

:- ABSOLUTE SALE DEED :-

THIS DEED OF ABSOLUTE SALE is made and executed at Bangalore on this the **27th day of August, Two Thousand Twenty One, (27-08-2021)** By :

Sri. K. RAVI CHANDER

PAN: AKJPK3875A

Aadhaar Card No. 6886 7001 2499

Aged about 52 years,

S/o. Late. P. Kandaswamy,

Residing at: No. T-7, Balaji Apartment,

3rd Floor, 3rd Main, 4th Cross,

A Sector, Amruth Nagar,

BANGALORE - 560 092.



Hereinafter called the **VENDOR** of the One Part (which expression shall unless excluded by or repugnant to the context shall be deemed to include his heirs, administrators, legal representatives and assigns etc.,) and in favour of :-

Smt. UMA MAHESWARI. D.

PAN: ACTPU9102C

Aadhaar Card No. 2379 9891 3086

Aged about 60 years,

W/o. Late. Sadasiva Rao. D.,

Residing at : No. 90,

Ranganath Residency, 1st Floor,

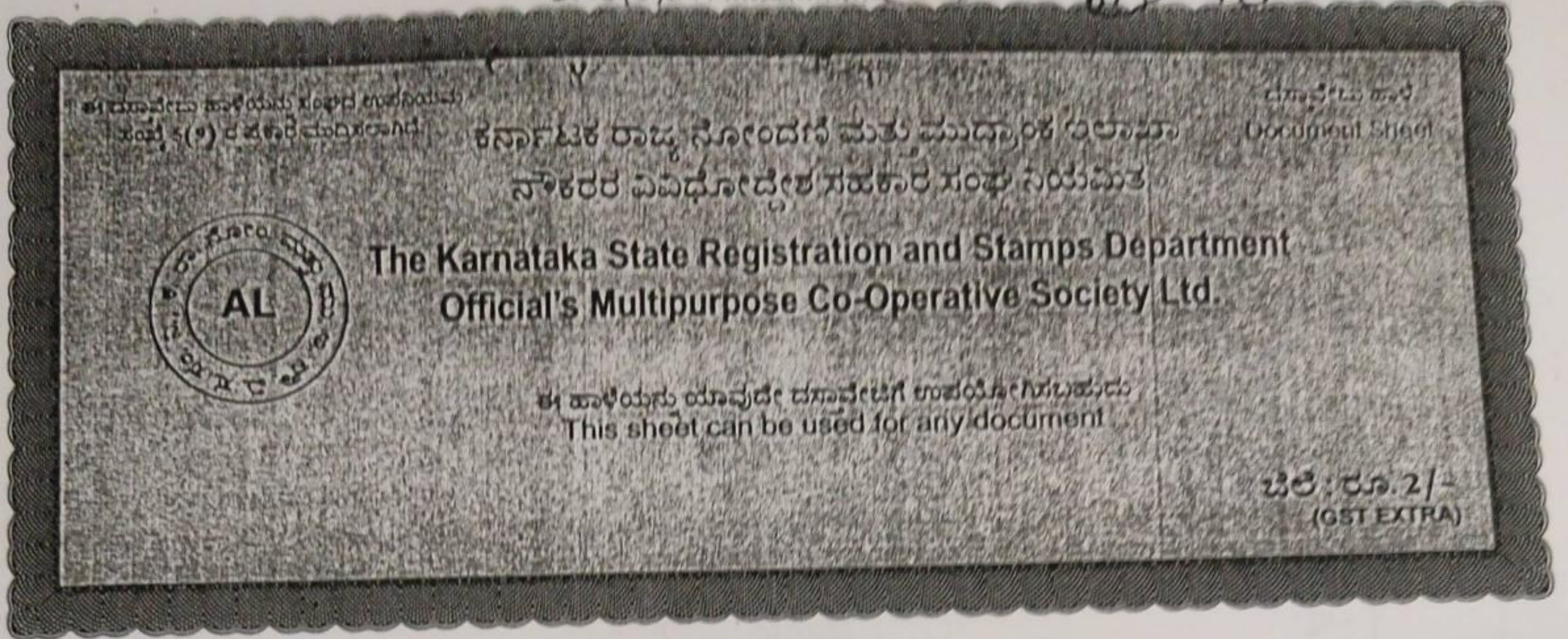
Flat No. 101, 5th Cross, A Sector,

Amruth Nagar, **BANGALORE - 560 092.**

Hereinafter called the **PURCHASER** of the Other Part

..2/-

D. Uma Maheswari



-: 2 :-

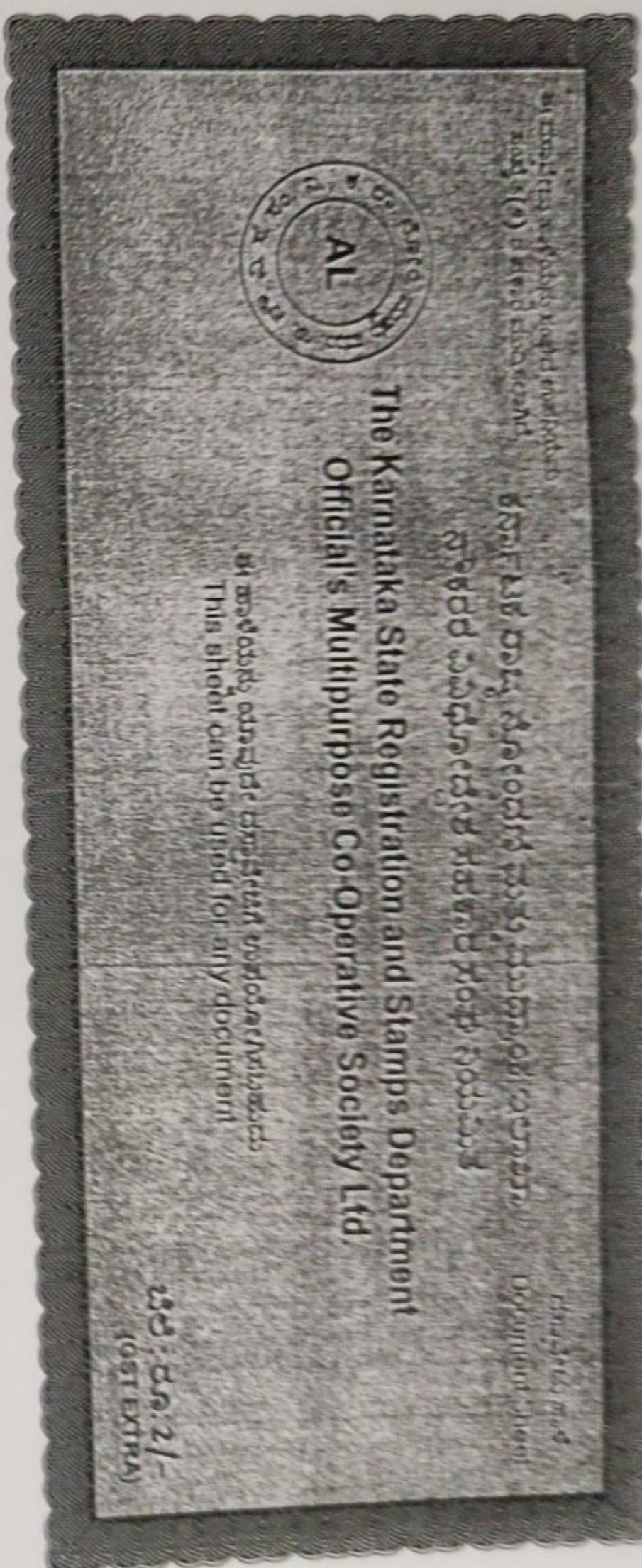
{the terms the Vendor and the Purchaser shall mean and include their respective heirs, executors, administrators, legal representatives and assigns} **WITNESSETH AS FOLLOWS :-**

