SALE DEED Site No. 62

**THIS SALE DEED** is made and executed on the 21st day of January, Two Thousand and Twenty One **(21-01-2021)** at Mysore.

**BY:**

**Sri K.R. UDAYA KUMAR, (Prop : SINDHOOR DRISTI ELEGANCE), a**ged about 56 years, S/o. Late K.V. Ramaswamy, residing at No. 1047/17 F-10, 6th Cross, 2nd Main, Vidyaranyapuram, Khille Mohalla, Mysuru. (Aadhaar No. : 6032 0798 4938, PAN : AAMPU2279D) Hereinafter referred to as the **VENDOR** (which expression shall wherever the context so admits, mean and include, his heirs executors, successors in office, administrators, legal representatives and assignees etc) of the **FIRST PART,** Sale deed executed by Special Power of Attorney Holder **Sri. K.U. Nithin Kumar,** S/o. K.R. Udaya kumar, vide document No. 13/2020-21 dated 10-06-2020.

**AND**

1. **Sri SHIVAKUMAR,** aged about 49 years, S/o. Late Venkatachala, residing at No. 1100, CH-6, Devapartheeva Road, Chamarajapuram, Mysuru. (Aadhaar No. : 9571 6673 2106, PAN : AELPS5929R) Agreement Holder**:** represented by Special Power of Attorney Holder **Sri. PUNEETH KUMAR. P,** S/o. Putta Ankanayaka, vide document No. 26/2020-21 dated 16-06-2020.
2. **DRISTI INFRASTRUCTURE AND DEVELOPERS,** having its office at No. 854, Panchamanthra Road, Kuvempunagar, Chamaraja Mohalla, Mysuru [PAN : AAKFD0618B], represented by its PARTNER, **Sri K.N. RAVISHANKAR,** aged about 47 years, S/o. Sri. K.N. Ningarajaiah [Aadhaar No. : 8145 6215 9988],
3. **Sri AKSHAY KUMAR,** aged about 39 years, S/o. Sri. Venkoba Rao, Residing at No. 379/A, “Vinaya Marga”, Siddartha Layout, Nazarbad Mohalla, Mysuru [PAN : AKQPK8295F] [Aadhaar No. : 7809 0281 1752],
4. **Sri K.N.MAHADEVA SWAMY,** Aged about 46 years, S/o Sri K.N. Ningarajaiah, Residing at No. 1029, Geetha Road, Chamaraja Puram, Mysore – 570 004, [PAN: AKSPM7938H][Aadhaar No. : 6667 1434 8013],

Hereinafter collectively referred to as the **Confirming party** (which expression shall wherever the context so admits, means and includes, their heirs executors, successors, administrators, legal representatives and assignees) of the **SECOND PART:**

**In favour of**

**Sri. C.J. PAVAN,** aged about 33 years, S/o. Sri. K.S. Jagadeesha, residing at No. 597/A, 4th Main, 18th Cross, 1st Stage, Postal Colony, Sterling Theater, Vishweshwara Nagar, Mysore South, Mysore-570 008 [PAN: APEPP2122F, Aadhaar No. : 4964 4750 2017], Hereinafter reffered to as the **PURCHASER** (which expression shall wherever the context so admits, mean and include, his/her/their heirs executors, successors, administrators, legal representatives and assignees) of the **THIRD PART**:

Whereas, K.R.Udaya Kumar is the absolute owner of the residentially converted land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas [Alienation Order No. : ALN (3) C.R 218/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District which is morefully described in **Item No. 1** of the Schedule ‘A’ Property and residentially converted land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas [Alienation Order No. : ALN (3) C.R 235/2016-17 dt 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District which is morefully described in **Item No. 2** of the Schedule ‘A’ Property. The **Item No. 1 and 2** are together measuring 5 Acres 33.08 Guntas and hereinafter together referred to as **Schedule ‘A’ Property.**

**WHEREAS,** the Schedule ‘A’Property is the self acquired properties of K.R. Udaya Kumar.

**WHEREAS,** K.R. Udaya Kumar purchased the agricultural land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas, situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District from his Vendor Vishwaaradhya, represented by his GPA holder, Shivakumar vide Sale Deed dated 29-11-2010, registered as document MYN-1-19620-2010-11 in CD No. MYND 263 of Book-I before the Sub-Registrar, Mysore North, Mysore on 31-01-2011. In pursuance to the same, khata of the above said property was transferred to the name of K.R. Udaya Kumar vide MR 42/2010-11 and RTC recorded accordingly. In response to the application filed by K.R. Udaya Kumar for conversion of the above said agricultural land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas from agricultural purpose to residential purpose, the Deputy Commissioner, Mysuru District, Mysuru has permitted the same vide his alienation order bearing No. ALN (3) C.R 218/2016-17 dated 08-12-2016 which is morefully described herein and herein under mentioned as **Item No. 1 of the Schedule ‘A’ Property**.

