

2018/9/4

12000/-



00BB706403

S A L E D E E D

Sale

THIS DEED OF SALE is made and executed on this the 4th day of November 1997, by :-

336000/-
6720/-
18
2

SMT. FAHEEMUNNISA,
Aged about 41 years,
W/o Sri.D.Mustafa Ali Khan,
Residing at No.1/678-1,
Revenue Colony, Pinukonda Post,
Ananthapur Dist., A.P.

hereinafter called the 'V E N D O R' of the one part and

IN FAVOUR OF :

6740/-

BISMILLA EDUCATIONAL TRUST
Bismillanagar, Bangalore- 560 029,

Represented by its Secretary
SRI.MOHAMED SAIFULLA,
Aged about 39 years,
S/o Sri.Mohammed Ghouse,
AND
ITS Working Chairman
SRI.M.G.SABIR,
S/o Late Mohammed Siddique,
Aged about 55 years,

hereinafter called the 'P U R C H A S E R' of the other part.

فہمہ
-6



No. 65285-94 Rs 15000/-
 Name Secretary, Bismillaha
 Educational Trust, Bangalore

3-11-97
 Date Stamp Vendor

The Bangalore Advocates'
 Co-operative Society Ltd.

For Want of Rs 42000/- Papers of Rs 15000 x 1
 5000x5 of Rs 500x4 of Rs of Rs
 of Rs of Rs 10 No. are issued

3-11-97 (V.H. MAHESHA)
 Stamp Vendor
 Date The Bangalore Advocates'
 Co-operative Society Ltd

I
 70 74
 97-98 30-4-8
 2018
 Signature
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
 ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ, ಬೆಂಗಳೂರು

ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಇವುಗಳನ್ನು ದಿನಾಂಕ 4-11-97
 ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಬೇ/ಶ್ರೀಮತಿ Mohamed Sifulla
 ಇವರನ್ನು ಸ್ವೀಕರಿಸಿ ಪರಿಶೀಲಿಸಿ ಕುರಿತು
 ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 6720-10
 18700
 2-10
 6740-0

Signature

ಇವರನ್ನು ಕೂಟ್ಟಿಸಿ ಉಂಟೆಂಪು
 ಹಿಟ್ಟುಕೊಂಡಿರುತ್ತೇನೆ

Signature
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

Signature
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

M.G. Sabir
 M.G. SABIR
 46/1 BET SCHOOL ROAD
 BISMILLAHYAGAR
 BANGALORE 29

Signature
 ಹರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ, ಬೆಂಗಳೂರು



2 - 2 - 2018 9778 11

WHEREAS the terms both the Vendor and Purchaser shall mean and include their respective heirs, legal representatives, successors, assigns, nominee/nominees :

WHEREAS the Vendor is the sole and absolute owner of the immovable property bearing Site No.9, Old No.73/2, Situated at Thavarekere, 35/58th Division of Bangalore City Corporation, Bangalore, Presently Corporation assigned as No.9/8, Situated at Ist Cross, Bismillahnagar, 64th Division of Bangalore City Corporation, Bangalore, which is more fully described in the schedule hereunder and having got the same through a Registered Sale deed Vide as registered Document No.2178/96-97, of Book-I, Volume-1976, Pages 198-201, dated: 2-11-1996, registered in the office of the Sub-registrar, Jayanagar, Bangalore.

2/11/96



- 4 - 4 - 2018 9798

NOW THIS DEED OF SALE WITNESSETH : That in pursuance of the said agreement and the above said sale consideration, the Vendor hereby acknowledges, conveys, transfers, grants and assigns unto and to the use of the Purchaser all the piece and parcel of the schedule property together with all rights, title, interest, easements, appurtenances, uses, claims, demands and whatsoever in the schedule and all estate rights, interests of the Vendor unto and upon the

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- 5⁵ - श्री काशीदास बंसल नॉन जूडिशियल स्टाम्प, 2018 9798

7
[Signature]

schedule property TO HAVE TO HOLD AND TO ENJOY TO THE PURCHASER for everything free from all encumbrances. And thus the Vendor hereby covenants with the Purchaser that the Vendor is the sole and absolute owner of the schedule property and having good and perfect title to convey, claim or charges. Further covenants that she has not done any debt or deed whereby the vendor is prevented from conveying the schedule property.

فیس 10/-

5000Rs.



6⁶ - 6 रु. कायदा संख्या संख्या संख्या, 2018 19798 6

THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :

1. That none other than the Vendor have or had any claim either of right, title, interests, possession, maintenance and share of in the schedule property. Further covenants that the schedule property is free from all kinds of encumbrances, attachments by court, minor claims, litigations, Wills, Security, demands, loans, Private or Public decree, mortgages, pending etc.,

فصل 1



- 7 -

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2018 7198

2. That the schedule property may at all times remain and be to the use of the Purchaser peacefully for ever without interruption by the Vendor or any person claiming through or in trust for him.