WHEREAS the Vendor is the Sole and Absolute owner in peaceful possession and enjoyment of the **Apartment bearing Flat No. T- 7, Khatha No. 631/704/89/2/30, the property comes under Bruhat Bangalore Mahanagara Palike, in the Third Floor, in the building Known as "BALAJI APARTMENT", Constructed on the property vacant Site No. 30, BBMP Khatha No. 704/89/2/30, Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, having with a Super Built up area of 1440 Square feet, along with 360 Sq. feet of undivided share of right, title and interest in the Schedule 'A' Property, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as **SCHEDULE 'B' and 'C' PROPERTY.****

Whereas the Property Vacant Site No. 30, measuring East to West : 60 feet, North to South : 40 feet, in total 2400 Sq. ft., having BBMP Khatha No. 704/89/2/30, situated at Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, presently in the jurisdiction of Byatarayanapura BBMP Office, Bangalore, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as **SCHEDULE 'A' PROPERTY.**

..3/-

D. Umapaheswari



:- 3 :-

Whereas, Smt. Chikka Krishnamma @ Krishnaveni acquired the Schedule 'A' Property through a Gift Deed, vide Document No. 5031/2010-2011, of Book-I, recorded in CD No. BYPD - 64, Dated : 01-02-2011, registered in the Office of the Sub-Registrar, Byatarayanapura, Bangalore. And the Khatha of the above said property also been stands in the name of Smt. Chikka Krishnamma @ Krishnaveni, vide Khatha No. 704/89/2/30.

Thereafter, Smt. Chikka Krishnamma @ Krishnaveni obtained the sanction Plan from the BBMP, Byatarayanapura, Bangalore, vide L. P. No. 300/2013-14, Dated : 26-08-2013.

