**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**

**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:

1. **SRI. PUTTEGOWDA** S/o. Late.Kuntegowda 76 Years

(Aadhaar No. 7197 0086 2115)

1. **SMT.CHIKKATHAYAMMA** W/o. Puttegowda 75 Years

(Aadhaar No. 4747 9115 8734)

1. **SMT.MANGALAGOWRI** D/o. Puttegowda 46 Years

(Aadhaar No. 6975 9363 0000)

1. **SMT. NAGAMMA** D/o. Puttegowda 43 Years

(Aadhaar No. 6653 1376 1044)

1. **SRI.NAGARAJA** S/o. Puttegowda 42 Years

(Aadhaar No. 9005 4630 4810)

1. **SMT.SUNITHA** D/o. Nagaraja 30 Years

(Aadhaar No. 2799 9611 2808)

1. KUM. SANJANA.N D/o. Nagaraja 12 Years

(Aadhaar No. 5838 6483 7963)

1. KUM. MEGHANA.N D/o. Nagaraja 10 Years

(Aadhaar No. 2335 1708 8324)

For above Minor children Represented by his father Nagaraja

1. **SRI.KUMARA** S/o. Puttegowda 38 Years

(Aadhaar No. 5612 7784 7557)

1. **SMT.ASHWINI** W/o. Kumara 26 Years

(Aadhaar No. 2884 7837 2090)

1. KUM. DEEKSHA D/o. Kumara 08 Years

(Aadhaar No. 6743 0909 6789)

1. KUM. DEEPAK.K S/o. Kumara 06 Years

(Aadhaar No. 8043 4459 5451)

For above Minor children Represented by his father Kumara

1. **SMT. LAKSHMAMMA** D/o. Late Kuntegowda 60 Years

(Aadhaar No. 7085 5603 8664)

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;**

**“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 **CONFIRMING PARTY,**

Whereas the sellers are the absolute owner and in possession of the undeveloped converted 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.

Whereas, the vendor purchased the property Sy.No.4/1 an extent of 0-28 Guntas Via Sale Deed on **07-04-1992** and same has been registered in the office of the Sub-Registrar, Mysore North Mysore as document No. **MYN-1-348/1992-93**, stored at Volume No. 1002 at page No.196-198 of Book I dated 23-04-1992. The khata of the schedule property registered in favour of the vendor at Mysore Tahsildar Office and obtained RTC vide khata No. \_\_\_\_, MR 4/1992-93. And the vendor 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 is 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 his 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 Seller 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 purchasers for a valuable sale consideration of **Rs. 1,00,00,000/- (Rs One Crore only)** for which, the purchasers 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**

In pursuance of the entire sale consideration of **Rs.1,00,00,000/- (Rs One Crore 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.1,00,00,000/- (Rs One Crore only)** made by the purchasers to the seller as stated above, thus, the seller acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the seller hereby grant, transfer, convey, assign and set over the vacant possession of the schedule property unto and to the use of the purchasers 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 seller 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 seller.

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

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

The seller do hereby covenants with the purchasers that he shall keep the purchasers 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 purchasers 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 purchasers that he 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 purchasers have also entitled to get the khatha and all other documents transferred to their name in respect of the schedule property, for which, the seller has ‘No objection’.

The seller has handed over all the relevant original documents and vacant physical possession of the schedule property to the purchasers, today itself.

**SCHEDULE OF THE PROPERTY**

1. All that piece and parcel of undeveloped converted Land bearing Survey No. **5/1** measuring an extent of **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342401 dated 15-07-2022 andbounded by**:-**

### East by : Property of U.P.Shashidhar and Madhu,

### West by : Property of G.Nagaraju

### North by : Private Property and water canal

### South by : Property of C.Govindu

### S/o Late Chikkathammachari

Measuring Survey No. **5/1** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/8** measuring **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342405 dated 15-07-2022 andbounded by**:-**

### East by : Property of Puttaswamachari

### West by : Property of G.Nagaraju

### North by : Christian Property

### South by : Property Chikkathammachari

Measuring Survey No. **5/8** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/9** measuring **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342403 dated 15-07-2022 andbounded by**:-**

