

INDIA NON JUDICIAL

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Government of Karnataka

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Ps.)

: IN-KA57811386900478R

11-Dec-2019 11:05 AM

: NONACC (FI)/ kacrsfl08/ BELGAUM22/ KA-BL

SUBIN-KAKACRSFL0832060533817844R

: PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM

Article 12 Bond

SALE DEED

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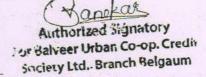
: PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM

SUB REGISTRAR BELGAUM

PRINCIPAL DR B D JATTI B Ed COLLEGE BELGAUM

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ಕ್ಷ್ಮು ನೀಪಿ ನಿರ್ವಹಿಸಿದ್ದರು ಮತ್ತು ಮ. ನಿ.ಮುಂದ್ರಾಂಕ ಪಾರಾಟಗಾರರು ಜ್ಞು ಎಜಾನೆ ಬೆಳಗಾವಿ

್ಯಾಗಿಲ್ಲ್ ಪ್ರಸ್ತಿಪ್ಪ ಒಂದೆ ಮುದ್ರಾಂಕ ಲ್ಲಿಗಿಲ್ಲ್ ರಿಂಬ ಎಂದೆ ಮೌಲ್ಯದ ್ವಾರ್ಟ್ ಪೂಂದಾಣಿಕೆ ಮಾಡಿ ಸ್ಥ ಪ್ರಾತಾಗಿತೆ ಎಂದು ಪ್ರಮಾಣಿಕರಿ ಸಲಾಗಿದೆ

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Stamp duty paid on Rs.5,00,000/-. ಇಲ್ಲಾ ಖಜಾನ; ಬಳಬಾವಿ

DEED OF SALE

THIS DEED OF SALE made this the 16th day of the month of July 1993, at Belgaum, BY (1) M/s. Arihant Motors, a Registered Partnership Firm, having its Office at Poona-Bangalore Road, Near Ramdev Hotel, Belgaum, represented by its Partners: (a) Mrs. Nirmala Pravin Choradia, Age 36 years, residing at 768, Hindwadi, Belgaum, (b) Shri Rahul Kantilal Choradia, Age 23 years, residing at Ruikar Colony, Kolhapur, (c) Mrs. Ujwala Lalit Choradia, Age 32 years, residing at Ruikar Colony, Kolhapur, (d) Mrs. Mangal Abhay Choradia, Age 36 years, residing at Pradhikaran, Chinchwad, Pune, (hereinafter referred to as the "Vendor", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its administrators, executors, assigns and successors-in-interest) of the One Part; IN FAVOUR OF (1) Dakshin Bharat Hindi Prachar Sabha (Karnataka), D.C. Compound, Dharwad, represented by its Secretary: Shri Rajashekhar Fakirappa Niralkatti, Age 52 years, Occ: Service, residing at Dharwad, (hereinafter referred to as the "Purchaser", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its administrators, executors, assigns and successors-in-interest) of the Other Part:

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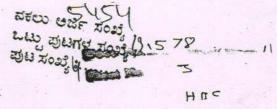
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WHEREAS the Vendor purchased the Nirantar Patta rights in the property bearing C.T.S.No.4833/16, in R.S.No.975/2, situate at Civil Hospital Road, Belgaum, under a Registered Sale Deed dated 30-03-1990, which is registered in the Office of the Dist. Registrar, Belgaum, in Book No.I, Vol. No.6, Pages 44 to 52, Sl.No.30 dated 30-03-1990;

AND WHEREAS the land R.S.No.975/2 (Part), in which the said City Survey Number is located, is converted to non-agricultural use by the Order of the Deputy Commissioner, Belgaum, in No.RB.LNA.SRJ-2979 dated 17-01-1972;

AND WHEREAS after the said purchase the Vendor made an application to the Corporation of the City of Belgaum, for constructing a residential building over the said property;





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ರು, ವಿಲ್ಲವು ರಿಯ ಪ್ರಕ್ರಿಸಿದೆ ಮುಸ್ರಾಂಕಗಳನ್ನು ಹೊಂದು ನಿಳಿ ಮಾಡಿ ಪೊರೈಸಲಾಗಿದೆ ಎಂದು ಪ್ರವಾಣಿಸಲಿ ಸಲಾಗಿತ

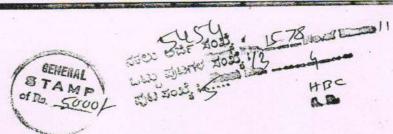
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AND WHEREAS the said Corporation granted the necessary permission vide No. PWD/BLD/SR-55/NS-II dated 15-04-1991;

