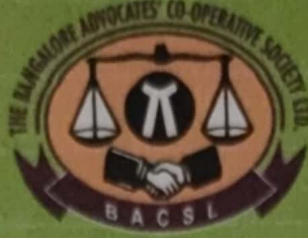


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₹ 3/-



R/R:

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED MADE AND EXECUTED ON THIS, THE FIFTH DAY OF APRIL TWO THOUSAND AND TWENTY TWO (05/04/2022) AT BANGALORE

BETWEEN:

1. Mr. AFZAL BASHA

Aged 56 Years
S/o. Mr. Adam Basha
PAN No. AMJPB1426C
Aadhar No: 5157 3943 6179

2. Mrs. HUMERA BANU

Aged 46 Years
W/o. Mr. Afzal Basha
PAN No: ABQPH6006G
Aadhar No: 5612 3016 3748

Both residing at No.5, 1st Floor,
2nd 'A' Street, Old Cementry Road Cross,
Tasker Town, Shivajinagar, Bangalore - 560051

Hereinafter called as the "**FIRST PARTY / VENDORS**" by means of possession holders and title holders of the property which term shall where the context may be shall mean and include their legal heirs executors, successors-in-interest, legal representatives, administrators and assigns of the ONE PART.

[Signature]

Humera Banu..

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Page 1 of 11



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

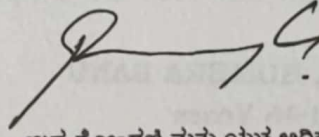
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr ISMAIL KHAN S/o I.K.Iftakar Ahmed Khan , ಇವರು 425600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಜೆಲನ್	387600.00	Challan No CR0422003000057065 Rs.387600/- dated 05/Apr/2022
ಜೆಲನ್	38000.00	Challan No CR0422003000057065 Rs.38000/- dated 05/Apr/2022
ಒಟ್ಟು :	425600.00	

ಸ್ಥಳ : ಕಾಚೇರಿನಹಳ್ಳಿ

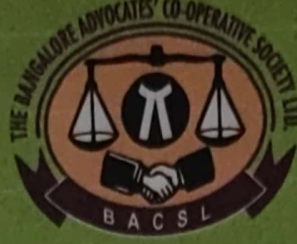
ದಿನಾಂಕ : 05/04/2022


ಉಪ ಮೊದಲ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
(ಕಾಚೇರಿನಹಳ್ಳಿ)
ಗಾಂಧಿನಗರ (ಕಾಚೇರಿನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

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R/R4:

AND:**1. Mr. ISMAIL KHAN**

Aged about 35 years
S/o Mr. I.K Iftakar Ahmed Khan
PAN No: ABEPI4531R
Aadhar No: 4564 6647 6802

2. Mrs. FARHEEN SULTANA

Aged 30 Years
W/o. Mr. Ismail Khan
PAN No: EJZPS7370M
Aadhar No: 2567 7686 2727

Both Residing at No.19,
7th Cross, Lalbagh Fort Road,
Dodda Mavalli, Basavanagudi,
Bangalore - 560004

Hereinafter called as the "**SECOND PARTY/ PURCHASERS**" which term shall where the context may be shall mean and include their legal heirs executors, successors-in-interest, legal representatives, administrators and assigns of the OTHER PART:

- I. WHEREAS the **VENDORS** herein are the Absolute Owners by title and in possession and enjoyment of the piece and parcel of immovable Residential property bearing Municipal Corporation/BBMP No.47 (Old No.64), situated at 2nd Cross,

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Print Date & Time : 05-04-2022 03:30:52 PM

BNG (U) KCH 57 2022-23 BK Page 415

ದಾಖಲೆ ಸಂಖ್ಯೆ : 57

ಕಾಣಿಕೆ ಪಡೆದ ದಿನಾಂಕ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಛೇರಿಗೆ ದಿನಾಂಕ 05-04-2022 ರಂದು 02:22:54 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲುದೇವರಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಲುದೇವ	76000.00
2	ಸೇವಾ ಕುಲುದೇವ	140.00
	ಒಟ್ಟು :	76140.00

