ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 4th day of September Two Thousand and Twenty Three (04-09-2023) by,

SRI. RAMESH K TALREJA (PAN No. AEEPK1373E, AADHAR NO. 8962 1316 5689), aged about 60 years, S/o. Late. Kishandas, residing at No. 300/A, Ananda Marga, Siddartha layout, Mysore. 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

MAHAMAD ASHEEF SUNKAD (PAN No. EWWPS5859B, AADHAR NO. 6229 9471 9770), aged about 30 years, S/o. Late.Maliksab, residing at Yalavigi Post and Village, Savanur Taluk, Haveri district-581118. 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. 185 carved out of the residentially converted land bearing survey number 86/3, 91/1, 91/2, 92/2 and 92/3 totally measuring 16 Acres 26 Guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk Mysore District measuring East to West : 9.15 mtrs., North to South : 12.20 mtrs. Totally measuring 111.63 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-4” as per Koorgalli Gramapanchayath Records of Form 9 & 11A, Unique No. PID NO. 152200404162023046 and Property No. 2000/185 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 Smt. Lalitha Prasad on 20-02-2018 obtained a allotment letter vide No. 1825 from The Karnataka Telecom Department Employees Co-Operative Society Limited later on obtained the Sale Deed (Title Deed) on 23-06-2018 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-02800/2018-19 of Book I stored at C.D.No. MYWD-103. The vendor has obtained possession Certificate on 26-02-2021 vide No. 467. The khata of the schedule property registered in favour of Smt. Lalitha Prasad at Koorgalli Grama Panchayath and obtained Form 9 and 11A on dated 07-02-2020. She obtained No Objection Certificate on 20-06-2023 vide No. KTDECOSL/ KS/185/4/2018-19.

Thereafter the vendor SRI. Ramesh K Talreja has purchased the schedule property from Smt. Lalitha Prasad via sale deed and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-05102/2023-24 of Book I. The khata of the schedule property registered in favour of vendor SRI. Ramesh K Talreja 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 his 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 his legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.12,00,000/- (Rupees Twelve Lakh 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.12,00,000/- (Rupees Twelve Lakh Only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.2,00,000/- (Rupees Two Lakh Only) to the Vendor by way of cheque No. 865744 dated 16-08-2023 drawn on State bank of India, Yadavagiri Branch, Mysore.
2. Whereas the Purchaser has availed a loan facility from IDBI Bank of Rs.10,00,000/- (Rupees Ten Lakh Only) received by way of D.D.No. 009152 dated 06-09-2023 in favour of vendor.

That in consideration of payment of the entire value of sale consideration of Rs.12,00,000/- (Rupees Twelve Lakh 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.

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/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.

The vendor/Seller further confirms that she has not entered any written Agreement for sale or parted with possession of the schedule property to any other person.

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.

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 has also entitled to get the khata and all other documents transferred to his 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, on this day 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. 185 carved out of the residentially converted land bearing survey number 86/3, 91/1, 91/2, 92/2 and 92/3 totally measuring 16 Acres 26 Guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk Mysore District measuring East to West : 9.15 mtrs., North to South : 12.20 mtrs. Totally measuring 111.63 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-4” as per Koorgalli Gramapanchayath Records of Form 9 & 11A, Unique No. PID NO. 152200404162023046 and Property No. 2000/185 and bounded by:-

### East by : Site No. 186

### West by : Site No. 185/1

### North by : 9.00 Mtrs Road

### South by : Site No. 200

AS PER KOORGALLI GRAMA

PANCHAYATH RECORDS :-

1. Property No. – 2000/185
2. Unique No. - 152200404162023046
3. Resolution No. and Date. – 6-18/07/2023

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)

(SRI. RAMESH K TALREJA)

VENDOR/SELLER

2)

(MAHAMAD ASHEEF SUNKAD)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 6th day of July, Two Thousand and Twenty Three (06-07-2023) by,

