ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 07th day of September Two Thousand and Twenty Two (07-09-2022) by,

SRI. SUYASH VERMA (PAN NO. AAOPV4502A, AADHAAR NO. 8065 0916 1287) aged about 60 years, S/o. Sri.D.N.Verma, SMT. KANTHI SUYASH VERMA (PAN NO. AA0PV4503B, AADHAAR NO. 2019 9538 1617) aged about 61 years, W/o. Sri. Suyesh Verma, residing at 003, Ground Floor, Kaushal Regency, 1st Cross, Prakash Nagar, Rajajinagar 3rd Stage, Benagluru-560 021. Hereinafter referred to as the VENDORS/SELLERS which expression shall mean and include wherever the context so requires or admits his legal heirs, survivors, legal representatives, successors, administrators, executors, and assigns of the one part.

AND

Sri. LOKESHA (PAN NO. AUUPL8427G, AADHAAR NO. 9981 9434 4143) aged about 34 years, S/o. Sri. Mahadeva, residing at Muddanahalli Village, Piriyapatna Taluk, Kasaba Hobli, Malangi Post, Panchavalli, Mysore Karnataka-571105. 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 Vendors/sellers are the absolute owner and in possession of residential property bearing intermittent Site No. 3 M at “SHREE SAPTHGIRI LAYOUT” situated in land bearing Sy.No.s. 1/2, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 totally measuring an extent of 37 acres 04 ½ guntas situated at Huyilalu Village, Yelwala Hobli, Mysore Taluk measuring East to West: 18.3 Mtrs., North to South: 12.2 Mtrs. in all 223.26 Sq. Mtrs., Morefully described in the schedule hereunder written and hereinafter called the “schedule property”.

Whereas the schedule property was purchased by Vendors from Sri.N.Subramanya, G.R.Nagaraj, G.R.Sampath Kumar, D.S.Lakshmi Narayanarao, Jagadeesh.S, Vanishree, M.V.Jayakumar, Ramachandra shetty, Smt. Pushpalatha, A.L.suresh represented by their GPA Holder M/s ESS and ESS Infrastructure Private Limited represented by its Director Sri.Shreekanth Daas as first vendor Shree Sapthagiri Developers represented by its partner Sri.S.Suryanarayana on 21-03-2011 and obtained absolute sale deed and the sale deed got registered as document No. MYN-1-23545-2010-11 stored in CD.No.MYND-269, of Book I in the office of the Sub-Registrar, Mysore North, Mysore dated 21-03-2011 and the vendor has got registered the khatha in his name at MUDA, Mysore vide No. 92 of Book 1 at page No. 17 dated 26-04-2011 and the Vendors paid upto date site tax to the concerned authorities

Now the vendors are in the actual physical possession and enjoyment of the said property. Thus the vendors are enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of registration of the sale deed, the Vendors 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 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.21,00,000/- (Rupees Twenty One 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 ABSOULUTE Sale has come into effect and witnesseth AS FOLLOWS

In pursuance of the entire sale consideration of Rs.21,00,000/- (Rupees Twenty One Lakh only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.3,00,000/- (Rupees Three Lakh only) to the Vendors by way of RTGS vide UTR No. CNRBR52022051982787230 dated 19-05-2022 as an advance at the time of sale agreement
2. A sum of Rs.8,00,000/- (Rupees Eight Lakh only) to the Vendors by way of RTGS vide UTR No. CNRBR52022090689312599 dated 06-09-2022.
3. Whereas the Purchaser has availed a loan facility from ICICI Bank of Rs.10,00,000/- (Rupees Ten Lakh only) to the Vendor by way of D.D.No. 348249 dated 07-09-2022 drawn on ICICI Bank, Kalidasa Road Branch, Mysore before undersigned of this sale deed.

That in consideration of payment of the entire value of sale consideration of Rs.21,00,000/- (Rupees Twenty One Lakh only) paid by the purchaser to the vendors as stated above, thus, the vendor acknowledges the receipt of the same, the vendors hereby grant, transfer, convey, assign and set over the vacant possession of the Schedule property to the use of the purchaser by way of sale, together with all rights, liberties, privileges and easements, right, title, claim, demands, whatsoever of the vendors in the schedule property.