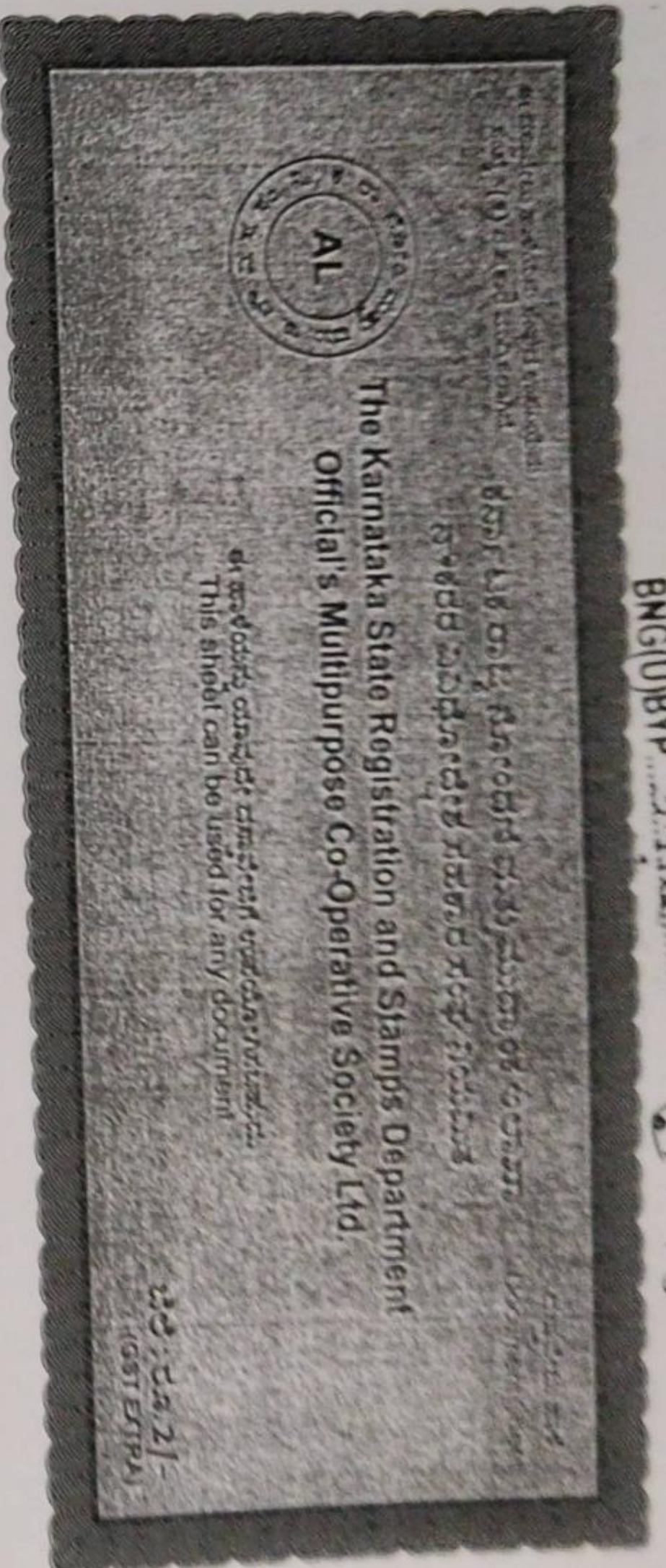
Whereas, Smt. Chikka Krishnamma @ Krishnaveni and Sri. M. Venkatesh, Sri. M. Suresh entered into Joint Development Agreement, vide Document No. 5055/2013-14, of Book-I, CD No. BYPD - 193, Dated : 28-10-2013 and General Power of Attorney, vide Document No. 222/2013-2014, of Book-IV, recorded in CD No. BYPD - 193, Dated : 28-10-2013, both the documents are registered in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.

Thereafter, the above said Smt. Chikka Krishnamma @ Krishnaveni and Sri. M. Venkatesh, Sri. M. Suresh have entered into supplementary Agreement, vide Dated : 28-10-2013. As per the supplementary Agreement, the above said Flat No. T-7, and other flats in the share of Sri. M. Venkatesh, Sri. M. Suresh.

..4/-

D. V. Maheshwari

BNG(U)BYP 27112... 2015-16



:- 4 :-

Whereas the Smt. Chikka Krishnamma @ Krishnaveni, represented by her G.P.A. Holder Sri. M. Venkatesh and Sri. M. Suresh (Developer) have sold the Flat No. T-7, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as **SCHEDULE 'B'** and **'C' PROPERTY**, in favour of Sri. K. Ravi Chander, the vendor herein, through a Registered Sale Deed, vide Document No. 4841/2015-2016, of Book- I, recorded in CD No. BYPD - 231, Dated : 04-03-2016, registered in the office of the Sub-Registrar, Byatarayanapura, Bangalore. Since, from the date of purchase, the Vendor is enjoying the Schedule 'B' and 'C' Property as absolute owner thereof.

