

SALE DEED.

*By A.V.N.R.*

This Sale Deed executed at Hyderabad this 11th day of February, 1965. Between:-

Tigula Swamy, S/O Shri.Sayanna, Hindu; aged about 33 years, resident of Mallapur Village, Hyderabad East, herein after called the vendor, which expression wherever it occurs shall mean and include his heirs, executors, administrators and assigns of the one part:-

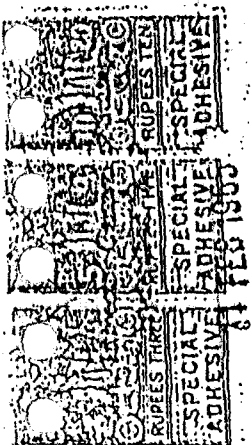
AND

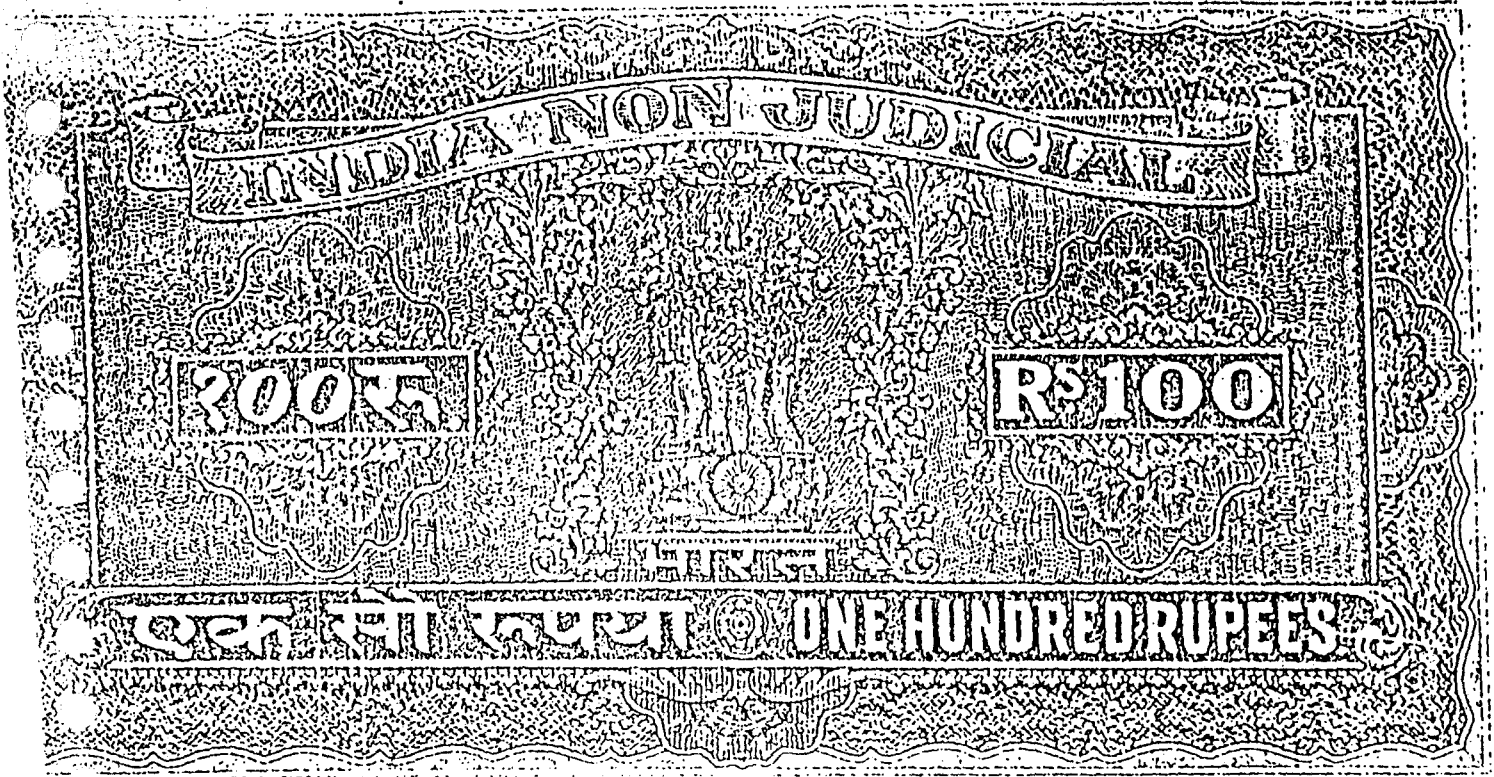
I.A.L. & CO., a registered firm under the Indian Partnership Act, with certificate of Registration NO.221 dated 22 nd January, 1965 represented by and consisting of Partners at the time of obtaining the said certificate.

- 1) Sri. A.Indersen Reddi, S/O Sri.A.V.Narayan Reddi.
- 2) Sri. Asif Usman, S/O Sri.Mohammad Usman.
- 3) Sri. B.Lalita Pershad, S/O Late Baile.Lachwiah.
- 4) Smt.Mohini Nanikram, W/O Sri.R.Nanikram.

