SALE DEED SITE NO 798

(PRAGATHI NAGARA)

This Deed of Sale of the Scheduled property is made on this 21st  day of November, Two Thousand Twenty Two (21-11-2022) by ---

M/S. LAKSHAY FIN-LEASE & INVESTMENT PVT. LTD (PAN No. AAACL1344H) Registered Office at # Tyag Raj Market, Prem Nagar, New Delhi-110 003, presented by its Director Mrs. Anita Goyal, (AADHAAR NO. 5881 9805 7750) W/o. Sh.Jaswant Rai Aggarwal, who is authorized by a Board Resolution which is passed in the meeting Board of Directors of the company held on 13-11-2022 hereinafter referred to as the VENDOR which expression shall mean and include wherever the context so requires or admits his/her legal heirs, survivors, legal representatives, successors, administrators, executors, agents and assigns of the one part.

AND

SRI. SHIJU.T.K (PAN No: CNZPK4000N) (AADHAAR NO: 4481 2314 4927) S/o. Sri. Kuriakose, aged about 41 years, presently residing at Thondungal House, Makkiyad Post, Vellamunda, Waynad, Kerala-670 731, Presently residing at #C.412, C Block, 3rd Floor, Brigade Solitair Apartment, Alanahalli, Mysore. Hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits his/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 property bearing Site No. 798, carved out of converted land bearing Sy. No. 259/1,3,4,5, 261/2,3,4, 262/1B, 268/2, 270/2A1, 2A2, 2B2, 2C, 272/2, 292/1A, 1B2, 293/2, 299/1,2,3, 295/2, 297/1,2, 300/1, 301/1,2,3, 303/1,2,3A, 305, 306, 308/1,2,9, 309, 291/1,2,9, 309, 291/1, 271/1,2, 272/1, 275, 280, 282, 283, 274/1,2, 273/1,2, 265/1,2 & 266/2 an extent of 101 Acre 4.25 Guntas measuring East to West : 18.00 Mtrs, North to South : 12.00 Mtrs., totally measuring 216:00 Sq.Mtrs in the Layout Known as “PRAGATHI NAGAR” situated at Belavadi village Ilavala Hobli Mysore Taluk, morefully described in the schedule hereunder, hereinafter referred to as the “schedule property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, the scheduled property was purchased by the Vendor from Mr. Y. A. Harikishore represented by his GPA Holder Mr. Balachandra.C and M/s. Pragathi Group represented by its Managing Partner and Developer Mr. Y. A. Harikishore represented by his GPA Holder Sri.Balachandra.C Via Sale Deed and same has been registered at the office of the Sub-Registrar Mysore North Mysore as Document No. MYN-1-03417/2011-12 of Book I stored at C.D.No. MYND-276 dated on 20-05-2011 and the vendor registered the khata in her favour by MUDA on 16-09-2020 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-33828/20-21 And paid upto date tax to the concerned authorities. The scheduled property is the 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 is the absolute owner of the schedule property and has no fetters what so ever to sell it.

The Vendor has purchased the schedule property out of her self-earned funds, that is to say, the schedule property is 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 his legal necessities and has therefore decided to sell the schedule property to the purchasers for a valuable sale consideration of Rs. 16,65,000/- (Rupees Sixteen Lakh Sixty Five 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. 16,65,000/- (Rupees Sixteen Lakh Sixty Five Thousand only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs. 16,65,000/- (Rupees Sixteen Lakh Sixty Five Thousand only) by way DD.No. 000143, Dated. ­­­­­­­­­­­19-11-2022 drawn on HDFC Bank, Siddartha Layout Branch, Mysore before undersigned witnesses.

That in consideration of payment of the entire sale consideration of Rs. 16,65,000/- (Rupees Sixteen Lakh Sixty Five Thousand only) made by the purchaser to the vendor 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 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 herself, her legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that he 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 he has full and unrestricted right in and over the schedule property hereby conveyed.

The vendor hereby further assures 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 purchasers against the same.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his properties, vendor

shall save harmless and indemnify and keep the purchaser indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, arrears of taxes and claims of whatsoever nature and the vendor 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 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of her family members claiming any right over the schedule property and keep the purchaser indemnified against such claims.

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 Vendor assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

The purchasers is 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 residential property bearing bearing Site No. 798, carved out of converted land bearing Sy. No. 259/1,3,4,5, 261/2,3,4, 262/1B, 268/2, 270/2A1, 2A2, 2B2, 2C, 272/2, 292/1A, 1B2, 293/2, 299/1,2,3, 295/2, 297/1,2, 300/1, 301/1,2,3, 303/1,2,3A, 305, 306, 308/1,2,9, 309, 291/1,2,9, 309, 291/1, 271/1,2, 272/1, 275, 280, 282, 283, 274/1,2, 273/1,2, 265/1,2 & 266/2 an extent of 101 Acre 4.25 Guntas measuring East to West : 18.00 Mtrs, North to South : 12.00 Mtrs., totally measuring 216:00 Sq.Mtrs in the Layout Known as “PRAGATHI NAGAR” situated at Belavadi village Ilavala Hobli Mysore Taluk and bounded by:-

### East by : SITE NO.796 & 797

### West by : ROAD

### North by : SITE NO. 799

### South by : ROAD

Measuring East to West : 18.00 Mtrs, North to South : 12.00 Mtrs., totally measuring 216.00 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 has 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