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 Fifteenth day of October, Two Thousand and Twenty **(15-10-2020)** by and between at Mysore ----

SRI. B. S. CHANDRASHEKAR (PAN NO. ADMPC3948E, ADHAR NO. 3345 3501 1095), aged about 54 years, S/o.B.Shivanna, residing at No. 1114, 11th Cross, 9th Main, 3rd Stage, G okulam, Mysore-570002, Hereinafter referred to as the “VENDOR” (which term shall mean and include his heirs, executors, administrators, legal representatives and assigns, successors and representatives in interest.)

###### IN FAVOUR OF

**SRI. SANDEEP.H.V (PAN No. AMUPV4775B),** **(ADHAR No. 4418 1089 7065)** aged about 30 years, S/o. Sri. Vishwanath, residing at ward No.17, Main Road, Halli Mysore, Hassan. Hereinafter referred to as the **“PURCHASER”** (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 **House No. 417,** **East to West : 15.00 Mtrs, North to South : 9.00 Mtrs** in all totally measuring **135.00 Sq.Mtrs,** situated in **“K.B.L.GARDENIA”** formed in residentially converted lands bearing Survey Nos. 176/2, 177/1A, 177/1B, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5A, 190/6 total extent of Acres 38-28.08 Guntas, at **Belavadi Village**, Yelwala Hobli, Mysore Taluk which was Morefully described in the schedule below.

Whereas basically the Schedule Property purchased by Sri. H. M. Karigowda and Smt. M. S. Pushpa from Sri.L.Ravi via Absolute Sale Deed on 12-12-2012 and the same has been registered as document No. MYN-1-**24992**/2012-13 of Book-1 stored in C.D. No. MYND-352 dated 09-02-2017 in the office of the Sub-Registrar, Mysore West, Mysore. And registered a khatha infavor of Sri. H. M. Karigowda and Smt. M. S. Pushpa at MUDA vide No.608, of book-1 at page No.03. and paid upto date property Tax to the concerned office and enjoying the same without any obstructions or interference from any other persons.

Whereas the schedule property was purchased by vendor Sri. B. S. Chandra shekar from Sri. H. M. Karigowda and Smt. M. S. Pushpa via Absolute Sale Deed on 09-02-2017 and the same has been registered as document No. MYW-1-**09029**/2016-17 of Book-1 stored in C.D. No. MYWD-79 dated 09-02-2017 in the office of the Sub-Registrar, Mysore West, Mysore. And Khatha has been transferred in favour of the vendor paid a transfer fee of Rs.1200/-vide challan No. 12459 and has got a khatha transfer certificate vide no. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ- new-10981/16-17. and they have constructed the building as per sanctioned plan from MUDA on after the completion of the building got Completion Report on date 17-07-2019 and vide No. ªÉÄÊ.£À.¥Áæ. PÀ.¥ÀÆ.ªÀgÀ¢ : ªÀ.PÀ-37/2019-20 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 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 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 clear loans and to meet some of his legal necessities and family needs and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of **Rs.49,50,000/- (Rs. Forty Nine Lakh Seventy 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 Sale has come into effect and witnesseth

In pursuance of the entire sale consideration of **Rs.49,50,000/- (Rs. Forty Nine Lakh Seventy Fifty Thousand only)** received by the vendor from the purchaser in the following manner :-

1. A sum of **Rs.5,00,000/-(Rupees Five Lakh Only)** from the purchaser by way of NEFT vide No. **N239201223858432** dated **26-08-2020** drawn on HDFC Bank.
2. A sum of **Rs.3,50,000/-(Rupees Three Lakh Fifty Thousand Only)** from the purchaser by way of Cheque No. **607624** dated 12-10-2020 drawn on **Kaveri Grameena Bank,** Sharadadevi Nagar Branch, Mysore.
3. A sum of **Rs.41,00,000/- (Rupees Forty One Lakh Only)** from the PURCHASER by way of Cheque bearing No. **536202** dated **12-10-2020** drawn on **Kaveri Grameena Bank,** Sharadadevi Nagar Branch, Mysore before undersigned witness at the time of Registration of this Sale Deed.

In the said manner the Vendor received the entire sale consideration of **Rs.49,50,000/- (Rs. Forty Nine Lakh Seventy Fifty Thousand only)** from the Purchaser, 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 himself, his legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that he has not willingly or unknowingly done or has 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 they have full and unrestricted right in and over the schedule property hereby conveyed.

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

The vendors have handed over all the 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 **House No. 417,** **East to West : 15.00 Mtrs, North to South : 9.00 Mtrs** in all totally measuring **135.00 Sq.Mtrs,** situated in **“K.B.L.GARDENIA”** formed in residentially converted lands bearing Survey Nos. 176/2, 177/1A, 177/1B, 177/2B, 180/1, 180/2, 180/3, 183/1P2, 183/2, 183/3, 183/4, 184, 185, 186, 189, 190/2, 190/3, 190/4, 190/5A, 190/6 total extent of Acres 38-28.08 Guntas, at **Belavadi Village**, Yelwala Hobli, Mysore Taluk and bounded as follows:-

### East by : Site No. 418,

### West by : Road,

### North by : Site No.416,

### South by : Road.

Measuring **East to West : 15.00 Mtrs, North to South : 9.00 Mtrs,** totally measuring **135.00 Sq.Mtrs**, along with Ground Floor House measuring 63.56 Sq.Mtrs (684.16 Sq.Feet) with Granite Flooring with RCC Roof together with water, electricity and sanitary connections there on.

having constructed house on it with a plinth Area of 134.74Sq.Mtrs of Ground and First Floor RCC, Vetrified Building together with water electricity and sanitary connections.

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)**

**VENDORS**

2)

PURCHASER