

BKT 4814/15B ORIGINAL

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Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

NO (U) ANKL.S.R/D.No. 4814/15B
Book-I Containing Total Sheets 25
1-31

ಮ : 25

SALE DEED

THIS SALE DEED is made and executed on this the Twenty First day of January Two Thousand Sixteen (21.01.2016) at Bangalore by

1. SRI. HUSSAIN KHAN, S/o. Late Hyder Khan, Aged about 61 years,
PAN No AEXPH5042N
 - 1(a) SMT. SHARIFFA KAHTOON, W/o. Hussain Khan, Aged about 49 years,
 - 1(b) SRI. JEELAN KHAN, S/o. Hussain Khan, Aged about 32 years,
 - 1(c) SRI. SULTAN KHAN, S/o. Hussain Khan, Aged about 30 years,
 - 1(d) SRI. IMRAN KHAN, S/o. Hussain Khan, Aged about 28 years,
 - 1(e) SMT. RESHMA KAHTOON, D/o. Hussain Khan, Aged about 26 years,
 - 1(f) SRI. ZEESHAN KHAN, S/o. Hussain Khan, Aged about 24 years,
 - 1(g) SMT. YASMEEN GULZAR, D/o. Hussain Khan, Aged about 22 years,
 - 1(h) SRI. IRFAN KHAN, S/o. Hussain Khan, Aged about 19 years,
 - 1(i) SRI. RIZWAN KHAN, S/o. Hussain Khan, Aged about 18 years,

Vendors No. 1(a) to 1(i) are represented by their registered General Power of Attorney Holder Vendor No.1.

2. SRI. SUBHAN KHAN, S/o. Late Hyder Khan, Aged about 53 years,
PAN No FXCPS0231K
 - 2(a) SMT. NAJBUNISSA, W/o. Subhan Khan, Aged about 41 years,
 - 2(b) SRI. WASEEM KHAN, S/o. Subhan Khan, Aged about 23 years,
 - 2(c) SMT. NOOR FATIMA, D/o. Subhan Khan, Aged about 21 years,
 - 2(d) SRI. JUNAID KHAN, S/o. Subhan Khan, Aged about 20 years,
 - 2(e) KUM. SIDDIQA KHATOON, D/o. Subhan Khan, Aged about 18 years,
 - 2(f) KUM. MEHER KHATOON, D/o. Subhan Khan, Aged about 17 years,
 - 2(g) MASTER MOIN KHAN, S/o. Subhan Khan, Aged about 12 years,

Vendors No.2 (f) and 2(g) are minor represented by their natural guardian and father Vendor No.2.

Vendors No.2(a) and 2(e) are represented by their registered General Power of Attorney Holder Vendor No.2.

Hussain Khan
Subhan Khan

Samir Sultan
Subhan Khan

W. A. Khan



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ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-01-2016 ರಂದು 04:29:56 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1219920.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	1120.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	1221140.00

ಶ್ರೀ Subramanian Vembu Aiyer S/o N. Vembu Iyer ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Subramanian Vembu Aiyer S/o N. Vembu Iyer			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Subramanian Vembu Aiyer S/o N. Vembu Iyer . (ಬರೆಸಿಕೊಂಡವರು)			
2	Devaki Subramanian Aiyer W/o Subramanian V Aiyer . (ಬರೆಸಿಕೊಂಡವರು)			

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Senior Sub-Registrar
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BOOK (U) ANKL.S.R/O.No. 25
Book-I Containing Total Sheets 25

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3. **SRI. H. RASOOL KHAN**, S/o. Late Hyder Khan, Aged about 51 years,
PAN No BWXPR0371M
3(a) **SMT. SAMIYA SULTANA**, W/o. H. Rasool Khan, Aged about 39 years,
PAN No FUNPS4691K
3(b) **SRI. AASIM KHAN**, S/o. H. Rasool Khan, Aged about 18 years,
3(c) **MASTER TAHIR KHAN**, S/o. H. Rasool Khan, Aged about 13 years,
3(d) **MASTER NAZIM KHAN**, S/o. H. Rasool Khan, Aged about 11 years,
Vendors No.3(c) and 3(d) are minors represented by their natural guardian and father
Vendor No.3.

4. **SMT. JABEEN TAJ**, D/o. Late Hyder Khan, Aged about 55 years,
PAN No APYPT9908B
5. **SMT. BALKISUNNISA**, D/o. Late Hyder Khan, Aged about 43 years,
All are residing at Adigarakallahalli Village,
Sarjapura Hobli, Anekal Taluk, Bangalore District.

Hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context shall be deemed to include their heirs, assigns, executors, administrators, and legal representatives etc.,) of the ONE PART: AND



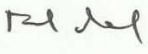








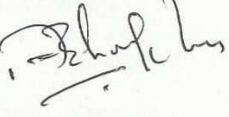


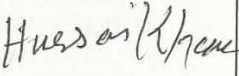


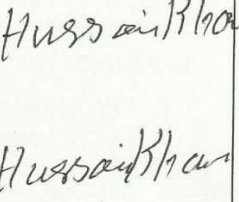


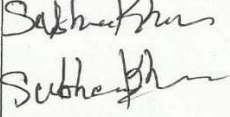
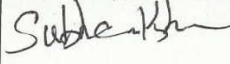
IN FAVOUR OF:

1. **SRI. SUBRAMANIAN VEMBU AIYER**
S/o. N. Vembu Iyer, Aged about 60 years,
Residing at No. 864, 12th Main, 3rd Block, Koramangala,
BANGALORE – 560 034.
PAN No. AHMPA3256H
2. **SMT. DEVAKI SUBRAMANIAN AIYER**
W/o. Subramanian V Aiyer, Aged about 60 years,
Residing at No. 864, 12th Main, 3rd Block, Koramangala,
BANGALORE – 560 034.
PAN No. AHMPA3257G

Hussain/K, son
Subrahmanian

H. Rasool Khan
Samiya Sultana
Tahir Khan
Nazim Khan

W/o. Subrahmanian V Aiyer

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Fareena Ahmed W/o Syed Ahmed & Asad Ahmed S/o Syed Ahmed Rep by their PA Holder Faisal Ahmed . (ಬರೆಸಿಕೊಡುವವರು)			
4	Ajaz Sait S/o Late A.R. Abdulla Sait . (ಬರೆಸಿಕೊಡುವವರು)			
5	Tousif Ilyaz Baig S/o Abdul Wajid Baig . (ಬರೆಸಿಕೊಡುವವರು)			
6	Azharulla Khan S/o Fayuzulla Khan . (ಬರೆಸಿಕೊಡುವವರು)			
7	Hussain Khan S/o Late Hyder Khan . (ಬರೆಸಿಕೊಡುವವರು)			
8	Shariffa Kahtoon, Jeelan Khan, Sultan Khan, Imran Khan, Reshma Kahtoon, Zeeshan Khan, Yasmeen Gulzar, Irfan Khan, Rizwan Khan Rep by their GPA . Holder Hussain Khan S/o Late Hyder Khan (ಬರೆಸಿಕೊಡುವವರು)			
9	Subhan Khan S/o Late Hyder Khan . (ಬರೆಸಿಕೊಡುವವರು)			
	Najbunissa , Waseem Khan, Noor Fatima, Junaid Khan, Kum. Siddliqa Khatoon, Kum. Meher Khatoon, Ma. Moin Khan Rep by			

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H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

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ING (U) ANIL S.R/O.No. 1576
Book-I Containing Total Sheets 531

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3. SMT. FAREENA AHMED

W/o. Syed Ahmed, Aged about 55 years,

4. SRI. ASAD AHMED

S/o. Syed Ahmed, Aged about 30 years,
Both are residing at No. 902, Prestige Clark Wood,
Richards Town,
BANGALORE – 560 005..

Purchasers 3 and 4 represented by their registered Power of
Attorney Holder **SRI. FAISAL AHMED**

5. SRI. AJAZ SAIT

S/o. Late A.R Abdulla Sait, Aged about 50 years,
Residing at No. 11/14A
3rd Cross, Nandi Durg Road Extension
Jaymahal, BANGALORE - 560046
PAN No. AEOPS9579J

6. SRI. TOUSIF ILYAZ BAIG

S/o. Abdul Wajid Baig, Aged about 30 years,
Residing at No. 37, 3rd Floor, Adams Corner,
Coles Road, Frazer Town, BANGALORE – 560 005.
PAN No AFGPT9010E

7. SRI. AZHARULLA KHAN

S/o. Fayuzulla Khan, Aged about 29 years,
Residing at No. 37, 3rd Floor, Adams Corner,
Coles Road, Frazer Town, BANGALORE – 560 005.
PAN No. AGLPA3516G

Hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context shall be deemed to include their heirs, assigns, executors, administrators, and legal representatives etc..) of the OTHER PART:

WHEREAS, the **VENDOR No 1-5** are the absolute owners in peaceful possession and enjoyment of residentially converted immovable situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Property bearing

Hussain 19/1/2019
Sabbir Khan

H. Ramesh
Samiya Sultan
Samiya Sultan

W. J. J. J.
3

10	their GPA Holder Subhan Khan S/o .Late Hyder Khan (ಬರೇದುಕೊಡುವವರು)			 
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ING (U) ANKL.S.R/D.NO. 4814/15-16
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H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

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ಶಿರ್ಮ :

- Survey No.30 measuring 3 (Three) Acres 4 (Four) Guntas which is morefully described in Schedule Item No.I,
- Survey No.31 measuring 26 (Twenty Six) Guntas. which is morefully described in Schedule Item No.II
- Survey No.32 measuring 6 (Six) Acres 1 (One) Guntas which is morefully described in Schedule Item No.III.