The PURCHASER TO HAVE AND TO HOLD the schedule property and any part thereof by themself, their legal heirs, representatives, successors and assigns absolutely and forever.

The vendorss/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, minor claims, court attachments, litigation charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof.

The vendors/Sellers further confirms that they have not entered any written Agreement for sale or parted with possession of the schedule property to any other person.

Whereas the purchaser shall abide by the rules formed by MUDA, Mysore city corporation, or any other government authorities subsequent to execution of this Sale Deed.

The purchaser should pay any charges or whatsoever nature to any Government Authorities like MUDA, Mysore City Corporation, Town Planning, Electricity Board, Water Board subsequent to execution of this sale deed.

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 her 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, on this day of execution of this sale deed. And the purchaser has acknowledged of the receipt of the same.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property bearing property intermittent Site No. 3 M at SHREE SAPTHGIRI LAYOUT situated in land bearing Sy.No.s. ½, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 totally measuring an extent of 37 acres 04 ½ guntas situated at Huyilalu Village, Yelwala Hobli, Mysore Taluk measuring East to West: 18.3 Mtrs., North to South: 12.2 Mtrs. in all 223.26 Sq. Mtrs., and bounded by:-

### East by : Road,

### West by : Site No.4D,

### North by : Site No.3N,

### South by : Site No.3L,

East to West: 18.3 Mtrs., North to South: 12.2 Mtrs. in all 223.26 Sq. Mtrs.,

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)

(SRI. SUYASH VERMA)

(SMT. KANTHI SUYASH VERMA)

VENDORS/SELLERS

2)

(Sri. LOKESHA)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 19th day of February, Two Thousand and Twenty One (19-02-2021) by,

SMT. BHAVANA RAO (PAN No. ANBPR5801Q, AADHAR NO. 4362 5824 3239) aged about 29 years, D/o. Sri. Ramachandra Rao.H.R, residing at No. 121, Paajaka, 3rd Cross, SBM Down Road, Chikkalasandra, Uttarahalli Main Road, Bangalore-560 061, Hereinafter referred to as the VENDOR/SELLER which expression shall mean and include wherever the context so requires or admits his legal heirs, survivors, legal representatives,successors, administrators, executors, and assigns of the one part.

AND

SRI.JAYARAMA.K (PAN No. bajpk9768f, AADHAR NO. 8876 8452 6602) aged about 39 years, S/o. Krishna.K, residing at No. 2596, 2nd Cross, 2nd Main, Kalidasa Road, V.V.Mohalla, Mysore-570002. 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/seller is the absolute owner and in possession of residential property bearing Site No. 5-C in land bearing Sy.No.s. 1/2, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 totallymeasuring 37 Acres 04 ½ guntas, measuring East to West : 9.14 mtrs., North to South : (15.04+15.18)/2 mtrs. totally measuring 138.11 Sq.Mtrs., and the Layout known as “SHREE SAPTHAGIRI LAYOUT” situated at HUYILALU VILLAGE, ILWALA 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 schedule site having been allotted by ESS and ESS infrastructure private limited represented by its Director Sri.Shreekaanth Daas and Shree Sapathagiri Developers represented by its Partner Sri. S. Suryanarayana in favour of the vendor Smt. Bhavana Rao and obtained Sale Deed (Title Deed) on 28-01-2015 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-09291-2014-15 of Book I stored at C.D.No. MYWD-42.and the vendor has got Khatha of the Schedule Property at Mysore Urban Development Authority (MUDA) vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-old-5/3/14-15 and the vendor paid upto date Tax to the concerned authorities and kept the property free from all encumbrances.

