ABSOLUTE SALE DEED

This Deed of Sale of the schedule property is made on this 26th day of February Two Thousand and Twenty One (26-02-2021) by ----

**Smt. RAJAM AMBRISH THAKKAR,** (Pan ABLPT9142Q / Aadhaar No. 4001 3285 1888)W/o. Sri. Ambrish Thakker, residing at No. 16, Iris Garden, 422/1, Gokhale Road, Pune-411016,(hereinafter called as the ‘**VENDOR’** which expression unless repugnant to the context means and includes her heirs, assigns, successors and representatives in interest):

## IN FAVOUR OF

**Mr. MANOJ RAJEEVA SHETTY,** (Pan BFNPS9732L & Aadhaar No. 6297 3158 7506)aged about 34 years, S/o. Sri. Rajeeva Krishna Shetty, residing at No. 3-6/395, Flat No. 1903, C Wing, 19th Floor, Brigade Pinnacle, Mangalore, Dakshina Kannada-575006, represented by his GPA Holder his sister **Smt. SHRUTHI .R. RAI,** (Aadhaar No. 7637 7906 7694) aged about 32 years, D/o. Sri. Rajeeva Krishna Shetty, residing at No. 2-153, Alike Guttu House Alike Bantwal, Dakshina Kannada-574235, (hereinafter called as the **‘PURCHASER ’** which expression unless repugnant to the context means and includes his/her heirs, assigns, successors and representatives in interest):-

##### WITNESSETH AS FOLLOWS:-

Whereas the Vendor is the absolute owner in peaceful possession and enjoyment of the residential property bearing No. **227,** Khatha No. 227, comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Yelawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”** and Rural Development and Panchayath Raj Department Form No. 9 & 11A indicates property Unique No. 152200427134000511, Property No. 32/227, measuring East to West: 12.192 Mtrs., (40.00 feet) North to South: 18.288 Mtrs., (60.00 feet), 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 mentioned property was purchased by the Vendor Smt. Rajam Ambrish Thakkar from 1) Sri. S.C. Rajendra Prasad & his family, 2) Sri. S.C. Sunil & his family, 3) Smt. Savithri, 4) Smt. Kalpana represented by their GPA Holder of M/s. P.V.S. Developers, Bangalore, represented by its Partners Sri. A.T. Prakash Rao and Sri. Santosh .B, on 17-2-2011 and the same has been registered as document No. MYN-1-021047/2010-11 of Book-I vide CD No. MYND-265 dated 17-2-2011 in the Office of the Sub-Registrar, Mysore North, Mysore and Rectification Deed of Sale registered in the Office of the Sub-Registrar, Mysore West, Mysore, document No. MYW-1-09623/2016-17 of Book-I vide CD No. MYWD-80 dated 4-3-2017 and khatha has been transferred in favour of the Vendor in Beerihundi Grama Panchayath and obtained Form No. 9 & 11A in Rural Development and Panchayath Raj Department on 24-5-2018 and paid upto date property tax to the concerned office and property is free from all encumbrances. Now the Vendor is in actual physical possession of the property. Thus the Vendor is enjoying the same peacefully without litigations whatsoever. The schedule mentioned property is the self-acquired property of the Vendor.

And whereas, since from the date of 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.

And whereas, the Vendor is in need of funds in order to meet her family necessity and has therefore decided to sell the schedule property to the Purchaser for a valuable sale consideration of **Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand 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 witnesEss

That in pursuance of the foregoing and in consideration of **Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor in the following manner :-

1. A sum of **Rs. 2,00,000/-** (Rupees Two Lakhs only) through Online payment dated 21-11-2020, Cheque No. 316235 vide No. 211120T02322.
2. A sum of **Rs. 50,000/-** (Rupees Fifty Thousand only) through Online payment dated 7-2-2021 vide No. 000001691782.
3. Balance sale consideration of **Rs. 20,00,000/-** (Rupees Twenty Lakhs only) by way of Loan sanctioned to the Purchaser by IDBI Bank Ltd., Kuvempunagar Branch, Mysore and paid by their Demand Draft No. **006892** dated 25-02-2021 drawn on IDBI Bank Ltd., Kuvempunagar Branch, Mysore, in favour of the Vendor at the request and authorisation of the Purchaser and paid on this day at the time of Registration of the Sale Deed before the Witnesses.

