**ABSOLUTE SALE DEED**

This deed of sale executed on the Seventeenth day of August Two Thousand Twenty Two (17/08/2022)by –

**Sri. S. RAMESH,** (Pan : AYIPS6293D / Aadhaar No. 8697 9672 4970) aged about 56 years, S/o. Late. G. Shivananjaiah, residing at No. 976, 5th Cross, 2nd Stage, Srirampura, Mysore, hereinafter referred to as the VENDOR which expression shall mean and include his heirs, legal representatives, assigns and executors of the ONE PART :

**IN FAVOUR OF**

**Smt. JAYASHREE S BHANDARY,** (Pan : AJZPB0068K / Aadhaar No. 7988 4136 9825) aged about 61 years, W/o. Sri. B.K. Seetharama Bhandary, residing at No. 2735, 2nd Main, I Block, Kanakadasa Nagar, 3rd Stage, Dattagalli, Mysore, hereinafter referred to as the **PURCHASER** which expression shall mean and include her heirs, legal representatives, assigns and executors of the SECOND PART witnesseth as follows:

Whereas the Vendor is the absolute owner of the schedule mentioned property bearing Site No. 08, carved out of Sy. No. 312 extent 4-00 acres, Sy.No. 313 extent 0-36 guntas, Sy.No. 314 extent 3-04 guntas, Sy.No. 315 extent 2-00 acres total extent 10-00 acres which is converted for residential purpose vide order No. A.L.N. (1)C.R.378/2005-06 dated 16-07-2007, situated at Kergalli Village, Jayapura Hobli, Mysore Taluk, measuring East to West: 18.00 Meters and North to South: 12.00 Meters, morefully described in the schedule below.

Whereas agricultural land bearing Survey No. 315 (Old No. 115) extent 2-00 acres, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, which was purchased by Sri. M. Nanjunda on 26-12-2001 and the same has been registered as document No. 7548 of Book-I volume 2180 at pages 144-148 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha (RTC) has been registered in his name.

Whereas agricultural land bearing Survey No. 312 (Old No. 115) extent 4-00 acres, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, which was purchased by Sri. M. Nanjunda on 26-12-2001 and the same has been registered as document No. 7549 of Book-I volume 2180 at pages 149-153 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha (RTC) has been registered in his name.

Whereas agricultural land bearing Survey No. 314 & 313, extent 4-00 acres, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, which was purchased by Sri. M. Nanjunda on 26-12-2001 and the same has been registered as document No. 7550 of Book-I volume 2180 at pages 154-158 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha (RTC) has been registered in his name.

Whereas above Survey Numbers total extent of 10-00 acres of agricultural land was alienated from agriculture purpose to non agriculture purpose vide No. ALN(1)CR378/2005-06 from Deputy Commissioner of Mysore, Mysore District, dated 16-7-2007 have granted permission to Sri. M. Nanjunda to use the land for forming residential layout with certain conditions.

Whereas Sri. M. Nanjunda 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 Town Planning Authority, Mysore Urban Development Authority, Mysore and executing the work as per their guidelines.

WHEREAS Sri. M. Nanjunda has submitted a proposal of layout plan to the Town Planning Authority, MUDA, Mysore and the office of the Town Planning Authority, MUDA, Mysore have given approval for layout plan vide order resolution No. 33(D) dated 27-2-2011 and he has paid betterment charges.

Whereas Sri. M. Nanjunda has executed Relinquish Deed in favour of MUDA., on 7-4-2011 and the same has been registered as document No. MDA-1-00013-2011-12 of Book-I vide CD No. MDAD-42 dated 7-4-2011 in the Office of the Additional District Registrar, MUDA., Mysore. And the Town Planning Authority of MUDA, Mysore have given orders to the above proposed layout vide their letter No. Mai.Na.Pra/NaYo/Va.vi.Aa/09/2011-12 dated 18-5-2011 and developed the layout as per the directions and guidelines of MUDA., and obtained Correct Dimension Report dated 31-3-2012 vide No.Mai.Na.Pra/PiBi/KhaBa/276/2011-12. Whereas the Sri. M. Nanjunda got all the rights to alienate/sell the schedule property and Site No. 08, khatha has been registered in favour of Sri. M. Nanjunda and paid property tax to the concerned authority.

