



SALE DEED

This the Deed of Sale made and executed on
this the 21st day of February, 1963

BY:-

Katkari Lachman, Son of Venkiah, Occupation
Pattedar, Resident of Moosapet Village, Taluqa:
West, Hyderabad District, hereinafter called
the VENDOR which expression shall mean and
include all his heirs, executors, administrators,
legal representatives and assigns.

IN FAVOUR OF :-

M/s Godrej and Boyce Manufacturing Company
Private Limited, having its registered office
at Lalbagh, Parel, Bombay, and a Branch Office
at Abid Road, Hyderabad, per Branch Manager
S.D. Dastoor, hereinafter called the VENDEES
which expression shall mean and include all
their assigns, successors-in-interest and
transferors from them of every description.

Whereas the Vendor is the true and lawful
owner of the open piece of land situate on the
Secunderabad Sholapur High way at Kookatpally village,
Taluqa: West, District Hyderabad, hereinafter called
"the said land" of the following description:-

Left hand Thumb impression of Vendor.

Contd/-

No. 227 Date 20.2.1963

200/ Shri Batkari Lachmah S/O
S/O

For whom I am
C. S. Rao
Sub Registrar
Rangapeta, Secunderabad

Venkatiah

Presented in the Office of the Sub-Registrar
HYDERABAD West and fee of Rs. 249.00
Paid between the hours of 1 and 2 P.M. on
the 25th FEB. 1963 by + MARK Z Batkari Lachmah

LEFT
THUMB.



EXECUTION ADMITTED BY + MARK Z
BATKARI LACHMAH S/O Venkatiah,
Agriculturist, - Mosapet Village
Taluk West.

IDENTIFIED BY 1- 363250 S/O
Batkari Lachmah, Agriculturist

Mosapet Village, Taluk West

2- 363250 S/O HANMAH, PATWARI
D. Narayan
Kulcal Pally, HYD. West Taluk

Rs. 25025/- Twenty five Thousand and
Twenty five were paid in my presence by
S. D. DASTOOR as a Manager of M/S
GOODREY BOYCE Manufacturing Company
Private Ltd. to Batkari Lachmah.



S. D. Dastoor
Sub Registrar
P. T. O.



- 2 -

Sl. No.	Survey Number.	A r e a	
		Acres.	Guntas

1.	410	0. 27	(Twenty Seven Guntas).
2.	411	1. 34	(One Acre and Thirty Four Guntas).
3.	412	0. 37	(Thirty Seven Guntas).
4.	413	0. 31	(Thirty seven ONE Guntas)

✓ Total: 4. 09 (Four Acres and Nine Guntas)

L.T. of
VENDOR
For CORRECTION.

And whereas the VENDOR purchased the land consisting of Survey numbers four hundred and 10, four hundred and eleven, four hundred and twelve and four hundred and thirteen, situate at Kookatpally village, District Hyderabad from Mohammad Abdul Muzaffar, Son of Mohammad Maqdoom on 3rd day of June, 1950 by a duly registered sale-deed in favour of the VENDOR and has been in possession thereof ever since the date of purchase.

And whereas the VENDOR is the duly recognised Pattedar of the said land, the patta having been accepted by the Revenue Board and the VENDOR is duly mentioned as Pattedar in the village records as also in the Patta Register.

Left hand Thumb Impression of the Vendor.

Contd/-

Regd.

0.

No. 228 Date 20.2.1963

2001. Shri. Batkari L. Chavhan 910
Name
for which

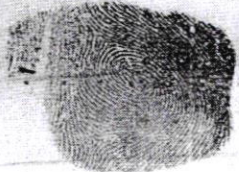
Chavhan
Kamgopalpet, Secunderabad

Venki

Document No. 88 Of 1963 of Book /
Contains 10 Sheets
II Sheet

SAL.
SUB REGISTRAR

1 - L. Chavhan

2 -  x MARK of Batkari L. Chavhan

25TH FEB. 1963

27/63

Registered as No. 88 Of 1963 of Book /
Volume II Pages 222 & 225
of 22ND FEB. 1963

SAL.
SUB REGISTRAR





- 3 -

And whereas the Vendor applied to the Revenue Authorities for sanction to alienate the said land to the VENDEES and the Tahsildar has since granted permission on 15th day of January, 1963 for such alienation by Order made by him in file No. C.A-3-1505-63

And whereas the Vendor agrees to sell and vendee agrees to purchase the said land under the agreement of sale dated the 18th day of November, 1962.

