ABSOLUTE SALE DEED

This Deed of Absolute Sale is made and executed on this 02nd day of November Two Thousand and Twenty Two (02-11-2022) ----

BY: SRI. KRISHNA PRASAD.H.G

S/o. Sri. Govind Raj.H.L

Aged about 58 years,

Residing at No. 59/A, 7th Cross,

M.R.Garden, Vishwanatha Nagenahalli

R.T.Nagar Post, Bangalore-560032

(PAN No. AQWPK1467H)

(AADHAAR No. 7306 4099 8560)

Hereinafter called the “VENDOR/SELLER” (which term shall mean and include his/her legal heirs, legal representatives, administrators, successors, executors and assignees) of the ONE PART

IN FAVOUR OF :

SRI. VINAY.T.S

S/o. Srinivas Iyengar.T.S

Aged about 39 years

Residing at No. 17/2, 4th Main,

1st Cross, Yagappa Prabhakar

Layout, Vishwanath Nagenahalli,

R.T.nagar Post, Bangalore-560032

(PAN No.AFJPV9660F)

(AADHAAR No. 3229 3689 9715)

Hereinafter called the “PURCHASER/BUYER” (which term shall mean and include his/her/their legal heirs, legal representatives, administrators, successors, executors and assignees) of the OTHER PART.

##### WITNESSETH AS FOLLOWS:-

Whereas the vendor is the absolute owner and in possession and enjoyment of the residential property bearing Site No. 83, carved out of the residentially converted lands bearing Survey Numbers 12/2B, 13, 30/1A1, 30/1B, 33/2, 34/2, 35/2, 35/3, 43/1, 44/1, 45, 47/1A, 47/1B, 47/2, 47/3, 48, 58/3, 62/1, 62/2, 64/1, and 64/2 totally measuring an extent of 36 Acres 30 Guntas situated in Nagavala Village, Yelawala Hobli, Mysore Taluk, and the layout known as “ATHMANANDASAGARA LAYOUT PHASE-2” measuring East to West : 9.15 meters and North to South : 12.20 meters totally measuring 111.63 Sq.Mtrs., Morefully described in the scheduled hereunder, hereinafter called the scheduled property.

Whereas, the scheduled property was allotted to vendor Sri. Krishna Prasad.H.G registered a Absolute Sale Deed on 06-07-2013 from (1)Smt.Sarojamma W/o Sri. Venkatanagappa.M.S, (2)Sri. Dayanandh.G.R S/o Late Sri.Ramarao, (3)Sri. D.S. Lakshminarayana Rao S/o Late Sri.Suryanarayana Rao.D.V, (4)Sri.Venkateshaiah S/o Late Sri.Rangaswamaiah, (5)Sri.N.Rajagopal S/o Late Sri.Nanjundaswamy through various registered Power of Attorney Nos.MYN-4-01021-2010-11,Dated:22-02-2011, MYN-4-01023-2010-11,Dated:22-02-2011, MYN-4-01076-2010-11, Dated: 25-02-2011,MYN-4-01037-2010-11,Dated:23-02-2011, MYN-4-01028-2010-11,Dated:22-02-2011 registered in the office of the Sub-Registrar, Mysore North and they are represented by their GPA Holder M/s.ESS & ESS INFRASTRUCTURE PRIVATE LIMITED represented by it’s Director Sri. Sreekaanth Daas represented by his SPA Holder Sri.Balasubramanyam.P and “M/sThe Karnataka Telecom Department Employees Co-operative Society Ltd” represented by it’s authorized signatory and President Sri. V.J.K.Bhakthavakchalam via sale deed registered in office of the Sub-Registrar, Mysore West, Mysore as document No.MYW-1- 03230-2013-14 of Book I stored at C.D. No. MYWD-11. Due to error in sale deed the Rectification Deed executed by Sri. Smt. Sarojamma, Sri. Dayanandh.G.R, Sri. D.S. Lakshminarayana Rao, Sri.Venkateshaiah, Sri.N.Rajagopal All are represented by their GPA Holder M/s.ESS & ESS INFRASTRUCTURE PRIVATE LIMITED represented by it’s Director Sri. Sreekaanth Daas represented by his SPA Holder Sri.Balasubramanyam.P and “M/s The Karnataka Telecom Department Employees Co-operative Society Ltd” represented by it’s authorized signatory and President Sri. V.J.K.Bhakthavakchalam in favour of Sri. Krishna Prasad.H.G on 16-03-2021 and registered in office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-13058/2020-21 of Book I stored at C.D. No. MYND-668. And again Due to error in Rectification deed the Rectification Deed executed by Sri. Smt. Sarojamma, Sri. Dayanandh.G.R, Sri. D.S. Lakshminarayana Rao, Sri.Venkateshaiah, Sri.N.Rajagopal All are represented by their GPA Holder M/s.ESS & ESS INFRASTRUCTURE PRIVATE LIMITED represented by it’s Director Sri. Sreekaanth Daas represented by his SPA Holder Sri.Balasubramanyam.P and “M/s The Karnataka Telecom Department Employees Co-operative Society Ltd” represented by it’s authorized signatory and President Sri. V.J.K.Bhakthavakchalam in favour of Sri. Krishna Prasad.H.G on 22-07-2022 and registered in office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-05612/2022-23 of Book I stored at C.D. No. MYND 102. And the vendor has got possession Certificate on 08-01-2016. The khata of the schedule property registered in favour of the vendor at Nagavala Grama Panchayath and obtained Form 9 and 11A and the vendor paid upto date Tax to the concerned authorities and kept the property free from all encumbrances.

