



SALE DEED

SALE DEED executed by Sri K.Srikrishna, V Additional Judge, City Civil Court, Hyderabad at Secunderabad for Lala Devi Dayal Marwah, son of Mukundamal, residing in House No.3-16-727, Station Road, Hyderabad, Defendant No.1 in the G.S.No. 2 of 1966 on his file between M/s Barman Brothers and Pravinchandra M.Modi (Plaintiffs) and Lala Devi Dayal Marwah and others (Defendants), hereinafter called the VENDOR, in favour of Pravinchandra M.Modi son of Manilal care of Indian Iron Steel Corporation, Rashtrapathy Road, Secunderabad, hereinafter called the Purchaser, which term shall mean and include whenever the context may so require his heirs, executors, administrators and assigns witnesseth as follows:-

WHEREAS M/s Barman Brothers, Plaintiff No.1 have filed a suit against Lala Devi Dayal Marwah, Defendant No.1 and his associates Defendants 2 to 17, for a direction to the said Devi Dayal Marwah, to execute a Sale Deed in their favour conveying the property mentioned at the foot of this Deed namely, 13410/22500th share in the land admeasuring 4042 Sq. yards forming part of the land known as KARBALA MAIDAN more fully described at the foot of this Document;

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Additional Judge



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AND WHEREAS the said suit was filed on the basis of the Agreement dated 28-11-1960, executed between M/s Barman Brothers and Lala Devi Dayal Marwah, by which Lala Devidayal Marwah agreed to convey to M/s Barman Brothers the entire land known as 'KARBALA MAIDAN';

AND WHEREAS Lala Devi Dayal Marwah purchased Karbala Maidan along with Defendants 2 to 17 with whom he associated for payment of the sale consideration, from the Regional Settlement Commissioner, Evacuee Property, Bombay, and the said Lala Devi Dayal Marwah had a share of 13410/225000th in the said land known as Karbala Maidan;

AND WHEREAS Defendants 2 to 17 affirmed the agreement entered into with M/s Barman Brothers, by Lala Devi Dayal Marwah, and whereas the said Lala Devi Dayal Marwah and Defendants 2 to 17, in pursuance of the agreement dated 28-11-1960 executed and completed sales in favour of M/s Barman Brothers, and their nominees conveying the entire Karbala Maidan, except the said extent of 4042 Square Yards;

AND WHEREAS the purchaser herein is in possession of the said 4042 Square Yards; as partner of the Indian Iron and Steel Corporation.

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 V Addl. Judge.



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AND WHEREAS the Sale Deed in respect of the remaining 4042 square yards was engrossed on Stamp Paper on 9-4-1963; and the Defendants 2 to 17 executed the said Sale Deed through their General Power of Attorney Agents, but Lala Devi Dayal Marwah having evaded to execute the Sale Deed; disputes arose between M/s Barman Brothers on one hand and Lala Devi Dayal Marwah;

AND WHEREAS the said Sale Deed executed by Defendants 2 to 17 conveying their interest in the said 4042 square yards was registered on 30-3-1964;

AND WHEREAS the above mentioned suit was filed by M/s Barman Brothers against Lala Devi Dayal Marwah and others and it was tried as O.S.No.67/64 by the learned Third Assistant Judge, City Civil Court, Hyderabad, for specific performance of the Agreement dated 28-11-1960; by directing Lala Devi Dayal Marwah to execute a Sale Deed as aforesaid;

AND WHEREAS during the pendency of the said suit the Purchaser herein purchased the right, title and interest of M/s Barman Brothers in the said 4042 square yards including the right to have a Sale Deed executed by Lala Devi Dayal Marwah subject to the result of the said suit;

J. S. Srinivasan
 J Addl. Judge.

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AND WHEREAS the said purchase was effected by M/s Barman Brothers by executing two Sale Deeds in favour of the Purchaser herein dated 31-3-65 and 28-5-65 respectively and duly registered;

AND WHEREAS the Purchaser herein was therefore brought on record in the said suit as Second Plaintiff and the Plaint was amended with a prayer by both the Plaintiffs that a decree should be passed directing Defendant No.1 Lala Devi Dayal Marwah to execute the necessary Sale Deed in favour of Plaintiff No.2 namely the Purchaser herein Sri Pravinchandra M.Modi.