ಶ್ರೀ Mr ISMAIL KHAN S/o I.K.Iftakar Ahmed Khan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಹಿರಿ
ಶ್ರೀ Mr ISMAIL KHAN S/o I.K.Iftakar Ahmed Khan			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

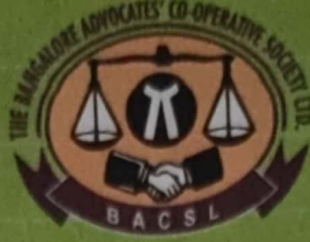
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ಗಾಂಧಿನಗರ (ಕಾಚರಣಹಳ್ಳಿ), ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಹಿರಿ
1	Mr ISMAIL KHAN , ದಿನ್ S/o I.K.Iftakar Ahmed Khan (ಬರೆದುಕೊಂಡವರು)			
2	Mrs FARHEEN SULTANA , ದಿನ್ W/o Ismail Khan (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಗಾಂಧಿನಗರ (ಕಾಚರಣಹಳ್ಳಿ), ಬೆಂಗಳೂರು

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R R/4:

Ramaiah Layout, with BBMP Assessment/ E-Aasthi number 1626959 and PID No. 89-38-47, Kacharakanahalli New BBMP Ward No.29 (old ward No.89), Kasaba Hobli, Bangalore North Taluk, Bangalore, along with all the appurtenances whether underneath the soil or above the surface.

II. WHEREAS, the VENDORS namely **Mr. AFZAL BASHA** and **Mrs. HUMERA BANU** purchased the property from Smt. **PHILOMEENA .J.** vide Registered Sale Deed bearing No.HBB-1-01675-2020-21. C.D No. HBBD672, dated 18-11-2020, in the Sub Registrar of Hebbala, Gandhinagara, Bangalore.

III. WHEREAS, Smt. Philomeena .J has purchased the property from Smt. T.Kamamma W/o Late K.M Mariyappa vide Registered Sale Deed No.KCH-1-05188-2019-20, Cd.No.KCHD514, dated 10-01-2020 in the Sub Registrar of Kacharakanahalli, Bangalore.

IV. WHEREAS, Schedule Property originally belonged to Sri.Muniswamappa (who is the Father-in-law of Smt. T.Kamamma) acquired through the Registered Partition Deed bearing document No.1923/1968-69, of Book 1, Vol 2669, at pages 72-78, dated 19-09-1968, registered in the office of the Sub Registrar Bangalore North Taluk. And after enjoying the same, Sri. Muniswamappa was demised and his son Sri. K.M Mariyappa was also demised and after the demise of Sri. Muniswamappa and Sri.K.M Mariyappa, their legal heirs namely Smt.T. Kamamma and her children 1. Nataraj.K.M, 2. Thyagaraju K.M 3. Prasanna K.M and 4. Smt. K.M Jayanthi

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Mr AFZAL BASHA S/o Adam Basha . (ಬರೆದುಕೊಡುವವರು)			
4	Mrs HUMERA BANU W/o Afzal Basha . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 BNG (U) KCH... 57... 2022-23 BK... Page 6/5... ಕಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

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₹ R/4:

became the joint sole and Absolute Owners of the Schedule Property.

- V.** WHEREAS, Smt T. Kamalamma acquired the property by the virtue of Family Release Deed executed in her favor vide Registered Document No.KCH-1-04214/2016-17, CD No. KCHD216, dated 24-12-2016 in the Sub Registrar of Kacharakanahalli, Bangalore.
- VI.** WHEREAS, after purchase of the property, the Khata stands in the name of the **VENDORS** bearing Khata certificate No. BMP/REV/2020-21/KC/1484742 and Khata Extract No. BMP/REV/2020-21/KE/1617548 for Property ID No.89-38-47.
- VII.** WHEREAS, as per the BBMP Assessment, the E-Aasthi number is 1626959 for property bearing PID No.89-38-47, new BBMP No.47(Old No.64), New Ward No.29 (old ward No.89), Kacharakanahalli, Bangalore.
- VIII.** WHEREAS, the **VENDORS** are in uninterrupted peaceful possession, enjoyment, exercising all acts or dominion and ownership in and over the SCHEDULE PROPERTY.
- IX.** WHEREAS, the **VENDORS** are willing to sell the SCHEDULE PROPERTY to the **PURCHASERS** herein namely Mr. ISMAIL KHAN and Mrs. FARHEEN SULTANA in order to mobilize funds, to meet some of their urgent commitments and for the legal necessity. Hence the **VENDORS** has offered to sell the SCHEDULE

