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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಪಾವತಿಸಿದ ಒಟ್ಟು ಮರ್ಯಾಕ್ಷ Total stamp duty paid Re

BK-I 6054 2013-14

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this Tenth day of October, Two Thousand Thirteen (10.10.2013) by and between:

Sri. KRISHNAPPA,

Major, S/o. Muniyappa Residing at Bilekahalli Village, Begur Hobli, **Bangalore South Taluk**

Hereinafter called the "VENDOR" represented by his GPA Holder

Sri. ABDUL JABBAR

Aged about 57 years, S/o. Late Abdul Rahim Residing at # 10, 2nd Cross, Srinivasa Colony, Bangalore -560 027

Hereinafter called the "ATTORNEY HOLDER" of the ONE PART

WORKING CHAIRMAN

6. Sul 55

BISMILLAH EDUCATIONAL TRUST(REGD)

Bismillah Nagar, Bangalore-560 029

Bismillah Educational Trust Bismillah Nagar, Bannerghatta Road Cross, Bangalore-560029

Page 1 of 7

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Bismillah Educational Trust rep by its Working Chairman Mr Mohammed Ghouse Sabir , ಇವರು 586350.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	586350.00	No 570367 Dt: 10.10.2013 The Catholic Syrian Bank Ltd, Christ College Road,
ಒಟ್ಟು :	586350.00	Bangalore

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 10/10/2013

ಅಂಪಣಿಯಾರುವುದ್ರಾಮ್ಯಾಹಾವಿ ಬೊಮ್ಮಾಸ್ಟ್ರಿಯಾಗಿ

Designed and Developed by C-DAC ,ACTS Pune.

10 OCT 2013





BKIBNG-BMH 6054 12013-14 3-11

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ **Document Sheet**



ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ತ ರೂ. Total stamp duty paid Rs.

IN FAVOUR OF

Property.

M/s. BISMILLAH EDUCATIONAL TRUST

Trust registered vide document No.226/89-90 of Book-IV, Volume 86, pages 186-191, dated 19.01.1990, registered in the Office of the Sub-registrar, Jayanagar, Bangalore) Regd. Office: Bismillah Nagar, Bannerghatta Road Cross, Bangalore - 560029

Represented by its Working Chairman, 1 Mr. Mohammed Ghouse Sabir, Aged about 70 years and

Represented by its Hon'ble Secretary, 2 Mr. Siddiq Pasha Aged about 50 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.

Whereas the Vendor is the sole and absolute owner of the Property bearing Northern Portion of Site No.22, Katha No.22-23/37, New Municipal No.03A, situated at 17th A Cross, Rashtrakavi Kuvempu Nagar, Nayanappashetty Palya, Old Division No.35, Bangalore City Corporation, Bangalore, presently comes under BBMP Limits, Bangalore, Old Ward No.65, New Ward No.176, which is morefully described in the Schedule hereunder and hereinafter called the "SCHEDULE PROPERTY" and the same is Vendor's Ancestral

11. G. Salet

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

Hon Secretary Bismillah Educational Trust Bismillah Nagar, Bannerghatta Road Cross, Bangalore-560029



Page 2 of 7

SKI BNG-BMH.

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6054

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1	M/s Bismillah Educational Trust rep by its Working Chairman Mr Mohammed Ghouse Sabir . (ಬರೆಸಿಕೊಂಡವರು)			11-C: Salar Substantial
2	M/s Bismillah Educational Trust rep by its Hon'ble Secretary Mr Siddiq Pasha . (ಬರೆಸಿಕೊಂಡವರು)			Sador L.



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ. 1 0 OCT 2013

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ **Document Sheet**



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ಯಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ನ ರೂ. ದಸಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ, ದಿನಾಂಕ Total stamp duty paid Rs. Date of execution

Whereas the Vendor is not in position to look after the Schedule property he has executed a registered General Power Attorney in favour of Sri. ABDUL JABBAR and the same was registered as document No.17/87-88 of Book-IV, Volume 67, Pages 136-138, dated 10.04.1987, registered in the Office of the Sub-registrar, Jayanagar, Bangalore City and accordingly the Attorney Holder has executing this Deed of Absolute Sale on behalf of Vendor in favour of Purchaser herein.