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*By A.V.N.R.*





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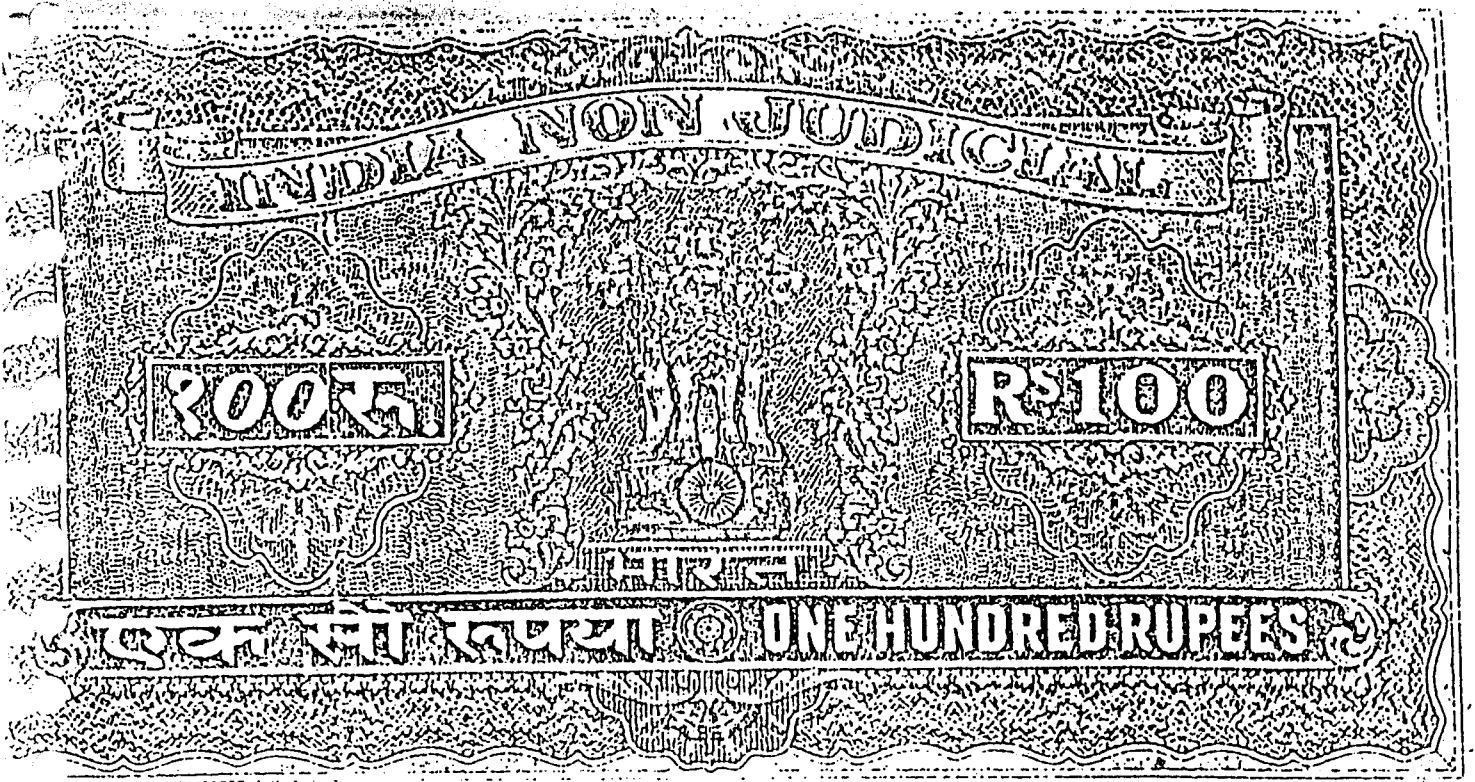
and with its registered office at Mallapur Village, Near Moula Ali Hyderabad, herein after called the PURCHASER which expression wherein it occurs shall mean and include the firm as such, Partners of the firm, executors, administrators and assigns of the other part;

WHERE as the Vendor has represented to the purchaser that he is the absolute and full owner, in possession and that he has every manner of right, title and interest, to convey the land admeasuring 4 acres and 32 guntas (Four acres and thirty two guntas) in S.NO.174 of Mallapur Village, Hyderabad East, which is more fully described in the schedule appended hereto, and which is herein often called the scheduled mentioned property; /

And whereas the PURCHASER has agree to purchase the said land, in pursuance, whereof, the Vendor and, the PURCHASER, represented by Sri. Inderson Reddi, Sri. Asif Usman and Sri.B.Lalita Pershad, are an agreement for Sale was entered into on 19th day of June 1964.

