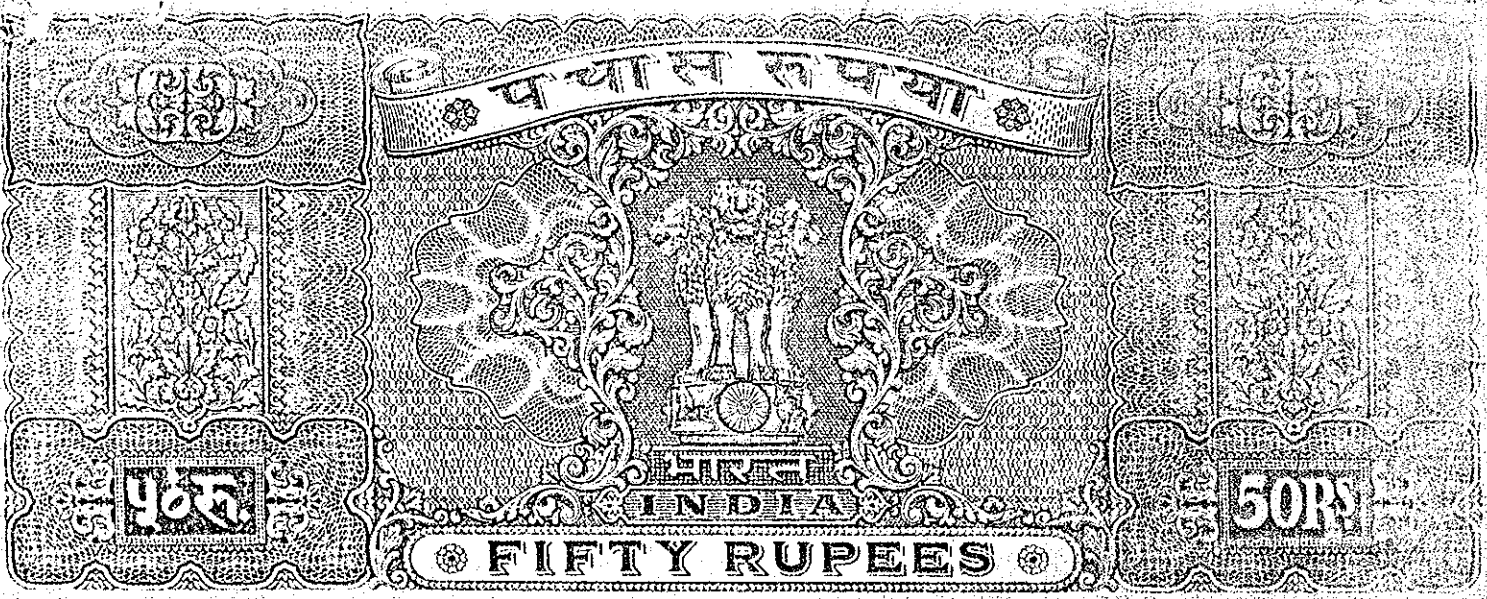


12657/50

50RS



No. 3511 U/19.4.74 Value 50/-

Purchaser's Name Sri. A. Prasad Srinivas Rao W/O

For Whom Purchased

M. A. Subbar, Stamp Vendor,
City Civil Court, Sec'bad-A.P.

Sri. Srinivas Rao

SALE DEED FOR Rs.10,000/-

THIS DEED OF SALE EXECUTED AT SECUNDERABAD, this sixth day of August, 1974, by (1) MRS. PARIMALA KANTHI AMMAL alias PARIMALA SRINIVASA RAO, wife of the late A.H. Srinivasa Rao, Hindu, aged about 54 years, and (2) A.S. JAYAKUMAR, son of the late A.H. Srinivasa Rao, Hindu, aged about 33 years, represented herein by his power of Attorney Agent Smt. Parimalakanti Ammal appointed under the Deed of Power of Attorney dated 21-4-1973 registered as document No.114 of 1973 in Book IV Volume 64 pages 219 and 220 in the office of the sub-Registrar of Mylapore, both (1) and (2) residing at No.11, Chitranjan Road, Madras 600018, and now at Secunderabad, hereinafter called the VENDORS which term, wherever the context admits shall mean and include their respective heirs, legal representatives, executors, administrators and assigns of the ONE PART: TO AND IN FAVOUR OF (1) PRAMODCHANDRA MODI, S/o. Manilal C. Modi, residing at 2Jeera, Secunderabad, hereinafter called the PURCHASER which term wherever the context admits shall mean and include their respective heirs, legal representatives, executors, administrators and assigns of the OTHER PART:

Smt Parimala Kanthi

Contd...2.

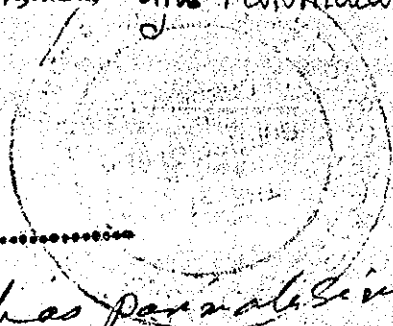
Smt Parimala Kanthi

G. P. A. for A.S. Jayakumar.

[Signature]
Sub-Registrar

Presented in the office of the Sub-Registrar
of Secunderabad and Fee of Rs. 307/-
Paid between the hours of 12 and 1 P.M. the
6th Day of August 1974 15th Day
of Sravana 1896 S.E. By

Mrs Parimala Kanthi



EXECUTION ADMITTED BY.....

