

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed on this day of month,at Attibele, Anekal Taluk, Bangalore Urban District.

BY:

Mr.N.RAGHAVENDRA,
S/o.G.Narayana Reddy,
Aged about 30 years,
Residing at Kamblipura Village,
Attibele Hobli, Anekal Taluk,
Bangalore District.

HEREIN AFTER called the '**VENDOR**' (Which expression, shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, and representatives, successors in interest or assignees) of the ONE PART:

IN FAVOUR OF:

Mr.
S/o
Address

HEREIN AFTER called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to include his executors, administrators, and representatives, successors in interest, assignees or nominees) of the OTHER PART:

WITNESSETH AS FOLLOWS:

WHEREAS the Residential site bearing **No.....**, measuring 30'x40' in "PRUTHVI PARADISE" Project carved out of **Sy.No.** of Dyvasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, **Which was duly converted non-agriculture purpose as per official memorandum No: ALN(A.J)SR; Dated as per orders of deputy commissioner, Bangalore District**, Bangalore having being allotted with

Katha No:..... (.....) by the Haragade panchayath having approved by the Anekal planning Authority under BMRDA as per layout plan approval order bearing number BMRDA/LAO/APL/116/2012-2013, Dated 10-04-2013 which is more fully described in the Schedule herein below and hereinafter referred as Schedule Property.

The Vendor herein had purchased **Sy No.....** of Dyavasandra Village ,Jigani Hobli, Anekal Taluk, Bangalore Urban District, from and her children under a regd. sale deed dated : and the said sale deed is regd. as **document No....., yearstored in CD No....., dated :....., in the office of Sub-Registrar, Attibele, Anekal Taluk.**

The Vendor herein has purchased **Sy.No.....** of Dyavasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, from and others under a regd. sale deed dated :6-3-2013 and the said sale deed in regd. as **document No..... ,year stored in CD No..... ,Dated : in the office of Sub –Registrar, Attibele.**

WHEREAS the above said properties are adjacent to each other and forms a composite Geographical area, and all the above said properties are converted for residential purpose.

WHEREAS after purchase of above said properties the Vendor above named with a view to develop the above said properties for its better utilization got approval for formation of a residential layout, out of the above said properties from the **Bangalore Metropolitan Region Development Authority as per Approval No. BMRDA / LAO/ APL/ 114/ 2017 - 2018, dated 1-8-2019**, and also got Release Order for sale of sites formed thereon.

WHEREAS the Vendor herein above named along with confirming party herein developed the above said composite land of properties into a residential layout and formed a residential layout in the above said properties and named it as "**PRUTHVI PARADISE**".

WHEREAS the vendor has offered for sale of one such residential **Site No.**, formed in the above said layout, which is more fully described in the schedule hereunder and herein after called the "SCHEDULE PROPERTY".

WHEREAS, the purchaser herein has agreed to purchase schedule property on the representation of the Vendor and Developer / confirming party herein.

WHEREAS, with view to avoid any future unforeseen claims the developer/ confirming party has also agreed and consented to be confirming party to this sale transaction.

WHEREAS the Purchaser with a desire and intent to purchase the Schedule Property having actually seen and inspected the same and having pursued all the available documents with the Vendor and it is learnt that the vendor herein, is the prima-facie owner of the same with a clear and marketable title, has offered to purchase the same for valuable sale consideration.

