**DEED OF ABSOLUTE SALE**

THIS DEED OF ABSOLUTE SALE made and executed this the 29th Day of March, Two Thousand Twenty One (29-03-2021) at Mysore;

By:

**Sri. DINAKAR CHANDU D G,**  
Aged about 58 years,  
S/o Late Sri. D.Kamesh,  
Residing at No.4, (old No.11)“INDIRA”,  
4th Cross, Brindavan layout,Padmanabhanagar,  
BANGALORE – 560 061.  
PAN No: ACLPC1824B & Aadhaar No. 4561 9944 6762

Hereinafter referred to as the VENDOR (which expression shall mean and include its heirs, legal representatives, administrators, executors, assigns) of the ONE PART;

**In Favor of:**

**Sri. S.SURESH BABU**

 Aged about 68 years,  
S/o H.G.Seenappa setty,  
Residing at No. ‘VASAVI’  
No. 1063/51, 2nd Main, 7th Cross,  
Vidyaranyapuram,  
MYSORE - 570008.  
PAN No: ACCPB6378A & Aadhaar No. 4493 6482 2088

Hereinafter referred to as the PURCHASER (which expression shall mean and include his heirs, legal representatives, administrators, executors/ successors in interest, Agents and assigns) of the OTHER PART;

**WITNESSETH:**

WHEREAS the Vendor herein is the absolute owner in possession and enjoyment of the Residential Vacant **Site bearing No 15, Unique No. 152200403127021063, Property No.1495/27/15,** formed in Converted land bearing Survey No. 101 (converted vide Conversion Order No.ALN/PR :6/88-89, dated: 17/02/1989 for an extent of 28 guntas and Conversion Order No.ALN/PR :77/93-94, dated: 11/08/1994 for an extent of 3 Acres 03 Guntas, totally measuring an extent of 3 Acres 31 Guntas), Situated at YELAWALA VILLAGE, Yelawala Hobli, Mysore, Measuring East to **West : 30-0 feet and North to South : 40-0 feet**, totally measuring 1200 Square feet, which is morefully described in the Schedule hereunder and hereinafter referred to as the “SCHEDULE PROPERTY”.

WHEREAS, the land in an extent measuring 03 Acres 31 Guntas Comprised in Sy.No.101 of Yelawala Village, Yelawala Hobli, Mysore, was acquired by Sri. D. Ravishankar from Sri. K. R. Satish S/o. Sri. Ramaiah, by virtue of a Sale Deed dated 13.02.1986 registered as document No. 1372/85-86 in Book 1, volume no. 720 at pages 200 to 205 in the office of the Sub-Registrar, Mysore Taluk.

AND WHEREAS, having so acquired right, title and interest in and being vested with the absolute ownership of the said land measuring 03 Acres 31 Guntas comprised in Sy No.101 of Yelawala Village, the said Sri. D.Ravishankar applied and obtained “Conversion” of the said land from ‘agriculture to non-agricultural residential’ purpose as per Conversion Order No.ALN/PR :6/88-89, dated: 17/02/1989 for an extent of 28 guntas and Conversion Order No.ALN/PR :77/93-94, dated: 11/08/1994 for an extent of 3 Acres 03 Guntas, totally measuring an extent of 3 Acres 31 Guntas and formed a layout.

WHEREAS Sri. D. Ravishankar after having formed the layout has gifted some sites to the Vendor vide Gift Deed dated 16.09.2010 registered as document No. MYN-1-10386-2010-11 of Book 1, stored in CD no. MYND249 in the office of the Sub-Registrar, Mysore North, Mysore.

WHEREAS the Vendor has been in possession and enjoyment of the said site bearing No. 15 as sole and absolute owner since and he is registered as the Khatedar thereof in the revenue records.

WHEREAS the Vendor is selling site bearing No.15 comprising in Sy.No.101, measuring to an extent of East to  West  30 ft., North to South  40 ft., in all admeasuring 1200 Sq.ft. more fully described in the schedule.

WHEREAS the title of the Vendor in respect of the above said property and particularly the Schedule Property is valid, subsisting and marketable and the purchaser is satisfied with the title of Vendor;

WHEREAS the Purchaser has done invaluable services to the said Sri. D. Ravishankar from the time of acquiring the land, converting the land from agricultural purposes to non-agricultural residential purposes assisting in civil works at the time of forming the layout, for which the said Sri. D. Ravishankar had entered into an agreement date 10-07-1995 promising the Purchaser to compensate for his efforts.  
   
In view of the above, the Vendor, honoring the agreement dated 10-07-1995 is desirous of conveying the Schedule Property to the Purchaser for a very nominal consideration of **Rs.10,001/- (Rupees Ten thousand and One Only)** as a matter of goodwill, hence this deed of sale.

