ABSOLUTE SALE DEED SITE NO.1415

(SUVARNA NAGARA)

This Deed of Sale of the Scheduled property is made on this 25th day of May, Two Thousand Twenty Two (25-05-2022) by ---

SMT. R. BHAVANA

W/o. Sri. B. Pramod Kumar,

aged about 32 years,

residing at # 504, Bestageri,

Chamaraja Double Road

Mysore-570004

(PAN No. GFQPB0299B)

(AADHAAR NO. 9377 5163 7317)

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

SMT. M. SUMAN

W/o. Sri. S.Akhil

aged about 29 years

residing at No. 110,

3rd Main, 4th Cross, 1st Stage,

Brindavan Extension,

Mysore-570020

(PAN No: HCRPS2579N)

(AADHAAR NO: 9359 5153 2627)

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. 1415 and the Layout Known as “SUVARNA NAGAR” measuring East to West : 15.00 mtrs., North to South : 9.00 mtrs. Totally measuring 135.00 Sq.Mtrs., carved out of the residentially converted land bearing survey number 170 situated at Maratikyathanahalli village, Jayapura Hobli, Mysore Taluk, Sy.No.3/1, 3/2, 3/4, 5/1A, 5/4, 6/2, 6/3, 7/1, 7/2, 3, 5, 17/2, 18/1, 18/2, 21/1, 21/4, 21/5, 22/1, 22/3, 23, 24, 25, 26, 27/3, 32/1, 33, 34, 35, 36/1, 36/2, 38/1, 38/3, 38/4, 38/5, 38/6 situated at Gohalli Village, Yelwala Hobli, Mysore Taluk and Sy.No. 129/1, 130/3, 130/4, 130/5, 131/1, 131/3, 131/2, 132/1, 132/2A, 132/2B, 132/3, 132/4, 133/3 sitauted at K.Hemmanahalli village, yelwala Hobli, Mysore Taluk totally an extent of 129 Acres 3 Guntas converted agricultural land into residential Layout by Mysore Urban Development Authority formed and developed by Deepa House Building Co-Operative Society Ltd. Morefully described in the schedule hereunder written and hereinafter called the “schedule property”. The vendor holds marketable title & possession of the schedule property.

Whereas, the schedule site have been allotted to the vendor Smt. R.Bhavana from Deepa HBCS on 04-08-2013 and the Sale Deed registered in favour of the vendor on 16-10-2015 and same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-06451/2015-16 of Book I stored at C.D.No. MYWD-55 and the vendor has got Possession Certificate on­­­­­­­­­­­­­­­ 16-10-2015, The vendor paid Khatha Transfer Fee of Rs.1200/- vide Challan No. 8407 at Mysore Urban Development Authority and obtained Khatha Transfer Certificate vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ.NEW-6888/2016-17. And the vendor obtained NOC (No Objection Certificate) from the said society on 17-05-2022 and the vendor paid upto date tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession and enjoyment of the said property. The schedule 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 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 her legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.33,00,000/- (Rupees Thirty Three Lakh 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. 33,00,000/- (Rupees Thirty Three Lakh only) received in the following manner:-

1. A sum Rs. 4,94,900/- (Rupees Four Lakh Ninety Four Thousand Nine Hundred only) received by way of RTGS vide UTR/Ref No. RRR1042228962299 dated 14-04-2022
2. A sum Rs. 5,100/- (Rupees Five Thousand One Hundred only) received by way cash dated 14-04-2022
3. The purchaser has availed loan facility from HDFC Ltd of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only) given Banker’s Cheque No. 663393 dated 20-05-2022 drawn on HDFC Bank Kuvempunagar Branch, Mysore.

That in consideration of payment of the entire sale consideration of Rs. 33,00,000/- (Rupees Thirty Three Lakh only) Rs. 33,00,000/- (Rupees Thirty Three Lakh 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 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 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 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.

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

The vendor has fulfilled all the above clauses and indemnity as on today at the time of registration of this sale deed and handed over all the previous records pertaining to below said schedule property to the purchaser.

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

The purchaser 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 Site No. 1415 and the Layout Known as “SUVARNA NAGAR” measuring East to West : 15.00 mtrs., North to South : 9.00 Mtrs. Totally measuring 135.00 Sq.Mtrs., carved out of the residentially converted land bearing survey number 170 situated at Maratikyathanahalli village, Jayapura Hobli, Mysore Taluk, Sy.No.3/1, 3/2, 3/4, 5/1A, 5/4, 6/2, 6/3, 7/1, 7/2, 3, 5, 17/2, 18/1, 18/2, 21/1, 21/4, 21/5, 22/1, 22/3, 23, 24, 25, 26, 27/3, 32/1, 33, 34, 35, 36/1, 36/2, 38/1, 38/3, 38/4, 38/5, 38/6 situated at Gohalli Village, Yelwala Hobli, Mysore Taluk and Sy.No. 129/1, 130/3, 130/4, 130/5, 131/1, 131/3, 131/2, 132/1, 132/2A, 132/2B, 132/3, 132/4, 133/3 sitauted at K.Hemmanahalli village, yelwala Hobli, Mysore Taluk totally an extent of 129 Acres 3 Guntas converted agricultural land into residential Layout by Mysore Urban Development Authority formed and developed by Deepa House Building Co-Operative Society Ltd. and bounded by:-

### East by : Road

### West by : Site No. 1380 & 1381

### North by : Site No. 1414

### South by : Site No. 1416

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.

(SMT. R. BHAVANA)

VENDOR

2.

(SMT. M. SUMAN)

PURCHASER