AND WHEREAS the Vendor on being so approached by the purchaser has agreed to sell the Schedule Property free from all encumbrances, charges, attachments, liabilities, minor claims, whatsoever.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :-

1. That the 'VENDOR' hereby agrees to sell and 'PURCHASER' agrees to purchase ALL THAT PIECE AND PARCEL OF PROPERTY residential **Site No.**, formed out of residential converted **Sy.No.** situated at Dyvasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule-hereunder for an agreed total sale price of **Rs.6,66,000/- (Rupees Six Lakh Sixty Six Thousand only)** paid as hereunder.

a. **Rs..... (Rupees)** paid by the way of cheque dated SBI Bank, Cheque no, branch, Bangalore, drawn in the name of **PRUTHVI PROJECTS** . i.e., the developer-cum-confirming party above named as per the request of the PROPRIETOR herein Sri. N. RAGHAVENDRA, the receipt of which sum the vendor hereby acknowledges.

b. **Rs..... (Rupees)** paid by the way of cheque dated SBI BANK, Cheque No., branch, Bangalore, drawn in the name of M/s **PRUTHVI PROJECTS**, i.e., the developer-cum-confirming party above named as per the request of the PROPRIETOR herein Sri. N. RAGHAVENDRA, the receipt of which sum the vendor hereby acknowledges.

c. The vendor acknowledges the receipt of the entire sale consideration as mentioned above from the purchaser in full and final settlement.

2. The vendor having thus received the entire sale consideration from the purchaser hereby puts the purchaser in vacant physical possession of the schedule property and the purchaser acknowledges the delivery of the same.

3. The vendor hereby grants, conveys, transfers and assigns, absolutely his rights, title and interest in the schedule property together with all rights, privileges, title, interest, property claims, demands, whosoever together with all the right of ways, water courses, rights of hereditaments, appurtenants, right of easements, advantages of the Vendor, TO HAVE AND TO HOLD the same and UNTO the use of the purchaser and the Purchaser is at liberty to enjoy the schedule property, without any hindrance either by the Vendor or any one claiming under him.

THE VENDOR COVENANTS WITH THE PURCHASER:

1. The Vendor covenants he is the full and absolute owner of the schedule property and it is his self-acquired property and he has marketable title and interest in the schedule property and there are no others, who have got any kind of right, title or interest, whatsoever in the schedule property and herein afterwards the purchaser can enjoy the same without any let or hindrance either by the Vendor or any one claiming under him.

2. The Vendor assures the purchaser that there are no encumbrances, minor claims, attachments, maintenance charges, court proceedings, acquisition proceedings of either by the Government or of Income-Tax authorities or likewise on the Schedule Property.

3. The Vendor and all persons claiming under him shall and will from time to time and upon the request of the purchaser, his representatives, undertakes to execute all such assurances, deeds and things as may be legally required or necessary to complete the transfer of right, title and interest and for better enjoyment of the schedule property at the cost of the purchaser.

4. The Vendor has paid upto date taxes and assessments in respect of the schedule property. The Vendor has no objection to the Purchaser to get the Khatha of the Schedule Property transferred to his name.

5. The Vendor has this day delivered the Xerox copies of Documents of title and revenue documents in his custody to the custody of the purchaser in respect of the schedule property.

SCHEDULE

All that piece and parcel of residential **Site No.....**, in "**PRUTHVI PARADISE**" Project carved out of **Sy.No.** of Dyvasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, **Which was duly converted non-agriculture purpose as per official memorandum No: ALN(A.J); Dated and ALN(A.J)SR; Dated as per orders of deputy commissioner, Bangalore District**, Bangalore having being allotted with **Katha No....., (.....)** by the Haragade panchayath having approved by the **Anekal planning Authority under BMRDA as per layout plan approval order bearing number BMRDA / LAO/ APL/ 114/ 2017 - 2018, Dated 1-08-2018**, measuring East to West 40 feet, and North to South 30 feet, in all total measuring **1200 Sq.ft.**, and bounded as follows:

East by	:	Site No.,
West by	:	30 ft Road,
North by	:	Site No.,
South by	:	Site No.

IN WITNESSES WHEREOF the parties have here unto set their respective hands and signatures unto this DEED OF SALE, on the day, month and year first herein above written.

WITNESSES:

1)

(M/s.PRUTHVI PROJECTS)
REPRESENTED BY ITS PROPRIETOR Sri. N.RAGHAVENDRA
VENDOR

2)

(.....)
PURCHASER