ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 27th day of November, Two Thousand and Twenty (27-11-2020) by,

SRI. HARISH K N (PAN No. ACSPH1265L, AADHAR NO. 4546 6264 3509) aged about 43 years, S/o. Late. Nagaraj K R, residing at No.3900, 23rd Main, Near Dhobi Ghat, Banashankari 2nd Stage, Bangalore-560070, Hereinafter referred to as the VENDOR/SELLER which expression shall mean and include wherever the context so requires or admits his legal heirs, survivors, legal representatives, successors, administrators, executors, and assigns of the one part.

AND

MISS. ASHA R (PAN No. BOGPA7270F, AADHAR NO. 3657 9809 0497), aged about 30 years, D/o. Sri. Late. Ramachandra. K.N, residing at No. 987, 14th main, 4th Stage, T.K.Layout, Saraswathipuram, Mysore, Hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits her heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor/seller is the absolute owner and in possession of residential property bearing Site No. 257 carved out of the residentially converted land bearing survey number 95/3, 96/3, 101/1, 102, 103, 104, 105, 106, 107, 109/6, 110, 117/2, 128/1, 128/2, 199 and 217 totally measuring 30 acre 21 guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk Mysore District measuring East to West : (12.2+12.2)/2 mtrs., North to South : (13.40+12.50)/2 mtrs. Totally measuring 158.00 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-3” as per Koorgalli Gramapanchayath Records of Form 9 & 11A, Unique No. PID NO. 152200404162021914 and Property No. 1911/257 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 site having been allotted by ESS and ESS infrastructure private limited in favour of the vendor Sri. Harish.K.N and obtained Sale Deed (Title Deed) on 19-09-2016 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-05538/2016-17 of Book I stored at C.D.No. MYWD-73. The khata of the schedule property registered in favour of the vendor on 10-05-2017 at Koorgalli Grama Panchayath and obtained Form 9 and 11A and the vendor paid upto date Tax to the concerned authorities and kept the property free from all encumbrances.

Now the vendor is in the actual physical possession and enjoyment of the said property. The schedule property is self acquired property of the vendor. Thus the vendor is enjoying the same peacefully without litigations whatsoever.

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 Vendor has purchased the schedule property out of their self-earned funds, that is to say, the schedule property is his absolute and self acquired property. 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.12,50,000/- (Rupees Twelve Lakh Fifty Thousand 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 ABSOULUTE Sale has come into effect and witnesseth AS FOLLOWS

In pursuance of the entire sale consideration of Rs.12,50,000/- (Rupees Twelve Lakh Fifty Thousand only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) to the Vendor by way of Cheque No. 000002 dated 27-10-2020 drawn on IDFC First Bank, Sarjapura Road Branch, Bengaluru, as an advance at the time of during sale agreement.
2. The balance sale Consideration of Rs.10,00,000/- (Rupees Ten Lakh only) will be paid by the purchaser to the vendor by way of D.D.No. 115063 dated 20-11-2020 drawn on HDFC Bank and funded by HDFC Ltd undersigned witness at the time of Registration of this Sale Deed.
3. That in consideration of payment of the entire value of sale consideration of Rs.12,50,000/- (Rupees Twelve Lakh Fifty Thousand only) paid by the purchaser to the vendor as stated above, thus, the vendor acknowledges the receipt of the same, the vendor hereby grant, transfer, convey, assign and set over the vacant possession of the Schedule property to the use of the purchaser by way of sale, together with all rights, liberties, privileges and easements, right, title, claim, demands, whatsoever of the vendor in the schedule property.
4. 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.
5. The vendor/seller 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, minor claims, court attachments, litigation charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof.
6. The vendor/Seller further confirms that he has not entered any written Agreement for sale or parted with possession of the schedule property to any other person.
7. Whereas the purchaser shall abide by the rules formed by MUDA, Mysore city corporation, or any other government authorities subsequent to execution of this Sale Deed.
8. The purchaser should pay any charges or whatsoever nature to any Government Authorities like MUDA, Mysore City Corporation, Town Planning, Electricity Board, Water Board subsequent to execution of this sale deed.
9. 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.
10. The purchaser have also entitled to get the khata and all other documents transferred to her names in respect of the schedule property, for which, the vendor has ‘No objection’.
11. The vendor has handed over all the relevant original documents and vacant physical possession of the schedule property to the purchaser, on this day 27-11-2020 of execution of this sale deed. And the purchaser has acknowledged of the receipt of the same.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property bearing Site No. 257 carved out of the residentially converted land bearing survey number 95/3, 96/3, 101/1, 102, 103, 104, 105, 106, 107, 109/6, 110, 117/2, 128/1, 128/2, 199 and 217 totally measuring 30 acre 21 guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk Mysore District measuring East to West : (12.2+12.2)/2 mtrs., North to South : (13.40+12.50)/2 mtrs. Totally measuring 158.00 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-3” and bounded by:-

### East by : Site No. 276,

### West by : 9.00 Mtrs Road,

### North by : Site No. 258.

### South by : 12.00 Mtrs Road,

AS PER KOORGALLI GRAMA

PANCHAYATH RECORDS :-

1. Property No. – 1911/257
2. Unique No. - 152200404162021914
3. Resolution No. and Date. - 07/B-28/02/2017

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 Vendor have 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)

(HARISH K N)

VENDOR/SELLER

2)

(ASHA R)

PURCHASER