**ABSOLUTE SALE DEED** **(SITE NO. 378)**

This Deed of Sale of the Schedule mentioned property is made on this 30th day of January Two Thousand and Twenty Three **(30-01-2023)** by,

**SMT. VEENA RAGHAVAN P** (Pan No. BUVPP2880D, & Aadhaar No. 7672 5173 3980) aged about 30 years, W/o. Sri. Ajay Ramdas, residing at no. 658, First Main, D Block, 2nd Stage, Rajajinagar, Bangalore-560 010, hereinafter called the **VENDOR** (which expression shall mean and include her heirs, executors legal successors, representatives and assigns, wherever the context or meaning so requires or permits);

**IN FAVOUR OF**

**SRI MAHESH M S** (Pan No. ARNPM7005K, Aadhaar No. 5864 5995 9774), aged about 45 years, S/o. Sri. Late M Srinivasa Murthy, residing at No. 633, Second Main, MIG Apartment, Sharadadevi Nagar, Mysore-570022, hereinafter called the **PURCHASER** which expression unless repugnant to the context means and includes his heirs, assigns, successors, executors and representatives in interest:-

###### NOW THIS DEED WITNESSETH AS FOLLOWS

Whereas the Vendor is the absolute owner of the schedule mentioned property bearing **Site No. 378**, in Sy No. 41, 41/1, 2 and 41/2 situated at **Saptharushinagara ‘B’ Block,** Kenchalagudu Village, Jayapura Hobli, Mysore Taluk, measuring **East to West (4.72+10.89)/2 Meters** and **North to South (3.11+11.25+12.19)/2 Meters totally 103.61 Sq.Meter**, Morefully described in the schedule below.

Whereas schedule mentioned property bearing **Site No. 378** was allotted to the vendor Smt. Veena Raghavan on by Akhila Karnataka Brahmins Welfare Society (R.), and obtained Sale Deed on 04-05-2016 and the same has been registered as document No. MYW-1-01300-2016-17 of Book-I, stored in CD No.MYWD-66,

in the Office of the Sub-Registrar, Mysore West, Mysore and and got possession certificate on 07-07-2012 and khatha has been registered in her name on 16-08-2022 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-new-55628/22-23 and she has got No Objection Certificate from the Society on 16-11-2022, She has paid property tax to the concerned authority. The Vendor has purchased the below said schedule property through her own funds. The schedule property is self-acquired property of the vendor which is free from all hindrance and encumbrances and have all the rights and title to alienate the schedule property to any other names and enjoying the same without any obstructions or interference from any other persons.

The Vendor has agreed to sell the schedule property to the Purchaser, for her necessity for the consideration mentioned hereunder and the Purchaser has agreed to purchase the schedule property for the consideration mentioned hereunder.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. **ABSOLUTE SALE:**

That, the Vendor assure the Purchaser that She is the absolute right to sell the schedule property to the Purchaser and the Vendor do hereby grant, transfer, assign and convey the schedule property to the Purchaser by ‘Absolute Sale’ together with all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the schedule property.

1. **CONSIDERATION:**

That the consideration for the sale of the schedule property is **Rs. 7,00,000/- (Rupees Seven Lakhs Only)** paid by the Purchaser to the Vendor in the following manner :-

1. A sum of **Rs. 1,75,000/- (Rupees One Lakhs Seventy Five Thousand Only)** through Cash in favour of Vendor at the time of Sale Agreement as an advance
2. A sum of **Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only)** by way of D.D. No. **500213** dated **25-01-2023** drawn on **ICICI Bank** Mysore at the request and authorization of the Purchaser and paid on this day at the time of Registration of the Sale Deed before the Witnesses.

In the said manner the Vendor has received entire sale consideration of **Rs. 7,00,000/- (Rupees Seven Lakhs Only)** from the Purchaser in full and final settlement before the undersigned witnesses.

1. **MARKETABLE TITLE:**

That the Vendor assures the Purchaser that she has good, marketable title to the schedule property and he has right to transfer the same and to give possession. Further the Vendor assure to the Purchaser that the schedule property is free from all encumbrances, court attachments, notice of acquisitions, transfer, minor claims, etc.

1. **TITLE FOREVER:**

That the Vendor grant to the Purchaser ‘to have and to hold’ the schedule property for the use of the Purchaser absolutely and forever together with writings and other evidences of title.

1. **OUTGOING:**

That the Vendor assure to the Purchaser that, the amount due to any Government or Semi Government or other statutory bodies in the form of taxes, rates, cesses, etc are duly paid till this date.

