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4/1/32/07

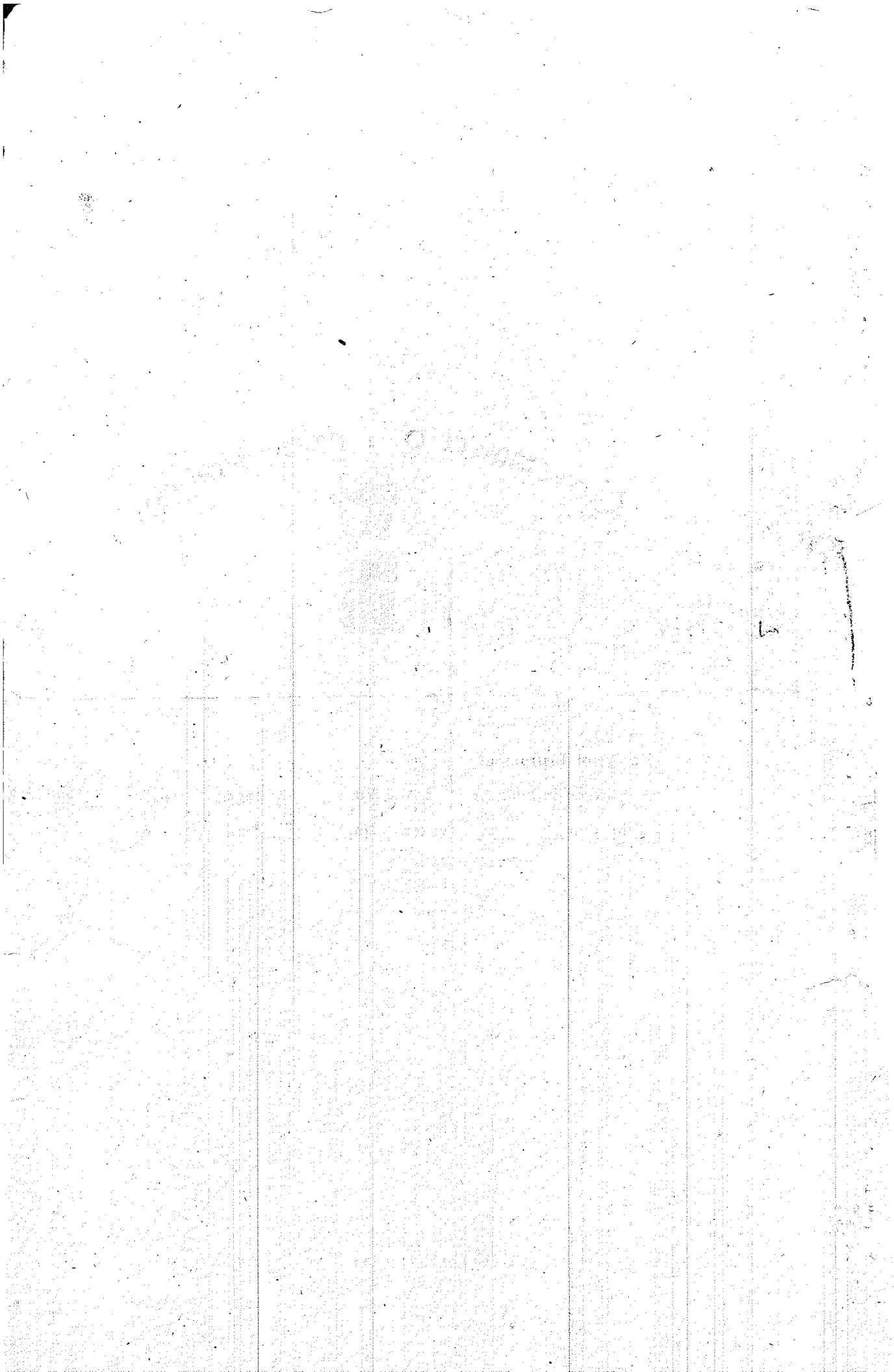
Government of Andhra Pradesh



Office of the Registrar of Hyd. } _____ Dist.
 Sub-Registrar }

Nature of Instrument _____

Registered in Book No. _____ Vol No. _____ on pages _____ to _____
of the year _____ as serial No. _____ Date _____



