

4833/15C



सत्यमेव जयते

INDIA NON JUDICIAL

5455  
ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ  
ಒಟ್ಟು ಪುಟಗಳ ಸಂಖ್ಯೆ 10  
ಪುಟ ಸಂಖ್ಯೆ :.../...

**Government of Karnataka**

e-Stamp

Certificate No. : IN-KA57816668152891R  
Certificate Issued Date : 11-Dec-2019 11:08 AM  
Account Reference : NONACC (FI)/ kacrsf108/ BELGAUM22/ KA-BL  
Unique Doc. Reference : SUBIN-KAKACRSFL0832050822155422R  
Purchased by : PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM  
Description of Document : Article 12 Bond  
Description : SALE DEED  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM  
Second Party : SUB REGISTRAR BELGAUM  
Stamp Duty Paid By : PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM  
Stamp Duty Amount(Rs.) : 10  
(Ten only)

*Ranekar*  
Authorized Signatory

of Balveer Urban Co-op. Credit  
Society Ltd.. Branch Belgaum



Please visit



ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ 105  
 ಒಟ್ಟು ಪುಟಗಳ ಸಂಖ್ಯೆ 10  
 ಪುಟ ಸಂಖ್ಯೆ 10



706  
 Sheet of document No 2068  
 contains 2 sheets  
 Sd/ H. R. Hawaldar  
 S. R.

ಇದರಲ್ಲಿ ಒಂದು ಒಂದು ದಾಖಲೆ,  
 ಉದ್ದಕ್ಕೂ ಒಂದು ಬೇರೆ ದಾಖಲೆ,  
 ಮುಖ್ಯವಾಗಿರುವ, ಮೂರನೇ ದಾಖಲೆ  
 ಅದರಲ್ಲಿ ಒಂದು ಪ್ರಮಾಣಿತ ದಾಖಲೆ

9 no. 532/7  
 Rs. 25000/-  
 Secretary Dakshin Bharathi Prachar  
 Sabha Dharwad the  
 Shri. M. L. Dakshani  
 of Belgum

Sd - Bastwad. M-B  
 5 Feb 2003

Sd Bastwad. M-B  
 5 Feb 2003



SALE DEED IN RESPECT OF THE RESIDENTIAL PLOT AT CIVIL HOSPITAL ROAD, BELGAUM

STAMP DUTY PAID ON FULL VALUE

|| S A L E - D E E D ||

THIS DEED OF SALE is made on this the 5th day of February 2003, at Belgaum, BETWEEN (1) Smt. Jayabai Appa Savant, age Major, (2) Miss. Lata Appa Savant, age 28 years, (3) Mr. Balu @ Sachin Appa Savant, age 21 years, all residents of H.No. 1257, Konwal Galli, Belgaum, hereinafter called the **SELLERS/VENDORS** (which term and expression shall mean and include his/her/their heirs, successors, representatives, assignees, administrators and legal claimants etc) of the **ONE PART**; **A N D** :- Dakshin Bharat Hindi Prachar Sabha (Karnataka) D.C. Compound, Dharwad by its secretary Shri. R. Rajavel, age Major, resident of Dharwad today at Belgaum, hereinafter called "**THE PURCHASER**" (which term and expression shall mean and include his/her/their heirs, successors, representatives, assignees, administrators and legal claimants etc) on the **OTHER PART**;

Contd....2.



2 Sheet of document No. 2068 contains 7 sheets

Sd/ H. R. Hawaldar

5055  
ನವು ಕಡೆ ಸಂಖ್ಯೆ  
ವಿಷಯ ಸಂಖ್ಯೆ 2068  
ಪುಟ ಸಂಖ್ಯೆ 1-3

ಇವರೇನು ಹೇಳಿದ ಒಂದು ದಾಖಲೆ  
ಅವು ವಿವರಿಸಿದ ಬೇರೆ ದಾಖಲೆ  
ಮುಖಾಂತರಗಳನ್ನು ಹೊಂದಾಣಿಕೆ ಮಾಡಿ  
ಅಧಿಕಾರವಿರುವ ಎಲ್ಲಾ ಪ್ರಮಾಣಗಳು ಸಮಾನ

