ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 31st day of October, Two Thousand and Twenty Two (31-10-2022) at Mysore by ---

SRI. PRASHANT N KANDAGAL (PAN NO. ASMPK8111E, AADHAAR NO. 9392 5429 1565) aged about 41 Years, S/o. Sri. Nagappa P Kandagal, residing at 72, 3rd Cross, Simhadri Paveres, Behind K.R.Institue, Uttarahalli, Bangalore-560 061. hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SRI. VISHAL BIHANI (PAN NO. AOIPV9866P, AADHAAR NO. 6709 2506 1425) aged about 31 years, S/o. Ramavtar Bihani, residing at No. 774/C, 4th Cross, Contour Road, Gokulam 3rd Stage, Vani Vilas Mohalla, Mysore-570002. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. 21, and as per Yelawala Grama Panchayath records Property No. 403/21, Unique No.152200404162001088 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non- agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by vendor Sri. Prashant N Kandagal from M/s. Bhoomika Housing Corporation represented by its Managing partners Sri.T.ChandraKumar and Sri.B.T.Bhaskar represented by its SPA Holder Sri.S.K.Subramanya on 01-07-2011 via Sale Deed and the same has been registered in the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-06713/2011-12 of Book I stored at C.D.No. MYND-281 dated 01-07-2011 and registered the khata in his favour by Yelawala Grama Panchayath and obtained Form 9 and 11A.

And whereas, since from the date of 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is 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 legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.8,00,000/- (Rupees Eight 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

In pursuance of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.5,00,000/- (Rupees Five Lakh only) received by way of RTGS No. SBINR12022102711736847 dated 27-10-2022 through State Bank of India, Gokulam Branch, Mysore
2. A sum of Rs.3,00,000/- (Rupees Three Lakh only) received by way of RTGS No. SBIN52022102811895374 dated 28-10-2022 through State Bank of India, Gokulam Branch, Mysore at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) made by the purchaser to the vendor 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 himself, 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 assures 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 suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchaser is also entitled to get the Khata and all other documents transferred to his 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 property bearing bearing Site No. 21, Layout Reference Site No. 403, Khatha No. 403, and as per Yelawala Grama Panchayath records Property No. 403/21, Unique No. 152200404162001088 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs and bounded by:-

### East by : Site No. 20

### West by : Site No. 22

### North by : Site No. 28

### South by : Road

As per Koorgalli Gramapanchayath Records

Property No. : 403/21

Unique No. : 152200404162001088

Resolution No. : 05-28/06/2022

& date

Measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of the sale deed.

In witness whereof, the Vendor has executed this deed of absolute sale in favour of the s on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI. PRASANT N KANDAGAL)

VENDOR

2.

(SRI. VISHAL BIHANI)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 29th day of September, Two Thousand and Twenty Two (29-09-2022) at Mysore by ---

SRI. VINAY V PAWADSHETTER (PAN NO. AGGPV1029C, AADHAAR NO. 6659 8953 4392) aged about 41 Years, S/o. Sri. Vishwanath.C Pawadshetter, residing at 125, 3rd Main, 4th Cross, Sadanandanagar, Near NGEF Layout, Bangalore-560038. hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SMT. RUCHI GUPTA (PAN NO. AKQPR7387F, AADHAAR NO. 8337 3300 4066) aged about 37 years, W/o. Pravesh Gupta, residing at No. 308, 3rd Main, 10th Cross, A-1 Block, Vijayanagara 3rd Stage, Mysore-570017. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. 22, and as per Yelawala Grama Panchayath records Property No. 402/22, Unique No.152200404162001087 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non- agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by vendor Sri. Vinay V Pawadshetter from M/s. Bhoomika Housing Corporation represented by its Managing partners Sri.T.ChandraKumar and Sri.B.T.Bhaskar represented by its SPA Holder Sri.S.K.Subramanya on 01-07-2011 via Sale Deed and the same has been registered in the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-06717/2011-12 of Book I stored at C.D.No. MYND-281 dated 01-07-2011 and registered the khata in his favour by Yelawala Grama Panchayath and obtained Form 9 and 11A.

And whereas, since from the date of 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is 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 legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.8,00,000/- (Rupees Eight 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

In pursuance of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.8,00,000/- (Rupees Eight Lakh only) received by way of Cheque. No. 372517 dated 28-09-2022 drawn on Indusland Bank, M.G.Road Branch, Bangalore at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) made by the purchaser to the vendor 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 himself, 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 assures 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 suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchaser is also entitled to get the Khata and all other documents transferred to his 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 property bearing bearing Site No. 22, Layout Reference Site No. 402, Khatha No. 402, and as per Yelawala Grama Panchayath records Property No. 402/22, Unique No. 152200404162001087 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs and bounded by:-

### East by : Site No. 21

### West by : Site No. 23

### North by : Site No. 27,

### South by : Road,

As per Koorgalli Gramapanchayath Records

Property No. : 402/22

Unique No. : 152200404162001087

Resolution No. : 05-28/06/2022

& date

Measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of the sale deed.

