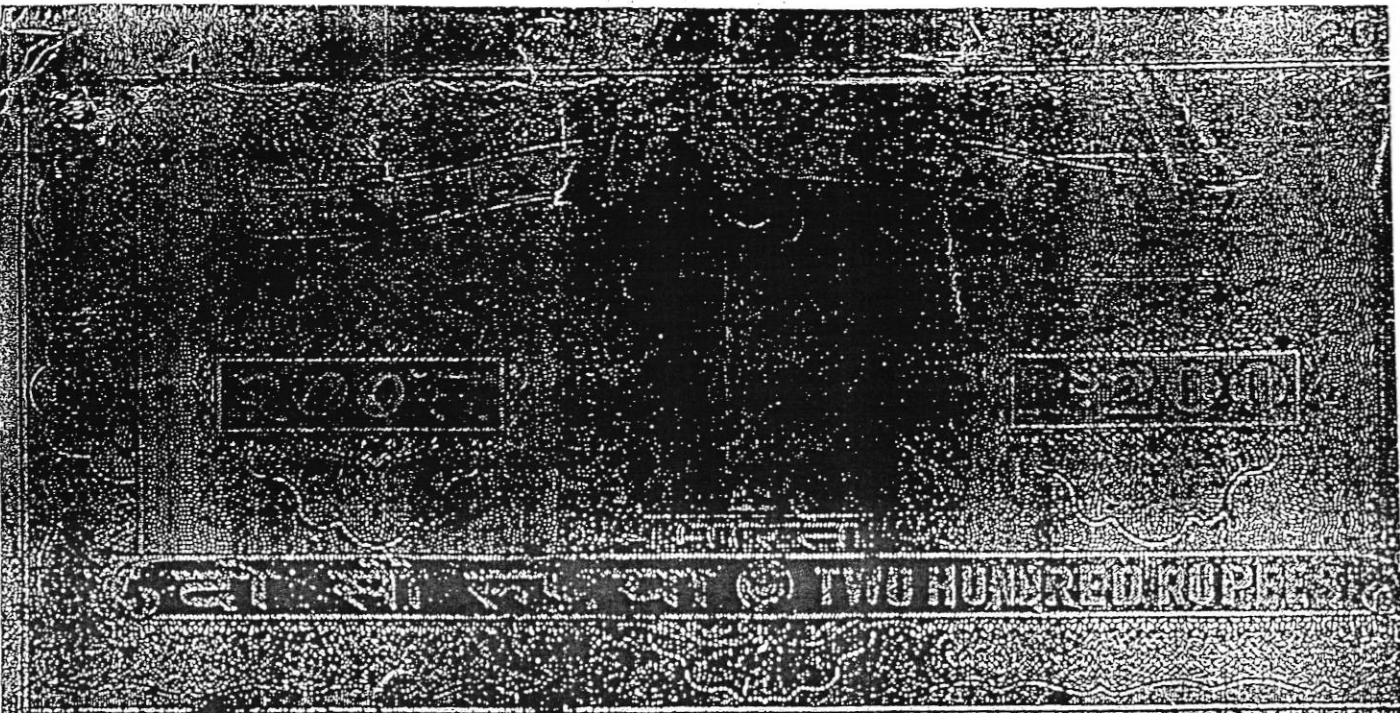




SALE DEED.

In pursuance of the Sale Agreement dated 23-9-1968
with late Nawab Md. Muniruddin Khan.

Sale Deed executed at Hyderabad on this the 16th
day of January 1969 by (1) Gaffoorunnissa Begum, widow of
late Nawab Muniruddin Khan, Muslim, aged 45 years,
(2) Shahazadi Begum, widow of late Nawab Muniruddin Khan,
Muslim, aged 44 years (3) Mohammadi Begum, alias Fatima Begum,
widow of late Nawab Muniruddin Khan, Muslim, aged 42 years,
(4) Mohammed Faizuddin Khan, son of late Nawab Muniruddin
Khan, Muslim, aged 28 years, (5) Mohd. Shamsuddin Khan, son of
late Nawab Muniruddin Khan, Muslim, aged 25 years, (6) Mohd.
Waliuddin Khan, son of late Nawab Muniruddin Khan, Muslim, ag
24 years, (7) Mohd. Mohiuddin Khan son of late Nawab Muniruddi
Khan, Muslim, aged 17 years, minor per mother and natural
guardian, Mohammedi Begum, Vendor No. 3, (8) Bashrathunnissa