75/

Doc. No. 28786/963

200 Rs.



CITY CIVIL COURT SECUNDERABAD
 Op. No. 132/1963
 Produced as the
 By
 admitted in Evidence as
 And Exhibits
 10-4-63

24)

SALE DEED

Sale Deed executed at Secunderabad this 27th day of February 1963 by (1) Smt. Buland Akter Begum, widow of Mahboob Ali Khan, Muslim, aged about 55 years, residing at 1-10-175, Begumpet, Secunderabad (2) Kushro Mahboob Ali Khan son of Mahboob Ali Khan, Muslim, aged about 34 years, residing at 1-10-175, Begumpet, Secunderabad hereinafter referred to as Vendors 1 and 2 respectively which expressions shall include whenever the context may so require their respective heirs, executors, administrators, and assigns in favour of Smt. Kokila Ben, wife of Sri Jayantilal Manilal Kadakia, Hindu, aged about 29 years, residing at Jeera Compound, Secunderabad hereinafter referred to as the Purchaser which expression shall include, whenever

(1)
Buland Akter Begum.

(2)
[Signature]
27/2

No: 216 Date 18.2.1963

Value 200/-

Purchaser's Name: Brimali Kokilaben w/o Sri Jayantilal

For whom Registered

Self

Ch. Narayana Bhatt

Licensed Stamp Vendor

Ram, Rajalpet, Secunderabad

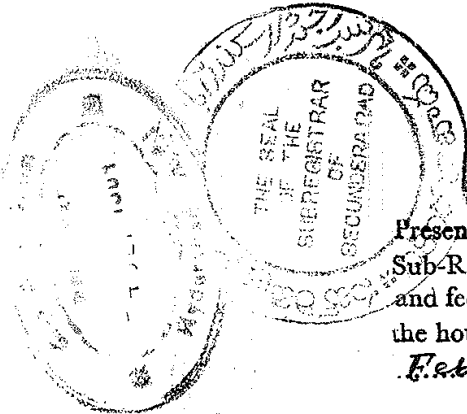
Masital Kadakia

Misc

Doc. No. 287/63 of 1963 of book
Contains (8) Sheets
2 Sheet.

R. V. Dhanani

Sub-Registrar



Presented in the office of the
Sub-Registrar of Secunderabad
and fee of Rs 103/- is paid between
the hours of 12 and 1 P.M. on the 27th day of
Feb. 1963 by Blund Akhtar Begum.

EXECUTION ADMITTED BY.

Blund Akhtar Begum

M/o Khatibos Ali

Khan R/o Badmunt
Sec'bad

Ambar
27/2

M/o Khatibos Ali

Khan, G.O.F.
employee R/o

Badmunt Sec'bad.

Known Personally to the Sub-Registrar

Rs. 2,500/- (Rupees... Two thousand
only.) were paid in my presence
by the claimant to the executant.

Payer.

Payee.

Kokilaben J. Kadakia

Blund Akhtar Begum.

Dated. 27.2.1963

R. V. Dhanani
Sub Registrar



--2--

the context may so require her heirs, executors, administrators, and assigns, witnesseth as follows:-

The plot of land admeasuring 4089, Square Yards and the superstructures thereon bearing No.1-10-176, situate in Begumpet, Secunderabad, more particularly described at the foot of this document and shown in detail in the plan annexed hereto and hereinafter referred to as the said property belong to the Vendor No.1 absolutely.