Now the vendor is in the actual physical possession and enjoyment of the said property. Thus the vendor is 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 schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Vendor 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 purchaser for a valuable sale consideration of Rs.7,50,000/- (Rupees Seven Lakh 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 ABSOULUTE Sale has come into effect and witnesseth AS FOLLOWS

In pursuance of the entire sale consideration of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) to the Vendor by way of Cheque No. 238203 dated 28-12-2020 drawn on IDBI Bank, Jayalakshmipuram Branch, Mysore
2. A sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) to the Vendor by way of Cash
3. Whereas the Purchaser has paid a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand only) to the Vendor by way of Cheque No. 238210 dated 19-02-2021 drawn on IDBI Bank, Jayalakshmipuram Branch, Mysore before undersigned of this sale deed.

That in consideration of payment of the entire value of sale consideration of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand only) paid by the purchaser to the vendor as stated above, thus, the vendor acknowledges the receipt of the same, the vendor hereby grant, transfer, convey, assign and set over the vacant possession of the Schedule property to the use of the purchaser by way of sale, together with all rights, liberties, privileges and easements, right, title, claim, demands, whatsoever of the vendor in the schedule property.

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/seller 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, minor claims, court attachments, litigation charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof.

The vendor/Seller further confirms that she has not entered any written Agreement for sale or parted with possession of the schedule property to any other person.

Whereas the purchaser shall abide by the rules formed by MUDA, Mysore city corporation, or any other government authorities subsequent to execution of this Sale Deed.

The purchaser should pay any charges or whatsoever nature to any Government Authorities like MUDA, Mysore City Corporation, Town Planning, Electricity Board, Water Board subsequent to execution of this sale deed.

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 her names 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, on this day of execution of this sale deed. And the purchaser has acknowledged of the receipt of the same.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property bearing Site No. 5-C in land bearing Sy.No.s. 1/2, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 totally measuring 37 Acres 04 ½ guntas, measuring East to West : 9.14 mtrs., North to South : (15.04+15.18)/2 mtrs. totally measuring 138.11 Sq.Mtrs., and the Layout known as “SHREE SAPTHAGIRI LAYOUT” situated at HUYILALU VILLAGE, ILWALA HOBLI, MYSORE TALUK and bounded by:-

### East by : Site No. 5-D,

### West by : Site No. 5-B,

### North by : Road,

### South by : Private Property,

East to West : 9.14 mtrs., North to South : (15.04+15.18)/2 mtrs. totally measuring 138.11 Sq.Mtrs.,

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)

(SMT. DAKSHAYANI MURALIDHAR)

VENDOR/SELLER

2)

(SRI.NAGARAJU.A)

PURCHASER

ABSOLUTE SALE DEED

This Deed of Absolute Sale of the Scheduled property is made on this 05th day of December, Two Thousand and Twenty (05-12-2020) by,

SMT. DAKSHAYANI MURALIDHAR (PAN No. AJAPD6791J, AADHAR NO. 8601 8734 3202 ) aged about 56 years, W/o. Sri. G.M.Muralidhar, residing at No.733, 14th Main, 18th Cross, NEAR NAGALAKSHMI KALYAN MANTAPA, Banashankari 2nd Stage, Bangalore-560070, Hereinafter referred to as the VENDOR/SELLER which expression shall mean and include wherever the context so requires or admits his legal heirs, survivors, legal representatives,successors, administrators, executors, and assigns of the one part.

AND

SRI. NAGARAJU.A (PAN No. AENPN7679H, AADHAR NO. 4643 7877 7389) aged about 45 years, S/o. Sri. Ashwath Modaliyar, residing at No.1152, 2nd Phase, Basavanahalli Water Tank, 4th Stage, Vijayanagar, Mysore-570017, 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/seller is the absolute owner and in possession of residential property bearing Site No. 5-B in land bearing Sy.No.s. 1/2, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 totally measuring 37 Acres 04 ½ guntas, measuring East to West : 9.14 mtrs., North to South : (14.9+15.04)/2 mtrs. totally measuring 136.83 Sq.Mtrs., and the Layout known as “SHREE SAPTHAGIRI LAYOUT” situated at HUYILALU VILLAGE, ILWALA 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 schedule site having been allotted by ESS and ESS infrastructure private limited represented by its Director Sri.Shreekaanth Daas and Shree Sapathagiri Developers represented by its Partner Sri. S. Suryanarayana in favour of the Sri. Muralidhar.G.M and obtained Sale Deed (Title Deed) on 22-02-2012 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYN-1-26669-2011-12 of Book I stored at C.D.No. MYND-310.and Sri.Muralidhar.G.M has got Khatha of the Schedule Property at Mysore Urban Development Authority (MUDA) vide No.124, of Book 1 at page No.25 dated 27-03-2012. After the demise of Sri.G.M.Muralidhar on 09-11-2017 his wife the vendor SMT. DAKSHAYANI MURALIDHAR has got the khata of the schedule property registered in favour of the vendor on 11-06-2018 at Mysore Urban Development Authority (MUDA) vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-new-17964/18-19 and the vendor paid upto date Tax to the concerned authorities and kept the property free from all encumbrances.