6th P. 157086

X mark of Gaffar Begum

X mark of Gaffar Begum

W/o Late Muneeruddin Khan

R/o 20-3-123/S Shilpang

X mark of Shahzadi Begum

W/o do do

W/o do do do

W/o do do do as grandson mother
Md Mohiuddin and Nusrat Jahan Begum

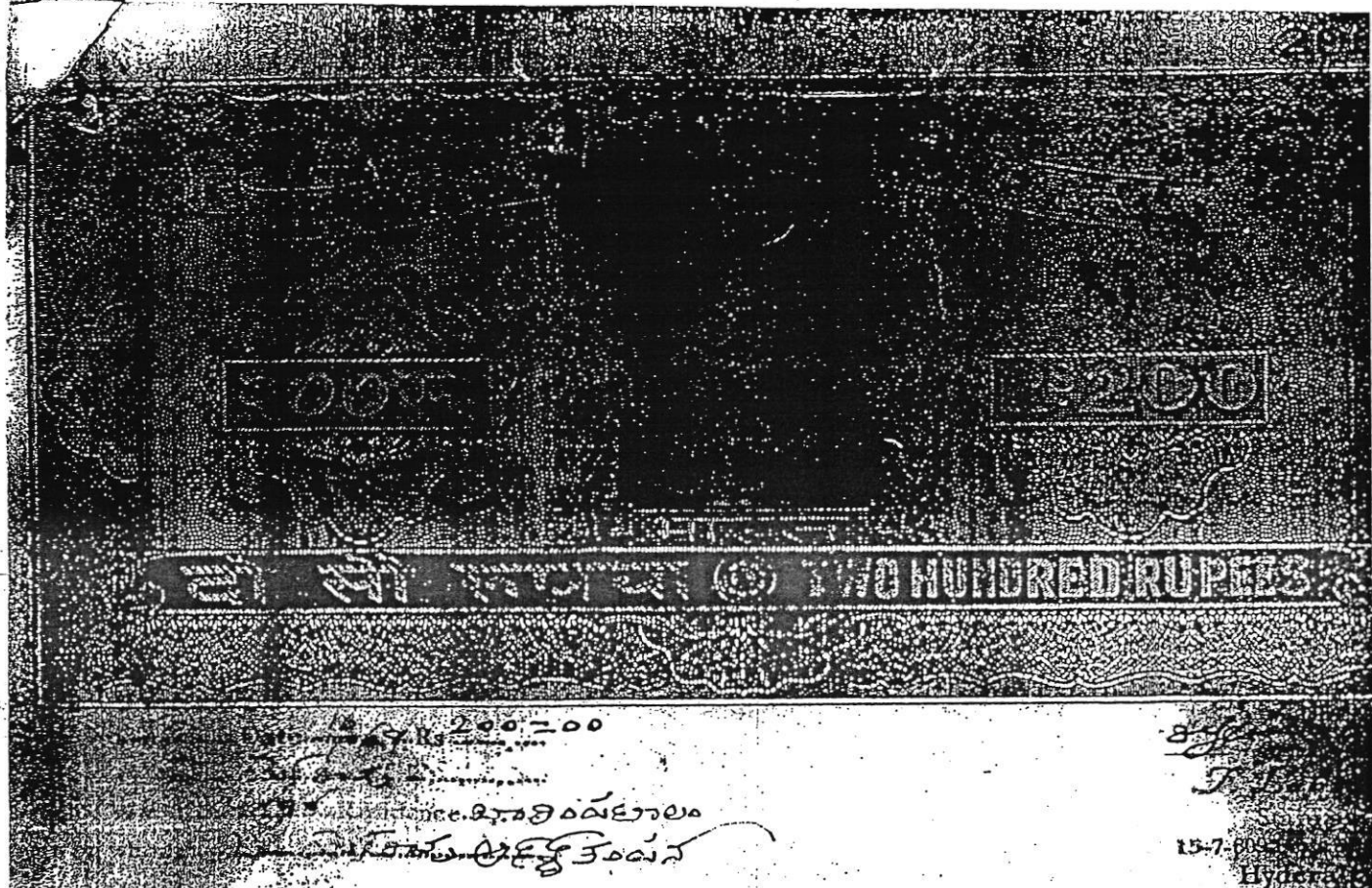
S/o Late Muneeruddin Khan Goot Sarwa

R/o do

S/o do last word R/o do

S/o do do do

P.T.D.