Whereas Sri. M. Nanjunda sold the said property in favour of the Vendor Sri. S. Ramesh on 18-4-2012 and the same has been registered as document No. MYN-1-01897/2012-13 of Book-I, stored at CD No. MYND-318 dated 25-4-2012 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha has been registered in favour of the Vendor on 3-10-2013 vide No. 8, Page 45, Book II at MUDA., lateron due to error of boundaries Sri. M. Nanjunda executed Correction Deed of Sale in favour of the Vendor Sri. S. Ramesh on 14-12-2012 and the same has been registered as document No. MYN-1-25309/2012-13 of Book-I, stored at CD No. MYND-352 in the Office of the Sub-Registrar, Mysore North, Mysore, and paid upto date property tax to the concerned authority, and now, the Vendor is in possession and enjoyment of the same without any obstructions or interference from any other person. The schedule mentioned property is the self acquired property of the Vendor.

And whereas, the Vendor is in actual 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 family necessity therefore the Vendor has decided to sell the schedule property to the Purchasers for a valuable sale consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs 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 WITNESSETH AS FOLLOWS**

That in pursuance of the above and in consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs only)** paid by the Purchaser to the Vendor in the following manner :-

1. A sum of **Rs. 10,00,000/-** (Rupees Ten Lakhs only) by Cheque No. 000002 dated 20-07-2022 drawn on Bank of Baroda, New Saraswathipuram Branch, Mysore, as advance.
2. Balance sale consideration of **Rs. 15,00,000/-** (Rupees Fifteen Lakhs only) by Cheque No. 000005 dated 17-08-2022 drawn on Bank of Baroda, New Saraswathipuram Branch, Mysore, at the time of registration of this sale deed before undersigned witnesses.

Thereby the Vendor acknowledging the receipt of the entire Sale consideration of **Rs. 25,00,000/-** **(Rupees Twenty Five Lakhs only)** do hereby conveys grants, transfers, assigns and conveys to the Purchaser the Schedule mentioned property by way of ‘Absolute Sale’ and the Purchaser ‘To have and to hold’ the said property as owner there of together with all rights, liberties, easements and privileges and also together with all documents and evidences of title now in possession of the Vendor.

The Vendor has delivered actual physical possession along with all documents pertaining to the schedule property to the Purchaser on the date of execution of this sale deed.

The Vendor covenants with the Purchaser that not withstanding any acts, deeds and things here to-fore done, executed or knowingly suffered to the contrary that the Vendor is now fully seized and possessed of the schedule mentioned property free from all encumbrances, charges, attachments and defects in title and that the Vendor has absolute authority and power to sell the same to the Purchaser in the manner aforesaid.

And the Vendor further covenants with the Purchaser that the Purchaser shall here afterwards peacefully and quietly hold, possess and enjoy the schedule mentioned property without any claim, let, hindrance, interference or demand from the Vendor or any other person claiming through or under the Vendor.

And the Vendor also covenants with the Purchaser that the Vendor at the request and cost of the Purchaser do execute or cause to be done or executed all lawful acts, deeds and things for more perfectly assuring the Schedule mentioned property sold to the Purchaser according to the true intent and meaning of this deed.

The Vendor has no objection for the transfer of Khatha of the Schedule property to the name of the Purchaser in the concerned records from the name of the Vendor.

The Vendor assures the Purchaser that the schedule mentioned property is good, marketable and subsisting and that the Vendor has absolute authority and power to Sell the same to the Purchaser in manner as done under this deed.