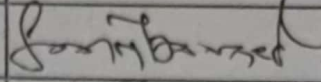
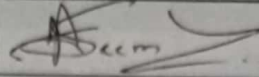
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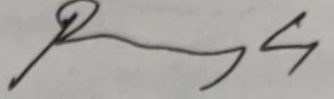
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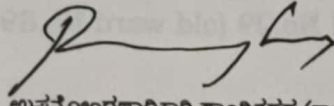

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Page 4 of 11

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	SIRAJ AHMED KHAN No.5, 11th Main, 11th Cross, 5th Block, HBR Layout, Bangalore	
2	ASEEM KHAN No.5, 11th Main, 11th Cross, 5th Block, HBR Layout, Bangalore	


 ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ KCH-1-00057-2022-23 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ KCHD1056 ನೇ ದ್ದರಲ್ಲಿ ದಿನಾಂಕ 05-04-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  05-04-2022 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ) 

Designed and Developed by C-DAC, ACTS, Pune

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

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PROPERTY to the **PURCHASERS** for a sale consideration amount of **Rs. 76,00,000/-** (Rupees Seventy Six Lakhs Only/-).

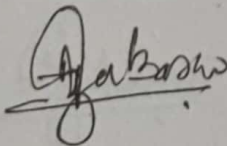
X. WHEREAS the parties have entered into an **Agreement for sale** dated 29.03.2022 and the **PURCHASERS** have paid a sum of **Rs.10,000/-** (Ten Thousand) towards sale consideration by way of IMPS Transfer bearing Ref No."209319240564" and "209319240612", CITI Bank, to the **VENDORS** namely Sri. **Afzal Basha** and Smt. **Humera Banu**.

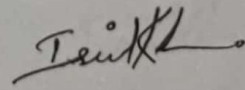
XI. Pursuant to which negotiations took place in which the **VENDORS** have made the following representations to the **PURCHASERS**;

a) That the **VENDORS** are the absolute owner of the SCHEDULE PROPERTY having alienable right, title and interest on the same.

b) That the SCHEDULE PROPERTY is free from encumbrance of every description, court attachments, lien, acquisition or requisitions & proceedings etc.,

c) That the SCHEDULE PROPERTY is not subject matter of any maintenance, proceedings, lispendens or any prior agreements or arrangements entered into by the **VENDORS** with any other person and that there is no other person except in favor of the **PURCHASERS** herein and ACTING ON THE / SAID REPRESENTATIONS made by **VENDORS** and bonafide believing the same to be true and correct, the **PURCHASERS** have agreed to purchase the SCHEDULE PROPERTY, under the following


Humera Banu..


Farheen Sultan

Page 5 of 11

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₹ R/4:

mutually agreed terms and conditions, which are reduced into writing herein for the sake of clarity and definiteness.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. The total sale consideration of the Schedule Property is **Rs. 76,00,000/-** (Rupees Seventy Six Lakhs Only/-).
2. The remaining amount of sale consideration of **Rs. 75,90,000/-** (Rupees Seventy Five Lakhs Ninety Thousand Only/-) have been handed over to the **VENDORS** in the following manner:
 - a) A sum of **Rs. 12,000/-** (Rupees Twelve thousand Only/-) by way of an online transfer IMPS Bearing No. 209223188161 on 02-03-2022 through Citibank, M.G Road, Bangalore in favor of Mr. Afzal Basha, the vendor No.1.
 - b) A sum of **Rs. 12,000/-** (Rupees Twelve thousand Only/-) by way of an online transfer IMPS Bearing Ref No. 209223188199 on 02-03-2022 through Citibank, M.G Road, Bangalore in favor of Mrs. Humera Banu, the vendor No.2.
 - c) A sum of **Rs. 2,45,000/-** (Rupees Two Lakhs Forty Five Thousand Only/-) by way of an online transfer IMPS Bearing Ref No. 209322250636 on 04-03-2022 through Citibank, M.G Road, Bangalore in favor of Mr. Afzal Basha, the vendor No.1.
 - d) A sum of **Rs. 2,45,000/-** (Rupees Two Lakhs Forty Five Thousand Only/-) by way of an online transfer IMPS Bearing Ref No.