3. That to save harmless and always indemnify the Purchaser against all loss, damages and defect-in-title etc., that the Purchaser may suffer or sustain in consequence of any claim if being made by the Vendor to the schedule property.

4. That at the request and cost of the Purchaser the Vendor shall do all such deeds and documents, which are legally necessary for and more perfectly asserting the title of the Purchaser to the schedule property hereby conveyed.

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8 श्री काशीदास शर्मा, निवासी, 2018 19 9798

5. That the Vendor hereby conveyed and has this day delivered the vacant possession of the schedule property and its relevant documents in original to the Purchaser.

6. The Vendor assures that she has paid all the taxes up to date in respect of the schedule property and the katha of the said property stands in the name of the Vendor and she has no objection to transfer the katha of the schedule property in favour of the Purchaser.

7. No error mis-statement or omission in the discription of the Schedule property shall annual the same.

श्री काशीदास शर्मा



10¹⁰ - 10/10/2018 12/9/98

Together with 2 Square A.C.C. Sheet roofing house thereon, mud wall, mud flooring with ordinary construction, not having Civic amenities.

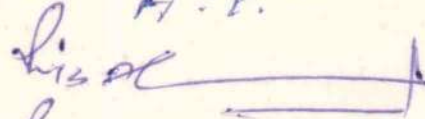
IN WITNESS WHEREOF THE above named Vendor has affixed her signature to this Sale Deed, made on the day, month and year first above written at Bangalore.

WITNESSES :


1. D. Masifa Dikrom
D.No = 4/678,
Revuram Colony
Peankonda (P)
Anantapur (A.P.)

Handwritten signature of the vendor.

VENDOR

2. 
Riya A. Hameed. G.R.
No 30, 1st main Road
Binnulika Nagar
Bangalore - 29

Prepared By:-


(ಸ. ಶ್ರೀನಿವಾಸ)
SREENIVASA.S. B.Com.,
Deed Writer, Licence No. 12/93-94,
Bangalore (Urban) District,
S.R.O. Premises, Jayanagar,
Bangalore - 560 011



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ BRUHAT BANGALORE MAHANAGARA PALIKE

ಕಂದಾಯ ಇಲಾಖೆ/REVENUE DEPARTMENT

ಸಂಖ್ಯೆ/No. : BMP/REV/2007-08/KC/288034

ಸ್ಥಳ/Place : CSC South Counter I

ದಿನಾಂಕ/Date : 07-11-2007

ಖಾತಾದೃಢೀಕರಣ ಪತ್ರ/ KHATHA CERTIFICATE

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವಾರ್ಡ್ ಸಂಖ್ಯೆ 64 - GURAPPANA PALYA, ಮುನಿಸಿಪಲ್ ಸಂಖ್ಯೆ ಹೊಸದು 8 (ಹಳೆಯ ಸಂಖ್ಯೆ 9) 1ST CROSS ROAD BISMILLA NAGAR, BANGALORE, ಈ ಸ್ವತ್ತಿನ ಖಾತೆಯು ನಗರಪಾಲಿಕೆ ದಾಖಲೆಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ BISMILLA EDUCATIONA TRUST ರವರ ಹೆಸರಿನಲ್ಲಿ ದಾಖಲಾಗಿದೆ ಎಂದು ದೃಢೀಕರಿಸಿದೆ. ಸದರಿ ಸ್ವತ್ತಿಗೆ "ಸ್ವತ್ತಿನ ಗುರುತಿನ ಸಂಖ್ಯೆ" (ಪಿಐಡಿ) 64-112-8 ನೀಡಲಾಗಿದೆ. ಮುಂದೆ ಈ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ವ್ಯವಹರಿಸುವಾಗ ದಯವಿಟ್ಟು ಈ "ಪಿಐಡಿ" ಸಂಖ್ಯೆಯನ್ನು ಉಪಯೋಗಿಸುವುದು.

Certified that the Khatha of Property bearing Municipal No. New 8 (Old No.9) at 1ST CROSS ROAD BISMILLA NAGAR, BANGALORE, Ward No 64 - GURAPPANA PALYA, stands in the name of Sri/Smt. BISMILLA EDUCATIONA TRUST in the register of Bangalore Mahanagara Palike. The unique "Property ID No." (PID) allotted to this Property is 64-112-8. Please refer the "PID No." for all further correspondence.

