**ABSOLUTE SALE DEED**

This Deed of Sale of the Scheduled property is made and executed on this 29th day of March, Two Thousand and Twenty One **(29/03/2021)** by --

**Mr. B. LAXMAN RAM (LAXMAN RAM), (Aadhaar No. 3454 4825 7961 & Pan AEBPL4563N)** aged about 35 years, s/o. Sri. Bagaramji, residing at No. 1087, New No. L-36, K.R Hospital Road, Lashkar Mohalla, Mysore-570001, 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, executors, administrators, agents and assigns of the one part.

AND

**Mr. AIYAPPA. B. S (Aadhaar No. 4377 9122 4345 & Pan AXLPA1478Q)** aged about 29 years, S/o. Sri. Subbaiah B C, residing at No. Narianandada Village, Arapattu, Cheyandane, Kodagu-571212, hereinafter referred to as the **PURCHASER**, which expression shall mean and include wherever the context so requires or admits his heirs, legal representatives, executors, administrators, nominees and assigns of the other part.

Whereas Vendor is the absolute owner of the schedule mentioned property bearing No. **214**, Situated at “**K.B.L GARDENIA”,** formed in Sy. No.176/2, 177/1A, 177/1B, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5A, 190/6, totalextent of Acres 38-28.08 Guntas, Belavadi Village, Yelwala Hobli, Mysore Taluk, measuring **East to West 12.00 Mtrs and North to South (8.51+8.75)/2 Mtrs**, morefully described in the schedule below, has been purchased from its previous owner, Sri. V Mahesh on 06-06-2016, and the same has been registered as document No. **MYW-1-02153-2016-17** of Book-I CD No.MYWD-68 in office of the Sub-Registrar, Mysore West, Mysore and Khatha has been transferred in favour of the Vendor in Mysore Urban Development Authority, Mysore vide Khata Transfer Certificate bearing no. MUDA/K.T.NEW-8873-16-17 on 03-06-2017 and paid upto date property tax to the concerned office and enjoying the same without any obstructions or interference from any other persons. The schedule mentioned property is the self-acquired property of the Vendor.

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 schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Vendor is in need of funds for his domestic purpose therefore the Vendor has decided to sell the schedule property to the Purchaser for a valuable sale consideration of **Rs. 28,00,000/- (Rupees Twenty 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. 28,00,000/- (Rupees Twenty Eight Lakh only)** received by the Vendor from the Purchaser is in the following manner:-

1. A sum of **Rs. 8,00,000/- (Rupees Eight Lakh only)** by way of Cheque No. **310576** dated **13-02-2021** of State Bank of India, Coffee Board Layout Branch, Bangalore.
2. A sum of **Rs. 4,045/- (Rupees Four Thousand Forty Five only)** by way of Cash
3. Balance sale consideration of Rs. 19,95,955/- (Rupees Nineteen Lakhs Ninety Five Thousand Nine Hunadred And Fifty Five only) by way of Housing Loan sanctioned to the Purchaser Axis Bank Ltd., Mysore paid by their D.D./Cheque No. 541006 dated 26-03-2021 in favour of the Vendor, at the request and authorization of the Purchaser and paid on this day at the time of Registration of the Sale Deed before the Witnesses.

In the above said manner the Vendor has received the entire sale consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakh only) from the Purchaser towards the full and final settlement.

That in consideration of payment of the entire sale consideration **Rs. 28,00,000/- (Rupees Twenty Eight Lakh only)** paid 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 absolute 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 or anyone claiming under or through him. 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 assure 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 cost and risks. Incase the Purchaser suffers any loss, expenses or inconvenience on account of such claims or disputes, and then the Vendor shall reimburse and compensate the Purchaser against the same.

The Vendor do hereby covenants with the Purchaser that he shall keep the Purchaser 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 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 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 Purchaser is also entitled to transfer the khata pertaining to the schedule property in the concerned office and all other documents transferred to their names 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.

There will be no rights and claims and there is for my children and my family and they inheritance and there is no any rights regarding the schedule property in any manner also and this property is sold to the purchaser with full rights and title on this day of registration.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of property bearing No. **214**, Situated at “**K.B.L GARDENIA”** formed in Sy. No.176/2, 177/1A, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5A, 190/6, totalextent of Acres 38-28.08 Guntas, Belavadi Village, Yelwala Hobli, Mysore Taluk, bounded on :-

East by : Site bearing No.231

West by : Road

North by : Site bearing No.215

South by : Private Property

Measuring **East to West 12.00 Mtrs and North to South (8.51+8.75)/2 Mtrs, in all measuring 103.56 Sq Mtrs** vacant site.

This Deed of Sale is prepared and executed 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 Purchaser on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

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

**1.**

(Mr. B LAXMAN RAM (LAXMAN RAM)

**VENDOR**

**2.**

(Mr. AIYAPPA. B. S)

**PURCHASER**

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

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