ABSOLUTE SALE DEED Site No. 13

This Deed of Sale of the Scheduled property is made on this 17th day of February, Two Thousand and Twenty Two (17-02-2022) by ---

SMT. ARAVINDA PANCHALAVARAPU (PAN NO. AQJPP1441M, AADHAAR NO. 9394 3753 1274) W/o. Sri. Venkatesh Ashrit, aged about 44 years, residing at 11-13-814/506, Pramukha Petals, Apartment, Road No.3, Green Hills Colony, Saroornagar, Rangareddy-500-035, Telangana. Hereinafter collectively referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her/their legal heirs, survivors, representatives, successors, administrators in-office, executors, agents and assigns of the one part.

IN FAVOUR OF

KAVYA.A.M (PAN No. DPCPK9853M, Aadhaar No. 5522 3150 6828), D/o. Mahadevachari, aged about 26 years, residing at Ayitanahalli VIlage, Hitne Hebbagilu Post, Ravanduru Hobli, Periyapatna Taluk, Mysore District-571107. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/her/their heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of residential Site bearing No.13, measuring East to West: (10.20+10.42)/2 mtrs. & North to South: (12.0+12.0)/2 mtrs. in all measuring 123.75 Sq.mtrs carved out of Survey No. 44/1, measuring 0-36 Guntas situated at Kergalli Village, Jayapura Hobli, Mysore Taluk and duly converted for the non-agricultural residential purpose by the Deputy Commissioner, Mysore vide order No. ALN(1)71/2003-04 dated 3-9-2004. Morefully described in the schedule hereunder written and hereinafter called the “schedule property”. The vendor holds marketable title & possession of the schedule property.

Whereas the Schedule Property was purchased by the vendor Sri. Aravinda Panchalavarapu from M/s ARD ESTATES AND PROJECTS PVT LTD represented by its Managing Director Mr. Prakash Babu via Sale Deed and the same has been registered in office of the Sub-registrar Mysore West, Mysore as document No. MYW-1-09439/2014-15 of Book I stored at C.D. No. MYWD-42 dated 30-01-2015 and the vendor paid Rs. 1200/- towards Khata Transfer Certificate of the said site registered in favour of the Vendor on 30-11-2015 by Mysore Urban Development Authority, Mysore vide No. MY.NA.PRA/KHATHA-old-06/14-15.

Now the above said 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 in order to meet some of their legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of **Rs. 25,00,000/- (Rs. Twenty Five 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**

The vendor received the entire sale consideration of **Rs. 25,00,000/- (Rs. Twenty Five Lakh only)** received by the vendor from the purchaser by way of Banker’s Cheque No. **287879** dated **16-02-2022** drawn on **ICICI Bank**, Kalidasa Road Branch, Mysore before undersigned witnesses in full & final settlement

That in consideration of payment of the entire sale consideration of **Rs. 25,00,000/- (Rs. Twenty Five 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 ownerof 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 or anyone claiming under or through his. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by herself, her legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that they have 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 they have 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 their 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 purchase against the same.

The vendor do hereby covenants with the purchaser that they 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 they 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 have 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 has ‘No objection’.

The vendors have 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 the Residential Property bearing Site bearing No. 13, formed and developed by M/s ARD ESTATES AND PROJECTS PVT LTD measuring East to West: (10.20+10.42)/2 mtrs. & North to South: (12.0+12.0)/2 mtrs. in all measuring 123.75 Sq.mtrs carved out of Survey No. 44/1, measuring 0-36 Guntas situated at Kergalli Village, Jayapura Hobli, Mysore Taluk and duly converted for the non-agricultural residential purpose by the Deputy Commissioner, Mysore vide order No. ALN(1)71/2003-04 dated 3-9-2004. and bounded as follows:-

East by : Site No.10,

West by : Road,

North by : Site No. 12,

South by : Site No. 14.

Measuring East to West: (10.20+10.42)/2 mtrs. & North to South: (12.0+12.0)/2 mtrs. in all measuring 123.75 Sq.mtrs.

This Deed of Sale is prepared on 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.

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

1.

(SMT. ARAVINDA PANCHALAVARAPU)

VENDOR

2.

(KAVYA.A.M)

**PURCHASER**

DRAFTED BY:-

K. R. UDAYA KUMAR

###### Document Writer

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