And all the taxes, cesses, etc., has been paid up to date in respect of the Schedule 'B' and 'C' property to the Bruhat Bangalore Mahanagara Palike, by the Vendor herein and the Khatha of the said property been stands in the name of the Vendor herein. And the Vendor is well seized and possessed of or otherwise well and sufficiently entitled to deal with the said property in any manner whatsoever without any let or hindrances thereto from any one or from any corner.

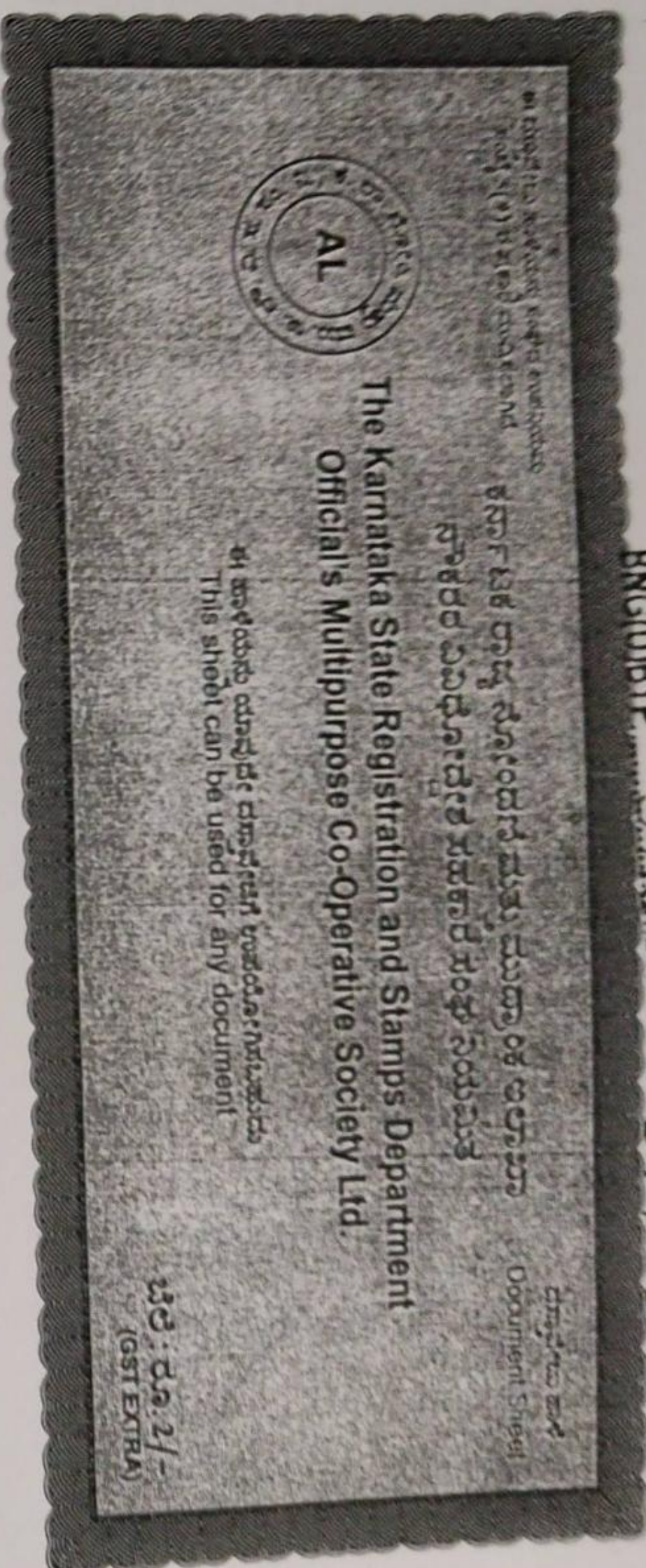
Whereas the Vendor herein assures and represents to the Purchaser that the Schedule 'B' and 'C' Property is his Self - Acquired property, therefore he is the absolute owner of the schedule 'B' and 'C' property and has clear and marketable title to the Schedule 'B' and 'C' Property and he has every power to dispose off the Schedule 'B' and 'C' Property in any manner as he likes.

..5/-

D. Umamaheswari

(Signature)

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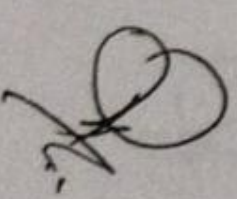