### East by : Property of Govindachari and Bhagya

### West by : Property of G.Nagaraju

### North by : Property of U.C.Puttaramu

### South by : Property of U.C.Puttaramu

Measuring Survey No. **5/9** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/10** measuring **0-32 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342407 dated 15-07-2022 andbounded by**:-**

### East by : Property of Marigowda

### West by : Property of G.Nagaraju

### North by : Property of Chikkathammachari

### South by : Property of Govindachari

Measuring Survey No. **5/10** measuring an extent of **0-32 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.**

**SELLER**

**2.**

**PURCHASER**

**ABSOLUTE SALE DEED**

**THIS DEED OF SALE** is executed on this 18th day of July in the year 2022 **(18-07-2022)** by and between:

**SRI.U.C.PUTTARAMU (PAN NO. BSOPP0329J, AADHAAR NO. 4219 0574 6816),** aged about 69 years, S/o. Late. Chowdaiah, residing at Ummadahalli Village, MAndya Taluk, Mandya District represented by his GPA holders

1. **Sri. Nikhil Deepak Shah** **(AADHAAR NO. 6776 1540 2922),** aged about 28 years, S/o. Sri.Deepak N Shah, residing at Door No. 2807/L-12A, Mahaveer Nagar, Lashkar Mohalla, Mysore-570001 And
2. **Sri. Bhoomit Sunil Shah** **(AADHAAR NO. 3622 0881 9377),** aged about 26 years, S/o. Sri. Sunil Mulchand Shah, residing at Door No. 2841/44A, Keshava Iyengar Road, Halladakeri, Mysore-570001 hereinafter referred to as the **SELLER,** (which expression shall unless repugnant to the context mean and include his heirs, successors, executors, assigns, administrators and representatives-in-interest) of the **ONE PART**:
3. **Sri. Nikhil Deepak Shah** **(AADHAAR NO. 6776 1540 2922),** aged about 28 years, S/o. Sri.Deepak N Shah, residing at Door No. 2807/L-12A, Mahaveer Nagar, Lashkar Mohalla, Mysore-570001 And
4. **Sri. Bhoomit Sunil Shah** **(AADHAAR NO. 3622 0881 9377),** aged about 26 years, S/o. Sri. Sunil Mulchand Shah, residing at Door No. 2841/44A, Keshava Iyengar Road, Halladakeri, Mysore-570001. Hereinafter referred to as the **PURCHASERS** (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 seller is the absolute owner and in possession of the undeveloped converted Land bearing **Survey No.5/1, an extent of 0-21 guntas,** and **Sy.No.** **5/8** measuring an extent of **0-21 guntas, Sy.No.** **5/9** measuring an extent of **0-21 guntas, Sy.No.** **5/10** measuring an extent of **0-32 guntas,**  situated at Mallahalli Beerihundi Village Jayapura hobli, Mysore Taluk Morefully described in the schedule below.

Whereas, the schedule property was purchased by the vendor from Lingachari S/o. Javanachari after demise of Lingachari the children of Lingachari, sri. Doddathammachari and Sri. Basavarajachari, Sri. Chikkathammachari and Sri. Puttaswamachari have orally partitioned the above said property and got mutated the khatha in their respective names.

