ABSOLUTE SALE DEED Site No.23H

THIS DEED OF SALE is made and executed on this 9th day of November, Two Thousand and Twenty (09-11-2020) at Mysuru, by and between -----

M/s. NIRRMAAN PROMOTERS, Prop - Sri. K. R. Nagendra, (PAN NO: aespn7989p) having its office at No.01, “Nirrmaan Nagar”, Janthagalli, M B Halli Road, VarunaHobli, Mysuru – 571 311, hereinafter referred to as the “VENDOR” represented by S P A Holder Sri. SANDEEP D (which term shall mean and include its administrators, executors, heirs, legal representatives and assigns, successors and representatives in interest of the one part):

AND

Sri. Y V SUDHINDRA, (PAN NO. BQVPS9760H) aged about 46 years S/o Late Sri. Venkatachalaiah, residing at No.1306/2, 2nd Main, 3rd Cross, Krishnamurthypuram, Mysuru – 570 004, herein after referred to as the “PURCHASER” which expression shall unless repugnant to the context mean and includes his/her/their heirs, successors, assigns, executors, administrators, and representatives-in-interest of the OTHER PART:

THE TITLE TO THE SCHEDULE PROPERTY, IS AS FOLLOWS:-

Whereas, the residentially alienated land bearing Sy No. 105/1 (1 Acre 33 Guntas), Sy No. 105/2 (0-18 Guntas), Sy No. 105/3 (0-21 Guntas), Sy No. 105/4 (0-02 Guntas), Sy No. 105/5 (1 Acre 02 Guntas), Sy No. 106/1 (1 Acre 28 Guntas), Sy No. 106/2 (3 Acres 12 guntas), Sy No. 106/3 (0-24 guntas), Sy No. 108/3 (0-32 Guntas), Sy No. 108/5 (0-35 Guntas), Sy No. 108/6 (0-03 Guntas) &Sy No. 97/2 (1-00 Acre), Sy No. 97/2 (0-24 Guntas), Sy No.99/3 (1 Acre 02 Guntas), Sy No.100/2 (1Acre 04 Guntas) &Sy No.101/2 (2Acre 18 Guntas) situated at MURADAGALLI VILLAGE, Jayapura Hobli, Mysuru Taluk and Sy No.242 (1 Acre 24 Guntas), Sy No.243/2 (1Acre 37 Guntas), Sy No.243/3A (28 Guntas), Sy No.242 (1 Acre 24 Guntas), Sy No.214/1 (1Acre 39 Guntas), Sy No.238/1 (1Acre 26 Guntas) & Sy No.

245/2 (1Acre 36 Guntas), Sy No. 257/1 (1 Acre 05 Guntas), Sy No. 257/2 (1Acre 07 Guntas), Sy No.257/3 (1Acre 08 Guntas), Sy No.259 (2Acre 38 Guntas), & Sy No.

285/3 ( 1 Acre 39 Guntas), situated at DODDAKATUR VILLAGE, Jayapura Hobli, Mysuru Taluk herein written and hereinafter for the sake of convenience referred to and called as the **ENTIRE PROPERTY.**

Whereas, the above said alienated lands were purchased by the said firm from the respective land owners as below mentioned particulars:-

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Sl No | Sy No. | Extent | Alienation No. | Date | Regn No & Date |
| 1. | 105/1,2,3 | 2-32 | ALN(3)CR305/13-14 | 03-09-2014 | 08460/30-12-2014 |
| 2. | 105/4 | 0-02 | ALN(3)CR302/13-14 | 07-11-2014 | 08355/26-12-2014 |
| 3. | 105/5 | 1-02 | ALN(3)CR304/13-14 | 06-01-2015 | 08784/12-01-2015 |
| 4. | 106/1 | 1-28 | ALN(3)CR303/13-14 | 19-08-2014 | 09702/14-01-2015 |
| 5. | 106/2 & 108/6 | 3-15 | ALN(3)CR297/13-14 | 19-08-2014 | 08356/26-12-2014 |
| 6. | 106/3 | 0-24 | ALN(3)CR296/13-14 | 19-08-2014 | 06736/13-09-2012 |
| 7. | 108/3 | 0-32 | ALN(3)CR298/13-14 | 19-08-2014 | 04656/13-09-2012 |
| 8. | 108/5 | 0-35 | ALN(3)CR301/13-14 | 19-08-2014 | 08354/26-12-2014 |
| 9. | 242 | 1-24 | ALN(3)CR295/13-14 | 19-08-2014 | 08358/26-12-2014 |
| 10. | 97/2 | 1-00 | ALN(3)CR299/13-14 | 19-08-2014 | 08359/26-12-2014 |
| 11. | 97/2 | 0.24 | ALN(3)CR234/14-15 | 29-09-2015 | 07533/16-11-2015 |
| 12. | 243/2& 243/3A | 2-25 | ALN(3)CR227/14-15 | 29-09-2015 | 07610/17-11-2015 |
| 13. | 214/1 | 1-24 | ALN(3)CR237/14-15 | 29-09-2015 | 07545/16-11-2015 |
| 14. | 245/2 | 1-36 | LNDC10001008 | 28-09-2018 | 06985/03-10-2018 |
| 15. | 238/1 | 1-26 | MYSDC/ALN3/VAJA/12/2017 (2993) | 21-09-2017 | 07000/13-12-2017 |
| 16. | 99/3 | 1-02 | ALN(3)CR293/13-14 & MYSDC/ALN3/MISC/6/2017 (41230) | 13-08-2018 | 08353/27-12-2014 |
| 17. | 100/2 | 1-04 | LNDC10001009 | 28-09-2018 | 05444/15-09-2015 |
| 18. | 101/2 | 2-18 | ALN(3)CR300/13-14 & ALN3/VAJA/214/2018 (11548) | 22-10-2018 | 08461/30-12-2014 |
| **19.** | **257/1** | **1-05** | **LAND10011746** | **11-01-2019** | **5257/27-09-2013** |
| **20.** | **257/2** | **1-07** | **LAND10011750** | **11-01-2019** | **10655/17-01-2019** |
| **21.** | **257/3** | **1-08** | **LAND10011757** | **11-01-2019** | **10651/17-01-2019** |
| 22. | 259 | 2-38 | LAND10011748 | 11-01-2019 | 10656/17-01-19 |
| 23. | 285/3 | 1-39 | LAND10011753 | 11-01-2019 | 5792/24-09-2015 |