AND WHEREAS after receipt of the said permission the Vendor undertook the construction and has laid plinth covering an area of about 1600 sq.ft., but could not proceed with the construction due to its other financial commitments and thought of disposing the said property along with the plinth laid therein;

AND WHEREAS the said property, together with the plinth laid therein, is fully described in the Schedule hereunder and the same will hereinafter referred to as "the Schedule Property";

AND WHEREAS the Purchaser is a Body registered under the Bombay Public Trusts Act at Regn. No.96/56, at Belgaum, and also under the Societies Registration Act;



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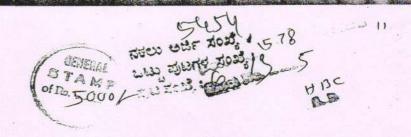
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AND WHEREAS the Purchaser is an institution of national importance constituted for furthering the objects laid down in the Act of Parliament No.14 of 1964;

AND WHEREAS the Purchaser was interested in acquiring property to suit its requirements, and on learning about the Vendor's interest in selling the Schedule Property, held negotiations and offered a price which was acceptable to the Vendor, this sale deed is executed.

The Secretary of the Purchaser has been authorised to execute this deed for and on behalf of the Purchaser as per Resolution passed in the Meeting of the Executive Committee held on 29-11-1992.



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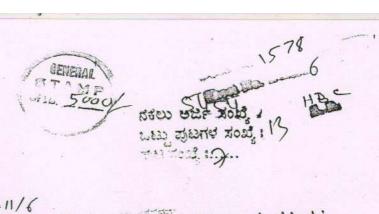
NOW THIS DEED OF SALE WITNESSETH AS UNDER:

BY THIS DEED OF SALE the Vendor does hereby convey, transfer and assign, unto the Purchaser, by way of sale, the Schedule Property for a consideration of Rs.5,00,000/- (Rupees five lakhs only), which amount is paid by the Purchaser to the Vendor as under:

Rs.2,00,000/- (Rupees two lakhs only) already paid by Cheque No.
481337 dated 02-11-1992, drawn on Punjab National
Bank, Belgaum.

Rs.2,00,000/- (Rupees two lakhs only) already paid by D.D.No.529691 dated 22-01-1993 of Dena Bank, Belgaum.

Rs.1,00,000/- (Rupees one lakh only) by Cheque No. 481340 dated
25-06-1993 drawn in favour of Mrs. Nirmala Pravin
Choradia, on Punjab National Bank, Belgaum, before
the Sub-Registrar, Belgaum, at the time of execution
of this sale deed.



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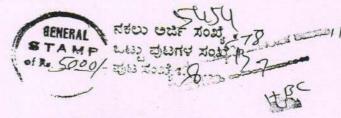
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The Vendor, thus, hereby acknowledges receipt of the entire sale consideration and discharges the Purchaser from the liability of paying the same; AND all the right, title and interest, property claim and demand whatsoever of the said Vendor into and upon the said Schedule Property is hereby conveyed unto the Purchaser TO HAVE AND TO HOLD THE SAME, and the Vendor does hereby covenant with the Purchaser that the Vendor has absolute and marketable title to the Schedule Property hereby conveyed or expressed so to be, unto the Purchaser, in the manner aforesaid; AND THAT THE PURCHASER shall hereafter peaceably HOLD, USE and ENJOY the same absolutely and for ever without any hindrance, interruption, claim or demand by or from the said Vendor or any other person whatsoever and the Vendor shall indemnify the Purchaser against all manner of claims, demands and actions by whatsoever persons made, advanced or instituted; AND THAT THE SAID



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VENDOR shall and will, from time to time, upon the request of the Purchaser, do and execute or cause to be done and executed all such acts, deeds and things whatsoever, for further and more perfectly assuring the Schedule Property unto the Purchaser and placing the Purchaser in actual possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

The Vendor has this day put the Purchaser in actual physical possession of the Schedule Property, free from encumbrances, liens, charges, etc.

All future taxes, cesses, etc., in respect of the Schedule Property shall be borne by the Purchaser.



