

5473/2004-05

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಾಖಲೆ ಸಹಿ Document Sheet
 <p>ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p> <p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಾಗುತ್ತದೆ This sheet can be used for any document</p> <p>5473/2004-05</p>	ಬೆಲೆ: ರೂ. 2/-
<p>ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ Date of execution</p> <p>ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ Total stamp duty paid Rs.</p>	

SALE DEED

This Deed of sale is executed on this the 28th day of October, 2004 at Gulbarga by

HAJI MEHABOOB ALI S/O SHAIK MOHAMMED SAB NAWADE
AGED : 60 YEARS, OCC : AGRICULTURE AND BUSINESS
RESIDING AT MOMINPURA, ALLABAD, GULBARGA.

(HEREINAFTER CALLED THE "VENDOR" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXT SO REQUIRES BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS ETC.)

IN FAVOUR OF

SHANKARSINGH MEMORIAL TRUST REGD. NO. 258/99-2000, OFFICE AT NO. 147, VIDYANAGAR, BADEPUR COLONY, OPP. BASAVESHWAR HOSPITAL, SEDAM ROAD, GULBARGA, REPRESENTED BY ITS TRUSTEE SRI SANJAYSINGH S/O LATE SITARAMSINGH, AGE : 34 YEARS, R/O KATGARPURA, SHAHBAZAR, GULBARGA. (HEREINAFTER CALLED THE "PURCHASER/VENDEE" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXTS SO MEANS AND INCLUDES THEIR EXECUTORS, ADMINISTRATOR, ASSIGNS, LEGAL REPRESENTATIVES, HEIRS, ETC.)

on the terms, conditions and payment of consideration hereinafter mentioned below -

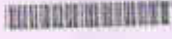
WHEREAS the Vendor is the absolute owner in possession of the property bearing Land Sy. No. 34/Aa as per ROR (Sy. No. 34/7 as per Form No. 10), Khata No. 486 Measuring 2 Acres 28 Guntas having R.A. 6-54, situated at Kotnoor 'D' Village, Taluka Gulbarga, District Gulbarga, which is more fully and particularly described in the schedule below hereinafter referred to as the Schedule Property, and the Vendor having acquired title to the same in the following manner,

WHEREAS the schedule property was purchased by Mr. Mohammed Ibrahim Sab and others by two registered sale deeds dated 24-10-98 registered at D. No. 2994 and 2995/98-99 and vide Mutation No. 306 and 307

WHEREAS the said Mr. Mohammed Ibrahim Sab and others sold the schedule property to the Vendor herein by a registered sale deed registered as D. No. 3957/2001-02 dt. 17-10-2001 Vol. No. 2260, Page No. 87 to 98 and Mutation effected in the name of Vendor.

WHEREAS the Deputy Commissioner, Gulbarga has granted permission for purchase of the above said land by vendee vide order in file No. REV/LND/DVP/39/2004-05 on dated 6.10.2004.

Contd....2



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ಶ್ರೀ ಸಂಜಯ್ ಸಿಂಗ್ ದಿ. ಸತಾರಾಮಸಿಂಗ್ ಸದಸ್ಯರು ತೆಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್ ಪ್ರಶ್ನೆ ವಿಧ್ಯಾನಗರ ಬಡೋಲಾರ ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಅಸ್ತತ್ವೀಯ ಎದುರಗಡೆ ಪೇಡಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ ಇವರಿಂದ ಹಾಜರ ಮಂಡಲ್ಪಟ್ಟಿದೆ

5473/2004-05

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ರಸಾಯನ ಸಂಖ್ಯೆ 5473

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಗುಲ್ಬರ್ಗಾ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-10-2004 ರಂದು 11:04:13 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	3380.00
2	ಪ್ಲಾನ್ ಫೀ	240.00
3	Plan Filing Fee	10.00
4	Mutation Fee	70.00
	ಒಟ್ಟು:	3700.00

ಶ್ರೀ ಸಂಜಯ್ ಸಿಂಗ್ ದಿ. ಸತಾರಾಮಸಿಂಗ್ ಸದಸ್ಯರು ತೆಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್ ಪ್ರಶ್ನೆ ವಿಧ್ಯಾನಗರ ಬಡೋಲಾರ ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಅಸ್ತತ್ವೀಯ ಎದುರಗಡೆ ಪೇಡಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ ಇವರಿಂದ ಹಾಜರ ಮಂಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಸಂಜಯ್ ಸಿಂಗ್ ದಿ. ಸತಾರಾಮಸಿಂಗ್ ಸದಸ್ಯರು ತೆಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್ ಪ್ರಶ್ನೆ ವಿಧ್ಯಾನಗರ ಬಡೋಲಾರ ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಅಸ್ತತ್ವೀಯ ಎದುರಗಡೆ ಪೇಡಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಹಾಜಿ ಮಹಿಯೂಬ್ ಅಲಿ ಕೊಪ್ಪ, ಮಹದ್ ಸಾಖ್, ಸದಾಡೆ (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
(ಶ್ರೀ. ಕೆ. ಮುನೀಂದ್ರಪ್ಪ)
ಸಹಾಯಕ ರಜಿಸ್ಟ್ರಾರ್

10 OCT 2004

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೨೯/೨೦೦೩ ಮತ್ತು ೨೦೦೪
ದಿನಾಂಕ ೦೪-೦೩-೨೦೦೩ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಚಿವರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಖತಾ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಸ್ತಖತಾ ಸಂಖ್ಯೆ: 2/-

5473/2004-0

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs

Page -2-

WHEREAS by virtue of the aforesaid sale deed the Vendor herein became the absolute owner of the schedule property. The Record of Rights, Form No 10, of the schedule Property is transferred to his name and the Schedule Property now stands in the name of the Vendor in all the official records.

WHEREAS on account of legal and family necessity, necessity of funds and for other reasons etc. the Vendor has entered into an agreement for sale to sell his above mentioned land bearing Sy. No. 34/Aa as per ROR (Sy. No. 34/7 as per Form No. 10), Khata No. 486 Measuring 2 Acres 28 Guntas having R.A. 6-54, situated at Kotnoor 'D' Village, Taluka Gulbarga, Dist. Gulbarga having the following boundaries,

East : Land Sy. No. 34/E (34/9) of Mohd. Younus measuring 3 acre 28 guntas sold to vendee and Land Sy. No. 34/U(34/8) of M.A. Rauf measuring 3 acre 28 guntas sold to vendee.

West : Land of Sanganna

North : 30' wide GDA road to some portion and land of Idgah.

