### ABSOLUTE SALE DEED

THIS DEED OF SALE is made and executed on this 19th day of February, Two Thousand and Twenty Two (19-02-2022) at Mysore, by and between --

SMT D G GEETHA (PAN No. AKOPG3029M, ADHAR NO. 8619 6784 2922), aged about 59 years, W/o. Sri. Devdas.K.M, and her husband SRI K M DEVADAS (ADHAR NO. 7923 7398 3991), aged about 72 years, S/o. K. T. Manjappa Gowda, and

and her Son SRI PRADVAN (ADHAR NO. 7138 0095 2104), aged about 36 years, S/o. Sri. Devdas.K.M, all are residing at No. 2646, Kimmane, 13th Cross, 2nd Stage, Vinobanagara Shimogga-577204, Here in after known as the “VendorS” (which expression unless repugnant to the context means and includes his heirs, assigns successors and representatives in interest: of the one part)

## IN FAVOUR OF

SMT GEETHA M R (PAN No. ABNPG8916F, ADHAR NO. 9477 5146 5030), aged about 71 years, W/o. Late.H.S.Krishna Murthy, residing at No. 300, “Suparna”, 1/2nd Cross, Niveditha Nagara, Mysore.

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SRI SAKETHA KUMAR M R (PAN No. ABDPS6492G, ADHAR NO. 7795 4306 4047), aged about 63 years, S/o. Sri. M.S.Rajagopal Iyengar residing at No. 73, 2nd Cross, Kumara Layout, Thalaghattapura Kanakapura Road, Bangalore-560 062. Here in after known as the “PURCHASERS” of the other part (the terms the Purchasers wherever the context admits shall mean and includes his/her/their heirs, representatives, administrators, executors and assigns) witnesseth as follows:-

NOW THIS DEED WITNESSETH AS FOLLOWS

Whereas, the Vendors are the absolute owner and in possession of residential property bearing Site No. 325, A Block, “H.V.RAJEEVA TOWNSHIP”, carved out of residential converted land bearing Sy.Nos. 93/3, 93/2A, 101/4 & 138/2B and others totally measuring 95 acres 05 guntas situated at DHANAGALLI VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring East to West : 18.00 Mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 Sq.Mtrs., Morefully described in the schedule hereunder written and hereinafter called the “schedule property”. The vendors holds marketable title & possession of the schedule property.

Whereas, the schedule site was allotted from Jnanaganga House Building Co-Operative Society (R) to the vendors Smt.D.G.Geetha on 26-02-2017 and Sale deed registered in the name of vendors on 18-08-2017 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-03638/2017-18 of Book I stored at C.D.No. MYWD-87 The khata of the schedule property registered in favour of the vendors at Mysore Urban Development Authority vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ- new-23773/17-18 dated 30-08-2017. And the vendors has got No Objection Certificate (NOC) from the society on 18-02-2022. and the vendors paid upto date tax to the concerned authorities and kept the property free from all encumbrances. Now the vendors are in the actual physical possession and enjoyment of the said property. The schedule property is self acquired property of the vendors. Thus the vendors are enjoying the same peacefully without litigations whatsoever.

And whereas, since from the date of purchase and the 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 Vendors have purchased the schedule property out of their self-earned funds, that is to say, the schedule property is their 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 necessities and has therefore decided to sell the schedule property to the purchasers for a valuable sale consideration of Rs.16,00,000/-(Rupees Sixteen 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**

The entire sale consideration of Rs.16,00,000/-(Rupees Sixteen Lakh only) paid by the Purchasers to the Vendor in the following manner:-

1. A sum of Rs.2,00,000/-(Rupees Two Lakh Only) to the Vendors by way of Cheque No. 004076 dated 16-12-2021 drawn on Canara Bank, V.V.Mohalla Branch, and
2. A sum of Rs.14,00,000/-(Rupees Fourteen Lakh Only) to the Vendors by way of RTGS vide UTR No. UBIN422049120659 dated 18-02-2022 in favour of the vendors on before undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration Rs.16,00,000/-(Rupees Sixteen Lakh only) received by the Vendors from the Purchasers as stated above, 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 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 PURCHASERS 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 vendors hereby assures the purchasers 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 vendors 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 hereby further assure the purchasers 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 vendors shall clear the same at his own costs and risks. Incase the purchasers suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendors shall reimburse and compensate the purchase against the same.

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 purchasers.

The purchasers 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 purchasers have also entitled to get the MUDA Khata and all 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 relevant 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 residential property bearing Corner Site No. 325, A Block, “H.V.RAJEEVA TOWNSHIP”, carved out of residential converted land bearing Sy.Nos. 93/3, 93/2A, 101/4 & 138/2B and others totally measuring 95 acres 05 guntas situated at DHANAGALLI VILLAGE, Jayapura Hobli, Mysore Taluk formed and developed by “Jnanaganga House building Co-Operative Society LTD”, measuring East to West : 18.00 Mtrs., North to South : 12.00 mtrs. Totally measuring 216.00 Sq.Mtrs., and bounded by:-

### East by : By Road,

### West by : By Private Land

### North by : By Site No. 324,

### South by : By Site No. 326.

**In witnesses whereof** the Vendors and the Purchasers have signed and executed this deed of agreement on the day, month and the year above mentioned.

WITNESSES:

1)

(SMT. D.G.GEETHA)

(SRI K M DEVADAS)

(SRI PRADVAN)

2) VENDORS

(SMT. GEETHA M R)

(SRI. SAKETHA KUMAR M R)

PURCHASERS