ABSOLUTE SALE DEED

DRAFTED BY:-

**M.S. NARASIMHAMURTHY**

Document Writer

Licence No.04/2009-10 (N)

No.2800, K-11, 2nd Main,

Chamundipuram Mysore-8

**🖁: 99451-55117**

This Deed of Sale of the schedule mentioned property is made on this 22nd day of October, Two Thousand and Twenty **(22-10-2020)** by and between at Mysore ----

SMT. MANYA N M (PAN NO. BSIPM6559H, ADHAR NO. 4115 0365 9193), aged about 33 years, W/o. Sri. Sharath.P.N, SRI. SHARATH P N (PAN NO. BMGPS0281J, ADHAR NO. 4321 3067 2751), aged about 36 years, S/o. Sri. K.N.Prahalada, Both are residing at No. 62, 4th Main Road, Chamarajpet, Bengaluru-560 018, Hereinafter referred to as the “VENDORS” (which term shall mean and include his/her/their heirs, executors, administrators, legal representatives and assigns, successors and representatives in interest.)

###### IN FAVOUR OF

**SMT. LAKSHMI C M** **(PAN NO. AFFPL3861G, ADHAR NO. 7217 2251 3818),** aged about 35 years, W/o. Sri. Harihara Dixit. S, and **SRI.** **HARIHARA DIXIT** **S (PAN NO. ASNPD0344F , ADHAR NO. 5809 7812 5082)**, aged about 37 years, S/o. Sri. Srikanta Dixit K, Both are residing at No. 1811, Anugraha Kuvempunagara, Mysore-570023, Hereinafter referred to as the **“PURCHASERS”** (which expression wherever the context or meaning so requires of permits means and includes his/her heirs, executors, legal representatives and assigns).

WITNESSETH AS FOLLOWS:-

Whereas the vendor is the absolute owner and in possession of the residential property bearing **Site No. 102,** **East to West : 18.29 Mtrs, North to South : 12.20 Mtrs** in all totally measuring **223.14 Sq.Mtrs, (2402 Sq.Ft)** situated in **“NIRRMAAN KALPAVRUKSHA”** formed in residentially converted lands bearing Survey Nos. 105/1, 105/2, 105/3,

105/4, 105/5, 106/1, 106/2, 106/3, 108/3, 108/5, 108/6 of MURUDAGALLI VILLAGE, Jayapura Hobli, Mysuru Taluk and Sy No.242 (1 acre 24 Guntas) situated at DODDAKATUR VILLAGE, Jayapura Hobli, Mysuru Taluk and duly converted for the non-agricultural residential purpose by the Deputy Commissioner, Mysuru and the Layout Plan has been duly approved by the Town Planning Authority, Mysuru, vide Property No. **293/102** and Unique No. **152200421125020443** which was Morefully described in the schedule below.

Whereas the Schedule Property was purchased by vendors from M/s Nirrmaan promoters represented by its Proprietor Sri. K. R. Nagendra represented by his SPA Holder Sri. Sandeep D via Absolute Sale Deed on **19-02-2016** and the same has been registered as document No. MYW-1-**10686**/2015-16 of Book-1 stored in C.D. No. MYWD-62 dated 19-02-2016 in the office of the Sub-Registrar, Mysore West, Mysore. And registered a khatha in favor of Vendors at Doora Grama Panchayath and obtained Form 9 and 11A and paid upto date property Tax to the concerned office and enjoying the same without any obstructions or interference from any other persons. The schedule mentioned property is self acquired property of the vendors.

And whereas, since from the date of registration of the Sale Deed the Vendors 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 Vendors is in need of funds in order to clear loans and to meet some of his legal necessities and family needs and has therefore decided to sell the schedule property to the purchasers for a valuable sale consideration of **Rs.7,00,000/- (Rupees Seven Lakh 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.7,00,000/- (Rupees Seven Lakh Only)** received by the vendor from the purchaser in the following manner :-

1. A sum of **Rs.7,00,000/- (Rupees Seven Lakh Only)** received by way of Cheque No. **771614** dated **22-10-2020** drawn on **Karnataka Bank Ltd** before undersigned witness at the time of Registration of this Sale Deed.

In the said manner the Vendors received the entire sale consideration of **Rs.7,00,000/- (Rupees Seven Lakh Only)** from the Purchasers, 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 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 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 vendor. 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 vendors hereby assures the purchasers that they have not willingly or unknowingly done or have 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 vendors further assures the purchasers that they have full and unrestricted right in and over the schedule property hereby conveyed.

The vendors do hereby covenants with the purchasers that they 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 vendors 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 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 purchasers 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 purchasers 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 Panchayath khata, water and electricity khata along with deposit amount and other documents transferred to their name in respect of the schedule property, for which, the vendors have ‘No objection’.

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

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of the Residential Property bearing **Site No. 102,** measuring **East to West : 18.29 Mtrs, North to South : 12.20 Mtrs** in all totally measuring **223.14 Sq.Mtrs** (2402 Sqft), situated in **“NIRRMAAN KALPAVRUKSHA”** formed in residentially converted lands bearing Survey Nos. 105/1, 105/2, 105/3, 105/4, 105/5, 106/1, 106/2, 106/3, 108/3, 108/5, 108/6 of MURUDAGALLI VILLAGE and Sy No.242 of DODDAKATUR VILLAGE, Jayapura Hobli, Mysuru Taluk and duly converted for the non-agricultural residential purpose by the Deputy Commissioner, Mysuru and the Layout Plan has been duly approved by the Town Planning Authority, Mysuru, vide Property No. **293/102** and Unique No. **152200421125020443** and bounded as follows:-

### East by : 12.00 Mtrs Road,

### West by : Private Property,

### North by : Site No.101,

### South by : Site No. 103.

Measuring **East to West : 18.29 Mtrs, North to South : 12.20 Mtrs** in all totally measuring **223.14 Sq.Mtrs,**

**AS PER DOORA GRAMA PANCHAYATH**

**RECORDS OF 9 AND 11A**

**PROPERTY NO. 293/102**

**UNIQUE NO. 1522004211250443**

**RESOLUTION NO & DATE. 08-28/06/2016**

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 Vendors have 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)**

(SMT. MANYA N M)

(SRI. SHARATH P N)

**VENDORS**

**2)**

(SMT. LAKSHMI C M)

(SRI. HARIHARA DIXIT S)

PURCHASERS