೨ ನಂ. 537/೨  
ರೂ. 2500/-  
Secretary Dakshin Bharat Prachar  
ಸಹಿ ಮಾಡಿದ ದಾಖಲೆ  
ಮೊತ್ತದ ಸ್ವೀಕರಣದ 1.26.000/-  
ಅಧಿಕಾರವಿರುವ ಎಲ್ಲಾ ದಾಖಲೆಗಳು

Hindi  
Sahra Shrivastava  
Hd. Shri. M.L.  
Dakshin of  
Bijapur

Sd. Bastwad. M.B  
H. R. Hawaldar

Sd. Bastwad. M.B  
H. R. Hawaldar  
ಅಧಿಕಾರವಿರುವ ಎಲ್ಲಾ ದಾಖಲೆಗಳು

5 Feb 2003

|| 2 ||

WHEREAS the said Sellers/Vendors are absolute owners of the property bearing C.T.S. No. 4833/15C, measuring 299.61 Sq. Mtrs, situated at Civil Hospital Road, Belgaum, registered with the Sub-Registrar, Belgaum in Vol.No. Ad-I-1422, page Numbers 106 to 133, serial No.339, dated 29/1/1964 and will in vol.No. 3, 22, page Nos 77 to 78, sl.No.44, dated 21/9/1964 and the said Sellers are in actual physical possession, wahiwat and enjoyment of the said property.

WHEREAS the said Sellers have agreed to sell the plot described above and more specifically described in the schedule annexed hereto to the said Purchaser and the said Purchaser has agreed to Purchase the same. The sale consideration amount agreed between the said Sellers and Purchaser is Rs. 4,25,000/- (Four Lakh Twenty five thousand only) and the said Purchaser has paid the full consideration amount as mentioned below:-

a) The said Purchaser has paid the sum of Rs. 2,00,000/- (Two Lakh only) by cheque bearing No. 438941, of Indian Overseas Bank, Belgaum, dated 17/01/2003 to the said Sellers.

b) Today the said Purchaser has paid the sum of Rs. 2,25,000/- (Two Lakh twenty five thousand only) by cheque bearing No. 394061, of Indian Overseas Bank. Belgaum dt:- 5/2/2003 to the said Sellers.





3 Sheet of document No 268  
contains 7 sheets

Sd/ H. R. Hawaldar

5055  
ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ 4  
ದಿವ್ಯ ಪುಟಗಳ ಸಂಖ್ಯೆ 7  
ಪುಟ ಸಂಖ್ಯೆ: 1-4.

ಇವುಗಳ ಮೂಲಕ ಈ ಮೂಲಕ  
ಪ್ರತಿಷ್ಠಿತ ದೇಶ ಬೇರೆ ದೇಶದ  
ಮುಖ್ಯಾಧಿಕಾರಿಗಳು, ಮೂಲಕ ಈ  
ಅಧಿಕಾರವಿದೆ ಎಂದು ಪ್ರವಚನಿಸಿ

5057  
Rs. 25000/-  
Secretary Dakshin Bharathi Prabahar  
Sakha Sharwad  
1.26.000/-  
Hindi  
The. Shri. M-L  
Dakhani of  
Byru

Sy - Bhatwad. M-B

Sy - Bhatwad. M-B

5 Feb 2003

|| 3 ||

AND THE SAID SELLERS have hereby acknowledge the receipt of the full consideration/cost by this SALE-DEED and discharge the said Purchaser from the liability of payment of the costs of the said property and hence no seperate receipt is passed.

THE SAID SELLERS do hereby convey, transfer and assign unto to the use of the Purchaser, ALL THAT, property at Civil Hospital Road, Belgaum described above and more specifically described in the schedule annexed hereto and ALL RIGHTS, titles, intrests, property claims, and demands, WHATSOEVER, of the Sellers into or upon the said property hereby conveyed unto the Purchaser absolutely and forever as ordinarily pass on such sale.

