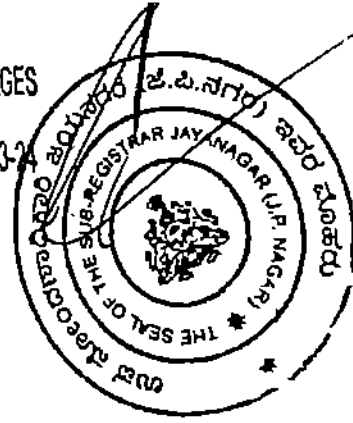


THIS DOCUMENTS CONSISTS OF.....18..... PAGES

.....1..... PAGE OF DOCUMENT NO. 12635/2024



GT 12635
23-24

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and executed on this the Sixteenth day of February Two Thousand Twenty Four (16.02.2024) at Bangalore.

1. SRI.MANJESH KUMAR.S

S/o M.Shivanna
Aged about 44 years
Aadhar no- 5796 3046 2678

2. SMT.DIVYASHREE. M

W/o Manjesh Kumar.S
Aged about 32 years
Aadhar no - 2909 0417 9352

3. KUM.KHUSHI.M

D/o Manjesh Kumar.S
Aged about 13 years
Aadhar no 2179 4987 0792

4. MR.VAIBHAV GOWDA.M

S/o Manjesh Kumar.S
Aged about 09 years
Aadhar no 8484 3963 9116
(SI no 3 & 4 being minors are represented by
their natural guardian Father Manjesh Kumar.s)

All above are residing at
106, Kanakapura Main Road,
Bolare Post, Bangalore - 560082
Karnataka.

Hereinafter referred to as the **VENDORS/OWNERS** (which expression shall unless excluded by or repugnant to the context deem to include their heirs, legal representatives, administrators, executors, assignees, etc.,) of ONE PART.

S. Manjesh

For M/s. ASPIRE REAL

S. Manjesh

Page | 1

[Signature]

Partner

S. Manjesh

Divyashree .M



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

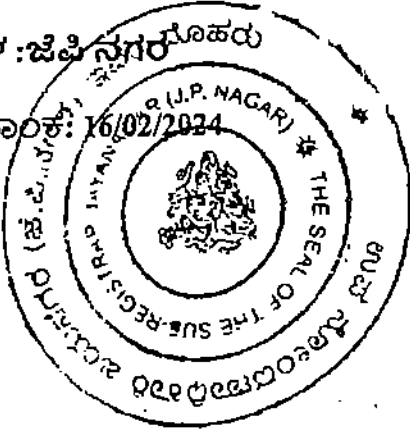
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/S ASPIRE REAL represented by its partner SMT. ROHINI S BAGEWADI is Rep. by Smt .ROHINI S BAGEWADI ಇವರು ₹3,63,600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	20,000.00	Online Challan Reference Number RG0224000006690612 Dated:15/02/2024
E-Payment	3,43,600.00	Online Challan Reference Number RG0224000006690612 Dated:15/02/2024
Total:	3,63,600.00	

ಸ್ಥಳ : ಜೆ.ಪಿ.ನಗರ

ದಿನಾಂಕ: 16/02/2024



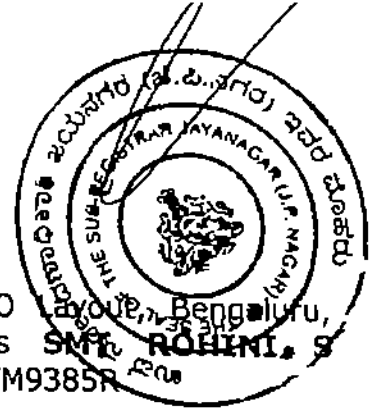
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಜೆ.ಪಿ.ನಗರ
Sub-registrar
JAYANAGAR(J.P.Nagar)
BANGALORE

AND

M/S ASPIRE REAL

A registered partnership Firm having its office at No 157, HASTIN NEST, Vittal Nagar Society, ISRO Layout, Bengaluru, Karnataka -560078 represented by its partners **SMT. ROHINI, S BAGEWADI and SMT.ZULEKHA KHANUMPAN: AALFM9385R**



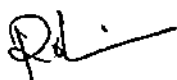
Hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context deem to include its legal representatives, administrators, executors, Partners, assignees, etc.,) of OTHER PART.

