



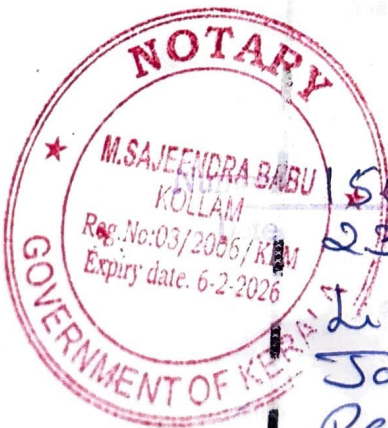
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27AA 197333

AGREEMENT FOR SALE

MEMORANDUM OF SALE AGREEMENT made on this 24th day of September, 2024 executed in between **LITTLE FLOWER**, W/o Constantine, aged 52 years, holder of Aadhar Card No. 3688 1007 4162 residing at Josmi Bhavan, Padappakara, Perayam, Kollam (herein after referred to as the "Vendor") (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs executors, Administrators, representations and assigns) & **SUSANNA ALEX**, W/o Alexander Benchamin, aged 41 years, holder of Aadhar Card No: 5058 5344 6048 residing at Susan Villa, Puthukkadu, Karunagappally, Chavara, Kollam (address hereinafter referred as the "Purchaser") (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, Administrators, representations and assigns) of the Other part. IT IS HEREBY AGREE by and between the parties as follows:

VENDOR : **LITTLE FLOWER** *Little Flower*
 PURCHASER : **SUSANNA ALEX** *Susanna*



5054 Rs 100/-
23-09-2024
Little Flower - J.
Josmi Bhavan
Padappakara P.O, Kollam

M. SAJEENDRA BABU
 Advocate & Notary
 Roll No. K-105/1980
 Kollam-691013
 Kerala, India

G. UNNIKRISSNAN
 STAMP VENDOR
 (SPECIAL LICENCE) KOLLAM





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- The VENDOR agrees to sell and the PURCHASER agrees to purchase the entirety of an extent of 01 Ares 20 Sq.Meter of landed property and house in Resurvey No. 44/18 (Old Sy. No. 4493) in Block No. 10 of Perayam Village which was acquired by **LITTLE FLOWER** (Vendor) through Sale Deed No. 2867/2019 dated 31.10.2019 registered in Book No.1, Volume 81, Pages from 205 to 212 of the SRO Kundara and got mutation over the property in favour of **LITTLE FLOWER** (vendor) vide Thandapper Account No. 18764/A of Perayam Village & the VENDOR agrees to sell and the PURCHASER agrees to purchase the said property with all the improvements thereto which was particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the said premises as an absolute estate in fee simple or an estate equivalent thereto subject to a good and marketable title being made in respect thereof and the property being found free from all encumbrances, attachments, charges and other claims and demands at or for the price of **Rs. 40,00,000/- (Rupees Fourty Lakhs only)** subject to the terms and conditions hereunder contained.

VENDOR : **LITTLE FLOWER**

PURCHASER : **SUSANNA ALEX**

Little Susanna

M. SAJEENDRA BABU
Advocate & Notary
Roll No.K-105/1980
Kollam-691012
Kerala



*5055. Rs 100
3-09-2025
Little Flower - J
Jasmi Bheven
Padappakkara (P), Kollam.*



2. As demanded by the VENDOR, on 24.09.2024 the Purchaser had transferred an amount of **Rs.10,00,000/- (Rupees Ten Lakhs only)** to the account of VENDOR in her Account No. 268008504303 with ICICI Bank from the purchaser's Account No: 0558010001005 of Bank of Baroda from purchaser as advance from the total sale consideration.
3. The balance amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** shall be paid at the time of completion of the purchase. Simultaneously with the execution of this agreement, the VENDOR shall deliver to the purchaser's solicitor on his accountable receipt all title deeds and other papers and writings provided a good marketable title is made out and the VENDOR makes the property free from all encumbrances, claims and demands whatsoever and not subject to any scheme of acquisition or requisition. Time shall for this purpose be deemed to be the essence of contract.
4. The VENDOR do hereby agree to answer all reasonable requisitions on title to be made by the purchaser's solicitor.
5. If a good and marketable title is made out and the property is found to be free from all encumbrances, attachments and charges and other claims and demands and not affected by any notice or scheme of acquisition or requisition, the VENDOR will execute a proper conveyance or conveyances in favour of the PURCHASER or her nominee or nominees or assignee in which the VENDOR shall make such other person or persons, if any, join, if necessary, as conveyancing, confirming or assuring party or parties as the case may be to pass and convey an absolute title unto the PURCHASER or to redeem any charge or encumbrance. The VENDOR shall bear and pay all outgoing and liabilities of the properties up to and inclusive of the date of sale.
6. The VENDOR shall deliver peaceful vacant possession of the said premises which is in his occupation to the purchaser at the time of completion of purchase.
7. If a good and marketable title is not made out and the property is found to be free from all encumbrances, attachments or charges or other claims and demands, the PURCHASER shall be liberty to rescind this agreement and the VENDOR shall in this event and on demand by PURCHASERS refund the said earnest money.
8. If the VENDOR fails and/or neglects to complete the sale after the title being made out as aforesaid or otherwise to carry out any or more of the obligations on his part as hereunder provided or otherwise required by law,

VENDOR : **LITTLE FLOWER**

Little Flower

PURCHASER : **SUSANNA ALEX**

Susanna Alex



M. Sajeendra Babu

M. SAJEENDRA BABU
 Advocate & Notary
 Roll No.K-105/1980
 Kollam-691013
 Kerala, India

the PURCHASER will be at liberty to enforce specific performance of agreement by institution of legal proceedings or, at her option, may sue the VENDOR for recovery of the earnest money with interest, costs and other reliefs.

11. If on the title being found good and marketable, the PURCHASER fails to complete the purchase within the time aforesaid, the earnest money shall be forfeited to the VENDOR or the VENDOR may at his option enforce specific performance of this agreement by the PURCHASER and the purchaser will also be liable to pay the costs and expenses of proceedings for specific performance.

SCHEDULED OF PROPERTY

Sl. No	Survey No.	Extent of Area	Location		Boundaries	
			District	Sub District	East	Panchayath road
1.	Survey No: 1) 44/18 Block No: 10 Thandapper No. 18764/A	01 Ares 20 Sq.mtr	District	Kollam	East	Panchayath road
			Sub District	Kundara		
			Taluk	Kollam	North	Property owned by Andrews
			Village	Perayam		
			Panchayath	Perayam	West	Property owned by Andrews
			Kara	Perayam, Padappakara		
			Item	Pattom	South	Pathway having 2 meter width and property owned by Benance

(1) VENDOR : **LITTLE FLOWER**

Little Flower

(2) PURCHASER: **SUSANNA ALEX**

Susanna Alex

Set and subscribe our signature on this 24th day of September, 2024

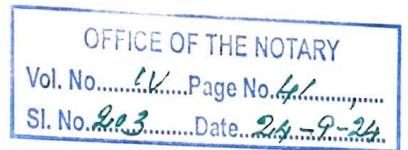
Witnesses:

(1) Alexander Benjamin
Thoppil Bunglow, Tuet, Kollam

Alexander Benjamin

(2) Sebastian.A.
Jyothis Bhavan, Padappakara,
Mulavana, Kollam

Sebastian.A.



Executed and signed before
me by the executant/s on this
the...24th...day of...September
2024...in my office at Kollam.

M. Sajeendra Babu

M. SAJEENDRA BABU
Advocate & Notary
Roll No.K-105/1980
Kollam-691013
Kerala, India