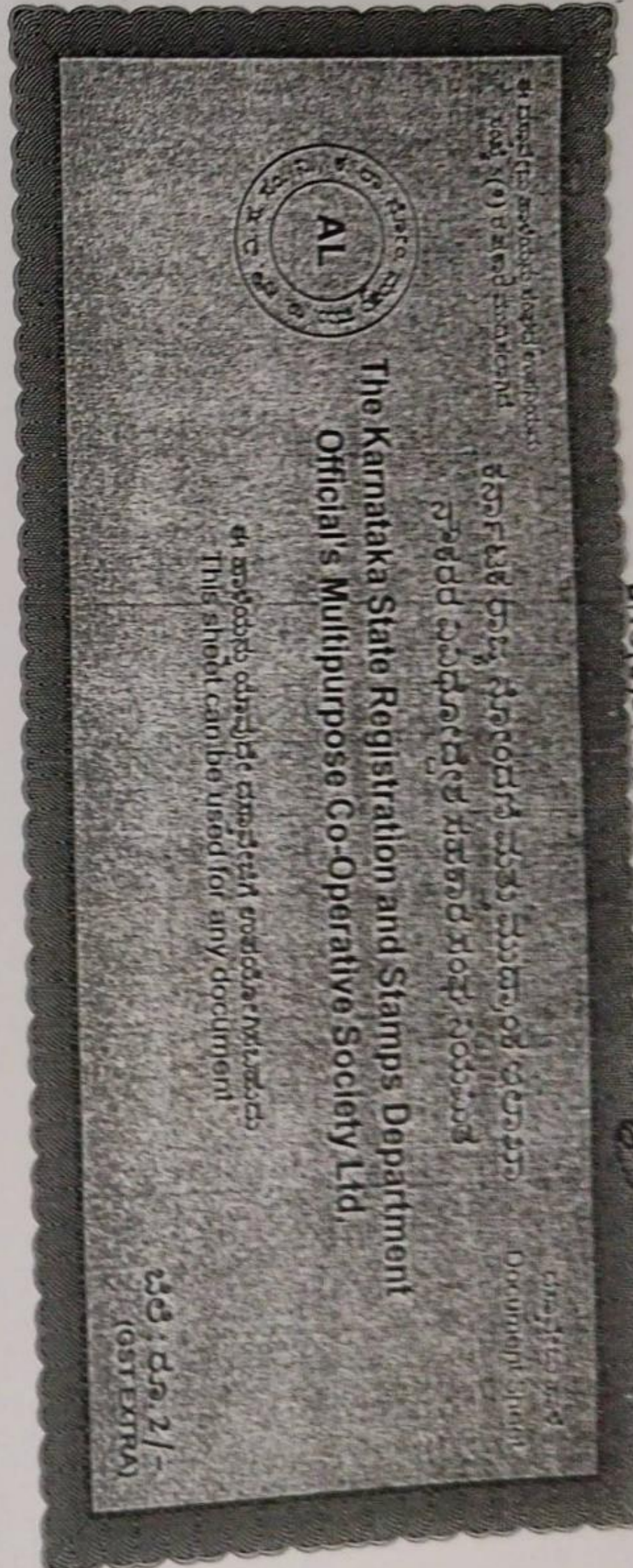
-: 5 :-

WHEREAS the Vendor is in need of funds for his family beneficial purposes and other family necessities desires to sell away the above said Apartment bearing Flat bearing No. T- 7, Khatha No. 631/704/89/ 2/30, the property comes under Bruhat Bangalore Mahanagara Palike, in the Third Floor, in the building Known as "BALAJI APARTMENT", Constructed on the property vacant Site No. 30, BBMP Khatha No. 704/89/2/30, Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, having with a Super Built up area of 1440 Square feet, along with 360 Sq. feet of undivided share of right, title and interest in the Schedule 'A' Property, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as SCHEDULE 'B' and 'C' PROPERTY. And Whereas the Purchaser who is in need of residential flat thought that the above said flat is convenient for her and offered to purchase the Schedule 'B' and 'C' property.

WHEREAS the Vendor and the Purchaser after the enquiry about the market value, they have fixed the value of the said property as Rs. 52,30,000/- [Rupees Fifty Two Lakhs Thirty Thousand only] and the said value being marketable and reasonable. The Vendor has agreed to sell and the Purchaser agreed to the terms, conditions, regulations and restrictions set forth in the document No. 4841/2015-2016, of Book- I, recorded in CD No. BYPD - 231, Dated : 04-03-2016, registered in the office of the Sub- Registrar, Byatarayanapura, Bangalore and agreed to purchase the schedule 'B' and 'C' property for the above said value.