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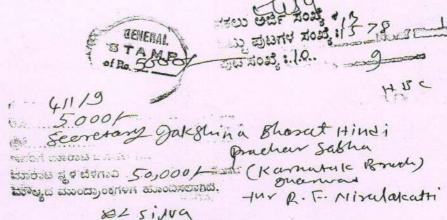
2000/ ವಾಲ್ಯದ ವಭಿ ಪ್ರಾಂಕಗಳನ್ನು 50,000 ft and ವಾಸ್ತ್ರ ಪ್ರಾಂಗಳಿಗೆ ಹೊಂದಿಸಲಾಗಿದೆ.

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The terms of this deed are binding on the Vendor and its administrators, executors, assigns and successors-in-interest.

The Purchaser shall have the right of commencing and completing the construction after getting the permission mentioned above transferred in its favour.



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ಬಿಂತಯ ಪೌಲ್ಯವ ಒಂದೆ ಮುದ್ರಾಂಕ ಲಬ್ಬವಿಲ್ಲದ್ದರಿಂದ ಪ್ರತಿಗೆ ಪೌಲ್ಯವ ಮುದ್ರಾಂಕಗಳನ್ನು ಹೊಂದುವಳ ಮಾರಿ ಪೂರೈಸಲಾಗಿದೆ ಎಂದು ಪ್ರಮಾಣನರಿ ಸಿಲ್ಲಿಗಿತಿ

अर डांग्रेस्ट का वे क्षणू अकार्त ध्रवताच

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SCHEDULE

1. All that piece and parcel of land comprised in C.T.S.No.4833/16, admeasuring 982.2/9 sq.yds., (i.e., an area of east to west 141 ft., and north to south 60 ft., from out of R.S.No.975/2), situate at Civil Hospital Road, Belgaum, within the Limits of the Corporation of the City of Belgaum, Taluka and District Belgaum, and within the Jurisdiction of the Sub-Registrar, Belgaum, bounded on the:

East : by portion of C.T.S.No.4883/15;

West : by Road;

North : by portion of C.T.S.No.4883/15;

South : by portion of C.T.S.No.4883/15.

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provided with electricity.

ರ್ಜ ನಿ.ಮುಂದ್ರಾಂಕ ಒೂರಾಟಗಾರರು ಹಲ್ಲಾ ಖಜಾಪೆ ಬೆಳಗಾವಿ

ರ ತಮ್ಮ ಪ್ರಸ್ತಿಪ್ರ ಹಿಂಗೆ ಮಾಡ್ರಾಂಕ ಲೈಶಿಶ್ವ ಪ್ರಮುತ್ತ ಪ್ರತಿಕ್ಕಿದ ಮುದ್ರಾಂಕ ಸತ್ತು ಹಿನ್ನೂ ಈ ಹಾಡಿ ಆಂಗ್ರೈಸರಾಗಿದೆ ಎಂದು ಪ್ರಜಾಕಾರಿಗೆ ಪ್ರತಿಕ್ಕಿತ್ತಿದೆದ

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- 2. A plinth is laid in the above mentioned C.T.S.No.4833/16, covering an area of about 1600 sq.ft., which is also sold to the Purchaser under this deed.

 3. The said property is provided with tap water and latrine and not
- 4. A sum of Rs. 60,000.00 (sixty thousand only) has been spent on ransing the plinth as mentioned in:
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b. Wylla (ser R. K. chordia)
cseemrs. U. L. Chordia
d. xem. A. Chordia.

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IN WITNESS WHEREOF the Vendor, above named, has executed this deed through its partners mentioned above, on the day, the month and the year first above mentioned at Belgaum.

Signed and delivered by the within-named (a) Mrs. Nirmala Pravin Choradia, (b) Shri Rahul Kantilal Choradia, (c) Mrs. Ujwala Lalit Choradia, (d) Mrs. Mangal Abhay Choradia, for and on behalf of the Vendor: M/s. Arihant Motors, as its Partners.

(a) 88 1- N. P. Chordia
(B) Houte (see R. K. chordia) (of Thrs. U.L. Chordia (ASUM. A. Chordia.

Witnesses:

(G. P. Savanur) 2. Nuchaser (G. P. Savanur)

Sukshing Bharat Hindi Pracher

Ref D. N. Bongale (D. N. Bongale) Charmatan Branch, Strm. L. Dakhani Drafted and Dictated by:

(M.L. Dakhani).

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English and our St M. A. Chordia

16 JUL 1993

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Serm. L. Sakhani (m. L. Dakhani)

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Date of Application/3.12.17

Date of Beady Date of Delivery

Sub-Registrar, Belgaum

Or. B. D. Jattif Btol College.

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