Totally admeasuring **9 (Nine) Acres 31 (Thirty One) Guntas.**

WHEREAS at the request of the Purchasers all the other Vendors have agreed to execute this deed to give a better title to the Schedule Properties.

- WHEREAS, originally **Sri. Mohammed Khan S/o. Hussain Khan** was the absolute owner in peaceful possession and enjoyment of several immovable Properties including the Properties being agricultural dry land in Survey No.30 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 3 Acres 4 Guntas. Survey No.31 measuring 3 (Three) Acres 38 (Thirty Six) Guntas, Survey No.32 measuring 6 (Six) Acres 1 (One) Guntas situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District total admeasuring 13 (Thirteen) Acres 1 (One) Guntas.











WHEREAS, **Sri. Mohammed Khan S/o. Hussain Khan** died intestate leaving behind him two wives **Smt. Shahataj Bi** and **Smt. Zaithun Bi** and his children as stated below to succeed to his estate.

- His First wife **Smt. Shahataj Bi** and 3 sons (1) **Sri. Abdul Wahab Khan @ Baji**, (2) **Sri. Abdul Gafar Khan** and (3) **Sri. Abdul Razak Khan**.
- His Second wife **Smt. Zaithun Bi** and 4 sons (1) **Sri. Rahaman Khan**, (2) **Sri. Abdul Jabbar Khan**, (3) **Sri. Rahamath Khan** and (4) **Sri. M. Anwar Khan**.

WHEREAS there was an oral partition between the legal heirs of **Sri. Mohammed Khan S/o. Hussain Khan** in terms of which

H. Rasmurka
Saniya Sultana
Hussain Khan
Sultana

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11	H. Rasool Khan S/o Late Hyder Khan, (Self & Minor Guardian for Master Tahir Khan & Master Nazim Khan) . (ಬರೆದುಕೊಡುವವರು)			H. Rasool Khan
12	Samiya Sultana W/o H. Rasool Khan . (ಬರೆದುಕೊಡುವವರು)			Samiya Sultana
13	Aasim Khan S/o H. Rasool Khan . (ಬರೆದುಕೊಡುವವರು)			S. Waseem Khan
14	Jabeen Taj D/o Late Hyder Khan . (ಬರೆದುಕೊಡುವವರು)			جیل تاج
15	ಬಲಕಿನ್ನಿಷ್ಠಾ ಬಿನ್ ಲೇಟ್ ಹೈದರ್ ಖಾನ್ . (ಬರೆದುಕೊಡುವವರು)			بلكينش آلس

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H. M. VENKATESH
 Senior Sub-Registrar
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ಮ :

- i) Property being **1 Acre 25 Guntas** out of 3 Acres 4 Guntas of agricultural dry land in Survey No.30 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Razak Khan.**
- ii) Property being 1 Acre 19 Guntas of agricultural dry land in Survey No.30 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan.**
- (iii) Property being 1 Acre 27 Guntas of agricultural dry land out of 3 Acres 38 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Gafar Khan S/o. Mohammed Khan.**
- (iv) Property being 1 Acre 25 Guntas of agricultural dry land out of 3 Acres 38 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share **Smt. Zaithun Bi.**
- (v) Property being 26 Guntas of agricultural dry land out of 3 Acres 36 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan.**
- (vi) Property being 1 Acre 25 Guntas of agricultural dry land out of 6 Acres 01 Guntas in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Rahaman Khan S/o. Mohammed Khan.**
- (vii) Property being 2 Acre 30 Guntas out of 6 Acres 01 Guntas of agricultural dry land in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan** sons of Late Mohammed Khan.
- (viii) Property being 1 Acre 26 Guntas of agricultural dry land out of 6 Acres 01 Guntas in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Wahab Khan** son of Late Mohammed Khan.

Hussain Khan
Subhan Khan

H. Rahman Khan
Samia Sultana
زكية

بقيت

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Syed Suhail No. 37, 3rd Floor Adams Corner Coles Road Frazer Town Bangalore	A=1
2	P. Vasu No. 1/1, 1st Floor 18th Cross Malleshwaram	

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ ANK-1-04814-2015-16 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ ANKD398 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 21-01-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅನೇಕಲ್) ಇವರ ವಲಕರು
H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

The Seal of the Sub-Registrar of Basavanagudi (Anekal)

Designed and Developed by C-DAC, ACTS, Pune

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ಮಿ :

Item No 1 (Survey No 30)

WHEREAS, **Sri. Abdul Razak Khan** the son of Mohammed Khan from the First Wife **Shahtaj Bi**, and his son **Sri. Ghouse Khan S/o Sri. Abdul Razak Khan** jointly sold 1 Acre 25 Guntas out of 3 Acres 4 Guntas of agricultural dry land in Survey No.30 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District which had fallen to their share in favour of **Sri. Hyder Khan S/o. Ali Khan** by a registered Sale deed dated **09.10.1969** which is registered as document No. **1903/1969-70**, Book-I, Volume 1118, Pages 60 to 62, in the Office of the Sub-Registrar, Anekal, Bangalore.

WHEREAS, **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan** sons of Late Mohammed Khan jointly sold the remaining portion measuring 1 Acre 19 Guntas of agricultural dry land in Survey No.30 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ali Khan** by a registered Sale deed dated **15.05.1987** which is registered as document No. **320/1987-88**, Book-I, Volume 1465, Pages 7 to 9, same is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

Subsequently **Sri. Hyder Khan S/o. Ali Khan** got khatha/pahani of the same transferred to his name vide M.R. No.10/1987-88 from the concerned revenue authorities.

WHEREAS, **Sri. Hyder Khan S/o. Ali Khan** died intestate on 26.08.2000 and his wife Smt. Rukkiya Bi also passed away leaving behind their children (1) **Sri. Hussain Khan** (2) **Sri. Subhan Khan** (3) **Sri. H. Rasool Khan** (4) **Smt. Jabeen Taj** and (5) **Smt. Balkisunnisa** the Vendors 1-5 herein as their surviving legal heirs to succeed to their estate including Survey No.30 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 3 Acres 4 Guntas.

WHEREAS, **Sri. Hussain Khan S/o. Late Hyder Khan** the first Vendor herein got the khatha/pahani of the aforesaid property transferred to his name with the consent of the other co-owners vide **M.R. No.H61/2011-12** dated 6.06.2012 from the concerned revenue authorities.

Hussain Khan
Subhan Khan

H. Rasool Khan
Smt. Jabeen Taj
Smt. Balkisunnisa

Hyder Khan

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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 Subramanian Vembu Aiyer S/o N. Vembu Iyer , ಇವರು 6893068.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ .

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗದು ರೂಪ	112566.00	Paid by Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	4312152.00	City Union bank Bangalore DD No. 796661 dt 19/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	422760.00	City Union bank Bangalore DD No. 796662 dt 19/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	123750.00	Canara Bank Bangalore DD No. 858868 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	30938.00	Canara Bank Bangalore DD No. 858863 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	309994.00	Canara Bank Bangalore DD No. 858871 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	309994.00	Canara Bank Bangalore DD No. 858870 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	30938.00	Canara Bank Bangalore DD No. 858862 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	619988.00	Canara Bank Bangalore DD No. 858872 dt 18/1/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	619988.00	Canara Bank Bangalore DD No. 858873 dt 18/1/2016
ಒಟ್ಟು :	6893068.00	

ಸ್ಥಳ : ಅನೇಕಲ್

H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

4814/15/6
BNG (U) ANKL.S.R/D.No. 25
Book-I Containing Total Sheets 13-31

ಮೆಂ :

WHEREAS, the VENDORS have applied and got the Item No.1 of the Schedule Property converted from from agriculture to non-agricultural residential purpose under section 95 (2) of the Karnataka Land Revenue Act, 1964 vide No. ALN(ASH)SR/89/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

Item No 2 (Survey No 31)

- I. WHEREAS, originally **Sri. Mohammed Khan S/o. Hussain Khan** was the absolute owner in peaceful possession and enjoyment of immovable Property of agricultural dry land in **Survey No.31** situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring **3 Acres 38 Guntas**.