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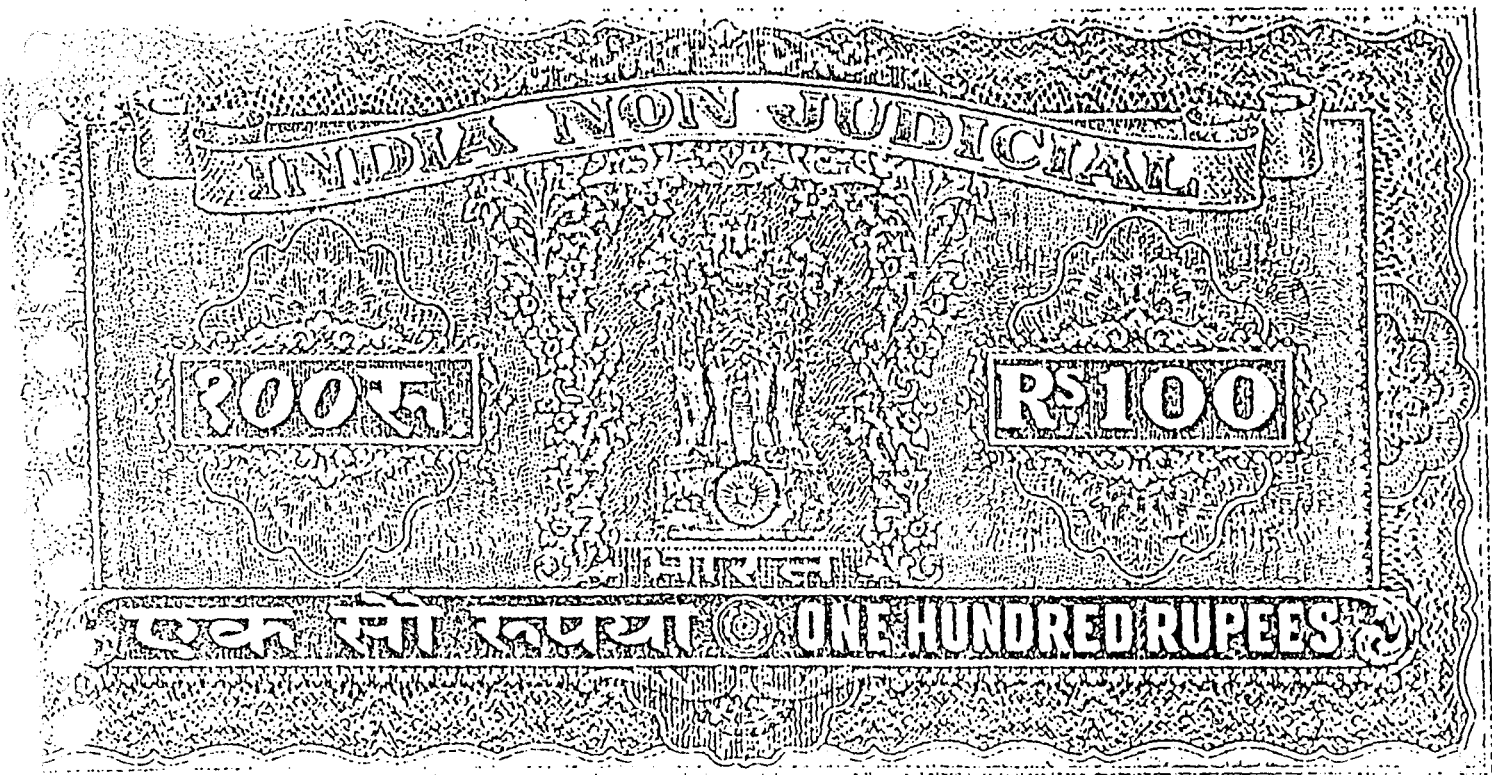
And Whereas, pursuant to the said agreement of Sale, the VENDOR has put the PURCHASERS in possession of the land, as part, performance of the said agreement, and in consideration whereof a sum of Rs. 5,000/- (Five thousand only) was paid by the PURCHASERS, and received by the VENDOR, on the said date of agreement of Sale, after both parties have settled the price of the land at Rs. 2,200/- (Two thousand two hundred only) per acre;

AND WHEREAS the VENDOR has assured the PURCHASERS, and obtained the necessary permission for alienation of the Scheduled mentioned property, from competent Revenue, or otherwise Authorities, prescribed in this regard by himself.

AND WHEREAS the VENDOR has now made available the title deeds, relating to the schedule mentioned properties and assured the PURCHASERS that there are no encumbrances whatsoever on the said property;

