

1 - 969/100-2

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಒಟ್ಟು ಪಾವತಿಸಿ ಸಂಖ್ಯೆ : 11
ಶಾಸನ ಸಂ.: 11
(GST EXTRA)

SALE DEED

DEED OF SALE FOR Rs.13,25,000=00

MARKET VALUE Rs.13,23,690=00

THIS DEED OF SALE EXECUTED at Bhatkal, Uttara Kannada
District, on this 21st day of November 2020.

BETWEEN:

**SRI ABDUL SIRAJUDDIN GOLIHOLE S/O MOHAMMED HAJI
SHEB GOLIHOLE**, aged about 71 years, resident of 341, Siraj
Manzil, Madeena Colony, 2nd Cross, Bhatkal, Uttara Kannada
District (Passport No. Z2817052) represented his GPA Holder/wife
Smt. Shaira Banu w/o Abdul Sirajuddin Golihole, aged about 55
years, Resident of 341, Siraj Manzil, Madeena Colony, 2nd Cross,
Bhatkal, Uttara Kannada District (Adhar No. 7917 5506 6522).
(HEREAFTER CALLED "THE VENDOR") of the one part.

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Shaira Siraj

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969/20-21
ಒಟ್ಟು ಪಾನಿನ ಸಂಖ್ಯೆ 11
ಪಾನ ಸಂಖ್ಯೆ 3
ಚೀಲಿ ರೂ. 2/-
(GST EXTRA)

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AND

SRI ANEEZ HUSSAIN S/O S. S. HUSSAIN, aged about 37 years,
Occupation: Business, resident of 11/384 (2583), Nanthancode,
Thiruvananthapuram, Kerala State, (Voter ID No. FVM 1336478, I.T.
PAN CARD No.AEEPH0822F)

(HEREINAFTER CALLED "THE PURCHASER") of the other part.

The expressions "Vendor" and Purchaser" shall means and include
their respective heirs, executors, administrators and assigns
whenever and wherever the context so admits.

WHEREAS the Vendor is the owner and kabjedar of the immovable
landed property situated at Susgadi Village of Bhatkal Taluka,
bearing Sy. No.371 Hissa 4, measuring 00-04-10 (A-G-A) of NA Land
(TMC Bhatkal Property No. 11-1-510-14A-0-3), morefully described
in the schedule hereafter, (Hereinafter called the "said property").
AND WHEREAS, the vendor has possessed and acquired said
property by virtue of registered sale deed dated 03-03-2016, which is
registered before Sub-Registered Bhatkal as Document No.
1837/2015-2016. AND WHEREAS the said property is converted for
residential purpose, Vide order of the Deputy Commissioner,
Karawar, bearing No. ALN/ViVa/75/2011-2012 dated 23-06-2011.

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Saiza Saizaj



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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಒಟ್ಟು ಪಾವತಿನ ಸಂಖ್ಯೆ: 11
ಪಾನ ಸಂ.: 2/-
(GST EXTRA)

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AND WHEREAS the vendor is experiencing difficulties in the enjoyment of the said land and is in need of money and have been thinking of selling and disposing said property to some intending purchaser/s to meet his financial demands. AND WHEREAS the purchaser above named was looking for a suitable land for his personal bonafide, use has offered to purchase the same for an amount of Rs.13,25,000=00 (Rupees thirteen lakh twenty five thousand only) and whereas the Vendor has accepted the said offer and consented to sell, transfer and convey unto the purchaser above named the said property for the aforesaid agreed sum of Rs.13,25,000=00 (Rupees thirteen lakh twenty five thousand only).

NOW THIS DEED WITNESSES AS FOLLOWS: -

The vendor hereby sell, transfer and convey unto the Purchaser above named the said property for the agreed sum of Rs.13,25,000=00 (Rupees thirteen lakh twenty five thousand only), which the purchaser shall use and enjoy the same as the owner and kabjedar of it and without any let or hindrance by the vendor or anybody acting through, under or in trust for him hereafter.

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Saiza Sijaj

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ನಂ. 969/20-01
ಒಟ್ಟು ಪಾನಿನ ಸಂಖ್ಯೆ
ಶಾಸನ ಸಂ. 2/-
(GST EXTRA)
ಮಾ. ರಾಜ್ಯಾಧಿಕಾರಿ ಬಹಿಷ್ಕಾರ

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The vendor has received the sale consideration of Rs.13,25,000=00 (Rupees thirteen lakh twenty five thousand only) in respect of the said property from the purchaser by cheque of Union Bank of India, Trivendrum Branch, bearing No.731582, dated 25-11-2020, payable in favour of Vendor SRI ABDUL SIRAJUDDIN GOLIHOLE, the vendor hereby acknowledge to have received the same and hereby declare that nothing more is due to him from the said purchaser on this account.

