AGREEMENT OF SALE

This Agreement of sale is made and executed on this the 1st day of June Two Thousand and Twenty Two **(01-06-2022)** by -----

**Sri. J.G.SADASHIVABHATTA (PAN NO. BLZPS6805E, AADHAAR NO. 7576 2959 7060)** aged about 62 years, S/o. Sri. G.Ganesh Rao, residing at No. 52, Brindavan extension 1st Stage, 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

**Sri. RAGHAVENDRA KUMAR M** (PAN No. AZMPM3409N, ADHAR NO. 7173 8941 6852)**,** aged about 37 years, S/o. Sri. Marappa,

**SMT. SMITHA.G.C** (PAN No. AQSPC2763L, ADHAR NO. 9819 5389 7773)**,** aged about 38 years, W/o. Sri. Raghavendra Kumar M, both are residing at No. 2248, 4B Cross, 5th Main, D block, Kanakadasa Nagara, Dattagalli, Mysore-570023 hereinafter called the “**PURCHASERS”** 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. **131**, carved out of converted land bearing Sy. No. 69/1,2, 71/1, 2, 3, 4 and 72 an extent of 12 Acres 34 Guntas measuring **East to West : 18.29 Mtrs, North to South : 12.19 Mtrs., totally measuring 222.95 Sq.Mtrs** and the Layout Known as **“SHANKARA NAGARA”** situated at Yadahalli village, Jayapura Hobli, Mysore Taluk formed and developed by Sri Gayathri House Building Co-Operative Society represented by its authorized signatory Sri. T. Shivaprakash. Morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was allotted to the Vendor Sri. J.G.SADASHIVA BHATTA from Sri Gayathri House Building Co-Operative Society on 29-10-2009, the Sale Deed has been registered at the office of the Sub-Registrar Mysore West Mysore as document No. MYW-1-15801/2008-09 of Book I stored at MYND-221 MYN-1-**14729**/2009-10 and the vendor has got possession certificate on 01-04-2010 and the vendor registered the khata in his favour by MUDA on 11-11-2011 vide No. 182, of Book 01 at page No. 47. And paid upto date tax to the concerned authorities. The scheduled property is the 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.56,00,000/- (Rupees Fifty Six Lakh only)**

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

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

1. A sum **Rs.1,00,000/- (Rupees One Lakh Only)** by way ofCheque No. **963218** dated **01-06-2022** drawn on **City Bank**
2. A sum **Rs.4,00,000/- (Rupees Four Lakh Only)** by way of Cash

The balance sale Consideration of **Rs.51,00,000/- (Rupees Fifty One 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 (Fourty 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.

The vendor has agreed to provide NOC for sale from society before registration.

SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property Site No. **131**, carved out of converted land bearing Sy. No. 69/1,2, 71/1, 2, 3, 4 and 72 an extent of 12 Acres 34 Guntas measuring **East to West : 18.29 Mtrs, North to South : 12.19 Mtrs., totally measuring 222.95 Sq.Mtrs** and the Layout Known as **“SHANKARA NAGARA”** situated at Yadahalli village, Jayapura Hobli, Mysore Taluk formed and developed by Sri Gayathri House Building Co-Operative Society represented by its authorized signatory Sri. T. Shivaprakashandbounded by**:-**

### East by : Road

### West by : Site No. 120

### North by : Site No. 130

### South by : Site No.132.

**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)**

(Sri. J.G.SADASHIVABHATTA)

**VENDOR**

**2)**

1RAGHAVENDRA KUMAR M

2 SMITHA.G.C

(PURCHASERS)