सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	IN-KA72441813373671T
Certificate Issued Date	:	06-Dec-2021 03:06 PM
Account Reference	:	NONACC (FI)/ kacrsfl08/ KORAMANGALA7/ KA-BA
Unique Doc. Reference	:	SUBIN-KAKACRSFL08928654914160327
Purchased by	:	Anthony Joseph
Description of Document	:	Article 5 Agreement relating to Sale of Immoveable property
Description	:	Sale Agreement
Consideration Price (Rs.)	:	49,90,000 (Forty Nine Lakh Ninety Thousand only)
First Party	:	Gopal
Second Party	:	Anthony Joseph
Stamp Duty Paid By	:	Anthony Joseph
Stamp Duty Amount(Rs.)	:	4,990 (Four Thousand Nine Hundred And Ninety only)

Please write or type below this line

MGopal

Statutory Alert

1. The authenticity of this Stamp can 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 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.

372

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 2/-

ಮ : t

AGREEMENT OF SALE

THIS AGREEMT FOR SALE is made and executed on this theof 26th **of October 2021** at Bangalore BETWEEN:

BY.

Mr. GOPALA alias M GOPALAPPA
S/o Muniyappa alias Mise Muniyappa
Aged about 48 Years
PAN - AVEPG3261C
UID - 5395 1334 9541

Residing at 273 E Sampige Nagara,Kammasandra Village,Attbele Hobli,Anekal Taluk,Bangalore

Hereinafter referred to as the **"VENDOR"** which term shall wherever the context so applies shall include his legal heirs, assigns, successors, executors, administrators and legal representatives of the FIRST PART

AND

Mr.ANTONY JOSEPH
S/o Samsonlegen
Aged about 28 Years
PAN - AWSPJ4514C
UID - 4843 5857 6243

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 2/-

ಪು : t

Residing at No.121 ,V Max Rosebay Apartment ,14th Cross,Ananth Nagar ,Eletronic City Phase -2 ,Bangalore -560100

Hereinafter called the **PURCHASER,** which term shall wherever the context so applies shall include his/her/their assigns, successors, executors, administrators, heirs and legal representatives of the SECOND PART:

WITNESSETH:

A) **WHEREAS,** the Vendor is the absolute Owner in peaceful possession and enjoyment of property **Flat no.119 ,** situated at **1st floor** with Super Built up area of **1026 Square feet**along with one reserved car parking space in the Basement/ground floor, which is more fully described in the Schedule 'C' hereunder, constructed on Schedule 'A' Property along with **350 square feet** of undivided share, right, title in the schedule 'A' Property, which is more fully described in Schedule 'B' Property, Residential project named as **VMAKS ROSEBAY** built on convert land Property Sy,No.12/3 situated at KAMMASANDRA Village, ATTIBELE HOBLI, ANEKAL TALUK, BANGALURU Urban District which is referred to as Schedule A Property hereunder .

B) WHEREAS, Schedule B and C Property was acquired by the Vendor via Registered Release deed executed by Sri.Muniyappa S/o Meese Muniyappa Dated 25.03.2021 which is registered as Document Number 8101/2020-21 and the same is registered at The Sub Registrar Attibele Bangalore .

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 2/-

ಪು : t

C) WHEREAS the Schedule C property is assessed by CMC Hebbagodi bearing CMC **Katha No.4271/12/3/FF/119** and the Vendor is paying the property tax of Schedule C property as owner thereof. **The Schedule B and C property is the ancestral property of the Vendor herein.**

D) **NOW THIS AGREEMENT OF SALE WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:-**

E) WHEREAS the Vendor in order to take benefit of the property and utilize the funds for his family necessity, is desirous of disposing off Schedule-B and Schedule – C property in favour of the aforesaid PURCHASER for a total sale consideration of **Rs.49,90,000 /- (Rupees Forty Nine Lakhs Ninety Thousand Only**) and the PURCHASER herein has accepted to purchase the Schedule property for the total sale consideration of **Rs.49,90,000 /- (Rupees Forty Nine Lakhs Ninety Thousand Only).**

F) WHEREAS the Purchaser had Paid an advance Amount of Rs.5,00,000/-(Rupees Five Lakhs Only) paid via .....bearing reference number ..... through ..... Bank Dated .....

