



BK I  
6448  
2015-2016

**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed on this **Twenty Second** day of **December, Two Thousand Fifteen (22.12.2015)** by and between:

**Mrs. MOHMOODUNNISA**  
Major, W/o. Mr. Mastan Khan  
Residing at # 36,  
2<sup>nd</sup> Cross, Tilaknagar,  
**Bangalore -560041**

Hereinafter called the **"VENDOR"** represented by her **GPA Holder**

**Mr. MOHAMED SAIFULLA,**  
Aged about 57 years,  
S/o. Late Mohammed Ghouse,  
Ex- secretary of M/s. Bismillah Educational Trust  
No.8S, BET School Road,  
Bismillahnagar, Bangalore - 560029

Hereinafter called the **"ATTORNEY HOLDER"** of the **ONE PART**

**IN FAVOUR OF**

**M/s. BISMILLAH EDUCATIONAL TRUST,** Trust registered vide document No.243/85-86 of Book-IV, Volume 58, pages 147-175, dated 28.10.1985, registered in the Office of the Sub-registrar, Jayanagar, Bangalore, Regd. Office : Bismillah Nagar, Bannerghatta Road Cross, Bangalore - 560029

**WORKING CHAIRMAN**  
**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
Bismillah Nagar, Bangalore-560 029

**HON. SECRETARY**  
**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
Bismillah Nagar, Bangalore-560 029

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2-12



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s BISMILLAH EDUCATIONAL TRUST rep by its Working Chairman Mr Abdul Jabbar ,  
ಇವರು 323415.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	257040.00	No.231025 Dt:22.12.2015 The Catholic Syrian Bank Ltd, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	37500.00	No.231022 Dt:22.12.2015 The Catholic Syrian Bank Ltd, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	25200.00	No.231024 Dt:22.12.2015 The Catholic Syrian Bank Ltd, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3675.00	No.231021 Dt:22.12.2015 The Catholic Syrian Bank Ltd, Bangalore
ಒಟ್ಟು :	323415.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/12/2015

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕೆ ಅಧಿಕಾರಿ  
ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ  
(ಬೊಮ್ಮನಹಳ್ಳಿ)  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.



Designed and Developed by C- DAC ,ACTS Pune.

22 DEC 2015







- 1 Represented by its **working chairman,**  
**Mr. ABDUL JABBAR,**  
Aged about 58 years
- 2 Represented by its **Hon'ble Secretary,**  
**Mr. MOHAMMED KAREEMUDDIN,**  
Aged about 64 years,

Hereinafter called the "**PURCHASER**" of the **OTHER PART.**

The terms Vendor and Purchaser shall mean and include their respective heirs, legal representatives, executors, administrators, successors, attorneys and assignees etc.

1) Whereas the Vendor is the sole and absolute owner of the Property bearing Site No.**8S**, Old S.No.**73/2**, Katha No.**73/2/8/S**, Old division No.**35/58**, situated at **1<sup>st</sup> Cross, Bismillanagar, Thavarekere, Bangalore-560 029**, presently comes under BBMP Limits, ward No.**171**, Bangalore, measuring East to West **80 feet**, North to South **30 feet**, totally **2400 Sq.feet**, which is morefully described in the Schedule hereunder and hereinafter called the "**SCHEDULE PROPERTY**" and the same is Vendor's Self acquired Property, acquired through a registered **Gift Deed**, vide Document No.**6540/80-81** of Book-**I**, Volume 587, pages 137-139, dated **21.03.1981**, registered in the Office of the Sub-Registrar, Jayanagar, Bangalore.

2) Whereas the Vendor is the sole and absolute owner of the marginal land Property bearing Site No.**8/B**, Old S.No.**73/2**, Katha No.**73/2/8/B**, Old division No.**35/58**, situated at **BET School Road, Bismillanagar, Thavarekere, Bangalore-560 029**, presently comes under BBMP Limits, ward No.**171**, Bangalore, measuring East to West **20 + 0/2 feet**, North to South **30 + 40/2 feet**, totally **350 Sq.feet**, which is morefully described in the Schedule hereunder and hereinafter called the "**SCHEDULE PROPERTY**"

WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

HON. SECRETARY

BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029





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Print Date & Time : 22-12-2015 04:24:00 PM

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6448

ಬೊಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-12-2015 ರಂದು 03:54:16 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	57750.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	420.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	58245.00

ಶ್ರೀ M/s BISMILLAH EDUCATIONAL TRUST rep by its Working Chairman Mr Abdul Jabbar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s BISMILLAH EDUCATIONAL TRUST rep by its Working Chairman Mr Abdul Jabbar			 WORKING CHAIRMAN BISMILLAH EDUCATIONAL TRUST (REGD.) Bismillah Nagar, Bangalore-560 029

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

22 DEC 2015

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s BISMILLAH EDUCATIONAL TRUST rep by its Working Chairman Mr Abdul Jabbar . (ಬರೆಸಿಕೊಂಡವರು)			 WORKING CHAIRMAN BISMILLAH EDUCATIONAL TRUST (REGD.) Bismillah Nagar, Bangalore-560 029
2	M/s BISMILLAH EDUCATIONAL TRUST rep by its Hon'ble Secretary Mr Mohammed Kareemuddin . (ಬರೆಸಿಕೊಂಡವರು)			 HON. SECRETARY BISMILLAH EDUCATIONAL TRUST (REGD.) Bismillah Nagar, Bangalore-560 029



ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

22 DEC 2015





and the same is Vendor's Self acquired Property, purchased from Mrs. Naseema.

