

21 FEB 1991

SALEDEED

Ex-officio Stamp Vendor
VALLABH NAGAR

34/11
31275
Feb 21/91
Rohit

Memorandum to
 A. PRADHAKAR RAO
 SUB-REGISTRAR
 Ex-officio Stamp Vendor
 VALLABH NAGAR
 21 FEB 1991

This SALEDEED is executed on this 21st day of January 1991,

Between,

- Sri Sadhuram 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

Residents of 40, Jawahar Nagar Colony, Prenderghast Road, Secunderabad,
 No. 2 to 4 represented by their General power of Attorney Sri Sadhuram 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

ARON BANSAL s/o S.H. JASWANT RAI BANSAL
 SRI R/o c/o A.K. steel tubes, S-1-237, 1st floor, old Ahasmandi Hill street, Secunderabad
 (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 Yapral 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.

గుండ్లపాటి వసుదేవయ్య
 గుండ్లపాటి వసుదేవయ్య వద్ద
 పంపించుటకు
 పంపించుటకు
 371.00

11/11/11

ప్రాసి కచ్చినట్లు ఒప్పుకొన్నది
 ఎక్కడ చొరుస్తామో

Sadhuram B. Patil

Sadhuram B. Patil S/o B. V. Patil

Agriculture
 40, D. N. Cony
 Secunderabad 3
 Sadhuram B. Patil



పేరూపించినది

M. Gopal Krishna Rao
 2-2-1137/16/11
 New Nallakunta
 Hyderabad-44

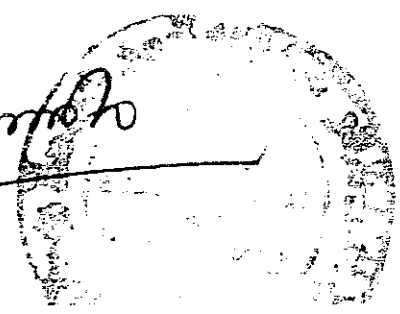
Belitula S/o C V Rama Rao Service HNO
 C. Bala Krishna 12-82 Alwar

1991 వ సం. భారతదేశం 23వ తేదీ

191 డి. జి. నం. భారతదేశం మాసము 4 వ తేదీ

Handwritten signature

15-02-92



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 ⁴¹⁷ Sq. yds forming part of survey Nos. 161/part and 185 situated at Yaprul village, Malkajgiri Mandal, R. R. District to the vendee for a valuable consideration of Rs. 20,850/- (Rupees Twenty thousand only.)
Eight hundred fifty

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. 20,850/- (Rupees Twenty thousand Eight hundred fifty 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 transfera bsolutely 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 ⁴¹⁷ Sq. yds equalent to 348-61 Sq. Mts. situated at Yaprul 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 thae said property here by sold, without any encroachments and without any Liability of future payment.

...3.

Sadhyan B. Patel

Endorsement Under Sections 41 and 42 of Act. No. 100 of 1908

Doc. No. 888/91 dated 23.2.91
I hereby certify that the deficit stamp duty of Rs. 10/-

Rupen Teu Oulur
has been received in respect of this instrument from
Saveluram palli executant of this doc.

on the basis of the agreement of Rs. 31225/-
being higher than the stamp duty

Sub-Registrar Office
Vellore District

[Signature]
Sub-Registrar & Collector
Vellore District

1వ వసతిము 573 వార్యాంకం 381 నుండి 388
ప్రతి 1991వ సం/1912 కా. న. 358
కేంద్ర గా రిజిస్టరు చేయబడినది.
1991వ సం/1912 వ సం/27 వ తేదీ
1912 కా. న. 358 వ సం/27 వ తేదీ

[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, lispensens 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 advese 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 recessitates 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 /- per sq. yd. and the total value comes to Rs. 31, 275/- 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 8 185 totally admeasuring ⁴¹⁷ Sq. yds. ^{or} 34861 Sq. Mts. situated at Yapral Village, Malkajgiri Mandal R. R. District and bounded as follows: Plot No. 54

- NORTH : plot no. 53.
 SOUTH : plot no. 55.
 EAST : plot no. 59.
 WEST : 30' ft wide Road.

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 :

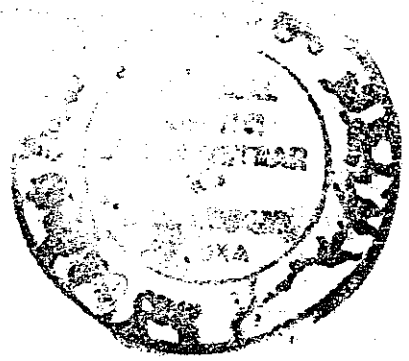
VENDORS

PREPARED BY: [Signature]
S. N. Reddy
237, Hamedpally,
SO.

