

SALE AGREEMENT

THIS AGREEMENT OF SALE is made and executed on this the **22nd day of JUN, Two Thousand Twenty Five (22-06-2025)**, at Bangalore City.

Contd...

: 2 :

- BY :**
- 1. Smt. VARALAKSHMI.K**
Aged about 44 years,
W/o. Sri. Kalai Murthy.K
Aadhaar No.3639 2642 8346
PAN No : ARJPV7369M.
 - 2. Sri. KALAI MURTHY.K**
Aged about 50 years,
S/o. Sri. Kolendha Vel,
Aadhaar No.2095 5978 4782,
PAN No : CPAPK6864R.
Both residing at No.96, 1st Main Road, Parwathipura,
V.V. Puram, Bangalore – 560 004.

Hereinafter called the “**VENDORS**” which expression shall wherever the context so admits so requires, shall mean and include all their heirs, executors, legal representatives, successors, assigns, etc., of the Other part :

IN FAVOUR OF :

Smt. CHAYADEVI,
Aged about 77 years,
W/o. Sri. Venkataramanappa,
Residing at No.114/2, 9th Cross, 3rd Main
Adarsha Nagara, Chamarajpet, Bangalore – 560 018.
Aadhaar No: 5564 5153 8459,
PAN No : BJNPC3537R.

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Hereinafter called the **"PURCHASER"** which expression shall wherever the context so admits so requires, shall mean and include all her heirs, executors, legal representatives, successors, assigns, etc., of the Other part :

Whereas the Vendors are the sole and absolute owners of **Residential property bearing New No.73/2, Old No. 1/2b, Municipal No. 90/1, then No. 11, situated at Vittal Nagar, Karithimmanahalli, Bangalore, comes under the Jurisdiction of Bangalore Mahanagara Palike, Ward No.141, PID No.45-16-73/2, measuring East to West : Eastern Side 43-0 Feet, Western Side 40-0 Feet, North to South : Northern Side 26-0 Feet, Southern Side 32-0 Feet, Totally measuring 1203 ½ Square Feet, morefully described in the Schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'** having purchased jointly from Sri. Sridhar Rao.C.G by way of Absolute Sale deed registered as Document No.7255/2012-13, of Book-I, compiled in C.D. No.CMPD75, Registered in the office of the Sub-Registrar, Basavanagudi (Chamarajpet), Bangalore, on dt : 01-02-2013.

Whereas the Katha of the Schedule Property is transferred in the joint names of Vendors in the records of Bruhat Bangalore Mahanagara Palike and they are paying taxes to the concerned authority.

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Since the date of acquisition, the Vendors is in peaceful possession and enjoyment of the schedule property, exercising all acts of lawful ownership, right, title and interest therein without any kind of let or hindrance from anybody whomsoever and in any manner whatsoever.

Whereas the Vendors are in need of money to invest the proceeds elsewhere for their benefit and as such the Vendors have offered and agreed to sell the schedule property to the Purchaser making the following representations.

1. That the Vendors are the owners of the Schedule Property and that no one has any title, interest or share therein.
2. That the schedule property is not subject to any attachments, litigation or other encumbrances.
3. That they have not entered into any kind of agreement of sale, memorandum of understanding or arrangement to transfer the Schedule Property except the one with the present Purchaser/s.
4. That the Schedule Property is having a clear and marketable title and acting on the said representations, the Purchaser/s has agreed to purchase the Schedule Property on the following terms and conditions :

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I. SALE PRICE :

- a. The sale price is fixed and settled at **Rs.94,00,000/- (Rupees Ninty Four Lakhs Only).**
- b. The Purchaser has this day paid an advance of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** to the vendors by way of Cash.
- c. The balance sale consideration of **Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only)** shall be paid at the time of registration of this sale deed.

II. TIME FOR COMPLETION OF SALE :

The sale transaction shall be completed after the within **03 (Three) months** from the date of this agreement.

III. TITLE / VENDORS OBLIGATION :

- a. The Vendors shall make out a good, clear marketable, title to the schedule property at his cost.
- b. The sale of the Schedule Property shall be free from all kinds of encumbrances, court cases, litigations, attachments, acquisition, charges, liabilities of any kind and all the outgoing liabilities, claims, takes, charges, etc., shall be cleared and paid by the VENDORS only till the registration of the sale deed.

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- c. The Vendors has this day handed over all the Photostat copies of the original title deeds of the schedule property to the purchaser.

IV. POSSESSION :

The Vendors shall handover the physical possession of the Schedule Property on day of registration of Sale deed.

V. EXPENSES :

The Purchaser shall bear the cost of stamp duty, registration charges and other incidental expenses on registration.

VI. NOMINATION :

The Vendors shall execute the sale deed either in the name of the Purchaser or his nominee/s on the same terms.

VII. CLEARANCE ETC.:

The Vendors shall obtain the following clearances required under the law to complete the sale :

- a) All the title deeds
- b) Upto date encumbrance certificate
- c) Katha Certificate in the name of the Vendors
- d) Upto date Tax paid receipt
- e) Katha Extract

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VIII. BREACH :

It is agreed between the Parties that they will specifically perform their part or contract as per law. If the Vendors committing breach of obligation, the Purchaser shall be entitled to specific performance and have got right to get register the Sale Deed from the Court of Law.

If the Purchaser committing breach, the Vendors shall be entitled to specific performance and recovery of balance sale consideration from the Purchaser through the Court of Law.

SCHEDULE PROPERTY

All that piece and parcel of the Residential property bearing New No.73/2, Old No. 1/2b, Municipal No. 90/1, then No. 11, situated at Vittal Nagar, Karithimmanahalli, Bangalore, comes under the Jurisdiction of Bangalore Mahanagara Palike, Ward No.141, PID No.45-16-73/2, New BBMP E.P.I.D. No. 1718664520.

Measuring:

East to West	:	Eastern Side 43-0 Feet, Western Side 40-0 Feet,
North to South	:	Northern Side 26-0 Feet, Southern Side 32-0 Feet,
Totally measuring	:	1203 ½ Square Feet,

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Bounded on :

East by	:	Road,
West by	:	Property No.10,
North by	:	Property No.1,
South by	:	Road.

BUILDING DESCRIPTION : Building constructed on the schedule property with plinth area of **900 square feet (Ground floor 600 square feet and First floor 300 square feet)** with R.C.C. Roofing, walls built with brick in cement mortar, Vitrified Flooring, Jungle Wood used for doors and Steel windows, with all civic amenities provided.

In witness whereof, the Vendors and Purchaser have affixed their signature, to this agreement to sell on the day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1.

(VARALAKSHMI.K)

(KALAI MURTHY.K)
VENDORS

2.

(CHAYADEVI)
PURCHASER