AND WHEREAS THE SELLERS do hereby covenant and declare that, he/she, the said Sellers/Vendors, now have good right to convey the said property hereby today conveyed unto the Purchaser in the manner aforesaid.

Contd....4..





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4 Sheet of document No 2068  
7 sheets

Sd/ H. R. Hawaldar  
S. R.

5055  
ಶುಭ ಸಂಖ್ಯೆ ಸಂಖ್ಯೆ 40  
ಶುಭ ಸಂಖ್ಯೆ : 1...5

ಇವತ್ತು ದಿನಕ್ಕೆ ಈ ದಾಖಲೆ  
ಅವುಗಳಿಗೆ ದಿನ ಬೇರೆ ದಾಖಲೆ  
ಮಾಡುವುದಿಲ್ಲವೆಂದು ಹೇಳುವುದಾಗಿ  
ಅಧ್ಯಕ್ಷರಾದ ಎಂ. ಎ. ಅಧ್ಯಕ್ಷರಾದ

533/7  
Rs. 25000/-  
Secretary Dakshina Bharath Hindi  
Prachar Sabha  
Sharwad.  
Hq. Shri. M. L.  
Dakhini  
of Nagar

Sd. Bastwad. M. B  
M. B. ಅಧ್ಯಕ್ಷರಾದ

5 Feb 2003

Sd. Bastwad. M. B  
ಅಧ್ಯಕ್ಷರಾದ  
M. B. ಅಧ್ಯಕ್ಷರಾದ



|| 4 ||

AND THAT THE PURCHASER has taken the property today in possession and they shall hereafter peaceably hold, use and enjoy the same as their own chattle and properties without any hindrances, interruption, claims, or demands by or from the said Seller and other Person WHATSOEVER, on payment of taxes, or fees, cesses, accruing hereafter or any other types of claims arising hereafter concerning the said property to the Corporation or body or authority concerned.

AND THAT THE SELLERS and all persons claiming under them shall and will from time to time, upon the request and at the cost of the Purchaser shall do or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto the Purchaser and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

Contd....5..



Sheet of document No 7068  
contains 7 sheets

Sd/ H. R. Hawaldar  
S. R.

5055  
ಪುಟ ಸಂಖ್ಯೆ : 6  
ಪುಟ ಸಂಖ್ಯೆ : 6

ಇದರಲ್ಲಿ ದಾಖಲೆ ಮತ್ತು ದಾಖಲೆಗಳ  
ಅಭಿವೃದ್ಧಿ ನಿಂದ ಬೇರೆ ದಾಖಲೆಗಳ  
ಮಾಹಿತಿಗಳನ್ನು, ಹೂಡಿಕೆಯ ಪರಿಷ್ಕರಣೆ  
ಅಧಿಸೂಚನೆ ಮತ್ತು ಪ್ರಮಾಣೀಕರಣ ಸಮಾಜ

537/3  
25000/-  
Secretary Sakhi Shree Hindi  
Pracharaka Alwarwad  
Shri. M. L.  
Dakhami  
of Belgaum

Sd. Bastwad. M. B.  
ಅ. ಸ. ಸಂಖ್ಯೆ : 10000

Sd. Bastwad. M. B.  
ಅ. ಸ. ಸಂಖ್ಯೆ : 10000

5 Feb 2003

|| 5 ||

AND THAT THE SELLERS do hereby agree that no harm/loss is caused to the Purchaser & the property Purchased & shall also indemnify the Purchaser against all losses, damages, costs or expenses which they may sustain or incur by reason of any claim being made by anybody whatsoever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND THAT IT IS hereby further declare that the said property hereby transferred is free from all encumbrances, charges, claims and demands and that they, the said Sellers have not done any thing whereby the property may be subject to any attachment or lien of any court or person WHATSOEVER.

