**ABSOLUTE SALE DEED**

**THIS DEED OF SALE** is executed on this 30th day of July in the year 2022 **(30-07-2022)** by and between:

**“M/s RISHABH VENTURES”** (PAN:-AANFR4663F) Having its office at No.135, Gandhi Towers, 2nd Floor, Ramavilas Road, represented by its Partners

1. **SRI. MADHU S** **P** S/O PARAMASHIVAIAH

(AADHAAR No. 3187 2640 4380)

1. **SMT.SWETHA. S. R** W/O. MADHU S P

(AADHAAR No. 9971 7551 5405)

AS PER THE RESOLUATION OF RISHABH VENTURES FOR THE OPERATION OF REGISTRATION OF SALE DEED PROCESS. Represented by its Partner and Authorized Signatory Sri. S.P. MADHU S/O PARAMASHIVAIAH, (PARTNER) (Aadhar No. 3187 2640 4380) Hereinafter referred to as the **SELLERS,** (which expression shall unless repugnant to the context mean and include their heirs, successors, executors, assigns, administrators and representatives-in-interest) of the **ONE PART**:

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_** **(AADHAAR NO. \_\_\_\_\_\_\_\_\_\_\_),** aged about \_\_ years, S/o. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, residing at Door No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context mean and include their heirs, successors, executors, assigns, administrators and representatives -in-interest) of the **SECOND PART;**

Whereas the sellers are the absolute owner and in possession of the undeveloped converted dry Land bearing **Survey No.4/1, an extent of 0-28 guntas,** situated at Mallahalli Beerihundi Village Jayapura hobli, Mysore Taluk Morefully described in the schedule below.

1. Originally the schedule property Sy.No.4/1 an extent of 0-28 Guntas was purchased by Sri.Puttegowda via sale deed on 07-04-1992 and same has been registered in the office of Sub-Registrar Mysore North Mysore as doc No. 348/92-93 stored at Volume 1002 at page No. 196-198 of Book I dated 23-04-1992. Thereafter the sellers purchased the Scheule property Sy.No.4/1 an extent of 0-28 Guntas from Sri.Puttegowda S/o. Late.Kuntegowda, Smt.Chikkathayamma W/o. Sri.Puttegowda, Smt, Mangalagowri D/o. Sri.Puttegowda, Smt, Nagamma D/o. Sri.Puttegowda, Sri. Nagaraja S/o. Sri.Puttegowda, Smt, Sunitha W/o. Sri. Nagaraja, Kum. Sanajana D/o. Sri.Nagaraja, Kum. Meghana D/o. Sri.Nagaraja, both minor children are represented by their father Sri. Nagaraja, **Sri. Kumara** S/o. Puttegowda, **Smt. Ashwini** W/o. Kumara, Kum. Deeksha D/o. Kumara, Master. Deepak.K S/o. Kumara, both minor children are represented by their father Sri.Kumara. and Smt. Lakshmamma D/o. Late.Kuntegowda Via Sale Deed on **26-04-2022** and same has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. **MYW-1-01119/2022-23**, stored at CD. No. MYWD947 of Book I dated 26-04-2022. The khata of the schedule property registered in favour of the sellers at Mysore Tahsildar Office and obtained RTC vide khata No. \_\_\_\_, MR \_\_\_\_\_\_\_\_\_. And the sellers paid upto date tax to the concerned authorities and kept the property free from all encumbrances.

WHEREAS, in response to his application the Deputy Commissioner, Mysuru District has issued vide Alienation Order No. ALN(3) CR 313/2013-14 dated 18-10-2014 for Sy.No.4/1 measuring 0-28 Guntas from agricultural purposes to residential purposes.

Now the sellers are in the actual physical possession of the property and the said property is self-acquired property of the sellers. Thus the sellers are enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of registration of the Sale deed, the Sellers are 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 Sellers have purchased the schedule property out of their self-earned funds, that is to say, the schedule property is absolute and self-acquired property. The schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Sellers are 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. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/- (Rupees \_\_\_\_\_\_ 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 Sale has come into effect and witnesseth**

In pursuance of the entire sale consideration of **Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_/- (Rs \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only)** received by the seller from the purchasers in the following manner :-

1. A sum of  **\_\_\_\_\_\_\_\_\_\_\_\_/- (Rs \_\_\_\_\_\_\_\_\_\_\_ only)** received by way of \_\_\_\_\_\_\_\_
2. A sum of  **\_\_\_\_\_\_\_\_\_\_\_\_/- (Rs \_\_\_\_\_\_\_\_\_\_\_ only)** received by way of \_\_\_\_\_\_\_\_

That in consideration of payment of the entire sale consideration of **Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_/- (Rs \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only)** made by the purchaser to the sellers as stated above, thus, the sellers acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the sellers 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 sellers 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 sellers.

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 sellers 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 sellers on the schedule property or any part thereof shall or can be impeached. The sellers further assures the purchaser that they have full and unrestricted right in and over the schedule property hereby conveyed.

The sellers 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 sellers shall clear the same at his own costs and risks. Incase the purchaser suffers any loss, expenses or inconvenience on account of such claims or disputes, then the sellers shall reimburse and compensate the purchaser against the same.

The sellers 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 seller 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 seller 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 seller 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 khatha and all other documents transferred to their name in respect of the schedule property, for which, the sellers have ‘No objection’.

The sellers have handed over all the relevant original documents and vacant physical possession of the schedule property to the purchaser today itself.

The sale of the schedule property is not in contravention of Karnataka Lands Reforms Act, Karnataka Land Revenue Act, Karnataka Village officer’s abolition of In am Act, PTCL Act and any other statues in force.

**SCHEDULE OF THE PROPERTY**

All that piece and parcel of undeveloped converted dry Land bearing Survey No. **4/1** measuring an extent of **0-28 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide Alienation Order No. **ALN(3) CR 313/2013-14** dated **18-10-2014** andbounded by**:-**

### East by : Sy.No. 4/8, 4/3,

### West by : Road

### North by : Kumara Beedu Boundary

### South by : Sy.No. 4/2, 4/3

Measuring Survey No. **4/1** measuring an extent of **0-28 Guntas**

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 Seller has executed this deed of absolute sale in favour of the purchasers on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

**Witnesses:-**

**1.**

**SELLERS**

**2. PURCHASER**