WHEREAS, **Sri. Mohammed Khan S/o. Hussain Khan** died intestate leaving behind him two wives **Smt. Shahataj Bi** and **Smt. Zaithun Bi** and his children as stated below to succeed to his estate.


- a) His First wife **Smt. Shahataj Bi** and 3 sons (1) **Sri. Abdul Wahab Khan @ Baji**, (2) **Sri. Abdul Gafar Khan** and (3) **Sri. Abdul Razak Khan**.
- b) His Second wife **Smt. Zaithun Bi** and 4 sons (1) **Sri. Rahaman Khan**, (2) **Sri. Abdul Jabbar Khan**, (3) **Sri. Rahamath Khan** and (4) **Sri. M. Anwar Khan**.

Hussain Khan
Subhan

H. R. Subhan
Samiya Subhan
Subhan

7

W. I. Subhan

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	48141/5-16 BNG (U) ANKL.S.FUD.No..... Book-I Containing Total Sheets..... 15-31
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WHEREAS, Sri. **Hyder Khan S/o. Ali Khan** died intestate on 26.08.2000 and his wife Smt. Rukkiya Bi also passed away leaving behind their children (1) **Sri. Hussain Khan** (2) **Sri. Subhan Khan** (3) **Sri. H. Rasool Khan** (4) **Smt. Jabeen Taj** and (5) **Smt. Balkisunissa** the Vendors herein as their surviving legal heirs to succeed to their estate including 26 guntas of land Survey No.31 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District the remaining 3 Acres 10 Guntas belonging to the First Vendor that being the separate property of the Vendor No 1 and Vendor No 2.

WHEREAS, **Sri. Hussain Khan S/o. Late Hyder Khan** the first Vendor herein got the khatha/pahani of the aforesaid property transferred to his name with the consent of the other co-owners vide **M.R. No.H61/2011-12** dated 6.06.2012 from the concerned revenue authorities in respect of the entire 3 Acres 36 Guntas (26 Guntas which is the subject matter of this Sale Deed and the separate self acquired property of Hussain Khan measuring 3 Acres 10 Guntas).

WHEREAS, the VENDORS have applied and got the item No II of the Schedule Property converted from agriculture to non-agricultural residential purpose under section 95 (2) of the Karnataka Land Revenue Act, 1964 vide No. ALN(ASH)SR/88/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

Item No 3 (Survey No 32)

III) WHEREAS, originally **Sri. Mohammed Khan S/o. Hussain Khan** was the absolute owner in peaceful possession and enjoyment of immovable Property being agricultural dry land in Survey No.32 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 6 Acres 01 Guntas.

WHEREAS, **Sri. Mohammed Khan S/o. Hussain Khan** died intestate leaving behind him two wives **Smt. Shahataj Bi** and **Smt. Zaithun Bi** and his children as stated below to succeed to his estate.

- His First wife Smt. Shahataj Bi and 3 sons (1) **Sri. Abdul Wahab Khan @ Baji**, (2) **Sri. Abdul Gafar Khan** and (3) **Sri. Abdul Razak Khan**.
- His Second wife Smt. Zaithun Bi and 4 sons (1) **Sri. Rahaman Khan**, (2) **Sri. Abdul Jabbar Khan**, (3) **Sri. Rahamath Khan** and (4) **Sri. M. Anwar Khan**.

Hussain Khan H. Rasool Khan
 Subhan Khan Samiya Sultana
 (Signature)

(Signature)
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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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4814/1516
BNG (U) ANKL.S./D.No.
Book-I Containing Total Sheets 25
16-31

ಮೆ :

WHEREAS, **Sri. Rahaman Khan S/o. Mohammed Khan** sold 1 Acre 25 Guntas of agricultural dry land out of 6 Acres 01 Guntas in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ali Khan** by a registered Sale deed dated 23.05.1978 which is registered as document No. **452/1978-79**, Book-I, Volume 1278, Pages 229 to 223, and is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

WHEREAS, **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan** sons of Late Mohammed Khan have jointly sold 2 Acre 30 Guntas out of 6 Acres 01 Guntas of agricultural dry land in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ali Khan** by a registered Sale deed dated **15.05.1987** which is registered as document No. **320/1987-88**, Book-I, Volume 1465, Pages 7 to 9, and is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

WHEREAS, the said **Sri. Hyder Khan S/o. Ali Khan** has got the khatha/pahani of the same transferred to his name vide M.R. No.10/1987-88 from the concerned revenue authorities.

WHEREAS, **Sri. Ismail Khan S/o. Abdul Wahab Khan** (grand son of **Late Mohammed Khan**) sold 1 Acre 26 Guntas of agricultural dry land out of 6 Acres 01 Guntas in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Smt. Pyarima W/o. Usmaan Khan** by a registered **Sale deed** dated 21.05.1989 which is registered as document No. 369/1989-90, Book-I, Volume 1524, Pages 16 to 19, and the same is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

WHEREAS, **Smt. Pyarima W/o. Usmaan Khan** in turn has sold 1 Acre 26 Guntas of agricultural dry land in Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ali Khan** by a registered Sale deed dated 6.04.1996 which is registered as document No. 80/1996-97, Book-I, Pages 1 to 12, stored in ICD No.003, and is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

Hussain Khan
Subhan Khan
H. Reson Khan
Samya Sultana
J. L. S.

W. I. S.

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BNG (U) ANKL. & RD. No.
Book-I Containing Total Sheets 25
12-31

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WHEREAS, Sri. **Hyder Khan S/o. Ali Khan** died intestate on 26.08.2000 and his wife Smt. Rukkiya Bi also passed away leaving behind their children (1) **Sri. Hussain Khan** (2) **Sri. Subhan Khan** (3) **Sri. H. Rasool Khan** (4) **Smt. Jabeen Taj** and (5) **Smt. Balkisunissa** the Vendors herein as their surviving legal heirs to succeed to their estate including Survey No.32 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 6 Acres 1 Guntas.

WHEREAS, **Sri. Hussain Khan S/o. Late Hyder Khan** the first Vendor herein got the khatha/pahani of the aforesaid property transferred to his name with the consent of the other co-owners vide M.R. No.H112/2011-12 dated 14.02.2013 in concerned revenue authorities.

WHEREAS, the VENDORS have got conversion of the Schedule Property Item No.III from agriculture to non-agricultural residential purpose under section 95 (2) of the Karnataka Land Revenue Act, 1964 vide No. ALN(ASH)SR/87/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

WHEREAS as a matter of abundant caution and to get a perfect title to the Schedule Property since there was an oral partition between the children of Mohammed Khan, the Vendors herein have obtained confirmation deeds from all the legal heirs of Late Mohammed Khan relinquishing all their right title and interest in the Schedule Properties and confirming that the sale deeds executed by various legal heirs of Late Mohammed Khan are valid and binding on them in the following confirmation deeds

- a) WHEREAS, the Legal heirs of Mohammed Khan ie
 - i) The children of Sri Rahman Khan,
 - ii) The legal heirs of Sri. Abdul Wahab Khan @ Baji. Late Sri Abdul Wahab Khan had only one son ie Ismail Khan. Late Ismail Khan also passed away and therefore his children have executed the Confirmation deed.
 - iii) The legal heirs of Late Sri. Abdul Gafar Khan.
 - iv) The legal heirs of Sri. Abdul Razak Khan.
 - v) Sri. M. Anwar Khan S/o Late Mohammed Khan along with his children

Hussain Khan

Subhan Khan

H. Rasool Khan
Samija Sultana

Jabeen Taj

Ismael Khan

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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18-31 page.

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All the above have jointly executed a Confirmation deed confirming that the Sale Deeds executed in respect of Item NO 1, Item No2 and Item No 3 and further confirming that the Vendors herein are the absolute owners of the aforesaid properties. The said Confirmation deed registered as document No. 1913/2015-16, Book-I, Pages 1 to 36, stored in C.D. No.ABLD240, dated 1.07.2015, same is registered in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

WHEREAS, similarly Sri. Jabbar Khan S/o. Late Mohammed Khan and his children have jointly executed a Confirmation deed, executed a Confirmation deed confirming that the Sale Deeds executed in respect of Item NO 1, Item No2 and Item No 3 and further confirming that the Vendors herein are the absolute owners of the aforesaid properties. The said Confirmation deed is registered as document No. 2107/2015-16, Book-I, Pages 1 to 18, stored in C.D. No.ABLD241, dated 9.07.2015, same is registered in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

WHEREAS, the VENDORS are in peaceful possession and enjoyment of the Schedule Property having got the khatha transferred to their name and have been paying the taxes and other outgoings payable in respect of the Schedule Properties and have an absolute and marketable right, title and interest over the Schedule Properties.

