

2023/24  
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## ABSOLUTE SALE DEED

**THIS DEED OF ABSOLUTE SALE** is made and executed this **MONDAY**, the 04<sup>th</sup> day of **SEPTEMBER**, Two Thousand Twenty Three, (04-09-2023),

**BY :**

**Mrs. SAYEDA FAIZUNNISA** alias **FAIZUNNISA**,  
W/o. Late Sayed Abdul Basith,  
Aged about 66 years,  
Residing at No.12,  
1<sup>st</sup> Cross, Bismillah Nagar,  
Bannerghatta Road Cross,  
**BENGALURU-560 029.**  
**PAN:AIXPF4596R.**  
**Aadhaar No.8919 9152 8738.**

hereinafter called the **"VENDOR"** in favour of:

**M/s. BISMILLAH EDUCATIONAL TRUST**,  
Bismillah Nagar, Bannerghatta Road Cross,  
**BENGALURU-560 029.**  
**PAN:AAATB1363R.**

Represented by its Working Chairman,  
**Mr. ABDUL MUHEEB**,  
S/o. Late Shaik Abdul Subhan,  
Aged about 74 years,  
Residing at No.62/2, 1<sup>st</sup> Floor,  
7<sup>th</sup> Cross, Wilson Garden,  
**BENGALURU-560 027.**  
**Aadhaar No.3322 9428 5825.**

*Faizunni Sa.*

*Muheeb*

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

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

BNG (U) JNR. 36.15 2023-2024 Page 2-12



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/s. BISMILLAH EDUCATIONAL TRUST is Rep. by Mr .ABDUL MUHEEB S/o Late Shaik Abdul Subhan::

WORKING CHAIRMAN ಇವರು ₹13,77,600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ

ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ    | ಮೊತ್ತ (ರೂ.)  | ಹಣದ ಪಾವತಿಯ ವಿವರ  |
|-----------|--------------|--|
| E-Payment | 12,30,000.00 | Online Challan Reference Number RG0923000002617031BH<br>Dated:01/09/2023 |
| E-Payment | 24,600.00    | Online Challan Reference Number RG0923000002617031BH<br>Dated:01/09/2023 |
| E-Payment | 1,23,000.00  | Online Challan Reference Number RG0923000002617031BH<br>Dated:01/09/2023 |
| Total:    | 13,77,600.00 |  |

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ: 04/09/2023

Senior Sub-Registrar  
Jayanagar, Bangalore City

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₹ 16:

₹ 3/-

ಇಂಪ್ರಿಂಟಿಂಗ್ ಸೆಲ್  
ಇಂಪ್ರಿಂಟಿಂಗ್ ಸೆಲ್  
ಇಂಪ್ರಿಂಟಿಂಗ್ ಸೆಲ್

AND

Hon. Secretary,  
**Mr. MOHAMMED SAIFULLA,**  
S/o. Late Mohammed Ghouse,  
Aged about 65 years,  
Residing at No.541, 10<sup>th</sup> Cross,  
29<sup>th</sup> Main, BTM Layout II Stage,  
**BENGALURU-560 076.**  
**Aadhaar No.4570 2442 0213.**

hereinafter called the "**PURCHASER**", (The terms the '**VENDOR**' and the '**PURCHASER**' wherever and whenever the context so admits shall mean and include their legal heirs, successors, administrators, representatives, executors, and assigns)  
**WITNESSETH AS FOLLOWS:**

**WHEREAS,** the Vendor is the absolute owner in possession and enjoyment of the house property bearing No.9, PID No.64-112-9, (formerly bearing Site No.12, being a portion of larger property No.73/2, situated at Thavarekere, 35<sup>th</sup> Division, Bengaluru), situated at 1<sup>st</sup> Cross Road, Bismilla Nagar, Bruhat Bangalore Mahanagara Palike Ward No.64, New Ward No.171, Bengaluru, which is fully and specifically described in the schedule hereunder and hereinafter referred to as the schedule property, the same having acquired by her under a Sale Deed dated 07-02-1983, which is duly registered as Document No.3889/1982-83 of Book-I, Volume-729, Pages 91-95, in the Office of the Sub-Registrar, Jayanagar, Bengaluru.