THE SAID SELLERS have agreed to get settled, satisfied and decided all the suits, litigations, proceedings, like Bhaubandi, Sarkari, Government and such other nature at their own cost and responsibility and keep the Purchaser indemnified.

Contd....6..





**ಪ್ರಮಾಣ ಪತ್ರ**

**ಶ್ರೀ R. Rajavel Secretary Dakshin Bharat Hindiprachar Sabha**

ಹೆಚ್ಚುವರಿ ಬಗ್ಗೆ ಸರಿಯಾದ ಕೊಡುಗೆಯನ್ನು ದಯವಿಟ್ಟು ಕೊಡುವಂತೆ  
 ಸಂಖ್ಯೆ 206257 ಕುರಿತು ಇಲ್ಲಿ ಉತ್ತರಿಸಿ ಕೊಡುವಂತೆ ಇದ್ದು ಇದಕ್ಕೆ ಮರು  
 ಪ್ರತಿ ದಿನಾಂಕ 2146838 ದಿನಾಂಕ 5.2.2003 ರಂದು ನಗದು ರೂಪದಲ್ಲಿ  
 ಪಾವತಿ ಮಾಡಿಕೊಟ್ಟಿರುವುದು ಈ ಕುರಿತು ದೃಢೀಕರಿಸುತ್ತಿದೆ

ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ  
 ಪುಟ ಸಂಖ್ಯೆ 8

**Sd/ H. R. Hawaldar**

ಅಧಿಕಾರಿ ಅಥವಾ ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳಿಗೆ ಹಾಗೂ  
 ದೂರದ್ವಾರದ ಮೂಲಕ ದೃಢೀಕರಿಸುವಂತೆ

PRESENTED In the Office of the  
 Sub-Registrar of Belgaum

between the hours of 5.10. p.m  
 on 5 Feb 2003

with the fee paid as follows,

1) Registration fees	Rs.	25500-
2) Copying/Foleos	Rs.	20
3) Miscellaneos	Rs.	200
4) Endorsement fee	Rs.	1
5) Postage	Rs.	20
5) Mutation	Rs.	20
<b>Total</b>		<b>25740-</b>

This document is kept  
 pending for want of N.A  
 order copy & for Verif  
 -ication of Market  
 - Value -

5/2/2003  
**Sd/ H. R. Hawaldar**  
 Sub. Registrar, Belgaum

B. R. Rajavel

ಹೆಚ್ಚುವರಿ  
 ಮುದ್ರೆಯು sy - R. Rajavel  
 ಭಾವಚಿತ್ರ ದೃಢೀಕರಿಸಿದೆ

5 Feb 2003

**Sd/ H. R. Hawaldar**  
 Sub. Registrar, Belgaum

Executing party admits  
 execution

ಹೆಚ್ಚುವರಿ  
 ಮುದ್ರೆಯು ಸೀ/ - ಸೀ - ಆಯಾ - ಸೀ  
 ಭಾವಚಿತ್ರ ದೃಢೀಕರಿಸಿದೆ

ಹೆಚ್ಚುವರಿ  
 ಮುದ್ರೆಯು ಸೀ/ - ಸೀ - ಆಯಾ - ಸೀ  
 ಭಾವಚಿತ್ರ ದೃಢೀಕರಿಸಿದೆ





Sheet of document No 7068  
contains 7 sheets  
Sd/ H. R. Hawaldar 5055

S. R ನವರು ಅರ್ಜಿ ಸಂಖ್ಯೆ  
ಬಿಟ್ಟು ಪುಟಗಳ ಸಂಖ್ಯೆ (1)  
ಪುಟ ಸಂಖ್ಯೆ: 1...

ಇದರಲ್ಲಿ ಮೂಲದಿಂದ ಒಂದು ಮೂಲಾಂಶ  
ಅಭಿವೃದ್ಧಿ ರಿಂದ ಬೇರೆ ಮೂಲದ  
ಮೂಲಾಂಶಗಳನ್ನು ಹೊಂದಾಣಿಕೆ ಮಾಡಿ  
ಅಧಿಸೂಚನೆ ಎಂಬ ಪ್ರಮಾಣಪತ್ರ ಕಡತವಿದೆ