Now this Deed of Sale witnesseth as follows:-

1. That in consideration of the sum of Rs. 38,025-00nF. (Rupees Thirty Eight Thousand and Twenty Five) only out of which a sum of Rs. 13,000-00nF. (Rupees Thirteen Thousand) only has already been paid in cash to the VENDOR by the VENDEES on the 12th day of November, 1962 and 18th November, 1962 and the receipt of the said sum of Rs. 1,3000-00nF. (Rupees Thirteen Thousand) only the Vendor doth hereby acknowledge and admit. The balance of Rs. 25,025-00nF. (Rupees Twenty Five Thousand and Twenty Five) only has this day been paid by the VENDEES to the VENDOR in cash in the presence of the Registering Officer at the time of Registration. The Vendor hereby acknowledge and admit the receipt of the total sum of Rs. 38,025-00nF. (Rupees Thirty Eight Thousand and Twenty Five) only from the VENDEES and hereby transfer

Left hand Thumb impression of the VENDOR.

Contd/-

No. 229 20.2.1963

202/ Shri Bakt-Kari Sachanid 56

For: *PM*
Chin *Lachar*
Ramgobind, Sircumdar

VenKail

Document No. 88 Of 1963 of Book 1
Contains 10 Sheets
III Sheet

SM
SUB REGISTRAR



- 4 -

by way of sale and convey unto the said VENDEES the said open piece of land bearing Survey Nos. 410, 411, 412 and 413 having an area of four acres and nine guntas situate in Kookatpally village, Taluqa: West, Hyderabad District with all the total rights belonging or appertaining hereto and a plan of the said land is also attached to have and hold the same absolutely and enjoy the same absolutely without interruption from the VENDOR or any other person or persons.

2. The Vendor is hereby conveying all rights, title, interest and claim in the said open piece of land of all and every description in favour of the VENDEES.

3. The Vendor hereby assure and declare and covenant with the Vendees as follows:-

1. That the Vendor is the absolute owner of the said open piece of land more fully described in the plan attached hereto and is entitled to convey the same unto the Vendees.

ii. That no right of easements of any kind is available to any other person or persons in respect of the user and enjoyment of the said property.

Left hand Thumb Impression of the VENDOR.

Contd/-

No. 230 Date 20-2-1963

2001. Shri. Batkari Lachmanbhai

Qin

BL

Uthkide

Document No. 88 Of 1963 of Book 1
Contains 10 Sheets

IV Sheet

SMT

SUB REGISTRAR





- 5 -

iii. That the said open piece of land is free from all encumbrances and charges and all rates and taxes, dues in respect of the said property have been fully paid upto the date of sale and in the event of any encumbrance or public charges aforesaid found to be due in respect of the lands the same shall be payable by the Vendor to the VENDEES, and the Vendor shall pay to the Vendees pro rata property tax, water charges, electricity dues and any other rates and taxes upto this date.

iv. That in the event of any part or any share in the said open piece of land lost to the Vendees on account of any claim made thereto by any other person or persons, the Vendor and his heirs, shall recoup the Vendees for such losses together with all litigation expenses which may be incurred by the Vendees to protect their title, right etc. to the property.

v. That the Vendor undertakes to execute and do everything necessary whenever required for further or more perfectly assuring the ownership and possession of the said land conveyed to the Vendees by these presents:-



Left hand Thumb impression of the Vendor.

Contd/-

No. 231 Date 20.2.1963

2001. Shri. Bhatkari Lechmichal

BL

Van Kish

Cyber

Registered Stamp Vendor
Rampod, Bet, Secunderabad

Document No. 88 Of 1963 of Book 1
Contains 10 Sheets
V Sheet

SM

SUB REGISTRAR





- 6 -

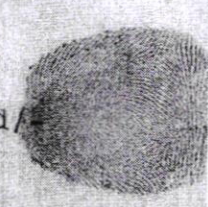
(a) That the Vendor further declares that the properties are absolutely free from any sort of encumbrances, litigation or mortgages and the like and that there has been no claim whatsoever from any quarter against the said properties.