..6/-


U. Umamaheswari



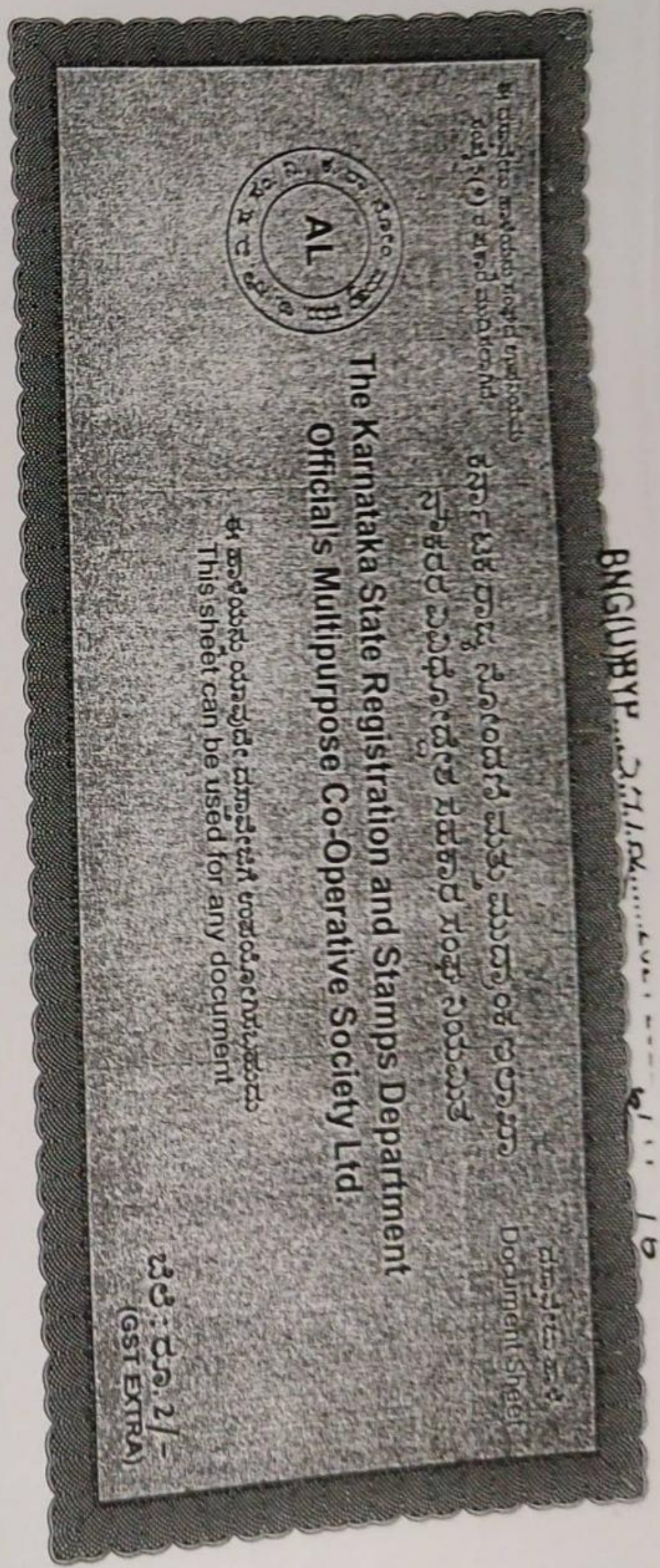
-: 6 :-

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT, in pursuance of the said agreement between the Vendor and the Purchaser and the said sale consideration, the Purchaser has paid the full sale consideration of Rs. 52,30,000/- [Rupees Fifty Two Lakhs Thirty Thousand only] to the Vendor in the following manner :-

- a. Rs. 15,60,000/- (Rupees Fifteen Lakhs Sixty Thousand Only) by way of RTGS, vide UTR No.CNRBR52021081766978509, Dated: 17-08-2021, Canara Bank, Dasarahalli Branch, Bangalore, to the Vendor's Account.
- b. Rs. 36,17,700/- (Rupees Thirty Six Lakhs Seventeen Thousand Seven Hundred Only) by way of RTGS, vide UTR No. CNRBR 52021082667497888, Dated : 26-08-2021, Canara Bank, Dasarahalli Branch, Bangalore, to the Vendor's Account.
- c. Rs. 52,300/- (Rupees Fifty Two Thousand Three Hundred Only) paid to the Income Tax department, towards the TDS, vide BSR Code : 6390340, Challan Serial No. 03635, Dated : 26-08-2021, ICICI Bank.

Paid before the undersigned witnesses, for which amount, the Vendor hereby acknowledges for having received the full sale consideration of Rs. 52,30,000/- [Rupees Fifty Two Lakhs Thirty Thousand only].