That in consideration of payment of the entire sale consideration of **Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only)** paid 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 into 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 is 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 or anyone claiming under or through her. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, her legal heirs, representatives, successors and assigns absolutely and forever.

The Vendor hereby assures the Purchaser that she has 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 she has 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 her own cost 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 she 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 she has 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 are 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 name 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, today itself.

# SCHEDULE OF THE PROPERTY

### ALL THAT PIECE AND PARCEL of the residential site No. **227,** Khatha No. 227, comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Elawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Rural Development and Panchayath Raj Department Form No. 9 & 11A indicates property Unique No.152200427134000511, Property No. **32/227**, bounded on:

### East by : Property No. 226

### West by : Property No.228

### North by : Property No. 233 & 234

### South by : Road

Measuring **East to West: 12.192 Mtrs., (40.00 feet) North to South: 18.288 Mtrs.,(60.00 feet)** in all measuring 222.97 Sq.Mtrs.,

This Deed of Sale is prepared and executed 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.

Satish .G.S, S/o. Shivaramaiah P.B, VENDOR

No. 53 EWS., 1st Stage, Kuvempunagar,

Mysore-570023.

PURCHASER

2.

Sunil Kumar, S/o. Raju,

No. LIG-27, 1st Cross, KHB.,

1st Stage, Kuvempunagar, Mysore-570023.

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

D. No. 1036/20, 4th Main,

Vidyaranyapuram, Mysore-8

**Phone: 98451 15470**

ABSOLUTE SALE DEED

This Deed of Sale of the schedule property is made on this 6th day of January Two Thousand and Twenty One (06-01-2021) by ----

**Ms. GOWRAMMA,** (Pan AGAPG7494C & Aadhaar No. 4223 0365 7571)aged about 67 years, D/o. Late. D.S. Nagaiah, residing at No. EWS-53, 1st Stage, KHB., Kuvempunagar, Mysore-570023, (hereinafter called as the ‘**VENDOR’** which expression unless repugnant to the context means and includes her heirs, assigns, successors and representatives in interest):

## IN FAVOUR OF

**Mr. ABHIJEET ALAGOUDAR,** (Pan AOEPA8382B & Aadhaar No. 6130 9847 9022)aged about 33 years, S/o. Late. Jayakumar Alagoudar, residing at No. 377, 16th Main, B Block, Vijayanagar, 3rd Stage, Mysore-570030, (hereinafter called as the **‘PURCHASER ’** which expression unless repugnant to the context means and includes his heirs, assigns, successors and representatives in interest):-

##### WITNESSETH AS FOLLOWS:-

Whereas the Vendor is the absolute owner in peaceful possession and enjoyment of the residential property bearing No. **236,** Khatha No. 236, comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Yelawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”** and Rural Development and Panchayath Raj Department Form No. 9 & 11A indicates property Unique No. 152200427134000860, Property No. 199/236, measuring East to West: 9.144 Mtrs., (30.00 feet) North to South: 12.192 Mtrs., (40.00 feet), 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 mentioned property was purchased by the Vendor from Sri. S.C. Rajendra Prasad & his family, Sri. S.C. Sunil & his family, Smt. Savithri, Smt. Kalpana represented by their GPA Holder of M/s. P.V.S. Developers, Bangalore, represented by its Partners Sri. A.T. Prakash Rao and Sri. Santosh .B, on 17-1-2011 and the same has been registered as document No. MYN-1-18496/2010-11 of Book-I vide CD No. MYND-261 dated 17-1-2011 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha has been transferred in favour of the Vendor in Beerihundi Grama Panchayath and obtained Form No. 9 & 11A in Rural Development and Panchayath Raj Department on 18-12-2020 and paid upto date property tax to the concerned office and property is free from all encumbrances. Now the Vendor is in actual physical possession of the property. Thus the Vendor is enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of 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.

