**ABSOLUTE SALE DEED**

This Deed of Sale is made and executed on this the **28th Day** **of September**  **Two Thousand Twenty (28-09-2020) by ….**

**Sri. I.N. SRIDHAR,** aged about 78 years, S/o Sri I.S.Nanjappa,(**Aadhar No.7732 7824 0179**) residing at No.41, “Venkatadri”, 5th. Main, Jayalakshmipuram, Mysore, represented by his General Power of Attorney Holder **Sri. I. S. Badrinath,** S/o Sri I N Sridhar, (Aadhar No. 7802 3495 1084) aged about 42 Years, hereinafter called the VENDOR (which expression shall unless repugnant to the context means and includes his heirs, successors, assigns, executors, administrators and representatives in interest) of the ONE PART;

IN FAVOUR OF

**Mrs. Ranjana U Ghanathe,** aged about 40 Years, (PAN No.AEUPU0613D and Aadhar No.2519 5811 1903) W/o Sri Suresha .D.S, residing at No.313, 8th Cross, 28th Main, 1st Sector, HSR Layout, Bangalore – 560 102, KARNATAKA, hereinafter called the PURCHASER (which expression shall unless repugnant to the context means and includes his heirs, successors, assigns, executors, administrators and representatives in interest) of the OTHER PART.

Whereas the scheduled mentioned agricultural land bearing Survey No.10, extent of 4 Acre 24 Guntas, and Survey No.11, extent of 4 Acres 39 Guntas, total extent 9 Acres 23 Guntas, situated at Kemmannapura Village, Jayapura Hobli, Mysore Taluk, morefully and particularly described in the schedule hereunder written and hereinafter for the sake of convenience referred to and called as the SCHEDULE PROPERTY.

THE TITLE TO THE SCHEDULE PROPERTY, IS AS FOLLOWS:

Whereas agricultural land bearing Survey No.10, extent of 4 Acre 24 Guntas, and Survey No.11, extent of 4 Acres 39 Guntas, total extent 9 Acres 23 Guntas situated at Kemmannapura Village, Jayapura Hobli, Mysore Taluk, more fully described in the schedule below:

Whereas Survey No.10 extent of 4 Acres 24 Guntas of Agricultural property was purchased by the Vendor from Sri B. Nagaraju on 26-4-1995 and the same has been registered as document No.374 of Book-I Volume 1382 at pages 198-202 dated 16-5-1995 in the Office of the Sub-Registrar, Mysore North, Mysore and Khatha has been and stands in the name of Vendor vide M.R.No.8/94-95 Khatha No.22.

Whereas Survey No.11 extent 4 Acres 39 Guntas of Agricultural property was purchased by the Vendor’s Father Sri I.S. Nanjappa from Sri Boregowda and others on 29-11-1995 and the same has been registered as document No.4054 of Book - I volume 1438 at pages 110-112 dated 30-11-1995 in the Office of the Sub-Registrar, Mysore North, Mysore. Whereas Sri I.S. Nanjappa expired on 01-04-1996. After the death of I.S.Nanjappa the said property cameto the Vendor and Khatha stands in the name of the Vendor vide No.INH 2/96-97 Khatha No.22.

The above said 9 Acres 23 Guntas of agricultural property was alienated from agricultural purpose to residential purpose as per the application submitted by the Vendor. On that basis, Tashildar of Mysore has given their report vide Letter No.ALN PR 200/08-09 dated 24-11-2008. Based on this report, the Office of the Deputy Commissioner, has given direction to pay Rs.3,13,099/- as Alienation charges, Rs.6776/- as Penalty Charges and Rs.110/- as Podi Fee. As per the directions, the applicant has remitted the above sum through Challan No.02 dated 21-01-2009 to State Bank of Mysore, Main Branch, Mysore. Based on the above grounds, the Deputy Commissioner of Mysore, Mysore District, vide their Order No.ALN(3)CR.190/2008-09 dated 07-02-2009 have granted permission to the Vendor to use the land for forming residential layout with certain conditions like providing roads, underground drainage, water line, electricity line, etc., after obtaining a layout plan approval from the Town Planning Authority, Mysore Urban Development Authority, Mysore and executing the work as per their guidelines.

Whereas the Vendor has paid a sum of Rs.1,76,800/- towards betterment charges vide Challan No.152737 dated 29-07-2008 and the Town Planning Authority of MUDA, Mysore, have given orders to the above proposed layout vide their letter No.MY.NA.PRA/NA.YO/BHAVUBA/SABHE/83/07-08 23-08-2008 and developed the layout as per the directions and guidelines of MUDA.

Whereas the Vendor executed Relinquishment Deed to MUDA and the same has been registered as Document No.MDA-1-01565/2012-13 of Book-I vide CD No.MDAD-45 dated 18-1-2013 in the Office of the Additional District Registrar, MUDA, Mysore.