D. Uma Rave Devi ..7/-



-: 7 :-

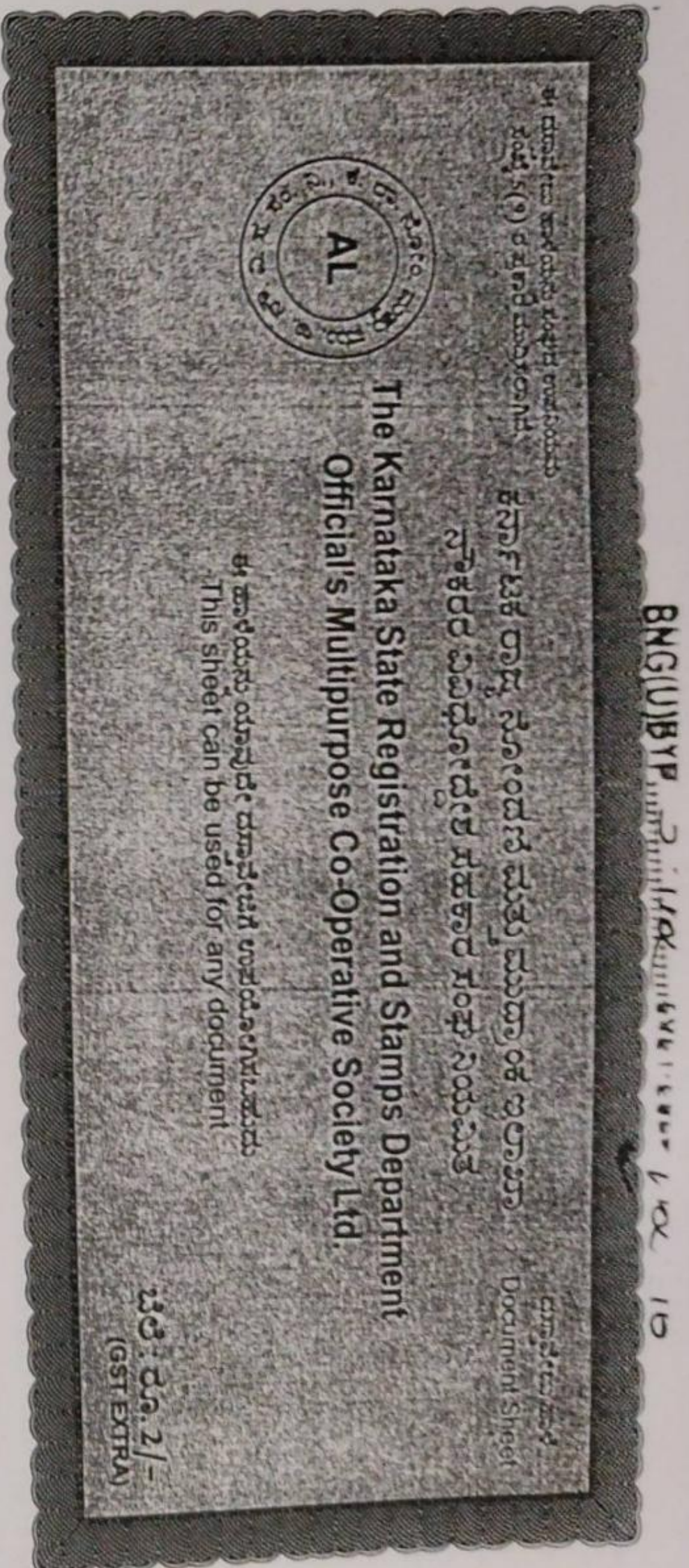
The Vendor hereby Sell, Transfer, Convey, Assign and Grant Unto the Purchaser the schedule 'B' and 'C' Property and all the rights, title, interest, liberties, all easements, ways, water courses, privileges, common appendages pertaining thereto and reputed to belong thereto, **TO HAVE AND TO HOLD AND TO ENJOY** the same unto the Purchaser Absolutely, free from all encumbrances, claims, charges, rates, demands, all litigations, attachments, lien, surety ship claims, bank debts etc.,.

The Vendor has this day relinquished all his right, title, interest, claims whatsoever in respect of the schedule 'B' and 'C' property and delivered the vacant absolute possession of the schedule 'B' and 'C' property to the Purchaser. From the date of this Absolute Sale Deed, the Purchaser shall possess and enjoy the Schedule 'B' and 'C' Property as the absolute owner thereby paying all the future taxes, cesses, etc., to the concerned authority and entitled to alienate the said Schedule 'B' and 'C' Property by the way of Sale, Mortgage, Gift, Lease or otherwise in favour of anybody in any manner as she likes with the full powers of disposal.

The Vendor has "**NO OBJECTION**" for the Purchaser to get the katha and other records changed in the name of the Purchaser in respect of the Schedule 'B' and 'C' Property and covenants to do all acts, deeds and things which are necessary in this regard.