WHEREAS, the VENDORS in order to meet their financial commitments, family necessities and other re-investment purposes have jointly decided to sell the Schedule Property for a total sale consideration of Rs. 12,19,92,000/- (Rupees Twelve Crores Ninety Two Lakhs Ninety Two Thousand Only) subject to a good and marketable title being found free from all encumbrances, attachments, charges, minor rights, litigations and other claims and demands making the following representation.

- a) That the VENDOR herein is the absolute owner of the SCHEDULE PROPERTIES and their title to the SCHEDULE PROPERTIES is good marketable and subsisting and free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise that none else has any right, title, interest or share therein and that cost of good title shall be that of the VENDORS at all times.

H. Rayan Khan
Hussain/Khan, Samiya Subhana
Subhan Khan

W. Farooq

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Book-I Containing Total Sheets 19-31

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- That the VENDOR herein have not entered into any agreement or arrangement for sale of the schedule property with anyone else and has not executed any power of Attorney to deal with the SCHEDULE PROPERTIES.
- That the SCHEDULE PROPERTIES are acquired by the VENDORS herein in the manner stated above in which no other person has any manner of right, title or interest therein, and in case of any claims, the VENDORS themselves will answer such claims and offer indemnity to the PURCHASER/S.
- That the SCHEDULE PROPERTIES are not attached or sold, or sought to be sold in whole or in portions in any court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any authority thereof.
- That VENDORS herein do not have any pending liabilities with regard to income tax, wealth tax, gift tax, property tax or any other tax which would affect the title.
- That there are no easements, quasi-easements, restrictive covenants or other rights or servitudes.

AND WHEREAS the PURCHASER acting on the aforesaid representations, agreed to purchase the Schedule Properties for the said sum of 12,19,92,000/- (Rupees Twelve Crores Nineteen Lakhs Ninety Two Thousand Only) subject to the property being free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- That in pursuance of the aforesaid agreement and in consideration of the payment of the sale price of 12,19,92,000/- (Rupees Twelve Crores Nineteen Lakhs Ninety Two Thousand Only). The PURCHASERS have paid the entire sale consideration to the VENDORS at the express instruction and with the express consent of all the Vendors to be paid in the following manner with all the Vendors acquitting the purchasers from any further claim from the Purchasers :

Hussain Khan Samiya Sultana
Subhan Khan

WITNESSETH

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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20-31

ಬಿ.ಎಂ. :

A) A Sum of Rs 3,75,00,000/- (Rupees Three Crores Seventy Five Lakhs Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 3 and 4.

- i) Rs. 60,00,000/- (Rupees Sixty Lakhs Only) is paid by DD bearing No 858874 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- ii) Rs. 63,75,000/- (Rupees Sixty Three Lakhs Seventy Five Thousand Only) is paid by DD bearing No 858878 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- iii) Rs. 63,75,000/- (Rupees Sixty Three Lakhs Seventy Five Thousand Only) is paid by DD bearing No 858879 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- iv) Rs. 60,00,000/- (Rupees Sixty Lakhs Only) is paid by DD bearing No. 858875 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- v) Rs. 61,87,500/- (Rupees Sixty One Lakhs Eighty Seven Thousand Five Hundred Only) is paid by DD bearing No. 858876 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- vi) Rs. 61,87,500/- (Rupees Sixty One Lakhs Eighty Seven Thousand Five Hundred Only) is paid by DD bearing No 858877 dated 18-01-2016 drawn on Canara Bank Car Street Bellary.
- vii) Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) is deducted in sale consideration and paid as TDS vide challan bearing No. 00272 and No. 00286, both dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

Hussain Khan
Subhan Khan

H. Rasool Khan
Samya Subhan
20.01.2016, 14/15/16

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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B) A Sum of Rs 3,75,00,000/- (Rupees Three Crores Seventy Five Lakhs Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 1 and 2.

- i) Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) is paid by cheque bearing No 000040 dated 30-01-2016 drawn on Union Bank, Koramangala Branch, Bangalore.
- ii) Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) is paid by cheque bearing No 000041 dated 30-01-2016 drawn on Union Bank, Koramangala Branch, Bangalore
- ii) Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) is paid by cheque bearing No 000042 dated 30-01-2016 drawn on Union Bank, Koramangala Branch, Bangalore
- iv) Rs. 43,27,290/- (Rupees Forty Three Lakhs Twenty Seven Thousand Two Hundred and Ninety Only) is paid by DD bearing No 796668 dated 19-01-2016 issued by Union Bank, Koramangala Branch, Bangalore.
- v) Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only) is paid by DD/cheque bearing No 796670 dated 20-01-2016 drawn on Union Bank, Koramangala Branch, Bangalore Bellary.
- vi) Rs. 80,47,710/- (Rupees Eighty Lakhs Forty Seven Thousand Seven Hundred and Ten Only) is paid by DD Bearing No 051040 dated 20-01-2016 issued by State Bank of Mysore, Cooke Town Branch by the Purchasers No.5.

Hussain Khan
Subhan Khan

H. Radhakrishna
Samir Sultana
H. Radhakrishna

W. I. Khan

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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22-31

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vii) Rs. 3,75,000/-

(Rupees Three Lakhs Seventy Five Thousand Only) is deducted in sale consideration and paid as TDS vide Acknowledgment bearing No.AC6477450, dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

C) A sum of Rs 8,71,000/- (Rupees Eight Lakhs Seventy One Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 1 and 2

i) Rs. 8,62,290/-

(Rupees Eight Lakhs Sixty Two Thousand Two Hundred and Ninety Only) is paid by DD bearing No 796666, dated 19-01-2016 issued by City Union Bank, Koramangala Branch, Bangalore.

ii) Rs. 8,710/-

(Rupees Eight Thousand Seven Hundred and Ten Only) is deducted in sale consideration and paid as TDS vide Acknowledgment No. AC6481930 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

D) A sum of Rs 8,71,000/- (Rupees Eight Lakhs Seventy One Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 5

i) Rs. 8,62,290/-

(Rupees Eight Lakhs Sixty Two Thousand Two Hundred and Ninety Only) is paid by DD bearing No 051043, dated 20-01-2016 issued by State Bank of Mysore, Cooke Town Branch, Bangalore.

ii) Rs. 8,710/-

(Rupees Eight Thousand Seven Hundred and Ten Only) is deducted in sale consideration and paid as TDS vide Acknowledgment No. AC6477881 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

Hussain/Khan
Subhanth

H. Hussain
Samir Sultana
H. Hussain

H. Hussain

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E) A Sum of Rs 1,28,75,000/- (Rupees One Crores Twenty Eight Lakhs Seventy Five Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 1 and 2.

- (i) Rs. 30,00,000/- (Rupees Thirty Lakhs Only) is paid by DD bearing No. 947100 dated 02-12-2014 drawn on City Union Bank Koramangala Branch, Bangalore.
- ii) Rs. 30,00,000/- (Rupees Thirty Lakhs Only) is paid by DD bearing No 947099 dated 02-12-2014 drawn on City Union Bank Koramangala Branch, Bangalore.
- iii) Rs. 56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only) is paid by DD bearing No 947102 dated 02-12-2014 drawn on City Union Bank Koramangala Branch, Bangalore.
- iv) Rs. 11,21,250/- (Rupees Eleven Lakhs Twenty One Thousand Two Hundred and Fifty Only) is paid by Cheque bearing No 000043 dated 20-01-2016 drawn on City Union Bank Koramangala Branch, Bangalore.
- v) Rs. 1,28,750/- (Rupees One Lakh Twenty Eight Thousand Seven Hundred and Fifty Only) is deducted in sale consideration and paid as TDS vide Acknowledgement bearing No. AC6481112 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

F) A Sum of Rs 1,28,75,000/- (Rupees One Crore Twenty Eight Lakhs Seventy Five Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the Purchasers No 6 and 7.