LEFT THUMB

Mrs Parimala Kanthi chas parimala Srinivasa Rao
w/o A. H. Srinivasa Rao, of NO. 11 Chittoor
ranjan Road Madras 600018



IDENTIFIED BY

Mrs Parimala Kanthi chas parimala Srinivasa Rao
w/o A. H. Srinivasa Rao of NO. 11 Chittoor
Road Madras as Agent of H.S. Iyer & Co.
U/Pow of Attorney No. 114773 R.O.C. U.

IDENTIFIED BY

1)

H.T. Desai, sp. Trambakal. Pvt. Service
H.T. DESAI. 6-6-453/5 Gyanaki Nagar, Secunderabad.

2)

RAM SWARUP sp. Shri Devi Dayal
Private Service,
Goshamahal Chalanawadi,
Hyderabad.

Rs. 4500/- Rupees *Four thousand five hundred*
were paid in my presence by the claimant
to the executant.

Parimala Kanthi

[Signature]
Payer

Mrs Parimala Kanthi
Payee

6-8-1974 / 15th Sravana 1896 S.E.

[Signature]
[Signature]



No. 3572 U/19.4.74 Value 50/-

Purchaser's Name

For Whom Purchased

M. A. Subbar, Stamp Vendor,
City Civil Court, Sec'bad-A.P.

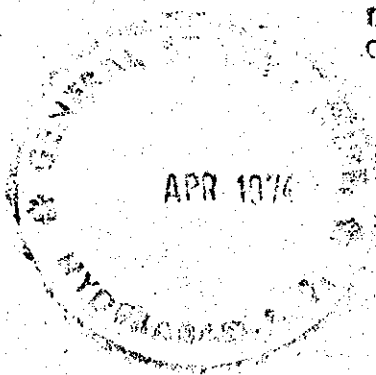
Sd/- A. Pravintha Srinivas Rao w/o

Sd/- Srinivas Rao

2 -
Mrs Parimala Kanthi

- A. WHEREAS the Vendors ~~and~~ are the sole and absolute owners of the property bearing Door No.142/C, Penderghast Road, Secunderabad, having succeeded to the same after the death of the said A.H.Srinivasa Rao, the husband of the firstnamed of the Vendors abovenamed and the father of the Secondnamed of the Vendors abovenamed;
- B. WHEREAS the said property was a joint family property which along with other properties was in the enjoyment of Arcot Hanumantha Rao Mudaliar, the father of the said A.H.Srinivasa Rao;
- C. WHEREAS the said Arcot Hanumantha Rao Mudaliar had three sons viz. A.Venkata Rao Mudaliar, A.Srinivasa Rao Mudaliar and A.Thirumal Rao Mudaliar;
- D. WHEREAS the said Arcot Hanumantha Rao Mudaliar and his three abovenamed sons divided the joint family properties and entered into a Deed of Partition on 14-12-1929 at Secunderabad (Registered as document No.980 of 1929 in the office of the Sub-Registrar of Secunderabad);

Mrs Parimala Kanthi
Mrs Parimala Kanthi
G.P.A. for A. S. Jayakumar.

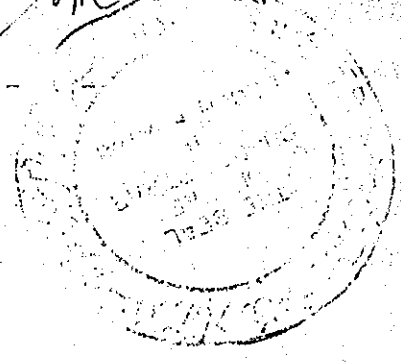


Document No. 1265 of 1974
Contains (11) Sheets
2nd Sheet

[Signature]
Sub-Registrar

Registered as No. 1265 of 1974/1896 S.E.
of Book... Volume 290 Page 414 to 420
Date 7th August, 1974 / 16th Shravan 1896 SE

[Signature]
SUB-REGISTRAR





No. 3573 U.19.474 Value 50/-

Purchaser's Name *Sd. A. Prammala Srinivas Rao W/o*

For Whom Purchased *Sd. Srinivas Rao*

*Sd. M. A. Suboor, Stamp Vendor,
- City Civil Court, Sec'bad-A.P.*

- 3 -

E. WHEREAS under the said Deed of Partition the said A.H.Srinivasa Rao, the husband of the first named of the Vendors herein and the father of the second named of the Vendors herein was allotted the said property viz. No.142/C, Penderghast Road, Secunderabad, alongwith other properties;

F. WHEREAS the said A.H.Srinivasa Rao Mudaliar died on 28-2-1961 leaving behind him the Vendors herein as his only heirs;

G. WHEREAS the Vendors herein thus became the sole and absolute owners of the said property No.142/C Penderghast Road, Secunderabad;

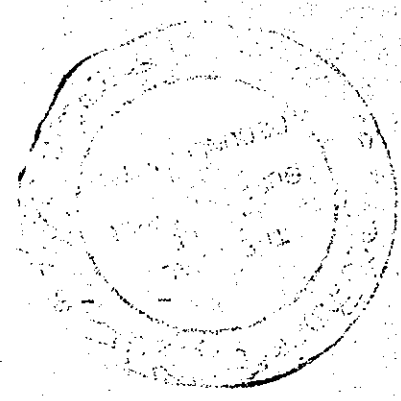
H. WHEREAS the Vendors herein have been in absolute possession and enjoyment of the said property after succeeding to the same on the death of the said A.H.Srinivasa Rao Mudaliar;