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 his 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 his legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs. 4,50,000/- (Rs. Four 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

In pursuance of the entire sale consideration of Rs. 4,50,000/- (Rs. Four Lakh Fifty Thousand only) received As below stated :-

1. The Purchaser has paid a sum of Rs.1,50,000/-(Rupees One Lakh Fifty Thousand Only) received by way of Cheque No. 000012 dated 15-12-2019 drawn on HDFC Bank Millers Road Branch, Bangalore-560052.
2. The Purchaser has paid a sum of Rs.50,000/-(Rupees Fifty Thousand Only) received by way of Cheque No. 000013 dated 09-01-2020 drawn on HDFC Bank Millers Road Branch, Bangalore-560052.
3. The Purchaser has paid a sum of Rs.2,00,000/-(Rupees Two Lakhs Only) received by way of Cheque No. 000008 dated 02-11-2022 drawn on RBL Bank, Gandhi Nagar Branch, Bangalore-560009.
4. The Purchaser has paid a sum of Rs.50,000/-(Rupees Fifty Thousand Only) received by way of Cash at the time of registration of the Sale deed before under signed Wittnesses.

That in consideration of payment of the entire sale consideration of Rs. 4,50,000/- (Rs. Four Lakh Fifty Thousand only) made by the purchasers 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 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 or anyone claiming under or through him. 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 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 they have 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 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 purchasers.

The purchaser 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 purchaser have 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 purchasers, today itself.

SCHEDULE OF THE PROPERTY

All that piece and parcel of residential vacant Site No. 83, Property No. A1358/83, Unique No.152200405142024750 carved out of the residentially converted lands bearing Survey Numbers 12/2B, 13, 30/1A1, 30/1B, 33/2, 34/2, 35/2, 35/3, 43/1, 44/1, 45, 47/1A, 47/1B, 47/2, 47/3, 48, 58/3, 62/1, 62/2, 64/1, and 64/2 totally measuring an extent of 36 Acres 30 Guntas situated in Nagavala Village, Yelawala Hobli, Mysore Taluk, and the layout known as “ATHMANANDASAGARA LAYOUT PHASE-2” measuring East to West : 9.15 meters and North to South : 12.20 meters totally measuring 111.63 Sq.Mtrs., and bounded on :

East by : Site No. 82

West by : Site No. 84

North by : Site No. 66

South by : 9.00 Mtrs Road.

Measuring East to West : 9.15 meters and North to South : 12.20 meters totally measuring 111.63 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 purchasers on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(SRI.KRISHNAPRASAD.H.G)

VENDOR

2.

(SRI.VINAY.T.S)

PURCHASER