**WHEREAS,** K.R. Udaya Kumar purchased the agricultural land bearing Survey No. 225, measuring 3 Acres 30.08 Guntas, situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District from his Vendor V. Mahesh, represented by his GPA holder, Shivakumar vide Sale Deed dated 20-04-2009, registered as document MYN-1-02042-2009-10 in CD No. MYND 199 of Book-I before the Senior Sub-Registrar, Mysore North, Mysore on 21-05-2009. In pursuance to the same, khata of the above said property transferred to the name of K.R. Udaya Kumar vide MR 67/2008-09 and RTC recorded accordingly. On mutation phodi, Survey No. 225 was assigned New Survey Number as 225/2. In response to the application filed by K.R. Udaya Kumar for conversion of the above said agricultural land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas from agricultural purpose to residential purpose, the Deputy Commissioner, Mysuru District, Mysuru has permitted the same vide his alienation order bearing No. ALN (3) C.R 235/2016-17 dated 08-12-2016 which is morefully described herein and herein under mentioned as **Item No. 2 of the Schedule ‘A’ Property.**

**WHEREAS,** the Owner is thus fully seized and possessed the Schedule ‘A’ Property with power and authority to sell or otherwise dispose of the Schedule ‘A’ Property in favour of any person of his choice.

**WHEREAS,** the Owner, K.R. Udaya Kumar has entered into a Registered Sale Agreement dated 21-12-2017 with Shivakumar with respect to the sale of the undivided share in the Schedule ‘A’ Property and Shivakumar has paid advance amount to K.R. Udaya Kumar through various Cheques. The above said Sale Agreement dated 21-12-2017 is registered as document No. MYW-1-07313-2017-18 in CD No. MYWD-93 of Book-1 before the Sub-Registrar, Mysuru West, Mysuru on 21-12-2017.

**WHEREAS**, K.R. Udaya Kumar and Shivakumar have jointly entered into a Registered Sale Agreement dated 29-03-2019 with Dristi Infrastructure and Developers, represented by its Partner, K.N. Ravishankar, Akshay Kumar and K.N.Mahadeva Swamy i.e., the Confirming Party herein with respect to the sale of the Schedule ‘B’ Property mentioned in the said Sale Agreement and Dristi Infrastructure and Developers, represented by its Partner, K.N. Ravishankar, Akshay Kumar and K.N.Mahadeva Swamy i.e., the Confirming Party herein have paid advance amount to K.R. Udaya Kumar and Shivakumar. The above said Sale Agreement dated 29-03-2019 is registered as document No. MYW-1-14201-2018-19 in CD No. MYWD172 of Book-1 before the Sub-Registrar, Mysuru West, Mysuru.

Whereas the above said agricultural lands bearing Sy No. 225/2 measuring 3 Acres 30½ Guntas and Sy No. 67/1 measuring 2 Acres 03 guntas converted into non-agricultural residential purpose vide order No. ALN(3)CR.235/2016-17 and ALN(3)CR218/2016-17 respectively.

Whereas the vendor K.R. Udaya Kumar approached MUDA authorities for obtaining joint Plan approval for the above said alienated lands and also obtaining temprory plan approval from MUDA vide order No. ªÉÄÊ.£À.¥Áæ:£ÀAiÉÆÃ±Á:«£Áå¸À:52/2018-19 dated 20-02-2019 after registering the Relinquishment Deed in favour of Government of Karnataka by the vendor vide register No. MDA-1-03402/2018-19 of Book I stored at CD No. MDAD 78 at office of the Additional District Registrar, MUDA, Mysore dated 13-02-2019 and the vendor hand over the roads, park, civic amenities and public utility space to the concerned authority.