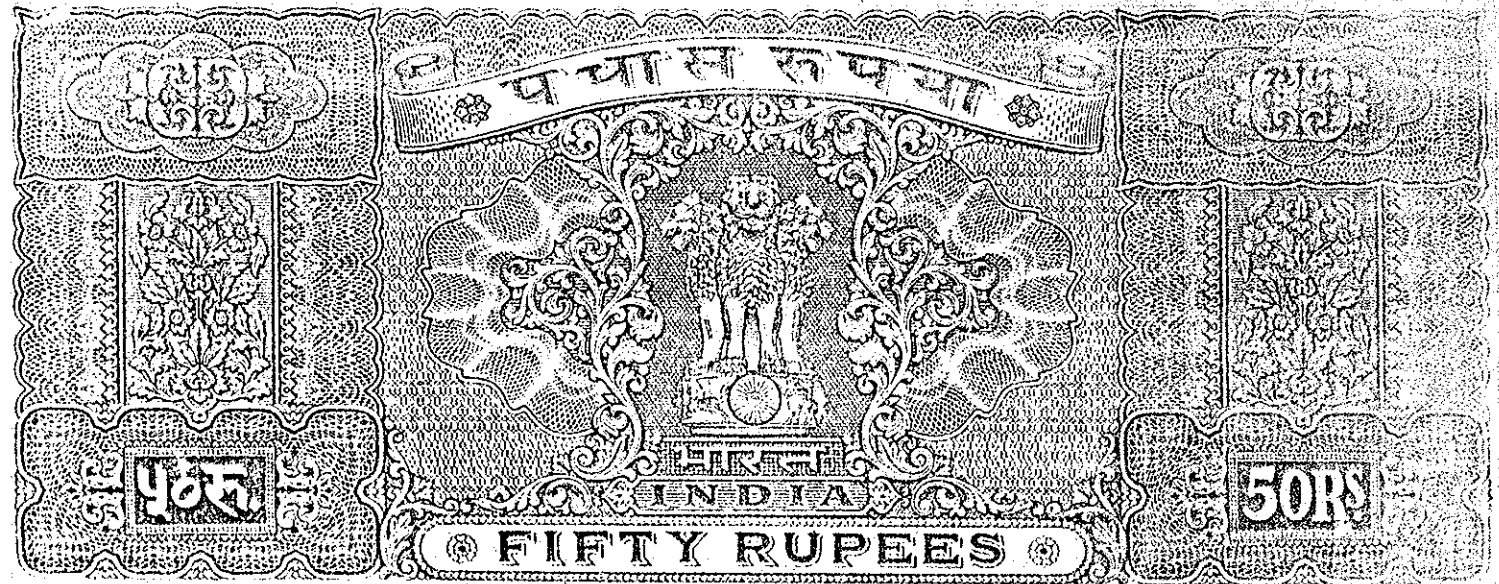
I. WHEREAS new Municipal Roads have been formed in the locality making the use of strip of land forming old approach road to 142/C redundant;

J. WHEREAS the property bearing No.142/C excluding the strip of land forming old approach road has been sold by Vendors to

*Mr. T.N. Khambate & Brothers,
Chas. Prammala Hanthi*

Handwritten mark
Sub-Region





No. 3575 01/9-4-74 Value 8/1

Purchaser's Name

For Whom Purchased

Shri. D. Primala Srinivas Rao W/o
 (S. A. Subbar, Stamp Vendor
 City Civil Court, Secbad-500004)

(S. A. Subbar Rao
 W/o)

- 4 -

- K. WHEREAS the strip of land forming old approach road to 142/C is adjacent to the property of the purchaser.
- L. WHEREAS the Purchaser herein offered to purchase the said strip of land forming an approach road to 142/C;
- M. WHEREAS the Vendors herein entered into an agreement of sale on 18-8-1973 with the Purchaser under which the Vendors herein agreed to sell the said strip of land measuring about 900 square yards (752 sq.meters) forming old approach road to the said property, viz. house, ground and premises bearing Door No.142/C, Penderghast Road, Secunderabad, for a price of Rs.10,000/-;
- N. WHEREAS the Vendors herein received an advance of Rs.5,500/- from the Purchaser herein, as detailed below;
- Rs.500/- in cash on 23-4-1973
 - Rs.3000/- by cheque No.0081555 dt.18-8-73 on Bank of Baroda, drawn in favour of the Vendor No.1, on behalf of both the Vendors.
 - Rs.2000/- by cheque No.0081570 dt.21-10-73 on Bank of Baroda, Secunderabad, drawn in favour of Vendor No.1 on behalf of both the Vendors.

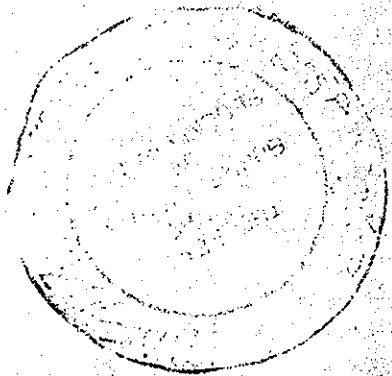
Mrs Primala Srinathi,
 Mrs Primala Srinathi
 G.P.A. of A.S. Jayakumar.

