

VERIFIED
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(3)

4906
2012-13



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

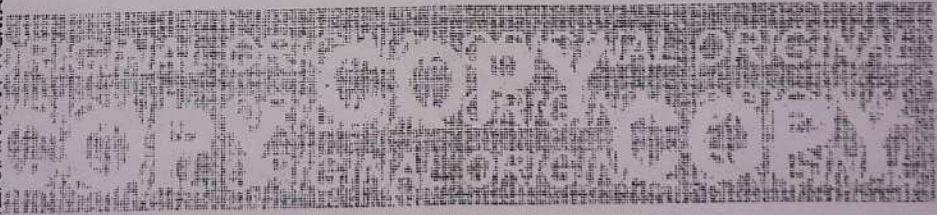
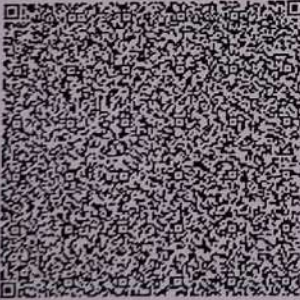
ಈ ದಸ್ತಾವೇಜಿನಲ್ಲಿ.....9..... ಸುಬಿಗಾರ್ಡ್
ಮೊದಲನೇ ಸುಬಿಗಾರ್ಡ್ ದಸ್ತಾವೇಜು 4906-4906

12-13

Certificate No. : IN-KA33498586959079K
Certificate Issued Date : 12-Jul-2012 02:58 PM
Account Reference : SHCIL (FI)/ ka-shcil/ GULBARGA/ KA-GU
Unique Doc. Reference : SUBIN-KAKA-SHCIL39485914895727K
Purchased by : QAMARUZZAMA H I
Description of Document : Article 20 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 9,36,000
(Nine Lakh Thirty Six Thousand only)
First Party : NIZAMUDDIN SON OF NADIM SAB
Second Party : QAMARUZZAMA H I
Stamp Duty Paid By : QAMARUZZAMA H I
Stamp Duty Amount(Rs.) : 52,910
(Fifty Two Thousand Nine Hundred And Ten only)

For Stock Holding Corporation of India

Authorised Signatory



.....Please write or type below this line.....

SALE DEED.

NIZAMUDDIN

IN FAVOUR OF :

QAMARUZZAMA HUSSAIN

...VENDOR...

...VENDEE...

DETAILS CONTINUED.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟೆ - ರೂ 2/-

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

ದಸ್ತಾವೇಜಿನ ನೋಂದಣಿ ದಿನಾಂಕ
Date of execution

ಮಾಪಕವಾದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೌಲ್ಯ
Total stamp duty paid Rs

SALE DEED

4906/1297
...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ್.

This Deed of sale is made and executed on this the 12th day of July, 2012 at Gulbarga
by :

NIZAMUDDIN S/O NADEEM SAB

AGE : ABOUT 65 YEARS, OCC : AGRICULTURE,

R/O : H.NO. 5-272, SYED GALLI, ROZA, GULBARGA

HAVING POSSESSED ELECTION I.D. CARD NO. KT/02/010/300091

CELL NO. 9902452224

(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 :

SYED QAMARUZZAMA HUSSAIN S/O SYED MAQDOOM HUSSAIN

AGE : ABOUT 32 YEARS, OCC : AGRICULTURE,

R/O : H.NO. 5-992/32/B, YADULLA COLONY, GULBARGA

HAVING POSSESSED D.L. NO. 293/2003-04

CELL NO. 9538786786

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

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

Whereas, the vendor is the owner in possession of the Property bearing Land Sy. No. 37/3 measuring to the extent of 01 Acres 32 Guntas having R.A. of Rs. 4.42 paise of Khata No. 999 situated at Village Azadpur, Tq. & Dist. Gulbarga and the Vendor is the owner of the same by way Regd. document and division etc. and by way of mutation etc. and name of the vendor is appearing in the ROR and hence the vendor acquired title to the same.

WHEREAS by virtue of the aforesaid rights the Record of Rights 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.