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*By [Signature]*

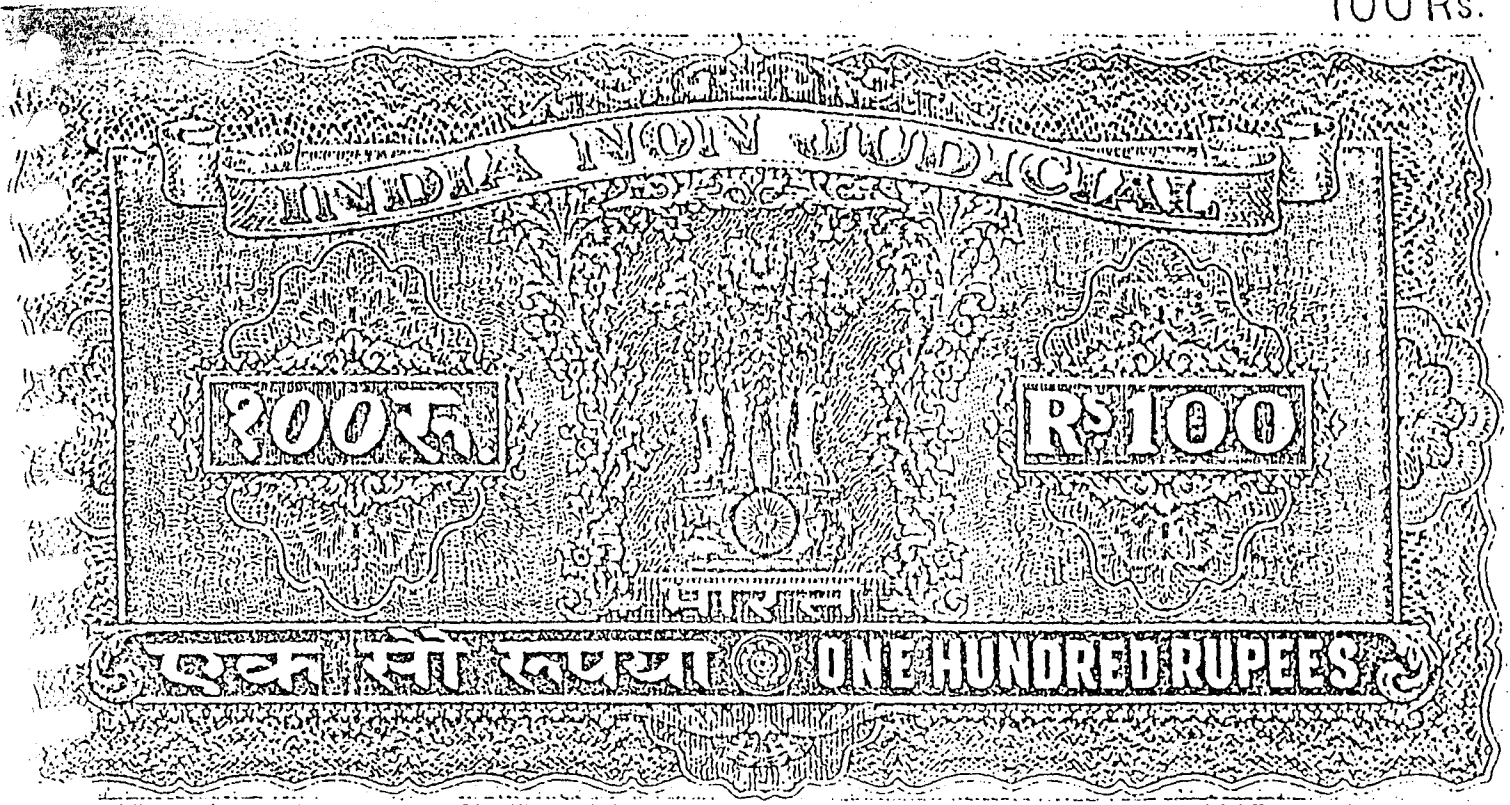


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NOW THIS INDENTURE witnesseth that in consideration of the sum of Rs.10,560/- (Ten thousand and five hundred sixty only) out of which a sum of Rs.5000/- on dated 19.6.64, Rs.500/- on dated 29.6.64, Rs.2050/- on dated 2.7.64, Rs.400/- on dated 30.9.64, Rs.900/- on dated 30.12.64, and Rs.500/- on dated 7.1.65, total amount being (Rs.9,350/- (Nine thousand three hundred and fifty only) has already been paid to the VENDOR, towards earnest money, in pursuance of the agreement of Sale dated 19-6-64, (the receipt hereof the VENDOR hereby acknowledges) and the balance of Sale Price, the sum of Rs.1,210/- (One thousand two hundred and ten only) is paid in cash, in presence of the Registrar, the VENDOR, do hereby grant, convey, and assign the said land measuring 4 acres and 32 guntas in S.NO.174, and more fully described in the schedule appended hereto, TOGETHER WITH ALL BUILDINGS, TREES, FENCES, HEDGES, DITCHES, WAYS, WATERS, WATER COURSES, LIBERTIES; PRIVILEGES, EASEMENTS, and appurtenances, whatsoever to the said plot or piece of land belonging or in any way appertaining thereto,