The Vendor also covenants to indemnify the Purchaser against all losses and damages that may be caused to the Purchaser for the reason of want of title on the part of the Vendor to sell the same to the Purchaser and/or for reason of defect in the property sold to the Purchaser.

All the expenses relating to the execution and registration of Sale Deed shall be borne by the Purchaser.

**SCHEDULE OF PROPERTY**

All part and parcel of property bearing Site No. **08**, carved out of Sy. No. 312 extent 4-00 acres, Sy.No. 313 extent 0-36 guntas, Sy.No. 314 extent 3-04 guntas, Sy.No. 315 extent 2-00 acres total extent 10-00 acres which is converted for residential purpose vide order No. A.L.N. (1)C.R.378/2005-06 dated 16-07-2007, situated at Kergalli Village, Jayapura Hobli, Mysore Taluk and bounded as follows:-

East by : Road (12.00 Meter Road)

West by : Site No. 10

North by : Commercial

South by : Site No. 07

And measuring **East to West : 18.00 Meters** and **North to South: 12.00 Meters** in all measuring 216.00 Square Meters.

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

Purchaser

2.

DRAFTED BY

## **K.R. SATHYANARAYANA**

Document Writer

Lic No. 581/93-94

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

Vidyaranyapuram, Mysore

**Phone : 98451 15470**

***ABSOLUTE SALE DEED***

This deed of sale executed on the Eighteenth day of July Two Thousand and Sixteen (18/7/2016)by –

**M/s. ARD ESTATES & PROJECTS PVT LTD,** a company incorporated under the companies Act of 1956, having its registered office at H. No: 3-6-739/2, New No:703, Street No:12, Himayathnagar, Hyderabad, Represented by its Managing Director: **MR. PRAKASH BABU,** S/o. Late. Gurunatha Rao, aged about 53 years, H. No: 3-6-739/2, New No:703, Street No:12, Himayathnagar, Hyderabad, hereinafter referred to as the VENDOR which expression shall mean and include his heirs, legal representatives, assigns and executors of the ONE PART :

**IN FAVOUR OF**

**Smt. K. NALINI,** (Pan : ABIPN2589C) aged about 57 years, W/o. Sri. K.S. Narayana Prasad, residing at No. 475, I Block, Ramakrishnanagar, Chamaraja Mohalla, Mysore-570022, hereinafter referred to as the **PURCHASER** which expression shall mean and include her heirs, legal representatives, assigns and executors of the SECOND PART witnesseth as follows:

Whereas the Vendor is the absolute owner of the schedule mentioned property bearing Site No. 5 (curved in Sy. No. 44/1 which is converted for residential purpose vide order No. A.L.N. (1) 71/2003-04 dated 3-9-2004) situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, measuring East to West: 13.20+12.20/2 Meters and North to South: 12.00 Meters, morefully described in the schedule below.

Whereas agricultural land bearing Survey No. 44/1 extent 00-36 guntas, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, morefully described in the schedule below, which was purchased by Sri. R. Narayanamurthy from Smt. Lakshmamma & others on 18-10-1993 and the same has been registered as document No. 3684 of Book-I volume 1234 at pages 212-214 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha (RTC) has been registered in his name.

Whereas land bearing Sy. No. 44/1 extent of 00-36 guntas of agricultural land was alienated from agriculture purpose to non agriculture purpose as per the orders from Tahasildar of Mysore vide letter No. ALN(2)CR.34/2003-04 dated 14-1-2004. Based on this report, to pay Rs.29,405/- as Alienation charges and Rs.55/- as podi fee. Lateron Sri. R. Narayamurthy remitted the amount as per the order above sum through Challan No. A-30 dated 31-8-2004 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(1)71/2003-04 dated 3-9-2004 have granted permission to the Sri. R. Narayanamurthy to use the land for forming residential layout with certain conditions.

