ABSOLUTE SALE DEED SITE NO. E-2

This Deed of Sale of the Scheduled property is made on this 20th   day of July Two Thousand Twenty Three (20-07-2023) by ---

SRI. SANTOSH KRISHNA KABBUR

S/o. Sri. Krishna Kabbur @ K.P.Kabbur

aged about 40 years,

residing at No.9, Brindavana

Kammanahalli Main Road

Tejeswini Nagar Phase-2

Bannerghatta Road

Bangalore South-560076

(AADHAAR NO. 6573 4714 5804)

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

SMT. JAYANTHI

C/o. Sri. Vasanth Rao Disale

aged about 40 years

residing at No. 203

Balaji Paradise Apartment

Ring Road, Hospital Road

Behind Big Bazar, Kathriguppe,

Banashankari 3rd Stage,

Bangalore South

Bangalore-560085

(AADHAAR NO. 5194 8574 6487)

Hereinafter referred to as the PURCHASER, which expression shall mean and include wherever the context so requires or admits 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. E-2, carved out of converted land bearing Sy. No. 223/1, 223/2, 223/3, 223/4, 224, 225/2,4, 226, 228/2, 231, 232/2, 233/4, 233/5 and 233/6 all measuring 26 Acres 37 Guntas situated Yelawala Village, Yelawala Hobli, Mysore Taluk and district which is duly converted for Non-Agricultural residential purpose vide Memorandum bearing No. ALN (1) CR.280/2007-08 dated 13-01-2009 issued by deputy commissioner, Mysore District totally measuring 26 Acres 37 Guntas measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 108.00 Sq.Mtrs situated at Yelawala village, Yelawala Hobli, Mysore Taluk. Morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendor holds marketable title & possession of the scheduled property.

Whereas, originally the scheduled property was purchased by the Smt. Soujanya from M/s. Asset Shoppe represented by its partner Smt. N.Rekha and Smt. Rajini Devi via sale deed on 24-01-2009, the Sale Deed has been registered at the office of the Sub-Registrar Mysore North Mysore as document No. MYN-1-13924/2008-09 of Book I stored at CD No. MYND-191 and the vendor registered the khata in her favour by MUDA on

04-03-2023 vide No. ªÉÄÊ.£À.¥Áæ/SÁvÁ-55138/22-23 And paid upto date tax to the concerned authorities. After that Smt. K.S.Soujanya gifted the scheduled property to her husband Mr. Prasad K Kabbur via Gift deed on 13-03-2023, the Gift Deed has been registered at the office of the Sub-Registrar Mysore West Mysore as document No. MYW-1-18561/2022-23 of Book I stored at CD No. MYWD-1187 and the Mr. Prasad K Kabbur has registered the khata in his favour by MUDA on 18-03-2023 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ/new-63042/22-23 And paid upto date tax to the concerned authorities. After that Mr. Prasad K Kabbur gifted the scheduled property to his brother Mr. Santosh Krishna Kabbur via Gift deed on 27-03-2023, the Gift Deed has been registered at the office of the Sub-Registrar Mysore West Mysore as document No. MYW-1-19395/2022-23 of Book I stored at CD No. MYWD-1197 and the vendor registered the khata in his favour by MUDA on 27-04-2023 vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ/new-63591/23-24 and paid upto date tax to the concerned authorities.

And whereas, since from the date of registration of the Gift 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 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 for a valuable sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand 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.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only) received by the vendor from the purchaser in the following manner:-

1. A sum of Rs.9,00,000/-(Rupees Nine Lakh Only) received by way of D.D.No. 234835 Dated: 20-07-2023 drawn on Bank of Baroda, Gokulam Extn Branch, Mysore.
2. A sum of Rs.3,00,000/-(Rupees Three Lakh Only) received by way of D.D.No. 234836 Dated: 20-07-2023 drawn on Bank of Baroda, Gokulam Extn Branch, Mysore.
3. A sum of Rs.1,50,000/-(Rupees One Lakh Fifty Thousand Only) received by way of way of cash at the time of Registration of this Sale Deed.

That in consideration of payment of the entire sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand 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 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 herself, her 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.

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 indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, equities, arrears of taxes and claims of whatsoever nature and the vendor shall also at all reasonable time hereinafter keep the 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 indemnifies the purchaser that since he is absolute owner of the schedule property, he indemnifies against any claims at any time by/from any of his family members claiming any right over the schedule

property and keep the purchaser indemnified against such claims.

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 her 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.

The Stamp Duty and the Registration Fees are bourne by the Purchaser.

# SCHEDULE OF THE PROPERTY

All that piece and parcel of residential property All that piece and parcel of residential property Site No. E-2, carved out of converted land bearing Sy. No. 223/1, 223/2, 223/3, 223/4, 224, 225/2,4, 226, 228/2, 231, 232/2, 233/4, 233/5 and 233/6 all measuring 26 Acres 37 Guntas situated Yelawala Village, Yelawala Hobli, Mysore Taluk and district which is duly converted for Non-Agricultural residential purpose vide Memorandum bearing No. ALN (1) CR.280/2007-08 dated 13-01-2009 issued by deputy commissioner, Mysore District totally measuring 26 Acres 37 Guntas measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 108.00 Sq.Mtrs situated at Yelawala village, Yelawala Hobli, Mysore Taluk and bounded by:-

### East by : Road

### West by : Site No. E-27

### North by : Site No. E-03

### South by : Site No. E-01

Measuring East to West : 12.00 Mtrs, North to South : 9.00 Mtrs., totally measuring 108.00 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. SANTOSH KRISHNA KABBUR)

VENDOR

2)

(SMT. JAYANTHI)

PURCHASER