[Signature]
 (1) SADHURAM B. PATEL
 (2) YOGESH S. PATEL (PERGPA)
 (3) KOWSHIK S. PATEL (PERGPA)

91 2 28 258
4
3

Mmmmm



1979
1979
1979
1979

FIA



REGISTRATION PLAN OF PLOT NO. 54 IN SURVEY NOS. 161/B &
 OF MAHALAXMIPURI, SITUATED AT YAPRAL VILLAGE UNDER AL
 MUNICIPALITY, MALKAJGIRI MANDAL, R.R. DT.
 SCALE: 1" = 25 feet

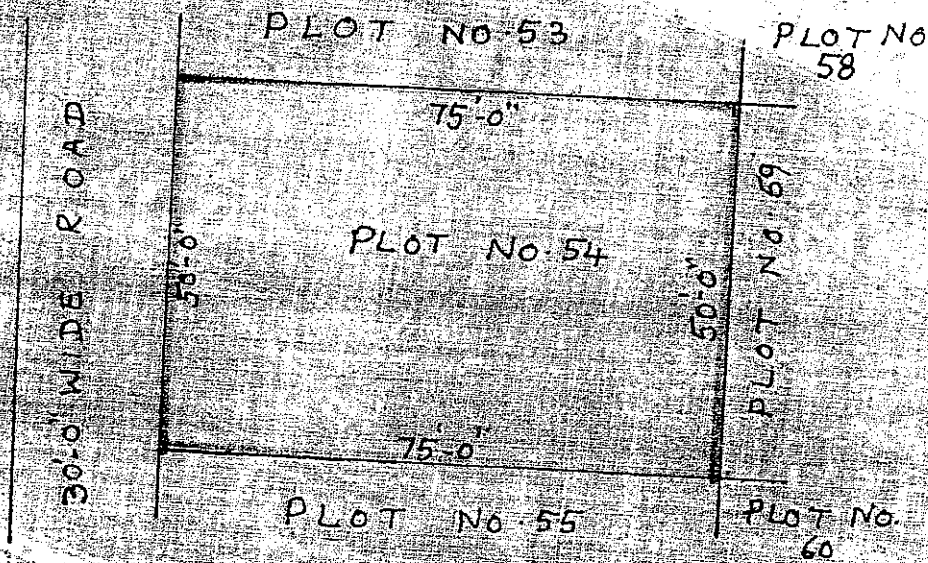
VENDOR: SRI. SADHURAM B. PATEL, S/O. SRI. B. B. PATEL

VENDEE: SRI. ARUN BANSAL, S/O. SRI. S.H. JASWANT RAI BANSAL

AREA: 417.90 YDS. OR 348.61 SQ. MTS

INDEX

 INCLUDED
 EXCLUDED



WITNESSES

1. *[Signature]*
 2. *[Signature]*

Sadhuram B. Patel

SIG: OF VENDOR

Colonel VIKR...
 in service, both
 Secunderab...
 aged abo...
 THE VENN...

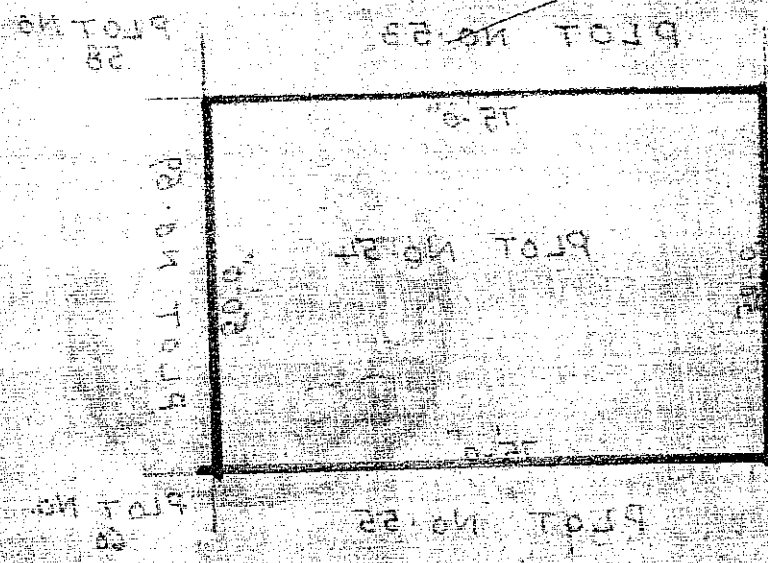
REGISTRATION PLAN NO. 1000 OF 1954
MUNICIPALITY, MALVESHY, THIRUVARUR DISTRICT
SCALE: 1" = 20 FEET

VENDOR: SRI. SATHAKAM B. PATEL S/O. SRI. B. B. PATEL
VENDOR: SRI. ANON. SINGH S/O. SRI. S. S. SINGH

AREAS: 1. 1000 SQ. YDS. 2. 1000 SQ. YDS.

Comm. 1000

INDEX
— INCLUDED
— EXCLUDED



10'-0" WIDE ROAD

WITNESSES

SRI. SATHAKAM B. PATEL