent 64 acre 04 guntas situated at Huyilalu Village, Ilwala Hobli, Mysore Taluk Mysore measuring **East to West : 15.3 mtrs., North to South : 24.4 mtrs. Totally measuring 373.32 Sq.Mtrs.,**and the Layout known as **“PARAMANANDASAGARA-2”** 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. Kiran Kumar J from Smt. Puttayallamma via sale deed and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-08078/2014-15** of Book I stored at C.D.No. **MYWD-40**. 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.36,00,000/- (Rupees Thirty Six Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** to the Vendor by way of cheque No. **000030** dated **07-10-2022** drawn on **HDFC Bank**, Vijayanagar Club Road Branch, Bangalore as an advance.

The balance sale Consideration of **Rs.35,00,000/- (Rupees Thirty 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 **3 (Three) Months** from the date of this Sale Agreement.

The vendor has agreed to obtain the property khatha from the concerned authorities handover to the purchaser before the sale deed registration.

The vendor will hand-over all original documents from 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.

The vendor has agreed to get the NOC from the concerned firm/person and present it before the purchaser at the time of Sale Deed registration.

SCHEDULE

All that piece and parcel of residential property bearing **Site No. 10-D** carved out of the residentially converted land bearing survey number 26/2, 31/3, 31/4, 32/1, 32/4, 33, 2, 34,3, 35, 41, 235, 238/1, 238/2, 238/3, 238/4, 238/6, 239/1, 239/2, 240/3, 244/4, 246/5, 247/6, 247/1, 248, 249/3, 265/1, 265/2, 265/3, 265/4, 266/1, 266/2, 269/2 & 271/2 totally extent 64 acre 04 guntas situated at Huyilalu Village, Ilwala Hobli, Mysore Taluk Mysore measuring **East to West : 15.3 mtrs., North to South : 24.4 mtrs. Totally measuring 373.32 Sq.Mtrs.,** and the Layout known as **“PARAMANANDASAGARA-2”** andbounded by**:-**

### East by : Site No. 10-E,

### West by : Site No. 10-C,

### North by : Road,

### South by : Site No. 11-D.

**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