ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 16th day of March Two Thousand and Twenty Two (16-03-2022) by,

**Sri. D.R.CHANDRASHEKARA (PAN No. AHJPC0221D, ADHAR NO. 3408 5788 0174)** aged about 56 years S/o. Sri. Narasimhasetty Rangasetty, and **SMT.H.N.SUDHA** **(ADHAR NO. 5710 4396 7963)** aged about 46 years W/o. Sri. D.R.Chandrashekara, residing at No. Sri. Sai Shakthi Layout, Begur Hobli, Bangalore South, Bettadasanapura, Bangalore-560 068. Hereinafter referred to as the **VENDORS/SELLERS** which expression shall mean and include wherever the context so requires or admits their legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

**AND**

**SMT. IGNATIUS JYOTHI MARY M** **(PAN No. DWBPM2783L, ADHAR NO. 3126 7078 6917)** aged about 46 years W/o. Darisi Prasad Rao, residing at 16-2-488. 1st Cross Road, Vijaymahal Center, Srinivasa Agraharam, Nellore District, Nellore, Andra Pradesh-524001, 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 Vendors are in the absolute owner and in possession of residential vacant **Site No. 111** as per the Site/Layout plan Approved by the Joint Director of Town Planning, Mysore in the layout called as **“Yesh Farms”,** formed in converted Survey Numbers.7, 8/4, 8/6, 8/7, and 6/2 of Kumarabeedu Village and Survey No. 65 of Jattihundi Village, Ilwala Hobli, Mysore District of Maratikyathanahalli Grama Panchayath bearing 9 & 11A property No. 363/111, bearing PID Unique No. **152200427132020070** measuring **East to West 12.20 Meters and North to South 9.14 Meters in total measuring 111.51 Square Meters** (1200 Sq.Ft). 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 scheduled property was to the Vendors from Smt.Susheela Reddy @ E.P.Susheela represented by her SPA Holder Sri.Manoj.M, and M/s. Yesh Developers promoters represented by its owner and Agreement Holder Sri.Manoj.M via sale deed on 30-04-2018 and that sale deed registered in office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-**01023**-2018-19 of Book I stored at C.D. No. MYWD-100. And the vendors have got the khata at Maratikyathanahalli Grama Panchayath and obtained Form No. 9 & 11A from Maratikyathanahalli Grama Panchayath, and the Vendor paid upto date site tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession of the property and the said property is self acquired property of the vendors. Thus the vendors are 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 Vendors have purchased the schedule property out of their self-earned funds, that is to say, the schedule property is their absolute and self acquired property. The schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Vendors are in need of funds in order to meet some of their legal necessities and have therefore decided to sell the schedule property to the purchaser for a valuable saleconsideration of **Rs.7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)** for which the purchaser has also agreed to purchase the scheduleproperty 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 considerationof **Rs.7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)** by following manner:-

1. A sum of **Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only)** received by way of D.D. No. **134710** dated **10-12-2021** drawn on **Karnataka** Bank, Bogadi Branch, Mysore in favour of Sri.D.R.Chandrashekara,
2. A sum of **Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only)** received by way of D.D. No. **134711** dated **10-12-2021** drawn on **Karnataka** Bank, Bogadi Branch, Mysore in favour of Smt.H.N.Sudha to the Vendors by undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of **Rs.7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)** paid by the purchaser to the vendors as stated above, thus, the vendors acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the vendors hereby grant, transfer, convey, assign and set over the vacant possession of the schedule property upto 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 vendors 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 vendors.

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 vendors 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 vendors on the schedule property or any part thereof shall or can be impeached. The vendors 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 vendors 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 vendors shall reimburse and compensate the purchase against the same.

The vendors 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 vendors 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 vendors 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 vendors 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 khata and all other documents transferred to their names 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 residential vacant **Site No. 111** as per the Site/Layout plan Approved by the Joint Director of Town Planning, Mysore in the layout called as **“Yesh Farms”,** formed in converted Survey Numbers.7, 8/4, 8/6, 8/7, and 6/2 of Kumarabeedu Village and Survey No. 65 of Jattihundi Village, Ilwala Hobli, Mysore District of Maratikyathanahalli Grama Panchayath bearing 9 & 11A property No. 363/111, bearing PID Unique No. **152200427132020070** measuring **East to West 12.20 Meters and North to South 9.14 Meters in total measuring 111.51 Square Meters** (1200 Sq.Ft) bounded by:-

### East by : Plot No. 102

### West by : Road,

### North by : Site No. 112,

### South by : Plot No. 110.

Measuring **East to West 12.20 Meters and North to South 9.14 Meters in total measuring 111.51 Square Meters.**

**As per 9 and 11A Maratikyathanahalli**

**Grama Panchayath records**

The Property bearing No. : **363/111**

Unique No. : **152200427132020070,**

Resolution No & Date **: 05-28-06-2018.**

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.**

(D.R.CHANDRASHEKARA)

(H.N.SUDHA)

VENDORS/SELLERS

**2.**

(IGNATIUS JYOTHI MARY M)

**PURCHASER**

ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this 10th day of December, Two Thousand and Twenty One (10-12-2021) by,

**Sri. D.R.CHANDRASHEKARA (PAN No. AHJPC0221D, ADHAR NO. 3408 5788 0174)** aged about 56 years S/o. Sri. Narasimhasetty Rangasetty, and **SMT.H.N.SUDHA** **(ADHAR NO. 5710 4396 7963)** aged about 46 years W/o. Sri. D.R.Chandrashekara, residing at No. Sri. Sai Shakthi Layout, Begur Hobli, Bangalore South, Bettadasanapura, Bangalore-560 068. Hereinafter referred to as the **VENDORS/SELLERS** which expression shall mean and include wherever the context so requires or admits their legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

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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 Vendors have purchased the schedule property out of their self-earned funds, that is to say, the schedule property is their absolute and self acquired property. The schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

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(H.N.SUDHA)

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**PURCHASER**