AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 16th day of December Two Thousand and Twenty one **(16-12-2021)** by -----

**SMT. SANDHYA NIRANJAN** (PAN No. AAIPN8456H, AADHAR NO.9586 5989 5799) aged about 62 years, W/o. Sri. Niranjan Navada,residing at No.15/1, Devarchikkanahalli, Bannerghatta Road, Bangalore-560076. 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. SANJAY. R.S** (PAN No.KLTPS4150M, AADHAR NO. 3539 7774 9683)**,** aged about 24 years, S/o. Shreenivasa Gowda R.K. Chinkurali Hobli Ragimuddana Halli, Gummanahalli Panchayath, Pandavapura Taluk, Mandya District- 571455, hereinafter called the “**PURCHASER”** of the other part (the terms the Purchaser wherever the context admits shall mean and includes his/her heirs, representative, administrator, executors and assign) witnesseth as follows:-

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Vacant **Site No. 184, Block No-H** Carved out of the residentially converted lands Sy No- 117, 117/1, 118/2, 116/1, 119/1, New No-128/3 extent 8Acre 34 Guntas, of Huyillalu Village and Sy No- 233, New No 233/3, 230/2 New No- 230/4, 238/3B, 219,164/3, 164/2,164/4, 220/2, 231, 232 extent 22 Acre 14 Guntas, of Belavadi Village in **Totally 31 Acre 08 Guntas, Yelwala Hobli, Mysuru Taluk and Layout Known as “SKY TOP IT CITY SBI OFFICERS LAYOUT” Measuring East to West : 9.00 Meters, North to south : (12.96+13.53)/2 Meters in all 119.2 Sq.Mtrs. (1282.64 Sq.Ft)** Morefully described in the schedule hereunder written and hereinafter called the **“schedule property”.**

Whereas, the schedule site was purchased by the vendors from M/S Sky Top Builders Pvt LTD represented by its Managing Partner B.L Nagendra Prasad represented by their GPA Holder S.S Vinayakamurthy via Sale Deed Sale Deed on **24-05-2012** and same has been registered in the office of the Sub-Registrar, Mysore North, Mysore as document No. **MYN-1-05104/2012-13** of Book I stored at C.D.No. **MYND-322**. The khata of the schedule property registered in favour of the vendor at Mysore Development Authority (MUDA) vide No.**ªÉÄÊ.£À.¥Áæ/SÁvÁ-28275/19-20** dated 31-07-2019. 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.

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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.16,00,000/- (Rupees Sixteen Lakh only).**

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

Whereas the Purchaser has paid an advance of **Rs. 1,50,000/-(One lakh Fifty Thousand only)** to the Vendor by way of NEFT vide Ref No. P349210143037891 dated 15-12-2021.

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 **60 (Sixty) days** from the date of this Sale Agreement. All registration charges will borne by the purchaser.

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. 184, Block No-H** Carved out of the residentially converted lands Sy No- 117,117/1,118/2,116/1,119/1,New No-128/3 extent 8Acre 34 Guntas, of Huyillalu Village and Sy No- 233, New No 233/3, 230/2 New No- 230/4, 238/3B, 219, 164/2, 164/2,164/4, 220/2, 231, 232 extent 22 Acre 14 Guntas, of Belavadi Village in **Totally 31 Acre 08 Guntas,** Yelwala Hobli, Mysuru Taluk and Layout Known as **“SKY TOP IT CITY SBI OFFICERS LAYOUT”** Measuring  **East to West : 9.00 Meters, North to south : (12.96+13.53)/2 Meters in all 119.2 Sq.Mtrs (1282.64 Sq.Ft)** andbounded by**:-**

### East by : Site No. 183

### West by : Site No. 185

### North by : Road

### South by : Site No.181

**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. SANDHYA NIRANJAN)

**VENDOR**

**2)**

(SRI. SANJAY. R.S)

PURCHASER