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***ABSOLUTE SALE DEED**

THIS ABSOLUTE SALE DEED is made and executed on this 21st day of September Two Thousand Twenty Three (21-09-2023) at Bangalore City;

BY:

1. **Sri.RAJENDRA REDDY.P,**
Son of Late.Pilla Reddy,
Aged about 59 years,
(ADHAAR No.528546555823)
2. **Smt.NANDA.C,**
Wife of Sri.Rajendra Reddy.P,
Aged about 51 years,
(ADHAAR No.385549066755)
3. **Smt.JEEVITHA.R**
Aged about 32 years
Daughter of Sri.Rajendra Reddy.P,
(ADHAAR No.873099498066)
4. **Smt.VIJETHA.R**
Aged about 30 years,
Daughter of Sri.Rajendra Reddy.P,
(ADHAAR No.213476351933)
5. **Sri.R.RAGHAVENDRA**
Aged about 24 years,
Son of Sri.Rajendra Reddy.P,
(ADHAAR No. 534329463165)

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(RAJENDRA REDDY.P)

(NANDA.C)

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All are residing at: Bandapura Village, Kasaba Hobli, Anekal Taluk, Bangalore Rural District, Bangalore.

Herein after referred to as the “**VENDORS**” of the one part

IN FAVOUR OF:

Sri.H.R.RAVICHANDRA,
Son of Late Sri.R.Rajashekhar Reddy,
Aged about 57 years,
Residing at: No.748, 18th Main,
6th Block, Koramangala,
BANGALORE-560 095
(ADHAAR No.5029 8258 3926)

Herein after referred to as the “**PURCHASER**” of the other part,

*WHEREAS the terms “the **VENDORS**” and “the **PURCHASER**” shall mean and include their respective heirs, legal representatives, successors, administrators, executors, assigns, agents, attorneys, wherever the context so requires.*

WHEREAS, the Vendors herein represent that they are the full and absolute owners by title and in actual possession and enjoyment of all that property bearing Sy.No.154/1, measuring 20 guntas (**referred as Item No.1**) and 9 guntas (**referred as Item No.2**) totally measuring 29 guntas of land, situated at Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore District, morefully described in the Schedule herein and hereinafter collectively referred to as ‘**SCHEDULE PROPERTY**’ for convenience.

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WHEREAS, originally the schedule property was a portion of larger extent of land bearing Sy.No.154/1 measuring 2 acres 39 guntas was owned and possession by Sri.Rajendra Reddy the Vendor No.1 acquired right, title, interest, ownership and possession of the said property in terms of a Compromise Decree dated 28.01.2009 passed in O.S.No.876/2008 by the Court of Civil Judge (Senior Division) & JMFC at Anekal, Bangalore District and since he was in peaceful possession and enjoyment of the said land as absolute owner and all the revenue records were transferred in the name of the said Rajendra Reddy as owner in possession and enjoyment of the Schedule Property and he had paid revenue taxes upto date.

WHEREAS, upon the said right, the revenue authority has been entered the name of the Vendor No.1 in the RTC Extracts and other revenue records.

WHEREAS, the Government of India / National Highway Authority of India had passed the acquisition notification for Highway N.H.844, 0 km to 10.4 Km, 4 lane Road with reference NO.LAQ/NHAI/NH-844/CR-1/2018-19 with respect to portion of the land measuring 10 guntas (that is middle portion of the 39 guntas) out of 39 guntas has been acquired by the Government of India. Therefore, the schedule property extent has been mentioned as 20 guntas and 9 guntas in Sy.No.154/1.

WHEREAS the Vendors are in need of funds for their legal and family necessities and hence desirous of selling and disposing the Schedule Property by making the following representations:-

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- a) that the Vendors are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, marketable and subsisting and that none else has any right, title, interest or share therein and that cost of good title shall be that of Vendors and the Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise.
- b) that the Vendors have not entered into any agreement or arrangement for sale of the Schedule Property with anyone else and has not executed any Power of Attorney to deal with the Schedule Property;
- c) that the Schedule Property is not subject matter of any proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof;
- d) that Vendors do not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Property;
- e) that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with Schedule Property;

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- f) that the Vendors have not received any notice of acquisition or requisition from the Government or other authorities and the Schedule Property is not being acquired under the provisions of any act and the Schedule Property is free from all such proceedings;
- g) that there are no impediments or restrictive covenants for the sale of the Schedule Property.
- h) that the sale of Schedule Property is for the benefit of minors and their welfare, their education expenses, to meet the family necessities and also to clear some family loans, debts and other expenses.