Whereas the Vendor is not in position to look after the Schedule property he has executed a registered General Power Attorney in favour of **M/s. Bismillah Educational Trust**, rep. by its **Chairman Mahmood Khan** and its **Ex-secretary Mr. MOHAMMED SAIFULLA** and the same was registered GPA document No.1803/95-96 of Book-IV, Volume 194, pages 68-70, dated **22.11.1995**, registered in the Office of the Sub-Registrar, Jayanagar, Bangalore and one of the PA holder Mr. Mahmood Khan was expired on 21.11.2015 at Bangalore and the second power of Attorney holder Mr. Mohamed Saifulla has executing this Deed of Absolute Sale on behalf of Vendor in favour of Purchaser herein.




Whereas the GPA Holder of the schedule property have paid the betterment charges of Rs.15,030/- to the BMP Office, Bangalore, vide receipt No.23774, dated 28.06.1998 and the Katha of the Schedule Property stands in the name of the Vendor in the records of concerned office and the Vendor has been paying the taxes thereof regularly to the said office, and till this date the Vendor is in peaceful possession and enjoyment of the same free from all kinds of encumbrances.

Whereas the Vendor for want of money for his domestic and other legal necessities has offered and agreed to sell the Schedule Property to the Purchaser for a sale consideration of the sum of **Rs.8,00,000/- (Rupees Eight Lakhs only)** free from all kinds of encumbrances, and the Purchaser has accepted the offer of the Vendor and agreed to purchase the Schedule Property in the name of **M/s. BISMILLAH EDUCATIONAL TRUST** for the said sale consideration.



WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	Mrs Mohmoodunnisa rep by her GPA holder Mr Mohamed Saifulla . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

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**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH** that in pursuance of the above and in consideration of the sum of **Rs.8,00,000/- (Rupees Eight Lakhs only)** being the full sale consideration of the Schedule Property paid by the Purchaser to the Vendor by the way of **Cash / Cheques before the witnesses on different dates and executed Sale Agreement for Full settlement** and handed over the vacant and clear possession of the Schedule Property to the Purchaser **M/s. BISMILLAH EDUCATIONAL TRUST** on **22.11.1995** and also handed over all the copies of relevant documents in respect to the title of the Schedule Property to the use of the Purchaser, the receipt of which sum the Vendor hereby acknowledges, admits and confirms the full and final settlement and there is no balance in sale consideration amount,

Due to financial problem, the purchaser **M/s. BISMILLAH EDUCATIONAL TRUST** has not execute the Absolute Sale Deed on **22.11.1995**, now the Purchaser has approached the Vendor represented by his GPA Holder to execute the Absolute Sale Deed in favour of the **M/s. BISMILLAH EDUCATIONAL TRUST**. The Vendor represented by his GPA Holder has agreed and execute the Absolute Sale Deed on this day. The Vendor represented by his GPA Holder has not received any sale consideration amount from the purchaser on this day.

The Vendor represented by his Attorney does hereby convey, transfer, sell and assign all that piece and parcel of the Schedule Property unto and to the use of the Purchaser with all estate, right, title, interest, claim, share, demand etc, of the Vendor into or upon the same to same **TO HAVE, TO HOLD AND TO ENJOY** the same by the Purchaser absolutely and forever.

**WORKING CHAIRMAN**  
**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
 Bismillah Nagar, Bangalore-560 029

**HON. SECRETARY**  
**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
 Bismillah Nagar, Bangalore-560 029



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ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Riyaz Ahmed G R Bismillah Educational Trust, Bismillahnagar, BG Road, Bangalore	<i>(Signature)</i>
2	Shaik Omer Bismillah Educational Trust, Bismillahnagar, BG Road, Bangalore	<i>(Signature)</i>

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

22 DEC 2015

  
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ BMH-1-06448-2015-16 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ BMHD721 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 22-12-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

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ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಚಳ್ಳುನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ)

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

The Seal of the Sub-Registrar of Bho... (Bhommahalli) (Jayanagar) ಸೂಚಕ ಸೂಚಕ  
The Seal of the Sub-Registrar of Bho... (Bhommahalli) (Jayanagar) ಸೂಚಕ ಸೂಚಕ

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**THE VENDOR REPRESENTED BY HIS GPA HOLDER DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;**