Program No 1265 of 1974-75

Volume (11) Parts

with

dh





No. 3576 of 1944

For Stamp Duty

For Registration

Sd/- D. Primala Karthi

Sd/- S. Primala Karthi

- 5 -

- O. WHEREAS the Vendors herein have agreed to bear the Stamp duty and Registration charges themselves;
- P. WHEREAS the Vendors have entered into an agreement of sale with the Purchaser herein, agreeing to sell the strip of land forming old approach road to property 142/C to the Purchaser herein for the said price, besides agreeing to receive the balance of sale price of Rs.4500/- at the time of the execution and registration of the Sale Deed in favour of the Purchaser herein;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the sum of Rs.10,000/- (Rupees ten thousand only) paid by the Purchaser herein to the Vendors herein as follows:
 - i) Rs.5,500/- paid in advance as stated above.
 - ii) ~~Rs.~~ the balance of Rs.4,500/- paid in cash by the Purchaser to the Vendors at the time of the registration of the sale deed in the presence of the Sub-registrar of Secunderabad,

the receipt of which sum of Rs.10,000/- (ten thousand only)

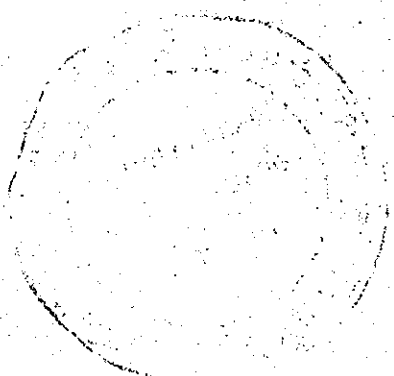
is hereby jointly and severally acknowledged by the

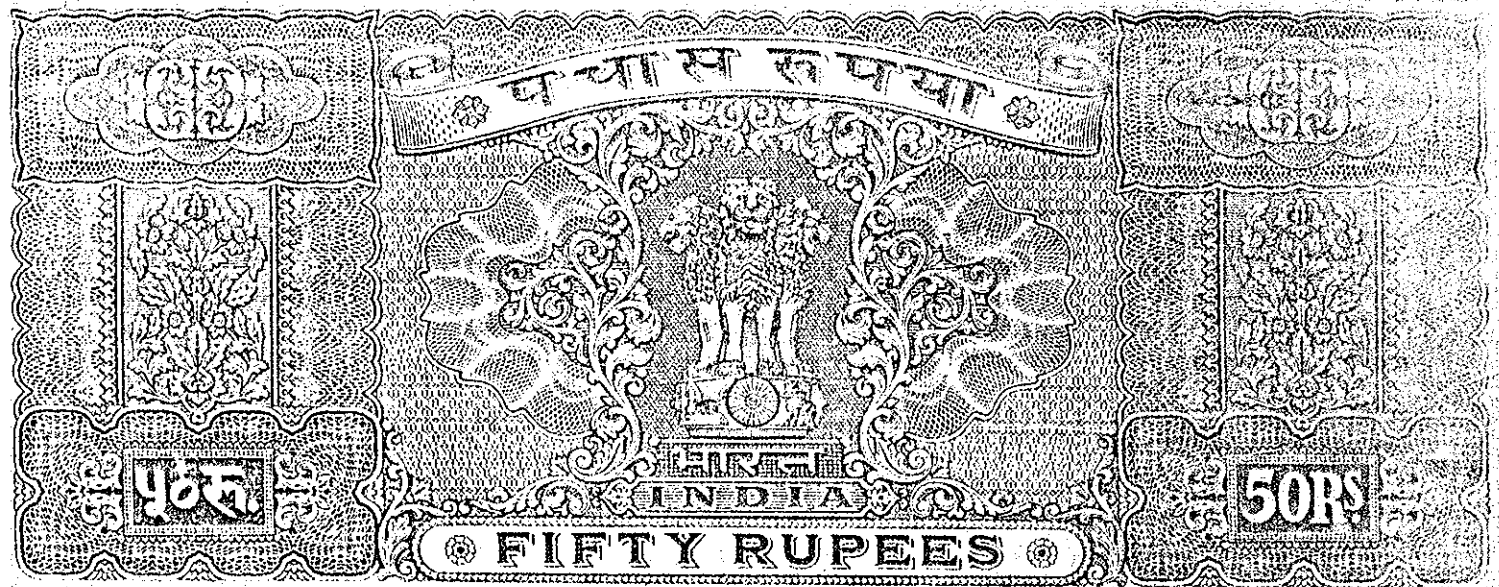
Mrs. Primala Karthi
 Mrs. Primala Karthi
 C.P. A. Karthi

Contd. 6.

1265
SR

[Signature]
P. B. [unclear]





No. 3576 D/19474 Value 50/-
 Purchaser's Name: *Shri. P. Parimala Srinivas Rao W/o*
 For Whom Purchased: *Shri. Srinivas Rao*
 M. A. Subbar, Stamp Vendor,
 City Civil Court, Sec'bad. A.P.

- 6 -

Vendors herein and the payment wherefrom the Vendors herein do hereby jointly and severally release the Purchaser herein the Vendors herein do hereby SELL, CONVEY, ASSIGN and TRANSFER unto the PURCHASER herein the 'strip of land' forming old approach road to 142/C, Penderghast Road, Secunderabad, more particularly described in the schedule annexed hereto situate within the Sub-Registration district of Secunderabad and Registration district of Hyderabad together with all the Vendors' right, title and interest therein and the trees, shrubs, and all other vegetations and the hedges, ditches, rocks, waters and water-ways and water-sources, easements, paths, path-ways, lights, liberties and privileges and all other rights easements and hereditaments appertaining thereto or reputed to belong thereto to be OWNED, HELD, ENJOYED and POSSESSED by the Vendors herein for ever free of all encumbrances.