And whereas, the Vendor is in need of funds in order to meet her family necessity and has therefore decided to sell the schedule property to the Purchaser for a valuable sale consideration of **Rs. 9,00,000/- (Rupees Nine Lakhs 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 witnesEss

That in pursuance of the foregoing and in consideration of **Rs. 9,00,000/- (Rupees Five Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor through RTGS., vide UTR No. ICICR42021010600519945/sbin0040258, Ref.ID No. 458391323 dated 6-1-2021.

That in consideration of payment of the entire sale consideration of **Rs. 9,00,000/- (Rupees Nine Lakhs only)** paid 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 into 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 is 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 or anyone claiming under or through her. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, her legal heirs, representatives, successors and assigns absolutely and forever.

The Vendor hereby assures the Purchaser that she has 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 she has 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 her own cost 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 she 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 she has 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 are 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 name 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, today itself.

# SCHEDULE OF THE PROPERTY

### ALL THAT PIECE AND PARCEL of the residential site No. **236,** comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Elawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Rural Development and Panchayath Raj Department Form No. 9 & 11A indicates property Unique No.152200427134000860, Property No. **199/236**, bounded on:

### East by : Property No. 237

### West by : Property No.235

### North by : Road

### South by : Property No. 225

Measuring **East to West: 9.144 Mtrs., (30.00 feet) North to South: 12.192 Mtrs.,(40.00 feet)** in all measuring 111.48 Sq.Mtrs.,

This Deed of Sale is prepared and executed 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.

Satish .G.S, S/o. Shivaramaiah P.B, VENDOR

No. 53 EWS., 1st Stage, Kuvempunagar,

Mysore-570023.

PURCHASER

2.

Sunil Kumar, S/o. Raju,

No. LIG-27, 1st Cross, KHB.,

1st Stage, Kuvempunagar, Mysore-570023.

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

D. No. 1036/20, 4th Main,

Vidyaranyapuram, Mysore-8

**Phone: 98451 15470**

ABSOLUTE SALE DEED

This Deed of Sale of the schedule property is made on this 2nd day of October Two Thousand and Sixteen (2-10-2016) by ----

**Mr. T.P. ABHILASH,** aged about 25 years, S/o. Sri. A.T. Prakash Rao, residing at No. 16 & 17, Siddeshwara Layout, Sidedehalli, Nagasandra Post, yeshwanthapura Hobli, Bangalore-560 057, (hereinafter called as the ‘**VENDOR’** which expression unless repugnant to the context means and includes his heirs, assigns, successors and representatives in interest): represented by his GPA Holder his father **Sri. A.T. Prakash Rao,** aged about 65 years, S/o. Late. A.T. Shamarao, residing at “Ashirvad Nilaya”, Amarapuram Main Road, Amarapuram-515281, Ananthpur District, GPA registered as document No. YPR-4-00160/2014-15 of Book-I vide CD No. YPRD-108 dated 14-11-2014 in the Office of the Sub-Registrar, Rajajinagara (Yashawanthapua) Bangalore.

## IN FAVOUR OF

**Smt. RENUKAMBA,** aged about 54 years, D/o. Late. H. Hulluraiah, residing at No. 336, 6th ‘C’ Cross, Gokulam, Mysore,(hereinafter called as the **‘PURCHASER ’** which expression unless repugnant to the context means and includes her heirs, assigns, successors and representatives in interest):-