-2-

Begum, daughter of late Nawab Muniruddin Khan, Muslim, aged 27 years; (9) Khursheed Jahan Begum, daughter of late Nawab Muniruddin Khan, Muslim, aged 23 years, (10) Shahen Shah Begum, daughter of late Nawab Muniruddin Khan, Muslim, aged 22 years, (11) Farhat Jehan Begum, daughter of late Nawab Muniruddin Khan, Muslim, aged 21 years, (12) Nusrat Jehan Begum, daughter of late Nawab Muniruddin Khan, Muslim, aged 15 years, minor mother and natural guardian Mohammadi Begum, Vendor No.3, all residing at H.No.20-3-123/5, Shibligunj, Hyderabad, hereinafter referred to collectively as the "Vendors", which term shall include wherever the context may so require their respective heirs, executors, administrators, assigns and legal representatives, in favour of M/s A.N.Rao and Company a partnership firm consisting of two partners (1) Alladi Narasimha Rao, son of Yadagiri, Hindu, aged 30 years residing at Barimpatalam, Secunderabad, (2) M.S.Chandrasekh Rao, son of Shankariah, Hindu, aged 30 years, residing in

[Handwritten signature]

Sp. M... ..

Sp. do do do

X mark of Shatamsha Begum
Sp. do do do.

Sp. do do do.

Identified

3.3

Sp. Haji Md. Hussain business
R/o Agapura Wm.

in Farooq Hussain Sp. Mohib Hussain Municipal employee
R/o Chanchalguda 16-4-85 Wm.

16th January 1969 / 26th paush 189085

Amir Khan
Executive
of the ...



-3-

General Bazar, Secunderabad, hereinafter referred to as the Purchasers which term shall include whenever the context may so require their respective heirs, executors, administrators, assigns and legal representatives, witnesseth as follows:-

Whereas Sri B.Vishveshwar Rao s/o Laxmiah, Hindu, aged about 56 years, residing at H.No.2-1-458 Nallakunta, Hyderabad, the third party to the agreement of sale, executed on 23rd September 1968 with late Mohd.Muniruddin Khan, had relinquished all his rights in the said agreement together with his claims over the earnest money in favour of the above two Purchasers, which is accepted by the said Purchasers, is being eliminated from this Sale Deed.

The late Nawab Mohd.Muniruddin Khan was the owner and pattedar of lands admeasuring 68 acres 19 guntas bearing Survey Nos.559, 563, 564, 565 and 566 situated at Ghatkesh village, Hyderabad East, Taluq, Hyderabad District. Survey

(Signature)



-4-

No.565 admeasuring 7 acres 25 guntas forming part of the above land which is being sold now at the request of the Purchasers is hereinafter referred to as the said land and more particularly described at the foot of the document and shown in detail in the plan annexed hereto, it having been purchased by late Nawab along with other Survey Nos.559, ⁵⁶⁴ 563, 564 and 566 by virtue of a Sale Deed dated 9th September 1965 and registered in Book No.I, Vol.No.28 as S.No.1130 on pages 4 and 5 in the Office of the Sub-Registrar, East Hyderabad. Ever since the said sale the late Nawab Mohd. Muniruddin Khan, has been in possession and enjoyment of the said land as absolute owner. Whereas the said late Nawab Mohd.Muniruddin Khan, had by an agreement dated 23-9-1968 agreed to sell to the purchasers herein the said land along with the other lands bearing Survey Nos.559, 563, 564 and 566 at the rate of Rs.1,275/- per acre. Whereas the said late Nawab Mohd.Muniruddin Khan had also received a sum of