WHEREAS the Vendors for the reasons stated above have offered to sell the Schedule Property by making the aforesaid representations for a sum of **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)** free from all encumbrances and the Purchaser above named who is in need of the Schedule Property and acting on the aforesaid representations agreed to purchase the Schedule Property for the said sum of **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)** free from all encumbrances.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH :

1. That in pursuance of the aforesaid Agreement and in consideration of the payment of sale price of **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)** paid by the Purchaser to the Vendors as detailed below :-

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- a. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of Cheque bearing No.000480 dated 17/09/2008 drawn on Kotak Mahindra Bank, Koramangala Branch, Bangalore in favour of Sri.Rajendra Reddy.
- b. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of Cheque bearing No.000481 dated 17/09/2008 drawn on Kotak Mahindra Bank, Koramangala Branch, Bangalore in favour of Sri.Rajendra Reddy.
- c. A sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** by way of Cheque bearing No.000482 dated 17/09/2008 drawn on Kotak Mahindra Bank, Koramangala Branch, Bangalore in favour of Sri.Rajendra Reddy.
- d. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of Demand Draft bearing No.003531, dated 21/01/2009 drawn on Kotak Mahindra Bank, Koramangala Branch, Bangalore in favour of Sri.Rajendra Reddy.
- e. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of Demand Draft bearing No.297669, dated 21/01/2009 drawn on Canara Bank, Cantonment Branch, Bangalore in favour of Sri.Rajendra Reddy.
- f. A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** by way of Demand Draft bearing No.167136, dated 21/04/2009 drawn on Canara Bank, Cantonment Branch, Bangalore in favour of Sri.Rajendra Reddy.
- g. A sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** by way of Cheque bearing No.738363, dated 06/04/2010 drawn on ICICI Bank, Commissariat Branch, Bangalore in favour of Smt.Jeevitha.

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- h. A sum of **Rs.4,00,000/- (Rupees Four Lakhs Only)** by way of Cheque bearing No.738364, dated 15/04/2010 drawn on ICICI Bank, Commissariat Branch, Bangalore in favour of Smt.Vijetha.
- i. A sum of **Rs.1,00,000/- (Rupees One Lakh Only)** by way of Cheque bearing No.761761, dated 15/04/2010 drawn on ICICI Bank, Commissariat Branch, Bangalore in favour of Sri.Raghavendra.
- j. A sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** by way of Cheque bearing No.402453, dated 23/05/2010 drawn on Canara Bank, Cantonment Branch, Bangalore in favour of Sri.Rajendra Reddy.
- k. A sum of **Rs.1,00,000/- (Rupees One Lakh Only)** by way of Cash by the Purchaser in favour of Sri.Rajendra Reddy.
- l. A sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** by way of Cheque bearing No.994434, dated 20/10/2010 drawn on Charted Sahakara Niyamitha Bank, Koramangala Branch, Bangalore in favour of Sri.Rajendra Reddy.
- m. A sum of **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** by way of Cheque bearing No.816320, dated 15/12/2012 drawn on YES Bank, Kasturba Road Branch, Bangalore in favour of Sri.Rajendra Reddy.
- n. A sum of **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** by way of Cheque bearing No.816321, dated 15/12/2012 drawn on YES Bank, Kasturba Road Branch, Bangalore in favour of Sri.Rajendra Reddy.

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- o. A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of RTGS vide reference No.UTIBR52023091200350495 dated 12/09/2023 from Axis Bank, Koramangala.
- p. A sum of **Rs.1,00,000/- (Rupees One Lakh Only)** by way of Cheque bearing No.029502, dated 13-09-2023 drawn on Axis Bank, Koramangala Branch, Bangalore in favour of Smt.Nanda C.
- q. A sum of **Rs.2,00,000/- (Rupees Two Lakh Only)** by way of Cheque bearing No.029520, dated 16-09-2023 drawn on Axis Bank, Koramangala Branch, Bangalore in favour of Sri. Raghavendra R.
- r. A sum of **Rs.2,00,000/- (Rupees Two Lakh Only)** by way of Cheque bearing No.029521, dated 16-09-2023 drawn on Axis Bank, Koramangala Branch, Bangalore in favour of Smt.Vijetha R.
- s. A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** by way of Cheque bearing No.029522, dated 16-9-2023 drawn on Axis Bank, Koramangala Branch, Bangalore in favour of Smt. Jeevitha R.

thus totalling **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)** and payments being made before the Sub-Registrar at the time of execution and registration of this Sale Deed, which sum the Vendors hereby admit and acknowledge the receipt of the same and acquit the Purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell, transfer, assign and assure UNTO AND TO THE USE of the said Purchaser by way of absolute sale, all their rights, title, interest and ownership in the Schedule Property which is free from all

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encumbrances, court attachments, litigations, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property. The Purchasers shall hold, possess, use and enjoy all the right, title and interest claims, payments of the Vendors and all other rights, payments, privileges and amenities belonging thereto TO HAVE AND TO HOLD with respect to the Schedule Property and every part thereof absolutely.

2. The Vendors hereby covenant with the Purchaser that the Vendors have got good right, marketable and valid title to the schedule property and that they have got good right of alienation, to convey and to sell the Schedule Property. The Vendor hereby conveys to sell or expressed to be sold UNTO the said Purchaser in the manner aforesaid.

3. The Vendors covenant with the Purchaser that the schedule property shall at all times, hereinafter be peacefully and quietly possession and enjoyed by the purchaser and the profits thereof be received and taken to the absolute use of the purchaser without any manner of let or hindrance by or from the said Vendors or any person/s claiming lawfully or equitably in trust for him.

