### ABSOLUTE SALE DEED ST NO.35

THIS DEED OF SALE is made and executed on this 9th day of March Two Thousand and Twenty Three (09-03-2023) at Mysore, by and between --

SHILPA.H.M (PAN NO. CVAPM7979K, AADHAAR NO. 4308 8666 2770), aged about 30 years, D/o. Sri. Madeva, residing at No. 104/7, Near Haralimara, Koorgalli, Mysore-570018. hereinafter referred to as the “VENDOR” (which expression shall unless repugnant to the context mean and include his/her heirs, successors, assignees, executors, administrators, and represent tatives-in-interest) of the ONE PART:

###### AND

SRI. HARISHA.C (PAN NO. AEWPH1277E, AADHAAR NO. 2897 8267 4613) aged about 44 years S/o. Sri. Chandraprakash, residing at No. 315/46, Yesh Serenity, Gungral Chatra, Mysore-571130. hereinafter referred to as the “PURCHASER” (which expression shall unless repugnant to the context mean and include their heirs, successors, assignees, executors, administrators, and representatives-in-interest) of the OTHER PART;

NOW THIS DEED WITNESSETH AS FOLLOWS

The VENDOR is the absolute owner and in possession of Residential Site No. 35 carved out of residentially converted lands of Sy.No. 51/1, 2,3, an extent of 3 Acres 21 Guntas situated at Gungral Chatra Village, Yelwala Hobli, Mysore Taluk and Measuring East to West : 12.20 Mtrs and North to South : 9.14 Mtrs in all measuring 111.51 Sq.Mtrs/1200.00 Sq.Ft. Morefully described in the schedule hereunder written and hereinafter called the “schedule property”.

Whereas the above said site was purchased by the Vendor from Sri.Mithun.P, Sri.M.Nithesh Jain and Kamalesh Kumar all are represented by their SPA Holder Sri. Manoj.M on 29-09-2021 via Sale Deed and that sale deed has been registered in the office of the Sub-Registrar, Mysore West Mysore as document No. MYW-1-06249/2021-22 of Book-1 stored at C.D.No. MYWD794. And the khata of the said site registered in favour of the the Vendor by Gungral Chatra Grama Panchayath and obtained Form 9 and 11. and the vendor date site tax to the concerned authorities. And the schedule property is the self acquired property of the Vendor and enjoyment of the said property without any obstructions or interference from any other persons.

And whereas, since from the date of purchase and the 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 his 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 necessities and has therefore decided to sell the schedule property to the purchasers for a valuable sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakh 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**

The entire sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only) paid by the Purchaser to the Vendor in the following manner:-

The purchaser has availed a Loan facility of Rs.13,38,958/- (Rupees Thirteen Lakh Thirty Eight Thousand Nine Hundred and Fifty Eight only) received by way of D.D.No. 400968 dated 09-03-2023 drawn on ICICI Bank Kalidasa Road Branch, Mysore and Rs.11,042/- (Rupees Eleven Thousand Forty Two only) by way of Cash before undersigned witness at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only) received by the Vendor from the Purchaser 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 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 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 his own costs 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 that she 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 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. 35, carved out of residentially converted lands of Sy.No. 51/1, 2,3, an extent of 3 Acres 21 Guntas situated at Gungral Chatra Village, Yelwala Hobli, Mysore Taluk and Measuring East to West : 12.20 Mtrs and North to South : 9.14 Mtrs in all measuring 111.51 Sq.Mtrs/1200.00 Sq.Ft. bounded by :-

### East by : Site No. 22

### West by : 9.00 Mtrs Road

### North by : Site No. 34

### South by : Site No. 36

As per Gungral chatra Panchayath Records

Property No. 315/35

Unique No. 152200401145020941

Resolution No. & Date : 5(2)-29/10/2021

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 has 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.**

**VENDOR**

**R**

**2.**

**PURCHASER**

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