**WHEREAS,** the Vendor by exercising her possessory and proprietary rights over the schedule property has obtained the change of Khata in respect thereof in her own name and since then she has been in possession and enjoyment of the same as the absolute, sole and exclusive owner thereof without any interruption or interference from any person whosoever.

*Fajunnisa*

*Mohammed Saifulla*

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



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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- JAY-1-03615-2023-24

ಜಯನಗರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04/09/2023 ರಂದು 01:34:08 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ          | ₹ ರೂ.ಪೈ     |
|-------------|---------------|-------------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ  | 2,46,000.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ    | 455.00      |
| 3           | ಒಪ್ಪಿಗೆ ಶುಲ್ಕ | 400.00      |
|             | ಒಟ್ಟು         | 2,46,855.00 |

M/s. BISMILLAH EDUCATIONAL TRUST is Rep. by Mr .ABDUL MUHEEB S/o Late Shaik Abdul Subhan:: WORKING CHAIRMAN ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು  | ಫೋಟೋ   | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು   | ಸಹಿ  |
|-------------|--|--|--|--|
| 1           | M/s. BISMILLAH EDUCATIONAL TRUST is Rep. by Mr .ABDUL MUHEEB S/o Late Shaik Abdul Subhan:: WORKING CHAIRMAN , 75, Resident of: , Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Presenter) |  | <br>Left Thumb | Abdul Muheeb -<br>WORKING CHAIRMAN<br>BISMILLAH EDUCATIONAL TRUST<br>Bismillah Nagar, Bangalore-56 |

Senior Sub-Registrar  
Jayanagar, Bangalore City

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು   | ಫೋಟೋ  | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು  | ಸಹಿ  |
|-------------|---|---|---|--|
| 1           | M/s. BISMILLAH EDUCATIONAL TRUST is Rep. by Mr .ABDUL MUHEEB S/o Late Shaik Abdul Subhan:: WORKING CHAIRMAN , 75, Resident of: , Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Claimant) |  | <br>Left Thumb | Abdul Muheeb<br>WORKING CHAIRMAN<br>BISMILLAH EDUCATIONAL TRUST<br>Bismillah Nagar, Bangalore-560029 |

Senior Sub-Registrar  
Jayanagar, Bangalore City

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**WHEREAS**, the Vendor intends to sell the schedule property and the Purchaser is interested to purchase the same and in pursuance thereof the Vendor and the Purchaser mutually negotiated and agreed for the sale of the schedule property by the Vendor in favour of the Purchaser for a sale consideration of Rs.2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only), free from all encumbrances.

**WHEREAS**, the schedule property is the self-acquired property of the Vendor, having purchased the same out of her self-earned funds, hence in confirmation of the same and to avoid future ambiguity and to ensure perfect title of the Purchaser to the schedule property, the Vendor's children viz. (1) Mrs. Syeda Naseemunissa, (2) Mrs. Syeda Nayeemunnisa, (3) Mr. Syed Zakir Pasha and (4) Mr. Syed Shakir Pasha, have attested to this sale deed as consenting witnesses.