##### WITNESSETH AS FOLLOWS:-

Whereas the Vendor is the absolute owner in peaceful possession and enjoyment of the residential property bearing No. **324,** Khatha No. 268, comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Yelawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Gramapanchayath record shows Property No. **268/324/324** and Panchayath Raj Form No. 9 indicates property Unique No. 152200427134000552, measuring East to West: 12.192 Mtrs., (40.00 feet) North to South: 9.144 Mtrs., (30.00 feet), 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 mentioned property was purchased by the Vendor from Sri. S.C. Rajendra Prasad, Sri. S.C. Sunil, Smt. Savithri, Smt. Kalpana represented by their GPA Holder of M/s. P.V.S. Developers, Bangalore, represented by its Partners Sri. A.T. Prakash Rao and Sri. Santosh .B, on 17-2-2011 and the same has been registered as document No. MYN-1-21050/2010-11 of Book-I vide CD No. MYND-265 dated 17-2-2011 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha has been transferred in favour of the Vendor in Beerihundi Grama Panchayath and obtained Form No. 9 & 11A in Panchayath Raj Department on 23-12-2015 and paid upto date property tax to the concerned office and property is free from all encumbrances. Now the Vendor is in actual physical possession of the property. Thus the Vendor is enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of 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.

And whereas, the Vendor is in need of funds in order to meet her family necessity and has therefore decided to sell the schedule property to the Purchaser for a valuable sale consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty 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

That in pursuance of the foregoing and in consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor in the following manner:-

1. A sum of **Rs. 2,75,000/-** (Rupees Two Lakhs Seventy Five Thousand only) paid by 1st Purchaser Sri. Kiran Kumar through RTGS., from Canara Bank, BEML Koorgalli (BEML Extension Counter) Branch, Mysore, A/c No. 8545101017066 to HDFC Bank, Ferguson College Road, Pune, A/c No. 01031000003093 vide UTR No. CNRBR52016010500573923, dated 5-1-2016.
2. A sum of **Rs. 2,75,000/-** (Rupees Two Lakhs Seventy Five Thousand only) paid by 2nd Purchaser Sri. Arun Kumar, through RTGS., from Canara Bank, Ramakrishna Nagar Branch, Mysore, A/c No. 2655101009628 to HDFC Bank, Ferguson College Road, Pune, A/c No. 01031000003093 vide UTR No. CNRBR52016010500567554, dated 5-1-2016.

That in consideration of payment of the entire sale consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** paid 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 is 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 or anyone claiming under or through her. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, their legal heirs, representatives, successors and assigns absolutely and forever.

The Vendor hereby assures the Purchaser that she has 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 she has 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 her own cost 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 she 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 she has 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 are 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 name 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 , today itself.

# SCHEDULE OF THE PROPERTY

### ALL THAT PIECE AND PARCEL of the residential site No. **226,** comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Elawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Gramapanchayath record shows Property No. **31/226/226** and Panchayath Raj Form No. 9 & 11A indicates property Unique No.152200427134000315, bounded on:

### East by : Property No. 225

### West by : Property No.227

### North by : Property No.234 & 235

### South by : Road

Measuring **East to West: 18.288 Mtrs., (60.00 feet) North to South: 12.192 Mtrs.,(40.00 feet)** in all measuring 222.97 Sq.Mtrs.,

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.

VENDOR

1.

2.

PURCHASER

2.

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

D. No. 1036/20, 4th Main,

Vidyaranyapuram, Mysore-8

**Phone: 98451 15470**

Stamp duty of **Rs. 28,330/-**

Cess of **Rs. 2,750/-**

Registration fee of **Rs. 5,500/-**

Three separate D.D.’s in favour of the **Sub-Registrar, Mysore West, Mysore.**

ABSOLUTE SALE DEED

This Deed of Sale of the schedule property is made on this 6th day of January Two Thousand and Sixteen (6-1-2016) by ----

**Smt. NEERUPAMA JAYAPRAKASH,** aged about 62 years, W/o. Late. Jayaprakasha .K.R, residing at No. A-2/1, Bhosale Paradise, Range Hills Road, Pune-411020, (hereinafter called as the ‘**VENDOR’** which expression unless repugnant to the context means and includes her heirs, assigns, successors and representatives in interest):

## IN FAVOUR OF

1. **Sri. KIRAN KUMAR,** aged about 47 years,
2. **Sri. ARUN KUMAR,** aged about 46 years, both sons of Late. Lakshman Das, residing at No. 746C/1, 17th Main, Kamakshi Hospital Road, Saraswathipuram, Chamaraja Mohalla, Mysore,(hereinafter called as the **‘PURCHASER ’** which expression unless repugnant to the context means and includes their heirs, assigns, successors and representatives in interest):-

