AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 1st day of March Two Thousand and Twenty One **(01-03-2021)** by -----

**SMT. TRIVENI.M** (PAN No. AVTPT9195R, ADHAR NO. 7352 6125 6532)**,** aged about 42 years, W/o. Sri. Veeregowda.P.R, residing at No. 110, Doddapalya Village, Arakere Hobli, Shreerangapatna Taluk, Mandya. 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. PREETHAM.M** (PAN No. COGPP4196C, ADHAR NO. 9826 6705 9271)**,** aged about 28 years, S/o. Sri. Madhava Rao, residing at No. 17, 1st Cross, 1st Stage, Gangothri Layout, Mysore-570 009. 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. 328** and the Layout Known as **“SUVARNA NAGAR”** measuring **East to West : 9.00 mtrs., North to South : 12.00 mtrs. Totally measuring 108.00 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. 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 have been allotted to the vendor Smt. Triveni from Deepa HBCS on 04-08-2013 and the Sale Deed registered in favour of the vendor on 30-12-2014 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-08446/2014-15** of Book I stored at C.D.No. **MYWD-40**. and the vendor has got Possession Certificate on­­­­­­­­­­­­­­­ 30-12-2014, The vendor paid Khatha Transfer Fee of Rs.600/- vide Challan No. 1841 at Mysore Urban Development Authority and obtained Khatha Transfer Certificate vide No.ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ.NEW-**245**/2015-16. And the vendor obtained NOC (No Objection Certificate) from the said society on \_\_\_\_\_\_\_\_\_ 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.20,50,000/- (Rupees Twenty Lakh Fifty Thousand 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.

1. A sum **Rs.3,00,000/- (Rupees Three Lakh Only)** by way ofRTGS/NEFT vide UTR No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_dated 01-03-2021.
2. A sum **Rs.2,00,000/- (Rupees Two Lakh Only)** by way of Cash.

The balance sale Consideration of **Rs.15,50,000/- (Rupees Fifteen 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.

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. 328** and the Layout Known as **“SUVARNA NAGAR”** measuring **East to West : 9.00 mtrs., North to South : 12.00 mtrs. Totally measuring 108.00 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 : Site No. 329

### West by : Site No. 327

### North by : Site No. 305

### South by : 9.00 Mtrs Road

**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