2. The Purchaser herein shall hereafter peaceably hold and enjoy the said strip of land forming an old approach road to 142/C, as their own chattel without any let, hindrance, interruption claim and demand whatsoever and free from all

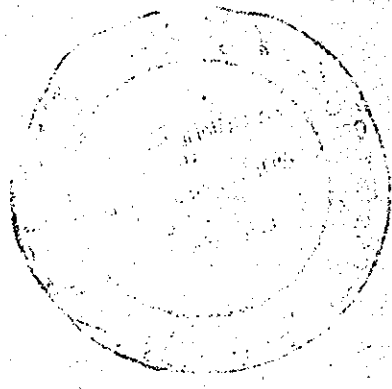
Mrs Parimala Kanthi
Mrs Parimala Kanthi
 G.P.A. for A.S. Jayakumar

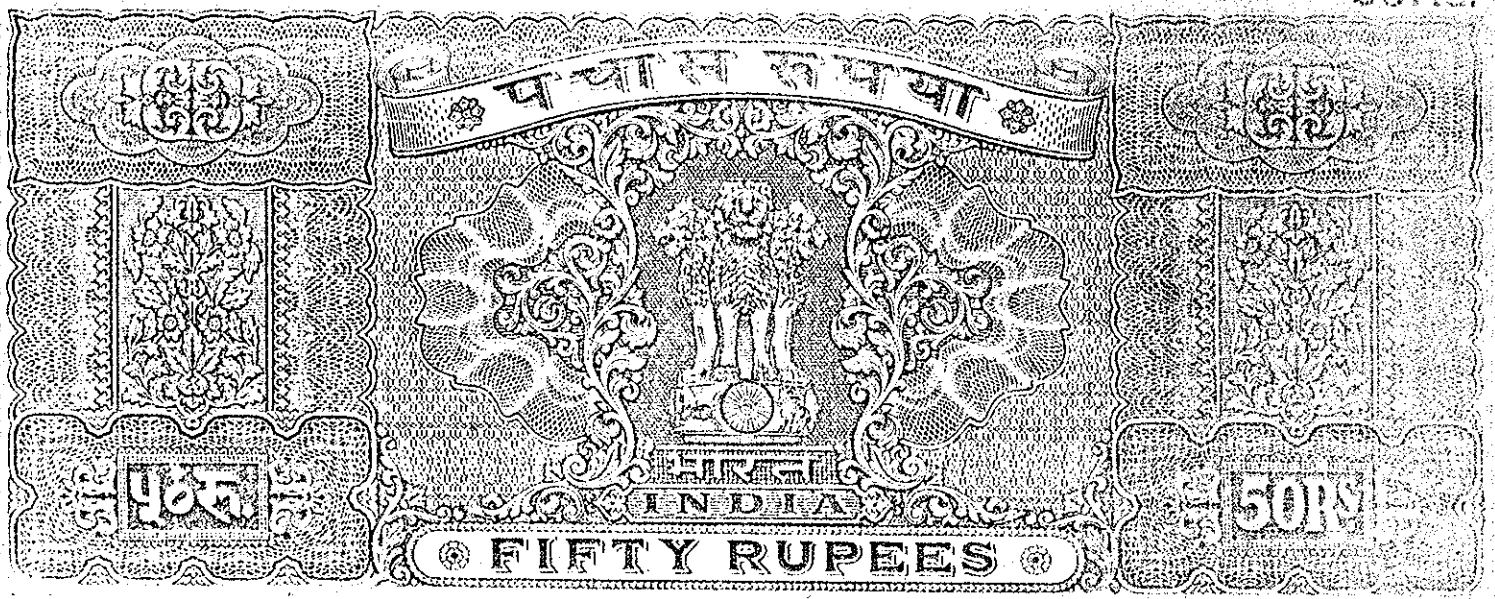
Contd...7.



1265
Contract (11)
6/12

[Signature]
Sub-Registrar





No. 2517 D/1944 Valun 3/1
Purchaser's Name
For Whom Purchased
M. A. Subbar, Stamp Vendor,
City Civil Court, Sec'bad-A.P.

Shri D. Pravin...
Mr. Subbar...

encumbrances and sufficiently indemnified against all estate, claim, costs, damages and expenses, created or occasioned or made by the Vendors herein.

3. The vendors herein do hereby assure and covenant with the Purchaser herein that the Vendors herein are the sole and absolute owners in exclusive possession of the schedule mentioned property that they have right and power to convey an absolute title to the Purchasers herein and that there is no claim, charge, lien, mortgage or any kind of distraint, attachment, lispendens or any right in favour of any person whatever or arrears of any kind of taxes due in respect of the same, or any other form of encumbrance subsisting over the schedule property and that the Vendors herein further covenant and agree to indemnify the purchaser herein at all times hereafter against any loss, claim, costs or damages caused to the Purchaser by reason of any encumbrance or claim found to exist or subsisting over the schedule mentioned property and that the Vendors shall at all times execute or cause to be executed and registered

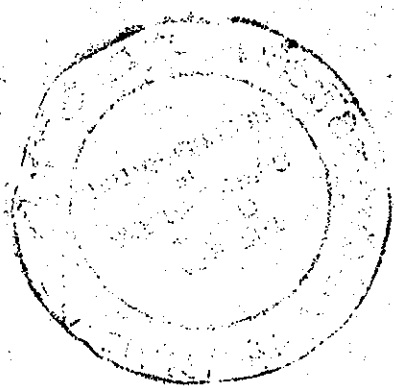
Mrs. Parimala Kanthi
Mrs. Parimala Kanthi
G.P.A. for A.S. Jayakumar

Department of the Interior, U.S. Geological Survey

Revised 8 11 7 Sheets

7th


Sub-Registrar





No.

