ABSOLUTE SALE DEED

This Deed of Sale of the schedule property is made on this 7th day of February, Two Thousand and Twenty Three (07-02-2023) by and between at Mysore ----

SRI. M.V.BASKAR (PAN No. AEPPB0009M, Aadhaar No. 5245 4405 6692), aged about 51 years, S/o. Sri. Veda Murthy M, residing at No. 7A-64, 8th Cross, Basaveshwara Nagara, Near Umashankara Kalyan Mantapa, Kollegal. hereinafter collectively referred to as the VENDOR 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

SRI.CHETHAN.M.S (PAN No. ASKPC5472G, Aadhaar No. 3784 0838 2641), aged about 35 years, S/o. Sri. Srirangaraju. residing at No. 1419, 4/10 Cross, 2nd Stage, E and F Block, Ramakrishna Nagara, Mysore-570023. hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas, the Vendor is the absolute owner and in possession of the residential property bearing Site No. 04, measuring East to West : (11.49+12.41)/2 Mtrs, North to South : (18.02+18)/2 Mtrs, formed and developed by M/s NCC URBAN INFRASTRUCTURE LTD at ‘nagarjuna rotary avenue’ carved in residential converted land bearing Sy No. 60/1 and 61/2, situated at Udbur Village, Jayapura Hobli, Mysore Taluk., 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 having been allotted by the Ncc urban infrastructure ltd., in favour of Vendor on 26-10-2011 and the vendor obtained Sale Deed from the said Company on 25-05-2012 and the sale deed registered in office of the Sub-Registrar, Mysore North, Mysore as document No. MYN-1-05328/2012-13 of Book-I stored at CD No. MYND 323 dated 25-05-2012 and registered the khata in favour of Vendor at Mysore Urban Development Authority, Mysore on 07-07-2012 vide No. 33 of Book 2 at page No. 9 and paid tax to the concerned authorities.

And whereas, since from the date of allotment and 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 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 has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs. 15,10,000/- (Rs. Fifteen Lakh Ten Thousand only) for which, the purchaser 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

Whereas the purchaser availing Housing Loan from Axis Bank and the vendor received the entire sale consideration of Rs.15,10,000/- (Rs. Fifteen Lakh Ten Thousand only) from the PURCHASER by way of Demand Draft bearing No. 675503 dated 06-02-2023 drawn on Axis Bank before undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs. 15,10,000/- (Rs. Fifteen Lakh Ten Thousand only) made by the purchaser to the vendor as stated above, thus, the vendor acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the vendor 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 vendor 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 vendor. 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 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 vendor on the schedule property or any part thereof shall or can be impeached. The vendor 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 vendor 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 vendor shall reimburse and compensate the purchase against the same.

The vendor 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 vendor 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 vendor 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 vendor 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 has also entitled to get the revenue khata and all other documents transferred to his name in respect of the schedule property, for which, the vendor has ‘No objection’.

The vendor 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 the piece and parcel of the residential property bearing Site No. 04, measuring East to West : (11.49+12.41)/2 Mtrs, North to South : (18.02+18)/2 Mtrs, formed and developed by M/s NCC URBAN INFRASTRUCTURE LTD at ‘nagarjuna rotary avenue’ carved in residential converted land bearing Sy No. 61/2, situated at Udbur Village, Jayapura Hobli, Mysore Taluk & bounded by:-

### East by : Portion in Sy.No. 61

### West by : Site No. 5

### North by : Site No. 3

### South by : 9.00 Mtrs Service Road

Measuring East to West : (11.49+12.41)/2 Mtrs, North to South : (18.02+18)/2 Mtrs, in all measuring 215.22 sq.mtrs.,(2316.63 Sq.Ft)

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 has 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. M.V.BASKAR)

VENDOR

2.

(SRI.CHETHAN.M.S)

PURCHASER

DRAFTED BY:-

K. R. UDAYA KUMAR

###### Document Writer

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