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20-21

ಈ ದಸ್ತಾವೇಜು.....//.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ I H 884
2020-21

THIS AGREEMENT OF SALE executed on the Fifteenth day of February, Two Thousand Twenty-One (15.02.2021):

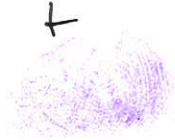
BETWEEN :

1. Mrs. GOWRAMMA,
Aged about 68 years,
W/o Late Maddappa S/o Late Venkataramanappa,
2. Mr. PRAKASH
Aged about 44 years
S/o Late Maddappa S/o Late Venkataramanappa,
(For his and his Minor Child Monisha aged about 16 years)
3. Mr. P. SOMASHEKAR
Aged about 18 years
S/o Prakash
4. Mr. MADHU
Aged about 41 years
S/o Late Maddappa S/o Late Venkataramanappa,
(for his and his Minor Child M. Shilpa aged about 12 years)
5. Mrs. MANJULA
Aged about 35 years
D/o Late Maddappa S/o Late Venkataramanappa,

All are residing at Ittanguru Village, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District.

(hereinafter referred to as the "VENDORS", which expression shall, wherever the context so requires or admits, mean and include, their respective heirs executors, administrators and assigns);


Somashekar P

Madhu M

Gowramma

Manjula

For TATTVA VENTURES


Partner

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AND :

M/s. TATTVAM VENTURES,
A registered Partnership Firm
Having its office at No. 9/2-1,
Madras Bank Road,
Bengaluru - 560 001,
PAN No.: AAQFT1885Q
Represented by its Managing Partner
Mr. Y.A. Hari Kishore

(hereinafter referred to as the "PURCHASER", which expression shall, wherever the context so requires or admits, mean and include, his heirs executors, administrators and assigns);

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendors are the absolute owners of all that portion of land bearing Survey No.9/2 (old Sy No. 9/2) measuring $1\frac{3}{4}$ Guntas (out of 7 Guntas), situated at Ittanguru Village, Sarjapura Hobli, Anekal Taluk, which are more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY";

II. WHEREAS the Vendors are in need of funds meet their family and legal necessities and decided jointly to dispose off the Schedule Property and have offered to sell the same to the Purchaser herein, making the following representations:-

- (a) that the Vendors are the absolute owner of the Schedule Property and that their title is good, marketable and subsisting and none 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;

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ಮ ಮಂಗುಡಾ

For TATTVAM VENTURES
Partner

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- (c) that there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act;
- (d) that they have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;
- (e) that they are in possession and enjoyment and personal occupation of the Schedule Property;

based on the said representations, the Purchaser has agreed to purchase the Schedule Property; and the Parties are desirous of reducing the terms agreed into writing;

III. 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, the Vendors hereby agree to sell and the Purchaser hereby agrees to purchase, all that portion of land bearing Survey No.9/2 (old Sy No. 9/2) measuring $1\frac{3}{4}$ Guntas (out of 7 Guntas), situated at Ittanguru Village, Sarjapura Hobli, Anekal Taluk, which are more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY", subject to the following terms and conditions:-

1) SALE PRICE:

1.1) The price payable by the Purchaser to the Vendors for the Schedule Property shall be Rs.9,50,000/= (Rupees Nine Lakhs Fifty Thousand Only);

1.2) The Purchaser has paid the entire sale price of Rs.9,50,000/= (Rupees Nine Lakhs Fifty Thousand Only) to the Vendors; as under:-

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Somashekara.P. +
Mudali.H.1 +
Gauramma
M. Mariguda

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(a) Rs.4,25,000/= (Rupees Four Lakhs Twenty-Five Thousand Only) to PRAKASH, through Cheque No. 209087, drawn on Axis Bank Ltd, Cunningham Road Branch, Bangalore.