Contd....2

Qamaruzzama

[Signature]

Area (Guntas)
3.24

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4906

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಗುಲಬರ್ಗ್ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-07-2012 ರಂದು 02:09:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	9360.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	270.00
3	Mutation Fee	70.00
4	Miscellaneous	435.00
	ಒಟ್ಟು :	10135.00

ಶ್ರೀ ಸೈಯದ ಖಮರುಜ್ಜಮಾ ಹುಸ್ಸೇನ ತಂದೆ ಸೈಯದ ಮಕ್ಕೂಮ ಹುಸ್ಸೇನ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಸೈಯದ ಖಮರುಜ್ಜಮಾ ಹುಸ್ಸೇನ ತಂದೆ ಸೈಯದ ಮಕ್ಕೂಮ ಹುಸ್ಸೇನ			

ವಿಜಯಕುಮಾರ್
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಜಿರಿಂಕು ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಗುಲಬರ್ಗ್
 18 JUL 2012
 GP

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ನಿಜಾಮುದ್ದೀನ ತಂ ನದಿಮಸಾಬ (ಬರೆದುಕೊಡುವವರು)			
2	ಶಹಜಾದಿ ಬೀಗಂ ಗಂಡ ಉಸೆಮಾನ ಸಾಬ (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ವಿಜಯಕುಮಾರ್
 ಜಿರಿಂಕು ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಗುಲಬರ್ಗ್
 18 JUL 2012



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

23ರ ದಿನ 2/

4906/

ಈ ಪಾಠವನ್ನು 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

WHEREAS on account of legal and family necessity, necessity of funds and for other reasons etc. the vendor named above with the consent of consent witnesses has entered into this agreement for sale to sell his above mentioned Property bearing Land Sy. No. 37/3 measuring to the extent of 01 Acres 32 Guntas having R.A. of Rs. 4.42 paise of Khata No. 999 situated at Village Azadpur, Tq. & Dist. Gulbarga having the following boundaries in favour of the vendee for a consideration amount of Rs. 4,90,000/- (Rupees Four Lakhs Ninety Thousand Only) to which the vendee consented





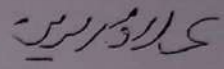


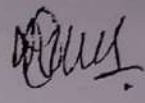
- East : Land Sy. No. 37 of Mohanlal
- West : Land Sy. No. 37(part) of Shahzadi Begum
- North : Land of Qamarunnisa Begum in Sy. No. 37(part)
- South : Land Sy. No. 37/7 of Yusuf Sab sold to Badruzzama Hussain

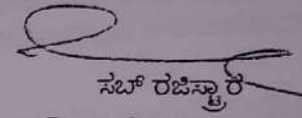
The expenses relating to Stamp Duty and registration charges in regard to the Deed of Conveyance is borne by the purchaser and the required stamp duty of Rs. 52,910/- is paid through E-Stamping which is sufficient.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. In pursuance of the agreement and for a consideration of Rs. 4,90,000/- (Rupees Four Lakhs Ninety Thousand Only) which sum the vendor has already received in full from the vendee prior to the execution of this sale deed in cash (the receipt where of the vendor hereby acknowledges) thus the vendor as owner hereby sold his above mentioned Property bearing Land Sy. No. 37/3 measuring to the extent of 01 Acres 32 Guntas having R.A. of Rs. 4.42 paise of Khata No. 999 situated at Village Azadpur, Tq. & Dist. Gulbarga 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.
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.

Contd....3

ಕ್ರ. ಸಂ.	ಕೆ.ಎಂ.	ವಿಳಾಸ	ತುಟ್ಟಿನ ಗುರುತು	ಹೆಸರು
3	ಮೆಟ್ಟದ ನರಸಿಂಹ ತಂದೆ ನಿಜಾಮುದ್ದೀನ್ (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			NADEEM
4	ಅಲ್ಲಾಠುದ್ದೀನ ತಂದೆ ನಿಜಾಮುದ್ದೀನ್ (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
5	ಮೊಟ್ಟದ ಮುತ್ತುರಾಜ ತಂದೆ ಯೂಸುಫ್ ಸಾಬ್ (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			



ಸಿಬ್ ರಜಿಸ್ಟ್ರಾರ್

ವಿಜಯನಗರ

ಓರಿಸ್ಸಾ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಕೊಲ್ಕತ್ತಾ

18 JUL 2012