

SALE AGREEMENT

THIS AGREEMENT OF SALE executed at Chennai on this the **4th Day of JUNE 2019**

BETWEEN

Mr. A. SRINIVAS, S/o Mr. A.S.N. Murthy, Hindu, aged about 63 years, residing at GP-5, Venkata Sai Villa, M.J.Colony, Street No.5, Moulali, Hyderabad – 500 040, hereinafter called the “**VENDOR**” which term shall wherever the context so admits mean and include his legal heirs, executors, administrators, successors and assigns

AND

Mrs. K. JEYA LATHA, W/o Mr. M. Srinivasan, Hindu, aged about 43 years, residing at F4, Rams Maruthi Complex, No.24, Muthalamman Koil Street Extn, West Mambalam, Chennai – 600 033, herein after called the “**PURCHASER**” which term shall wherever the context so admits mean and include her legal heirs, executors, administrators, successors in interest and assigns.

WHEREAS that the vendor is the absolute owner and in possession of Two Bedroom flat in Second Floor, in Block 'C' of the Apartments called Regal Palm Gardens of an extent of 1185 sq., ft., together with 425 sq., ft., undivided share of land out of 239568 sq., ft., situate in Dr.Seetharam Nagar, Velachery, Chennai – 600 042, comprised in S.Nos.328/2, 327/1, 256/2, 325/1, 325/2 and 325/3 of No.137, Velachery Village, Mambalam Taluk, Chennai District, more fully particularly described in the schedule property hereunder. The same was purchased by the vendor from M/s.Standard Fire Works Ltd represented by its Director Mr.C.Subha Singh under a registered sale deed dated 06.06.2002 registered as Doc No.2415 of 2002 in the SRO Velachery.

AND ever since the date sale of the schedule mentioned property hereunder in his favour, the Vendor is in absolute possession and enjoyment of the same.

WHEREAS the Vendor offered to sell the schedule property hereunder to the Purchaser and the Purchaser has also agreed to purchase the schedule property hereunder free from all encumbrances.

NOW THIS AGREEMENT FOR SALE WITNESSETH as follows:

That in pursuance of the above said agreement and in consideration a sum of Rs.67,50,000/-(Rupees Sixty Seven Lakhs Fifty Thousand only), the Vendor and the Purchaser mutually agree to the following terms and conditions

The Vendor and the Purchaser mutually agree that the agreed sale consideration for the schedule property hereunder shall be the sum of Rs.67,50,000/-(Rupees Sixty Seven Lakhs Fifty Thousand only),

1) That the Purchaser paid a sum of Rs.1,00,000/- (Rupees One Lakh Only) to the vendor by way of fund transfer to the vendor's bank account on 10.05.2019 (Transaction ID: AXIR191306279974, Axis Bank, To A/c No. 00090153421 ICICI Bank)

The vendor admits, acknowledges the receipt of the said amount as advance.

2) That the purchaser paid a sum of Rs.42,687/- (Rupees Forty Two Thousand Five Hundred and Eighty Seven Only) to the sub registrar office on behalf of the vendor on 29.05.2019. Details of the same as follows: application No.S01LANDVV201905294527458, Transaction No. REG201905294252424

3) The purchaser paid a sum of Rs.12,07,313/-(Rupees Twelve Lakhs Seven Thousand Four Hundred and Thirteen Only) to the vendor's bank account by way of fund transfer from the purchaser's account on 06.06.2019 as further advance amount.

- 4) That the Purchaser shall pay the balance sale consideration of a sum of Rs.54,00,000/- (Rupees Fifty Four Lakhs Only) at the time of registration of the sale deed
- 5) The Vendor has this day handed over all the copies of title deeds and copies of parent documents relating to the schedule property hereunder to the Purchaser.
- 6) That the sale deed has to be prepared by the Purchaser at her cost the sale deed shall be executed and presented for registration by the Vendor on scrutiny and approval of the title of the Vendor and verification of original documents to the schedule property hereunder by the purchaser's advocate.
- 7) The Vendor declares that he is the absolute owner of the schedule property hereunder, having purchased same out of his own earnings. The vendor assures that there is no claim or attachment of the schedule property and the same is not offered as Collateral security for any purpose.
- 8) The Vendor further declares that there are no outstanding dues whatsoever payable to government, association or any other agency in connection with the schedule property by way of tax, maintenance charges etc.
- 9) Both the Vendor and Purchaser mutually agreed and covenant that the period fixed for completion of the transaction within 45 days from the date of this agreement.
- 10) The vendor and the Purchaser mutually agree that time will be the essence of the contract.
- 11) The Vendor also further agrees to pay all the dues payable by way of tax, etc that may fall due till the date of execution of the sale deed.
- 12) The vendor shall deliver the vacant possession of the schedule property hereunder with all fixtures to the purchaser at the time of execution of sale deed.
- 13) Both the Vendor and the Purchaser agreed not to commit any breach of terms and conditions as mentioned above in this agreement.
- 14) The court's in chennai shall have jurisdiction in case disputes arise under this agreement.

All that piece and parcel of Two Bedroom Flat situated at Second Floor, Door Number: B in Block 'C' (referred as C2B) alongwith one covered car parking "CeeDeeYes Regal Palm Garden" of an extent of 1185 sq., ft., together with 425 sq., ft., undivided share of land out of 239568 sq., ft., situated in Dr. Seetharam Nagar, Velachery, Chennai – 600 042, comprised in S.Nos.328/2, 327/1, 256/2, 325/1, 325/2 and 325/3 of No.137, Velachery Village, previously Mambalam-Guindy Taluk and presently Velachery Taluk, Chennai District, land being bounded on the

North by : S.No.249, 328/1 and 256/1

South by : S.No.324 and 326

East by : S.No.330 and 331

West by : S.No.329

Within the Sub Registration District of Velachery and Registration District of Chennai South.

IN WITNESS WHEREOF the above named **VENDOR** and the **PURCHASER** have set their hands to this document on the day, month and year first above written.

WITNESSES

1.

VENDOR

2.

PURCHASER