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*[Handwritten signature]*



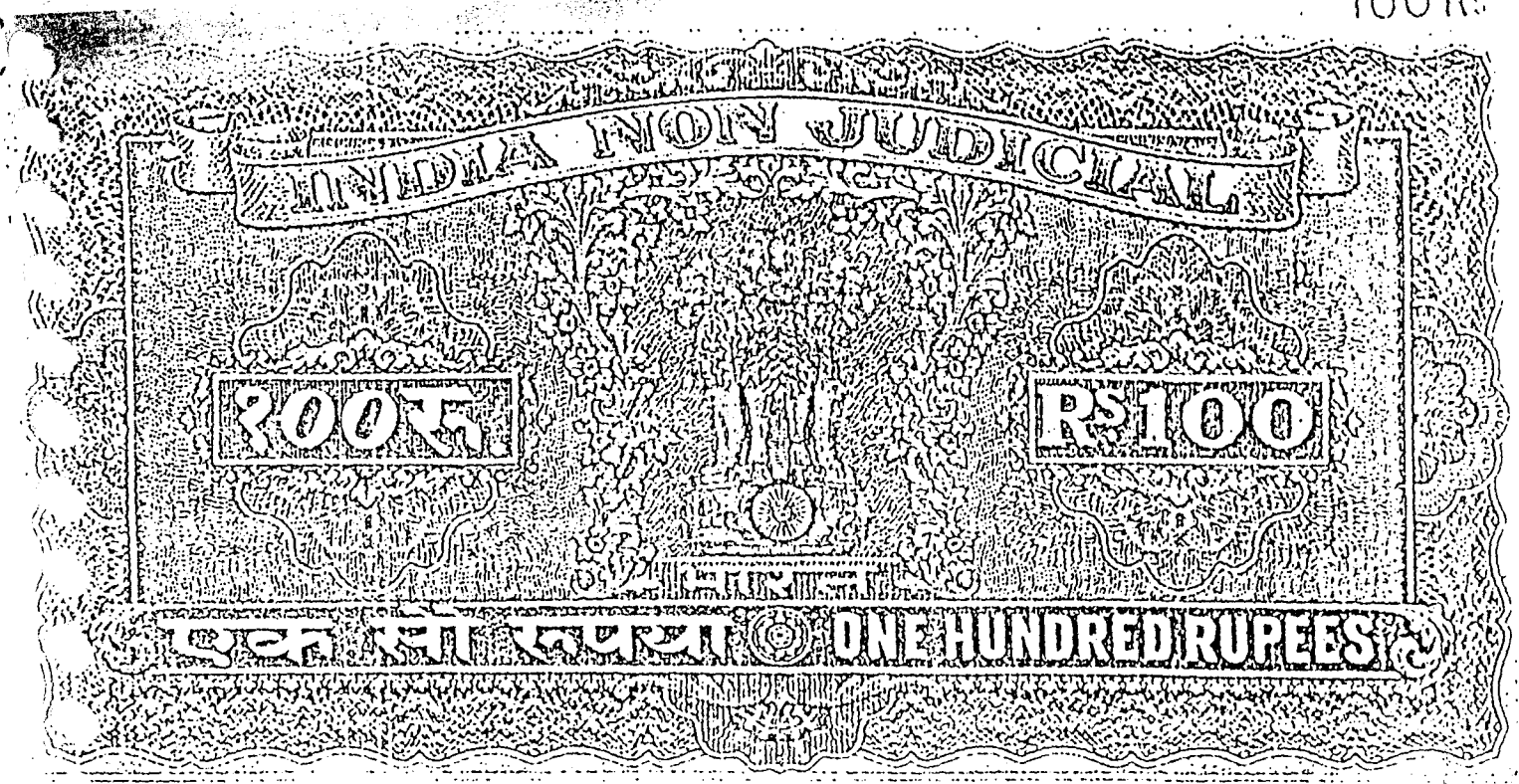
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of usually held, or occupied herewith, or reputed to belong, or be appurtenant thereto AND ALL the Estate, Right title and interest claim, and demand, whatsoever of the VENDOR, in or to the property hereby conveyed and every part thereof; TO HAVE and to HOLD, the said property hereby, granted, conveyed and assigned, or expressed so to be unto the PURCHASERS, absolutely and free from all encumbrances and for Ever and the possession of which was already delivered, and fully and completely this day:-

THE VENDOR DO hereby convent, with the PURCHASERS, that notwithstanding any thing by the VENDOR, or his predecessor-in-title, done, omitted, or knowingly suffered, the VENDOR, has full power and absolute ~~XXXX~~ right, to grant, convey and assign, the said plot of land of the extent of 4 acres 32 guntas to the use of the PURCHASERS, absolutely and that the said land be quietly held, enjoyed, by the said PURCHASERS, without any hindrance,