1. That the Vendor is having clear right, title and interest to sell the Schedule Property to the Purchaser and except the Vendor no other person or persons have or had any kind of right, title, interest, claim, share, demand etc, over the same.
2. That the Purchaser shall hereafterwards and at all times peacefully and quietly hold, own, possess and enjoy the Schedule Property by way of Absolute Sale without any let or hindrance from or by the Vendor or any person/s whomsoever.
3. That the Schedule Property is free from all lien, charge, court attachments, minor claims, maintenance claims, family rights, mortgages etc, and in future if any disputes comes or litigations arises to set right the same by the Vendor's own cost and risk and further the Vendor indemnifies the Purchaser from and against all or any losses, damages, costs, charges, etc, which the Purchaser may incur, sustain or legally compelled to pay in consequence of any claim put forward by any person or persons over the Schedule Property or in the event of breach of covenants herein by the Vendor or for the reason of any arrears of taxes or encumbrances or defect-in-title etc.
4. That upon the request and cost of the Purchaser, the Vendor to do, execute and perform all lawful acts, deeds and things that are necessary to transfer the clear perfect title of the Schedule Property more perfectly in favour of the Purchaser.



*[Handwritten signature]*

*[Handwritten signature]*

WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029

*[Handwritten signature]*  
HON. SECRETARY

BISMILLAH EDUCATIONAL TRUST(REGD.)  
Bismillah Nagar, Bangalore-560 029





5. That the Vendor has no objection that the Purchaser shall pay the future taxes to the concerned office, and transfer the Khata of the Schedule Property into its favour and also it can enjoy the Schedule Property as it likes by way of sale, gift, mortgage etc.

**SCHEDULE**

**Item No.1**

All that piece and parcel of the Property bearing Site No.**8S**, Old S.No.**73/2**, Katha No.**73/2/8/S**, Old division No.**35/58**, situated at **1<sup>st</sup> Cross, Bismillanagar, Thavarekere, Bangalore-560 029**, presently comes under BBMP Limits, ward No.**171**, Bangalore, measuring East to West **80 feet**, North to South **30 feet**, totally **2400 Sq.feet** and bounded on the:

- East by : 1<sup>st</sup> Cross Road Bismillahnagar
- West by : Bismillah Education Trust Property
- North by : Bismillah Education Trust Property
- South by : Bismillah Education Trust Property

WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029

HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029





**Item No.2**

All that piece and parcel of the marginal land Property bearing Site No.8/B, Old S.No.73/2, Katha No.73/2/8/B, Old division No.35/58, situated at **BET School Road, Bismillanagar, Thavarekere, Bangalore-560 029**, presently comes under BBMP Limits, ward No.171, Bangalore, measuring East to West **20 + 0/2 feet**, North to South **30 + 40/2 feet**, totally **350 Sq.feet** and bounded on the:

- East by : Bismillah Education Trust Property
- West by : BET School Road
- North by : Bismillah Education Trust Property
- South by : Bismillah Education Trust Property

Item No.1 : 2400 Sq.ft and item No.2 : 350 Sq.ft, **total 2750 Sq.feet**


WORKING CHAIRMAN  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029


HON. SECRETARY  
BISMILLAH EDUCATIONAL TRUST (REGD.)  
Bismillah Nagar, Bangalore-560 029



IN WITNESS WHEREOF the Vendor represented by his GPA Holder and Purchaser have affixed their signatures to this Deed of Absolute Sale on the date, month and year first above written at Bangalore.


**WITNESSES**

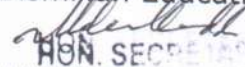
1.   
**Riyaz Attamed.G.R.**  
Hon Treasurer,  
**BISMILLAH EDUCATIONAL TRUST**  
Bismillah Nagar, Bannerghatta Road,  
Bangalore - 560 029

2.   
**SHAIK OMER**  
Vice Chairman,  
**BISMILLAH EDUCATIONAL TRUST**  
Bismillah Nagar, Bannerghatta Road,  
Bangalore - 560 029



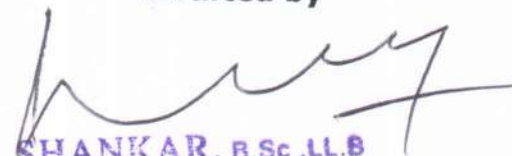
**VENDOR**  
Represented by his GPA Holder  
**Mohamed saifulla**

  
**WORKING CHAIRMAN**  
**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
Bismillah Nagar, Bangalore-560 029  
**Abdul jabbar**

**working chairman**  
M/s. Bismillah Educational Trust  
  
**HON. SECRETARY**

**BISMILLAH EDUCATIONAL TRUST(REGD.)**  
Bismillah Nagar, Bangalore-560 029  
**Mohammed Kareemuddin**  
**Hon'ble Secretary**  
M/s. Bismillah Educational Trust  
**PURCHASER**

**Drafted by**

  
**N SHANKAR, B.Sc.,LL.B**  
**ADVOCATE & NOTARY**  
**KAUMUDI**  
No 23-24, III Cross, Samyadri Layout  
Pandu Ranga Nagar  
Bannerghatta Main Road, BANGALORE-76