ABSOLUTE SALE DEED SITE NO 698

(PRAGATHI NAGAR)

This Deed of Sale of the Scheduled property is made on this 20th day of June, Two Thousand Twenty Two (20-06-2022) by ---

SRI. SHIVARAM BHAT

S/o. Mr. Jayaram Bhat,

aged about 54 years,

residing at 125, Connemara Way,

#27, Sunnyvale, CA, 94087, USA.

(PAN No. AETPB1756M)

(AADHAAR NO. 6477 1571 5589)

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. M.S.RAMAKRISHNA

S/o. Late.M.D.Sannashetty

aged about 55 years

residing at # 3010, 8th Main

F Block, Kanakadasa Nagara

Dattagalli 3rd Stage

Mysore-570022

(PAN No. AFBPR9660K)

(AADHAAR NO. 9371 1917 3413)

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.698, carved out of converted land bearing Sy. No. 305 an extent of Four Acres Thirty Eight Guntas and measuring East to West : 18.00 Mtrs, North to South : (18.45+18.4)/2 Mtrs., totally measuring 331.65 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 Sri. Shivaram Bhat from Mr. Y. A. Harikishore represented by his GPA Holder Mr. Y. A. Harikishore and M/s. Pragathi Group represented by its Managing Partner and Developer Mr. Y. A. Harikishore represented by 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-1-07442/2010-11 of Book I stored at C.D.No. MYND-244 dated on 31-07-2010 and the vendor registered the khata in his favour by MUDA on 14-06-2022 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-48336/22-23, 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 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 his legal necessities and has therefore decided to sell the schedule property to the purchaser for a valuable sale consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs 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.48,00,000/- (Rupees Forty Eight Lakhs only) received in the following manner:-

1. A sum of Rs.45,00,000/- (Rupees Forty Five Lakhs only) by way of D.D. No. 539710 Dated. 18-06-2022 drawn on State Bank of India, Manasagangothri Branch, Mysore.
2. A sum of Rs.3,00,000/- (Rupees Three Lakhs only) by way of Cheque No. 144190 Dated. 18-06-2022 drawn on State Bank of India, Manasagangothri Branch, Mysore.

That in consideration of payment of the entire sale consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs 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 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.

INDEMNITY : The vendor do hereby covenants with the purchaser that personally and from out of his 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 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 purchaser is also entitled to get the MUDA 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 residential property Site No. 698, carved out of converted land bearing Sy. No. 305 an extent of Four Acres Thirty Eight Guntas measuring East to West : 18.00 Mtrs, North to South : (18.45+18.4)/2 Mtrs., totally measuring 331.65 Sq.Mtrs in the Layout Known as “PRAGATHI NAGAR” and bounded by:-

### East by : Site No. 699

### West by : 12 Meter ROAD

### North by : Site No. 304

### South by : 9 Meter ROAD

Measuring East to West : 18.00 Mtrs, North to South : (18.45+18.4)/2 Mtrs., totally measuring 331.65 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.

(SRI. SHIVARAM BHAT)

VENDOR

2.

(SRI. M.S.RAMAKRISHNA)

PURCHASER