01. **WHEREAS** the terms-VENDORS & PURCHASER wherever the context so admits shall mean and include their respective heirs, legal representatives, partners, administrators and assigns.

02. **WHEREAS** the vendors are the absolute owners of Immovable converted property bearing portion of Survey no 2 (old Survey no 2/3) measuring 2 Acres 09 Guntas and 13/7 measuring 02 Guntas situated at Ravagodlu Village Uttarahalli Hobli, Bangalore south Taluk which is more fully described in the schedule hereunder and hereinafter referred to as the **Item no 1 and 2 SCHEDULE PROPERTY respectively and collectively referred to as "SCHEDULE PROPERTY"**

03. **WHEREAS** Survey no 2/1 measuring 2 Acres 09 Guntas and Sy no 13/7 measuring 02 Guntas of Ravagodlu Village Uttarahalli Hobli, Bangalore south Taluk measuring and along with other survey numbers was allotted to Smt.Sharadamma vide registered family partition deed registered as document no KEN-1-26071-2004-05 stored in CD no KEND100 dated 08-10-2004. Subsequently there was one more partition executed among the family members of Smt.Sharadamma 2/1 measuring 2 Acres 09 Guntas and 13/7 measuring 02 Guntas along with other properties was allotted to Sri Manjesh Kumar.Sthe Vendor

For M/s. ASPIRE REAL


Partner

S. Mayel / S

Divyashree . M

Page | 2

S. Mayel / S

S. Mayel / S

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- JPN-1-12635-2023-24

ಜೆಪಿ ನಗರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16/02/2024 ರಂದು 10:36:15 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	100.00
4	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	300.00
	ಒಟ್ಟು	1,370.00

M/S ASPIRE REAL represented by its partner SMT. ROHINI S BAGEWADI is Rep. by Smt .ROHINI S BAGEWADI ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S ASPIRE REAL represented by its partner SMT. ROHINI S BAGEWADI is Rep. by Smt .ROHINI S BAGEWADI , 52, Resident of: , No 157, HASTIN NEST, Vittal Nagar Society, ISRO Layout, Bengaluru , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Presenter)		 Left Thumb	

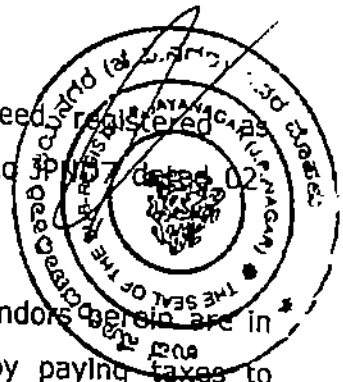
ಉಪನೋಂದಣಾಧಿಕಾರಿ
Sub-Registrar
JAYANAGAR(J.P.Nagar)
BANGALORE

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S ASPIRE REAL represented by its partner SMT. ROHINI S BAGEWADI is Rep. by Smt .ROHINI S BAGEWADI , 52, Resident of: , No 157, HASTIN NEST, Vittal Nagar Society, ISRO Layout, Bengaluru , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Claimant)		 Left Thumb	

Sub-Registrar
JAYANAGAR(J.P.Nagar)
BANGALORE

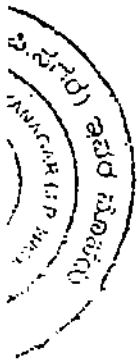
no-1 herein vide registered family partition deed registered as document no JPN-1-01842-2007-08 stored in CD no 301107 dated 02-07-2007.