Afzal Basha

Humera Banu.

Farheen Sultan

Farheen Sultan

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π R/4:

209322250668 on 04-03-2022 through Citibank, M.G Road, Bangalore in favor of Mrs. Humera Banu, the vendor No.2.

e) A sum of **Rs. 35,00,000/-** (Rupees Thirty Five Lakhs only/-) by way of Banker's cheque bearing No. **"162849"** dated 05-04-2022, drawn on HDFC Bank, issued by Bajaj Housing Finance Ltd. Bangalore, being the part proceeds of Housing loan availed by PURCHASERS issued in favor of Sri. Afzal Basha, the vendor No.1.

f) A sum of **Rs. 35,00,000/-** (Rupees Thirty Five Lakhs only/-) by way of Banker's cheque bearing No. **"162850"** dated 05-04-2022, drawn on HDFC Bank, issued by Bajaj Housing Finance Ltd, Bangalore, being the part proceeds of Housing loan availed by PURCHASERS issued in favor of Smt. Humera Banu, the vendor No.2.

3. **Rs.76,000/-** (Rupees Seventy Six Thousand Only/-) towards **TDS** is taken from sale consideration and the same has been deposited by the **PURCHASERS** on behalf of the **VENDORS** in the following manner;

(i) **Rs.38,000/-** paid by Ismail Khan on behalf of Sri. Afzal Basha (Pan No. AMJPB1426C) from HDFC Bank vide Challan Serial No.13746.

(ii) **Rs.38,000/-** paid by Ismail Khan on behalf of Smt. Humera Banu (Pan No. ABQPH6006G) from HDFC Bank vide Challan Serial No.14474.

4. WHEREAS the **VENDORS** acknowledges the receipt of the entire sale consideration today in respect of the sale of the Schedule Property which is **Rs. 76,00,000/-** (Rupees Seventy Six Lakhs Only/-).

Afzal Basha

Humera Banu...

Ismail Khan

Faheen Sultan

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5. WHEREAS the **VENDORS** herein, hereby transfer, alienate, make over, assign and grant all their rights, title and interest over the Schedule Property which is morefully described in the Schedule hereunder with all easementary rights and the rights running with the property unto and in favor of the **PURCHASERS** herein for a valuable sale consideration mentioned herein above, free from encumbrances, minor's right, court attachments, acquisition or requisition and litigation whatsoever, by means of this deed of sale.
6. The **VENDORS** deliver the vacant possession of the entire SCHEDULE PROPERTY to the **PURCHASERS** herein on this day by virtue of this sale deed before the attesting witnesses. Henceforth the **PURCHASERS** shall have the absolute right to enjoy the Schedule Property, in the manner they like and **VENDORS** or their representatives shall not have any right, title or interest in the Schedule Property here afterwards.
7. WHEREAS the **VENDORS** herein hereby assure that they have got clear marketable title to the Schedule Property and the Schedule Property is not subject to any litigation, attachments, court decree, claims of minor's, claim by a widow or any other encumbrance whatsoever. In case the **PURCHASERS** are to suffer any loss due to the defect in the title of the property, the **VENDORS** shall make good the title of the **PURCHASERS** perfect at the cost of the **VENDORS** and also the **VENDORS** indemnify that they shall make good the loss so incurred to the **PURCHASERS** and the **VENDORS** undertake to execute any other deed or deeds to make the title of the **PURCHASERS** perfect and they further assure that they have paid up to date tax and there is no arrears of statutory payments to the

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Schedule Property. If the **PURCHASERS** are made liable to pay any amount to be paid by the **VENDORS**, the **VENDORS** shall be liable to reimburse the same.

