ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 07th day of June, Two Thousand and Twenty Three **(07/06/2023)** by ---

**Sri. K.S. MANJUNATH** (PAN No. AKHPM4552G & Aadhaar No. 5452 4080 8032), aged about 63 years, S/o. Late. K.B.S. Siddalingappa, residing at No. 221/14, 25th Cross, 3rd Stage, E Block, Vijayanagar 2nd Stage, Mysore-570 017 hereinafter referred to as the **VENDOR** which expression shall mean and include wherever the context so requires or admits his legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

**Sri. KARTHIKEYAN. M.N** (PAN No. CKBPK6212P, Aadhaar No. 8390 5624 2649), aged about 49 years, S/o. Sri. Natarajan. M.N and **Smt. SOWMINI SRIDHAR** (PAN No. DYEPS7267A, Aadhaar No. 9195 9229 2839), both are residing at No. 10/2, Jakkappan Nagar, 6th Cross, Krishnagiri, Tamil Nadu-635 001, hereinafter referred to as the **PURCHASERS,** which expression shall mean and include wherever the context so requires or admits their heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas the vendor is the absolute owner and in possession of the residential property bearing **Site** **No. 306,** Kaveri Nagar, Maratikyathana halli Village, Jayapura Hobli, Mysore Talukmeasuring East to West : 9.15 Mtrs, North to South : 12.20 Mtrs in all measuring 111.63 Sq.Mtrs,formed and developed by Grameena Employees Welfare Association (R), Mysore which was morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the schedule property.

Whereas, the scheduled property having been allotted by the Grameena Employees Welfare Association (R), Mysore in favour of the vendor on 12-01-2006 and obtained Sale Deed (Title Deed) from the said society on 06-11-2006 and the same has been registered as document No. MYN-1-**21512**/2006-07, of Book - I stored at C.D. No. MYND – 119 registered in office of the Sub-Registrar, Mysore North, Mysore and the khata of the said property registered in favour of the vendor at Mysore Urban Development Authority, Mysore on 15-06-2011 vide No. 306 of Book I at pages 77 and paid upto date site tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession of the property and the said 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 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 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. 20,00,000/- (Rs. Twenty 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.

Entire sale consideration of **Rs. 20,00,000/- (Rs. Twenty Lakh only)** received by the vendor from 1st Purchaser Sri. Karthikeyan. M.N by way of cheque bearing No. **000003** dated 06-06-2023 drawn on Indian Overseas Bank, Krishnagiri Branch before undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of **Rs. 20,00,000/- (Rs. Twenty 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 themselves, their legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchasers 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 purchasers that he has full and unrestricted right in and over the schedule property hereby conveyed.

The vendor hereby further assure the purchasers 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 purchasers suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchasers against the same.

The vendor do hereby covenants with the purchasers that he shall keep the purchasers 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 purchasers 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 purchasers 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 purchasers.

The purchasers are 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 purchasers also entitled to get the revenue khata and all other documents transferred to her name in respect of the schedule property, for which, the vendor have ‘No objection’.

The vendor is 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 **Site** **No. 306,** measuring East to West : 9.15 Mtrs, North to South : 12.20 Mtrs in all measuring 111.63 Sq.Mtrs,atKaveri Nagar, Maratikyathanahalli Village, Jayapura Hobli, Mysore Taluk formed and developed by Grameena Employees Welfare Association (R), Mysore situated at and bounded on: -

### East by : Property bearing No. 307,

### West by : Property bearing No. 305,

### North by : Property bearing No. 329 & 328,

### South by : 9.00 Mtrs Road.

Measuring **East to West : 9.15 Mtrs, North to South : 12.20 Mtrs in all measuring 111.63 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 have executed this deed of absolute sale in favour of the purchasers on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### **Witnesses:-**

**1.**

**VENDOR**

**2.**

PURCHASER

DRAFTED BY:-

**K. R. UDAYA KUMAR**

###### Document Writer

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