04. **WHEREAS** since from the date of partition the vendors herein are in uninterrupted peaceful possession of the same by paying taxes to concerned authority thus the vendors became the absolute owners of the schedule property as discussed in the above manner.

05. **WHEREAS** the vendor has applied for phodi for the portion of land in survey no 2/1 allotted to his share the phodi was done and the authorities have allotted a new no 2/3 for the land measuring 2 acre 09 guntas.

06. **WHEREAS** the concerned has clubbed sub numbers of Survey no 2 vide its order no RRT/AC/T-01/16-17 dated 5/10/2016 has collectively allotted new number as survey no 2. The total extent of present sy no 2 is 3 acre 17 guntas.



07. Whereas the first party has represented that they have initiated for bifurcation of the item no 1 of schedule property and get a separate number for the same and the sale deed shall be executed after the separate number is allotted for item no 1 of the schedule property. The one year time shall be extended if the bifurcation is delayed.

08. **WHEREAS** The vendor no 1 have entered into unregistered sale agreement dated 09/08/2016 with K.N.Lakshmi Devi W/o Chandrappa. Due to unavoidable circumstances the agreement holder was unable to register the schedule property in her name. The vendor no1 and consenting party herein have arrived at a settlement, hence has given her consent to execute the sale agreement in favour of the purchaser

For M/s. ASPIRE REAL


Partner

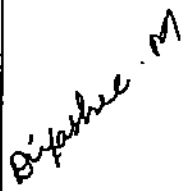
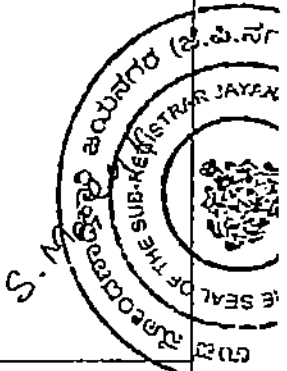
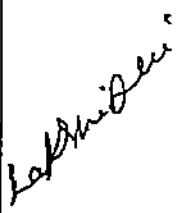
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S. Mayel

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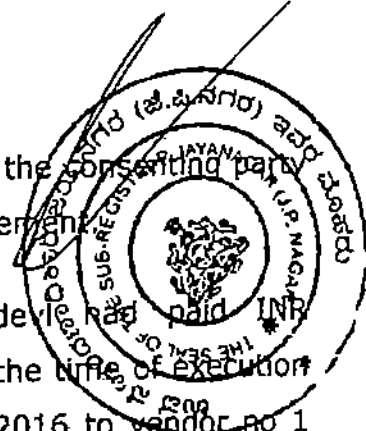
Dipashree M

Page | 3

2	M/S ASPIRE REAL represented by its partner SMT. ZULEKHA KHANUM is Rep. by Smt ZULEKHA KHANUM, , 49, Resident of: , No 157, HASTIN NEST, Vital Nagar Society, ISRO Layout, Bengaluru, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Claimant)		 Left Thumb	
3	Sri .MANJESH KUMAR .S S/o M. Shivanna, , 44, Resident of: , No. 106, Kanakapura Main Road, Bolare Post, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560082 (Executant)		 Left Thumb	
4	Smt .DIVYASHREE. M W/o Manjesh Kumar. S, , 32, Resident of: , No. 106, Kanakapura Main Road, Bolare Post, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560082 (Executant)		 Left Thumb	
5	Kumari .KHUSHI. M D/o. Manjesh Kumar. S being minors are represented by her natural guardian Father Manjesh Kumar. S is rep. by minor guardian Sri .Manjesh Kumar. S C/o ., , 13, Resident of: , No. 106, Kanakapura Main Road, Bolare Post, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560082 (Executant)		 Left Thumb	
6	Kumara .VAIBHAV GOWDA. M S/o. Manjesh Kumar. S minor represented by his natural guardian Father Manjesh Kumar. S is rep. by minor guardian Sri .Manjesh Kumar. S C/o ., , 9, Resident of: , No. 106, Kanakapura Main Road, Bolare Post, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560082 (Executant)		 Left Thumb	
7	Mrs .Lakshmidevi (Consenting witness) W/o Chandrappa, , 43, Resident of: , kanakapura main Road Kaggalipura A Block, Kaggalipura Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560082 (Executant)		 Left Thumb	

