AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 13th day of April Two Thousand and Twenty Two **(13-04-2022)** by -----

**SMT. R. BHAVANA** (PAN No. GFQPB0299B, ADHAR NO. 9377 5163 7317)**,** aged about 32 years, W/o. Sri. B. Promod Kumar, residing at No. 504, Bestageri, Chamaraja Double Road, Mysore-570004 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. M. SUMAN** (PAN No. HCRPS2579N, ADHAR NO. 9359 5153 2627)**,** aged about 29 years, D/o. H.C.Mohan, residing at No. 110, 3rd Main, 4th Cross, 1st Stage, Brindavan Extension, Mysore-570020 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 .

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. 32,00,000/- (Rupees Thirty Two Lakh only).**

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

Whereas the Purchaser has paid a sum of **Rs. 5,00,000/- (Rupees Five Lakh only)**  to the Vendor in the following manner as an advance.

A sum **Rs. 5,00,000/- (Rupees Five Lakh only)**  by way ofCheque No. \_\_\_\_\_\_\_\_dated \_\_\_\_\_\_\_\_ drawn on HDFC Bank.

The balance sale Consideration of **Rs. 27,00,000/- (Rupees Twenty Seven 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 **45 (Forty 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.

Both the parties are agreed to penalty clause of Rs.50,000/-(Fifty Thousand) if failed to follow the above conditions.

SCHEDULE

All that piece and parcel of residential property bearing **Site No. 1415** and the Layout Known as **“SUVARNA NAGAR”** measuring **East to West : 15.00 mtrs., North to South : 9.00 mtrs. Totally measuring 135.00 Sq.Mtrs.,** carved out of the residentially converted land bearing survey number 170 situated at Maratikyathanahalli village, Jayapura Hobli, Mysore Taluk, Sy.No.3/1, 3/2, 3/4, 5/1A, 5/4, 6/2, 6/3, 7/1, 7/2, 3, 5, 17/2, 18/1, 18/2, 21/1, 21/4, 21/5, 22/1, 22/3, 23, 24, 25, 26, 27/3, 32/1, 33, 34, 35, 36/1, 36/2, 38/1, 38/3, 38/4, 38/5, 38/6 situated at Gohalli Village, Yelwala Hobli, Mysore Taluk and Sy.No. 129/1, 130/3, 130/4, 130/5, 131/1, 131/3, 131/2, 132/1, 132/2A, 132/2B, 132/3, 132/4, 133/3 sitauted at K.Hemmanahalli village, yelwala Hobli, Mysore Taluk totally an extent of 129 Acres 3 Guntas converted agricultural land into residential Layout by Mysore Urban Development Authority formed and developed by Deepa House Building Co-Operative Society Ltd.andbounded by**:-**

### East by : Road

### West by : Site No. 1380 & 1381

### North by : Site No. 1414

### South by : Site No. 1416

**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