1. **DELIVERY OF DOCUMENTS:**

That the Vendor on the date of registration of this Sale Deed has delivered all the original documents to the Purchaser. The Purchaser hereby acknowledges the receipt of the same.

1. **VACANT POSSESSION:**

That the Vendor on the date of registration of this Deed of Sale has delivered actual physical peaceful vacant possession of the schedule property to the Purchaser and hereinafter at all times, the Purchaser as full and absolute owners thereof peacefully and quietly hold, possess and enjoy the schedule property without any interruption, hindrance, claim or demand whatsoever from the Vendor or any person claiming through or under them.

1. **LAWFUL ACTS:**

That the Vendor shall at the request and cost of the Purchaser do or create or cause to be done or execute all such lawful acts, deeds and things whatsoever for future and more properly conveying and assuring the schedule property in the manner aforesaid according to the true intent and meaning of this deed.

1. **KHATHA TRANSFER:**

That the Vendor has no objection for the khatha of the schedule property registered in the name of the Purchaser in the records of competent authority. Further the Vendor has no objection towards any other change/transfer required to be made in favour of the Purchaser in the records of any other competent authority.

1. **INDEMENITY CLAUSE:**

The Vendor also covenants to indemnify the Purchaser against all losses and damages that may be caused to the Purchaser for the reason of want of title on the part of the Vendor to sell the same to the Purchaser and/or for reason of defect in the property sold to the Purchaser.

1. **STAMP DUTY AND REGISTRATION EXPENSES:**

That the stamp duty and registration expenses for the registration of this Deed of Sale shall be borne by the Purchaser.

**SCHEDULE OF THE PROPERTY**

All that piece of the residential property bearing **Site No. 378**, formed in **Saptharushinagara ‘B’ Block,** Sy No. 41, 41/1, 2 and 41/2 situated at Kenchalagudu Village, Jayapura Hobli, Mysore Taluk, bounded as follows

East by : Site No. 377

West by : Road

North by : Road

South by : Site No. 355

Measuring **East to West (4.72+10.89)/2 Meters** and **North to South (3.11+11.25+12.19)/2 Meters** **totally 103.61 Sq.Meter** of Vacant Site.

**In witnesses whereof** the Vendor and the Purchaser have signed and executed this deed of sale on the day, month and the year above mentioned.

**Witnesses**: -

(SMT. VEENA RAGHAVAN P)

**VENDOR**

(SRI. MAHESH M S)

**PURCHASER**

**ABSOLUTE SALE DEED**

This Deed of Sale of the Schedule mentioned property is made on this 11th day of February Two Thousand and Twenty Two (11-02-2022) by,

**Sri. HALAGAPPA** (Pan No. ABHPH2759P & Aadhaar No. 5802 2052 9587), aged about 67 years, S/o. Sri.Chanappa, residing at Sirangala Village, Somavarapete Taluk, Kodagu District, hereinafter called the **VENDOR** (which expression shall mean and include his heirs, executors legal successors, representatives and assigns, wherever the context or meaning so requires or permits);

**IN FAVOUR OF**

**Smt. P.SHYAMALA,** (Pan AJKPP0783C Aadhaar No. 2619 6549 3981), aged about 47 years, W/o. Sri. Balachandar, residing at No. 6 Lilly Block, Le orchard Ben foundation, Padikuppam Main Road, Near Annai Flats, Anna Nagar, Chennai, Tamil Nadu-60040, hereinafter called the **PURCHASER** which expression unless repugnant to the context means and includes her heirs, assigns, successors, executors and representatives in interest:-

###### NOW THIS DEED WITNESSETH AS FOLLOWS

Whereas the Vendor is the absolute owner of the schedule mentioned property bearing **Site No. 523**, in Sy No. 41, 41/1, 2 and 41/2 situated at **Saptharushinagara ‘B’ Block,** Kenchalagudu Village, Jayapura Hobli, Mysore Taluk, measuring **East to West (12.19+13.51)2 Meters** and **North to South (14.45+20.27)/2 Meters**, morefully described in the schedule below.

Whereas schedule mentioned property bearing **Site No. 523** was originally allotted Kum. P.Darshitha on 07-06-2011 by Aishvarya Developers (R.), and got possession certificate on 07-06-2011 and obtained Sale Deed on 07-06-2011 and the same has been registered as document No. MYN-1-04589-2011-12 of Book-I, stored in CD No.MYWD-278, in the Office of the Sub-Registrar, Mysore North, Mysore and khatha has been registered in her name on 11-01-2013 vide No. 87, Page 22, Book 01, She has paid property tax to the concerned authority. And enjoying the same without any obstructions or interference from any other persons.