Sub Registrar
JAYANAGAR(J.P.Nagar)
BANGALORE

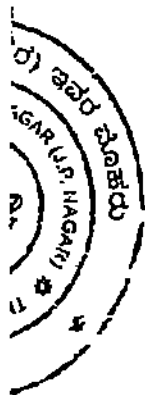
herein. For the better title the (agreement holder) the consenting party herein is signing as consenting witness to this agreement.



09. Whereas the agreement holder smt Lakshmi Devi has paid INR 1,00,00,000/- (Indian Rupees One Crore Only) at the time of execution of the unregistered sale agreement dated 09/08/2016 to vendor no 1 herein. The vendor no 1 and the consenting party herein have arrived at a settlement wherein the vendor no 1 shall pay a sum of INR.3,00,00,000/- (Three Crore Only) the settlement arrived by both the parties is as follows ;

- A sum of INR 1,15,00,000/- (Indian Rupees One Crore Fifteen Lakh Only) shall be paid through this agreement.
- Remaining INR 1,85,00,000/- (Indian Rupees One Crore Eighty Five Lakh Only) shall be paid at the time of execution of sale deed.

It is agreed among the parties that upon payment of the agreed amount the consenting witness shall not have any right title Interest over the schedule property.



10. **WHEREAS** as being a kartha of the family the vendor no 1 along other VENDORS herein have approached the purchaser herein for the sale of the entire schedule property for a total sale consideration of **INR. 7,27,20,000/- (Indian Rupees Seven Crore Twenty Seven Lakh Twenty Thousand Only)** by making the following representations:

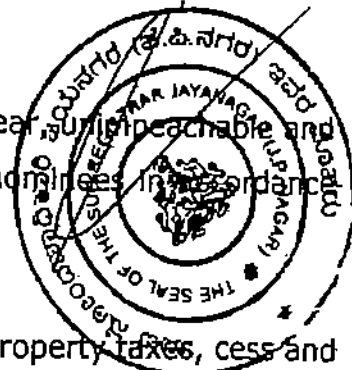
(i) That the first party are the absolute owners in peaceful possession and enjoyment of the Schedule Property and has got valid right, title and interest over the Schedule Property.

(ii) That the title to the Schedule Property is good, marketable and

For M/s. ASPIRE REAL


Partner

S. Mayell
S. Mayell
S. Mayell



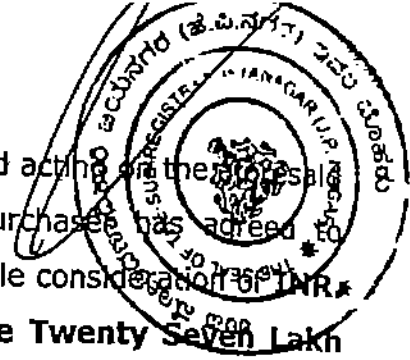
- (vii) That the FIRST PARTY are competent to vest clear, undisturbed and marketable title in the Purchaser and/or their nominees in accordance with the terms of this Agreement.
- (viii) That the FIRST PARTY has paid up to date the property taxes, cess and other statutory charges with regard to the Schedule Property;
- (ix) That the Schedule Property is free from all encumbrances, attachments, court orders, charges, leases, mortgages and other third party claims, lien, acquisition/requisition proceedings, whatsoever or unpaid purchase monies; and there are no impediments whatsoever in fact or under any law that may prevent the Vendors from executing this Agreement or in subsequently implementing the terms of this Agreement, and if any such impediment arises in future, the vendors will at their own cost remove/cure the same within a 15 days' time from the date of such issue brought to the notice of the vendors failing which the purchaser shall cure the same at the cost of the Vendors and deduct the same from the sale proceedings.
- (x) That the First Party has not been served or have been notified of any acquisition or requisition of the Schedule Property or portions thereof from any Government, statutory or other authorities, Instrumentality or agencies of the State.
- (xi) That the first party shall not sell, mortgage or enter into any understanding with any third party other than the second party's assignees nominees if any, the second party shall have the first charge on the Schedule property.

