

*Handwritten signature*  
21 FEB 1991

A. PRABHAKAR RAO  
SUB-REGISTRAR  
Office Stamp Vendor  
VALLABH NAGAR

Office Stamp Vendor  
VALLABH NAGAR  
21 FEB 1991

Office Stamp Vendor  
VALLABH NAGAR

This SALEDEED is executed on this 21<sup>st</sup> day of February 1991

between,  
Sri Sadharam B. Patel S/o B. B. Patel, aged 66 years Occ. Agriculture  
Jayesh S. Patel S/o S. B. Patel, aged 38 Years Occ. Service  
Yogesh S. Patel S/o S. B. Patel, aged 34 Years, Occ. Service  
Kowshik S. Patel S/o S. B. Patel, aged 32 Years, Occ. Service

All Residents of 40, Jawahar Nagar Colony, Prenderghast Road, Secunderabad,  
No. 2 to 4 represented by their General power of Attorney Sri Sadharam B. Patel R/o 40,  
Jawahar Nagar Colony, Prenderghast Road Secunderabad.,

( hereinafter referred to as 'VENDORS' of the First Part which expression shall mean and include their legal heirs, successors, assignees representatives including administrators and executors etc.)

IN FAVOUR OF  
RAJENDER KUMAR KARAWAL s/o R. L. KARAWAL

SRI Rajender Kumar Karawal  
( hereinafter referred to as 'VENDEE' which expression shall mean and include his legal heirs, successors, assignees and Other legal heirs, representatives, including administrators and assignees, executors etc.)

WITNESSETH

WHEREAS THE VENDORS ARE THE ABSOLUTE OWNERS and possessors of the of Land admeasuring AC. 10.00 gts. forming part of survey Nos. 161 / part and 185, situated at Yapar Village, Malkajgiri Mandal, R. R. District by virtue of a certificate bearing No. ROR / 193/90 dated 1-3-1990 Issued by the Mandal Revenue Officer, Malkajgiri Mandal, R. R. District under Sec. 5-A of the Record of Rights in Land and pattadar pass books Act, 1971.

Sadharam Bati

1991 వ సం. ధృవం... 9.1... వ సం. చి... 854...  
 మొత్తం కాగితాల సంఖ్య... 4  
 1992 వ సం. ధృవం... మాసము... 4...  
 1991 వ సం. ధృవం... మాసము... 4...  
 421.00 చెల్లించినది

Sadhuran B. Patil

Sadhuran B. Patil s/o B.V. Patil  
 Agriculturist  
 40, J.N. Colony  
 Secunderabad-3, for self

Sadhuran B. Patil as a 4P  
 to memory 204.

సిద్ధాపించినది

M. GOPALA KRISHNA RAO  
 2-2-1137/6/c/1 New wallabath  
 sub-44

Balika... S/o N Rama Rao Service HHO  
 e Balu Krishna 12.82 Alwal

1991 వ సం. ధృవం... 23వ తేదీ

1992 వ సం. ధృవం... మాసము 4 వ తేదీ

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ANDWHEREAS the vendors herein have purchased the said lands from sri B. B. patel & others who were the absolute owners and possessors of the said lands, ANDWHEREAS the vendors herein offered to sell a part of the said property consisting of a Plot of land admeasuring <sup>468</sup>Sq. yds forming part of survey Nos. 161/part and 185 situated at Yapral village, Malkajgiri Mandal, R. R. District to the vendee for a valuable consideration of Rs. 23,400/- (Rupees <sup>Twenty Three thousand</sup> <sub>four hundred</sub> only.)

ANDWHEREAS the purchaser who was looking for an open plot of land for house site in and around the city of Hyderabad accepted the offer of the vendors (the property is more particularly described in the schedule hereto annexed and hereinafter referred to as the scheduled property).

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) That in consideration of the said sum of Rs. 23,400/- (Rupees <sup>Twenty</sup> <sub>Three thousand</sub> <sup>four hundred</sup> only) paid by the Vendee being full and final sale consideration, the receipt of which sum, the vendors hereby admit and acknowledge.
- 2) The vendors as absolute owners here by convey, grant and transfer absolutely by way of sale to the vendee all the rights, title, interest, Claims and demand whatsoever to the said property, i.e., a plot of land admeasuring <sup>468</sup>Sq. yds equal to 391-25 Sq. Mts. situated at Yapral Village, Malkajgiri Mandal, R. R. District.
- 3) That the Vendors hereunto passes on to the vendee TO HAVE and TO HOLD this property absolutely and forever with all the rights, easements, appurtenances thereto. Thus the Vendors hereby convey good and marketable title of the above said property to the Vendee.
- 4) That the Vendors have this day put the Vendee into physical possession of thaire said property hereby sold, without any encroachments and without any Liability of future payment.

