



CITY CIVIL COURT, SECUNDERABAD
Op. No. 132/1963
Produced in the
by
submitted in evidence as per
and before the Hon. J. A. J.
10-4-63 JN

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)
Kushro
27/2

No: 216 Date 18.2.1963

Value 200/-

Purchaser's Name

For what

Srimati Kokilaben w/o Sri Jayantiben

Kadalkia

Self

Stamp Vendor

Rankinpet, Secunderabad

Pic

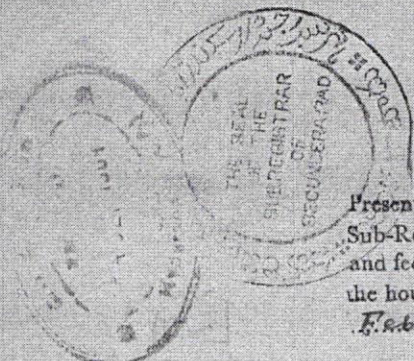
Doc. No. 287 of 1963

Contains (2) Sheets

Sheet

12/5/63

Sub-Registrar



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

EXECUTION ADMITTED BY.

Blind Akbar Begum

W/o Mahabob Ali

Khan R/o Badimgat
Sec' bad

Ambar
27/2

W/o Mahabob Ali

Khan, G.O.T.
Ambar R/o

Badimgat Sec' bad.

Known Personally to the Sub-Registrar

Rs. 200/- (Rupees Twenty five thousand
only) were paid in my presence
by the claimant to the executant.

Payer.

Payee.

Kokilaben J. Kadalkia

Blind Akbar Begum.

Dated. 27.2.1963

12/5/63
Sub-Registrar

Government of Andhra Pradesh



Registrar of Hyd. }
Office of the Sub-Registrar } _____ Dist _____
Nature of Instrument _____
Registered in Book No. _____ Vol No. _____ on pages _____ to _____
of the year _____ as serial No. _____ Date _____

200Rs.



--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 Akbar Begum

(2) *Blund Akbar Begum*
27/2

No. 217 Date 18.2.1963

Value 200/-

Purchaser's Name

For whom purchased

Srimati Kokilabehn W/o Sri Jayantibhai

Self

Manilal Kadamia

Signature of Vendor

Signature of Sub-registrar

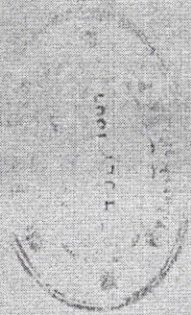
Doc. No. 287 of 1963 of book 1

Contains (8) Sheets

Sheet

12/1/1963

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

Sub-registrar

12/1/1963



200 Rs.



-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 Now-sheer M.Khan who is now living in England. The Vendor No.2 is also joinging in the

Blund Akbar Begum

(2) Ambar
27/2

No. 218 Date 18.2.1963

Value 200/-
Purchase
For 200/-

Srimati Kokilaben w/o Sri. Jayantiben

Self

Manilal Madhukar

Doc. No. 287 of 1963 of book

Contains (8) Sheets

Sheet.

Sub-Registrar



200 Rs.



-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 ^{25,000/- B.A. Begun} ~~Rs. 35,000/-~~ (Rupees ^{Twenty five thousand} ~~Thirty Five Thousand only~~) paid by the Purchaser to the Vendors this day in the presence of the Registering Officer, ^{B.A. Begun} receipt of which ^{and Rs. 10,000/- already paid by Deque dated 6-2-63 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

1/ *plund Akhtar Begun*

12/ *Amir*
27/

No. 219 Date 18.2.1963

Vol. 200/

Purchase No.

For whom

Sninmati Kokilaben w/o Sri Jayantilal

Self

Hanilal Kadakia

Doc. No. 287 of 1963 of book

Contains (2) Sheets

18 Sheet

H. S. Dhanu

Sub-Registrar.



200 Rs.



-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

Blind Stamps

27/2

No. 220 D.D. 18.2.1963

Value 200/- Srimati K. K. Labeni w/o Sri. Jayantida

Postage 7/- Self

Hanilal Kadapuri

Doct. No. 287 of 1963 of book

Contains (3) Sheets

Sheet.

H. S. Dhanu

Sub-Registrar





-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 ^{P.A. B. B. W.} 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.
Blind Akkar Bazar

[Signature]
27/2

No. 1598 Date 18.2.63

Value 50/-

Payable to *Kokilaben w/o Sri. Jayant Lal Marla*

For Money

Self

Licensee Vendor
Board of Revenue



Kadakej

Doot. No 287 of 1963 of bank

Contains (8) Sheets

14 Sheet.

N. S. D. S. an

Sub-Registrar



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. Ramamurti A. Kadavala
27-2-63

VENDOR No.1

Blind after Begumpet

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

VENDOR No.2

M. H. Amin
27/2

(PURCHASER.)

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 page 4 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 "officer" and "receipt".

In line 15, the word aggregate has been added at the end of the sentence.