For M/s. ASPIRE REAL

[Signature]
Partner

S. Mayell
S. Mayell
S. Mayell

Diyashree . M



11. **WHEREAS** by believing the words/promises and acting on the representations of the Vendor herein, the Purchaser has agreed to purchase the Schedule Property for the total sale consideration of **INR. 7,27,20,000/- (Indian Rupees Seven Crore Twenty Seven Lakh Twenty Thousand Only)** subject to the terms and conditions contained in this Agreement of Sale. The parties being desirous of reducing their terms and conditions of sale have this day entered into this Agreement of Sale.

NOW THIS AGREEMENT OF SALE WITNESSTH AS FOLLOWS:

In furtherance of the consensus-ad-idem reached to between the parties the VENDOR has agreed to sell and the PURCHASER have agreed to purchase the schedule property.

1. In consideration of their promise to purchase the schedule property the PURCHASER has paid the advance sale consideration of **INR. 3,63,60,000/- (Indian Rupees Three Crore Sixty Three Lakh Sixty Thousand Only)** in favour of the VENDOR and consenting party herein in the following manner:

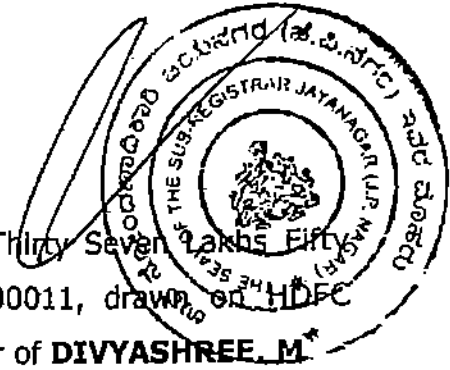
a) A sum of INR. 86,80,000/- (Indian Rupees Eighty Six Lakhs Eighty Thousand Only) vide Cheque bearing No.000009, drawn on HDFC Bank, Kumaraswamy Layout Branch, in favour of **MANJESH KUMAR.S**

b) A sum of INR. 86,80,000/- (Indian Rupees Eighty Six Lakhs Eighty Thousand Only) vide Cheque bearing No.000010, drawn on HDFC Bank, Kumaraswamy Layout Branch, in favour of **MANJESH KUMAR.S**

For M/s. ASPIRE REAL


Partner

S. Manell K Digashree M
S. Manell K
S. Manell K

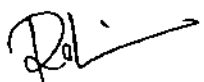


- c) A sum of INR. 37,50,000/- (Indian Rupees Thirty Seven Lakhs Fifty Thousand Only) vide Cheque bearing No.000011, drawn on HDFC Bank, Kumaraswamy Layout Branch , In favour of **DIVYASHREE. M**
- d) A sum of INR. 37,50,000/- (Indian Rupees Thirty Seven Lakhs Fifty Thousand Only) vide Cheque bearing No.000012, drawn on HDFC Bank, Kumaraswamy Layout Branch , In favour of **DIVYASHREE. M**
- e) A sum of INR. 57,50,000/- (Indian Rupees Fifty Seven Lakhs Fifty Thousand Only) vide Cheque bearing No.000013, drawn on HDFC Bank, Kumaraswamy Layout Branch , in favour of **LAKSHMI DEVI** (Consenting witness)
- f) A sum of INR. 57,50,000/- (Indian Rupees Fifty Seven Lakhs Fifty Thousand Only) vide Cheque bearing No.000014, drawn on HDFC Bank, Kumaraswamy Layout Branch , in favour of **LAKSHMI DEVI** (Consenting witness)