3578

D/

19.4.79

Value

50/-

Purchaser's Name

Shri. A. S. Jayakumar

When Purchased

Shri. S. Srinivas Rao

M. A. Subbar, Stamp Vendor,
City Civil Court, Sec'bad. A.P.

- 8 -

or cause to be registered all such deeds or assurances which the Purchaser may require for better assurance of title, interest or possession of the said strip of land forming old approach road hereby conveyed unto the Purchaser.

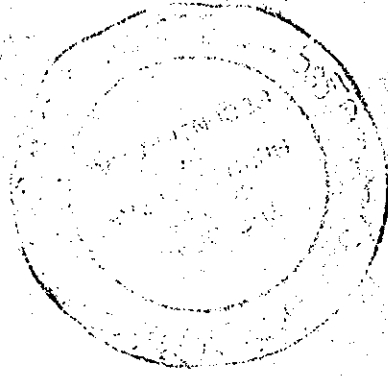
4. The Vendors same as aforesaid have not done knowingly suffered or been party or privy to anything whereby the said strip of land forming part of old approach road more particularly described in the schedule hereunder-written or any part thereof is or may be impeached or affected or encumbered in title estate or otherwise of the Vendors herein are hindered from conveying the same or any part thereof in the manner aforesaid.
5. The Vendors shall always at their cost defend all actions suits, and proceedings that may be instituted by any person at any time in respect of title or possession of the aforesaid strip of land forming old approach road and

Shri. Parimala Kanthi
Shri. Parimala Kanthi
G. P. A for A. S. Jayakumar

Contd...9.

Document No. 1265 of 1974 of Book 2
Contains (11) Sheets
8/A Sheet

[Signature]
Sub-Registrar





No. 3519 of 19-4-74 Value 5/-
 Purchaser's Name Sd. H.P. Prasad Srivastava
 For Whom Purchased Sd. H.P. Prasad Srivastava
 Place of Issue Secunderabad
 City and State Secunderabad, Andhra Pradesh

--9--

and save harmless the Purchaser herein in respect of any loss or damage that may be incurred by the Purchaser in defending any suit or proceedings by any person at any time. The Vendors hereby declare that the schedule property is the same as the one described in the schedule 'A' to the Deed of Partition dated 14-12-1929 including the old approach road admeasuring 900 sq. yards (752 sq.meters) and excluding all other areas, superstructure etc., sold by the Vendors to Mr. T.N. Khambate & Bros.

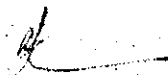
- 6. The Purchaser ~~xxx~~ is at liberty to apply for the change of patta in the Revenue register and also in the property registers of the Hyderabad Municipal Corporation's Secunderabad Division.
- 7. The Vendors have this day delivered possession of the schedule strip of land forming the old approach road of 142/C to the purchaser herein.

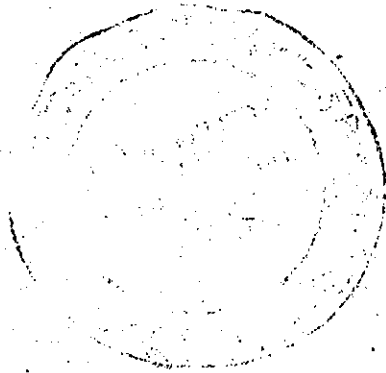
Mrs. Parimela Kanthi
 Mrs. Parimela Kanthi
 G.P.A. for A.S. Jayakumar

Contd...10.

Document No. 12,45 of 1974 of Book I

Contains (11) Sheets
9 1/2 Sheet


Sub-Registrar



50RS.



No. 5274 dated 6.8.74

P.S. of Secunderabad

Registered

Stamp Vendor, City Civil Court, Secunderabad

SCHEDULE OF PROPERTY.

Mrs. Parimala Kanthi

All that Strip of land admeasuring 900 sq.yds. or 752 sq.Mts. ^{situated in Municipal No. 1-8-161 to 164} bounded by Compound walls & gate forming old approach road to Bungalow No.142/C within the Municipal limits of Secunderabad Division of the Hyderabad Municipal Corporation, and within the Sub-Registration district of Secunderabad and Registration District of Hyderabad, bounded on the :-

North by: Property belonging to Purchaser, bearing No.141, Sarojinidevi Road, bearing Municipal No.1-8-165, to 179,

South by: Bungalow No.142 B bearing Municipal No.1-8-158 to 160.

East by: Mendale Lane (Penderghast Road.)

West by: Bungalow No.142/C bearing Municipal No.1-8-161 to 164. as specified in the Plan annexed.

IN WITNESS Whereof the Parties Hereto have set their hands and signatures on the Day and Year First Above written:

Signed and delivered by the said Mrs. Parimala Kanthi Ammal alias Parimala Srinivasa Rao, No.(1) of the Vendors abovenamed.

Mrs Parimala Kanthi
6-8-74

Signed and delivered by the said A.S.Jayakumar, No.2 of the Vendors abovenamed represented herein by his Power of Attorney Agent Smt. Parimala Kanthi Ammal No.(1) of the Vendors abovenamed.