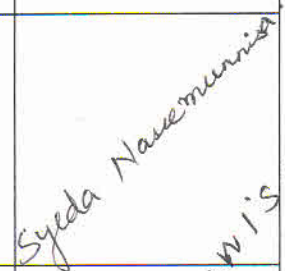


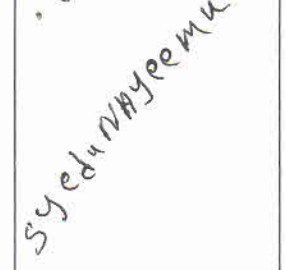





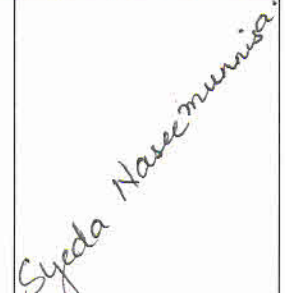
**NOW THIS DEED OF ABSOLUTE SALE**  
**WITNESSETH AS FOLLOWS:**

1. That in pursuance of the above agreement and in consideration of the Purchaser having paid the full sale consideration of Rs.2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only) to the Vendor before the witnesses, as detailed hereunder:
  - a) Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by Cheque bearing No.000190, dated 27-04-2023, drawn on HDFC Bank, Bannerghatta Road Branch, Bengaluru-29,
  - b) Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by Cheque bearing No.000153, dated 27-04-2023, drawn on Bank of Baroda, Jayanagar 4<sup>th</sup> 'T' Block, Bengaluru-560 041,

*Faizunni Sa.*

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

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

|   |   |   |   |  |
|---|---|---|---|--|
| 2 | <b>M/s. BISMILLAH EDUCATIONAL TRUST is Rep. by Mr .MOHAMMED SAIFULLA, S/o. Late Mohammed Ghouse,:: SECRETARY ,</b><br>66, Resident of: , Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Claimant)                 |    | <br>Left Thumb   | <br>MOHAMMED SAIFULLA<br>SECRETARY<br>BISMILLAH EDUCATIONAL TRUST<br>Bismillah Nagar, Bangalore |
| 3 | <b>Mrs .SAYEDA FAIZUNNISA , alias:FAIZUNNISA W/o Late Sayed Abdul Basith, ,</b><br>66, Resident of: , No.12, 1st Cross, Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Executant)                                 |    | <br>Left Thumb   |   |
| 4 | <b>Mrs .SYEDA NASEEMUNNISA (Consenting Witness) D/o Late Syed Abdul Basith,</b><br>49, Resident of: , No.78, 1st Cross, Chowdaiah Block, RT Nagar Bengaluru , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560032 (Executant)  |    | <br>Left Thumb   |   |
| 5 | <b>Mrs .SYEDA NAYEEMUNISSA (Consenting Witness) D/o Late Syed Abdul Basith,</b><br>47, Resident of: , No.12, 1st Cross, Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Executant)                                 |  | <br>Left Thumb |    |
| 6 | <b>Mr .SYED ZAKIR PASHA (Consenting Witness) S/o Late Syed Abdul Basith,</b><br>44, Resident of: , No.12, 1st Cross, Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Executant)                                    |  | <br>Left Thumb |   |
| 7 | <b>Mrs .SYEDA NASEEMUNNISA is POA of Mr .SYED SHAKIR PASHA (Consenting Witness) S/o Late Syed Abdul Basith,</b><br>42, Resident of: , No.12, 1st Cross, Bismillah Nagar, Bannerghatta Road Cross, BENGALURU, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560029 (Executant) |  | <br>Left Thumb |   |

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Jayanagar, Bangalore City

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- c) Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) paid by Cheque bearing No.000091, dated 27-04-2023, drawn on Bank of Baroda, Byrasandra Branch, Bengaluru-560 041,
- d) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid by Cheque bearing No.000566, dated 27-04-2023, drawn on Bank of Baroda, Byrasandra Branch, Bengaluru-560 041,
- e) Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by Cheque bearing No.100736, dated 25-05-2023, drawn on CSB Bank, Bengaluru-560 029,
- f) Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by Cheque bearing No.003009, dated 25-05-2023, drawn on Bank of Baroda, Byrasandra Branch, Bengaluru-560 041,
- g) Rs.10,00,000/- (Rupees Ten Lakhs Only) paid by Cheque bearing No.000365, dated 25-05-2023, drawn on Bank of Baroda, Byrasandra Branch, Bengaluru,
- h) Rs.5,00,000/- (Rupees Five Lakhs Only) paid by Cheque bearing No.000392, dated 25-05-2023, drawn on UCO Bank, Bannerghatta Road, Bengaluru,
- i) Rs.5,00,000/- (Rupees Five Lakhs Only) paid by Cheque bearing No.100362, dated 25-05-2023, drawn on CSB Bank, Bengaluru-560 029,
- j) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by Cheque bearing No.000211, dated 01-09-2023, drawn on Bank of Baroda, Jayanagar 4<sup>th</sup> T Block, Bengaluru-560 041,
- k) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by Cheque bearing No.000212, dated 01-09-2023, drawn on Bank of Baroda, Jayanagar 4<sup>th</sup> T Block, Bengaluru-560 041,

