

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ಸೌಕರದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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(GST EXTRA)

### AGREEMENT OF SALE

This Agreement of Sale is made and entered into on this **9th day of September, 2022** at Bangalore City.

#### **BETWEEN:**

**Mr. SHANTILAL**

Aged about 52 years,  
S/o. Sampath Raj  
residing at No.111/C,  
Krishnappa Compound  
Lalbagh Road, Bangalore 560 027.  
Aadhar # 6146 2342 0745

Hereinafter referred to as the **VENDOR** (which expression shall mean and include his heirs legal representatives, administrators, assigns etc, wherever the context so requires) of the **ONE PART;**

#### **AND:**

**Mr. SURYA PRAKASH SHARMA**

Aged about 58 years,  
S/o. Ghanshyam Das  
residing at No.1/355, Vardan Khand  
Gomtinagar Extension  
Behind Vardan Park,  
Gomtinagar Extension,  
Gomtinagar, Lucknow,  
Uttar Pradesh 226010.  
Aadhar #3749 8772 6714

*Shantilal*

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Hereinafter referred to as the **PURCHASER** (which expression shall mean and include his heirs, legal representatives, administrators, assigns etc, wherever the context so requires) of the **OTHER PART**;

- I. WHEREAS, the vendor is the sole and absolute owner of the immovable residential property bearing Sy.No.38/5A situated at Mahimapura Village, Thymagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, measuring 1 acre 13 guntas, out of which vendor formed a layout in the said land.
- II. WHEREAS the Vendor got the schedule property through Registered Sale Deed which registered as document No.10450/2012-13, dated 12.12.2012, registered in the office of the Sub-Registrar, Nelamangala executed by Mr. Venkataiah, S/o. Late. Narasaiah and their family members.
- II. WHEREAS the katha and other documents of the scheduled property is transferred in the name of vendor, vendor hereby agreed to get transfer the all the documents in his name before registration, against clearance of all the legal documents in the name of vendor, purchaser agreed to get registration of the schedule property without fail.



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IV. WHEREAS, the Vendor are need of urgent funds to meet his family legal necessities has offered to sell the Schedule Property to the PURCHASER and the PURCHASER has also agreed to purchase the same free from all encumbrances on the following terms and conditions.

**NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS :**

1. The sale price of the Schedule Property shall be fixed for 1500 sq.ft. at Rs.600/- per sft. property shall be at Rs.9,00,000/- (Rupees Nine lakhs only) for which the vendor and PURCHASER duly agreed.
2. That in consideration of the above said sum of Rs.9,00,000/- (Rupees Nine lakhs only) and the PURCHASER has paid the advance amount of Rs.1,00,000/- (Rupees One lakhs only) i.e. Rs.25,000/- through online transfer vide Ref.No.SBILT0909202212174172S787 dated 09.09.2022 and Rs.75,000/- paid by cheque No.460361 of State Bank of India, Lucknow Branch, Uttar Pradesh dated 09.09.2022 before the undersigned witnesses. Thus, the Vendors hereby duly acknowledges the receipt of a sum of Rs.1,00,000/-

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(Rupees One lakhs only) from the PURCHASER in the aforesaid manner before the undersigned witnesses on this day.

3. The balance of sale price of **Rs.8,00,000/- (Rupees Eight lakhs only)**, shall be payable at the time of execution and registration of proper sale deed/s within **three months** time from the date of this agreement without fail.
4. The vendor has handed over the xerox copies of all the documents of title to the PURCHASER and the originals of the same shall be handed over at the time of execution and registration of proper sale deed.
5. The vendor shall execute property sale deed/s either in favour of the Purchaser or their nominee/s as desired by the Purchaser .
6. Whereas the vendor agreed to clear the upto date taxes in respect of the schedule property before registration of the schedule property without fail.
7. The stamp duty and registration expenses shall be exclusively borne by the PURCHASER or his nominee/s as the case may be.

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8. The vendor assures the PURCHASER that he shall hand over all the necessary original documents, other necessary documents at the time of registration of Sale Deed without fail to the Purchaser .
9. In the event of breach of terms by either of the parties, the aggrieved party is at liberty to enforce the terms of this agreement specifically under the provisions of specific relief act as well as transfer of property act.

#### SCHEDULE

All that piece and parcel of immovable residential property Sy.No.38/5A situated at Mahimapura Village, Thymagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, measuring 1 acre 13 guntas, out of which **vacant site No.42, measuring 30 x 50 feet in all totally measuring 1500 sq.ft,** together with all rights, appurtances whatsoever whether underneath or above the surface and bounded on the:

Shamila



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EAST BY : Road  
WEST BY : Remaining portion of same land  
NORTH BY: Site No.41  
SOUTH BY: Site No.43

IN WITNESS WHEREOF, the VENDOR and the PURCHASER have affixed their respective signatures to this Agreement of Sale on the day, month and year first above written before the undersigned witnesses.

**WITNESSES:**

1) ಶಾಂತಿಲಾಲ್  
ಕಂದ, ಶಿಬರಾಜ  
ದೇವೇಗೌಡ.

Shantilal  
(Mr. SHANTILAL)  
VENDOR

2) Ramu.  
S/-7. PUTTAIAH.  
MAHIMAPURA

(Mr. SURYA PRAKASH SHARMA)  
PURCHASER