Whereas 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 through his attorney for a sale consideration of the sum of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand Only) free from all kinds of encumbrances, and the Purchaser has accepted the offer of the Vendor and agreed to purchase the Schedule Property for the said sale consideration.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the above and in consideration of the sum of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand Only) being the full sale consideration of the Schedule Property paid by the Purchaser to the Vendor represented by his Attorney Holder by the way of CASH before the witnesses on dated 27.10.1989.

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

11.6. Sulets

Hon. Secretary Bismillah Educational Trust Bismillah Nagar, Bannerghatta Road Cross, Bangalore-560029 Page 3 of 7

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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The receipt of which sum the Vendor represented by his Power of Attorney Holder 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 has not execute the Absolute Sale Deed on 27.10.1989, 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.

The Vendor represented by his General Power of Attorney Holder has handed over the vacant and clear possession of the Schedule Property to the Purchaser on 27.10.1989 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.

After the purchase of the schedule property dated 27.10.1989, the purchaser has constructed RCC roofed building in the schedule property from M/s.BISMILLAH EDUCATIONAL TRUST.

WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD)

Bismillah Nagar, Bangalore/560 029

Hon. Secretary
Bismillah Educational Trust
Bismillah Nagar, Bannerghatta
Road Cross, Bangalore-560029

Page 4 of 7







ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Abdul Muheeb No 62/2,7th block, Wilson Garden, Bangalore 560027	Abdul Hickerl
2	Riyaz Ahmed G R No 30(1/7) 1st main, Bismillanagar, BG Road, Bangalore 560029	13 DE

ಉಪನೋಂಹೇಳಳಿತ್ತಾಕ್ಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ. 10007 2013



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-06054-2013-14 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BMHD650 ನೇ ದ್ದರಲ್ಲಿ ದಿನಾಂಕ 10-10-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

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.
- 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.

amer.

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

Bismillah Educational Trust
Bismillah Nagar, Bannerghatta
Road Cross, Bangalore-560029 Page 5 of 7





ಈ ದಸ್ಕಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ್ಷಶುಲ್ಲ್ ರೂ. Total stamp duty paid As.

That the Vendor has no objection that the Purchaser shall pay the 5. 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

All that piece and parcel of the Property bearing Northern Portion of Site No.22, Katha No.22-23/37, New Municipal No.03A, situated at 17th A Cross, Rashtrakavi Kuvempu Nagar, Nayanappashetty No.35, Bangalore City Corporation, Division Old Palva, Bangalore, presently comes under BBMP Limits, Bangalore, Old Ward No.65, New Ward No.176, measuring East to West 60 + 50/2 feet, North to South 35 feet, totally measuring 1925 Sq.feet and bounded on the:

East by

Road

West by

Road

North by

Site No.24

South by

Southern portion of Site No.22 & Site No.21

Along with Ground, First & Second floor, totally 25 Squares of RCC roofed building, constructed with cement and bricks, Red Oxide flooring, doors and windows are made with jungle wood and steel, with all civic amenities like Electricity, Sanitary and Water facilities in the 11.11. Salu8 schedule property.

WORKING CHAIRMAN

BISMILLAH EDUCATIONAL TRUST(REGD)

Bismillah Nagar, Bangalore-560 029

Hon Secretary Bismillah Educational Trust Bismillah Nagar, Bannerghatta Road Cross, Bangalore-560029

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

ದಸ್ಕಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ್ನ ಕುಳ್ಳ ಹೆ

Total stamp duty paid As.

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. Jak

RIYAZ AHAMED. G.R. NG 30(M) ISH MAIN ROAD BISMILLAH NAGAR.

B.G. Road.

BANGAL LU-560029.

2. Abdul Muherb. ABOUL MUHEEB.

NO62/2, 7/2 cross,

VENDOR

Represented by his GPA Holder

11.6. Salus

BISMILLAH EDUCATIONAL TRUST(REGD)

Bismillah Nagar, Bangalore-560 028

Hon. Secretary Bismillah Educational Trust

Bismillah Educational Trust
Bismillah Nagar, Bannerghatta
Road Cross, Bangalore-560029
PURCHASER

Bangalore 56002 7-M/s. BISMILLAH EDUCATIONAL TRUST

SHAIK OMER,

Besmillah Nagar,

Bayelere- 29,

Drafted by

N SHANKAR, B.Sc.,LL.B **VOCATE & NOTARY** KAUMUDI

No 23-24, III Cress, Samyadri Layout Pandu Ranga Nagar Bannerghatta Main Road, BANGALORE-76

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