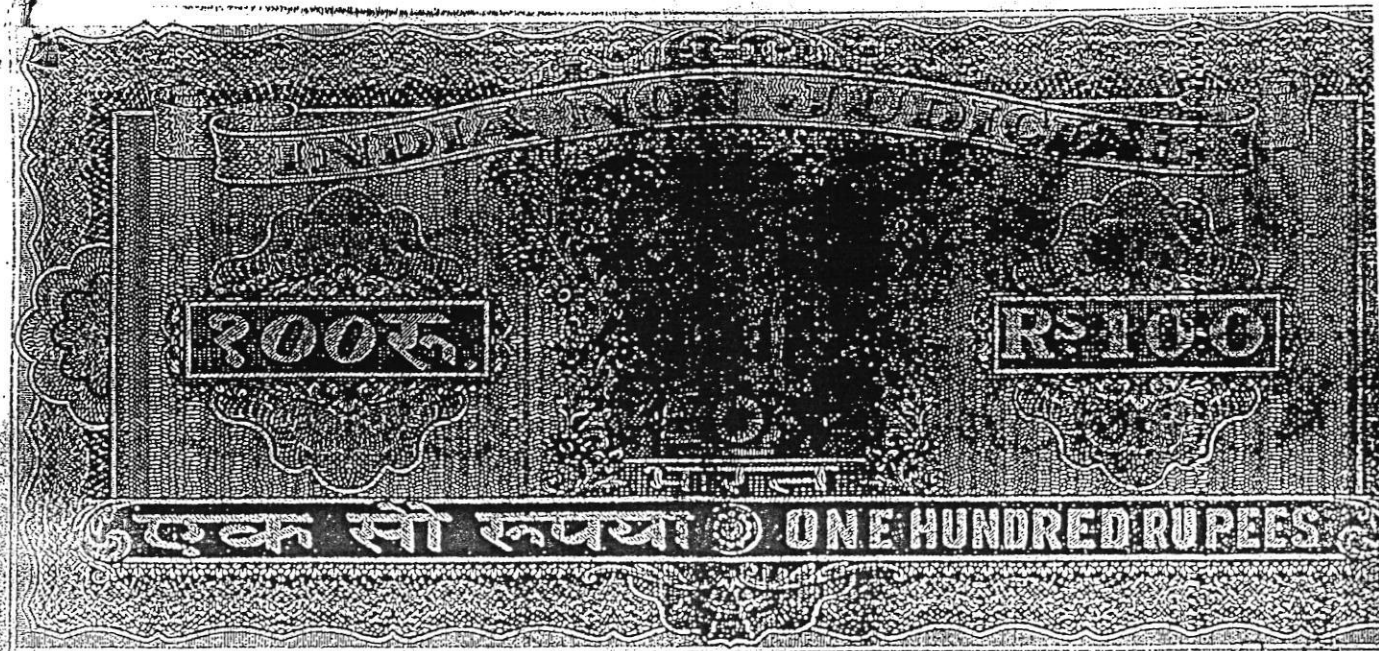


-5-

Rs.21,500/- (Rupees twenty one thousand and five hundred only) with conditions as advance and earnest money from the Purchasers. Where the Late Nawab Mohd.Muniruddin Khan had applied for and obtained sanction of the Tahsildar under Section 47 and 48 of the Andhra Pradesh (Telangana Area) Tenancy and Agricultural Lands Act. The Vendors 1 to 3 herein are the widows, Vendors 4 to 7 are the sons and Vendors 8 to 12 are the daughters of Late Nawab Mohd.Muniruddin Khan, as such they are the only legal heirs of the Nawab Mohd. Muniruddin Khan and have become owners of the said lands and they are bound by the said sale agreement and permission of sale obtained from Revenue Department. ✓

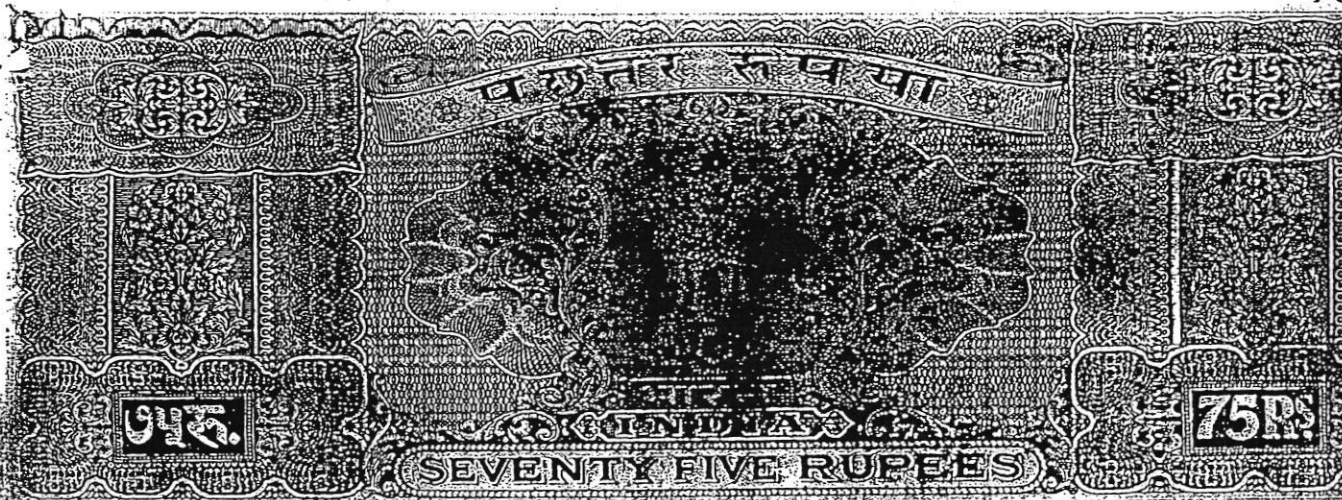
Whereas Mohammadi Begum Vendor No.3 as natural guardian and mother of the minor Vendors No.7 and 12 declares that this sale is in pursuance of their father's sale agreement and is in the interest of and for the welfare of the said minors. ✓