The vendor also developed the layout as per norms and directions of the MUDA authorities and provide the basic amenities such as road, park, water and electricity services to the layout and the vendor also obtained Khata from the MUDA authorities in respect of the schedule B property bearing **Site No. 62 on 27-05-2020 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-32190/20-21** and the vendor paid upto date site tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in actual physical possession of the property and the said property is self acquired property of the vendor. 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 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 B Property bearing **Site No. 62, measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs** to the purchaser for a valuable sale consideration of **Rs. 8,14,100/- (Rs. Eight Lakh Fourteen Thousand One 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

Whereas, the vendor received a sum of **Rs. 100/- (Rs. One Hundred only)** by way of IMPS vide Ref No**. 028008578668** dated 06-10-2020 and **Rs. 1,49,900/- (Rs. One Lakh Fourty Nine Thousand Nine Hundred only)** **028010820435** dated 06-10-2020, a sum of **Rs. 3,00,000/- (Rs. Three Lakh only)** by way of RTGS vide UTR No. **2109896504** dated 31-10-2020 and **Rs. 50,000/-**  **(Rs. Fifty Thousand only)** by way of cheque bearing No. **223066 & 223067** vide dated 28-09-2020 drawn **SBI Bank** Vishweshwara nagar branch Mysore and **Rs. 3,14,100/- (Rs. Three Lakh Fourteen Thousand One Hundred only)** by way of RTGS vide UTR No. **SBINR52021012007297757** dated 20-01-2021from the purchaser before undersigned witness at the time of Registration of this Sale Deed.

In the above said manner the vendor received the entire sale consideration of **Rs. 8,14,100/- (Rs. Eight Lakh Fourteen Thousand One Hundred only)** in full and final settlement, 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 his/her legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that they have 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 they have 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 their own costs and risks. Incase the purchaser suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchase against the same.

The vendor do hereby covenants with the purchaser that they 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 they 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.

Today the vendors have handed over the vacant possession of the entire schedule property to the purchaser. Hereinafter at all time, the purchaser is full and absolute owner thereof, peaceably and quietly hold, possess and enjoy the schedule property without any interruption, hindrance, claims or demand whatsoever from the vendor or any person claiming through or under them.

The purchaser has also entitled to get the revenue khata and other documents transferred to his/her name in respect of the Schedule B Property, for which, the vendor have ‘No objection’.

**SCHEDULE ‘A’ PROPERTY**

**Item No. 1 :-**

All that piece and parcel of the residentially converted land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas [Alienation Order No. : ALN (3) C.R 218/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District and bounded on:

East by : La. Sa. No. 225.

West by : Road.

North by : La. Sa. No. 226.

South by : La. Hi. No. 67/4 and Naala.

**Item No. 2:-**

All that piece and parcel of the residentially converted land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas [Alienation Order No. : ALN (3) C.R 235/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District and bounded on:

East by : La. Sa. No. 66.

West by : La. Sa. No. 67.

North by : La. Sa. No. 66.

South by : La. Hi. No. 225/1 and La. Sa. No. 215.

**SCHEDULE ‘B’ PROPERTY**

All that piece and parcel of the residential **Site bearing No. 62,** in the layout formed in the Schedule ‘A’ Property, measuring **East to West : 12.00 Mtrs, North to South : 9.00 Mtrs, in total measuring 108.00 Square Meters**, bounded on:

East by : Site No. 49

West by : 9.00 Mtrs Road

North by : Site No. 63

South by : Site No. 61

Measuring **East to West : 12.00 Mtrs, North to South : 9.00 Mtrs, in total measuring 108.00 Square Meters.,**

**IN WITNESS WHEREOF**, the **VENDOR, Confirming party** and **PURCHASER** hereto have affixed their respective signatures to this **DEED OF SALE** on the date aforementioned in the presence of the following witnesses:

**WITNESSES:**

**1**.

**VENDOR**

**2.**

Confirming party

PURCHASER

Drafted by :

**K.R. SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

No. 1036/20, 4th Main

Vidyaranyapuram, Mysore-8

**🖁: 93421-82298, 98451-15470.**

SALE DEED Site No. 61

**THIS SALE DEED** is made and executed on the 21st day of January, Two Thousand and Twenty One **(21-01-2021)** at Mysore.