South : Land of Shivraya Revansiddappa.

in favour of the Vendee for a consideration amount of Rs. 3,37,500/- (Rupees Three lakh thirty seven thousand five hundred Only) to which the Vendee consented.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. In pursuance of the agreement and for a consideration of Rs. 3,37,500/- (Rupees Three lakh thirty seven thousand five hundred Only) which sum the vendor has already received in full from the vendee prior to the execution of this sale deed in the following manner;

1. Rs. 1,50,000/- through Cheque No. 389126 dt. 5-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231.
2. Rs. 1,87,500/- through Cheque No. 389133 dt. 28-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231.

(the receipt where of the vendor hereby acknowledged) thus the vendor as owner hereby sold his above mentioned land bearing Sy. No. 34/Aa as per ROR (Sy. No. 34/7 as per Form No. 10), Khata No. 486 Measuring 2 Acres 28 Guntas having R.A. 6-54 situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District with the boundaries mentioned above in favour of the Vendee together with all rights, title, interest, easement etc. to hold and enjoy the same forever as owner and possession of the land under sale is delivered by the Vendor to the Vendee who is in enjoyment of the same as owner. Except the vendor nobody has got any right, title, interest in the land under sale. The vendor has got clear valid and marketable title to dispose off the land under sale.

Contd. 3

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮೊತ್ತ ರೂ. _____
Total stamp duty paid Rs. _____

ಪರಿಶೀಲನೆ: 2/-
5473/2004

Page -3-

- The land under sale is free from all sorts of encumbrances, charges, dues etc. either of the Govt. or of any private persons etc. If for any defect in title of the Vendor in whole or any part or share of the land under sale and there by the Vendee is put to any loss, the Vendor hereby undertakes to compensate and keep the Vendee fully indemnified. The land under sale is not tenanted land or granted land and whereas it is a patta land. The said land is not involved into any litigation and free from attachment lien etc. and the Vendor is competent person to execute this sale deed.
- That the title of the vendor over the Schedule Property is good, marketable and subsisting and none else has any right, title interest or share therein;
- That the Vendor is in peaceful possession and enjoyment and personal occupation of the Schedule Property
- That the Vendor assured the vendee that he has not entered into any sort of agreement with any persons for the disposal or alienation of the Schedule Property. There are no rights of any minor in the said property.
- The land under sale as stated above is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendency, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.

VENDOR'S OBLIGATIONS

The Vendor assures that his title to the Schedule Property is good, marketable and subsisting and that the Schedule Property is hereby conveyed to the purchaser free from all encumbrances, attachments, court or acquisition proceedings, minor litigation or charges of any kind ;

TITLE DEEDS

The original title deeds relating to the Schedule Property is delivered to the purchaser by the vendor before execution of this deed ;

EXPENSES

The expenses relating to Stamp Duty and registration charges in regard to the Deed of Conveyance is borne by the purchaser. The market value is not more than Rs. 3,37,500/- on which stamp duty of Rs. 30,550/- is paid through receipt No. 083980 dt. 26-10-04 of SBM, Branch, S. M. Gulbarga.

Contd...4

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5473/2004-05

ನೇ ಪರಿಚಿತ ದಸ್ತಾವೇಜು ನಂಬರ್



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 ಸಂಜಯಸಿಂಗ್ ಬಿ. ಸಿತಾರಾಮಸಿಂಗ್ ಸದಸ್ಯರು ತೆಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್ ಟ್ರಸ್ಟ್ ವಿಧ್ಯಾವಗರ ಬಡೋಪೂರ ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಅಸ್ಪತ್ರೆಯ ಎದುರಗಡೆ ಸೇಡಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ, ಇವರು 30550.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
State Bank Receipt	30550.00	ರಸಿದಿ ಸಂಖ್ಯೆ 083980 ಎಸ್ ಬಿ ಎಮ್ ಗುಲ್ಬರ್ಗಾ ದಿನಾಂಕ 26/10/2004
ಒಟ್ಟು:	30550.00	

ಸ್ಥಳ : ಗುಲ್ಬರ್ಗಾ

ದಿನಾಂಕ : 30/10/2004

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಸಿ. ಬಿ. ನಂದಕುಮಾರ್)
(ಗುಲ್ಬರ್ಗಾ)

Designed and Developed by C- DAC ,ACTS Pune.

30 OCT 2004

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ 2/-
5473/2004-05

ಈ ಪುಟವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು/ಕಡಪೆ ಮಾಡಲು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Page -4-

IN WITNESSES, where of this deed of sale is executed in presence of witnesses on the day and year mentioned above with free will and consent.

SCHEDULE PROPERTY

All the piece and parcel of property bearing Sy. No. 34/Aa as per ROR (Sy. No. 34/7 as per Form No. 10), Khata No. 486 Measuring 2 Acres 28 Guntas having R.A. 6-54, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District having the following boundaries :

East : Land Sy. No. 34/E (34/9) of Mohd. Younus measuring 3 acre 28 guntas sold to vendee and Land Sy. No. 34/U(34/8) of M.A. Rauf measuring 3 acre 28 guntas sold to vendee

West : Land of Sanganna

North : 30' wide GDA road to some portion and land of Idgah

South : Land of Shivraya Revansiddappa.

WITNESSES

1. SRI SUBHASH S/O SANGAPPA HOSMANI
R/O BASAVANAGAR, BRAHMPUR, GULBARGA

HAJI MEHABOOB ALI A/O SHAIK
MOHAMMED SAB NAWADE
...VENDOR...