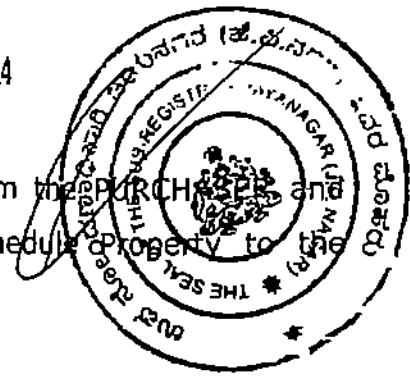
Upon the collective request of the vendors the above payment is made in the above arrangement. The receipt of which the VENDORS herein and hereby acknowledges as having received the above payments by signing this agreement of sale in presence of the witnesses attesting herein as advance sale consideration. The remaining sale consideration shall be paid on or before execution of the sale deed.

2. The VENDORS hereby undertakes to furnish all other necessary documents to the Purchaser herein and make good any defect in title and further discharge any encumbrance that may be noticed or investigated by the PURCHASER within 15(Fifteen) days from the date of such notice

For M/s. ASPIRE REAL


Partner

S. Mayell H Divyashree .M
S. Mayell H
S. Mayell H



or request or demand as the case may be from the PURCHASER and make out a clear marketable title to the Schedule Property to the satisfaction of the PURCHASER.

3. The VENDORS hereby covenant that they have the absolute right of disposition and that they have not created any encumbrances whatsoever over the Schedule Property nor they have done any acts or deeds nor they have entered into any kind of agreements, MOU or any kind of understandings which may affect the Schedule Property or the VENDOR title thereto. VENDOR hereby further covenants that they will not subject the Schedule Property to any encumbrance or other liability during the subsistence of this agreement and until execution of sale deed in favour of the PURCHASER herein. VENDOR hereby further assures the PURCHASER that there are no other claims over the Schedule Property and that there are no orders of attachment, orders restricting, restraining or prohibiting the conveyance of the schedule property herein agreed to be made.
4. The first party represents that the schedule property is not acquired by any authority nor attached to any department, That the FIRST PARTY/OWNER has not received any notice of attachment from any court of law or tribunal or authority or departments in respect of the Schedule Property.
5. The VENDORS herein represent that the first party shall not enter into the agreement, understandings or shall execute General Power Of Attorney (GPA)/Special Power Of Attorney (SPA) in favour of any third party other than the purchaser herein.
6. The VENDORS hereby covenant that first party will deliver vacant possession of the Schedule Property to the custody of the PURCHASER to

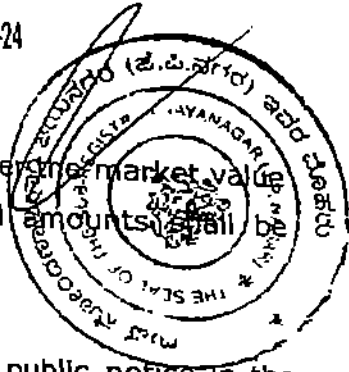
For M/s. ASPIRE REAL


Partner

S. Mayel K
S. Mayel K
S. Mayel K

Digasthee M

Page | 9



15. Whereas the second party has paid the amounts as per the market value to the satisfaction of the first party, no additional amounts shall be demanded from the second party.
16. The vendors have authorized to purchasers to take public notice in the news papers at their wish and erect the board in the schedule property for calling objections if any. In case of any objections raised by any interested third parties the vendors shall address the same at the cost of the vendors herein without bargaining with the agreed sale consideration.
17. The parties have mutually agreed that the sale deed shall be executed by the first party in favour of the purchaser second party or their representatives' assignees as and when demanded by the first party however the same shall be done within one year from the date of execution of this agreement subject to payment of the agreed sale consideration. Whereas if the developer fails to register the schedule property within one year from the date of execution of this agreement the vendor shall refund the amounts paid by the purchaser herein by deduction 15 percent of the advance amount.
18. The vendor purchaser has furnished copies of all the available documents.
19. Vendors confirm that they have executed this document with free will and without any force or coercion.
20. Both parties reserve the right to file specific performance in the appropriate courts.
21. The Stamp Duty and Registration charges shall be borne by the Purchasers.