- (i) Rs. 60,00,000/- (Rupees Sixty Lakhs Only) is paid inclusive of Cheque bearing NO 000007, 000008 and 000010 all dated 31-8-2014 drawn on HDFC Bank CMH Road Branch, Bangalore at the time of entering the MOU. H. Rasonkara

Hussain Khan
Subhankar

Sanjay Sullata
Sd/-

W. T. Chel
Sd/-

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24-31

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iii) Rs. 56,25,000/-

(Rupees Fifty Six Lakhs Twenty Five Thousand Only) is paid by DD bearing No 077638 dated 02-12-2014 drawn on ING Vysya Bank Fraser Town Branch, Bangalore.

vi) Rs. 11,21,250/-

(Rupees Eleven Lakhs Twenty One Thousand Two Hundred and Fifty Only) is paid by Cheque bearing No 096051 dated 20-01-2016 drawn on Kotak Mahindra Bank Fraser Town Branch, Bangalore.

vii) Rs. 1,28,750/-

(Rupees One Lakh Twenty Eight Thousand Seven Hundred and Fifty Only) is deducted in sale consideration and paid as TDS vide challan bearing No. 00079 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

G) A sum of Rs 45,00,000/- (Rupees Forty Five Lakhs Only) is paid to the Vendor No. 2 Subhan Khan

i) Rs. 12,37,500/-

(Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred Only) is paid by Cheque bearing No 000037 Dated 21-05-2016 drawn on City Union Bank, Koramangala Branch, Bangalore.

ii) Rs. 9,90,000/-

(Rupees Nine Lakhs Ninety Thousand Only) is paid by DD bearing No 776665 dated 19-01-2016 drawn on City Union Bank Koramangala Branch, Bangalore.

iii) Rs. 12,37,500/-

(Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred Only) is paid by Cheque bearing No 096052 dated 21-06-2016 drawn on Kotak Mahindra Bank Frazer Town Branch, Bangalore by Purchaser No.6 and 7.

iv) Rs. 9,90,000/-

(Rupees Nine Lakhs Ninety Thousand Only) is paid by DD bearing No 051042 dated 20-01-2016 issued by State Bank of Mysore, Cooke Town Branch by the Purchaser No.5

Hussain Khan
Subhan Khan

H. Ramesh
Sameer Sultana
J. L. S.

W. S. S.

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25-31

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v) Rs. 45,000/-

(Rupees Forty Five Thousand Only) is deducted in sale consideration and paid as TDS vide Acknowledgement bearing No. AC6479981, AC6480482 and AC6478216 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

H) A sum of Rs 1,00,00,000/- (Rupees One Crore Only) is paid to the Vendor No 3 Rasool Khan H and his family members in the following manner

i) Rs. 49,50,000/-

(Rupees Forty Nine Lakhs Fifty Thousand Only) is paid by DD bearing No 796689 dated 21-01-2016 issued by City Union Bank Koramangala Branch, Bangalore in favour of Rasool Khan by Purchaser No.1 and 2.

ii) Rs. 24,75,000/-

(Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to Samiya Sultana, W/o.H. Rasool Khan by Cheque bearing No 096054 dated 20-06-2016 drawn on Kotak Mahindra Bank, Frazer Town Branch, Bangalore by Purchaser No.6 and 7.

iii) Rs. 24,75,000/-

(Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to R. Aasim Khan, S/o. H. Rasool Khan by Cheque bearing No 096055 dated 20-06-2016 drawn on Kotak Mahindra Bank Frazer Town Branch, Bangalore by Purchaser No.6 and 7.

iv) Rs. 1,00,000/-

(Rupees One Lakh Only) is deducted in sale consideration and paid as TDS vide Acknowledgement bearing No. AC6480795, AC6476153 and AC6476886 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

Hussain Khan
Sukhan Khan

H. Rasool Khan
Samiya Sultana
L. L. L.

W. I. V. I.

₹ 3/-



3NG (U) ANKL.S.R/D.No.....
Book-I Containing Total Sheets.....
26-31

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

4814/15/16
SING (U) ANKL. S. R/D. No.
Book-I Containing Total Sheets 25
27-31

ಪಿಂಚು :

iii) Rs. 25,000/-

(Rupees Twenty Five Thousand Only) is deducted in sale consideration and the Vendor No.5 has agreed to pay the TDS and agreed to provide the relevant receipt within seven days from this day of registration to the concerned Sub-Registrar.

The receipt of which amount the VENDORS do hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the PURCHASER from the payment of the same and do hereby SELL, CONVEY, TRANSFER AND ASSIGN ABSOLUTELY and FOR EVER UNTO AND TO THE BONAFIDE USE OF THE PURCHASER THE SCHEDULE PROPERTY as the Absolute Owner thereof from this day onwards free from all encumbrances, with no let or hindrance from the VENDORS or from any person/s claiming any legal title thereto.

2. The VENDORS declare unto the PURCHASER that the Schedule Properties hereby sold have been the absolute properties of the VENDORS acquired by them in the manner hereinabove mentioned and further the property does not come within the purview of any of the provisions of law prohibiting alienation of immovable property and the VENDORS have full power and absolute authority and indefeasible title to alienate and sell the same in any manner they like and the said SCHEDULE PROPERTIES are free from all encumbrances.
3. The VENDOR covenants with the PURCHASERS that they are entitled to lawfully convey the SCHEDULE PROPERTY and that they have not done or been a party to any act or deed whereby they are prevented from conveying the Schedule property or any part /s thereof in the manner herein appearing. The PURCHASERS are entitled to enter into and upon the SCHEDULE PROPERTY and fully utilize the same for their personal bonafide use and occupation and derive profits without any let or hindrance from the VENDORS or any person/s claiming through or under them or in trust for them.

H. R. Sankar
Sanyal Sullana

H. R. Sankar
Sullana

Subhakar

Subhakar

₹ 3/-



Book-I Containing Total Sheets 25
of 28-31 Page.

4. The VENDOR further covenants with the PURCHASER that they have not alienated the Schedule Property hereby conveyed by way of SALE / MORTGAGE or otherwise to third party/ies or is subject matter of any WILL / LAST TESTAMENT, CODICIL or COURT ATTACHMENTS under any legal proceedings and / or has been offered as COLLATERAL SECURITY/ SURETY and there are no claims, charges or otherwise on the said SCHEDULE PROPERTY.
5. The VENDOR further covenants with the PURCHASER that they will keep always harmless and INDEMNIFY the PURCHASER, their successor in title and assigns against all losses and expenses incurred and damages sustained on account of any encumbrances, claims, charges, clogs, litigations, court/s attachments, hindrance, cesses, levies, pending liabilities with regard to income tax, wealth tax, gift tax, property taxes or any other kind of tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the PURCHASER could otherwise discover in respect of the SCHEDULE PROPERTIES conveyed.
6. The VENDOR further covenants with the PURCHASERS that they will always and at all reasonable time/s and upon any reasonable request will execute every such lawful acts, deeds and things as shall or may be reasonably required for further and more perfectly assuring the title of the SCHEDULE PROPERTIES to the PURCHASERS.
7. The VENDORS have paid all the taxes and other rates and charges in respect of the SCHEDULE PROPERTIES up to the date of Registration of this DEED OF ABSOLUTE SALE and have NO OBJECTION whatsoever to the Khata of the SCHEDULE PROPERTY being transferred to the name of the PURCHASERS.
8. The VENDORS have this day handed over to the PURCHASERS all the original relevant documents of title which were in their possession and custody pertaining to the Schedule Properties, the VENDORS hereby confirm having this day delivered the Vacant physical possession of the Schedule Properties to the PURCHASERS herein. *H. Rao*

Huss an K^{te} Sudhakar Khan

H. Resooly
Samir Sullana
J. L. M.

Wielki

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BNG (U) ANKL.S.R/D.No. 25

Book-I Containing Total Sheets 29-35

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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9. It is specifically agreed between the Purchaser that the Purchasers 1 and 2 SRI. SUBRAMANIAN VEMBU AIYER and SMT. DEVAKI SUBRAMANIAN AIYER will jointly own 4 Acres 36 Guntas out of the aforementioned 9 Acre 31 Guntas of Land which comes to 50.12%.
10. It is specifically agreed between the Purchaser that the Purchasers 3 and 4 SRI. FAREENA AHMED and SRI. ASAD AHMED will own 3 Acres out of the aforementioned 9 Acre 31 Guntas of Land which comes to 30.70%.
11. It is specifically agreed between the Purchaser that the Purchasers 5 SRI. AJAZ SAIT will own 1 Acre out of the aforementioned 9 Acre 31 Guntas of Land which comes to 10.23%.
12. It is specifically agreed between the Purchaser that the Purchasers 6 and 7 SRI. TOUSIF ILYAZ BAIG and SRI. AZHARULLA KHAN will own 35 Guntas out of the aforementioned 9 Acre 31 Guntas of Land which comes to 8.95%.

**SCHEDULE PROPERTY
ITEM NO.I**

All that piece and parcel of residential converted immovable Property bearing Survey No.30 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring **3 (Three) Acres 4 (Four) Guntas**. Same is converted from agriculture to non-agricultural residential purpose vide No. ALN(ASH)SR/89/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.