Thereafter the vendor purchased the property Sy.No.5/1 from sri. Doddathamma chari and others Via Sale Deed for Sy.No. 5/10 an extent of 0-32 guntas on **04-05-2015** and same has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. **MYW-1-00982/2015-16**, for Sy.No. 5/8 an extent of 0-21 guntas on **04-05-2015** and same has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. **MYW-1-00983/2015-16**, for Sy.No. 5/1 an extent of 0-21 guntas on **28-09-2016** and same has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. **MYW-1-05821/2016-17** and for Sy.No. 5/9 an extent of 0-21 guntas on **05-03-2019** and same has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. **MYW-1-12936/2018-19**. The khata of the schedule property registered in favour of the vendor at Mysore Tahsildar Office and obtained RTC vide khata No.251, MR H7/2016-2017 dated 08-11-2016 for Sy. No. 5/1. RTC vide khata No.278, MR H14/2018-2019 dated 27-04-2019 for Sy. No. 5/9. RTC vide khata No.278, MR H37/2014-2015 dated 11-06-2015 for Sy. No. 5/8 and RTC vide khata No.278, MR H38/2014-2015 dated 15-06-2015 for Sy. No. 5/10 And the vendor 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 No. 342401 dated 15-07-2022 for Sy.No.5/1, No. 342405 dated 15-07-2022 for Sy.No.5/8, No. 342403 dated 15-07-2022 for Sy.No.5/9, No. 342407 dated 15-07-2022 for Sy.No.5/10 permitted the Seller to use the land bearing Survey No.5/1 measuring 0-21 Guntas and Sy.No. 5/8 measuring 0-21 Guntas, Sy.No. 5/9 measuring 0-21 Guntas, Sy.No. 5/10 measuring 0-32 Guntas from agricultural purposes to residential purposes.

The vendor has got registered a Sale Agreement for the above said purchasers that is Sri. Nikhil Deepak Shah and Sri. Bhoomit Sunil Shah on 29-10-2021 vide doc No. MYW-1-07538-2021-22 stored at CD No. MYWD-814 in the office of Sub-Registrar Mysore West Mysore. And The vendor has got registered a General Power of Attorney for the above said purchasers that is Sri. Nikhil Deepak Shah and Sri. Bhoomit Sunil Shah on 11-11-2021 vide doc No. MYW-4-00146-2021-22 stored at CD No. MYWD-822 in the office of Sub-Registrar Mysore West Mysore.

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

And whereas, since from the date of registration of the Sale deed, the Seller 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 Seller has purchased the schedule property out of his 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 Seller 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 purchasers for a valuable sale consideration of **Rs. 1,00,00,000/- (Rs One Crore only)** for which, the purchasers 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**

In pursuance of the entire sale consideration of **Rs.1,00,00,000/- (Rs One Crore 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.1,00,00,000/- (Rs One Crore only)** made by the purchasers to the seller as stated above, thus, the seller acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the seller hereby grant, transfer, convey, assign and set over the vacant possession of the schedule property unto and to the use of the purchasers 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 seller 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 seller.

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

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

The seller do hereby covenants with the purchasers that he shall keep the purchasers 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 purchasers 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 purchasers that he 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 purchasers have also entitled to get the khatha and all other documents transferred to their name in respect of the schedule property, for which, the seller has ‘No objection’.

The seller has handed over all the relevant original documents and vacant physical possession of the schedule property to the purchasers, today itself.

**SCHEDULE OF THE PROPERTY**

1. All that piece and parcel of undeveloped converted Land bearing Survey No. **5/1** measuring an extent of **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342401 dated 15-07-2022 andbounded by**:-**

### East by : Property of U.P.Shashidhar and Madhu,

### West by : Property of G.Nagaraju

### North by : Private Property and water canal

### South by : Property of C.Govindu

### S/o Late Chikkathammachari

Measuring Survey No. **5/1** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/8** measuring **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342405 dated 15-07-2022 andbounded by**:-**

### East by : Property of Puttaswamachari

### West by : Property of G.Nagaraju

### North by : Christian Property

### South by : Property Chikkathammachari

Measuring Survey No. **5/8** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/9** measuring **0-21 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342403 dated 15-07-2022 andbounded by**:-**

### East by : Property of Govindachari and Bhagya

### West by : Property of G.Nagaraju

### North by : Property of U.C.Puttaramu

### South by : Property of U.C.Puttaramu

Measuring Survey No. **5/9** measuring an extent of **0-21 Guntas**

1. All that piece and parcel of Undeveloped converted Land bearing Survey No. **5/10** measuring **0-32 Guntas** situated at Mallahalli (Beerihundi) Village, Jayapura hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. 342407 dated 15-07-2022 andbounded by**:-**

### East by : Property of Marigowda

### West by : Property of G.Nagaraju

### North by : Property of Chikkathammachari

### South by : Property of Govindachari

Measuring Survey No. **5/10** measuring an extent of **0-32 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.**

**SELLER**

**2.**

**PURCHASER**