537/7  
Sd/-  
Secretary Sakthin Sheelat Hindi Prachar  
Subha Charwad  
The. Chis-M-L.  
Dakhari  
of Bjar

Sd. Bastwad. M. B  
5 Feb 2003

Sd. Bastwad. M. B  
1.26.00/-  
S. R ನವರು ಅರ್ಜಿ ಸಂಖ್ಯೆ  
ಬಿಟ್ಟು ಪುಟಗಳ ಸಂಖ್ಯೆ (1)  
ಪುಟ ಸಂಖ್ಯೆ: 1...

|| 7 ||

IN WITNESS whereof the said Sellers/Vendors set  
and subscribed their signature to this SALE-DEED on  
the day month and the year mentioned above.

सदी/- जया. आ. सावंत  
(1) Smt. Jayabai Appa Savant

सदी/- लता. आप्पा. सावंत  
(2) Miss. Lata Appa Savant,

Sd - S. A. Savant  
(3) Mr. Balu @ Sachin Appa Savant

SELLERS

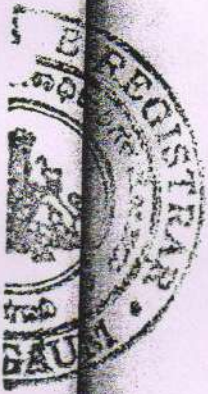
WITNESSES

1. Sd. Ramesh. S. Kalk. 2.  
- andri

Sd - S. N. Hiremath  
(S. N. Hiremath)  
East Bus Stop  
Siddhiv Nings, Belgaur

DRAFTED & DICTATED BY:-

Sd. N. N. Mulla  
N. N. Mulla  
B.COM - LL B (CPA)  
Advocate  
3566. Shanivadi, Khat Belgaur



ಹೆಬ್ಬಟ್ಟಿನ  
ಮುದ್ರೆಯು ಸ್ಯ. S. A. Savant  
ಭಾವಚಿತ್ರ ದೃಢೀಕರಿಸಿದೆ

incapax was produced the -  
required N.A-order Copy  
on. 6.2.2003 hence. ordered  
for registration as.  
doct. NO. 7068/2002-03

5055  
ಸಂಖ್ಯೆ : 70  
ಸಂಖ್ಯೆ : 70  
ಸಂಖ್ಯೆ : 70

5 Feb 2003  
Sd/ H. R. Hawaldar  
Sub. Registrar, Belgaum

Sd/ H. R. Hawaldar  
Sub. Registrar, Belgaum

Registered No. 7068 of 2002-03  
Pages 47 to 53  
Volume No Ad-I 2257.  
Date 10 FEB 2003

Identified by

① sy- Ramesh. S. Kalkundri  
1524/B. Maruti Galli  
Belgaum

Sd/ H. R. Hawaldar  
Sub-Registrar Belgaum  
(SEAC)

② sy - S. N. Hiremath  
(S. N. Hiremath)  
Last Bus stop  
Sudashiv Nagar  
Belgaum

ಮೂಲ ದಸ್ತಾವಳಿ ಕಪ್ಪುಗಟ್ಟು

*(Handwritten signature)*

Copied & Read by me  
Compared by me

*(Handwritten signature)*

5 Feb 2003  
Sd/ H. R. Hawaldar  
Sub. Registrar, Belgaum

" ಅನುನಂತ ನಕಲಾ "

*(Handwritten signature)*

Sub. Registrar, Belgaum



Copied & Read by me  
Compared by me

CA NO. 5055/19.20  
Date of Application "  
Date Of Ready - do  
Date of Delivery

TRUE COPY  
*[Handwritten signature]*

Sub-Registrar, Belagavi



Sub-Registrar, Belgaum

Principal: Dr. B. D. Jatti  
Educational College Belgavi