2. SRI VIJAYKUMAR S/O SIDDANNA PUJARI
R/O SURYA NAGAR, SEDAM ROAD, GULBARGA

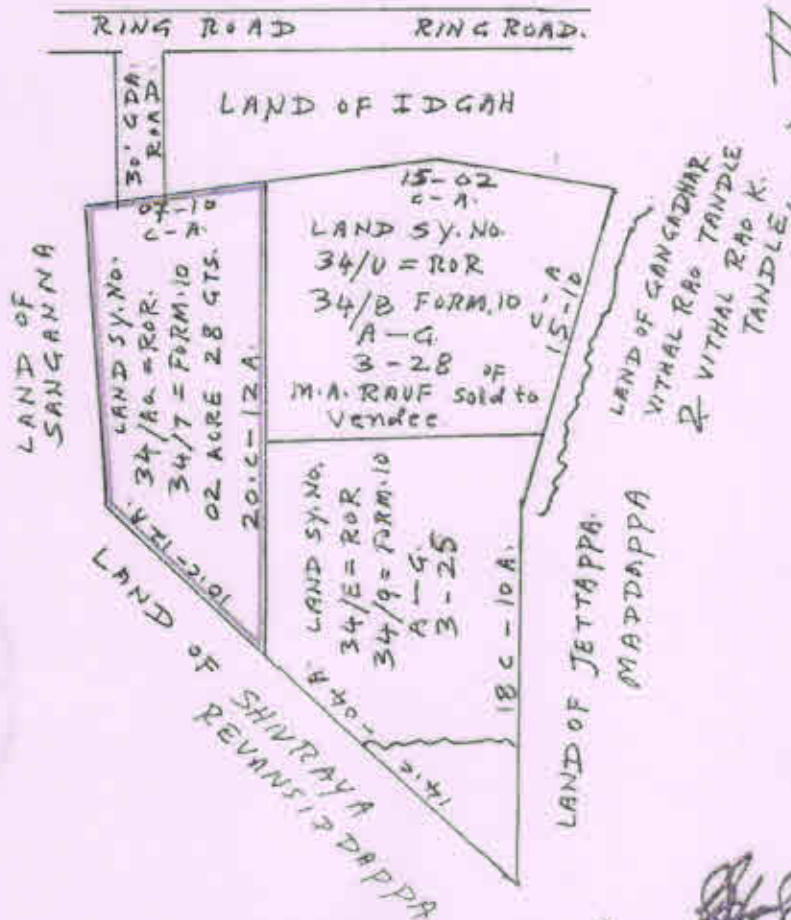
Drafted by me

Sunil H. Budhwani, Advocate.
No. 28, Datt Krupa, Sharan Nagar,
Brahmapur, Gulbarga - 585 103

PLAN FOR REGISTRATION OF SALE DEED OF
 LAND BEARING SY. NO. 34/Aa AS PER ROR.
 (SY. NO. 34/7 AS PER FORM NO. 10) HAVING KHATA NO. 486
 MEASURING 02 ACRES, 28 GUNTAS WITH R.A. 06-54 PAISE
 SITUATED AT: KOTNOOR 'D' T8. E' DIST. GULBARGA.
 AS PER ORDER OF DEPUTY COMMISSIONER, GLB.
 ON 06-10-2004 IN FILE NO. REV/LND/DVP/39/2004-05.
 VENDOR: HAJI MEHA. BOOBALI S/O SHAIK MOHAMMED
 SAB NAWADE R/O, GULBARGA.
 VENDEE: SHANKERSINGH MEMORIAL EDUCATION TRUST
 (Regd.) GULBARGA BY ITS TRUSTEE
 SRI, SANJAYSINGH S/O LATE SITARAMSINGH
 R/O, GULBARGA.