Whereas the Vendor has submitted a proposal of layout plan to the Mysore Urban Development Authority, MUDA, Mysore and the office of the Town Planning Authority, MUDA, Mysore, have given approval for layout plan vide order resolution no.MYNAPRA:NAYO.VA.Vi.Aa:106:12-13 dated 29-1-2013.

Whereas the Vendor has obtained Correction Dimension Report on 23-4-2013 vide no.MYNAPRA/PIBI:KHABAA/753/2013-14 whereas the Vendor has got all the rights to alienate/sell the property individually and to form layout as per the approved plan.

Whereas Vendor’s mother Smt. Lakshminarasamma and Vendor’s Brothers and Sisters have executed a Release Deed in favour of the Vendor on 29-4-2013 bearing Survey No.11, extent of4 Acres 39 Guntas and the same has been registered as document No.MYW-1-01030/2013-14 of Book – I vide CD No.MYWD-7 dated 3-5-2013 in the Office of the Sub-Registrar, Mysore West Mysore.

And also the Vendor has obtained the Correct Dimension Report from Mysore Urban Development Authority, on 16-7-2016 of 40 sites, vide No. MYNAPRA/PIBI/KHABA/753/2016-17.

The above said 9 Acres 23 Guntas property standing in the name of the Vendor and no one else have got anyrights regarding the Schedule property. The Vendor has got absolute right and authority to deal with the schedule property in any manner he likes.

AND WHEREAS THE VENDOR who is sufficiently entitled to deal with the said property in any manner whatsoever without any let or hindrance from anybody in any manner, in disposing of the schedule property which is more fully described in Schedule. Hence the Vendor has offered to sell the Schedule Property to the Purchaser herein and the Purchaser agreed to buy the schedule property for a consideration.

The Vendor has agreed to sell the schedule property to the Purchaser, for her necessity for the consideration mentioned hereunder and the Purchaser has agreed to purchase the schedule property for the consideration hereunder.

WHEREAS the VENDOR has agreed to sell the Schedule Property further represents that:

1. The title to the Schedule Property is good marketable and subsisting and that non-else has any right, title, interest or share therein as aforementioned and Schedule Property is free from all encumbrances, claims.
2. The Schedule Property is not subject to any attachment by the process of courts or in the possession of custody of any receiver, judicial or revenue courts.
3. The VENDOR is competent to sell the Schedule Property
4. The Vendor has paid up to date revenue tax to the Competent Authority.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

Out of Sale Consideration of **Rs.19,20,000/-(Rupees Nineteen Lakhs Twenty thousand only),** a sum **Rs. 2,00,000/-** (Rupees Two Lakhs only) has been received by the Vendor by way of RTGS Transaction Ref.No.050080701744272 dated 15.09.2020. The Balance amount of **Rs.17,20,000/-** (Rupees Seventeen Lakhs Twenty Thousand only) has been received by way of Cheque bearing No.684206 dated 28.09.2020 drawn on CITI Bank.

In the said manner, the Vendor received the entire sale consideration of **Rs.19,20,000/-(Rupees Nineteen Lakhs Twenty Thousand only)** in full and final settlement from the Purchaser. The receipt of which sum is hereby acknowledged by the VENDOR herein before the following witnesses.

1. On receipt of the full sale consideration as mentioned above, the VENDOR do hereby Sell, Grants, Convey and set over the vacant possession of the schedule Property together with all Easementary Rights, Hereditaments, Privileges, whatsoever unto and in favor of the PURCHASER herein today thereby registering the Sale Deed, free from all kinds of encumbrances, litigations, attachments, lien, suretyship claims, minors claims, stridhan claims, bank debts, decrees acquisition proceedings whatsoever.
2. The VENDOR assure the PURCHASER that the Schedule Property is free from all kinds of encumbrances, court attachments, civil litigations etc., and apart from the VENDOR no one has any right, title, interest, etc., in respect of the Schedule Property and the VENDOR has not done any such acts, deeds and things knowingly or unknowingly that the title of the Schedule Property may be impeached.
3. The VENDOR has today relinquished all his rights, title, interest, claims whatsoever in respect of the Schedule Property in favor of the PURCHSER and the PURCHASER from here-afterwards shall possess and enjoy the Schedule Property as absolute owners thereby paying all the future taxes, cesses etc., to the authorities concerned with entire powers of alienation and from this day onwards the VENDOR nor his heirs have no manner of any rights, title, interest and claims or whatsoever in respect of the Schedule Property
4. The VENDOR hereby undertake to sufficiently indemnify and compensate the PURCHASER and his successors against all losses, damages, that may be constrained to be suffered in future on account of breach of any covenants contained herein or on account of any defect in the title of the VENDOR in respect of the Schedule Property and shall settle the same at their own cost and expenses and in case of failure to do the same damages incurred by the Purchaser will be settled through the other properties held by the Vendor.
5. That the Vendor at all times hereafter upon any reasonable request and at his cost does or execute or cause to be done or executed all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and ensuring the Schedule Property and every part thereof to the PURCHASER and place the PURCHASER in unassailable possession of the same according to the true and correct meaning and intent of this Sale Deed.
6. The Vendor has ‘NO OBJECTION” to transfer the khata of the schedule property in favor of the PURCHASER in Competent Authorities at Purchaser’s Cost and expenses.
7. The VENDOR at the time of registration has handed-over the relevant documents along with vacant physical possession of the Schedule Property to the PURCHASER.