...3.

Sadhyan B. Patel

అంశము 19 91 వ సం. పే. 452/91  
 మొత్తం కాంక్షించిన పరిమాణం..... 4  
 అంశము వకుల పరిమాణం..... 2

*[Handwritten Signature]*

Endorsement Under Sections 41 and 42  
 Date 23.2.91. No. 452/91  
 I hereby certify that the deficit stamp duty of Rs 20/-  
 has been levied in respect of this instrument from  
 Rupen Tuntin only  
 Sathirou 4 A. Accuant of this doc

on the basis of the agreed Market Value of Rs 35100/-  
 being higher than the Consideration  
*[Handwritten Signature]*

Sub-Registrar Office  
 Vallabhanagar

Sub-Registrar Collector  
 Under the Indian Stamp Act, 1899

1వ అంశము 572 వాల్యాం 349, 1500 డి 356  
 పుట్టిన 1991వ సం||/1918 కా. సం||పు 454  
 సంబంధ గా రిజిస్ట్రారు చెయ బ డి న ది.  
 1991వ సం||పుట్టిన నెల 27 వ తేది  
 1912 కా. సం||పుట్టిన నెల 27 వ తేది

*[Handwritten Signature]*  
 సబ్ రిజిస్ట్రార్



- 5) That the Vendors hereby covenants that the perfect and clear title is conveyed and the property is free from all Kinds of encumbrances, claims, demands and mortgages, lispendens etc., and in future if the said property found to be mortgaged or encumbered or if the Vendee is deprived any part or whole of the said property by reason of any defect in the title of the Vendors on account of Superior or adverse title or on account of any litigation etc., whatsoever, the Vendor will make good to the Vendee all Such Losses costs and damages etc
- 6) That the Vendors shall at all times, whenever necessitates agree to assist the Vendee in all acts, deeds and things that are necessary or required by him to assure perfect title and possession of the said property.
- 7) That the Vendors have paid all the taxes dues etc, in respect of the said property up to date and handed over all the documents of title to the Vendee.
- 8) That the land effected by this document is not an assigned land as defined in Sec. 2 (1) of Act 9 / 1977, the said land is not covered by A. P. Agricultural Land Ceiling Act 1973.
- 9) That the market value of the said land is Rs. 75/- 1- per sq. yd. and the total value comes to Rs. 35,100/- and the stamp duty is paid under Rule 3 of A. P. P U. V. I. Rules 1975, which is Sufficient

SCHEDULE OF PROPERTY :

All that the Plot of Land in Sy. No. 161 / Part & 185 totally admeasuring <sup>391-25</sup> 468 Sq. yds. or Sq. Mts. situated at Yaprak Village, Malkajgiri Mandal R. R. District and bounded as follows: Plot No 60

- NORTH : plot no. 59.
- SOUTH : plot no. 61.
- EAST : 40' ft wide Road.
- WEST : plot no. 55.

In witnesses whereof the Vendors have set their hands to these papers with free will and consent on the day, month and year first above mentioned.

WITNESSES :

VENDORS  
Sadhuram B. Patel

- (1) SADHURAM B. PATEL
- (2) YOGESH S. PATEL (PERGPA)
- (3) KOWSHIK S. PATEL (PERGPA)
- (4) JAYESH S. PATEL (PERGPA)

J. N. Reddy  
S. N. REDDY  
237, Nandedpally,  
S.R.

M. Gopalakrishna  
21/2/91  
2-2-1137/6/2/1  
new village  
H.No. 66

PREPARED BY: (1)  
M. Gowtham  
21/2/91  
DOCUMENT WRT  
L. No: 4-85 P. 2  
REND. NO: 50, 51 (2)