AND WHEREAS the said suit was transferred to the Court of the V Additional Judge, City Civil Court, Hyderabad at Secunderabad and was re-numbered as O.S.No.2 of 1966;

AND WHEREAS after the transfer of the said suit to the Court of the V Additional Judge, Defendant No.1 Lala Devi Dayal Marwah remained ex-parte and the suit O.S.No.2 of 1966 was decreed on 29-6-1966 and by the said Judgment and Decree Lala Devi Dayal Marwah was directed to execute and register a Sale Deed in favour of the Purchaser herein conveying the property described at the foot of this document in consideration of the sum of Rs.4,820/- (Rupees four thousand eight hundred and twenty) deposited by the Purchaser herein in the said Court towards the sale consideration for the interest of the 13410/225000th share of Lala Devi Dayal

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E Addl. Judge.



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Marwah in the said 4042 square yards forming part of Karbala Maidan to be conveyed to the Purchaser herein.

AND WHEREAS the said Lala Devi Dayal Marwah having failed to execute a Sale Deed as directed in the Decree dated 29-6-1966, the Plaintiffs filed execution petition in the said court and Lala Devi Dayal Marwah having remained ex-parte, even in the execution proceedings, the Sale Deed is being executed by Sri Srikrishna, learned V Additional Judge, City Civil Court, Hyderabad at Secunderabad, by and on behalf of Lala Devi Dayal Marwah Defendant No.1 in O.S. No.2 of 1966 on his file;

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Rs.4,820/- (Rupees four thousand eight hundred and twenty) deposited by the Purchaser herein towards the sale consideration of the Schedule mentioned property in the Court of the V Additional Judge, City Civil Court, Hyderabad at Secunderabad, the Vendor hereby sells, transfers and convey unto the Purchaser absolutely the 13410/225000th share mentioned in the schedule below, in the piece of land admeasuring 4042 square yards forming part of the land known as Karbala Maidan situate at Secunderabad, more particularly described at the foot of this document and hereinafter called the said property. Hereafter the said Lala Devi Dayal Marwah shall not have any right, title or interest in

Jr. Srikrishna. Contd..6
V Addl. Judge,



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the property conveyed under this Sale Deed shall be enjoyed by the Purchaser absolutely without any let or hindrance from the said Lala Devi Dayal Marwah or anyone claiming through or under him. The Purchaser is already in actual physical possession of the said property.

SCHEDULE OF THE PROPERTY HEREBY SOLD.

The 13410/225000th share of Lala Devi Dayal Marwah in all that piece of land admeasuring 4042 square yards forming part of the land known as 'KARBALA MAIDAN' situate in Secunderabad, bounded on the:

NORTH: by open land belonging to Sri Manilal C. Modi

SOUTH: by open land belonging to Mrs. Le. Mathi;

EAST : by Mahatma Gandhi Road; and

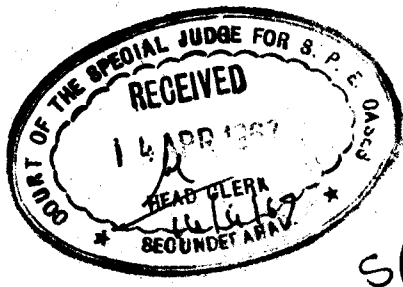
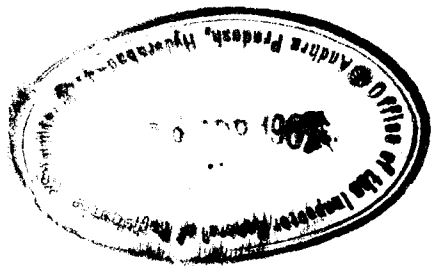
WEST : by Municipal Drain and public

TOGETHER WITH all easements and appurtenances and all internal and external rights belonging to or reputed to belong to the said property.

IN WITNESS WHEREOF the Vendor has signed these presents this 15th day of April 1967.

K. Srinivashna
Additional judge,
City civil court,
Secunderabad.

VENDOR,



SR 98
C/17/67/14.4.67

Doc. No. 1009 of 1967 of book 2
Containing 6 sheets
1 sheet

Sub-Registrar

6969 14.4.67
301 A. Venkataram

I ADDL. Judge City Civil Court.
Sec, id.

