ABSOLUTE SALE DEED SITE NO 875

(PRAGATHI NAGAR)

This Deed of Sale of the Scheduled property is made on this 26th day of May, Two Thousand Twenty Two (26-05-2022) by ---

SRI.KAJADI SADANANDA MANJA

S/o. Late. K. Subraya Manja,

aged about 59 years,

residing at # 301, Adarsh Manor

Shankarapuram

Shankar Mutt Road,

Bangalore-560004.

(PAN No. AHYPM6306J)

(AADHAAR NO. 9828 5898 7162)

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. ANTHON RAJ

S/o. Chinnappa

aged about 49 years

(PAN No: ADWPR6285M)

(AADHAAR NO: 2756 8484 8316)

residing at # L/23, 4th Main, 7th Cross

Hebbal 1st Stage, Mysore-570016

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 bearing No. 875, carved out of Sy.No. 301/1 measuring 1 Acre 20 Guntas and Sy No. 301/2 measuring 2 Acre 28 Guntas (converted as per office memorandum bearing ALN (1) 329/2007-08, dated 06-09-2008, issued by the the Deputy Commissioner, Mysore District) in the MUDA approved layout known as “Pragathi Nagar” situated at Belawadi Village, Ilwala Hobli, Mysore Taluk, measuring East to West : 24.00 Mtrs and North to South : 15.00 Mtrs in all measuring 360.00 Sq.Mtrs 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 said property was purchased by Sri. Ramachandra K Manja and Smt. Veena K Manja from Mr.Y.A.Harikishore represented by his GPA holder Pragathi Group represented by its Managing Partner Sri.Y.A.Harikishore represented by his GPA Holder Sri.Balachandra.C on 13-11-2009 via Absolute Sale Deed and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYN-1-12339/2009-10 of Book-I stored at C.D.No. MYND217 and the khata was transferred in favour of Sri. Ramachandra K Manja and Smt. Veena K Manja by Mysore Urban Development Authority Mysore on 23-03-2011 vide No. 610, of Book 4 at page no. 4. And paid upto date tax to concerned authority. Sri. Ramachandra K Manja and Smt. Veena K Manja have lost their original Sale Deed vide MYN-1-12339/2009-10 of Book-I stored at C.D.No. MYND217 dated 13-11-2009 and regarding this they have filed FIR in the concerned Police Station and given public Notice in the The New Indian Express and Vijaya Vani news paper dated 17-05-2022. And obtained Certified Copy on 21-05-2022 from Sub Registrar North, Mysore vide MYN-CC-A-761457-2022-23/IGR-CC-C-043141-2022-23 and handed over the Certified Copy to the purchaser.

Whereas, Smt. Veena K Manja released her right to his husband Sri. Ramachandra K Manja through release deed on 11-04-2022 via Release Deed and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-00410/2022-23 of Book-I stored at C.D.No. MYWD938 and the khata was transferred in favour of Sri. Ramachandra K Manja by Mysore Urban Development Authority Mysore on 13-04-2022 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-new-52525/22-23. And paid upto date tax to concerned authority.

Whereas, Sri. Ramachandra K Manja gifted the schedule property in favour of his brother SRI.KAJADI SADANANDA MANJA (vendor) through Gift deed on 22-04-2022 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-00986/2022-23 of Book-I stored at C.D.No. MYWD946 and the khata transferred in favour of the vendor by Mysore Urban Development Authority Mysore on 28-04-2022 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-new-52934/22-23 And paid upto date tax to concerned authority.

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 him 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. 23,97,600/- (Rupees Twenty Three Lakh Ninety Seven Thousand Six Hundred 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. 23,97,600/- (Rupees Twenty Three Lakh Ninety Seven Thousand Six Hundred only) received in the following manner:-

Both the parties have the account in ICICI Bank so the consideration of Rs. 23,97,600/- (Rupees Twenty Three Lakh Ninety Seven Thousand Six Hundred only) has been sent to the purchaser account from the sellers account through Transaction Reference No. BFTA00023490809 dated 07-05-2022.

That in consideration of payment of the entire sale consideration of Rs. 23,97,600/- (Rupees Twenty Three Lakh Ninety Seven Thousand Six Hundred 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 bearing No. 875, carved out of Sy.No. 301/1 measuring 1 Acre 20 Guntas, Sy No. 301/2 measuring 2 Acre 28 Guntas (converted as per office memorandum bearing ALN (1) 329/2007-08, dated 06-09-2008, issued by the the Deputy Commissioner, Mysore District) in the MUDA approved layout known as “Pragathi Nagar” situated at belawadi Village, Ilwala Hobli, Mysore Taluk, measuring East to West : 24.00 Mtrs and North to South : 15.00 Mtrs in all measuring 360.00 Sq.Mtrs and bounded on:-

East : Road,

West : Site No.882,

North : Site No.874,

South : Site No.876.

Measuring East to West : 24.00 Mtrs and North to South : 15.00 Mtrs in all measuring 360.00 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.

(SRI.KAJADI SADANANDA MANJA)

VENDOR

2.

(SRI. ANTHON RAJ)

PURCHASER