**NOW THIS DEED OF SALE WITHNESSETH AS FOLLOWS**

That in consideration of the Vendor conveying the Schedule Property in favour of the Purchaser, the Purchaser made payment of the sum of **Rs.10,001/- (Rupees  Ten Thousand and one Only)** to the Vendor in the following manner:  
   
1.The Purchaser has already paid a sum of **Rs.10,001/- (Rupees Ten Thousand and one only)** by cash to the vendor

I. The Vendor having received the full consideration, does hereby release and discharge the Purchaser, his successors, admisntrators, representatives, assigns and every one of them, and also the Vendor being the absolute owner of the Schedule Property, does hereby sell, convey, grant, transfer and assign unto the

Purchaser all that piece and parcel of the Schedule Property and every part thereof together with all rights, title, interest, easements, privileges and other appurtenances belonging thereto or reputed to belong to it to hold for and unto the use of the Purchaser absolutely and for ever free from  all  and every kind of encumbrances, liens, attachments, third party rights and  claims  and further covenant as under:          
   
2. The Vendor does hereby assure and covenant unto the Purchaser that the Vendor is the absolute owner of the Schedule Property. The Vendor represents that no one other than the Vendor has any manner of right, title or interest over the Schedule Property. The Vendor represents that the Schedule Property is free from all and every kind of encumbrance, charge, lien, lispendens, attachment, security, third party rights and claims of whatsoever nature.

3. The Vendor represents that the Schedule Property has not been offered as a security for appearance of any person or production of any property before any court or other authority. The Vendor assures unto the Purchaser that it has not alienated the Schedule Property or any part thereof by means of sale, gift, mortgage or otherwise and that there is no litigation pending or attachment either before or after judgment, injunction or any order prohibiting the sale of the Schedule Property has been effected by any court or authority against the Schedule Property or the sale thereof.    
   
4. The Vendor further covenants and assures unto the Purchaser that notwithstanding anything the Vendor has done, committed or suffered to be done, the Vendor has full authority to convey and assign the Schedule Property and every part thereof which shall, at all times, remain to the Purchaser and the Purchaser shall quietly enter into, upon and enjoy fully the Schedule Property without any kind of interruption, hindrance or disturbance by the Vendor or any person or persons claiming on its behalf or in trust for them.

5. The Schedule Property is being sold to honour the agreement dated 10-07-1995 made by Sri. D. Ravishankar. The Vendor represents and assures that the Vendor shall be personally liable in their estate to clear all the claims whatsoever including but not limited to claims by any one and owners of the adjacent lands, if any, that

may arise any time hereafter in respect of any right, title, interest or dispute over the same and neither the Schedule Property nor the Purchaser shall be liable in any manner whatsoever to discharge any such claim. The Schedule Property is not in any manner connected with any religious or charitable institution or is held in trust by the vendor.

6. The Vendor hereby undertakes to keep the Purchaser and every one claiming under it save, harmless and duly indemnified against all encumbrances, defects in title, claims or demands, costs, damages and expenses created, occasioned or made by the Vendor or any person claiming through or in trust for them or that may at any time hereafter arise due to any act or omission attributable to the Vendor and further that all such claims shall be met with by the Vendor out of its own properties so as to keep the Purchaser and the Schedule Property duly saved in all respects.      
   
7. The Vendor further assures the Purchaser that the Schedule Property hereby sold is neither under acquisition relating to the compulsory acquisition of land nor is the subject matter of any dispute with any third party and that no litigation in respect of the same is pending before any Court or Authority and the title of the Vendor is free from all legal defects.

8. The Vendor undertakes to execute all such letters, documents or deeds and do or caused to be done by every one all that may be necessary or incidental to perfect the title of the Purchaser over the schedule Property.

9. The Vendor has this day handed over all the original/ certified copies of relevant documents of title over the Schedule Property and placed the Purchaser in absolute, vacant and proprietary possession of the Schedule Property. The Purchaser is not disentitled under any law from purchasing the Schedule Property.

**SCHEDULE PROPERTY**

All that piece and parcel of Residential Site bearing No.**15** of Khata No. **Unique No. 152200403127021063, Property No.1495/27/15,**measuring **East to  West 9.144 Mtrs (30 feet), North to South 12.192 Mtrs (40 feet), in all admeasuring 111.48 Sq.Mtrs (1200Sq.ft).**  laid out in converted land bearing Sy.No.101, Yelawala, Yelawala Hobli, Mysore and bounded on the:

East By : Site No. 16

West By : Site No.14

North By : Private Property

South By : Road

The fair market value of the property is **Rs.12,04,100/- (Rupees Twelve Lakh Four Thousand and Hundred Only)** & Stamp duty is paid accordingly.

IN WITNESS WHEREOF the parties have signed and delivered this Deed of Sale on the day, month and year first above mentioned in presence of witnesses at Mysore.  
   
 Withnesses:

1. VENDOR

(DINAKAR CHANDU .D.G)

2.                            PURCHASER

(S.SURESH BABU)

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

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