Bounded on

East	By	:	Survey No. 134
West	By	:	Survey No. 47
North	By	:	Survey No. 28 and 29
South	By	:	Survey No. 31 and 32

Hussain Khan
Subhan Khan

H. R. S. S. S. S.
Samiya Sultana
S. S. S. S.

W. I. S. S.
23

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ITEM NO.II

All that piece and parcel of residential converted immovable property bearing Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring **26 (Twenty Six) Guntas** (out of 3 Acre 36 Guntas) and the same is converted from agriculture to non-agricultural residential purpose vide No. ALN(ASH)SR/88/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

Bounded on

East	By	:	Survey No. 47
West	By	:	Survey No. 31 remaining portion
North	By	:	Survey No. 30 and 134
South	By	:	Survey No. 47

ITEM NO.III

All that piece and parcel of residential converted immovable property bearing Survey No.32 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring **6 (Six) Acres 1 (One) Guntas**. Same is converted from agriculture to non-agricultural residential purpose vide No. ALN(ASH)SR/87/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

Bounded on

East	By	:	Survey No. 31
West	By	:	Survey No. 47
North	By	:	Survey No. 30
South	By	:	Survey No. 47

Hussain Khan
 Subhash
 H. R. Sankar
 Sanjay Sultana
 [Signature]

[Signature]

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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48/4/15-16
BNG (U) ANKL.S.R.O.No. 25
Book-I Containing Total Sheets 31-31

ಶಿರಾ :

IN WITNESS WHEREOF the parties above mentioned have set their hands to this Sale deed on the day, the month and the year first above mentioned with their free will and consent and in the presence of the witnesses.

WITNESSES:

1. Syed Subhoel
37, 3rd Floor Cross
Road Frierder town, B'lore
2. P. Narasimhaiah
(Vasir-P)
1/1, 1st floor.
18th cross Malleswaram
B'lore - 55

H. R. Sankar
H. R. Sankar
Sanyal Sultana
Subhoel

VENDORS

Devala S. S.
Devala S. S.
Devala S. S.

PURCHASERS

Drafted by:
P. Narasimhaiah, B.A., LL.B
Advocate
No. 1/1, 18th Cross,
Malleswaram,
BANGALORE - 560 055.


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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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(U) ANKL.S.AVD.No. 4811/15-16
Book-I Containing Total Sheets 12
1-16

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SALE DEED

THIS SALE DEED is made and executed on this the Twenty First day of January Two Thousand Sixteen (21.01.2016) at Bangalore by

1. **SRI. HUSSAIN KHAN**, S/o. Late Hyder Khan, Aged about 61 years,
PAN No AEXPH5042N
2. **SMT. SHARIFFA KAHTOON**, W/o. Hussain Khan, Aged about 49 years,
 - 2(a) **SRI. JEELAN KHAN**, S/o. Hussain Khan, Aged about 32 years,
 - 2(b) **SRI. SULTAN KHAN**, S/o. Hussain Khan, Aged about 30 years,
 - 2(c) **SRI. IMRAN KHAN**, S/o. Hussain Khan, Aged about 28 years,
 - 2(d) **SMT. RESHMA KAHTOON**, D/o. Hussain Khan, Aged about 26 years,
 - 2(e) **SRI. ZEESHAN KHAN**, S/o. Hussain Khan, Aged about 24 years,
 - 2(f) **SMT. YASMEEN GULZAR**, D/o. Hussain Khan, Aged about 22 years,
 - 2(g) **SRI. IRFAN KHAN**, S/o. Hussain Khan, Aged about 19 years,
 - 2(h) **SRI. RIZWAN KHAN**, S/o. Hussain Khan, Aged about 18 years,

Vendor Nos. 2 and 2(a) to 2(h) are represented by their registered General Power of Attorney Holder Vendor No.1.

All are residing at Adigarakallahalli Village,
Sarjapura Hobli, Anekal Taluk, Bangalore District.

Hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context shall be deemed to include their heirs, assigns, executors, administrators, and legal representatives etc.,) of the ONE PART: AND

IN FAVOUR OF:

1. **SRI. SUBRAMANIAN VEMBU AIYER**
S/o. N. Vembu Iyer, Aged about 60 years,
Residing at No. 864, 12th Main, 3rd Block, Koramangala,
BANGALORE - 560 034.
PAN No. AHMPA3256H

Hussain Khan

Devaki S.

Shree K. S.



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 Book-I Containing Total Sheets 12
 Page 16

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ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-01-2016 ರಂದು 03:32:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	405600.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	560.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	300.00
	ಒಟ್ಟು :	406660.00

ಶ್ರೀ SUBRAMANIAN VEMBU AIYER, S/o. N.Vembu Iyer ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ SUBRAMANIAN VEMBU AIYER, S/o. N.Vembu Iyer			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	SUBRAMANIAN VEMBU AIYER, S/o. N.Vembu Iyer (ಬರೆಸಿಕೊಂಡವರು)			
2	DEVAKI SUBRAMANIAN AIYER, W/o. Subramanian V Aiyer (ಬರೆಸಿಕೊಂಡವರು)			

H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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(U) ANCL. S.R/D. No. 4811/15-16
Book-I Containing Total Sheets 12
3-16 Page.

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2. SMT. DEVAKI SUBRAMANIAN AIYER

W/o. Subramanian V Aiyer, Aged about 60 years,
Residing at No. 864, 12th Main, 3rd Block, Koramangala,
BANGALORE – 560 034.
PAN No. AHMPA3257G

3. SRI. TOUSIF ILYAZ BAIG

S/o. Abdul Wajid Baig, Aged about 30 years,
Residing at No. 37, 3rd Floor, Adams Corner,
Coles Road, Frazer Town, BANGALORE – 560 005.
PAN No AFGPT9010E

4. SRI. AZHARULLA KHAN

S/o. Fayuzulla Khan, Aged about 29 years,
Residing at No. 37, 3rd Floor, Adams Corner,
Coles Road, Frazer Town, BANGALORE – 560 005.
PAN No. AGLPA3516G



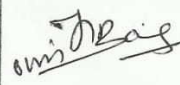





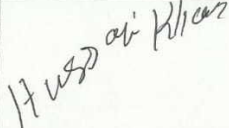


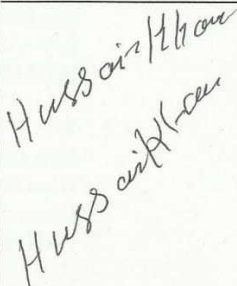


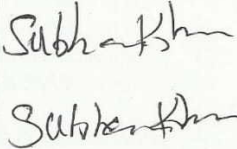


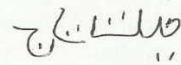


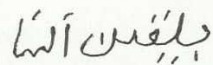
Hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context shall be deemed to include their heirs, assigns, executors, administrators, and legal representatives etc.,) of the OTHER PART:

WHEREAS, the **VENDOR No 1-2** are the absolute owners in peaceful possession and enjoyment of residentially converted immovable property bearing Survey No.31 measuring 3(Three) Acres 10 (Ten) Guntas situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Which property is morefully described in the Schedule given hereunder and is hereinafter referred to as Schedule Property.

WHEREAS at the request of the Purchasers all the other Vendors have agreed to execute this deed to give a better title to the Schedule Properties.

- I. WHEREAS, originally **Sri. Mohammed Khan S/o. Hussain Khan** was the absolute owner in peaceful possession and enjoyment of several immovable including the Schedule Property being agricultural dry land in Survey No.31 measuring 3 (Three) Acres 38 (Thirty Six) Guntas.

Hussain/Khan
Devala-S.
omish
Shankar

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3	TOUSIF ILYAZ BAIG. S/o. Abdul Wajid Baig (ಬರೇನಿಕೊಡವರು)			
4	AZHARULLA KHAN. S/o. Fayuzulla Khan (ಬರೇನಿಕೊಡವರು)			
5	HUSSAIN KHAN. S/o. Late. Hyder Khan (ಬರೇನಿಕೊಡವರು)			
6	SHARIFFA KAHTOON, JEELAN KHAN, SULTAN KHAN, IMRAN KHAN, RESHMA KAHTOON, ZEESHAN KHAN, YASMEEN GULZAR, IRFAN KHAN, RIZWAN KHAN., Rep by their GPA Holder HUSSAIN KHAN. S/o. Late. Hyder Khan (ಬರೇನಿಕೊಡವರು)			
7	SUBHAN KHAN. S/o. Late. Hyder Khan Self and GPA Holder for Najbunnissa, Waseem Khan, Noor Fatima, Junaid Khan, Siddiq Khatoon, Meher Khatoon, Master Moin Khan (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
8	JABEEN TAJ. D/o. Late. Hyder Khan (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
9	BALKISUNISSA. D/o. Late. Hyder Khan (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

4811/15-16

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Book-I Containing Total Sheets. 12

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H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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(U) ANCL. S. R/D. No. 4811/15-16
Book-I Containing Total Sheets 17
5-16

ಶಿರಾ :

WHEREAS, Sri. **Mohammed Khan S/o. Hussain Khan** died intestate leaving behind him two wives **Smt. Shahataj Bi** and **Smt. Zaithun Bi** and his children as stated below to succeed to his estate.

- His First wife Smt. Shahataj Bi and 3 sons (1) Sri. Abdul Wahab Khan @ Baji, (2) Sri. Abdul Gafar Khan and (3) Sri. Abdul Razak Khan.
- His Second wife Smt. Zaithun Bi and 4 sons (1) Sri. Rahaman Khan, (2) Sri. Abdul Jabbar Khan, (3) Sri. Rahamath Khan and (4) Sri. M. Anwar Khan.