Now the vendor is in the actual physical possession and enjoyment of the said property. Thus the vendor is 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 schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the Vendor 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 purchaser for a valuable sale consideration of Rs.8,83,800/- (Rupees Eight Lakh Eighty Three Thousand Eight Hundred 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 ABSOULUTE Sale has come into effect and witnesseth AS FOLLOWS

In pursuance of the entire sale consideration of Rs.8,83,800/- (Rupees Eight Lakh Eighty Three Thousand Eight Hundred only) by following manner:-

1. Whereas the Purchaser has paid a sum of Rs.7,83,800/- (Rupees Seven Lakh Eighty Three Thousand Eight Hundred only) to the Vendor by way of RTGS vide UTR No. 000174058916 dated 04-12-2020 &
2. A sum of Rs.1,00,000/-(Rupees One Lakh Only) by way of RTGS vide UTR No. SBIN420286323712 dated 12-10-2020 before undersigned of this sale deed.

That in consideration of payment of the entire value of sale consideration of Rs.8,83,800/- (Rupees Eight Lakh Eighty Three Thousand Eight Hundred only) paid by the purchaser to the vendor as stated above, thus, the vendor acknowledges the receipt of the same, the vendor hereby grant, transfer, convey, assign and set over the vacant possession of the Schedule property to the use of the purchaser by way of sale, together with all rights, liberties, privileges and easements, right, title, claim, demands, whatsoever of the vendor in the schedule property.

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/seller 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, minor claims, court attachments, litigation charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof.

The vendor/Seller further confirms that she has not entered any written Agreement for sale or parted with possession of the schedule property to any other person.

Whereas the purchaser shall abide by the rules formed by MUDA, Mysore city corporation, or any other government authorities subsequent to execution of this Sale Deed.

The purchaser should pay any charges or whatsoever nature to any Government Authorities like MUDA, Mysore City Corporation, Town Planning, Electricity Board, Water Board subsequent to execution of this sale deed.

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 her names 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, on this day of execution of this sale deed. And the purchaser has acknowledged of the receipt of the same.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property bearing Site No. 5-B in land bearing Sy.No.s 1/2, 7/1, 8/2, 14/2, 45/1, 45/2, 58/1, 59/1, 59/2, 275/1, 275/4, 276/1, 278/1, 278/2, 279/1, 281/2, 281/3, 281/4, 281/5, 281/6, 281/8, 291/1, 291/5 tottally measuring 37 Acres 04 ½ guntas, measuring East to West : 9.14 mtrs., North to South : (14.9+15.04)/2 mtrs. totally measuring 136.83 Sq.Mtrs., and the Layout known as “SHREE SAPTHAGIRI LAYOUT” situated at HUYILALU VILLAGE, ILWALA HOBLI, MYSORE TALUK and bounded by:-

### East by : Site No. 5-C,

### West by : Site No. 5-A,

### North by : Road,

### South by : Private Property,

East to West : 9.14 mtrs., North to South : (14.9+15.04)/2 mtrs. totally measuring 136.83 Sq.Mtrs.,

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)

(SMT. BHAVANA RAO)

VENDOR/SELLER

2)

(SRI.JAYARAMA.K)

PURCHASER