8

54 IS 2004 D NOT TO SCALE
 INDEX.



☒ UNDER SALE
 A-G.
 02-28.
 C.A = CHAIN ANNAS.
 ~~~~~ NALA.

*[Signature]*

VENDOR

*[Signature]*

VENDEE

WITNESSES.

1) *[Signature]* 2) *[Signature]*



5474/2004-05

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದಾಯ ನಂ. 50/152 ಮುನ್ಸೂಚನೆಯ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲ್ಪಟ್ಟಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಪಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು.  
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ದಾಖಲೆಯನ್ನು ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs

## SALE DEED

This Deed of sale is executed on this the 28th day of October, 2004 at Gulbarga by :

MOHAMMED YOUNUS S/O ISMAIL SAB

AGED : 45 YEARS, OCC : AGRICULTURE AND BUSINESS

RESIDING AT CHOTA ROZA, GULBARGA.

(HEREINAFTER CALLED THE "VENDOR" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXT SO REQUIRES BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS ETC.)

### IN FAVOUR OF

SHANKARSINGH MEMORIAL TRUST REGD. NO. 258/99-2000, OFFICE AT NO. 147, VIDYANAGAR, BADEPUR COLONY, OPP. BASAVESHWAR HOSPITAL, SEDAM ROAD, GULBARGA, REPRESENTED BY ITS TRUSTEE SRI SANJAYSINGH S/O LATE SITARAMSINGH, AGE : 34 YEARS, R/O KATGARPUA, SHAHBAZAR, GULBARGA. (HEREINAFTER CALLED THE "PURCHASER/VENDEE" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXTS SO MEANS AND INCLUDES THEIR EXECUTORS, ADMINISTRATOR, ASSIGNS, LEGAL REPRESENTATIVES, HEIRS, ETC. )

on the terms, conditions and payment of consideration hereinafter mentioned below :-

**WHEREAS** the Vendor is the absolute owner in possession of the property bearing Land Sy. No. 34/E as per ROR (Sy. No. 34/9 as per Form No. 10), Khata No. 485 Measuring 3 Acres 25 Guntas having R.A. 8-00, situated at Kotnoor 'D' Village, Taluka Gulbarga, District Gulbarga, which is more fully and particularly described in the schedule below hereinafter referred to as the Schedule Property, and the Vendor having acquired title to the same in the following manner :

**WHEREAS** the schedule property was purchased by Mr. Mohammed Ibrahim Sab and others by two registered sale deeds dated 21-5-98 registered at D. No. 760 and 761/98-99 (measuring 1 acre 30 guntas and 1 acre 35 guntas) and vide Mutation No. 263 and 264.

**WHEREAS** the said Mr. Mohammed Ibrahim Sab and others sold the schedule property to the Vendor herein by a registered sale deed registered as D. No. 3956/2001-02 dt. 17-10-2001 Vol. No. 2260, Page No. 79 to 86 and Mutation effected in the name of Vendor.

**WHEREAS** the Deputy Commissioner, Gulbarga has granted permission for purchase of the above said land by vendee vide order in file No. REV/LND/DVP/39/2004-05 on dated 6.10.2004.

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Print Date & Time : 30-10-2004 04:32:16 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5474

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಗುರುಬರ್ಗ್ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-10-2004 ರಂದು 11:12:43 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ             | ರೂ. ವೆ. |
|-------------|------------------|---------|
| 1           | Registration Fee | 4540.00 |
| 2           | ಸ್ವಾಮಿಂಗ್ ಫೀ     | 240.00  |
| 3           | Plan Filing Fee  | 10.00   |
| 4           | Mutation Fee     | 70.00   |
|             | ಒಟ್ಟು :          | 4860.00 |

ಶ್ರೀ ಸಂಜಯ್‌ಸಿಂಗ್ ದಿ. ಪಿತಾರಾಮ್‌ಸಿಂಗ್ ಸದಸ್ಯರು ಶಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್ ಟ್ರಸ್ಟ್ ವಿಧ್ಯಾವಗರ ಬಡೋವೂರ ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಆಸ್ಪತ್ರೆಯ ಎದುರಗಡೆ ಸೇಡಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು                                                                                                                                                            | ಫೋಟೊ | ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------|-----|
| ಶ್ರೀ ಸಂಜಯ್‌ಸಿಂಗ್ ದಿ.<br>ಪಿತಾರಾಮ್‌ಸಿಂಗ್ ಸದಸ್ಯರು<br>ಶಂಕರಸಿಂಗ್ ಮೇಮೋರಿಯಲ್<br>ಟ್ರಸ್ಟ್ ವಿಧ್ಯಾವಗರ ಬಡೋವೂರ<br>ಕಾಲೋನಿ ಬಸವೇಶ್ವರ ಆಸ್ಪತ್ರೆಯ<br>ಎದುರಗಡೆ ಸೇಡಂ ರೋಡ್<br>ಗುಲ್ಬರ್ಗಾ |      |                    |     |

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                               | ಫೋಟೊ | ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|-----------------------------------------------------|------|--------------------|-----|
| 1           | ಮೆಹ್ತಾಬ ಯುನುಸ್ ಇಸ್ಮಾಯಿಲ್<br>ಸಾಫಿ<br>(ಬರೆದುಕೊಡುವವರು) |      |                    |     |

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
(ಸಿ. ಡಿ. ಮುದಕಾಮುಕ)

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
(ಸಿ. ಡಿ. ಮುದಕಾಮುಕ)





ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು.  
This sheet can be used for any document

ಮಾನ್ಯತೆ ಪಡೆದ ದಿನಾಂಕ  
Date of execution

ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಕ ಮೊತ್ತ  
Total stamp duty paid Rs.

Page -2-

**WHEREAS** by virtue of the aforesaid sale deed the Vendor herein became the absolute owner of the schedule property. The Record of Rights, Form No 10, of the schedule Property is transferred to his name and the Schedule Property now stands in the name of the Vendor in all the official records

**WHEREAS** on account of legal and family necessity, necessity of funds and for other reasons etc. the Vendor has entered into an agreement for sale to sell his above mentioned land bearing Sy. No. 34/E as per ROR (Sy. No. 34/9 as per Form No. 10), Khata No. 485 Measuring 3 Acres 25 Guntas having R.A. 8-00, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District having the following boundaries,

East : Land of Jetteppa Maddappa.  