G) Whereas ,Purchaser has to Pay Balance Sale Consideration of Rs.44,90,000/-(Rupees Forty Four LakhsNinety Thousand Only) at the time of Registration of Sale Deed.

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 2/-

ಪು : 1

H) Whereas, It is agreed between both the parties that Registration of the property within 60 days from date of Agreement.

I) Whereas, Vendor has assured that Schedule B and C property is free from encumbrance, litigation, acquisition proceedings, and that no other party has any right, title or interest over the same which may prevent them from transferring this schedule property to Purchaser for which Purchaser need to pay sale consideration in the below mentioned manner.

J) If a good and marketable title is not made out or the Schedule Property is found to be subject to any encumbrances, attachments or charges or other claims or demands, the Purchaser shall be at liberty to rescind this agreement and the Vendor shall in that event and on demand by the Purchaser refund the said advance of **Rs 5,00,000/- (Rupees FiveLakhs)** and all other amounts received under this agreement.

F] And WHEREAS, the parties hereto decided to have the mutually agreed terms and conditions reduced to writing under this agreement as further:

1) The SELLER has put the PURCHASER in actual vacant possession of the Schedule B & C Property more fully described in the Schedule C hereto on the day of registration of Sale Deed.

2) The SELLER further undertakes to indemnify the PURCHASER against any claims and demands from any persons or authority against the schedule B & C Property.

3) The SELLER assures the PURCHASER that the Schedule B & C Property is hisancestral property and none of their family members have any

MGP01

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 2/-

ಪು : t

right, title or interest over the same and is free from any court attachments, minors claim, maintenance claim, charge, lien, lease etc.,

4) The Parties hereto agree that all the expenses in connection with the registration of the sale deed such as legal expenses, stamp duty, registration etc., shall be borne by the PURCHASER.

5) The Seller herein has handed over all the original documents, deeds available with them with regard to the Schedule B & C Property to the PURCHASER.

6) The Seller has paid / shall pay the property tax and other statutory dues, if any until the date of registration of the sale deed in favor of the PURCHASER and thereafter the PURCHASER shall pay the same if any.

7) Seller assures the PURCHASER that the original document of the flat including the Sale deed and revenuedocuments like Khata, Property Tax Receipts as well as BMRDA approved plan copy and all other related documents pertaining VMAKSROSEBAYwill be handed over after completion of registration formalities of Flat.

8) The Present Market value of the Schedule B & C property is **Rs.49,90,000 /- (Rupees Forty Nine Lakhs Ninety Thousand Only)**

SCHEDULE A PROPERTY

All that piece and parcel of the converted land bearing Sy.no.12/3 ,Measuring 1 Acre 04 Guntas situated at Kammasandra Village ,Attibele Hobli ,Anekal Taluk ,Bangalore District and bounded on the :

East : Property of K.M.Muniyappa

West by : Road

North by : Property of Chikkamuniswamy

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 2/-

ಮ : t

South by : Land belongs to Sri.H.M.Muniyappa.

SCHEDULE – B PROPERTY

All that piece and parcel of **350 Sq. feet**, undivided right title and interest in the Super Built-up Area constructed in the Schedule 'A' Property along with proportionate rights in common area, amenities, and car parking.

SCHEDULE – C APARTMENT

Apartment No.**119** on First Floor, measuring **1026** square feet super built up area in the building apartment named as **VMAKS ROSEBAY**theconstructed on Schedule- A Property with the Tiled floors, ceiling and walls between units jointly belonging to such apartment's owner's equality, including share of common area with one covered car parking area .

IN WITNESS WHEREOF, we the above named have signed and executed this agreement of sale on the day, month and year first above mentioned.

WITNESSES:

1.

2.

SELLER

PURCHASER