And whereas since from the date of purchase and registration of the sale deed the vendor is in peaceful possession and enjoyment of the above said properties by exercising all the acts and rights of ownership and possession without any let, hindrance or disturbance from any other person.

The vendor obtained layout plan approval from Town Planning Authority Mysuru, The vendor developed the layout as per the directions and guidelines of Town Planning Authority, Mysuru, providing roads, underground drainage, water line,

electricity line, etc after obtaining a layout plan approval from Town Planning Authority, Mysuru and executing the work as per their guidelines.

Now the Vendor is having full right, title and interest in the schedule property and the Vendor is entitled to dispose of the Schedule property in any manner.

The Vendor has agreed to sell the schedule mentioned Residential property bearing **Site No.23H,** measuring East to West: **18.00 Mtrs** & North to South: **12.00 Mtrs** in all **216.00 Sq.Mtrs** (2325 Sqft)**,** carved out of the **entire property** to the Purchaser, for his necessities for the consideration mentioned hereunder and the purchaser have agreed to purchase the schedule property for the consideration hereunder.

**Now This Deed of Sale has come into effect and witnesseth:-**

Now in consideration of the payment of the sale price of Rs.6,60,000/- (Rupees Six Lakhs Sixty Thousand Only) received by the vendor from the purchaser through cheque’s before undersigned witnesses.

In the above said manner the Vendor received entire sale consideration from the Purchaser in full and final settlement.

The vendor does hereby sell, grant, convey and assign to the purchaser the scheduled property together with all the estate rights, title, interest and easementary rights, whatsoever absolutely belonging to the vendor.

THE VENDOR HEREBY COVENENTS WITH THE PURCHASER AS FOLLOWS:-

That the vendor is in actual possession and enjoyment of the schedule property by

exercising all rights as mentioned above and that, apart from the vendor no one else has any rights, title, interest or claims in or to the scheduled property.

That the scheduled property and every part of it is free from all kinds of encumbrances, litigations, claims, charges, demands, bank debts, mortgages, attachments or acquisition proceedings whatsoever and that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered, the vendor has good title and right cause, that is to say, urgent domestic necessities for funds and absolute power and authority to sell the scheduled property and that the purchaser shall hereafter peacefully hold, possess and enjoy the scheduled property without any claim or demand whatsoever from the vendor or from any person claiming through or under him.

That the vendor undertakes to have harmless possession and enjoyment to indemnify and keep indemnified forever the purchaser from or against all action, suits, proceedings, encumbrances, charges, equities, estate, claims, costs, damages, whatsoever occasioned or made by the vendor or any person claiming

through or in trust to him, and in future if any disputes or litigations arises, the vendor agrees to set right the same at his/her own cost and risk.

That the vendor has paid all the taxes, rates and assessment dues in respect of the scheduled property to the competent authority.

The VENDOR has “NO OBJECTION” to transfer the khata of the schedule property in favour of the PURCHASER by competent authorities at Purchasers cost and expenses.

The vendor has this day handed over the peaceful possession along with copies of all the original relevant documents in respect of the scheduled vacant property to the purchaser, at the time of registration of this sale deed.

SCHEDULE

ALL THAT PIECE AND PARCEL of the Residential Property Site No.23H, measuring East to West: 18.00 Mtrs & North to South: 12.00 Mtrs in all 216.00 Sq.Mtrs (2325 Sqft), in NIRRMAAN Kalpavruksha in the survey numbers mentioned in Page No.2, Item No.19 to 21 situated at DODDAKATURU VILLAGE, Jayapura Hobli, Mysuru Taluk and duly converted for the non-agricultural residential purpose by the Deputy Commissioner, Mysuru and the Layout Plan has been duly approved by the Town Planning Authority, Mysuru, vide Property No.352/23H, and Unique No.152200421123020615 & bounded by :-

East : Site No.25 & 26, North : Site No.22,

West : Road, South : Site No.24,

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

**Witnesses:-**

**1)**

**2) VENDOR**

**Purchaser**