For M/s. ASPIRE REAL


Partner

S. Mayall Diyaashree M
S. Mayall
S. Mayall

SCHEDULE PROPERTY

Item no 1 :

All that piece and parcel of converted property Land Survey no 2 (Old syno 2/3) converted vide official memorandum No. ALN(S.U)/S.R/47/16-17 Dated : 25-04-2017 measuring 2 Acres 09 Guntas or **9004.26 square meters**, situated at **Ravagodlu Village** Uttarahalli Hobli, Bangalore South Taluk and bounded as follows;

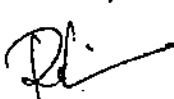
East by : Survey No. 13 Land (Thimmarayanna & Ramanna's property)
West by : Survey No.1 (Gramathana and Obalah's property)
North by : Survey No. 3 (Thagadappa, Shankarappa & Channappa's property)
South by : Survey No.2/2,2/1 and Road (Remaining portion of same Survey number)

Item no 2

All that piece and parcel of converted Land bearing Survey no **13/7** converted vide official memorandum No. ALN(S.U)/S.R/47/16-17 Dated : 25-04-2017 measuring 02 Guntas or **202.34 square** situated at **Ravagodlu Village** Uttarahalli Hobli, Bangalore south Taluk and bounded as follows;

East by : Survey No. 13/5 Land (Deshanna@Devanna's property)
West by : Survey No. 2/3 Land (Vendors property)
North by : Survey No. 13/6 Land (Betta Thimmaiah's property)
South by : Survey No. 13/5 Land (Deshanna@Devanna's property)

For M/s. ASPIRE REAL


Partner

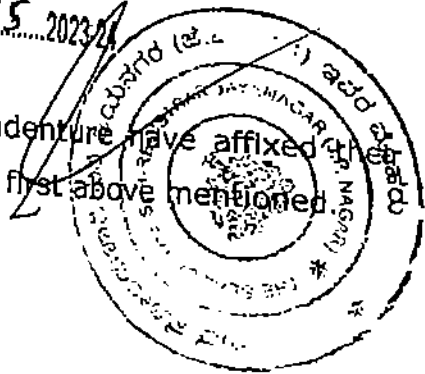
S. Mayall

S. Mayall

S. Mayall

Diyashree H

IN WITNESS WHEREOF, the parties to this Indenture have affixed their respective signatures on the day, month and year first above mentioned.



Consenting witness

SMT. Lakshmidevi

Aged about 43 years

W/o Chandrappa

Residing at kanakapura main Road *Lakshmidevi*

Kaggalipura A Block,

Kaggalipura

Bangalore South Taluk

Aadhar card no 44147476 7048

WITNESS

1. *M.F. Delvi*

M.F. Delvi

#1255, Convent Napa
Vally Tarala Village

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S. Manjesh

Divyashree M

MANJESH KUMAR.S DIVYASHREE. M

S. Manjesh

S. Manjesh

KHUSHI.M

VAIBHAV GOWDA.M

(Minors are represented by their natural
guardian Father Manjesh Kumar.s)

(VENDORS)

For M/s. ASPIRE REAL

Rohini S. Bagewadi

SMT ROHINI S. BAGEWADI

For M/s. ASPIRE REAL

2. *Prakash C*

Prakash C

#124, 10th D Cross
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Zulekha Khanum
SMT.ZULEKHA KHANUM

M/S ASPIRE REAL

(PURCHASER)

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