*Abdul Mubeib*



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

*Faiyaz*


*Mona*

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

## ಗುರುತಿಸುವವರು

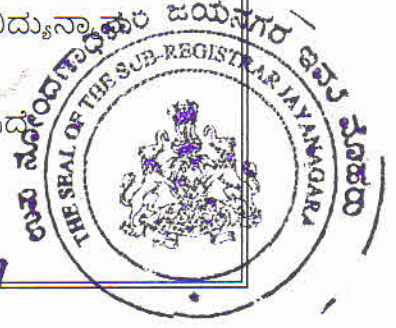
| SR.No | Identifier Name                                       | Address  | ಸಹಿ   |
|-------|---|--|---|
| 1     | SHAIK OMER S/o S.A. Mujeeb<br>(Identifier)            | Bismillah Education Trust, ,Bismillanagar,<br>B.G. Road Cross, Bangalore, Bengaluru<br>South, BENGALURU URBAN,<br>KARNATAKA - 560029 |  |
| 2     | G.R. RIYAZ AHMED S/o Abdul<br>Rawoof Sab (Identifier) | Bismillah Education Trust, ,Bismillanagar,<br>B.G. Road Cross, Bangalore, Bengaluru<br>North, BENGALURU URBAN,<br>KARNATAKA - 560029 |  |

Senior Sub Registrar  
Jayanagar, Bangalore City



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ JAY-1-03615-2023-24 ಆಗಿ  
ದಿನಾಂಕ 04/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ  
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದ

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Jayanagar, Bangalore City





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- l) Rs.43,04,000/- (Rupees Forty Three Lakhs Four Thousand Only) paid by Cheque bearing No.000214, dated 01-09-2023, drawn on Bank of Baroda, Jayanagar 4<sup>th</sup> T Block, Bengaluru,
- m) Rs.50,000/- (Rupees Fifty Thousand Only) paid in Cash on 19-10-2022, and
- n) Rs.2,46,000/- (Rupees Two Lakhs Forty Six Thousand Only) paid through Challan No.05275, dated 31-08-2023, BSR Code of Bank 0510002, at HDFC Bank with Bank Reference No.K2324307479063, with Acknowledgement No.AK08177643, towards TDS in the account of the Vendor,

the receipt of which sale consideration of Rs.2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only) the Vendor doth hereby acknowledges and acquits and releases the Purchaser hereof from the same before all these presents, the Vendor doth hereby Sells, Grants, Transfers, Settles, Conveys and Assigns the schedule property fully and absolutely unto and to the use of the Purchaser, its legal heirs, successors and assigns together with all the easements, advantages, benefits, accretions and appurtenances thereto.

2. The Vendor doth hereby declares, agrees, assures and covenants with the Purchaser that she has a valid title and rights to Sell, Grant, Transfer, Settle, Convey and Assign the schedule property in the manner now done and not in any manner prevented or prohibited either by any person or by an order of injunction or attachment of any court or any authority.
3. The Vendor doth hereby agrees, assures, declares and covenants with the Purchaser that there are no liens, charges, court attachment, injunction and encumbrances over and in respect of the schedule property.