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ /Assistant Revenue Officer ಬೆಂಗಳೂರು

ಮಹಾನಗರ ಪಾಲಿಕೆ /Bangalore Mahanagara Palike

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಗೆ/To,

ಶ್ರೀ/ಶ್ರೀಮತಿ/ Sri/Smt. BISMILLA EDUCATIONA TRUST
8(9) 1ST CROSS ROAD BISMILLA NAGAR
BANGALORE

1. ಖಾತಾ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ 25/- ರೂ. ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ. ರಸೀತಿ ಸಂಖ್ಯೆ :-2007/518225

Received Rs. 25/- for Khatha Certificate. Receipt No:-2007/518225

2. ವಿಶೇಷ ಸೂಚನೆ : ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಮಾಹಿತಿಗಳ ಅಧಾರದ ಮೇಲೆ ನೀಡಲಾಗಿದೆ. ಈ ಸಂಬಂಧ ತಪ್ಪುಗಳಿದ್ದಲ್ಲಿ ದಯವಿಟ್ಟು ಸಂಬಂಧಪಟ್ಟ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

Note:- This Certificate is issued from the Computerised records. If any discrepancies are found, please contact the concerned Assistant Revenue Officer.



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ BRUHAT BANGALORE MAHANAGARA PALIKE

ಕಂದಾಯ ಇಲಾಖೆ / REVENUE DEPARTMENT

ಖಾತಾ ನಕಲು / KHATHA EXTRACT

ಕ್ರಮ ಸಂಖ್ಯೆ/KE Number: BMP/REV/2007-08/KE/283185

ಸ್ಥಳ/ Place : CSC South Counter I

ಆಸ್ತಿ ಗುರುತಿನ ಸಂಖ್ಯೆ/ Property ID No : 64-112-8

ದಿನಾಂಕ/ Date : 07-11-2007

01	ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು / Ward No. and Name	64/GURAPPANA PALYA
02	ರಸ್ತೆಯ ಹೆಸರು / Road Name	1ST CROSS ROAD BISMILLA NAGAR
03	ಮುನಿಸಿಪಲ್ ಸಂಖ್ಯೆ / Municipal No.: ಹಳೆಯದು / Old No.: 9	ಹೊಸದು / New No.:8
04	ಮಾಲೀಕರ ಹೆಸರು / Owners Name	BISMILLA EDUCATIONA TRUST
05	ನಿವೇಶನದ ಅಳತೆ / Sital Area (Sq.ft)	1200.0
06	ಕಟ್ಟಡದ ಅಳತೆ / Total Builtup Area (Sq.ft)	6000.0
07	ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Vacant Land ARV	
08	ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Residential ARV	
09	ವಸತಿಯೇತರ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Non-Residential ARV	Rs. 97200.00
10	ತೆರಿಗೆ ದರ / Rate of Tax: ವಸತಿಯೇತರ ವಾರ್ಷಿಕ ಮೌಲ್ಯದ ಮೇಲೆ ಶೇ25/25% on Non-Residential ARV ವಸತಿ / ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯದ ಮೇಲೆ ಶೇ 20 / 20% on Residential/ Vac. Land ARV	NR-TAX :Rs. 24300.00 R-TAX : --- VL-TAX : ---
11	ಕಂದಾಯ ಬೇಡಿಕೆ / Property Tax Demand	Rs. 24300.0
12	ಉಪಕರಗಳು (ಆರೋಗ್ಯ, ಶಿಕ್ಷಣ, ಗ್ರಂಥಾಲಯ, ವಿಕ್ಷುಕರ) ಶೇ34 / Cessess (Health, Education, Library, Beggary) : 34%	Rs. 8262.00
13	ಒಟ್ಟು ಬೇಡಿಕೆ / Total Tax	Rs. 32562.00
14	ಕಂದಾಯ ನಿಗದಿ ಮಾಡುವ ಅಧಿಕಾರಿಯ ರುಜು / Signature of the Concerned Assessor	
15	ಕಮ್ಪಿ ಜಾಸ್ತಿ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿರುವ ಕ್ರಮ ಸಂಖ್ಯೆ /SI No in Mutation Register	DA/64/MTR/318/2007-2008
16	ಜಾರಿಗೆ ಬರುವ ತಾರೀಖು / Effective Date	01-04-2005
17	ಮೇಲ್ವಿಚಾರಣೆ ವೆಚ್ಚ / Improvement Charges	

ಷರಾ / Remarks

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ /Assistant Revenue Officer

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ / Bangalore Mahanagara Palik

1. ಖಾತಾ ನಕಲು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ 100/- ರೂ. ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ. ರಸೀತಿ ಸಂಖ್ಯೆ :-2007/518223

Received Rs. 100/- for Khatha Extract. Receipt No:-2007/518223

2. ವಿಶೇಷ ಸೂಚನೆ : ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಮಾಹಿತಿಗಳ ಅಧಾರದ ಮೇಲೆ ನೀಡಲಾಗಿದೆ. ಈ ಸಂಬಂಧ ತಪ್ಪುಗಳಿದ್ದಲ್ಲಿ ದಯವಿಟ್ಟು ಸಂಬಂಧಪಟ್ಟ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

Note:- This Certificate is issued from the Computerized records. If any discrepancies are found, please contact the concerned Assistant Revenue Officer.