The Vendor No.1 originally purchased the house and land admeasuring 3 acres 5 guntas bearing old Municipal No.2042/41, block 2, Begumpet Paiga, which is part of the land bearing Survey No.182 from the former owner Mohamad Bismilla Khan, son of Dr. Faizulla Khan, Vakil Abid Road, Hyderabad by a deed of Sale dated

Blund Akhtar Begum

(i) *Blund Akhtar Begum*
27/2

No. 217 Date 18.2.1963

Value 200/-

Purchaser's Name

For whom Purchased

Srimati Kokilaben W/o Sri Jayantiben

Self

Municipal Kadarva

To be prepared by
Municipal Stamp Vendor
Ranagopalpet, Secunderabad

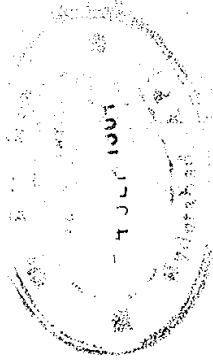
Doc. No. 287/63 of 1963 of book

Contains 8 Sheets

Sheet

12/Ansam

Sub-Registrar

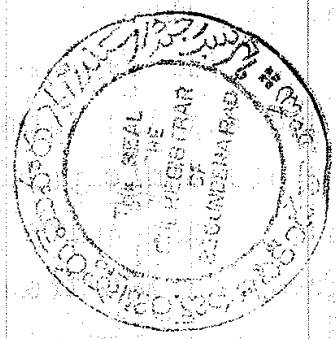


Vol 66
pages 271 to 274

A 28.2.63

Registered as No. 66 of 1963 of book 1
Vol 66 pages 271 to 274
Date 28.2.63

12/Ansam
Sub-registrar





-3-

2-11-1954 Fasli Registered as Serial No.2408 on pages 201 to 203, Book No.1 Volume 6 of 1354 Fasli dated 15th Mehar 1354 Fasli. Since the date of Purchase the Vendor No.1 has been in possession and enjoyment of the same as absolute owner. The Vendor No.1 also constructed buildings thereon and subsequently the entire property has been sub-divided into three numbers 1-10-175, 1-10-176, 1-10-177. The Vendor No.1 subsequently sold the house bearing No.1-10-177 and the plot behind the said premises to Shri S.Yasin Ali Khan. The Vendors are residing in premises 1-10-175 and premises No.1-10-176 is leased to the Garrison Engineer, Secunderabad. The Vendor No.1 has two sons viz. Vendor No.2 and Nowsheer M.Khan who is now living in England. The Vendor No.2 is also joining in the

Blund Akhtar Begum

(2) *Ambar*
27/2

No: 218 Date 18.2.1963

Value 200/-
Purchaser's Name
For whom made

Srimati Kokilaben W/o Sri. Jayantilal

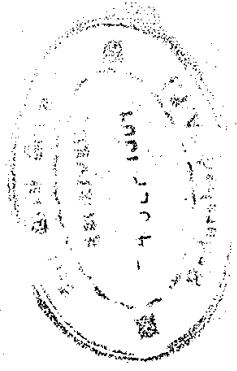
Yicw
Selt
Licensing Vendor
Bhamburda, Jaipur

Hanilal Kadakia

Doc. No. 287 of 1963 of book
Contains (8) Sheets
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H. Kadakia

Sub-Registrar



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-4-

execution of the Sale Deed at the request of the Purchaser by way of abundant caution though he has no right title or interest in the said property.

The Vendors have agreed to sell and the purchaser has agreed to purchase the said property for a sum of Rs. 35,000/- (Rupees Thirty Five Thousand only).