West : Land Sy. No. 34/Aa (34/7) of Haji Mehaboob Ali measuring 2 acre 28 gunta sold to vendee.  
North : Land Sy. No. 34/U (34/8) of M. A. Rauf measuring 3 acre 28 guntas sold to vendee  
South : Land of Shivraya Revansiddappa.

in favour of the Vendee for a consideration amount of Rs. 4,53,125/- (Rupees Four lakh fifty three thousand one hundred twenty five Only) to which the Vendee consented.

**NOW THIS SALE DEED WITNESSETH AS UNDER**

1. In pursuance of the agreement and for a consideration of Rs. 4,53,125/- (Rupees Four lakh fifty three thousand one hundred twenty five Only) which sum the vendor has already received in full from the vendee prior to the execution of this sale deed in the following manner:

1. Rs. 1,50,000/- through Cheque No. 389127 dt. 5-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231
2. Rs. 3,03,125/- through Cheque No. 389132 dt. 28-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231.

(the receipt where of the vendor hereby acknowledged ) thus the vendor as owner hereby sold his above mentioned land bearing Sy. No. 34/E as per ROR (Sy. No. 34/9 as per Form No. 10), Khatha No. 485 Measuring 3 Acres 25 Guntas, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District with the boundaries mentioned above in favour of the Vendee together with all rights, title, interest, easement etc. to hold and enjoy the same forever as owner and possession of the land under sale is delivered by the Vendor to the Vendee who is in enjoyment of the same as owner. Except the vendor nobody has got any right, title, interest in the land under sale. The vendor has got clear valid and marketable title to dispose off the land under sale.

Contd....3

*M. J. Kumar*

4-ನೇ ಪ್ರಕಟಿತ ವಸ್ತುವನ್ನು ಸಂಬಂಧಿಸಿದ  
5474/2004-05

ಗುರುತಿಸಲ್ಪಡುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ನಿರ್ದೇಶನ ಮತ್ತು ವಿವರ                                                       | ಹೆಸರು |
|-------------|---------------------------------------------------------------------------|-------|
| 1           | ವಿಜಯನಗರದಲ್ಲಿ ತಂದೆ ಸಿದ್ಧಪಟ್ಟ ವಸ್ತುವನ್ನು ಸುರಕ್ಷಿತ ವಾಗಿರಿಸಲು ರೂಪಿತ ಗುರುತಿಸುವ | Hyari |
| 2           | ಸುರಕ್ಷಿತ ತಂದೆ ಸಂಗ್ರಹಿಸಿ ಹೊರಗಡೆಗೆ ಬರುವವರನ್ನು ಪ್ರತ್ಯಕ್ಷವಾಗಿ ಗುರುತಿಸುವ       | Hyari |

70/10  
(ಸಿ. ಡಿ. ಮುಖಾರ್ಜಿ)  
ಸಿ. ಡಿ. ಮುಖಾರ್ಜಿ  
ಸಿ. ಡಿ. ಮುಖಾರ್ಜಿ



I-ನೇ ಪ್ರಕಟಿತ ವಸ್ತುವನ್ನು  
ಸಂಬಂಧಿಸಿದ GLB-1-05474-2004-05 ಅಗಿ  
ಸಿ. ಡಿ. ಮುಖಾರ್ಜಿ GLEBD30 ನೇ ಪ್ರಕಟಿತ  
ದಿನಾಂಕ 30-10-2004 ರಂದು ಸೇವಾಧಿಕಾರಿಯಾಗಿದೆ

ಸಿ. ಡಿ. ಮುಖಾರ್ಜಿ (ಗುರುತಿಸುವ)

Designed and Developed by C-DAC, ACTS, Pune  
0 OCT 2004





ಈ ದಾಖಲೆಯು ಹಾಕಿಯಾಸ್ತಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶಸಂಖ್ಯೆ ೧೦೪/೨೦೧೩ ಮುಂದುವರಿಸಿತು 10/03/13  
ದಿನಾಂಕ 09-03-2003ರ ಪ್ರಕಾರ ಮುಂದುವರಿಸಿತು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ದಿನಾಂಕ : ೦೩/೧೨/೨೦೧೩

5474/2013-95

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ  
This sheet can be used for any document.

ದಾಖಲೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ದುಡ್ಡು ರೂ.  
Total stamp duty paid Rs.

Page -3-

2. The land under sale is free from all sorts of encumbrances, charges, dues etc. either of the Govt. or of any private persons etc. If for any defect in title of the Vendor in whole or any part or share of the land under sale and there by the Vendee is put to any loss, the Vendor hereby undertakes to compensate and keep the Vendee fully indemnified. The land under sale is not tenanted land or granted land and whereas it is a patta land. The said land is not involved into any litigation and free from attachment lien etc. and the Vendor is competent person to execute this sale deed.
3. That the title of the vendor over the Schedule Property is good, marketable and subsisting and none else has any right, title interest or share therein;
4. That the Vendor is in peaceful possession and enjoyment and personal occupation of the Schedule Property
5. That the Vendor assured the vendee that he has not entered into any sort of agreement with any persons for the disposal or alienation of the Schedule Property. There are no rights of any minor in the said property.
6. The land under sale as stated above is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendency, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.

#### VENDOR'S OBLIGATIONS

The Vendor assures that his title to the Schedule Property is good, marketable and subsisting and that the Schedule Property is hereby conveyed to the purchaser free from all encumbrances, attachments, court or acquisition proceedings, minor litigation or charges of any kind ;

#### TITLE DEEDS

The original title deeds relating to the Schedule Property is delivered to the purchaser by the vendor before execution of this deed ;

#### EXPENSES

The expenses relating to Stamp Duty and registration charges in regard to the Deed of Conveyance is borne by the purchaser. The market value is not more than Rs. 4,53,125/- on which stamp duty of Rs. 41,005/- is paid through receipt No. 083978 dt. 26-10-04 of SBM, Branch, S. M. Gulbarga.

Contd....4

*Melgumma*

5474/2004-05  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ, ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ  
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಸಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ  
ಶ್ರೀ ಸಂಜಯ್‌ಸಿಂಗ್ ದಿ. ಸಿತಾರಾಮ್‌ಸಿಂಗ್ ಸದಸ್ಯರು ಕಂಕರಸಂಗ ಮೋಮೋರಿಯಲ ಟ್ರಸ್ಟ್ ವಿದ್ಯಾವಗರ ಒಡೇಪೂರ ಇಲಾಖೆ  