(b) That the properties are believed and shall be taken to be correctly described (the responsibility for which solely rests on the seller) and are sold subject to all outgoing easements, restrictions and rights affecting the sale, and if any error, mis-statement or omission shall be discovered, the same shall be made good by the Vendor to the purchasers and the Government to their complete satisfaction.

(c) That the Vendor agree to indemnify the Vendees against all damages, losses and expenses,

Left hand Thumb Impression of the Vendor.

Contd/



No. 232 Date 20.2.1863

100/ Shri. Batkari Lachmich 810

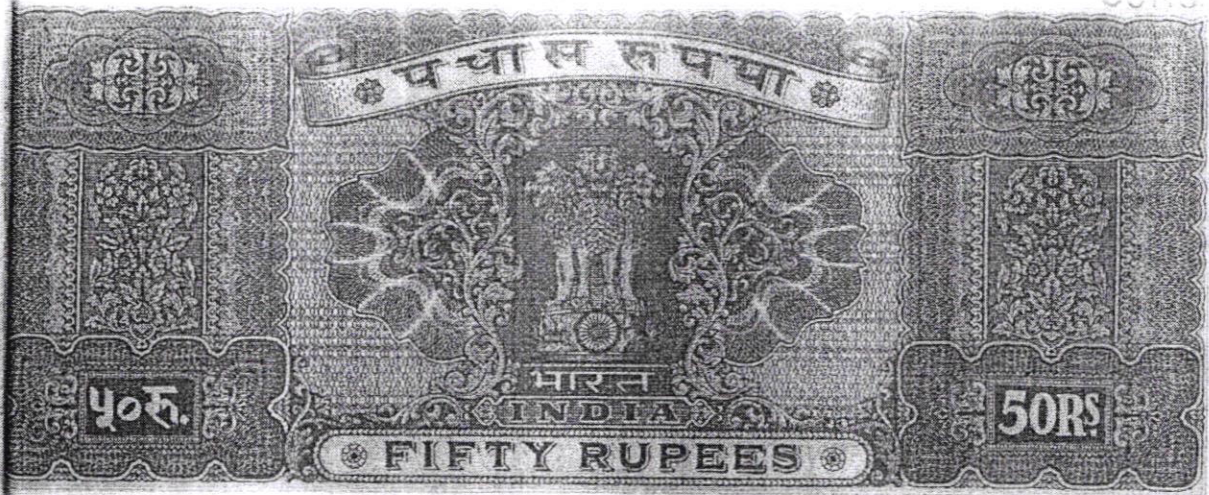
[Signature]

[Signature]

Document No. 83 Of 1863 of Book /
Contains 10 Sheets
VI Sheet

[Signature]
SUB REGISTRAR





- 7 -

the Vendees may sustain or incur or be put to in consequence of any defect whatsoever in the Vendor's rights, title, and interest to the premises hereby conveyed more fully described in the sketch plan attached herewith.

SCHEDULE OF PROPERTY.

Open piece of land consisting of Survey Nos. 410, 411, 412, and 413 situate in Kookatpally village, Taluqa West, Hyderabad District on the Secunderabad Sholapur High way

Left hand Thumb Impression of Vendor.