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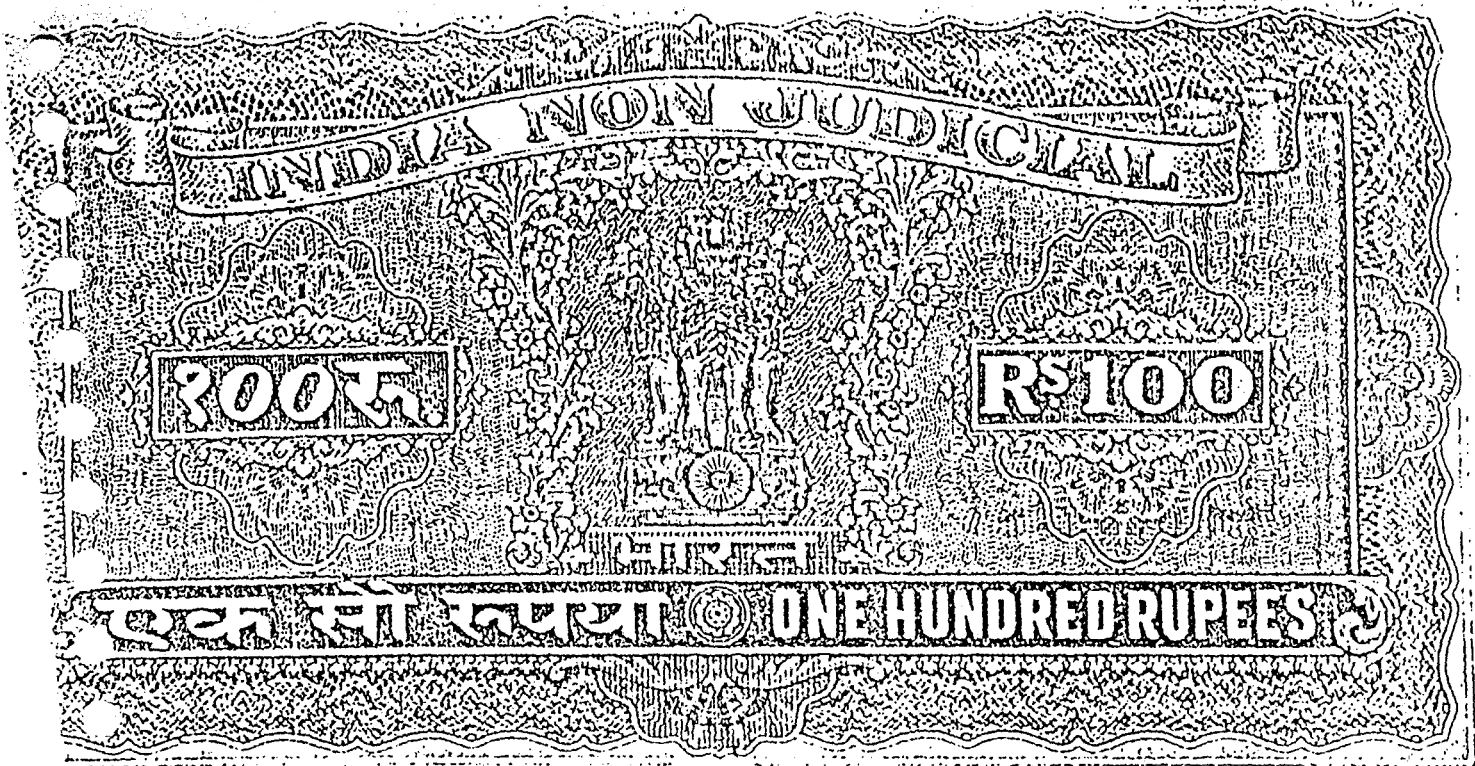
interruption, claim, or demand, by or from the VENDOR, or his heirs, or assigns, or successors-in-interest, or any person, claiming through or in trust for the VENDOR, or his predecessor-in-title.

AND THE VENDOR hereby covenant, that he has not changed or mortgaged, or otherwise encumbered, the said property, or subjected it any claim, or demand.

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*[Handwritten signature]*

100Rs



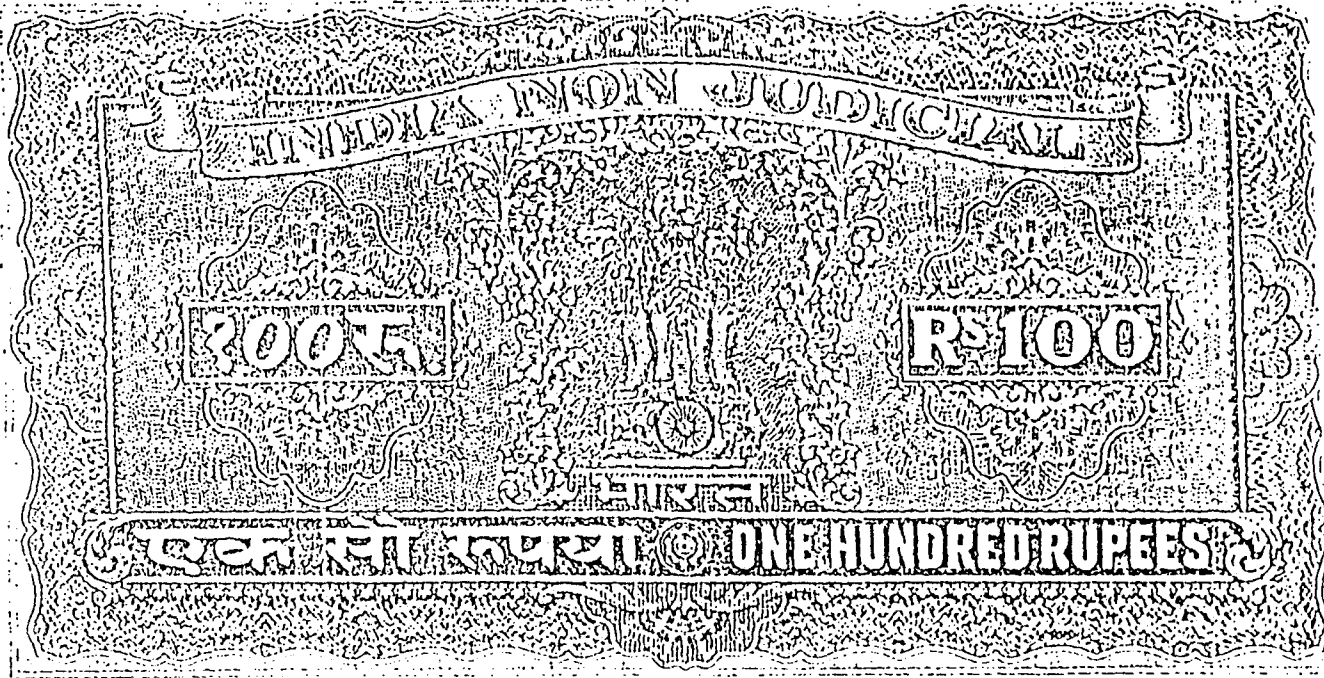
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3, 2) AND THE VENDOR XXXXXXXXXXXXXXXXXXXXXXXX also covenants, that the VENDOR, and any and every person, claiming through or interest, for him will at all times, at the cost of the VENDOR do all further acts and things as may be necessary and required for further assuring the title and quiet possession of the said property:-