In witness whereof, the Vendor has executed this deed of absolute sale in favour of the s on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI. VINAY V PAWADSHETTER)

VENDOR

2.

(SMT. RUCHI GUPTA)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 29th day of September, Two Thousand and Twenty Two (29-09-2022) at Mysore by ---

SRI.P.G.CHETAN (PAN NO. AHGPC7625L, AADHAAR NO. 8041 3838 09972) aged about 42 Years, S/o. Sri. P.K.Gangadhar Swamy, residing at 17/1, “Mathru Shree”, 9th main, R.K.Layout, II Stage, BSK 2nd Stage, Bangalore-560070. hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SMT. PRIYANKA GUPTA (PAN NO. AGRPB6520H, AADHAAR NO. 5465 9043 4304) aged about 38 years, W/o. Vikas Gupta, residing at No. 308, 3rd Main, 10th Cross, A-1 Block, Vijayanagara 3rd Stage, Mysore-570017. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. 16, and as per Yelawala Grama Panchayath records Property No. 408/16, Unique No.152200404162001093 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non- agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by vendor Sri. P.G.Chetan from M/s. Bhoomika Housing Corporation represented by its Managing partners Sri.T.ChandraKumar and Sri.B.T.Bhaskar represented by its SPA Holder Sri.S.K.Subramanya on 22-08-2011 via Sale Deed and the same has been registered in the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-10407/2011-12 of Book I stored at C.D.No. MYND-286 dated 22-08-2011 and registered the khata in his favour by Yelawala Grama Panchayath and obtained Form 9 and 11A.

And whereas, since from the date of 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is 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 legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.8,00,000/- (Rupees Eight 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

In pursuance of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.8,00,000/- (Rupees Eight Lakh only) received by way of D.D. No. 372516 dated 28-09-2022 drawn on Indusland Bank, M.G.Road Branch, Bangalore at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.8,00,000/- (Rupees Eight Lakh only) made by the purchaser to the vendor 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 himself, 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 assures 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 suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchaser is also entitled to get the Khata and all other documents transferred to his 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 property bearing bearing Site No. 16, Layout Reference Site No. 408, Khatha No. 408, and as per Yelawala Grama Panchayath records Property No. 408/16, Unique No. 152200404162001093 formed out of Sy.Nos.59/2 measuring 1 acre 3 guntas, Sy.No.60/3 measuring 14 Guntas, Sy. No. 59/2 measuring 1 acre 03 guntas, Sy. No. 60/3 measuring 0-13 guntas, Sy. No. 59/2 measuring 1 acres 03 guntas, Sy. No. 60/3 measuring 0-14 guntas in all measuring 04 acres 10 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs and bounded by:-

### East by : Site No. 15.

### West by : Site No. 17

### North by : Site No. 33,

### South by : Road,

As per Koorgalli Gramapanchayath Records

Property No. : 408/16

Unique No. : 152200404162001093

Resolution No. : 05-28/06/2022

& date

Measuring East to West : 9.00 Mtrs, North to South : 15.00 Mtrs.,totally measuring 135.00 Sq.Mtrs

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of the sale deed.

In witness whereof, the Vendor has executed this deed of absolute sale in favour of the s on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI. P.G.CHETAN)

VENDOR

2.

(SMT.PRIYANKA GUPTA)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 04th day of March, Two Thousand and Twenty Two (04-03-2022) at Mysore by ---

SRI. SHIVAKUMAR.N (PAN NO. BFBPS6108E, AADHAAR NO. 9487 6054 7243) aged about 47 Years, S/o. Sri. Late. Narayana, residing at 1089, 9th Cross, Sunnada Keri, K.R.Mohalla, Mysore-570004. hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SRI. SANDEEP.M.N (PAN NO. APNPN7210H, AADHAAR NO. 5619 3150 7177) aged about 31 years, S/o. Nanjunda Chary, residing at No. Shree Veerabhadreswara Nilaya. Ward-09, Behind Sangolli Rayanna Chowtri, Kuvempu Badavane, Krishnarajanagara, Mysuru, Karnataka-571602. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. 231, and as per Koorgalli Grama Panchayath records Property No. 231/231, Unique No.152200404162000914 formed out of Sy.Nos.52/1B measuring 1 acre 30 guntas, Sy.No.56/1 measuring 3 Acres 14 Guntas, Sy. No. 56/2 measuring 1 acre 08 guntas, Sy. No. 58 measuring 9 acres 16 guntas, Sy. No. 63 measuring 2 acres 34 guntas, Sy. No. 64/2 measuring 5 acres 23 guntas, Sy. No. 89/2B measuring 5 acres 01 guntas, Sy. No. 90/1A measuring 2 acres 33 guntas, Sy. No. 90/1B measuring 1 acres, Sy. No. in all measuring 32 acres 39 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West :(12.00+12.00)/2 Mtrs, North to South :(9.00+9.00)/2 Mtrs.,totally measuring 108.00 Sq.Mtrs morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by vendor Sri. Shivakumar.N from M/s. Bhoomika Housing Corporation represented by its Managing partners Sri.T.ChandraKumar and Sri.B.T.Bhaskar represented by its SPA Holder Sri.S.K.Subramanya on 05-10-2012 via Sale Deed and the same has been registered in the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-18835/2012-13 of Book I stored at C.D.No. MYND-343 dated 05-10-2012 and registered the khata in his favour by Koorgalli Grama Panchayath and obtained Form 9 and 11A.