The Vendor has delivered possession of the said property to the purchaser above named this day and the purchaser shall be at liberty to use and enjoy and occupy the same as his own and as the owner and kabjedar of it without any let or hindrance by the vendor or anybody acting through, under or in trust for him hereafter.

The vendor has given all original/copies of the connected documents relating to the said property to the purchaser above named this day and the purchaser hereby acknowledge to have received the same.

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Sairaj Sairaj

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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7-969/20-01
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(GST EXTRA)
ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ

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The Vendor hereby declare and assure the purchaser that the said property which he hereby sell, transfer and convey unto the purchaser above named is free from all encumbrances and that the same or any part of it is not leased, mortgaged or disposed to anybody and that the same is not subject to any court proceedings, attachment or decree and if anything is found therein on account of any previous encumbrances or court litigations or defects in title of the vendor, the same shall be borne and made good by the Vendor personally as well as by his estates.

The Vendor hereby further declare and assure the purchaser that he will at all times at the request of the purchaser do and execute or cause to be done or executed all such further and other acts, deeds, matters and things necessary for the proper assurance of the title of the purchaser in respect of the said property.

The Vendor hereby agree and undertake to indemnify and keep harmless the purchaser against all losses and damages, which the purchaser may entail on account of any previous encumbrances or court litigations or defects in title of the vendor in respect of the said property.

Saija Sijaj

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(GST EXTRA)

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IN PURSUANCE of the aforesaid agreement and in consideration of the sum of Rs.13,25,000=00 (Rupees thirteen lakh twenty five thousand only) fully received by the vendor from the purchaser above named in the manner hereinabove provided, the vendor hereby sell, transfer and convey unto the purchaser above named the said property which the purchaser shall use, enjoy and occupy the same as his own as the owner and kabjedar of it and without any let or hindrance by the vendor or anybody acting through, under or in trust for him hereafter.

SCHEDULE

Description of the NON-AGRICULTURAL (Residential Purposes) immovable property situated at SUSGADI VILLAGE (Bunder Road), Susgadi Hobli, Bhatkal Taluka, to be registered in the office of the Sub-Registrar BHATKAL.

Sl.No.	Sy. No.	Hissa. No.	Extent (A-G-A)	Assess ment	Boundaries.
1.	371	4	00-04-10 Out of this 441.2325 Square Metre.	0.47	East : Sy No. 371 Hissa 1 Est : Sy No. 371 Hissa 1 South : Sy. No. 371 Hissa 2. North: Road.

Saija Sijaj

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ರಾಸ ಸಂಖ್ಯೆ 10
ಜಿಲ್ಲೆ: ರೂ. 2/-
(GST EXTRA)
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FORM NO.3

**THE FORM NO.3 (RULE 20) ISSUED BY THE CHIEF OFFICER,
TOWN MUNICIPAL COUNCIL BHATKAL, (PROPERTY NO.(SITE
NO.) 11-1-510-14A-0-3, ADDRESS 3, T, 4TH MAIN, BLOCK 1,
WARD NO. 11, BUNDER ROAD 2ND CROSS, LAND MEASURING.
441.23257920 SQUARE METRE.**

Bounded by:

East: Land Sy. No.371 Hissa No.1.

West: Land Sy. No. 371 Hissa 1

South: Land Sy. No.371 Hissa 2.

North: Road.

The property mentioned above together with all rights of easements
and waterways are also included in this deed.

IN WITNESS WHEREOF, the GPA holder of the Vendor and the
purchaser have set their respective hands hereunto at Bhatkal, on
the date month and the year hereinabove first mentioned in the

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Saiba Sijaj

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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presence of these presents and after knowing full well the contents
hereof which was read over and explained to them.

WITNESSES:

1.

Bilal Ahmed Qamri
S/o Siddi Mohammed
R/o Karagadda Road - Bhatkal.

2.

Inamul-Hasan Ruknuddin
S/o, Abubakar Ruknuddin
R/o - Hindul Colony, Bhatkal.

Drafted by me.

S.M.Khan. Advocate, Bhatkal,
KAR/138/1992

Sara Sijaj

VENDOR
(By his GPA Holder)

PURCHASER