ಬಾಂಕೋತ್ತರ ಆಸ್ಪತ್ರೆಯ ಎದುರುಗಡೆ ಸೇರಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ, ಇವರು 41085.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ  
ಕುಲುವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ             | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                                |
|--------------------|-------------|----------------------------------------------------------------|
| State Bank Receipt | 41005.00    | ರಸಿದಿ ಸಂಖ್ಯೆ 083978 ಎಸ್ ಬಿ ಎಮ್ ಗುಲ್ಬರ್ಗಾ ದಿನಾಂಕ.<br>26/10/2004 |
| By Cash            | 80.00       | ಹಣ ಪಾವತಿ ಮಾಡಲಾಗಿದೆ                                             |
| ಒಟ್ಟು :            | 41085.00    |                                                                |

ಸ್ಥಳ : ಗುಲ್ಬರ್ಗಾ

ದಿನಾಂಕ 30/10/2004

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

(ಗುಲ್ಬರ್ಗಾ) ಸ್ಥಳ ಅಧಿಕಾರಿಗಳು  
30 OCT 2004

Designed and Developed by © DAC ACTS Pune.

11/11/2004



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ 53/2003  
ದಿನಾಂಕ 09-05-2003 ರಲ್ಲಿ ಜಾರಿ ಮಾಡಿದ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆ ಸಂಖ್ಯೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಪುಟ : 2/-

5474/2004-05

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

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ ರೂ.  
Total stamp duty paid Rs.

Page -4-

IN WITNESSES, where of this deed of sale is executed in presence of witnesses on the day and year mentioned above with free will and consent.

**SCHEDULE PROPERTY**

All the piece and parcel of property bearing Sy. No. 34/E as per ROR (Sy. No. 34/9 as per Form No. 10), Khatha No. 485 Measuring 3 Acres 25 Guntas having R.A. 8-00, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District having the following boundaries ;

- East : Land of Jetteppa Maddappa  
West : Land Sy. No. 34/Aa (34/7) of Haji Mehaboob Ali measuring 2 acre 28 gunta sold to vendee  
North : Land Sy. No. 34/U (34/8) of M. A. Rauf measuring 3 acre 28 guntas sold to vendee  
South : Land of Shivraya Revansiddappa

**WITNESSES**

1. SRI SUBHASH S/O SANGAPPA HOSMANI  
R/O BASAVANAGAR, BRAHMPUR, GULBARGA

*Mohammed Younus*  
*Mohammed Younus*  
MOHAMMED YOUNUS  
S/O ISMAIL SAB  
...VENDOR...

2. SRI VIJAYKUMAR S/O SIDDANNA PUJARI  
R/O SURYA NAGAR, SEDAM ROAD, GULBARGA

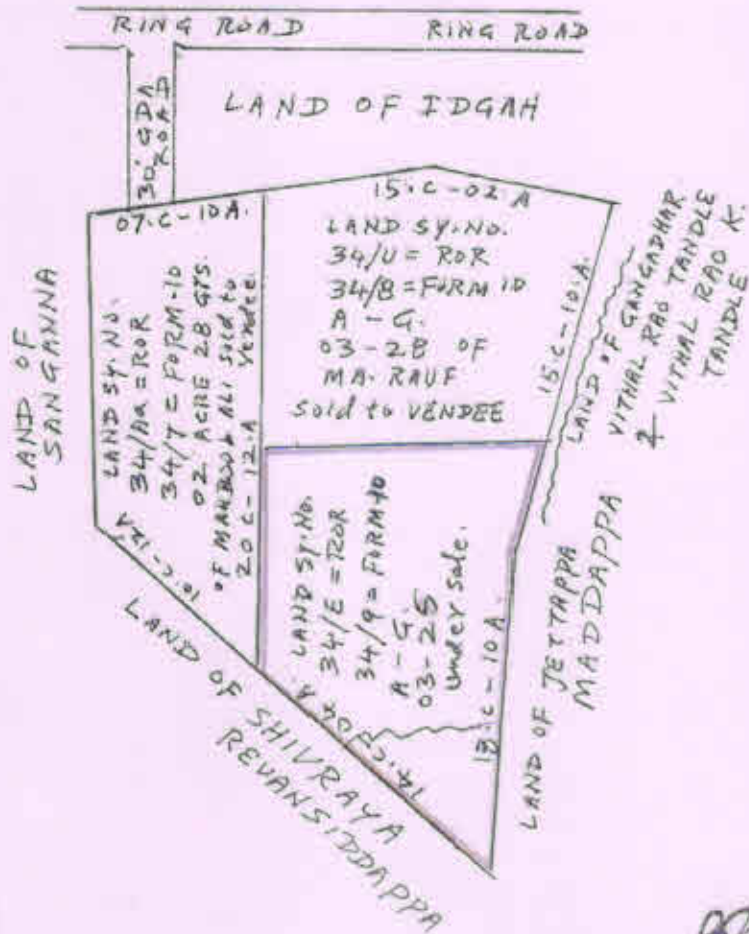
Drafted by me

*Sunil H. Budhwani*  
Sunil H. Budhwani, Advocate,  
No. 28, Datt Krupa, Sharan Nagar,  
Brahmapur, Gulbarga - 585 103

PLAN FOR REGISTRATION OF SALE DEED OF  
 LAND BEARING SY. NO. 34/E AS PER ROR.  
 (SY. NO. 34/9, AS PER FORM-10). HAVING KHATA NO. 485.  
 MEASURING 03 ACRES 25 GTS. WITH R.A. 08-00 PS.  
 SITUATED AT KOTNOOR 'D' TR. DIST. GULBARGA  
 AS PER ORDER OF DY. COMMISSIONER, GULBARGA  
 ON 06-10-2004 IN FILE NO. REV/LND/DVP/39/2004-05  
 VENDOR: MOHAMMED YOUNUS S/O ISMAIL SAB  
 R/O, GULBARGA

VENDEE: SHANKERSINGH MEMORIAL EDUCATION TRUST  
 (Regd.) GULBARGA BY ITS TRUSTEE  
 SRI, SANJAY SINGH S/O LATE SITARAMSINGH  
 R/O, GULBARGA

8 5474/1000-05  
 1007 70 SCALE



| INDEX |                     |
|-------|---------------------|
|       | UNDER SALE          |
|       | A-G.                |
|       | 03-25               |
|       | C.A. = CHAIN ANNAS. |
|       | NALA                |

*Mohammed Younus*  
 VENDOR

*Sanjay Singh*  
 VENDEE

WITNESSES.

1) *S.S. Hosmani* 2) *V.S. Pujari*



5475/2004-05

|                                                                                   |                                                                  |                                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------|
| ಕರ್ನಾಟಕ ಸರ್ಕಾರ<br>ಕರ್ನಾಟಕ ಸರ್ಕಾರ<br>Date: 09-08-2003 ರಂದು ಮುಖ್ಯ ಸಚಿವರು            | ಕರ್ನಾಟಕ ಸರ್ಕಾರ<br>Government of Karnataka                        | ದಾಖಲೆ ಸಹಿ<br>Registration Sheet |
|  | ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ<br>Registration and Stamps Department | ಬಿಡಿ : ರೂ. 2/-                  |
| ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು :<br>This sheet can be used for any document  |                                                                  |                                 |
| ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ :<br>Date of execution                                         | ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಕ ರೂ. :<br>Total stamp duty paid Rs.         | 5475/2004-05                    |

## SALE DEED

This Deed of sale is executed on this the 28th day of October, 2004 at Gulbarga by :

M. A. RAUF S/O HAJI MOHAMMED OMER SAB QUERESHI

AGED : 47 YEARS, OCC : AGRICULTURE AND BUSINESS

RESIDING AT MOMINPURA, ALLABAD, GULBARGA.

(HEREINAFTER CALLED THE "VENDOR" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXT SO REQUIRES BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS ETC.)

### IN FAVOUR OF

SHANKARSINGH MEMORIAL TRUST REGD. NO. 258/99-2000, OFFICE AT NO. 147, VIDYANAGAR, BADEPUR COLONY, OPP. BASAVESHWAR HOSPITAL, SEDAM ROAD, GULBARGA, REPRESENTED BY ITS TRUSTEE SRI SANJAYSINGH S/O LATE SITARAMSINGH, AGE : 34 YEARS, R/O KATGARPURA, SHAHBAZAR, GULBARGA.

(HEREINAFTER CALLED THE "PURCHASER/VENDEE" WHICH TERM AND EXPRESSION SHALL WHENEVER AND WHEREVER THE CONTEXTS SO MEANS AND INCLUDES THEIR EXECUTORS, ADMINISTRATOR, ASSIGNS, LEGAL REPRESENTATIVES, HEIRS, ETC.)

on the terms, conditions and payment of consideration hereinafter mentioned below :-