8. WHEREAS the **PURCHASERS** shall pay future property taxes to the concerned Department and shall enjoy the benefits accrued on the SCHEDULE PROPERTY by duly transferring the Khata, transfer of the Electrical Connection (Meter), Water Connection etc., to their name from the name of the **VENDORS**. The **VENDORS** undertake to co-operate with, to carry out the necessary changes in the Khata, Electricity & Water Connections etc.

9. WHEREAS the **PURCHASERS** shall enjoy the SCHEDULE PROPERTY absolutely, more fully mentioned at Schedule Property, without any hindrance or interference either by the **VENDORS** or their successors in interest, representatives, assigns etc., and the **PURCHASERS** are fully entitled to sell, mortgage, lease out, gift the SCHEDULE PROPERTY to any person/s of their choice or any other act of conveyance. The **VENDORS** shall not have any kind of interest or subsisting right over the SCHEDULE PROPERTY, hereafter and the **PURCHASERS** shall be the absolute owner of the SCHEDULE PROPERTY for all purposes.

10. WHEREAS the **VENDORS** hereby deliver all the original documents title deeds, up to date encumbrance certificate and a letter to get the Khata of the SCHEDULE PROPERTY transferred to the name of the **PURCHASERS**.

[Signature]
Humera Bano..

[Signature]
Faeheen Sultan

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₹ 3/-



R/4:

" SCHEDULE PROPERTY "

All that piece and parcel of immovable Residential property bearing Municipal Corporation/BBMP No.47 (Old No.64), situated at 2nd Cross, Ramaiah Layout, with BBMP Assessment/ E-Aasthi number 1626959 and PID No. 89-38-47, Kacharakanahalli New BBMP Ward No.29 (old ward No.89), Kasaba Hobli, Bangalore North Taluk, Bangalore, along with all the appurtenances whether underneath the soil or above the surface.

Measuring:

On the Eastern Side : 36 feet 03 Inches;
On the Western Side : 35 feet 06 Inches;
On the Northern Side : 22 feet 06 Inches;
On the Southern Side : 23 feet 03 Inches;

And Bounded on:

East by: Site bearing No.65

West by: Site bearing No.63

North by: Private Property

South by: Road

Totally measuring **820 Sq.ft.** and a built-up construction of building consisting of three floors measuring GF - 610 Sq.ft, FF - 710 Sq.ft, SF - 710 Sq.ft, TF - 710 Sq.ft of RCC roofing, Honne Wood and Vittrified Tiles flooring and with basic Amenities.

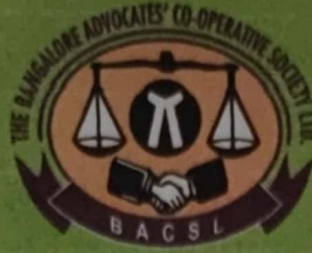
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Nayana Kumar

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Farheen Sultan

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R/4:

IN WITNESS WHEREOF THE **VENDORS** AND THE **PURCHASERS** HERETO HAVE SIGNED THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR MENTIONED HEREIN ABOVE.

WITNESSES

[Signature]

[Signature]

1. SIRAJ AHMED KHAN
S/O LATE ISMAIL KHAN
#5, 11th MAIN, 11th CROSS
5th BLOCK, HBR LAYOUT
BANGALORE - 560045

VENDOR No.1
(AFZAL BASHA)

[Signature]

VENDOR No.2
(HUMERA BANU)

[Signature]

2. ASEEM KHAN
S/O SIRAJ AHMED KHAN
#5, 11th MAIN, 11th CROSS,
5th BLOCK, HBR LAYOUT,
BANGALORE - 560045

[Signature]

PURCHASER No.1
(ISMAIL KHAN)

[Signature]

PURCHASER No.2
(FARHEEN SULTANA)

Drafted by:

Drafted By:

ABSOLUTE LAW ADVOCATES

No.6/10, Jabbar Complex, 1st Floor,
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[Signature]