KNOW ALL MEN BY THESE PRESENTS that in pursuance of the said agreement and in consideration of the sum of ^{Rs. 25,000/- B.A. Bequm} ~~Rs. 35,000/-~~ (Rupees ^{Twentyfive here} ~~Thirty~~ Five Thousand only) paid by the Purchaser to the Vendors this day in the presence of the Registering Officer, ^{B.A. Bequm} receipt of which ^{and Rs 10,000/- already paid by cheque dated 6-2-23 as advance,} sum of Rs. 35000/- (Rupees Thirty Five Thousand only) is hereby given to the Purchaser, the Vendors do hereby sell, transfer and convey unto the Purchaser absolutely the said property namely the plot of land and superstructures

B. A. Bequm

(2) *[Signature]*
27/

No. 219 Date 18.2.1963

Value 200/-
Purchaser's Name

Srimati Kokilaben w/o Sri Jayantilal

For whom Purchased

Self

Mamulal Kadakia

J. K. W.
Licensed Stamp Vendor
Bangalorepet, Secunderabad

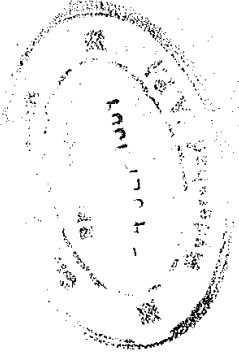
Doc. No. 227 of 1963 of book 1

Contains (8) Sheets

18 Sheet.

B. S. S. S.

Sub-Registrar



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-5-

thereon bearing premises No.1-10-176,
situate in Begumpet, Secunderabad.

Hereafter the Vendors shall not have any right, title or interest in the said property which shall be enjoyed by the purchaser absolutely without any let or hindrance from the Vendors or any one claiming through them. The Vendors do hereby covenant with declare and assure the purchaser that the recitals contained herein are all true, that the Vendor No.1 is the absolute owner of the said property that no one else has any right, title or interest of any kind in the said property and that the said property has not been alienated or encumbered in any manner whatsoever. The Vendors do hereby further agree to indemnify and keep indemnified the Purchaser at all times in respect of all losses, expenses and costs including Court costs, which the purchaser may be put

(6)
Abdul Akbar Begum

27/2

No. 220 Date 18.2.1963

Value 200/- Srimati Kokilabese w/o Sri. Jayantilal

Purchaser's Name
For whom
Bel +

M. V. N.
Vendor

Mavilal Kadappa

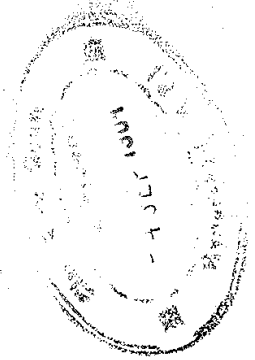
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M. S. D. S.

Sub-Registrar



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-6-

to on account of any of the recitals contained herein being false or incorrect or on account of the breach of all or any of the covenants contained herein by ^{B.A. Begun. Wh} the Vendors or any one claiming through them or an account of any one else claiming any right, title or interest in the said property on or account of any let or hindrance to the Purchaser by the Vendors or any one claiming through them. The Vendors do hereby further agree to do all acts and to sign all documents that may become necessary to complete or to defend the title of the purchaser to the said property. The Purchaser has been placed in possession of the said property by the Vendors calling upon the tenant in occupation of the said property to attorn to the Purchaser as her tenant.

Description of the Property hereby sold

All that land admeasuring 4089,
Square Yards and all superstructures thereon,

11.
Baldev Akkar Begun

es. Gurhan
27/2

no: 1598 Date 18.2.63

Value 50/-

Particulars: 1/3000 KOKILABENE W/O SRI: Jayanti Mani Lal

1/2000 BELT

Govt. of Mysore Vendor
Court Order Bangalore

Kada Koppa

Doc. No 287 of 1963 of bank

Contains (2) Sheets

Sheet.

M. S. Dhanan

Sub-Registrar



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bearing premises No.1-10-176, Begumpet, Secunderabad shown in detail in the plan annexed hereto and bounded on the

North by land and superstructures bearing premises No.1-10-175, in the occupation of the Vendors;

South by House No.1-10-177 and also open land;

East by open land belonging to Nawab Mansab Jung; and

West by Begumpet Main Road;

together with all doors, doorways, windows and fixtures including electrical and sanitary fittings, compound wall drains and well etc. and all easements and appurtenances and all internal and external rights belonging to or reputed to belong to the said property.

