### ABSOLUTE SALE DEED

THIS DEED OF SALE is made and executed on this 17th day of December, Two Thousand and Twenty Two (17-12-2022) at Mysore, by and between --

SRI. S. BALAJI RAO THORHATH (PAN No. AKBPB9184F, ADHAR NO. 9779 0870 8602), aged about 44 years, S/o. P. Sathyanarayana Rao, residing at No. 07, Block-10, BEML Layout, Srirampura 2nd Stage, Mysore-570023. Here in after known as the “Vendor” (which expression unless repugnant to the context means and includes his heirs, assigns successors and representatives in interest: of the one part)

## IN FAVOUR OF

AKEEL AHMED (PAN No. AOOPA7288Q, ADHAR NO. 8319 0208 4560), aged about 42 years, S/o. Late. Khaleel Ahmed, residing at No. 156, 9th Cross, Nachanahalli Palya, Mysore-570008. Here in after known as the “PURCHASER” of the other part (the terms the Purchaser wherever the context admits shall mean and includes his/her heirs, representatives, administrators, executors and assigns) witnesseth as follows:-

NOW THIS DEED WITNESSETH AS FOLLOWS

Whereas, the Vendor is the absolute owner and in possession of residential corner Site bearing No. 1038, Udbur Block, “H.V.RAJEEVA TOWNSHIP” carved out of residential converted land bearing Sy.Nos. 14/1, 14/3, 14/4, 15/1, 15/2, 15/3, 15/5, 16/1, 16/2, 16/3, 17/2, 18, 19/2, 19/3 and others totally measuring 115 acres 12 guntas situated at UDBUR VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring East to West : (8.60+8.00)/2 Mtrs., North to South : 12.00 mtrs. Totally measuring 99.60 Sq.Mtrs., Morefully described in the schedule hereunder written and hereinafter called the “schedule property”. The vendor holds marketable title & possession of the schedule property.

Whereas, the schedule site was allotted from Jnanaganga House Building Co-Operative Society (R) to the vendor Sri. S.Balaji Rao Thorhath on 15-11-2022 and Sale deed registered in the name of vendor on 03-12-2022 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-12563/2022-23 of Book I stored at C.D.No. MYWD-1112 The khata of the schedule property registered in favour of the vendor at Mysore Urban Development Authority vide No. ªÉÄÊ.£À.¥Áæ/SÁªÀ-new-59946/22-23 dated 12-12-2022. And the vendor has got No Objection Certificate (NOC) from the society on 15-12-2022. and the vendor paid upto date tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession and enjoyment of the said property. The schedule property is self acquired property of the vendor. Thus the vendor is enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of purchase and the registration of the sale deed the Vendor is in peaceful possession and enjoyment of the schedule property by exercising all the acts and rights of ownership and possession and without any let, hindrance or disturbance from anybody. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is his absolute and self acquired property. The schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Vendor is in need of funds in order to meet some of his necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.9,00,000/-(Rupees Nine Lakh only) for which, the purchaser have also agreed to purchase the schedule property for the said sale consideration, free from all encumbrances, claims and demands.

**Now This Deed of Sale has come into effect and witnesseth**

The entire sale consideration of Rs.9,00,000/-(Rupees Nine Lakh only) paid by the Purchaser to the Vendor in the following manner:-

1. A sum of Rs.3,00,003/-(Rupees Three Lakh Three only) to the Vendor by way of NEFT vide REF No. 220729 dated 15-11-2022 through State Bank of India
2. A sum of Rs.4,99,997/-(Rupees Four Lakh Ninety Nine Thousand Nine Hundred and Ninety Seven only) to the Vendor by way of Cheque No. 290419 dated 03-12-2022 `drawn on IOB Bank,
3. A sum of Rs.1,00,000/-(Rupees One Lakh only) to the Vendor by way of NEFT vide REF No. 290420 dated 15-12-2022 through IOB Bank in favour of the vendor on before undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration Rs.9,00,000/-(Rupees Nine Lakh only) received by the Vendor from the Purchaser as stated above, thus, the vendor acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the vendor hereby grant, transfer, convey, assign and set over the vacant possession of the schedule property unto and to the use of the purchaser by way of sale, together with all rights, liberties, privileges, easements, ways, passages, belonging to or usually held or occupied therewith or reputed to belong to all the estate, right, title, claim, demands, whatsoever of the vendor in the schedule property hereby conveyed and every part thereof, free from all encumbrances, charges, liens, attachments, acquisitions, demands, arrears of taxes and claims of whatsoever nature, created by the vendor. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, his legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that he has not willingly or unknowingly done or been a party to any act or things, whereby the right, title and interest of the vendor on the schedule property or any part thereof shall or can be impeached. The vendor further assures the purchaser that he has full and unrestricted right in and over the schedule property hereby conveyed.

The vendor hereby further assure the purchaser that, the schedule property is free from all type of encumbrances and liabilities of every kind i.e., there is no kind of attachments, claims of maintenance, minor claims, court attachments, litigations, charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof. Incase of any such dispute or claim arises in future, the vendor shall clear the same at his own costs and risks. Incase the purchaser suffersany loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchase against the same.

The vendor do hereby covenants with the purchaser that he shall keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, arrears of taxes and claims of whatsoever nature and the vendor shall also at all reasonable time hereinafter keep the purchaser indemnified against all proceedings costs, claims and expenses in respect of any defect in the title of the vendor in the schedule property or any part thereof, or in respect of any breach of any of the conditions contained in this deed of absolute sale.

The vendor further covenants with the purchaser that he shall at all times and upon any reasonable request to do or execute or cause to be done or executed all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying the schedule property and every part thereof to the purchaser.

The purchaser is entitled to enjoy the schedule property hereinafter by way of sale, mortgage, lease, gift etc., and shall enjoy all the available resources like water, minerals, etc., and enjoy the benefits accrued in the schedule property.

The purchaser has also entitled to get the MUDA Khata and all other documents transferred to their name in respect of the schedule property, for which, the vendor has ‘No objection’.

The vendor has handed over all the relevant original documents and vacant physical possession of the schedule property to the purchaser, today itself.

## SCHEDULE OF THE PROPERTY

All that piece and parcel of residential corner Site bearing No. 1038 Udbur Block, “H.V.RAJEEVA TOWNSHIP” carved out of residential converted land bearing Sy.Nos. 14/1, 14/3, 14/4, 15/1, 15/2, 15/3, 15/5, 16/1, 16/2, 16/3, 17/2, 18, 19/2, 19/3 and others totally measuring 115 acres 12 guntas situated at UDBUR VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring East to West : (8.60+8.00)/2 Mtrs., North to South : 12.00 mtrs. Totally measuring 99.60 Sq.Mtrs., and bounded by:-

### East by : Site No. 1037.

### West by : 9.00 Mtrs Road

### North by : Site No. 1025,

### South by : 12.00 Mtrs Road,

**In witnesses whereof** the Vendor and the Purchaser have signed and executed this deed of agreement on the day, month and the year above mentioned.

WITNESSES:

1)

(SRI. BALAJI RAO THORHATH)

VENDOR

2)

(AKEEL AHMED)

PURCHASER