And the VENDOR, further covenants, that the VENDOR, will at all times, indemnify, the PURCHASERS, its Partners, or assigns against all losses, damages, claims, expenses, and liabilities, whatsoever, which the PURCHASERS may be put to or sustained by reason of any defect in the title,

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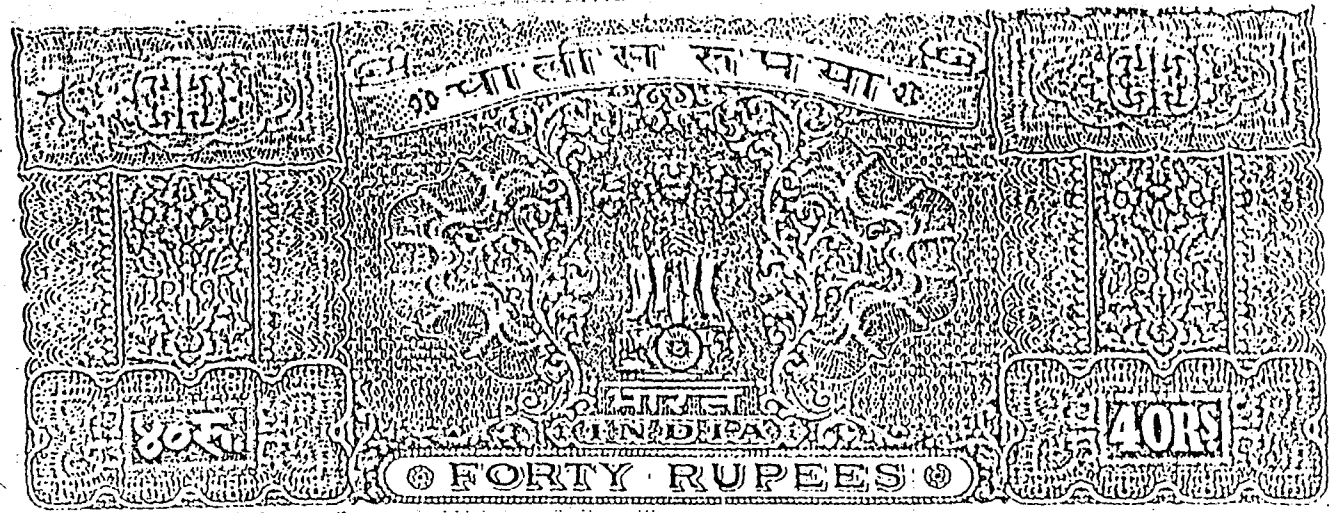
or by reason, at any time of any claim, or dispute, that may be put forward, or raised by any body, touching the said property.

It is hereby expressly agreed, and declared, that the VENDOR, shall be responsible for, and shall pay all the arrears of land cess, or taxes, or or other Public dues and outgoings already due, and payable in respect of the said property, hereby conveyed, upto this day; and if the VENDOR fails to pay the same, the PURCHASERS has the right to becover such arrears or dues, from the VENDOR, personally as well.

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*Handwritten signature or initials*





SCHEDULE.

The land admeasuring 4 acres and 32 guntas in S.NO.174 of Mallapur Village, Hyderabad East. and bounded by

- East: .... S.NO.144, 145, and 146 belong to Sri. Gulam Ali Khan.
- West: .... Main Road leading to Mallapur Village.
- North: .... S.NO. 175/1 belong to Sri. Md.Ameen Saheb.
- South: ... S.NO. 172, 171, 161, and 168 belonging to Sri.Rahaman Ali

and which is more fully described in the cloth Map of Mallapur village, and preserved by the village Patwari.

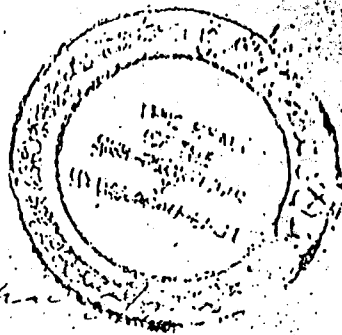
IN WITNESS WHEREOF, the VENDOR, above named, has set his hands, hereto on the day and year above mentioned.

WITNESSES:

- 1. *[Signature]* (B. Balraj)
- 2. *[Signature]*
- 3. *[Signature]*
- 4. *[Signature]*

*[Signature]*

VENDOR. *[Signature]*



No. 9 Date 17/1/65  
Value 100/-  
Purchaser's Name  
For whom Purchased

M. S. ...  
...

169 65

Sub-Receiver

Presented to the Office of the Sub-  
Registrar of Muzaffarpur District and fee  
of Rs. 111/- for the purchase of land  
of 223 P. A. ... 11 ... 1563

By ...