Whereas Sri. R. Narayanamurthy sold the said alienated land in favour of M/s. Ashrit Realtors and Developers on 16-3-2006 and the same has been registered as document No. MYN-1-23569/2005-06 of Book-I vide CD No. MYND-80 dated 16-3-2006 in the Office of the Sub-Registrar, Mysore North, Mysore.

Whereas M/s. Ashrit Realtors and Developers 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 Town Planning Authority, Mysore Urban Development Authority, Mysore and executing the work as per their guidelines.

WHEREAS M/s. Ashrit Realtors and Developers has submitted a proposal of layout plan to the Town Planning Authority, MUDA, Mysore and the office of the Town Planning Authority, MUDA, Mysore have given approval for layout plan vide order resolution No. 43(01)17 dated 21-5-2011.

Whereas M/s. Ashrit Realtors and Developers has paid a sum of Rs. 9,18,325/- towards betterment charges vide Challan No. 67077 dated 13-9-2011.

Whereas the M/s. Ashrit Realtors and Developers has executed Relinquish Deed in favour of MUDA., on 3-10-2012 and the same has been registered as document No. MDA-1-01078-2012-13 of Book-I vide CD No. MDAD-45 dated 17-10-2012 in the Office of the Additional District Registrar, MUDA., Mysore. And the Town Planning Authority of MUDA, Mysore have given orders to the above proposed layout vide their letter No. Êæáç.®Ü.±ÝÅ./®Ü.Áãà/ÊÜ.Ë.-®Ü-@73/ 12&13 ©®ÝíPÜ: 5-12-2012 and developed the layout as per the directions and guidelines of MUDA., and obtained Correct Dimension Report dated 26-9-2013 vide No. Êæáç®Ü±ÝÅ/²¹/TÝŸ/605/2013&14 and dated 26-4-2016 vide No. Êæáç®Ü±ÝÅ/²¹/TÝŸ/605/2016&17. Whereas the M/s. Ashrit Realtors and Developers have got all the rights to alienate/sell the schedule property and Site No. 5, khatha has been registered in favour of M/s. Ashrit Realtors and Developers on 3-5-2016 vide No. Êæáç.®Ü.±ÜÅ./TÝñÝ&8249/16-17 in MUDA., and paid property tax to the concerned authority.

And now, the Vendor is in possession and enjoyment of the same without any obstructions or interference from any other person.

Whereas the Vendor and the Purchaser has entered into an agreement of sale wherein the Vendor have agreed to sell and the Purchaser has agreed to purchase the schedule mentioned property for a sale price of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs only)**.

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

That in pursuance of the above and in consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs only)** paid by the Purchaser to the Vendor in the following manner :-

1. A sum of **Rs. 2,50,000/-** (Rupees Two Lakhs Fifty Thousand only) by Cheque No. 209354 dated 26-6-2016 drawn on Punjab National Bank, Saraswathipuram, Mysore &
2. A sum of **Rs. 7,50,000/-** (Rupees Seven Lakhs Fifty Thousand only) by Cheque No. 209355 dated 27-6-2016 drawn on Punjab National Bank, Saraswathipuram, Mysore, as an advance.
3. Balance sale consideration of **Rs. 12,00,000/-** (Rupees Twelve Lakhs only) through RTGS., from Canara Bank to H.D.F.C. Bank, A/c No. 12682320000084 vide UTR No. CNRBR 52016071500539798 dated 15-7-2016.

Thereby the Vendor acknowledging the receipt of the entire Sale consideration of **Rs. 22,00,000/-** **(Rupees Twenty Two Lakhs only)** do hereby conveys grants, transfers, assigns and conveys to the Purchaser the Schedule mentioned property by way of ‘Absolute Sale’ and the Purchaser ‘To have and to hold’ the said property as owner there of together with all rights, liberties, easements and privileges and also together with all documents and evidences of title now in possession of the Vendor.