**WHEREAS** the Vendor is the absolute owner in possession of the property bearing Land Sy. No. 34/U as per ROR (Sy. No. 34/8 as per Form No. 10), Khata No. 487 Measuring 3 Acres 28 Guntas having R.A. 7-90, situated at Kotnoor 'D' Village, Taluka Gulbarga, Dist. Gulbarga which is more fully and particularly described in the schedule below hereinafter referred to as the Schedule Property, and the Vendor having acquired title to the same in the following manner :

**WHEREAS** the schedule property was purchased by Mr. Mohammed Ibrahim Sab, Abdul Kareem and Zaheer Khan and another by two registered sale deeds dated 1-12-98 registered at D. No. 3581 and 3582/98-99 (measuring 1 acre 34 guntas and 1 acre 34 guntas) and vide Mutation No. 322 and 323.

**WHEREAS** the said Mr. Mohammed Ibrahim Sab and others released their rights in the schedule property to the Vendor herein by a registered release deed registered as D. No. 3970/2001-02 dt. 17-10-2001 Vol. No. 2260, Page No. 173 to 179 and Mutation effected in the name of Vendor,

**WHEREAS** the Deputy Commissioner, Gulbarga has granted permission for purchase of the above said land by vendee vide order in file No. REV/LND/DVP/39/2004-05 on dated 6.10.2004.

Contd...2



OCT 2006





ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ದಾಖಲೆ ಸಂಖ್ಯೆ: 5475

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ  
This sheet can be used for any document.

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಪಾವತಿ ರೂ.  
Total stamp duty paid Rs.

Page -2-

**WHEREAS** by virtue of the aforesaid release deed the Vendor herein became the absolute owner of the schedule property. The Record of Rights, Form No 10, of the schedule Property is transferred to his name and the Schedule Property now stands in the name of the Vendor in all the official records.

**WHEREAS** on account of legal and family necessity, necessity of funds and for other reasons etc. the Vendor has entered into an agreement for sale to sell his above mentioned land bearing Sy. No. 34/U as per ROR (Sy. No. 34/8 as per Form No. 10), Khata No. 487 Measuring 3 Acres 28 Guntas having R.A. 7-90, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District having the following boundaries :

East : Land of Gangadhar Vithalrao Tandle and Vithalrao K. Tandle.  
West : Land Sy. No. 34/Aa (34/7) of Haji Mehaboob Ali measuring 2 acre 28 gunta sold to vendee.  
North : Land of Idgah.  
South : Land Sy. No. 34/E (34/9) of Mohd. Younus measuring 3 acre 28 gunta sold to vendee.

In favour of the Vendee for a consideration amount of Rs. 4,62,500/- (Rupees Four lakh sixty two thousand five hundred Only) to which the Vendee consented.

**NOW THIS SALE DEED WITNESSETH AS UNDER**

1. In pursuance of the agreement and for a consideration of Rs. 4,62,500/- (Rupees Four lakh sixty two thousand five hundred Only) which sum the vendor has already received in full from the vendee prior to the execution of this sale deed in the following manner :

1. Rs. 1,50,000/- through Cheque No. 389128 dt. 5-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231.
2. Rs. 3,12,500/- through Cheque No. 389131 dt. 28-10-04 of Indian Overseas Bank Branch, Gulbarga of A/C No. 7231.

(the receipt where of the vendor hereby acknowledged ) thus the vendor as owner hereby sold his above mentioned land bearing Sy. No. 34/U as per ROR (Sy. No. 34/8 as per Form No. 10), Khata No. 487 Measuring 3 Acres 28 Guntas having R.A. 7-90, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District with the boundaries mentioned above in favour of the Vendee together with all rights, title, interest, easement etc. to hold and enjoy the same forever as owner and possession of the land under sale is delivered by the Vendor to the Vendee who is in enjoyment of the same as owner. Except the vendor nobody has got any right, title, interest in the land under sale. The vendor has got clear valid and marketable title to dispose off the land under sale.

Contd...3

4-ನೇ ಪಟ್ಟಣದ ದಸ್ತಾವೇಜು ನಂಬರ್ 5475/2004-05

ಗುರುತಿಸಲ್ಪಡುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ                                                | ಹಿರಿ     |
|-------------|------------------------------------------------------------------|----------|
| 1           | ವಿಜಯಸೇವಾರ ಸೆಂಟರ್ ಪ್ರಾಥಮಿಕ ಶಾಲೆ<br>ಸುಂಟುಕೆ ನಗರ ಪೇಟೆ ರೋಡ್ ಗುಲಬರ್ಗಾ | H. N. S. |
| 2           | ಸುಂಟುಕೆ ಸೆಂಟರ್ ಪ್ರಾಥಮಿಕ ಶಾಲೆ<br>ಸುಂಟುಕೆ ನಗರ ಪೇಟೆ ರೋಡ್ ಗುಲಬರ್ಗಾ   | H. N. S. |

ಸಹಿ ರಚಿಸಿದ  
H. N. S. ಮುಖಾಂತರ  
30-10-2004  
ಗುಲಬರ್ಗಾ



I-ನೇ ಪಟ್ಟಣದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ GLB-1-05475-2004-05 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ್ GLBD30 ನೇ ರೀತಿಯಲ್ಲಿ  
ದಿನಾಂಕ 30-10-2004 ರಂದು ಮೊದಲಾದಾಯಿತಾಗಿದೆ

ಸಹಿ ರಚಿಸಿದ (ಗುಲಬರ್ಗಾ)

Designed and Developed by C-DAC, ACTS, Pune



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಪುಣೆ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

5475/2004

ಈ ಪಟ್ಟಿ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಮುದ್ರಾಂಕ ದುರಸ್ತಿ ಪಡೆದ ದಿನಾಂಕ  
Total stamp duty paid Rs.

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2. The land under sale is free from all sorts of encumbrances, charges, dues etc. either of the Govt. or of any private persons etc. If for any defect in title of the Vendor in whole or any part or share of the land under sale and there by the Vendee is put to any loss, the Vendor hereby undertakes to compensate and keep the Vendee fully indemnified. The land under sale is not tenanted land or granted land and whereas it is a patta land. The said land is not involved into any litigation and free from attachment lien etc. and the Vendor is competent person to execute this sale deed.