Whereas Kum. P Darshitha sold the said property in favour of Vendor Sri.Halagappa on 13-11-2015 and the same has been registered as document No. MYW-1-07465-2015-16 of Book-I vide CD No. MYWD-56 in the Office of the Sub-Registrar, Mysore West, Mysore and Khatha has been transferred in favour of the Vendor on 05-02-2016 at MUDA., vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-New-4590/15-16 and paid upto date property tax to the concerned authority and enjoying the same without any obstructions or interference from any other persons. The schedule mentioned property is the self-acquired property of the Vendor.

The Vendor has agreed to sell the schedule property to the Purchaser, for his necessity for the consideration mentioned hereunder and the Purchaser has agreed to purchase the schedule property for the consideration mentioned hereunder.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. **ABSOLUTE SALE:**

That, the Vendor assure the Purchaser that he is the absolute right to sell the schedule property to the Purchaser and the Vendor do hereby grant, transfer, assign and convey the schedule property to the Purchaser by ‘Absolute Sale’ together with all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the schedule property.

1. **CONSIDERATION:**

That the consideration for the sale of the schedule property is **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** paid by the Purchaser to the Vendor in the following manner :-

1. A sum of **Rs. 15,00,000/- Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)**  through RTGS, vide UTR No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in favour of Vendor, at the request and authorization of the Purchaser and paid on this day at the time of Registration of the Sale Deed before the Witnesses.

In the said manner the Vendor has received entire sale consideration of **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** from the Purchaser in full and final settlement before the undersigned witnesses.

1. **MARKETABLE TITLE:**

That the Vendor assures the Purchaser that he has good, marketable title to the schedule property and he has right to transfer the same and to give possession. Further the Vendor assure to the Purchaser that the schedule property is free from all encumbrances, court attachments, notice of acquisitions, transfer, minor claims, etc.

1. **TITLE FOREVER:**

That the Vendor grant to the Purchaser ‘to have and to hold’ the schedule property for the use of the Purchaser absolutely and forever together with writings and other evidences of title.

1. **OUTGOING:**

That the Vendor assure to the Purchaser that, the amount due to any Government or Semi Government or other statutory bodies in the form of taxes, rates, cesses, etc are duly paid till this date.

1. **DELIVERY OF DOCUMENTS:**

That the Vendor on the date of registration of this Sale Deed has delivered all the original documents to the Purchaser. The Purchaser hereby acknowledges the receipt of the same.

1. **VACANT POSSESSION:**

That the Vendor on the date of registration of this Deed of Sale has delivered actual physical peaceful vacant possession of the schedule property to the Purchaser and hereinafter at all times, the Purchaser as full and absolute owners thereof peacefully and quietly hold, possess and enjoy the schedule property without any interruption, hindrance, claim or demand whatsoever from the Vendor or any person claiming through or under them.

1. **LAWFUL ACTS:**

That the Vendor shall at the request and cost of the Purchaser do or create or cause to be done or execute all such lawful acts, deeds and things whatsoever for future and more properly conveying and assuring the schedule property in the manner aforesaid according to the true intent and meaning of this deed.

1. **KHATHA TRANSFER:**

That the Vendor has no objection for the khatha of the schedule property registered in the name of the Purchaser in the records of competent authority. Further the Vendor has no objection towards any other change/transfer required to be made in favour of the Purchaser in the records of any other competent authority.

1. **INDEMENITY CLAUSE:**

The Vendor also covenants to indemnify the Purchaser against all losses and damages that may be caused to the Purchaser for the reason of want of title on the part of the Vendor to sell the same to the Purchaser and/or for reason of defect in the property sold to the Purchaser.

1. **STAMP DUTY AND REGISTRATION EXPENSES:**

That the stamp duty and registration expenses for the registration of this Deed of Sale shall be borne by the Purchaser.

**SCHEDULE OF THE PROPERTY**

All that piece of the residential property bearing **Site No. 523**, formed in **Saptharushinagara ‘B’ Block,** Sy No. 41, 41/1, 2 and 41/2 situated at Kenchalagudu Village, Jayapura Hobli, Mysore Taluk, bounded as follows

East by : 30 Feet Road

West by : Site No. 521 & 522

North by : Site No. 524

South by : 30 Feet Road

Measuring East to West **(12.19+13.51)/2** Meters and North to South **(14.45+20.27)/2** Meters of Vacant Site.

In witnesses whereof the Vendor and the Purchaser have signed and executed this deed of sale on the day, month and the year above mentioned.

Witnesses: -

1.

VENDOR

PURCHASER

2.

DRAFTED BY

**K.R.SATHYANARAYANA**

Document Writer,

Lic. No. 581/93-94,

No. 1036/20, 4th Main,

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