Ref: S.P. 3/66 in
OS. 2/66 on the file
of V. Adde judge
C.C.C. Sec had

J. Venkataram
14.4.67

presented in the Office of the Sub-Registrar

of Sec. dated 15.4.67 fee of Rs. 150/- 90

Paid between 12 and 14/4/67

on the 15th day of April 1967

dated 15.4.67. registered by official - B. Venkateswarlu.

through letter no 109
City Civil Court Sec had

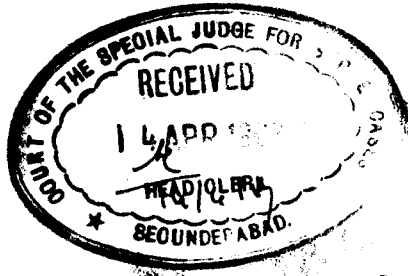
EXECUTION ADMITTED BY.

I have satisfied myself as to the execution
of the Instrument by the person named therein
personal or by the person named therein
of section 17 of the Registration Act

Dated: 15th April 1967

SUB-REGISTRAR.





SN 98/144/67

14/7/67

no. 1009

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301. A. Van Katt

V ADD1. Judge City and Court.

Secy.

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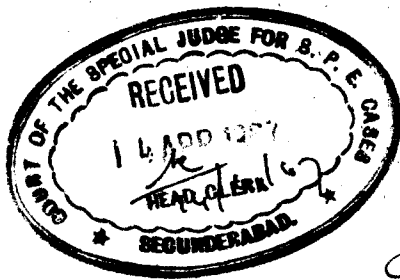
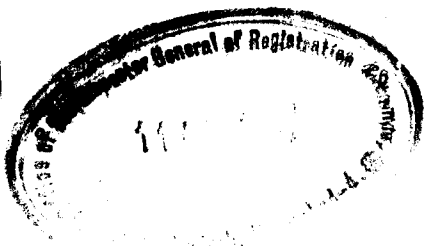
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Registered as no 1009 of 1967 of
Book I vol 133 Pages 334 to 336
dated 25th April 1967.

[Signature]

Sub-Registrar





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30) A. Venkataram

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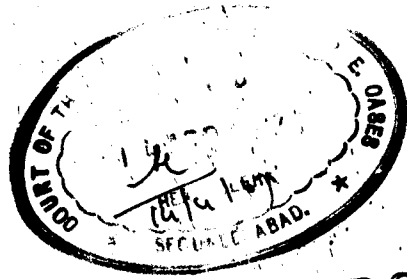
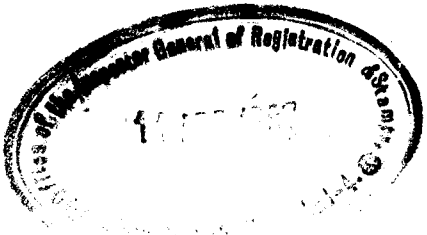
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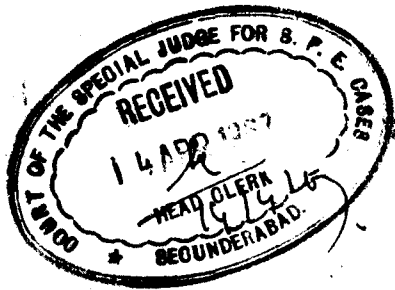
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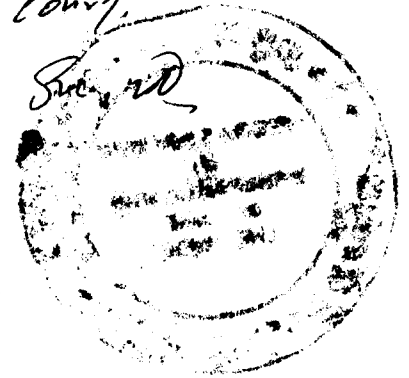
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LN 17/87

No. 6973 - 14.4.67

Value 30/-
Purchaser's Name A. Venkat Rao
For what Purpose

Sub-Comm.

T. Balasingh V. Addl Judge City Civil Court
M. Licensee Stamp Value
Court Office Bangalore



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10/10/1957
Sub-Registrar

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of ...
...

I have gone through the
draft ... it is now in
conformity with the order of
the court. 24-5-57

(Sd) M. V. Nagaraj
Counsel for ...

24-5-57