3. That the title of the vendor over the Schedule Property is good, marketable and subsisting and none else has any right, title interest or share therein;
4. That the Vendor is in peaceful possession and enjoyment and personal occupation of the Schedule Property
5. That the Vendor assured the vendee that he has not entered into any sort of agreement with any persons for the disposal or alienation of the Schedule Property. There are no rights of any minor in the said property.
6. The land under sale as stated above is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendency, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.

#### VENDOR'S OBLIGATIONS

The Vendor assures that his title to the Schedule Property is good, marketable and subsisting and that the Schedule Property is hereby conveyed to the purchaser free from all encumbrances, attachments, court or acquisition proceedings, minor litigation or charges of any kind ;

#### TITLE DEEDS

The original title deeds relating to the Schedule Property is delivered to the purchaser by the vendor before execution of this deed ;

#### EXPENSES

The expenses relating to Stamp Duty and registration charges in regard to the Deed of Conveyance is borne by the purchaser. The market value is not more than Rs. 4,62,500/- on which stamp duty of Rs. 41,810/- is paid through receipt No. 083979 dt. 26-10-04 of SBM, Branch, S. M. Gulbarga.

Contd....4

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ಪ್ರಭವ ದತ್ತಾತ್ರೇಯ ನಗರ 5475/2004-05



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 ಸಂಜಯ್‌ಸಿಂಗ್ ದಿ. ಸಿ.ಆರ್.ಎಂ.ಸಿಂಗ್ ಸದಸ್ಯರು ಶಂಕರಸಿಂಗ್ ಮೇವೋರಿಯಲ ಪ್ರಸ್ತ ವಿಧಾನಗರ ಏಜೆಂಟರ ಕಾಲೋನಿ  
ಬಸವೇಶ್ವರ ಆಪ್ತತೆಯ ಎದುರಗಡೆ ಸೇರಂ ರೋಡ್ ಗುಲ್ಬರ್ಗಾ. ಇವರು 41850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ  
ಕುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ             | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                               |
|--------------------|-------------|---------------------------------------------------------------|
| State Bank Receipt | 41810.00    | ರಸಿದ ಸಂಖ್ಯೆ 083979 ಎಸ್ ಬಿ ಎಮ್ ಗುಲ್ಬರ್ಗಾ ದಿನಾಂಕ.<br>26/10/2004 |
| By Cash            | 40.00       | ಹಣ ಪಾವತಿ ಮಾಡಲಾಗಿದೆ.                                           |
| ಒಟ್ಟು              | 41850.00    |                                                               |

ಸ್ಥಳ : ಗುಲ್ಬರ್ಗಾ

ದಿನಾಂಕ : 30/10/2004

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಗುಲ್ಬರ್ಗಾ)  
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ  
ದಿನಾಂಕ 30 OCT 2004

Designed and Developed by C-DAC, ACTS Pune.

30 OCT 2004





ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ದಲ : ರೂ. 2/-

5475  
04-8

ಈ ಪತ್ರವು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾದುದು  
This sheet can be used for any document

ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದ ದಿನಾಂಕ  
Date of execution

ಮಾನ್ಯತೆ ಪಡೆದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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**IN WITNESSES**, where of this deed of sale is executed in presence of witnesses on the day and year mentioned above with free will and consent.

**SCHEDULE PROPERTY**

All the piece and parcel of property bearing Sy. No. 34/U as per ROR (Sy. No. 34/8 as per Form No. 10), Khata No. 487 Measuring 3 Acres 28 Guntas having R.A. 7-90, situated at Kotnoor 'D' Village, Gulbarga Taluka, Gulbarga District having the following boundaries ;

East : Land of Gangadhar Vithalrao Tandle and Vithalrao K. Tandle.

West : Land Sy. No. 34/Aa (34/7) of Haji Mehaboob Ali measuring 2 acre 28 gunta sold to vendee.

North : Land of Idgah.

South : Land Sy. No. 34/E (34/9) of Mohd. Younus measuring 3 acre 28 gunta sold to vendee.

**WITNESSES**

1. SRI SUBHASH S/O SANGAPPA HOSMANI  
R/O BASAVANAGAR, BRAHMPUR, GULBARGA

M. A. RAUF S/O HAJI MOHAMMED  
OMER SAB QUERESHI  
...VENDOR...

2. SRI VIJAYKUMAR S/O SIDDANNA PUJARI  
R/O SURYA NAGAR, SEDAM ROAD, GULBARGA

Drafted by me

Sunil H. Budhwani, Advocate,  
No. 28, Datt Krupa, Sharan Nagar,  
Brahmapur, Gulbarga - 585 103

PLAN FOR REGISTRATION OF SALE DEED OF  
LAND BEARING SY. No. 34/U. AS PER ROR (SY. No. 34/8  
AS PER FORM 10.) HAVING KHATA No. 487 MEASURING  
03 ACRES 28 GTS. WITH R.A. 07.90 PAISE.



SITUATED AT: KOTNODUR 'D' VILLAGE TO. E' DIST. GLB.  
AS PER ORDER OF DY. COMMISSIONER, GULBARGA  
ON 06-10-2004 IN FILE NO. REV/LND/DVP/39/2004-05.

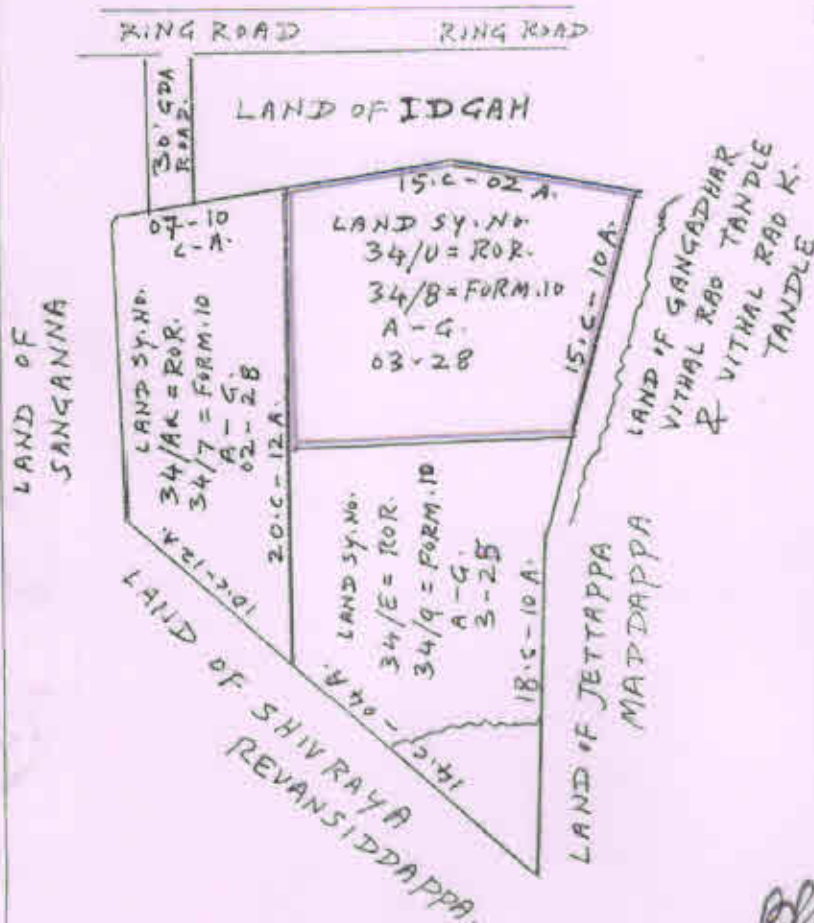
VENDOR: M.A. RAUF S/O HAJI MOHAMMED OMER SAB  
QURESHI. R/O, GULBARGA.

VENDEE: SHANKERSINGH MEMORIAL EDUCATION TRUST  
(Regd.) GULBARGA BY ITS TRUSTEE  
SRI, SANJAYSINGH S/O LATE SITARAMSINGH  
R/O, GULBARGA.

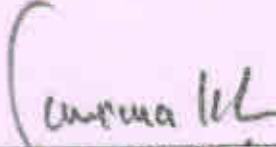
5475/04-05 NOT TO SCALE

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|                                                                                       |                   |
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|    | UNDERSALE         |
|                                                                                       | A-G.              |
|                                                                                       | 03-28             |
|                                                                                       | C.A = CHAIN ANNAS |
|  | NALA.             |




  
VENDOR

  
VENDEE

WITNESSES.

1)   
S.S. Hosmani

2)   
V.S. Pujari