



सत्यमेव जयते

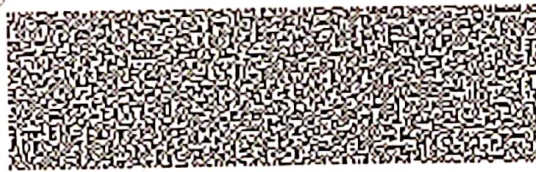
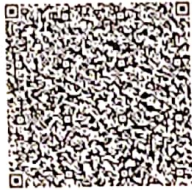
INDIA NON JUDICIAL

Government of Karnataka

Rs. 10,000

e-Stamp

Certificate No.	: IN-KA23446127737628V
Certificate Issued Date	: 25-Oct-2023 02:55 PM
Account Reference	: NONACC (FI)/ kagcs108/ JAYANAGAR/ KA-JY
Unique Doc. Reference	: SUBIN-KAKAGCSL0817313412703508V
Purchased by	: DILIP KUMAR YADAV
Description of Document	: Article 5 Agreement relating to Sale of Immoveable property
Description	: AGREEMENT OF SALE
Consideration Price (Rs.)	: 1,00,00,000 (One Crore only)
First Party	: RAVIKIRAN N
Second Party	: DILIP KUMAR YADAV
Stamp Duty Paid By	: DILIP KUMAR YADAV
Stamp Duty Amount(Rs.)	: 10,000 (Ten Thousand only)



Please write or type below this line

Ravikiran N

Dilip Kumar Yadav

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority



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AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS EXECUTED ON THIS THE 27TH DAY OF OCTOBER, TWO THOUSAND TWENTY THREE (27/10/2023), BANGALORE.

BETWEEN

MR. RAVIKIRAN N,
S/o.Mr.D B Nagaraj,
Aged about 34 years,
(PAN NO. BCNPR5226D).
(AADHAR NO.695513607076).

Residing at No.93, 1st Floor, 5th Cross, Balaji Nagar, BSK 3rd stage, Bangalore-566085.

(Hereinafter referred to as the "**VENDOR/FIRST PARTY**", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

AND

MR. DILIP KUMAR YADAV,
S/o.Mr. Jayakumar G,
Aged about 33 years,
(PAN NO. AGPPY6189F).
(AADHAR NO.595141358122).

Residing at No.3, 17th Cross, Rajiv Gandhi nagar, (Near B Best school) Laggere. Bangalore-560058.

(Hereinafter referred to as the "**PURCHASER/SECOND PARTY**", which expression shall, wherever the context so requires or admits, mean, and include his successors-in-title and assigns)


VENDOR


PURCHASER

WITNESSES AS FOLLOWS:

WHEREAS the VENDOR is the absolute Owner of immovable House property bearing Municipal No.232/184/1879/1904/33/2A, measuring East to West 40 ft. and North to South 30 ft. situated at Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk, more fully described in the Schedule hereunder in this agreement and hereinafter called as the 'Schedule Property'.

WHEREAS, the VENDOR is the absolute owner and he has acquired the Schedule Property from his previous VENDOR Mr.Samuel Ponnai I vide Sale Deed dated:13/03/2018 registered as Document No.YPR-1-08931-2017-18, In the office of the Sub Registrar, Rajajinagar (Yeshwanthpur), Bangalore.

WHEREAS subsequently the VENDOR herein has got the Katha transferred in his favor and has been paying the taxes regularly for the Schedule Property.

WHEREAS, the VENDOR herein has decided to sell the Schedule property in view of which the PURCHASER accepted the offer based on the following representations made by the VENDOR: -

- (a) That VENDOR is the sole and absolute owner of the Schedule Property and that they have acquired the Schedule Property from and out of his self-earned income and that the Schedule Property or any part thereof does not constitute any HUF Property and his/her title thereto is good, marketable, and subsisting and no one else has any right, title, interest or share therein.
- (b) That the Schedule Property is not subject to any encumbrances, attachments, Court or acquisition proceedings or charges of any kind.


VENDOR


PURCHASER

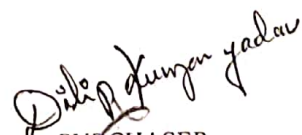
- (c) That VENDOR has not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else and has not executed any Power of Attorney in favor of any person/s to deal with the Schedule Property.
- (d) That VENDOR is in possession and enjoyment of the Schedule Property.
- (e) That the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property.
- (f) That VENDOR has paid the land revenue, taxes, water bills, electricity bills, cesses and other statutory charges up to date with regard to the Schedule Property.
- (g) That there is no impediment for VENDOR to acquire or hold or to sell the Schedule Property under any law.
- (h) That the VENDOR has not created any third-party claims with regard to the Schedule Property or any part thereof pursuant to the VENDOR having created rights in favour of the VENDOR.

Based on the aforesaid representations, the PURCHASER has agreed to purchase the Schedule Property and the Party is desirous of reducing the terms agreed into writing.