The Vendor has delivered actual physical possession along with all documents pertaining to the schedule property to the Purchaser on the date of execution of this sale deed.

The Vendor covenants with the Purchaser that not withstanding any acts, deeds and things here to-fore done, executed or knowingly suffered to the contrary that the Vendor is now fully seized and possessed of the schedule mentioned property free from all encumbrances, charges, attachments and defects in title and that the Vendor has absolute authority and power to sell the same to the Purchaser in the manner aforesaid.

And the Vendor further covenants with the Purchaser that the Purchaser shall here afterwards peacefully and quietly hold, possess and enjoy the schedule mentioned property without any claim, let, hindrance, interference or demand from the Vendor or any other person claiming through or under the Vendor.

And the Vendor also covenants with the Purchaser that the Vendor at the request and cost of the Purchaser do execute or cause to be done or executed all lawful acts, deeds and things for more perfectly assuring the Schedule mentioned property sold to the Purchaser according to the true intent and meaning of this deed.

The Vendor has no objection for the transfer of Khatha of the Schedule property to the name of the Purchaser in the concerned records from the name of the Vendor.

The Vendor assures the Purchaser that the schedule mentioned property is good, marketable and subsisting and that the Vendor has absolute authority and power to Sell the same to the Purchaser in manner as done under this deed.

The Vendor also covenants to indemnify the Purchaser against all losses and damages that may be caused to the Purchaser for the reason of want of title on the part of the Vendor to sell the same to the Purchaser and/or for reason of defect in the property sold to the Purchaser.

All the expenses relating to the execution and registration of Sale Deed shall be borne by the Purchaser.

**SCHEDULE OF PROPERTY**

All part and parcel of property bearing Site No. **5**, in the Layout formed out of Sy.No.44/1 extent of 00-36 gunta, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk and duly converted for the non-agricultural residential use vide the Order No. ALN(1)71/2003-04 dated 3-9-2004 passed by the Deputy Commissioner, Mysore and the Layout Plan has been duly approved by the MUDA, Mysore vide their Resolution No.43(01)17 dated 21-5-2011 and bounded as follows:-

East by : Sy. No. 44/2

West by : Road

North by : Site No. 4

South by : Site No. 6

And measuring **East to West : 13.20+12.20/2 Meters** and **North to South: 12.00 Meters** in all measuring 152.40 Square Meters.

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

Purchaser

2.

DRAFTED BY

## **K.R. SATHYANARAYANA**

Document Writer

Lic No. 581/93-94

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

Vidyaranyapuram, Mysore

**Phone : 98451 15470**

Stamp duty Rs. 1,13,300/-

Cess Rs. 11,000/-

Registration Fee Rs. 22,000/-

Three separate D.D.’s in favour of **Sub-Registrar, Mysore West, Mysore.**

Required documents for registration purpose :-

1. Vendor & Purchaser Voters I.D./Adhar-xerox copy
2. Vendor & Purchaser Pan I.D. –xerox copy

***ABSOLUTE SALE DEED***

This deed of sale executed on the Nineteenth day of January Two Thousand and Fifteen (19/1/2015)by –

**M/s. ARD ESTATES & PROJECTS PVT LTD,** a company incorporated under the companies Act of 1956, having its registered office at H. No: 3-6-739/2, New No:703, Street No:12, Himayathnagar, Hyderabad, Represented by its Managing Director: **MR. PRAKASH BABU,** S/o. Late. Gurunatha Rao, aged about 53 years, H. No: 3-6-739/2, New No:703, Street No:12, Himayathnagar, Hyderabad, hereinafter referred to as the VENDOR which expression shall mean and include his heirs, legal representatives, assigns and executors of the ONE PART :