And whereas, since from the date of 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is 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 legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.7,55,000/- (Rupees Seven Lakh Fifty Five Thousand 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

In pursuance of the entire sale consideration of Rs.7,55,000/- (Rupees Seven Lakh Fifty Five Thousand only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.7,55,000/- (Rupees Seven Lakh Fifty Five Thousand only) received by way of D.D. No. 089916 dated 03-03-2022 drawn on Bank of Baroda, Tumkur at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.7,55,000/- (Rupees Seven Lakh Fifty Five Thousand only) made by the purchaser to the vendor 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 himself, 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 assures 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 suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchaser is also entitled to get the Khata and all other documents transferred to his 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 property bearing bearing Site No. 231, and as per Koorgalli Grama Panchayath records Property No. 231/231, Unique No. 152200404162000914 formed out of Sy.Nos.52/1B measuring 1 acre 30 guntas, Sy.No.56/1 measuring 3 Acres 14 Guntas, Sy. No. 56/2 measuring 1 acre 08 guntas, Sy. No. 58 measuring 9 acres 16 guntas, Sy. No. 63 measuring 2 acres 34 guntas, Sy. No. 64/2 measuring 5 acres 23 guntas, Sy. No. 89/2B measuring 5 acres 01 guntas, Sy. No. 90/1A measuring 2 acres 33 guntas, Sy. No. 90/1B measuring 1 acres, Sy. No. in all measuring 32 acres 39 guntas and the layout known as BHOOMIKA’S ROYALE HERITAGE GAARDEN situated at Mydanahalli Village, Yelawala Hobli, Mysore Taluk and District belonged to various predecessors-in-title have got the same converted to non agricultural residential purposes by the Deputy Commissioner, Mysore District, Mysore, measuring East to West : (12.00+12.00)/2 Mtrs, North to South : (9.00+9.00)/2 Mtrs., totally measuring 108.00 Sq.Mtrs and bounded by:-

### East by : Site No. 232.

### West by : Site No. 230

### North by : Site No. 237,

### South by : Road,

As per Koorgalli Gramapanchayath Records

Property No. : 231/231

Unique No. : 152200404162000914

Resolution No. : 08/2020-21-27/05/2020

& date

Measuring East to West : (12.00+12.00)/2 Mtrs, North to South : (9.00+9.00)/2 Mtrs., totally measuring 108.00 Sq.Mtrs

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of the sale deed.

In witness whereof, the Vendor has executed this deed of absolute sale in favour of the s on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI. SHIVAKUMAR.N)

VENDOR

2.

(SRI.SANDEEP.M.N)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 07th day of July, Two Thousand and Twenty One (07-07-2021) by ---