In witness whereof the hands of the Vendors on the date and at the place mentioned above in the presence of the following:-

Witnesses:-

1. Ramesh A. Kadakia
27-2-63
(Ramesh Lal A. Kadakia)

VENDOR No. 1
Blund Akhtar Begum

2. C. H. Amin
27-2-63
(C. H. Amin)

VENDOR No. 2
[Signature]
27/2
(PURCHASER.)

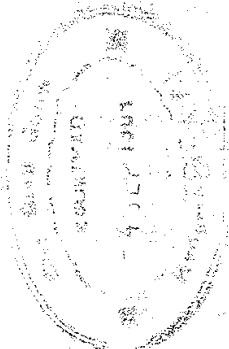
Blund Akhtar Begum
Amber on 27/2

Note:- In line 11 from the top on page 4, the figure "35,000" has been struck off and the figure "25000" has been inserted in its place.
In line 12 from the top on page 4 the word thirtyfive has been struck off and the word "twentyfive" has been inserted in its place.
In line 14 the words "and Rs 10,000/- already paid by cheque dated 6.2.63 as advance" has been inserted in ink between the words "billion" and "receipt".
In line 14, page 4, the word aggregate has been added at the end of the line.

27/2
Amber on 27/2

Doc. No. ²⁸⁷⁶³ 28763 of 19 ⁶³ 63 of book ¹ 1
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R. S. Swain
Sub-Registrar