**BY:**

**Sri K.R. UDAYA KUMAR, (Prop : SINDHOOR DRISTI ELEGANCE), a**ged about 56 years, S/o. Late K.V. Ramaswamy, residing at No. 1047/17 F-10, 6th Cross, 2nd Main, Vidyaranyapuram, Khille Mohalla, Mysuru. (Aadhaar No. : 6032 0798 4938, PAN : AAMPU2279D) Hereinafter referred to as the **VENDOR** (which expression shall wherever the context so admits, mean and include, his heirs executors, successors in office, administrators, legal representatives and assignees etc) of the **FIRST PART,** Sale deed executed by Special Power of Attorney Holder **Sri. K.U. Nithin Kumar,** S/o. K.R. Udaya kumar, vide document No. 13/2020-21 dated 10-06-2020.

**AND**

1. **Sri SHIVAKUMAR,** aged about 49 years, S/o. Late Venkatachala, residing at No. 1100, CH-6, Devapartheeva Road, Chamarajapuram, Mysuru. (Aadhaar No. : 9571 6673 2106, PAN : AELPS5929R) Agreement Holder**:** represented by Special Power of Attorney Holder **Sri. PUNEETH KUMAR. P,** S/o. Putta Ankanayaka, vide document No. 26/2020-21 dated 16-06-2020.
2. **DRISTI INFRASTRUCTURE AND DEVELOPERS,** having its office at No. 854, Panchamanthra Road, Kuvempunagar, Chamaraja Mohalla, Mysuru [PAN : AAKFD0618B], represented by its PARTNER, **Sri K.N. RAVISHANKAR,** aged about 47 years, S/o. Sri. K.N. Ningarajaiah [Aadhaar No. : 8145 6215 9988],
3. **Sri AKSHAY KUMAR,** aged about 39 years, S/o. Sri. Venkoba Rao, Residing at No. 379/A, “Vinaya Marga”, Siddartha Layout, Nazarbad Mohalla, Mysuru [PAN : AKQPK8295F] [Aadhaar No. : 7809 0281 1752],
4. **Sri K.N.MAHADEVA SWAMY,** Aged about 46 years, S/o Sri K.N. Ningarajaiah, Residing at No. 1029, Geetha Road, Chamaraja Puram, Mysore – 570 004, [PAN: AKSPM7938H][Aadhaar No. : 6667 1434 8013],

Hereinafter collectively referred to as the **Confirming party** (which expression shall wherever the context so admits, means and includes, their heirs executors, successors, administrators, legal representatives and assignees) of the **SECOND PART:**

**In favour of**

**Sri. C.J. PAVAN,** aged about 33 years, S/o. Sri. K.S. Jagadeesha, residing at No. 597/A, 4th Main, 18th Cross, 1st Stage, Postal Colony, Sterling Theater, Vishweshwara Nagar, Mysore South, Mysore-570 008 [PAN: APEPP2122F, Aadhaar No. : 4964 4750 2017], Hereinafter reffered to as the **PURCHASER** (which expression shall wherever the context so admits, mean and include, his/her/their heirs executors, successors, administrators, legal representatives and assignees) of the **THIRD PART**:

Whereas, K.R.Udaya Kumar is the absolute owner of the residentially converted land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas [Alienation Order No. : ALN (3) C.R 218/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District which is morefully described in **Item No. 1** of the Schedule ‘A’ Property and residentially converted land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas [Alienation Order No. : ALN (3) C.R 235/2016-17 dt 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District which is morefully described in **Item No. 2** of the Schedule ‘A’ Property. The **Item No. 1 and 2** are together measuring 5 Acres 33.08 Guntas and hereinafter together referred to as **Schedule ‘A’ Property.**

**WHEREAS,** the Schedule ‘A’Property is the self acquired properties of K.R. Udaya Kumar.

**WHEREAS,** K.R. Udaya Kumar purchased the agricultural land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas, situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District from his Vendor Vishwaaradhya, represented by his GPA holder, Shivakumar vide Sale Deed dated 29-11-2010, registered as document MYN-1-19620-2010-11 in CD No. MYND 263 of Book-I before the Sub-Registrar, Mysore North, Mysore on 31-01-2011. In pursuance to the same, khata of the above said property was transferred to the name of K.R. Udaya Kumar vide MR 42/2010-11 and RTC recorded accordingly. In response to the application filed by K.R. Udaya Kumar for conversion of the above said agricultural land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas from agricultural purpose to residential purpose, the Deputy Commissioner, Mysuru District, Mysuru has permitted the same vide his alienation order bearing No. ALN (3) C.R 218/2016-17 dated 08-12-2016 which is morefully described herein and herein under mentioned as **Item No. 1 of the Schedule ‘A’ Property**.