SRI. NIRANJAN.B.R (ADHAR NO. 6587 4823 9531) aged about 32 years, S/o. Late. Rajan.B.R, residing at 3541, 20th Main, C Cross, Vijayanagar 2nd Stage, Hampi Circle, Mysore-570017. hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SRI. ISHWARAPPA. M. KADDIPUDI (ADHAR NO. 3984 6408 5176) aged about 32 Years, S/o. Sri. Mallappa, residing at Dhummawad, Primary School Road, Kalaghatagi, Dharwad-580 114. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential property bearing Site No. 88, BHOOMIKA’S ROYALE HERITAGE GAARDEN MANGO GROOVE II BLOCK released vide ¸ÀASÉå. ªÉÄÊ.£À.¥Áæ/¦.©/SÁ§957/2014-15 ¢£ÁAPÀ 28-08-2014 from the office the superintend engineer and khatha No. 161 page No.15, book No.2 dated 18-10-2014 from the office of the Special Thahasildar MUDA Mysore formed out of Sy. No’s, 75/1, 75/3 and 75/4 measuring 7 Acres 21 Guntas situated at Elawala Village, Elawala Hobli, Mysore Taluk and District, converted to non agricultural residential purpose vide ¸ÀASÉå. JJ¯ïJ£ï(1) ¹.Dgï 83/2009-10 ¢£ÁAPÀ 24-07-2009 & JJ¯ïJ£ï(1) ¹.Dgï 89/2011-12 ¢£ÁAPÀ 30-11-2011 in the office the District Commissioner , Mysore Taluk and District wherein the residential layout is formed as per the approved plan vide ¸ÀASÉå. ªÉÄÊ.£À.¥Áæ:£À.AiÉÆÃ:«£Áå¸À:36:2014-15 ¢£ÁAPÀ 21-06-2014 from the office of the commissioner, MUDA, Mysore Taluk and District called BHOOMIKA’S ROYALE HERITAGE GAARDEN MANGO GROOVE II BLOCK, wherein Site measuring East to West : 15.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 135.00 Sq.Mtrs situated at Elavala village Elavala hobli Mysore Taluk, morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by vendor Sri.Niranjan.B.R from Sri.B.T.Bhaskar and M/s. Bhoomika Housing Corporation represented by its Managing partners Sri.T.ChandraKumar and Sri.B.T.Bhaskar represented by its SPA Holder Sri.S.K.Subramanya S/o. Sri.S.K.Krishne Gowda on 16-03-2015 via Sale Deed and the same has been registered in the office of the Sub-Registrar Mysore West Mysore as document No. MYW-1-10929/2014-15 of Book I stored at C.D.No. MYWD-45 dated 16-03-2015 and registered the khata in his favour by MUDA on 07-05-2015 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-old-161/3/14-15.

And whereas, since from the date of 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it. The Vendor has purchased the schedule property out of his self-earned funds, that is to say, the schedule property is 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 legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.17,00,000/- (Rupees Seventeen 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

In pursuance of the entire sale consideration of Rs.17,00,000/- (Rupees Seventeen Lakh only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.1,00,000/-(Rupees One Lakh) received by way of Cheque No. 012247 dated 28-06-2021 drawn on State Bank of India, Metagalli Industrial Area Branch, KRS Main Road, Mysore at the time of this sale agreement.
2. The purchaser has availed a Loan facility from ICICI Bank Ltd Mysore of Rs.16,00,000/-(Rupees Sixteen Lakh Only) received by way of D.D/Cheque No. 229705 dated 06-07-2021 drawn on ICICI Bank Ltd. Mysore at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.17,00,000/- (Rupees Seventeen Lakh only) made by the purchaser to the vendor 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 himself, 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 assures 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 suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchaser is also entitled to get the MUDA Khata and all other documents transferred to his 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 property bearing bearing Site No. 88, BHOOMIKA’S ROYALE HERITAGE GAARDEN MANGO GROOVE II BLOCK released vide ¸ÀASÉå. ªÉÄÊ.£À.¥Áæ/¦.©/SÁ§957/2014-15 ¢£ÁAPÀ 28-08-2014 from the office the superintend engineer and khatha No. 161 page No.15, book No.2 dated 18-10-2014 from the office of the Special Thahasildar MUDA Mysore formed out of Sy. No’s, 75/1, 75/3 and 75/4 measuring 7 Acres 21 Guntas situated at Elawala Village, Elawala Hobli, Mysore Taluk and District, converted to non agricultural residential purpose vide ¸ÀASÉå. JJ¯ïJ£ï(1) ¹.Dgï 83/2009-10 ¢£ÁAPÀ 24-07-2009 & JJ¯ïJ£ï(1) ¹.Dgï 89/2011-12 ¢£ÁAPÀ 30-11-2011 in the office the District Commissioner , Mysore Taluk and District wherein the residential layout is formed as per the approved plan vide ¸ÀASÉå. ªÉÄÊ.£À.¥Áæ:£À.AiÉÆÃ:«£Áå¸À:36/2014-15 ¢£ÁAPÀ 21-06-2014 from the office of the commissioner, MUDA, Mysore Taluk and District called BHOOMIKA’S ROYALE HERITAGE GAARDEN MANGO GROOVE II BLOCK, wherein Site measuring East to West : 15.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 135.00 Sq.Mtrs situated at Elawala village Elawala hobli Mysore Taluk, and bounded by:-

### East by : Road,

### West by : Property No. 105,

### North by : Property No. 87,

### South by : Property No. 89.

Measuring East to West : 15.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 135.00 Sq.Mtrs.

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of the sale deed.

In witness whereof, the Vendor has executed this deed of absolute sale in favour of the s on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(NIRANJAN.B.R)

VENDOR

2.

(ISHWARAPPA. M. KADDIPUDI)

PURCHASER