(b) Rs.4,25,000/= (Rupees Four Lakhs Twenty-Five Thousand Only) to MADHU, through Cheque No. 209088, drawn on Axis Bank Ltd, Cunningham Road Branch, Bangalore.
C) Rs. 1.00,000/ (Rupees one lakh only) to GOVINDAN MA THIRUHAN, through Cheque No. 209089, drawn on AXIS Bank. the receipt of which the Vendors, hereby accept and acknowledge as full and final settlement of the sale price;

2) TIME FOR COMPLETION:

In view of the entire sale price paid by the Purchaser, the time for completion is not the essence of the contract as far as the Purchaser is concerned and the Vendors shall come forward and execute the Sale Deed in favour of the Purchaser or his nominees as and when called by the Purchaser on the same terms;

3) TITLE/VENDOR'S OBLIGATIONS:

3.1) The Vendors shall make out and convey a good, marketable and subsisting title in regard to the Schedule Property to the Purchaser;

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

3.3) The Vendors shall pay all rates, taxes and cesses in regard to the Schedule Property upto date of sale;

4) TITLE DEEDS:

The Vendors shall deliver the Original title deeds relating to the Schedule Property to the Purchaser at the time of execution of the Deed of Sale;

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Somashekara P
+
M Govindanna
+
M 4
M Mangula

For TATKAM VENTURES
Partner

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5) POSSESSION:

The Vendors shall deliver vacant possession of the Schedule Property to the Purchaser on the date of execution of Deed of Sale;

6) EXPENSES:

6.1) The expenses relating to Stamp Duty and registration charges in regard to the Deed of Conveyance shall be borne by the Purchaser;

6.2) The cost of making out a good and marketable title with all requisite sanctions and clearances shall be borne by the Vendors;

7) NOMINATION:

The Vendor shall execute a Deed of Sale in regard to the Schedule Property either in favour of the Purchaser and/or his nominee/s as required by the Purchaser on the same terms;

8) CONSEQUENCES OF BREACH:

8.1) In the event of the Vendors to this Agreement Committing breach, the Purchaser shall be entitled to enforce specific performance of this contract and also recover costs, expenses and losses, incurred by the Purchaser as a consequence of breach and on such breach from the Vendors committing breach;

8.2) In view of the payment of the entire sale price by the Purchaser, the question of committing breach on the part of the Purchaser does not arise and that the Vendors shall

Signature of Vendor
Somashekara P
Mudali A
Gouramma
Narayana

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convey the Schedule Property and execute the Sale Deed in favour of the Purchaser or his nominees, as and when the Purchaser called;

SCHEDULE PROPERTY

All that portion of Undeveloped Converted land bearing Survey No. 9/4 (old Sy. No. 9/2) measuring 1 ³/₄ Gunta (out of 7 Guntas), Converted Vide Official Memorandum dated: 20.06.2014, bearing No. ALN (A) (S) SR 215/2013-14, (Issued by Deputy Commissioner of Bangalore urban District). situated at Ittanguru Village, Sarjapura Hobli, Anekal Taluk and bounded as follows:-

ON THE EAST : Land bearing Survey No.21/1;

WEST : Portion of Land bearing Survey No.9/4;

NORTH : Portion of Land bearing Survey No. 9/4;

SOUTH : land bearing Survey No.2;

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For TATYAN VENT
Panther

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

WITNESSES:

1)

At Sai
S. Ananth Kumar & Sonar
T.C.Hill Village
Bengaluru



1.Mrs. GOWRAMMA,

2.Mr. PRAKASH

For his and his Minor child
Monisha aged about 16 years)

Somashekara P

3.Mr. P. SOMASHEKAR

2)

T.V. Bobu & Vajrathaluru
T.C.Hill Village
Bengaluru, Anekal

Mudaly A

4.Mr. MADHU

(for his and his Minor child M.
Shilpa aged about 12 years)

5.Mrs. MANJULA

Vendors

M/s TATTIVAM VENTURES

Represented by its Managing
Partner Mr. Y. A. Hari Kishore.

Purchaser

Drafted by
MURTHY K.H.
Deed Writer
D.W.L. No.21/09-10
ANEKAL