NOW THIS AGREEMENT OF SALE WITNESSES AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the price hereby agreed and the advance paid, VENDOR hereby agrees to sell, and the PURCHASER hereby agrees to purchase, all that piece and parcel of lands more fully set out in Schedule Property built on Schedule Property, subject to the following terms and conditions:


VENDOR


PURCHASER

1) SALE PRICE:

- 1.1) The total sale consideration price payable by the PURCHASER to VENDOR for the Schedule Property shall be **Rs.1,00,00,000/- (Rupees One Crore Only)**
- 1.2) **Rs.20,00,000/- (Rupees Twenty Lakhs Only)**, paid to the VENDOR vide Cheque No. "516515" dated: 27/10/2023 from HSBC Bank.
- 1.3) The Balance amount due i.e., **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** shall be payable by the PURCHASER to VENDOR which is inclusive of applicable TDS on the day of registration of the Sale Deed.
- 1.4) The VENDOR and PURCHASER hereby agree that as per the latest rules, the TDS shall be deducted as to the value i.e. Government Value or Sale Value whichever is higher, if it comes above Rs.50,00,000/-.

2) TIME FOR COMPLETION:

- 2.1) The sale shall be completed within 90 days from the date of execution of this Agreement of Sale, subject to VENDOR having complied with all his obligations set out here in this agreement.
- 2.2) In case of any delay in complying with the obligations set out here in this Agreement by the either of the Party, the time for completion shall stand extended at the option of the other Party.

3) VENDOR OBLIGATIONS:

- 3.1) VENDOR shall make out and convey a clear, marketable, and subsisting title in regard to the Schedule Property to the PURCHASER.


VENDOR


PURCHASER

3.2) The sale of the Schedule Property shall be free from all encumbrances, attachments, Court or acquisition proceedings or charges of any kind.

3.3) VENDOR shall pay all rates, taxes, and cesses with regard to the Schedule Property up to the date of sale.

3.4) VENDOR shall provide the Latest Katha before registration of the Sale Deed.

4) TITLE DEEDS:

VENDOR shall deliver the original title deed and documents relating to the Schedule Property to the PURCHASER at the time of execution of the Sale Deed.

5) POSSESSION:

VENDOR shall deliver possession of the Schedule Property to the PURCHASER on the date of execution of Deed.

6) EXPENSES:

6.1) The Stamp Duty, Registration Charges, prevailing at the time of registration of Sale Deed, legal expenses and all other miscellaneous and incidental expenses for execution and registration of Sale Deed including the Stamp Duty and Registration Fee to be borne by the PURCHASER.

6.2) The cost of making out a good and marketable title with all requisite sanctions including Khata, up to date tax paid receipt and other clearances if any, shall be borne by VENDOR.


VENDOR


PURCHASER

7) CONSEQUENCES OF BREACH:

7.1) In the event of either parties to this Agreement committing breach, the aggrieved party shall be entitled to enforce specific performance of this contract and recover all costs, expenses and losses incurred by the aggrieved party, as a consequence of such breach from the party committing breach.


7.2) Without prejudice to the right of specific performance, the PURCHASERS, in case of the breach by VENDOR, shall be entitled to terminate this Agreement and on such termination, VENDOR shall refund the amounts received till that date to the PURCHASERS within 15 days with an additional damages of Rs.20,00,000/- (Rupees Twenty Lakhs Only) and only after the said amounts are received by the PURCHASER, VENDOR shall be entitled to deal with the Schedule Property.

7.3) In the event either party to this agreement not coming forward to execute or register the sale deed, it shall be deemed as cancellation from the party. In such a case the other party shall be abide by the cancellation terms of this agreement or agreement shall be extended for such period as such party deem fit for the purpose.

: SCHEDULE PROPERTY:

All that piece and parcel of the immovable House property bearing Municipal No.232/184/1879/1904/33/2A, measuring East to West 40 ft. and North to South 30 ft. situated at Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk and bounded on the:


VENDOR


PURCHASER

East by :15 ft. Road

West by: Private Property

North by: Property No.3

South by: Property No.1

The Statutory particulars required to be stated other than those already hereinabove stated as follows:

The site area is 1200 sq.ft., the Plinth area of the structure i.e., 1050 square feet residential house in Ground Floor and 650 square feet residential house in First Floor in total which consists of 17 squares of RCC roofed house with all civic amenities available therein, mosaic flooring, bricks and cement, jungle wood used for windows, doors, and teak wood or main doors and with electricity and water supply.



VENDOR


PURCHASER

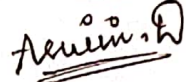
IN WITNESS WHEREOF, the PARTIES have executed this AGREEMENT OF SALE in the presence of the Witnesses attesting hereunder:

WITNESSES:

1)


27/10/2023
VENDOR

Name: ASWATH.D

Signature: 

Address:

#93 First floor, 5th cross
Balaji Layout, BSK-3rd stage
Bangalore- 560085

2)


PURCHASER

Name: Varuki. J

Signature: J. Varuki

Address:

#3, 1st cross Rajiv Gandhi
Nagar, Laggere, Bangalore-560058


VENDOR


PURCHASER