Contd/-

No. 1730 Date 20. 2. 63

Value 50/-

Purcha

For what

Balkari Lachmiah 310 Venkiah

Self

Attest

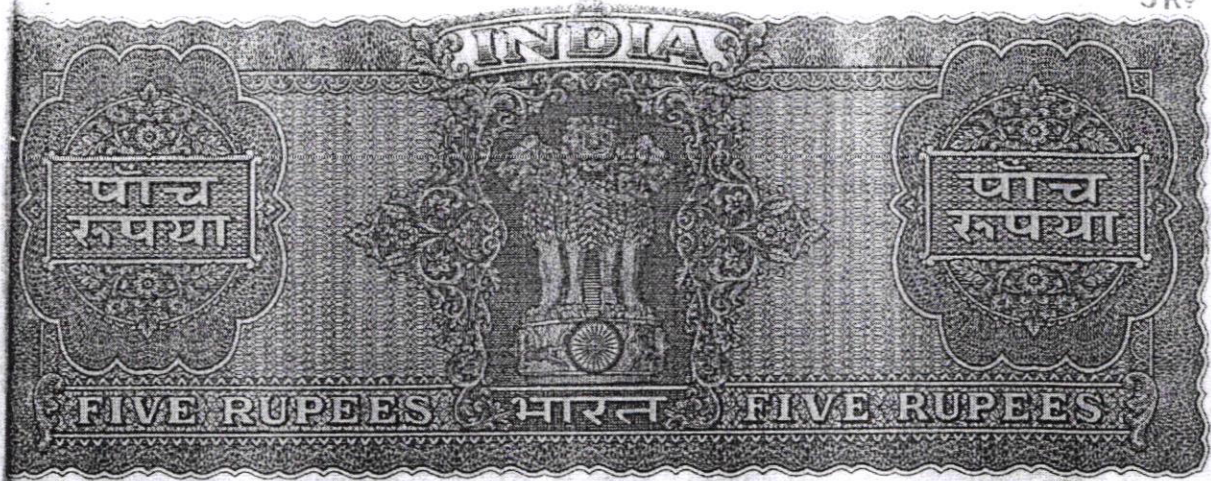
Sub Registrar
Court Office, Bangalore

Document No. 88 Of 1963 of Book /
Contains 10 Sheets

VII Sheet

Sub
SUB REGISTRAR,





- 8 -

and having a total area of four acres and nine guntas as detailed in the plan attached.

In witness hereof the said Vendor has signed this Deed of Sale on the date and year aforesaid.

Witnesses:-

VENDOR

by

We do hereby declare that Affixing his Left hand the contents of this document were read and explained to us by the Sub-Registrar, and we admit the truth and genuineness of the same.

1. Balkini Narasimloo (Balkini Narasimloo)

2. Karo Narasimloo (Karo Narasimloo)

3. Danda Narayana Patilani (Danda Narayana Patilani)
3. RECEIVED

Note: At PAGE 2 IN ITEM No 4 of SURVEY No 413 the CORRECTION to 31 IN WORDS AND FIGURES HAS BEEN MADE AND SIGNED BY VENDOR

VENDOR B. ZACHARY 9 &

NO. 173 / 20.2.63

NAME

DATE

PLACE

BY

S/

Balkari Lachuriah S/o Venkiah

Self

ng

Document No. 83 Of

1931 Book /

Contains 10 Sheets

VIII Sheet

SUB REGISTRAR



PROCEEDINGS OF THE TAHSILDAR HYD.WEST.TALUK.HYD.DIST.

PRESENT:- SRI JAGJEEVAN PERSHAD.

NO. A3/19053/62.

DATED: 15-1-1963.

SUBJECT:- Alienation- Alienation of land u/s 47 & 48 of the H.T.A.L. Act. S.No.410,411, 412, 413 of Kukatpally village. petition of Batkiri-Lachmiah. Permission. Orders.reg.

R E A D:- Petition and affidavits of alienor and alienee. dated.Nil.

--

O R D E R.

Permission is hereby accorded under sections 47 & 48 of the Hyderabad Tenancy and Agricultural Lands Act to shri Batkari Lachmiah to permanently alienate the patta lands bearing S.Nos.410,411,412, 413, wet comprising 4.08 acres situated at Kukatpally village,Hyderabad Dist.Hyd.west. taluk in favour of M/s Godrej & Boyce Manufacture Company private Limited, 1239, Abid Road,Hyderabad.



TAHSILDAR.
HYDERABAD WEST TQ.

H.A.M.
15-1-63

To:

- 1) The Sub-Registrar, Asifnagar, Hyd.west.
- 2) The Sub-Registrar, Asifnagar, Hyd.west.
- 3) The Jamabandi Section(B5), Tahsil, Hyd.west.

Siddiq/15/1.

---XX---

Document No. 38 Of 1901 of Book /
Contains 10 Sheets
IX Sheet

SM
SUB REGISTRAR,



PLAN OF S. Nos 410, 411, 412 + 413 COMPRISING AN AREA OF 4.9 Ac. Gts. SITUATED AT KUKATPALLY VILLAGE HYDERABAD WEST TO. HYD. DIST.

VENDOR:- PATKIRI LACHMIAH S/O YENKIRAH R/O MOOSAPET LINE KUKATPALLI.

