ABSOLUTE SALE DEED SITE NO- 57

This Deed of Sale of the Scheduled property is made on this 01st day of October Two Thousand and Twenty One (01-10-2021) by ---

SRI. ARAVINDA.G.RAMPURADA aged about 45 years, S/o. Sri. R.G.Maheshwarappa, Residing at No. 2604, 2nd Cross, Church Road, MCC A Block, Southern Extension-dvg Davanagere-577004. Represented by her G.P.A Holder SRI. ASHOK.G.RAMPURADA (AADHAAR NO. 3857 8955 2177) aged about 50 years, S/o. Sri.R.G.Maheshwarappa. Hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits her legal heirs, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SRI. R. MANJUNATHA (AADHAAR NO. 7674 9066 7750) aged about 39 years, S/o. S. Ramakrishna, residing at No.712, Sneha Sadana, 6th Cross, 1st Stage, Hebbal, Basaveshwara Nagara, Mysore-570016. 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 Vendor is the absolute owner and in possession of residential Site bearing No. 57, measuring East to West : 12.00 meters and North to South : 9.00 meters in total 108.00 Sq.Mtrs formed out of Sy.No. 40/4b, 41/2, 41/4, 41/3c, 43, 44 and the layout known as “DISHA LAYOUT” carved out of residential property situated at Madagalli Village, Yelwala Hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. ALN A (1) CR 24/2009-10 dated 20-07-2009 and obtained a Plan Approval from Mysore Urban Development Authority, Mysore vide No. ªÉÄÊ£À¥Áæ.£ÀAiÉÆÃ.«£Áå¸À 64/2013-14 dated 05-09-2013 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 was purchased by the vendor from Sri. Fr.Thomas Cherukat Represented by his GPA Holder Joshy Philip and M/s. Gravity-9 builders and consultants, Developer and Confirming Party represented by its Sri.Dhananjaya Basavaraju via Sale Deed on 21-02-2014 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-08102/2017-18 of Book I stored at C.D.No. MYWD-94. The khata of the schedule property registered in favour of the Sri. Fr. Thomas Cherukat at Mysore Urban Development Authority on 15-12-2015 Vide No.MY.NA.PRA/KHATHA-6717/2015-16.

After the Schedule Property was Gifted by Sri. Ashok.G.Rampurada to the Vendor Sri. Aravinda.G.Rampurada via Gift Deed the same has been registered in office of the Sub-Registrar Mysore West, Mysore as document No. MYW-1-04576/2018-19 of Book I stored at C.D.No. MYWD-106 dated 07-08-2018 and obtained Khata Transfer Certificate of the said site registered in favour of the Vendor paid a Transfer Fee of Rs.1200/- vide Challan No.38812 on 23-11-2020 by Mysore Urban Development Authority, and obtained a Khata Transfer Certificate from MUDA Mysore vide No. MY.NA.PRA/KHA.VA-new-38462/2020-21. 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. The schedule property is self acquired property of the vendor.

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 Vendor has purchased the schedule property out of her self-earned funds, that is to say, the schedule property is her absolute and self acquired property. 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.25,00,000/- (Rupees Twenty Five 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 Sale has come into effect and witnesseth

In pursuance of the entire sale consideration of Rs.25,00,000/- (Rupees Twenty Five Lakh only)has been paid to the Vendor as detailed below:

1. A sum of Rs.5,00,000/- (Rupees Five Lakh only) by way of Cheque bearing No. 197309 dated 16-08-2021 drawn on State Bank of India, Hebbal 1st Stage Industrial Area Mysore,
2. The purchaser has availed a Loan Facility from IDBI Bank Rs.20,00,000/- (Rupees Twenty Lakh only) received by way of D.D.No./Bankers Cheque No. 007206 dated 21-09-2021 drawn on IDBI Bank, Vishwamaanava Double Road, Saraswathipuram, kuvempunagara Branch, Mysore and as a sale consideration.

That in consideration of payment of the entire sale consideration of Rs.25,00,000/- (Rupees Twenty Five Lakh only)paid by the purchaser to the vendor as stated above, 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 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 herself, 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 part 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. In case of any such dispute or claim arises in future, the vendor shall clear the same at her own costs and risks. In case the purchaser suffers any loss, expenses or

inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser 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 that he 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 MUDA khata and all other documents transferred to her 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 property bearing Site bearing No. 57, measuring East to West : 12.00 meters and North to South : 9.00 meters in total 108.00 Sq.Mtrs formed out of Sy.No. 40/4b, 41/2, 41/4, 41/3c, 43, 44 and the layout known as “DISHA LAYOUT” carved out of residential property situated at Madagalli Village, Yelwala Hobli, Mysore Taluk duly converted by the Deputy Commissioner, Mysore vide No. ALN A (1) CR 24/2009-10 dated 20-07-2009 and obtained a Plan Approval from Mysore Urban Development Authority, Mysore vide No. ªÉÄÊ£À¥Áæ.£ÀAiÉÆÃ.«£Áå¸À 64/2013-14 dated 05-09-2013 bounded by:-

### East by : ROAD,

### West by : Site No.68,

### North by : Site No. 56,

### South by : Site No. 58.

Measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs Totally measuring 108.00 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.

VENDOR

2.

PURCHASER