**IN FAVOUR OF**

**Smt. GEETHA,** W/o. Late. Ashwathanarayana, aged about 49 years, residing at No. 34 “Nanjundeshwara Nilaya”, 4th Main, 4th Cross, Jayanagar, Chamaraja Mohalla, Mysore, hereinafter referred to as the **PURCHASER** which expression shall mean and include her heirs, legal representatives, assigns and executors of the SECOND PART witnesseth as follows: (Pan BMJPG1066N)

Whereas the Vendor is the absolute owner of the schedule mentioned property bearing Site No. 14 (curved in Sy. No. 44/1 which is converted for residential purpose vide order No. A.L.N. (1) 71/2003-04 dated 3-9-2004) situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, measuring East to West: 10.42+10.65/2 Meters and North to South: 12.00+12.00/2 Meters, morefully described in the schedule below.

Whereas agricultural land bearing Survey No. 44/1 extent 00-36 guntas, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk, morefully described in the schedule below, which was purchased by Sri. R. Narayanamurthy from Smt. Lakshmamma & others on 18-10-1993 and the same has been registered as document No. 3684 of Book-I volume 1234 at pages 212-214 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha (RTC) has been registered in his name.

Whereas land bearing Sy. No. 44/1 extent of 00-36 guntas of agricultural land was alienated from agriculture purpose to non agriculture purpose as per the orders from Tahasildar of Mysore vide letter No. ALN(2)CR.34/2003-04 dated 14-1-2004. Based on this report, to pay Rs.29,405/- as Alienation charges and Rs.55/- as podi fee. Lateron Sri. R. Narayamurthy remitted the amount as per the order above sum through Challan No. A-30 dated 31-8-2004 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(1)71/2003-04 dated 3-9-2004 have granted permission to the Sri. R. Narayanamurthy to use the land for forming residential layout with certain conditions.

Whereas Sri. R. Narayanamurthy sold the said alienated land in favour of M/s. Ashrit Realtors and Developers on 16-3-2006 and the same has been registered as document No. MYN-1-23569/2005-06 of Book-I vide CD No. MYND-80 dated 16-3-2006 in the Office of the Sub-Registrar, Mysore North, Mysore.

Whereas M/s. Ashrit Realtors and Developers 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 Town Planning Authority, Mysore Urban Development Authority, Mysore and executing the work as per their guidelines.

WHEREAS M/s. Ashrit Realtors and Developers has submitted a proposal of layout plan to the Town Planning Authority, MUDA, Mysore and the office of the Town Planning Authority, MUDA, Mysore have given approval for layout plan vide order resolution No. 43(01)17 dated 21-5-2011.

Whereas M/s. Ashrit Realtors and Developers has paid a sum of Rs. 9,18,325/- towards betterment charges vide Challan No. 67077 dated 13-9-2011.

Whereas the M/s. Ashrit Realtors and Developers has executed Relinquish Deed in favour of MUDA., and the same has been registered as document No. MDA-1-01078-2012-13 of Book-I vide CD No. MDAD-45 dated 17-10-2012 in the Office of the Additional District Registrar, MUDA., Mysore. And the Town Planning Authority of MUDA, Mysore have given orders to the above proposed layout vide their letter No. Êæáç.®Ü.±ÝÅ./®Ü.Áãà/ÊÜ.Ë.-®Ü-@73/ 12&13 ©®ÝíPÜ: 5-12-2012 and developed the layout as per the directions and guidelines of MUDA., and developed the layout as per the directions and guidelines of MUDA., and obtained Correct Dimension Report on 26-9-2013 vide No. Êæáç®Ü±ÝÅ/²¹/TÝŸ/605/2013&14. Whereas the M/s. Ashrit Realtors and Developers have got all the rights to alienate/sell the schedule property and Site No. 14 khatha has been registered in favour of M/s. Ashrit Realtors and Developers on 18-11-2014 vide No. 07 Page 51 Book 03 in MUDA., and paid property tax to the concerned authority.

And now, the Vendor is in possession and enjoyment of the same without any obstructions or interference from any other person.