**WHEREAS,** K.R. Udaya Kumar purchased the agricultural land bearing Survey No. 225, measuring 3 Acres 30.08 Guntas, situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District from his Vendor V. Mahesh, represented by his GPA holder, Shivakumar vide Sale Deed dated 20-04-2009, registered as document MYN-1-02042-2009-10 in CD No. MYND 199 of Book-I before the Senior Sub-Registrar, Mysore North, Mysore on 21-05-2009. In pursuance to the same, khata of the above said property transferred to the name of K.R. Udaya Kumar vide MR 67/2008-09 and RTC recorded accordingly. On mutation phodi, Survey No. 225 was assigned New Survey Number as 225/2. In response to the application filed by K.R. Udaya Kumar for conversion of the above said agricultural land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas from agricultural purpose to residential purpose, the Deputy Commissioner, Mysuru District, Mysuru has permitted the same vide his alienation order bearing No. ALN (3) C.R 235/2016-17 dated 08-12-2016 which is morefully described herein and herein under mentioned as **Item No. 2 of the Schedule ‘A’ Property.**

**WHEREAS,** the Owner is thus fully seized and possessed the Schedule ‘A’ Property with power and authority to sell or otherwise dispose of the Schedule ‘A’ Property in favour of any person of his choice.

**WHEREAS,** the Owner, K.R. Udaya Kumar has entered into a Registered Sale Agreement dated 21-12-2017 with Shivakumar with respect to the sale of the undivided share in the Schedule ‘A’ Property and Shivakumar has paid advance amount to K.R. Udaya Kumar through various Cheques. The above said Sale Agreement dated 21-12-2017 is registered as document No. MYW-1-07313-2017-18 in CD No. MYWD-93 of Book-1 before the Sub-Registrar, Mysuru West, Mysuru on 21-12-2017.

**WHEREAS**, K.R. Udaya Kumar and Shivakumar have jointly entered into a Registered Sale Agreement dated 29-03-2019 with Dristi Infrastructure and Developers, represented by its Partner, K.N. Ravishankar, Akshay Kumar and K.N.Mahadeva Swamy i.e., the Confirming Party herein with respect to the sale of the Schedule ‘B’ Property mentioned in the said Sale Agreement and Dristi Infrastructure and Developers, represented by its Partner, K.N. Ravishankar, Akshay Kumar and K.N.Mahadeva Swamy i.e., the Confirming Party herein have paid advance amount to K.R. Udaya Kumar and Shivakumar. The above said Sale Agreement dated 29-03-2019 is registered as document No. MYW-1-14201-2018-19 in CD No. MYWD172 of Book-1 before the Sub-Registrar, Mysuru West, Mysuru.

Whereas the above said agricultural lands bearing Sy No. 225/2 measuring 3 Acres 30½ Guntas and Sy No. 67/1 measuring 2 Acres 03 guntas converted into non-agricultural residential purpose vide order No. ALN(3)CR.235/2016-17 and ALN(3)CR218/2016-17 respectively.

Whereas the vendor K.R. Udaya Kumar approached MUDA authorities for obtaining joint Plan approval for the above said alienated lands and also obtaining temprory plan approval from MUDA vide order No. ªÉÄÊ.£À.¥Áæ:£ÀAiÉÆÃ±Á:«£Áå¸À:52/2018-19 dated 20-02-2019 after registering the Relinquishment Deed in favour of Government of Karnataka by the vendor vide register No. MDA-1-03402/2018-19 of Book I stored at CD No. MDAD 78 at office of the Additional District Registrar, MUDA, Mysore dated 13-02-2019 and the vendor hand over the roads, park, civic amenities and public utility space to the concerned authority.