##### WITNESSETH AS FOLLOWS:-

Whereas the Vendor is the absolute owner in peaceful possession and enjoyment of the residential property bearing No. **226,** comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Elawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Gramapanchayath record shows Property No. **31/226/226** and Panchayath Raj Form No. 11A indicates property Unique No.152200427134000315, measuring East to West: 18.288 Mtrs., (60.00 feet) North to South: 12.192 Mtrs.,(40.00 feet), 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 mentioned property was purchased by the Vendor from Sri. S.C. Rajendra Prasad, Sri. S.C. Sunil, Smt. Savithri, Smt. Kalpana represented by their GPA Holder of M/s. P.V.S. Developers, Bangalore, represented by its Partners Sri. A.T. Prakash Rao and Sri. Santosh .B, on 17-2-2011 and the same has been registered as document No. MYN-1-21050/2010-11 of Book-I vide CD No. MYND-265 dated 17-2-2011 in the Office of the Sub-Registrar, Mysore North, Mysore and khatha has been transferred in favour of the Vendor in Beerihundi Grama Panchayath and obtained Form No. 9 & 11A in Panchayath Raj Department on 23-12-2015 and paid upto date property tax to the concerned office and property is free from all encumbrances. Now the Vendor is in actual physical possession of the property. Thus the Vendor is enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of 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.

And whereas, the Vendor is in need of funds in order to meet her family necessity and has therefore decided to sell the schedule property to the Purchaser for a valuable sale consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty 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

That in pursuance of the foregoing and in consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor in the following manner:-

1. A sum of **Rs. 2,75,000/-** (Rupees Two Lakhs Seventy Five Thousand only) paid by 1st Purchaser Sri. Kiran Kumar through RTGS., from Canara Bank, BEML Koorgalli (BEML Extension Counter) Branch, Mysore, A/c No. 8545101017066 to HDFC Bank, Ferguson College Road, Pune, A/c No. 01031000003093 vide UTR No. CNRBR52016010500573923, dated 5-1-2016.
2. A sum of **Rs. 2,75,000/-** (Rupees Two Lakhs Seventy Five Thousand only) paid by 2nd Purchaser Sri. Arun Kumar, through RTGS., from Canara Bank, Ramakrishna Nagar Branch, Mysore, A/c No. 2655101009628 to HDFC Bank, Ferguson College Road, Pune, A/c No. 01031000003093 vide UTR No. CNRBR52016010500567554, dated 5-1-2016.

That in consideration of payment of the entire sale consideration of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** paid 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 is 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 or anyone claiming under or through her. The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, their legal heirs, representatives, successors and assigns absolutely and forever.

The Vendor hereby assures the Purchaser that she has 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 she has 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 her own cost 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 she 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 she has 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 are 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 name 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 , today itself.

# SCHEDULE OF THE PROPERTY

### ALL THAT PIECE AND PARCEL of the residential site No. **226,** comprised in Sy. No. 26/1, situated at Kumarabeedu Village, Elawala Hobli, Mysore Taluk, formed in the layout known as **“Royale Claire”**, in Gramapanchayath record shows Property No. **31/226/226** and Panchayath Raj Form No. 9 & 11A indicates property Unique No.152200427134000315, bounded on:

### East by : Property No. 225

### West by : Property No.227

### North by : Property No.234 & 235

### South by : Road

Measuring **East to West: 18.288 Mtrs., (60.00 feet) North to South: 12.192 Mtrs.,(40.00 feet)** in all measuring 222.97 Sq.Mtrs.,

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.

VENDOR

1.

2.

PURCHASER

2.

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

D. No. 1036/20, 4th Main,

Vidyaranyapuram, Mysore-8

**Phone: 98451 15470**

Stamp duty of **Rs. 28,330/-**

Cess of **Rs. 2,750/-**

Registration fee of **Rs. 5,500/-**

Three separate D.D.’s in favour of the **Sub-Registrar, Mysore West, Mysore.**