AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 29th day of October Two Thousand and Twenty **(29-10-2020)** by -----

**SRI. HARISH K N (PAN No. ACSPH1265L, AADHAR NO. 4546 6264 3509),** aged about 43 years, S/o. Nagaraj K R, residing at No.3900, 23rd Main, Near Dhobi Ghat, Banashankari 2nd Stage, Bangalore-560070 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. ASHA R (PAN No. BOGPA7270F, AADHAR NO. 3657 9809 0497),** aged about 30 years, D/o. Sri. Late. Ramachandra. K.N, residing at No. 987, 14th main, 4th Stage, T.K.Layout, Saraswathipuram, Mysore, 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. 257** carved out of the residentially converted land bearing survey number 95/3, 96/3, 101/1, 102, 103, 104, 105, 106, 107, 109/6, 110, 117/2, 128/1, 128/2, 199 and 217 totally measuring 30 acre 21 guntas of **Maidhanahalli Village**, Ilwala Hobli, Mysore Taluk Mysore District measuring **East to West : (12.2+12.2)/2 mtrs., North to South : (13.40+12.50)/2 mtrs. Totally measuring 158.00 Sq.Mtrs.,** and the Layout known as **“KUBERANANDASAGARA LAYOUT PHASE-3”** as per **Koorgalli Gramapanchayath Records** of Form 9 & 11A, Unique No. **PID NO. 152200404162021914** and Property No. **1911/257** 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 having been allotted by ESS and ESS infrastructure private limited in favour of the vendor Sri. Harish.K.N and obtained Sale Deed (Title Deed) on 19-09-2016 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-05538/2016-17** of Book I stored at C.D.No. **MYWD-73**. The khata of the schedule property registered in favour of the vendor on 10-05-2017 at Koorgalli Grama Panchayath and obtained Form 9 and 11A 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.12,50,000/- (Rupees Twelve Lakh Fifty Thousand only).**

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

1. Whereas the Purchaser has paid a sum of **Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)** to the Vendor by way of cheque No. **000002** dated 27-10-2020 drawn on **IDFC First Bank, Sarjapura Road Branch, Bengaluru**, as an advance.
2. The balance sale Consideration of **Rs.10,00,000/- (Rupees Ten Lakh only)** will be paid by the purchaser to the vendor at the time of registration of this Sale Deed.
3. Both the parties have agreed to register the property in concerned authority by paying the stamp and fees for the schedule property within **25 (Twenty Five) days** from the date of this Sale Agreement.
4. 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.
5. 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.
6. 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.
7. The vendor shall pay upto date taxes payable to all the concerned authorities in respect of the schedule property. The vendor hereby agrees to execute and register a proper sale deed in favour of the purchaser.

SCHEDULE

All that piece and parcel of residential property bearing **Site No. 257** carved out of the residentially converted land bearing survey number 95/3, 96/3, 101/1, 102, 103, 104, 105, 106, 107, 109/6, 110, 117/2, 128/1, 128/2, 199 and 217 totally measuring 30 acre 21 guntas of **Maidhanahalli Village**, Ilwala Hobli, Mysore Taluk Mysore District measuring **East to West : (12.2+12.2)/2 mtrs., North to South : (13.40+12.50)/2 mtrs. Totally measuring 158.00 Sq.Mtrs.,** and the Layout known as **“KUBERANANDASAGARA LAYOUT PHASE-3”** andbounded by**:-**

### East by : Site No. 276,

### West by : 9.00 Mtrs Road,

### North by : Site No. 258.

### South by : 12.00 Mtrs Road,

**AS PER KOORGALLI GRAMA**

**PANCHAYATH RECORDS :-**

1. Property No. – **1911/257**
2. Unique No. - **152200404162021914**
3. Resolution No. and Date . - **07/B-28/02/2017**

**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)**

(HARISH K N)

**VENDOR**

**2)**

(ASHA R)

PURCHASER