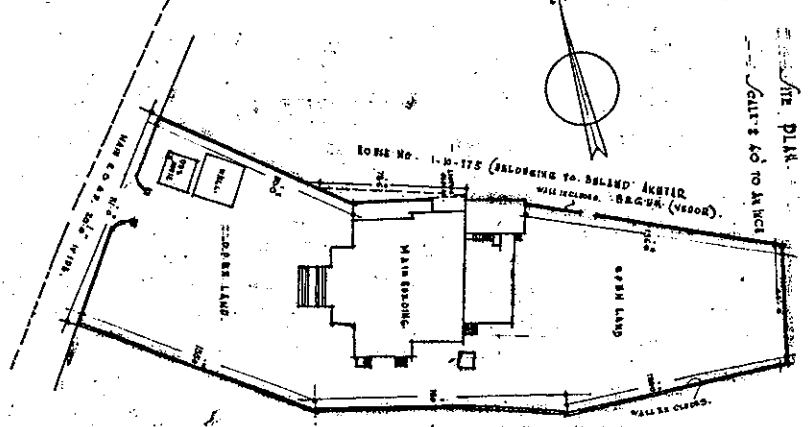
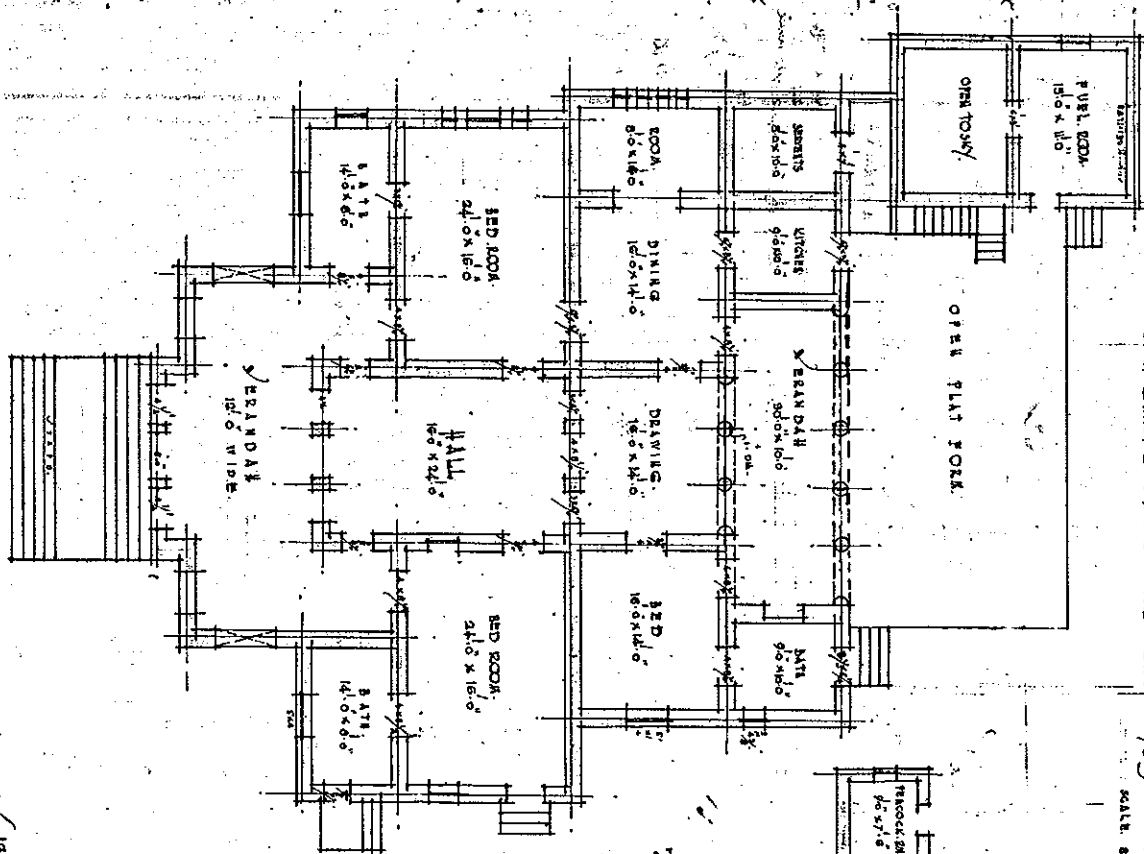
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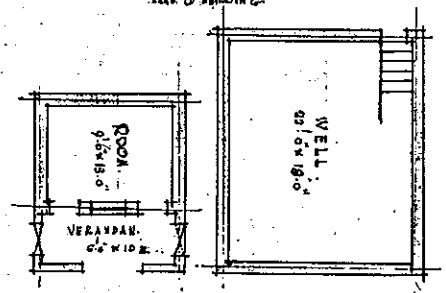
REGISTRATION PLAN OF HOUSE NO. 1-10-176
 SITUATED AT BIGHIM PET SECUNDERABAD, AP.

SOLD BY: BHAND AKHAR BIGHIM ALIAS SOFIA.
 PURCHASED BY: SMT. KOKILABAI W/O J. M. KADAKIA

SCALE: 1" = 10'



BOUNDARIES.
 NORTH BY: HOUSE NO. 1-10-176 (BELONGING TO BHAND AKHAR ALIAS SOFIA)
 SOUTH BY: HOUSE NO. 1-10-177 (BELONGING TO SMT. KOKILABAI W/O J. M. KADAKIA)
 WEST BY: PROPERTY OF MANSAB MAHARAJAS.
 EAST BY: MAIN ROAD, 20'0" WIDE.
 TOTAL PLOT AREA: 4089-00 SQ. YDS.
 TOTAL AREA OF THE BUILDING: 2637-00 SQ. FT.
OWNERS:
 VENDORS



WITNESSES

1. *Bhand Akhar*
 2. *Smt. Kokilabai*

SIGNATURE OF VENDOR

SIGNATURE OF VENDOR

① *Bhand Akhar*
 ② *Smt. Kokilabai*