Mrs Parimala Kanthi
G.P.A. for A.S. Jay
6-8-74

IN THE PRESENCE OF:

Witnesses:

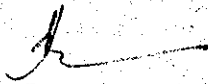
1. H. T. Desai. (H.T. DESAI)

2. *Ram Swarup*
(RAM SWARUP)

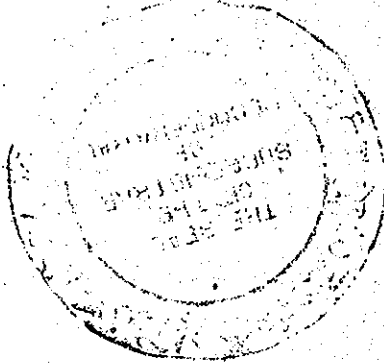
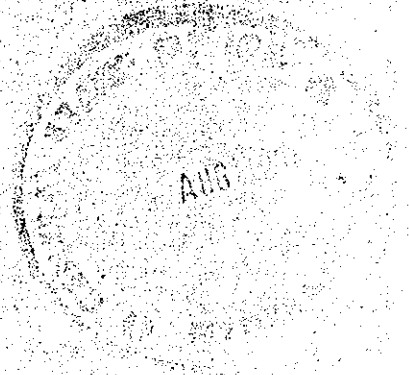
Document No. 1265 of 1974 of Book 7

Contains (11) Sheets

10th Sheet



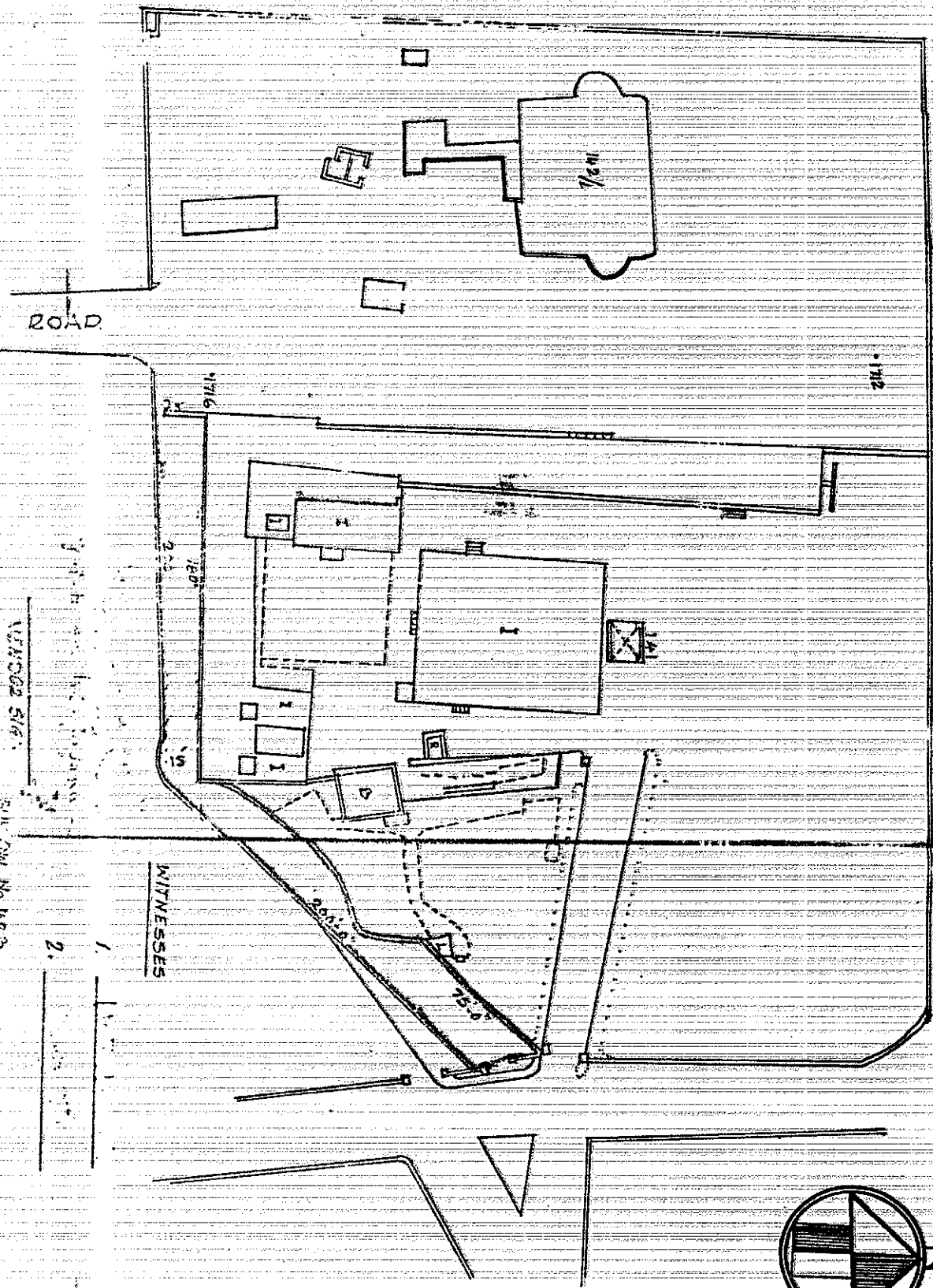
Sub-Registrar



REGISTRATION PLAN SHOWING THE STRIP OF LAND FORMING OLD APPROACH ROAD
 TO BUNGALOW NEAR AT PENDED GHAT ROAD, SECUNDERABAD
 VENDOR: MRS. PARIMALA SRINIVASA LAO & MR. JAYAKUMAR.
 VENDEE: SRI. PRAMOD CHAND MODI S/o. MANILAL C. MODI.