Blind after Begumpet
27/2

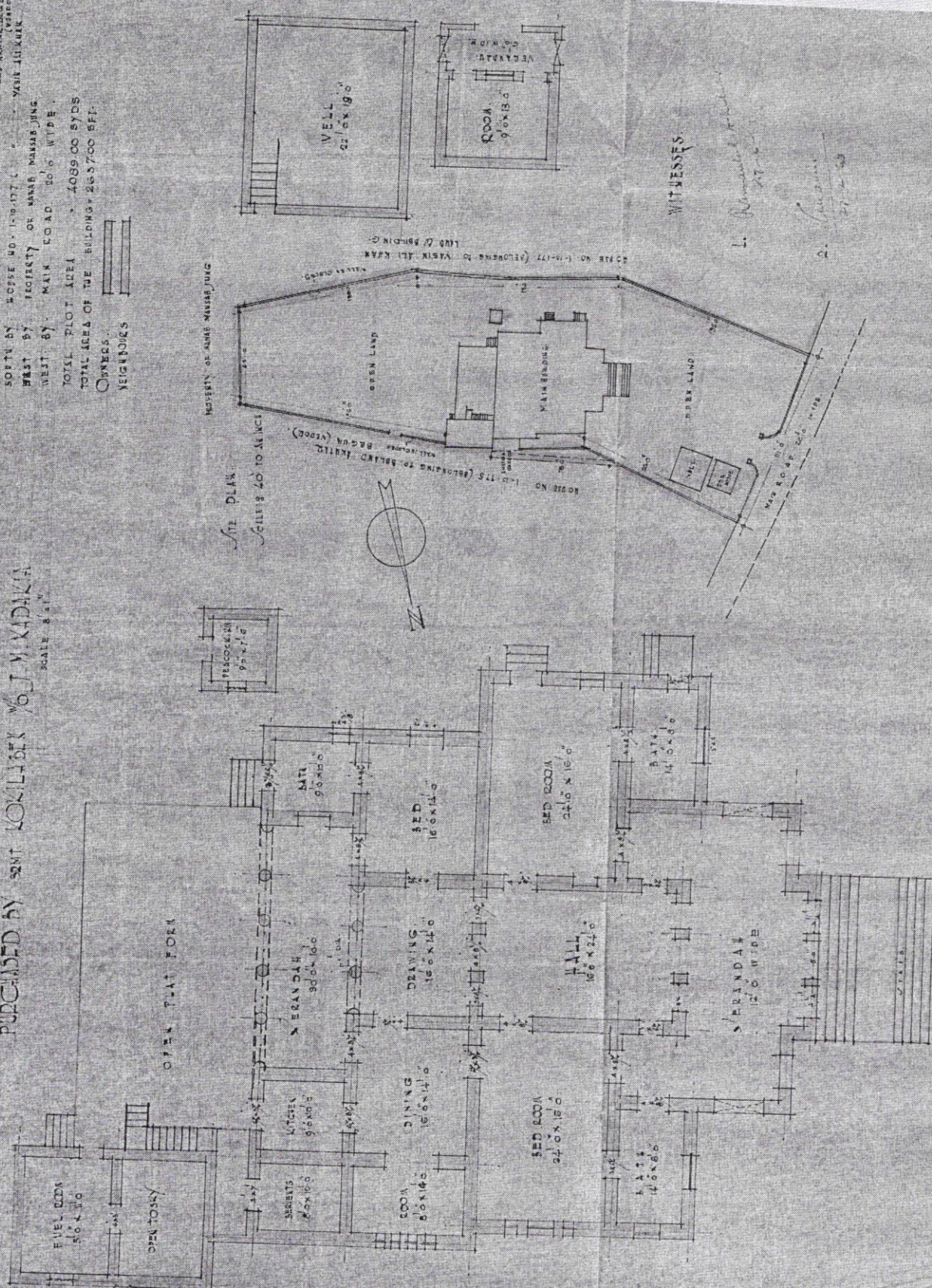
Doc. No. ²⁸ of 19 ⁶³ of book ¹
Contains (.....) Sheets
..... Sheet.

12. J. H. H. H.
Sub-Registrar



Box 1

HOUSE NO. 101175 (BLOOMING TO BOUND WHITE BRICK,
 (CAREER)
 SOUTH BY HOUSE NO. 101177,
 EAST BY PROPERTY OF NANAN MANARJUNG
 WEST BY MAIN ROAD 10.6' WIDE.
 TOTAL PLOT AREA = 4089.00 SYDS
 TOTAL AREA OF THE BUILDING = 263.700 SQF.
 CONCRETE
 REINFORCING



WITNESSES.

STATE OF NEW YORK

SIGNATURE OF VENDOR

Doc. No. 28763 of book
Contains (2) Sheets
Sheet.

[Signature]

Sub-Registrar

CA notes 6/5/55

As per letter under date 20/5/55
map tracing charges have
been paid for by V.

[Signature]
10/1/55