The vendor also developed the layout as per norms and directions of the MUDA authorities and provide the basic amenities such as road, park, water and electricity services to the layout and the vendor also obtained Khata from the MUDA authorities in respect of the schedule B property bearing **Site No. 61 on 27-05-2020 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-32188/20-21** and the vendor paid upto date site tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in actual physical possession of the property and the said property is self acquired property of the vendor. 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 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 B Property bearing **Site No. 61, measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs** to the purchaser for a valuable sale consideration of **Rs. 8,14,100/- (Rs. Eight Lakh Fourteen Thousand One 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

Whereas, the vendor received a sum of  **Rs. 1,50,000/- (Rs. One Lakh Thousand only)** through IMPS reference No. **028010828995** dated 06-10-2020, a sum of **Rs. 3,00,000/- (Rs. Three Lakh only)** by way of RTGS vide UTR No. **2109902220** dated 31-10-2020 and **Rs. 50,000/-**  **(Rs. Fifty Thousand only)** by way of cheque bearing No. **223068** vide dated 01-10-2020 drawn **SBI Bank** Vishweshwara nagar branch Mysore and **Rs. 3,14,100/- (Rs. Three Lakh Fourteen Thousand One Hundred only)** of RTGS vide UTR No. **SBINR52021012007298061** dated 20-01-2021 from the purchaser before undersigned witness at the time of Registration of this Sale Deed.

In the above said manner the vendor received the entire sale consideration of **Rs. 8,14,100/- (Rs. Eight Lakh Fourteen Thousand One Hundred only)** in full and final settlement, 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 his/her legal heirs, representatives, successors and assigns absolutely and forever.

The vendor hereby assures the purchaser that they have 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 they have 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 their own costs and risks. Incase the purchaser suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendor shall reimburse and compensate the purchase against the same.

The vendor do hereby covenants with the purchaser that they 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 they 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.

Today the vendors have handed over the vacant possession of the entire schedule property to the purchaser. Hereinafter at all time, the purchaser is full and absolute owner thereof, peaceably and quietly hold, possess and enjoy the schedule property without any interruption, hindrance, claims or demand whatsoever from the vendor or any person claiming through or under them.

The purchaser has also entitled to get the revenue khata and other documents transferred to his/her name in respect of the Schedule B Property, for which, the vendor have ‘No objection’.

**SCHEDULE ‘A’ PROPERTY**

**Item No. 1 :-**

All that piece and parcel of the residentially converted land bearing Survey No. 67/1, measuring 2 Acres 03 Guntas [Alienation Order No. : ALN (3) C.R 218/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District and bounded on:

East by : La. Sa. No. 225.

West by : Road.

North by : La. Sa. No. 226.

South by : La. Hi. No. 67/4 and Naala.

**Item No. 2:-**

All that piece and parcel of the residentially converted land bearing Survey No. 225/2, measuring 3 Acres 30.08 Guntas [Alienation Order No. : ALN (3) C.R 235/2016-17 dated 08-12-2016, order passed by the Deputy Commissioner, Mysore District, Mysore], situated at Dadadahally Village, Jayapura Hobli, Mysuru Taluk, Mysuru District and bounded on:

East by : La. Sa. No. 66.

West by : La. Sa. No. 67.

North by : La. Sa. No. 66.

South by : La. Hi. No. 225/1 and La. Sa. No. 215.

**SCHEDULE ‘B’ PROPERTY**

All that piece and parcel of the residential **Site bearing No. 61,** in the layout formed in the Schedule ‘A’ Property, measuring **East to West : 12.00 Mtrs, North to South : 9.00 Mtrs, in total measuring 108.00 Square Meters**, bounded on:

East by : Site No. 50

West by : 9.00 Mtrs Road

North by : Site No. 62

South by : Site No. 60

Measuring **East to West : 12.00 Mtrs, North to South : 9.00 Mtrs, in total measuring 108.00 Square Meters.,**

**IN WITNESS WHEREOF**, the **VENDOR, Confirming party** and **PURCHASER** hereto have affixed their respective signatures to this **DEED OF SALE** on the date aforementioned in the presence of the following witnesses:

**WITNESSES:**

**1**.

**VENDOR**

**2.**

Confirming party

PURCHASER

Drafted by :

**K.R. SATHYANARAYANA**

Document Writer

Licence No. 581/93-94

No. 1036/20, 4th Main

Vidyaranyapuram, Mysore-8

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