*Faizunni So.*

*U.S. S.*  
HON. SECRETARY

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

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

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₹ 31/-



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4. The Vendor doth hereby agrees, declares, assures and covenants with the Purchaser that she will indemnify and reimburse the Purchaser against all losses or damages that it may incur, suffer or sustain on account of any encumbrances or on account of any defect in her title to the schedule property.
5. The Vendor doth hereby agrees, declares, assures and covenants with the Purchaser that she will always do Acts, Deeds and Things that will be necessary or deemed necessary to more fully ensure good title of the Purchaser to the schedule property.
6. The Vendor doth hereby agrees, declares, assures and covenants with the Purchaser that she will do all such things, deeds and acts, and sign such papers and documents which are necessary or deemed necessary to change the Khata of the schedule property in the name of the Purchaser.
7. The Vendor doth hereby agrees, declares, assures and covenants with the Purchaser that she has paid all the taxes up-to-date in respect of the schedule property to the concerned authorities and that there are no arrears.
8. The Vendor doth hereby agrees, declares, assures and covenants with the Purchaser that the Purchaser is fully entitled to obtain the change of khata in respect of the schedule property, the water connection, the sanitary connection and the electricity connection in the schedule property in its own name and the Vendor has no objections whatsoever for the same.
9. The Vendor has this day handed over the vacant possession of the schedule property to the Purchaser.

*Feizunnisa*

*Abdul Muheeb*

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

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

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₹ 3/-

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### SCHEDULE

All that piece and parcel of the house property bearing No.9, PID No.64-112-9, (formerly bearing Site No.12, being a portion of larger property bearing No.73/2, situated at Thavarekere, 35<sup>th</sup> Division, Bengaluru), situated at 1<sup>st</sup> Cross Road, Bismilla Nagar, Bruhat Bangalore Mahanagara Palike Ward No.64, New Ward No.171, Bengaluru, measuring East to West 80 Feet or 24.38 Meters and North to South 30 Feet or 9.14 Meters, in total measuring 2400 Square Feet or 222.9593 Square Meters, with all the construction thereon and bounded on the :

EAST BY : Road,  
WEST BY : Private Property,  
NORTH BY : Property belonging to Mrs. Naseema, and,  
SOUTH BY : Property bearing No.11.

### PARTICULARS:

Site Area : 222.9593 Square Meters or 2400 Square Feet.

Built-Up Area : 92.9022 Square Meters or 1000 Square Feet.

The house is constructed with brick walls, RCC Roof, Red-Oxide Flooring and Jungle Wood Doors and Windows and the market value of the Schedule Property is Rs.2,46,00,000/-.

*Abdul Muheeb*

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

*Fazlunni Sa.*

*Ms. S. S. S.*

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

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₹ 3/-



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IN WITNESS WHEREOF the VENDOR and the PURCHASER above named have signed this DEED OF ABSOLUTE SALE, on the day, the month and the year first above written, out of their own free will and volition, in presence of witnesses hereinafter attested.

**CONSENTING WITNESSES:**

Syeda Naseemunnisa .

(SYEDA NASEEMUNNISA)  
(Aadhaar No.7130 0165 5375)

SYEDA NAYEEMUNISSA

(SYEDA NAYEEMUNISSA)  
(Aadhaar No.7765 7093 9947)

S. Zakir Pasha

(SYED ZAKIR PASHA)  
(Aadhaar No.3496 5087 3231)

Syeda Naseemunnisa .

(SYED SHAKIR PASHA)  
(Aadhaar No.4813 5888 2124)  
(Rep. by his sister and Regd. GPA Holder,  
Mrs. SYEDA NASEEMUNNISA)

**WITNESSES :**

1.

(SHAIK OMER)  
BET, B.G. Road, B/1r-29

2.

(G. R. RIYAZ AHMED)  
BET, B.G. Road Cross,  
Bengaluru-29.

Feizunnisa

**VENDOR**

Abdul muheeb  
**WORKING CHAIRMAN**

Secretary

**SECRETARY**

For and on behalf of  
Bismillah Educational Trust,  
Bismillah Nagar,  
BENGALURU-560029.

**PURCHASER**

This Deed-Drafted By :

MOHAMMED MUJTABA ADIL, B.A.L.,LL.B.  
SYED KHASIM & ASSOCIATES  
Advocates  
No.1, 4<sup>th</sup> Cross, Shivaji Road, Shivaji Nagar,  
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