Whereas all the Vendors are bound to discharge the obligation contained in the agreement of sale dated 23-9-1968 duly executed by the original owner late Nawab Mohd.Muniruddin Khan.



-6-

Know all men by these presents that in pursuance of the said sale agreement dated 23-9-1968 and after due permission from Revenue Authority and ^{only on} in consideration of a sum of ^{97.20/-} Rs. 9720/- (Rupees ^{nine} ~~eight~~ thousand seven hundred and twenty only) i.e. calculated at the rate of Rs.1,275/- per acre paid this day, the 16th January 1969, to the adult Vendors herein, the receipt of which sum of ^{97.20/-} Rs. 9720/- (Rupees ^{nine} ~~eight~~ thousand seven hundred and twenty only) is hereby jointly and severally acknowledged and admitted by the Vendors and full and final discharge wherefor is hereby given by all the Vendors to the Purchasers. The Vendors do hereby sell, transfer and convey unto the Purchasers absolutely, the said land viz. land admeasuring 7 and 25 guntas, bearing S.No.565 situated at Ghatkesar village, Hyderabad East and Hyderabad Dist. in part performance of the said agreement at the request of the purchasers. The rest of the Survey Nos. as per agreement dated 23rd September 1968 will be completed according to the terms of agreement and the advance and earnest money will be adjusted at the time of final registration.



STAMP VENE
 LNo. 14-6-284/CH
 HYDERABAD

-7-

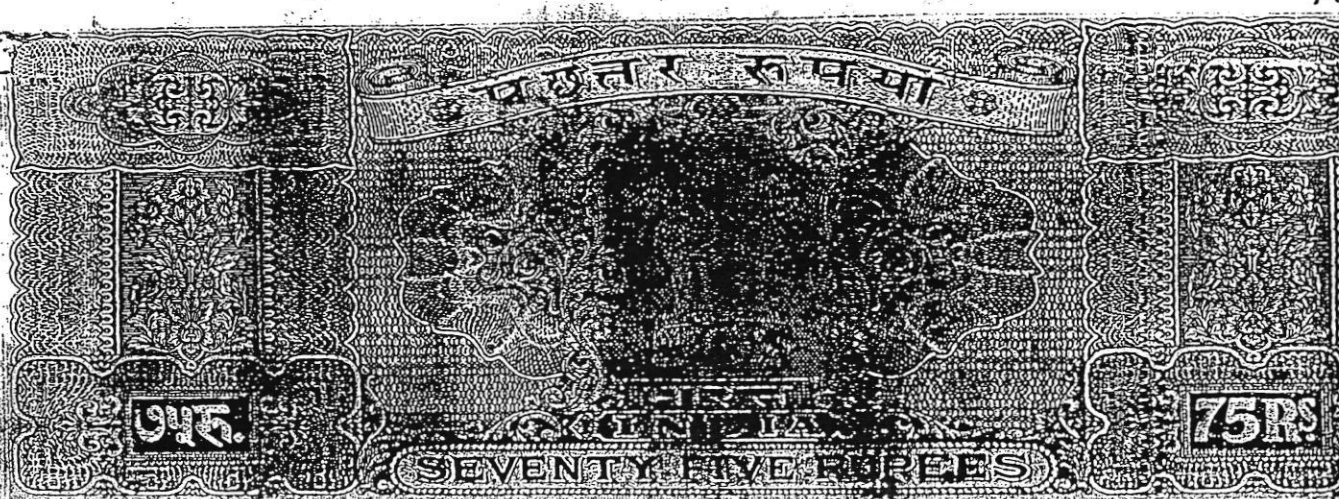
Hence forward the Vendors shall not have any right, title or interest in the said survey number which shall be enjoyed by the purchasers absolutely without any let or hindrance from the Vendors or any one claiming through or under them.