Sadhuram B. Patel

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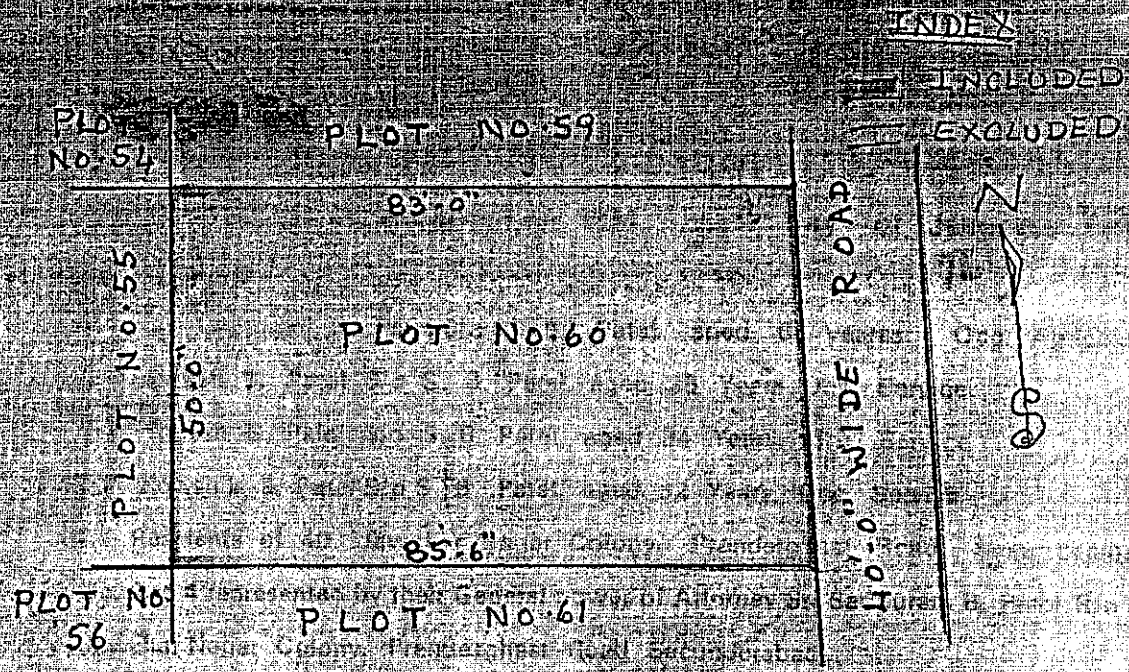
24  
100

150  
168  
25  
343

Plot no 22  
Plot no 21  
Plot no 20  
Plot no 19  
Plot no 18

TRATION PLAN OF PLOT NO 60 IN SURVEY NO S 161/B & 185 OF  
 AXMI PURI SITUATED AT XAPRAL VILLAGE UNDER ALDAL  
 ONICIPALITY MALKAJGIRI MANDAL, RANBA REDDY DT  
 SCALE: 1" = 25 Feet

VENDOR: SRI SADHURAM B PATEL S/O B B PATEL  
 VENDEE: SRI RAJENDER KUMAR KARGWAL S/O SRI R. L. KARGWAL  
 AREA 468 SQ YDS OR 391.25 SQ MTS



WITNESSES

1. Jurthy
2. Reddy  
21/2/91

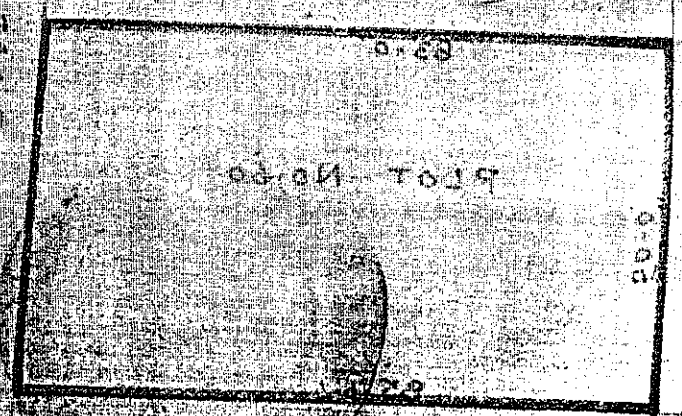
Sadhuram B. Patel  
SIG: OF VENDOR

REGISTRATION PLAN OF PLOT NO. 54 SURVEY NO. 18185 OF  
MUMBAI MUNICIPALITY, MUMBAI, DISTRICT OF MUMBAI  
MUMBAI MUNICIPALITY, MUMBAI, DISTRICT OF MUMBAI

VENDOR SRI SUDHAKAR B. PATIL S.P. PATIL  
VENDOR SRI SUDHAKAR B. PATIL S.P. PATIL

INDEX  
INCLUDED  
EXCLUDED

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WITNESSES

DATE OF REGISTRATION