

LAND SALE AGREEMENT

This LAND SALE AGREEMENT is executed at Bangalore on this 4th day of May, 2025 by and between:

Mr. Arvind Reddy,
S/o. Mr. Ramachandra Reddy,
#21, 3rd Main, Jayanagar,
Bangalore 560041
(hereinafter called the **SELLER**)

AND

Mr. Hari Prakash,
S/o. Mr. Prakash Kumar,
#9, 2nd Cross, HSR Layout,
Bangalore 560102
(hereinafter called the **BUYER**)

The Seller agrees to sell the following land to the Buyer under the terms and conditions below:

1. Property Details:

- **Plot No.:** 56B
- **Survey Number:** 342/5A
- **Location:** Varthur, Bangalore East Taluk
- **Area:** 2,400 sq. ft.
- **Boundaries:** North - Road, South - Site No. 56C, East - Park, West - Site No. 56A
- **Registration Office:** Bangalore East Sub-Registrar
- **Sale Price:** ₹72,00,000
- **Advance Paid:** ₹10,00,000
- **Balance Payment:** ₹62,00,000 within 60 days from agreement date

2. Key Clauses:

- Seller affirms clear, marketable title and peaceful possession
- Buyer to register the land within 90 days
- All taxes till date of registration shall be borne by Seller

- Buyer to bear registration and stamp duty charges
- Disputes shall fall under jurisdiction of Bangalore civil court

Both parties affirm their competency and willingness to execute this sale.

ANNEXURE-I

Supporting Property Documents:

- Copy of Survey Map and RTC
- Encumbrance Certificate (EC)
- Latest Property Tax Receipt
- Aadhaar Copies of Buyer and Seller

WITNESSES

1. Mr. Manjunath R, #18, 5th Main, Whitefield, Bangalore – 560066
2. Ms. Leela Varma, #3, 1st Cross, JP Nagar, Bangalore – 560078

(Signatures)

Mr. Arvind Reddy (SELLER)

Mr. Hari Prakash (BUYER)