Accepted and admitted by

Left ...

By ...

By ...

Challapur village ...  
...

...

...

...

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No. 10 Date 8/1/65

Value 100/-

Purchaser's Name M. Lalita Prasad & Co  
For whom Purchased and others

B. Lakshmi

Doc. No. 169 of 1965 of book 1  
Contains (9) Sheets  
1 Sheet.

R. S. Dhanu  
Sub-Registrar

Rs. 1210/- (Rupees One thousand two hundred and ten) are being in my presence by Asst Comm in behalf of I. A. L. & Co. the claimant the amount

payee.

Am. Lakshmi

R. S. Dhanu

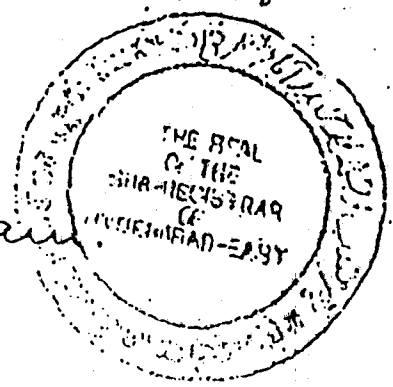
Date 11-2-1965

R. S. Dhanu  
Sub-Registrar

Registered as No. 169 of 1965 of book A  
Volume (17) pages 253 to 256

Date 22/1/1965

R. S. Dhanu  
Sub-Registrar



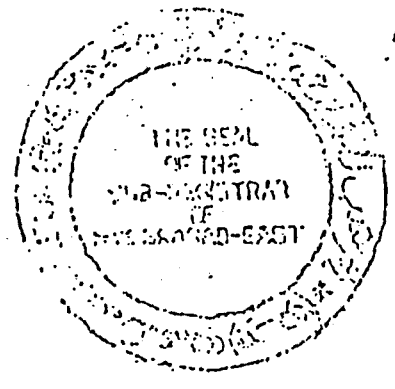
11  
Value 100/-  
Purchaser's Name  
Year when Issued

8.1.65  
Mr. Lalita Prasad S/O  
and others  
B. Lalmanick

Doc. No. 169 of 1965 of book  
Contains (9) Sheets  
44 Sheet.

P. J. Kumar

Sub-Registrar.

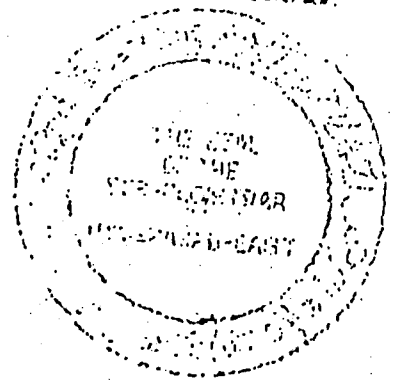


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... ..  
... ..  
B. D. ... ..

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*[Signature]*

Sub-Registrar.



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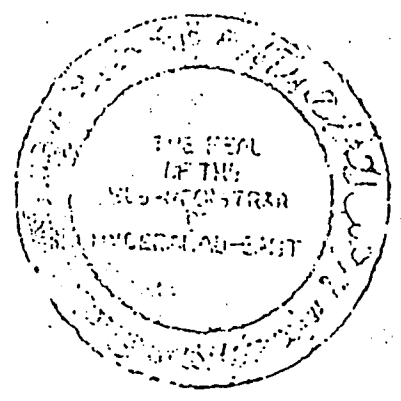
Mr. C. L. ... and others ... B. ...

*[Signature]*

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*[Signature]*

Sub-Registrar, ...



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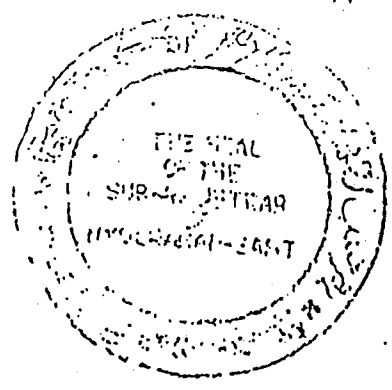
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and *others*

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*M. J. ...*  
Sub-Registrar, ...



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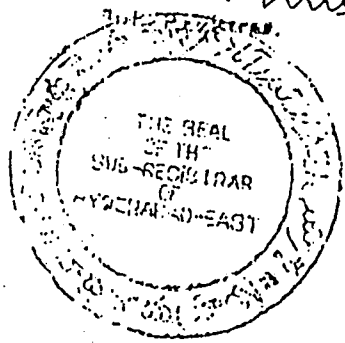
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for the State of Madhya Pradesh  
and others

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Vol. 40/

Parties Name Mr. Lalita Prasad S/o B. Lakshminah  
And Others

Plaintiff  
Defendant

Doc. No. 169 of 1965 of book  
Contains ( 9 ) Sheets  
45 Sheet

W. D. D. Registrar