WHEREAS, there was an oral partition between the legal heirs of Sri. **Mohammed Khan S/o. Hussain Khan** in terms of which

- Property being 1 Acre 27 Guntas of agricultural dry land out of 3 Acres 38 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Gafar Khan S/o. Mohammed Khan**.
- Property being 1 Acre 25 Guntas of agricultural dry land out of 3 Acres 38 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share **Smt. Zaithun Bi**.
- Property being 26 Guntas of agricultural dry land out of 3 Acres 36 Guntas in Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District fell to the share of **Sri. Abdul Jabbar Khan, Sri. Rahamath Khan and Sri. M. Anwar Khan**.

WHEREAS, **Sri. Gafar Khan S/o. Mohammed Khan** sold 1 Acre 27 Guntas of agricultural dry land out of 3 Acres 38 Guntas in **Survey No.31** situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Kareem Khan S/o. Fakruddin Khan** by a registered Sale deed dated 15.02.1965 which is registered as document No. 3160/1964-65, Book-I, Volume 1005, Pages 166 to 167 and which is registered in the Office of the Sub-Registrar, Anekal, Bangalore.



Hussain Khan
Devarath S.
omithas
Zaithun Bi

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1	Syed Arif Sha S/o. Syed Munawar Medi Mallasandra, Hoskote Taluk, Bengaluru	Syed Arif Sha
2	Farooq Khan S/o. Latheef Khan Medi Mallasandra, Hoskote Taluk, Bengaluru	Farooq Khan

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-04811-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD398 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 21-01-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜನವನಗುಡಿ (ಆನೇಕಲ್) H. M. VENKATESH Senior Sub-Registrar ANEKAL	
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Designed and Developed by C-DAC, ACTS, Pune

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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Book-I Containing Total Sheets 13
2-16

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WHEREAS, **Sri Kareem Khan** has got the khatha of the same transferred in his name from the concerned revenue authorities.

WHEREAS, **Sri. Kareem Khan S/o. Fakruddin Khan** in turn sold his 1 Acre 25 Guntas of agricultural dry land in Survey No.31 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ibrahim Khan** by a registered Sale deed dated **23.05.1978** which is registered as document No. **453/1978-79**, in Book-I, Volume 1279, Pages 239 to 241, and is registered in the Office of the Sub-Registrar, **Anekal**, Bangalore.

WHEREAS, **Smt. Zaithun Bi** the second wife of Late Mohammed Khan sold 1 Acre 25 Guntas out of 3 Acres 36 Guntas of agricultural dry land in Survey No.31 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in favour of **Sri. Hyder Khan S/o. Ibrahim Khan** by a registered Sale deed dated 23.05.1978 which is registered as document No. **455/1978-79**, Book-I, Volume 1278, and is registered in the Office of the Sub-Registrar, **Anekal**, Bangalore. He got khatha of the same in concerned revenue authorities.

WHEREAS, **Sri Hyder Khan S/o Ibrahim Khan** got the khatha of the same transferred to his name from the concerned revenue authorities.

WHEREAS, **Sri. Hyder Khan S/o. Ibrahim Khan** sold the property bearing Survey No.31 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 2 Acres 10 Guntas out of 3 Acres and 10 Guntas purchased in favour of **Smt. Shariffa Kahtoon W/o. Hussain Khan** the **Vendor No 2** herein by a Registered Sale deed dated 25.10.2000 which is registered as document No. **662/2011-12**, Book-I, Pages 1 to 7, stored in C.D. No.ANKD276, dated 03.06.2011, same is registered in the Office of the Sub-Registrar, Anekal, Bangalore. However the said document was referred to undervaluation and therefore the document was pending registration. However the said document was cleared from the undervaluation at a later date

Hussain Khan
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Smt. Shariffa Kahtoon

ING (U) ANKL.S.R/D.No. 4811/1516
Book-1 Containing Total Sheets 12
of 8-16



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 SUBRAMANIAN VEMBU AIYER. S/o. N.Vembu Iyer , ಇವರು 2292700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	21340.00	Paid by Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2068560.00	ING Vysya is now Kotak Mahindra Bank, Bengaluru DD No.555880 dt: 19-01-2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	202800.00	ING Vysya is now Kotak Mahindra Bank, Bengaluru DD No.555878 dt: 19-01-2016
ಒಟ್ಟು :	2292700.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 21/01/2016

H. M. VENKATESH
Senior Registrar
ANEKAL

Designed and Developed by C- DAC ,ACTS Pune.

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ANKL.S.R/D.No. 4811/15-16
Book-I Containing Total Sheets 12
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ಬಿ.ಎಂ. :

WHEREAS, as a matter of abundant caution during the time when the document registered in favour of **Smt. Shariffa Kahtoon** was referred to under valuation, Sri. Hyder Khan S/o. Ibrahim Khan has executed another sale deed in respect of the property bearing Survey No.31 of Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District in respect of the entire property measuring **3 Acres 10 Guntas** in favour of **Sri. Hussain Khan S/o. Late Hyder Khan the Vendor No 1** by a Registered Sale deed dated 23.08.2008 which is registered as document No. 950/2008-09, Book-I, Pages 1 to 13, stored in C.D. No.ANKD276, dated 03.06.2011, same is registered in the Office of the Sub-Registrar, Anekal, Bangalore.

WHEREAS, the VENDOR No 1 has applied and got the Schedule Property converted from agriculture to non-agricultural residential purpose under section 95 (2) of the Karnataka Land Revenue Act, 1964 vide No. ALN(ASH)SR/88/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

WHEREAS, as a matter of abundant caution and to get a perfect title to the Schedule Property since there was an oral partition between the children of Mohammed Khan, the Vendors herein have obtained confirmation deeds from all the legal heirs of Late Mohammed Khan relinquishing all their right title and interest in the Schedule Properties and confirming that the sale deeds executed by various legal heirs of Late Mohammed Khan are valid and binding on them in the following confirmation deeds

- a) WHEREAS the Legal heirs of **Mohammed Khan** ie
 - i) The children of Sri **Rahman Khan**,
 - ii) The legal heirs of **Sri. Abdul Wahab Khan @ Baji**. Late **Sri Abdul Wahab Khan** had only one son ie **Ismail Khan**. Late Ismail Khan also passed away and therefore his children have executed the Confirmation deed.
 - iii) The legal heirs of Late **Sri. Abdul Gafar Khan**.
 - iv) The legal heirs of **Sri. Abdul Razak Khan**.
 - v) **Sri. M. Anwar Khan S/o Late Mohammed Khan** along with his children

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All the above have jointly executed a Confirmation deed confirming that the Sale Deeds executed in respect of several properties including the Schedule Property and further confirming that the Vendors herein are the absolute owners of the Schedule property. The said Confirmation deed registered as document No. 1913/2015-16, Book-I, Pages 1 to 36, stored in C.D. No.ABLD240, dated 1.07.2015, same is registered in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

WHEREAS, similarly Sri. Jabbar Khan S/o. Late Mohammed Khan and his children have jointly executed a Confirmation deed, executed a Confirmation deed confirming that the Sale Deeds executed in respect of several properties including the Schedule Property and further confirming that the Vendors herein are the absolute owners of the Scheule property The said Confirmation deed is registered as document No. 2107/2015-16, Book-I, Pages 1 to 18, stored in C.D. No.ABLD241, dated 9.07.2015, same is registered in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

WHEREAS, the VENDORS are in peaceful possession and enjoyment of the Schedule Property having got the khatha transferred to their name and have been paying the taxes and other outgoings payable in respect of the Schedule Properties and have an absolute and marketable right, title and interest over the Schedule Properties.

WHEREAS, the VENDORS in order to meet their financial commitments, family necessities and other re-investment purposes have jointly decided to sell the Schedule Property for a total sale consideration of Rs. 4,05,60,000/- (Rupees Four Crores Five Lakhs and Sixty Thousand Only) subject to a good and marketable title being found free from all encumbrances, attachments, charges, minor rights, litigations and other claims and demands making the following representation.

- a) That the VENDOR herein is the absolute owner of the SCHEDULE PROPERTY and their title to the SCHEDULE PROPERTY is good marketable and subsisting and free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise that none else has any right, title, interest or share therein and that cost of good title shall be that of the VENDORS at all times.

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- b) That the VENDOR herein have not entered into any agreement or arrangement for sale of the Schedule Property with anyone else and has not executed any power of Attorney to deal with the SCHEDULE PROPERTY.
- c) That the SCHEDULE PROPERTY is acquired by the VENDORS herein in the manner stated above in which no other person has any manner of right, title or interest therein, and in case of any claims, the VENDORS themselves will answer such claims and offer indemnity to the PURCHASERS/S.
- d) That the SCHEDULE PROPERTY is not attached or sold, or sought to be sold in whole or in portions in any court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any authority thereof.
- e) That VENDORS herein do not have any pending liabilities with regard to income tax, wealth tax, gift tax, property tax or any other tax which would affect the title.
- f) That there are no easements, quasi-easements, restrictive covenants or other rights or servitudes.

