### ABSOLUTE SALE DEED

THIS DEED OF SALE is made and executed on this 13th day of January Two Thousand and Twenty One (13-01-2021) at Mysore, by and between ----

SRI.SHASHIDHAR.V (PAN No. ASVPV7834L, ADHAR NO. 6666 5705 4344), aged about 45 years, S/o. Late. Venkataraman.V, residing at No. 16, 12th A Main, Muthyalanagar, Bangalore-560054. hereinafter referred to as the “VENDOR” which term shall mean and include their legal heirs, executors, administrators, legal representatives and assigns, successors and representatives in interest of the one part:

###### AND

SRI. BHASKAR BABU.K (PAN No. AXOPB4325L, ADHAR NO. 8238 7283 7523), aged about 54 Years, S/o. Sri. Loknath Kodandapani, residing at No. 522, 3rd main, B Cross, Mattikere, Bangalore-560054. hereinafter referred to as the “PURCHASER” which expression shall unless repugnant to the context mean and includes his/her legal heirs, successors, assigns, executors, administrators, and representatives in interest of the OTHER PART:

THE TITLE TO THE SCHEDULE PROPERTY, IS AS FOLLOWS

Whereas the Vendor is the absolute owner and in possession of residential property bearing Site No. 61, Property No. 451/61, Unique No. 152200421124022198, measuring East to West : 12.20 Mtrs, North to South : 9.14 Mtrs. Totally measuring 111.51 Sq.Mtrs (1200.00Sq.Ft) carved out of residential converted land bearing Sy No. 114/1, 114/2, 114/3, 114/4 & 114/5, an extent of 6 Acres 23 Guntas situated at Talur Village, Jayapura Hobli, Doora Grama Panchayath, Mysore Taluk, hereinafter referred to as the Schedule Property.

Whereas the Schedule property was purchased by the Vendor from Sri. Shashikumar.T.N and M/s.GSS Projects and Consultants Pvt Ltd represented by its Director Sri. Sriram as Confirming Party via Sale Deed the Vendor got registered the Absolute Sale Deed in office of the Sub-registrar Mysore West, Mysore as document No. MYW-1-**103496**/2017-18 of Book I stored at C.D. No. MYWD-87 dated 11-08-2017. The Schedule **site bearing No. 61** is one such site and registered the khata in favour of the vendor at Administrative limits of **Doora Grama Panchayath** and obtained Form No. 9 and 11A from **Doora Grama Panchayath** and the vendor paid upto date tax to the concerned authorities. Now the vendor is in the actual physical possession of the property. Thus the vendor is enjoying the same peacefully without litigations whatsoever.

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 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 their legal necessities and has therefore decided to sell the schedule undeveloped converted property to the purchaser for a valuable sale consideration of Rs.5,00,000/- (Rupees Five 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.5,00,000/- (Rupees Five Lakh Only) the purchaser paid to the vendor in the following manner:-

1. A sum of Rs.5,00,000/- (Rupees Five Lakh Only) to the Vendor by way of Cheque No . . . dated . . . . drawn on . . . . Bank, . . . . Branch, . . . . . to the Vendor from the Purchaser at the time of registration of this Sale Deed before witness.

In the above said manner the Vendor received the entire sale consideration of Rs.5,00,000/- (Rupees Five Lakh 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 or anyone claiming under or through his. 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 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 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. In case the purchaser suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchaser against the same.

The vendor do hereby covenants with the purchaser that he 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 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 revenue khata and all other documents transferred to his 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 Property bearing Site No. 61, Property No. 451/61, Unique No. 152200421124022198, measuring East to West : 12.20 Mtrs, North to South : 9.14 Mtrs. Totally measuring 111.51 Sq.Mtrs (1200.00Sq.Ft) carved out of residential converted land bearing Sy No. 114/1, 114/2, 114/3, 114/4 & 114/5, an extent of 6 Acres 23 Guntas situated at Talur Village, Jayapura Hobli, Doora Grama Panchayath, Mysore Taluk, and bounded as follows:-

East by : Site No.38

West by : 9.00 Mtrs Road

North by : Site No.62

South by : Site No.60

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 witnesses whereof,** the Vendor and the Purchaser have affixed their signatures to this Deed of Sale at Mysore on the day, month and year first above mentioned.

**Witnesses :-**

**1)**

**VENDOR**

**2)**

**Purchaser**

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