SCALE: 50:1

REFERENCE:
 INCLUDED
 AREA: 900 SQ. YDS.
 OR: 752.58 M².



VENUEE STRIP
 PLAN NO. 1973.

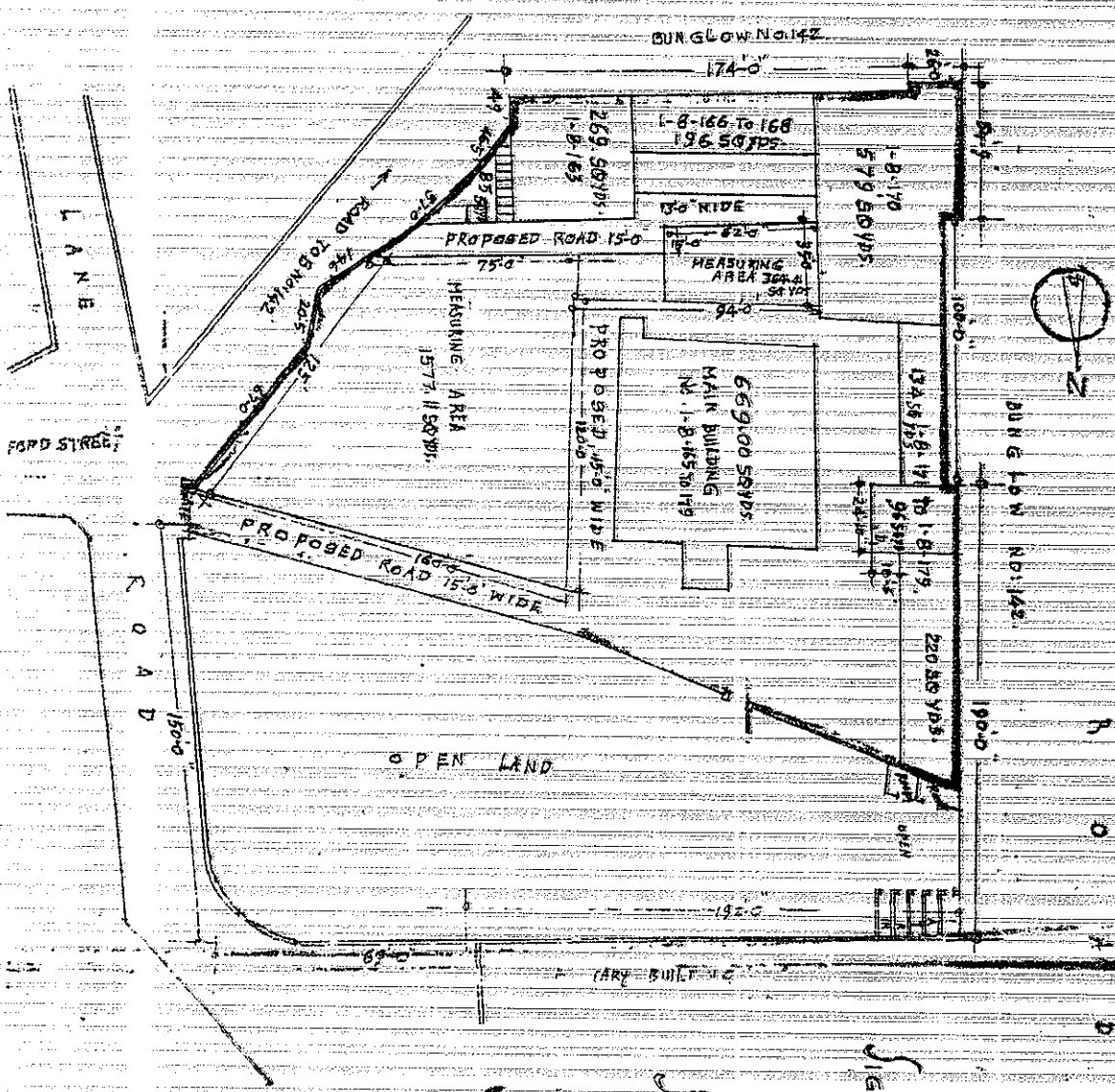


KUNDIYAN LANE WITH FLYING
 PREMISES NO. 141 SITUATED AT OXFORD STREET SEC. 14
 LAND BELONGING TO SRI MANILAL C. MODI
 SOLD IN FAVOUR OF PRAKASH CHANDRA MODI

SCALE 50 TO 1 IN INCH

REFERENCE:
 INCLUDED
 EXCLUDED

TOTAL MEASURING AREA 63300 SQ YDS.



BOUNDARIES
 NORTH BY OPEN LANE & PART OF ROAD
 SOUTH BY BUNGLOW NO. 142
 EAST BY ROAD K O A D (OXFORD STREET)
 WEST BY BUNGLOW NO. 142

P. S. MODI
 Agent

SIGNATURE OF THE VENDOR: S/-

SIGNATURE OF THE BUYER:

Prakash Chandra Modi
 WITNESSES
 1. S/-
 2. S/-
 21-2/1917