WHEREAS, the PURCHASERS acting on the aforesaid representations, agreed to purchase the Schedule Properties for the said sum of Rs. 4,05,60,000/- (Rupees Four Crores Five Lakhs and Sixty Thousand Only) subject to the property being free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid agreement and in consideration of the payment of the sale price of Rs. 4,05,60,000/- (Rupees Four Crores Five Lakhs and Sixty Thousand Only). The PURCHASERS have paid the entire sale consideration to the VENDORS at the express instruction and with the express consent of all the Vendors to be paid in the following manner with all the Vendors acquitting the purchasers from any further claim from the Purchasers :

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12-16

A) A Sum of Rs 2,02,80,000/- (Rupees Two Crores Two Lakhs Eighty Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the PURCHASERS No 1 and 2 .

- i) Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid by Cheque bearing No.000039 dated 21-05-2016 drawn on City Union Bank Koramangala Branch, Bangalore.
- ii) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) paid by Cheque bearing No 445499 dated 14-12-2015 drawn on City Union Bank Koramangala Branch, Bangalore.
- iii) Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only) paid by cash on paid on 06-12-2014 before the witnesses.
- iv) Rs.14,03,750/- (Rupees Fourteen Lakhs Three Thousand Seven Hundred and Fifty Only) is paid by cash on paid on 16-04-2015 before the witnesses.
- v) Rs. 6,48,450/- (Rupees Six Lakhs Forty Eight Thousand Four Hundred and Fifty Only) is paid by DD bearing No. 796667 dated 19-01-2016 drawn on City Union Bank Koramangala Branch, Bangalore – 560 034.
- vi) Rs. 2,02,800/- (Rupees Two Lakhs Two Thousand Eight Hundred Only) is deducted and paid as TDS vide challan bearing No. 00381, 00395, 00410 dated 20.01.2016 under section 194IA of Income Tax Act, 1961.

Hussain Khan
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B) A Sum of Rs 2,02,80,000/- (Rupees Two Crores Two Lakhs Eighty Thousand Only) is paid to the First Vendor Hussain Khan in the following manner by the PURCHASERS No 3 and 4 .

- i) Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid by Cheque bearing No. 096053 dated 21-06-2016 drawn on Kotak Mahindra Bank, Frazer Town Branch, Bangalore.
- ii) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) paid by cash on 16.04.2015 before the witnesses.
- iii) Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only) paid by cash on paid on 06-12-2014 before the witnesses.
- iv) Rs.14,03,750/- (Rupees Fourteen Lakhs Three Thousand Seven Hundred and Fifty Only) is paid by cash on paid on 16-04-2015 before the witnesses.
- v) Rs. 6,48,450/- (Rupees Six Lakhs Forty Eight Thousand Four Hundred and Fifty Only) is paid by DD bearing No. 555881 dated 19-01-2016 issued by Kotak Mahindra Bank, Frazer Town Branch, Bangalore.
- vi) Rs. 2,02,800/- (Rupees Two Lakhs Two Thousand Eight Hundred Only) is deducted and paid as TDS vide challan bearing No.00168, 00117, 00085, dated 20.01.2016 under section 194 IA of Income Tax Act, 1961.

The receipt of which amount the VENDORS do hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the PURCHASERS from the payment of the same and do hereby SELL, CONVEY, TRANSFER AND ASSIGN ABSOLUTELY and FOR EVER UNTO AND TO THE BONAFIDE USE OF THE PURCHASERS THE SCHEDULE PROPERTY as the Absolute Owner thereof from this day onwards free from all encumbrances, with no let or hindrance from the VENDORS or from any person/s claiming any legal title thereto.

Hussain Khan

Devasis

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<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p> <p>₹ 3/-</p> <p>THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD. BACSL</p> <p>(U) ANKL.S.R/D.No. 4811/5-1-6</p> <p>Book-I Containing Total Sheets 14-16</p>
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2. The VENDORS declare unto the PURCHASERS that the Schedule Properties hereby sold have been the absolute properties of the VENDORS acquired by them in the manner hereinabove mentioned and further the property does not come within the purview of any of the provisions of law prohibiting alienation of immovable property and the VENDORS have full power and absolute authority and indefeasible title to alienate and sell the same in any manner they like and the said SCHEDULE PROPERTIES are free from all encumbrances.
3. The VENDORS covenants with the PURCHASERS that they are entitled to lawfully convey the SCHEDULE PROPERTY and that they have not done or been a party to any act or deed whereby they are prevented from conveying the Schedule property or any part /s thereof in the manner herein appearing. The PURCHASERS are entitled to enter into and upon the SCHEDULE PROPERTY and fully utilize the same for their personal bonafide use and occupation and derive profits without any let or hindrance from the VENDORS or any person/s claiming through or under them or in trust for them.
4. The VENDOR further covenants with the PURCHASERS that they have not alienated the Schedule Property hereby conveyed by way of SALE / MORTGAGE or otherwise to third party/ies or is subject matter of any WILL / LAST TESTAMENT, CODICIL or COURT ATTACHMENTS under any legal proceedings and / or has been offered as COLLATERAL SECURITY/ SURETY and there are no claims, charges or otherwise on the said SCHEDULE PROPERTY.
5. The VENDOR further covenants with the PURCHASERS that they will keep always harmless and INDEMNIFY the PURCHASERS, their successor in title and assigns against all losses and expenses incurred and damages sustained on account of any encumbrances, claims, charges, clogs, litigations, court/s attachments, hindrance, cesses, levies, pending liabilities with regard to income tax, wealth tax, gift tax, property taxes or any other kind of tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the PURCHASERS could otherwise discover in respect of the SCHEDULE PROPERTIES conveyed.

Hassam Khan

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Shahid Hussain

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6. The VENDORS further covenants with the PURCHASERS that they will always and at all reasonable time/s and upon any reasonable request will execute every such lawful acts, deeds and things as shall or may be reasonably required for further and more perfectly assuring the title of the SCHEDULE PROPERTIES to the PURCHASERS.
7. The VENDORS have paid all the taxes and other rates and charges in respect of the SCHEDULE PROPERTIES up to the date of Registration of this DEED OF ABSOLUTE SALE and have NO OBJECTION whatsoever to the Khata of the SCHEDULE PROPERTY being transferred to the name of the PURCHASERS.
8. The VENDORS have this day handed over to the PURCHASERS all the original relevant documents of title which were in their possession and custody pertaining to the Schedule Properties, the VENDORS hereby confirm having this day delivered the Vacant physical possession of the Schedule Properties to the PURCHASERS herein.

SCHEDULE PROPERTY

All that piece and parcel of residential converted immovable property bearing Survey No.31 situated at Adigarakallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District measuring 3 (Three) 10 (Ten) Guntas (out of 3 Acre 36 Guntas) and the same is converted from agriculture to non-agricultural residential purpose vide No. ALN(ASH)SR/88/2014-15 the official memorandum dated 29.11.2014 issued by the Deputy Commissioner, Bangalore District.

Bounded on

East	By	:	Survey No. 47
West	By	:	Survey No. 31 remaining portion
North	By	:	Survey No. 30 and 134
South	By	:	Survey No. 47

Hussain Khan

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IN WITNESS WHEREOF the parties above mentioned have set their hands to this Sale deed on the day, the month and the year first above mentioned with their free will and consent and in the presence of the witnesses.

CONSENTING WITNESSES:

1. **SUBHAN KHAN**
S/o. Late Hyder Khan
Self and GPA Holder for
1a. NAJBUNISSA
1b. WASEEM KHAN
1c. NOOR FATIMA
1d. JUNAID KHAN
1e. SIDDIQA KHATOON
1f. MEHER KHATOON
1g. MASTER MOIN KHAN

2. **JABEEN TAJ**
D/o. Late Hyder Khan
3. **BALKISUNISSA**
D/o. Late Hyder Khan
All are residing at Adigarakallahalli Village,
Sarjapura Hobli, Anekal Taluk, Bangalore District.

WITNESSES:

1. Syed Shafiq
S/o. Syed Muneer
M. Mallappa
Hostler
Box 67

2. **FAROOQ KHAN**
S/o Lathif Khan
Medi Mallappa
B- box - 67

Hussain Khan
VENDORS

Devaki S.
Shafiq Khan

PURCHASERS
Drafted by:

P. Narasimhaiah
P. Narasimhaiah, B.A., LL.B
Advocate
No.1/1, 18th Cross,
Malleswaram,
BANGALORE - 560 055.

Print Page No: 1 Village Account Form No. 2
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ಗಣಕ ಕೇಂದ್ರ
ಅಲ್ಪಕು ಕಛೇರಿ
ಮೈಸೂರು