The Vendors do hereby declare assure and covenant with the purchasers that the recitals contained herein are all true and correct, that no one else has any right, title or interest in the said land, that the said land has not been alienated or encumbered in any manner whatsoever and the Vendors have a marketable title to the said land.

The adult Vendors do hereby agree to indemnify and keep indemnified the purchasers at all times in respect of all losses, expenses and costs including court costs which the purchasers may be put to account of any or all of the recitals contained herein being false incorrect, or on account of the breach of all or any of the covenants contained herein, and on account of any let or hindrance to the purchasers in the enjoyment of the said land by the Vendors or any one claiming through them.

The Vendors do hereby further agree to sign all documents and do all such acts as may be necessary to complete or defend the title of the said purchasers to the said land. All documents pertaining

[Handwritten signature]



the said land will be delivered to the purchasers on completion of agreement dated 23-9-1968. The Purchasers have already been delivered possession of the said land at the time of agreement as it was not for lay-out.

DESCRIPTION OF THE PROPERTY HEREBY SOLD.

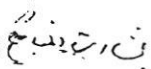
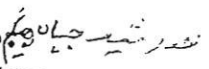
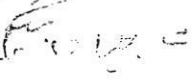
Land admeasuring 7 acres 25 guntas bearing S.No.565 situated at Ghatkesar village, Hyderabad East, Hyderabad District, as shown in plan annexed hereto bounded on the:

NORTH BY: Warangal Road from Hyderabad,
SOUTH BY: Survey No.564,
WEST BY: Annojiguda border, and
EAST BY: Survey No.567,

together with all the internal and external rights, mineral wealth, easements and appurtenances belonging to or reputed to belong to the said land.

IN WITNESS WHEREOF the hands of the Vendors on the date and place mentioned above in the presence of the following witnesses

WITNESSES:

- | | | |
|--|--|---|
| 1.  | VENDOR No.1
L-71.9
Chafornur in village | VENDOR No.5  |
| 2.  | No.2 L-71.9
Shayadli Begum | No.6  |
| | No.3  | No.7
per mother and natural guardian,
Vendor No.3. |
| | No.4  | |
| | No.8  | VENDOR No.9  |
| | No.10  | No.11  |
| | No.12
Minor per mother and natural guardian Vendor No.3. | |

Registration Plan of Land of Survey N^o 564 situated at
MAT KESAR Village - Taluk - Hyderabad - East - District - Hyd

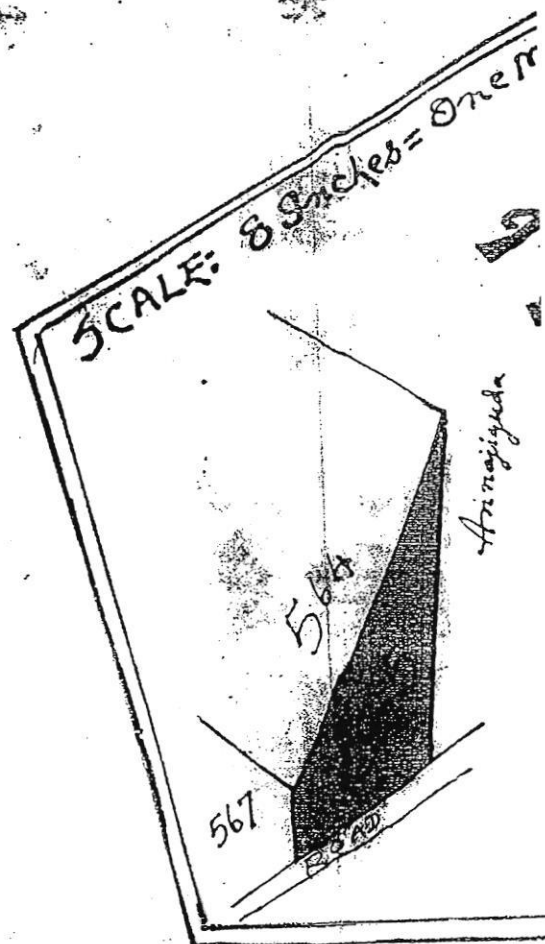
PURCHASERS: A. N. RAO & Company

Partners: 1. NARASIMHA RAO S/o A. YADAGIRI
2. CHANDRASEKHAR RAO S/o SANKARAIAN

TENDERS

BOUNDARIES

North By: WARANGAL Road
South By: Survey N^o 564
West By: Annojiguda Box
East By: Survey N^o 567



WITNESSES:

Ref: Registration Land shown in Red
Neighbours Land shown in Black