D. Uma Maheswari

..8/-



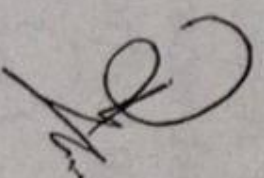
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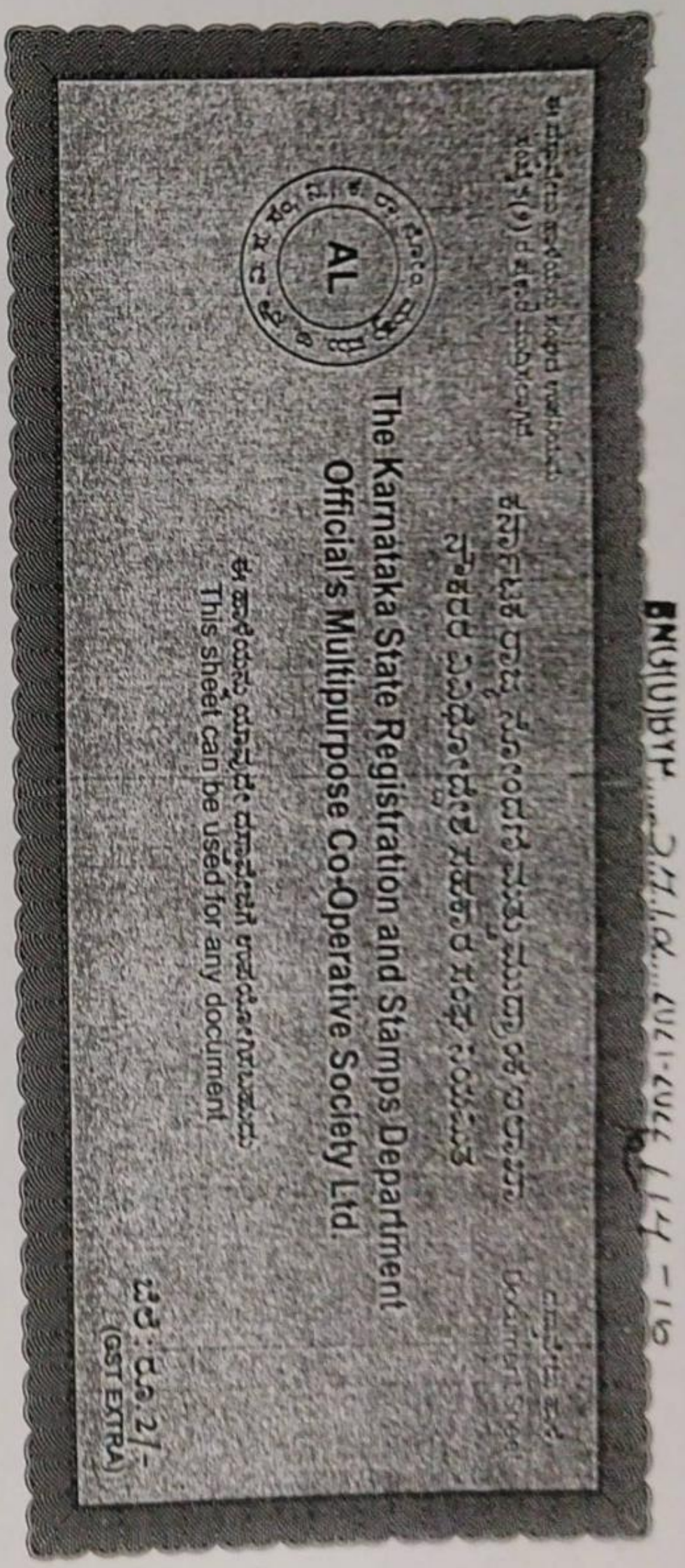
The Vendor has this day handed over all the available original documents, Sale Deed, Khatha, up to date tax paid receipt, up to date encumbrance certificate, Khatha and other revenue records pertaining to the schedule 'B' and 'C' property to the Purchaser and also handover the xerox copies of the Schedule 'A' Property .

The Vendor hereby represented to the Purchaser that he has paid all the property taxes and the like in respect of the Schedule 'B' and 'C' Property upto this date to the Bruhat Bangalore MahanagaraPalike, and in the event of any arrears in respect thereof, he shall clear all such liabilities in full without any consequential liabilities to the Purchaser.

The Vendor hereby covenant with Purchaser that he has not entered into any agreement of sale, Gift, Mortgage, Lease, etc., in respect of the Schedule 'B' and 'C' Property in favour of any other person or persons whomsoever in any manner.

The Vendor hereby assures the Purchaser that he is the absolute owner of the schedule 'B' and 'C' property, no other person or persons have any right, title, or interest in or over the Schedule 'B' and 'C' Property.
..9/-


D. Uma Maheswari



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಸ್ವಾಮ್ಯದ ದಾಖಲೆ ಸಂಖ್ಯೆ: 14-15

-: 10 :-

Whereas the Vendor's Children namely **Sri. R. SUNIL KUMAR**, Aadhar Card No. 5225 1857 7932, Aged about 26 years, and **R. VINITHA**, Aadhar Card No. 7944 1659 3701, Aged about 23 years, have affixed their signatures as Consenting witnesses, to this Absolute Sale Deed, stating that they have no right, title and interest in or over the Schedule 'B' and 'C' Property and they are well aware of this Sale Transaction.

SCHEDULE 'A' PROPERTY :

All that piece and parcel of the Immovable property Vacant Site No. 30, measuring East to West : 60 feet, North to South : 40 feet, in total 2400 Sq. ft., having BMP Khatha No. 704/89/2/30, situated at Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, presently in the jurisdiction of Byatarayanapura BBMP Office, Bangalore - 92, and bounded as follows :-

East by	::	Road,
West by	::	Remaining Site in Sy No. 89/2,
North by	::	Site No. 29,
South by	::	Site No. 31.

D. Uma Maheswari

..11/-