

LAND AGREEMENT

This LAND AGREEMENT is executed at **Bangalore** on this **9th day of May, 2025** by and between:

Mr. Ramesh Kumar,
S/o. Late S. Raghunathan,
#45, 3rd Main Road, Jayanagar 4th Block,
Bangalore 560011
(hereinafter called the **OWNER**)

AND

Mr. Parikshith Sivakumar,
S/o. Mr. S. Sivakumar,
Working at Amrita Vishwa Vidyapeetham, Bangalore Campus,
Permanent address: #120, 2nd Cross, HSR Layout, Sector 3, Bangalore 560102
(hereinafter called the **BUYER**)

The Owner sells the plot of land situated at **#22, 4th Cross, JP Nagar 7th Phase, Bangalore 560078** to the Buyer under the following terms:

1. **Sale Agreement Date:** This agreement is effective from **9th May 2025**.
2. **Total Sale Price:** Rs. **50,00,000/-** (Rupees Fifty Lakhs Only), to be paid in full at the time of registration.
3. **Payment Method:** The Buyer will pay the full sale amount by cheque no. **123456**, dated **09/05/2025**.
4. **Possession Transfer:** The Buyer will take possession of the land from **10th May 2025**.
5. **Title Deed:** The Owner will provide the Buyer with the title deed upon full payment.
6. **Stamp Duty and Registration Fees:** These costs will be borne by both parties equally.
7. **Boundary Survey:** The Owner guarantees that the boundaries of the land are correct and will provide a survey map.
8. **Clearance of Dues:** The Owner affirms that all dues related to property taxes, electricity bills, and water charges for the land have been cleared up to the date of transfer.
9. **Use of Land:** The Buyer can use the land for residential purposes and is prohibited from any commercial or industrial use without prior written consent.
10. **No Encumbrance:** The land is free from all encumbrances, claims, or legal disputes.
11. **Indemnity Clause:** The Owner will indemnify the Buyer against any future legal disputes regarding the ownership of the land.
12. **Dispute Resolution:** Any disputes arising under this agreement will be resolved under the jurisdiction of **Bangalore Civil Court**.
13. **Termination Clause:** In case the Buyer defaults on the payment, the agreement will be terminated, and the Owner reserves the right to re-sell the land.

14. **Transfer of Ownership:** The ownership will be officially transferred to the Buyer after the full payment and successful registration.
15. **Termination Notice:** Either party must provide a one-month notice to terminate the agreement.

WITNESSES:

1. **Mr. Arvind Narayan**, #12, 2nd Cross, Indiranagar, Bangalore 560038
2. **Ms. Nandini Iyer**, #5, 6th Main, Malleshwaram, Bangalore 560003

(Signatures)

Mr. Ramesh Kumar (OWNER)

Mr. Parikshith Sivakumar (BUYER)

ANNEXURE-I

Land Details:

Plot No. **#22, 4th Cross, JP Nagar 7th Phase, Bangalore 560078**

Size: **2400 sq. ft.** (Sixty feet frontage)

Legal Description: **Survey No. 123/1, 2nd Block, JP Nagar 7th Phase, Bangalore**