PURCHASER:- M/S GODREJ COMPANY (PRIVATE) LTD.

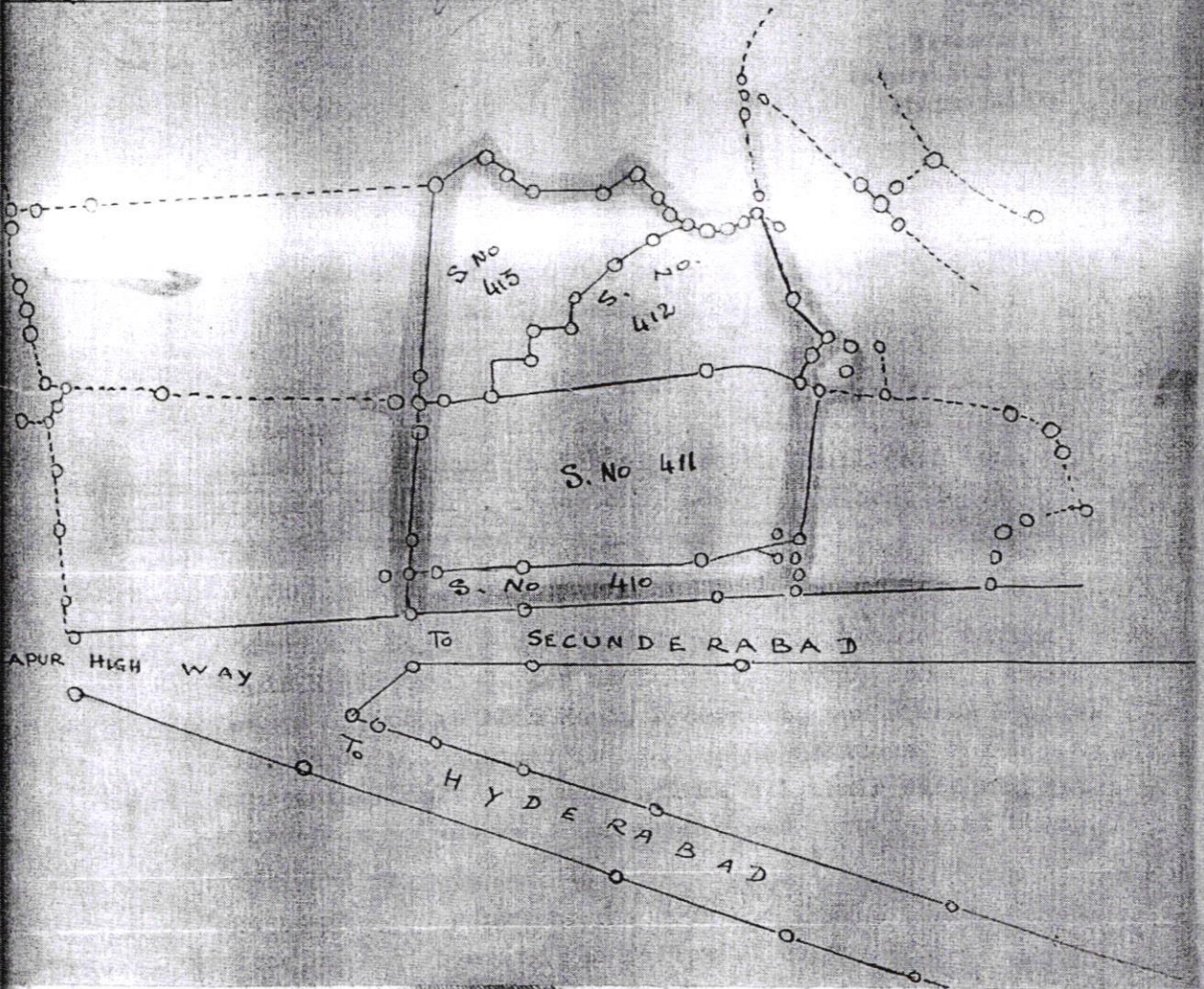
SIG. VENDOR

WITNESSES

1. [Signature]

2. [Signature]

No. UNDER SALE
NEIGHBOURS



... 2.

Document No. 88 Of 1836 Book
Contains 10 Sheets

X Sheet

Sub
SUB REGISTRAR