4. The Vendors covenant with the purchaser that the Schedule Property is free from all kinds of encumbrances, court attachments, maintenances, and the Vendors assure the purchaser that they have not previously alienated the Schedule property or any part thereof to any one in whatsoever manner.

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5. The Vendors covenant with the purchaser that they have not committed any acts, deeds or things either knowingly or unknowingly wherein their title to the Schedule Property is impeached and further assures the purchaser that the Schedule Property is /was not subject matter of any litigation either civil or criminal or before any revenue authorities including one for violation of the provisions of the Karnataka Land Reforms Act or Karnataka Land Revenue Act and that there were/are no tenancy claim in respect of the Schedule Property and that they have not created any charge on the Schedule Property of any nature and further covenant with the purchaser that the Schedule Property is free from all types of claims, charges or attachments from any courts and assures the purchaser that the Schedule Property is their absolute property and sole owners of the same and no one else has got any rights whatsoever over the same.

6. The Vendors further covenant with the purchaser that the Vendors have full and unimpeachable title to convey the Schedule Property up to the Purchaser and they have not done, omitted or knowingly suffered or been party or privy to any act, deed or things whereby the Schedule Property or any part thereof is or may be impeached, encumbered or assigned in estate right, title or otherwise or whereby the Vendors can anyway be hindered from conveying, granting or assigning the Schedule Property in the manner aforesaid purchaser and the Vendors further covenant with the purchaser that the Schedule Property is not the subject matter of any acquisition/ requisition from any authorities for the time being in force.

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7. The Vendors covenant with the purchaser that they will indemnify and keep indemnified the purchaser, his executors, administrators, assignees etc., against any losses, damages, costs, charges and expenses if any suffered for any reasons of any defect in title of the Vendors or in breach of any one or more of the covenants contained herein. And the Vendors shall be liable and responsible to make good the losses if suffered by the Purchaser, in person or through his other properties both movable and immovable.

8. The Vendors hereby covenant and agree with the purchaser to do and execute or cause to be done and execute at their cost all such lawful acts, deeds and things upon the request of the purchaser at all times in future.

9. The above transaction is not hit by the provisions of Karnataka land revenue Act and there is no prohibition to sell the schedule land either under the Karnataka Land Reforms Act, Karnataka land Grant Rules, Karnataka Village Office Abolition Act or under any notifications issued by the Government from time to time and the Schedule Castes and Schedule Tribes (Prohibition of Transfers of Certain Lands), Act 1978 and further the above transaction does not violate the RD 56 MUNOSA dated 20-05-1999.

10. The Vendors covenant with the purchaser that they have paid all taxes and cesses due and payable in respect of the Schedule Property upto date and they have no objection to transfer the khatha in respect of the Schedule Property to the name of the purchaser herein by the concerned authority.

11. The Vendors have this day, handed over all the relevant documents pertaining to the Schedule Property.

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12. The Vendors hereby have delivered this day the vacant peaceful physical possession of the Schedule Property and transfer all their rights, title and interest in the Schedule Property to the purchaser. Henceforth the purchaser shall be the absolute owner and in possession of the Schedule Property with full and unrestricted proprietary rights in and over the Schedule Property.

13. The schedule property is far away from CMC and TMC limits and hence TDS is not applicable.

: SCHEDULE PROPERTY :

Item No.1

All piece and parcel that agricultural property **Sy.No.154/1, measuring 20 guntas out of 29 guntas**, situated at Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore District and bounded by :-

East by : Land bearing Sy.No.154/2;

West by : Remaining portion of the same Sy.No.154/1;

North by : Balagaranhalli Village boundary;

South by : Road;

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Item No.2

All piece and parcel that agricultural property **Sy.No.154/1, measuring 09 guntas out of 29 guntas**, situated at Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore District and bounded by :-

East by : Land bearing Sy.No.154/2;

West by : Remaining portion of the same Sy.No.154/1;

North by : Road;

South by : Land bearing Sy No.171;

: CONSOLIDATED SCHEDULE :

All piece and parcel that agricultural property **Sy.No.154/1, measuring 29 guntas** situated at Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore District and bounded by :-

East by : Land bearing Sy.No.154/2;

West by : Remaining portion of the same Sy.No.154/1;

North by : Balagaranahalli Village boundary;

South by : Land bearing Sy No.171;

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IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

VENDORS:

Vendor No. 1	Vendor No. 2	Vendor No. 3
<p>_____ Signature Name: Sri.RAJENDRA REDDY.P</p>	<p>_____ Signature: Name: Smt.NANDA.C</p>	<p>_____ Signature: Name: Smt.JEEVITHA.R</p>
<p>_____ Signature: Name: Smt.VIJETHA.R</p>	<p>_____ Signature: Name: Sri.RAGHAVANDRA.R</p>	

PURCHASER:

(Signature)
Name: Sri.H.R.RAVICHANDRA

WITNESSES:

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