lABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 19th  day of September, Two Thousand Twenty Two (19-09-2022) by --

SRI. VENKATESH KUMAR H R

S/o. Late.Rangegowda H R

aged about 45 years,

residing at C-305, Note Mudrana Nagara

Mysore-570003.

(PAN No. AEZPV1425R)

(ADHAR NO. 6108 9192 9696)

hereinafter referred to as the SELLER 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. MILIND N WAWLE @

MILIND WAWLE

S/o. Sri. Nivrutti Wawle

aged about 44 years,

residing at No. C-141, Note Mudrana Nagar

Mysore-570003

(PAN No. AATPW4126C)

(ADHAR NO. 3049 5511 2670)

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 seller is the absolute owner of the residential property bearing Site bearing No. 26, measuring East to West : 12.192 Mtrs, North to South : 9.144 Mtrs, in total measuring 111.48 Square Meters carved out of residential converted land bearing Survey No. 43/9 measuring 6-21 Guntas Alienation No. : ALN-09/91-92 dated 29-06-91 order passed by the Deputy Commissioner, Mysore District, Mysore for agricultural land into residential purpose situated at Nagavala Grama Panchayath, Huyilalu Village, Yelwala Hobli, Mysore Taluk and District Morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The seller holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was gifted to the Vendor Sri. Venkatesh Kumara H R from his wife Smt. C.P.Kavitha Rani via Gift deed on 23-03-2016 and same has been registered at the office of the Sub-Registrar Mysore West Mysore as document No. MYW-1-11862/2015-16 of Book I stored at C.D.No. MYWD-63 dated on 23-03-2016 and vendor registered the khata in his favour by Nagavala Grama Panchayath and obtained Form 11B And paid upto date tax to the concerned authorities. The scheduled property is the self acquired property of the seller.

And whereas, since from the date of registration of the sale deed, the seller 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 seller is the absolute owner of the schedule property and has no fetters what so ever to sell it. The seller 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 seller 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 purchasers for a valuable sale consideration of Rs.10,00,000/- (Rupees Ten Lakh only) for which, the purchaser has 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.10,00,000/- (Rupees Ten Lakh only) received by the vendor from the purchaser in the following manner:-

A sum of Rs.10,00,000/- (Rupees Ten Lakh only) received by way of NEFT Dated: 16-09-2022 through RBECBL Bank, Bangalore Branch at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.10,00,000/- (Rupees Ten Lakh only) made by the purchaser to the seller as stated above, thus, the seller 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 purchasers 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 Seller. 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 seller has ‘No objection’.

The seller 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 residential property bearing Site bearing No. 26, measuring East to West : 12.192Mtrs, North to South : 9.144 Mtrs, in total measuring 111.48 Square Meters carved out of residential converted land bearing Survey No. 43/9 measuring 6-21 Guntas Alienation No. : ALN-09/91-92 dated 29-06-91 order passed by the Deputy Commissioner, Mysore District, Mysore for agricultural land into residential purpose situated at Nagavala Grama Panchayath, Huyilalu Village, Yelwala Hobli, Mysore Taluk and District and bounded by:-

### East by : Road

### West by : Site No. 25

### North by : Site No. 23

### South by : Site No. 31

Measuring East to West : 12.192 Mtrs, North to South : 9.144 Mtrs., totally measuring 111.48 Sq.Mtrs.

As per Nagavala Grama

Panchayath Records

1. Property No. 625/26
2. Unique No. 152200405128000242
3. Resolution Date and No. 08-18/04/2016

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 Seller has executed this deed of absolute sale in favour of the purchaser on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI. VENKATESH KUMAR H R)

VENDOR

2.

(SRI. MILIND N WAWLE @

MILIND WAWLE )

PURCHASER