SMT. LALITHA PRASAD (PAN No. AFGPP2379L, AADHAR NO. 2978 5354 5737) aged about 77 years, W/o. Sri.M.R.Prasad, residing at No. 44, 7th Cross, HMT Layout, R.T.Nagar, Bengaluru-560032. 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

SRI. RAMESH K TALREJA (PAN No. AEEPK1373E, AADHAR NO. 8962 1316 5689), aged about 60 years, S/o. Late. Kishandas, residing at No. 300/A, Ananda Marga, Siddartha layout, 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. 185 carved out of the residentially converted land bearing survey number 86/3, 91/1, 91/2, 92/2 and 92/3 totally measuring 16 Acres 26 Guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk

Mysore District measuring East to West : 9.15 mtrs., North to South : 12.20 mtrs. Totally measuring 111.63 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-4” as per Koorgalli Gramapanchayath Records of Form 9 & 11A, Unique No. PID NO. 152200404162023046 and Property No. 2000/185 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 Smt. Lalitha Prasad on 20-02-2018 obtained a allotment letter vide No. 1825 from The Karnataka Telecom Department Employees Co-Operative Society Limited later on obtained the Sale Deed (Title Deed) on 23-06-2018 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-02800/2018-19 of Book I stored at C.D.No. MYWD-103. The vendor has obtained possession Certificate on 26-02-2021 vide No. 467. The khata of the schedule property registered in favour of the vendor at Koorgalli Grama Panchayath and obtained Form 9 and 11A on dated 07-02-2020. The Vendor obtained No Objection Certificate on 20-06-2023 vide No. KTDECOSL/ KS/185/4/2018-19 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 her self-earned funds, that is to say, the schedule property is her 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 her legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.8,00,000/- (Rupees Eight Lakh 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.8,00,000/- (Rupees Eight Lakh Only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.2,00,000/- (Rupees Two Lakh Only) to the Vendor by way of NEFT from Kotak Mahindra Bank, Siddarthanagar Branch Mysore vide NEFT UTR No. KKBKR520230619009380145 dated 19-06-2023 in favour of Smt. Lalitha Prasad A/c No. 1202500100155401, Karnataka bank Ltd, RT Nagar Branch Bangalore.
2. Whereas the Purchaser has paid a sum of Rs.6,00,000/- (Rupees Six Lakh Only) to the Vendor by way of NEFT from Siddarthanagar Branch Mysore vide NEFT UTR No. KKBKR52023070500769542 dated 05-07-2023 in favour of Smt. Lalitha Prasad A/c No. 1202500100155401, Karnataka bank Ltd, RT Nagar Branch Bangalore.

That in consideration of payment of the entire value of sale consideration of Rs.8,00,000/- (Rupees Eight Lakh 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.

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/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.

The vendor/Seller further confirms that she has not entered any written Agreement for sale or parted with possession of the schedule property to any other person.

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.

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 has also entitled to get the khata and all other documents transferred to his 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, on this day 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. 185 carved out of the residentially converted land bearing survey number 86/3, 91/1, 91/2, 92/2 and 92/3 totally measuring 16 Acres 26 Guntas of Maidhanahalli Village, Ilwala Hobli, Mysore Taluk Mysore District measuring East to West : 9.15 mtrs., North to South : 12.20 mtrs. Totally measuring 111.63 Sq.Mtrs., and the Layout known as “KUBERANANDASAGARA LAYOUT PHASE-4” as per Koorgalli Gramapanchayath Records of Form 9 & 11A, Unique No. PID NO. 152200404162023046 and Property No. 2000/185 and bounded by:-

### East by : Site No. 186,

### West by : Site No. 185/1

### North by : 9.00 Mtrs Road,

### South by : Site No. 200

AS PER KOORGALLI GRAMA

PANCHAYATH RECORDS :-

1. Property No. – 2000/185
2. Unique No. - 152200404162023046
3. Resolution No. and Date. - 08/2019-20-27/05/2020

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)

(Smt. Lalitha Prasad)

VENDOR/SELLER

2)

(SRI. RAMESH K TALREJA)

PURCHASER