Whereas the Vendor and the Purchaser has entered into an agreement of sale wherein the Vendor have agreed to sell and the Purchaser has agreed to purchase the schedule mentioned property for a sale price of **Rs. 8,20,000/- (Rupees Eight Lakhs Twenty Thousand only)**.

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

That in pursuance of the above and in consideration of **Rs. 8,20,000/- (Rupees Eight Lakhs Twenty Thousand only)** paid by the Purchaser to the Vendor in the following manner :-

1. Entire sale consideration of **Rs. 8,20,000/-** **(Rupees Eight Lakhs Twenty Thousand only)** paid by the Purchaser to the Vendor by D.D. No. 560297 dated 19-1-2015 of State Bank of Mysore, Jayanagar Branch, Mysore, at the time of Registration of the Sale Deed before the Witnesses.

Thereby the Vendor acknowledging the receipt of the entire Sale consideration of **Rs. 8,20,000/-** **(Rupees Eight Lakhs Twenty Thousand only)** do hereby conveys grants, transfers, assigns and conveys to the Purchaser the Schedule mentioned property by way of ‘Absolute Sale’ and the Purchaser ‘To have and to hold’ the said property as owner there of together with all rights, liberties, easements and privileges and also together with all documents and evidences of title now in possession of the Vendor.

The Vendor has delivered actual physical possession along with all documents pertaining to the schedule property to the Purchaser on the date of execution of this sale deed.

The Vendor covenants with the Purchaser that not withstanding any acts, deeds and things here to-fore done, executed or knowingly suffered to the contrary that the Vendor is now fully seized and possessed of the schedule mentioned property free from all encumbrances, charges, attachments and defects in title and that the Vendor has absolute authority and power to sell the same to the Purchaser in the manner aforesaid.

And the Vendor further covenants with the Purchaser that the Purchaser shall here afterwards peacefully and quietly hold, possess and enjoy the schedule mentioned property without any claim, let, hindrance, interference or demand from the Vendor or any other person claiming through or under the Vendor.

And the Vendor also covenants with the Purchaser that the Vendor at the request and cost of the Purchaser do execute or cause to be done or executed all lawful acts, deeds and things for more perfectly assuring the Schedule mentioned property sold to the Purchaser according to the true intent and meaning of this deed.

The Vendor has no objection for the transfer of Khatha of the Schedule property to the name of the Purchaser in the concerned records from the name of the Vendor.

The Vendor assures the Purchaser that the schedule mentioned property is good, marketable and subsisting and that the Vendor has absolute authority and power to Sell the same to the Purchaser in manner as done under this deed.

The Vendor also covenants to indemnify the Purchaser against all losses and damages that may be caused to the Purchaser for the reason of want of title on the part of the Vendor to sell the same to the Purchaser and/or for reason of defect in the property sold to the Purchaser.

All the expenses relating to the execution and registration of Sale Deed shall be borne by the Purchaser.

**SCHEDULE OF PROPERTY**

All part and parcel of property bearing Site No. **14**, in the Layout formed out of Sy.No.44/1 extent of 00-36 gunta, situated at Keragalli Village, Jayapura Hobli, Mysore Taluk and duly converted for the non-agricultural residential use vide the Order No. ALN(1)71/2003-04 dated 3-9-2004 passed by the Deputy Commissioner, Mysore and the Layout Plan has been duly approved by the MUDA, Mysore vide their Resolution No.43(01)17 dated 21-5-2011 and bounded as follows:-

East by : Site No. 09

West by : Road

North by : Site No. 13

South by : Site No. 15

And measuring **East to West : 10.42+10.65/2 Meters** and **North to South: 12.00+12.00/2 Meters** in all measuring 126.42 Square Meters.

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

Purchaser

2.

DRAFTED BY

## **K.R. SATHYANARAYANA**

Document Writer

Lic No. 581/93-94

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

Vidyaranyapuram, Mysore

**Phone : 98451 15470**