**SCHEDULE OF THE PROPERTY**

All that piece and parcel of the Property bearing Site No.**66**, formed in Survey No.10, extent of 4 Acre 24 Guntas, and Survey No.11, extent of 4 Acres 39 Guntas, total extent 9 Acres 23 Guntas situated at **INDAVARA ENCLAVE,** Kemmannapura Village, Jayapura Hobli, Mysore Taluk, converted non-agricultural residential use vide ALN(3)CR.190/2008-09 dated 7-2-2009 measuring East to West **18.00 Mtrs.** North to South **12.00**  **Mtrs**, and bounded as follows:

|  |  |
| --- | --- |
| East by | Road |
| West by | Site No. 45, 46 |
| North by | Site No.65 |
| South by | Site No. 67 |

**Measuring East to West 18.00 Meters and North to South 12.00 Meters**.

Total **216.00** Square Meters vacant site.

In witness whereof the Vendor and Purchaser have affixed their signatures to this Sale Deed at Mysore city on the day month and year first above written.

Witnesses

1) VENDOR

(represented by GPA Holder

Sri I S Badrinath)

PURCHASER

2)

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

D. No. 1036/20,4th Main,

Vidyaranyapuram, Mysore-8

**Phone : 98451 15470**

**ABSOLUTE SALE DEED**

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IN FAVOUR OF

**Mrs. Ranjana U Ghanathe,** aged about 40 Years, (PAN No.AEUPU0613D) W/o. Sri. Suresha .D.S, residing at No.313, 8th Cross, 28th Main, 1st Sector, HSR Layout, Bangalore – 560 102, KARNATAKA, hereinafter called the PURCHASERS (which expression shall unless repugnant to the context means and includes her heirs, successors, assigns, executors, administrators and representatives in interest) of the OTHER PART.

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**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

Out of Sale Consideration of **Rs.19,20,000/-**(Rs. Nineteen Lakhs Twenty thousand), a sum **Rs. 2,00,000/-** (Two Lakhs) has been received by the Vendor by way of RTGS Transaction Ref.No.050080701744272 dated 15.09.2020. The Balance of **Rs.17,20,000/-**(Seventeen Lakhs twenty thousand) only shall be paid, on the date of Registration.

In the said manner, the Vendor received the entire sale consideration of **Rs.19,20,000/-(Rupees Nineteen Lakhs twenty thousand) only** in full and final settlement from the Purchaser. The receipt of which sum is hereby acknowledged by the VENDOR herein before the following witnesses.

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2. The VENDOR has today relinquished all his rights, title, interest, claims whatsoever in respect of the Schedule Property in favor of the PURCHSER and the PURCHASER from here-afterwards shall possess and enjoy the Schedule Property as absolute owners thereby paying all the future taxes, cesses etc., to the authorities concerned with entire powers of alienation and from this day onwards the VENDOR nor his heirs have no manner of any rights, title, interest and claims or whatsoever in respect of the Schedule Property
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4. That the Vendor at all times hereafter upon any reasonable request and at his cost does or execute or cause to be done or executed all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and ensuring the Schedule Property and every part thereof to the PURCHASER and place the PURCHASER in unassailable possession of the same according to the true and correct meaning and intent of this Sale Deed.
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**SCHEDULE OF THE PROPERTY**

All that piece and parcel of the Property bearing Site **No.66,** formed in Survey No.10, extent of 4 Acre 24 Guntas, and Survey No.11, extent of 4 Acres 39 Guntas, total extent 9 Acres 23 Guntas situated at **INDAVARA ENCLAVE,** Kemmannapura Village, Jayapura Hobli, Mysore Taluk, converted non-agricultural residential use vide ALN(3)CR.190/2008-09 dated 7-2-2009 measuring East to West **18.00 Mtrs.** North to South **12.00**  **Mtrs**, and bounded as follows:

|  |  |
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| East by | Road |
| West by | Site No. 45, 46 |
| North by | Site No.65 |
| South by | Site No. 67 |

**Measuring East to West 18.00 Meters and North to South 12.00 Meters**.

Total **216.00** Square Meters vacant site.

In witness whereof the Vendor and Purchaser have affixed their signatures to this Sale Deed at Mysore city on the day month and year first above written.

Witnesses

1) VENDOR

(I.N. Sridhar represented by GPA

Holder Sri I S Badrinath)

2) PURCHASER

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

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**Phone : 98451 15470**