

SALE DEED

Sale deed made and executed this 4TH MAY 1978

By

THE KALYAN NAGAR CO-OPERATIVE HOUSING SOCIETY LTD., T. A. 218, Khairatabad· Hyd. (hereinafter called the Vendor which term shall unless the context otherwise requires include its successors and assigns) through its President Sri P. Appa Rao S/o Appalaswamy V. Prasad Rao LAZARUS Naidu and the Secretary Sri T. Narasimha Rao, son of Gopalam who are duly authorised to execute this sale deed as per the Resolution of the Managing Committee of the one part.

IN FAVOUR OF

Sri/~~Srinathi~~ K. INDRA KUMAR

son/wife of MANIKYAM PILLAI. K

aged 25 years, occupation Govt. employee residing at

Malakpet colony (herein after called the Vendee) which term shall unless the context otherwise requires include his/her heirs, executors, administrators, legal representatives and assigns of the other part.

1. WHEREAS in pursuance of its aims and objects as prescribed by its byelaws, the Vendor Society has acquired a piece of land measuring about 32 acres, 19 Guntas bearing Survey No. 52, 138, 139 and 2 acres out of S. No. 137 in Yousufguda Village Hyderabad Urban Taluk Hyderabad District from Shri Nawab Mir Fazilat Hussain S/o Late Rayeesyar jing under

[Signature]

[Signature]

Doc. No. 135 of 1978 of Book 2
Contains 5 Sheets
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Sub-Registrar

Presented in the Office of the Sub-Registrar
of Khairabad, Hyderabad and Fee of Rs. 85.05
paid between the terms of Assessment of 1978
on this 5th day of May 1978
Sub-Registrar by.

Execution Admitted By

Office
V.P.R.A.S.A.D.A.R.H.O S/O L.A.2 A.R.U.S.
H no B-8/F₂ Pongutta colony
Hyderabad.

Shri Secretaries
T. NARASIMHA Rao
30. Gopalani
H.O. Pongutta
Hyderabad-45

Known personally to the Sub-Registrar

Sub-Registrar 1978/
15th May 1978
Sub-Registrar

i) The sale deed dated 24th July, 1964 as document No. 2124 of 1964 Book I Vol. 109. P. 166

2. WHEREAS the society has after deducting the extent ear marked for common purposes such as roads, parks and other public amenities common to all members of the Society divided the remaining land at Yousufguda into plots and allotted the same among its members for the purpose of building houses as detailed in the lay out plan (hereinafter called the "plan") approved by the Municipal Corporation, Hyderabad by its proceedings No. and

3. WHEREAS the Vendee who is a member of the Society has been allotted the plot No. 27 measuring 316.05sq. meters, marked red in the extract of the plan annexed hereto and more fully described and bounded as detailed in the Schedule 'A' below and hereinafter called the "Said plot" in consideration of the price of Rs. 1701/- (Rupees one thousand seven hundred one only only) which has already been paid by the Vendee to the Vendor Society, subject to the stipulations and conditions laid down in Schedule 'B' annexed hereto.,

4. NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

(a) That in consideration of the sum of Rs. 1701/- (Rupees one thousand seven hundred one only only)

already paid by the Vendee to the Vendor Society, the receipt of which the society hereby admits and acknowledges the Society does hereby sell and convey unto and to the use of the vendee all that piece and parcel of land namely Plot No. 27 marked red in the extract of the plan annexed hereto and measuring 316.05sq. meters, situated at Yousufguda Hyderabad (A. P.), more fully described in Schedule 'A' below together with all rights, liberties easement and appurtenances subject to the due performance on the conditions and stipulations detailed in Schedule 'B' below by the Vendee.

[Signature]
President

[Signature]
Secretary

Doc. No. 1135 of 1978 of Book 7
Contains 5 Sheets
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[Signature]
Sub-Registrar



Registered as No. 1135 of 1978 of 189 34
of Book 2 Volume 548 Pages 253 to 262
Dated 24th May 1978 / 16th November 1908 85

[Signature]
Sub-Registrar



(b) That the Vendor society has this day delivered to the vendee herein actual possession of the said plot of land hereby conveyed and covenants with the vendee.,

(i) that it has full rights and absolute authority to convey the said plot.,

(ii) that the said plot is absolutely free from all kinds of encumbrances, claims and demands.,

(iii) that if the purchaser is deprived of part or whole of the said plot by reason of any prior encumbrances, claims or demands or prior or superior title or defect in title of the vendor whatsoever, the Vendor Society will indemnify the Vendee against all such losses, costs and damages whatsoever caused to the Vendee.

SCHEDULE 'A' REFERRED TO ABOVE.

Being a description of the Plot No. 27 out of the layout plan bearing S. No. 52, 130, 139 and 137 situated at Yousufguda within the Municipal limits of Hyderabad hereby conveyed and marked red in the extract of the plan annexed hereto measuring an extent of 316 Sq. meters. The land has not been assigned by the Govt. the rate per square yard is Rs. 4-50

Bounded on the

North by Plot NO. 28

South by Plot NO. 43

East by 30' wide Road

West by Plot NO. 41

Heaven

Shweta

Doc. No. 113 of 1978 of Book 1

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Adapted from

SCHEDULE 'B' REFERRED TO ABOVE

Being the conditions and stipulations subject to which the said plot is hereby conveyed to the Vendee and agreed by him.

- (a) The Vendee shall be bound by the rules, regulations and bye-laws of the Society as they now exist. If, however, the bye-laws are amended, the Vendee will have the option to accept or not any amendment that may come into force.
- to the Society*
(b) The Vendee shall pay his/her share of contribution towards betterment charges, when fixed by the Municipal Corporation for providing Roads, water, lighting, drainage and other amenities to the Colony of the Society for the common benefit of the Members owning Plots, within the period stipulated by the Society.
- (c) That the Vendee shall bear all taxes payable over the said plot of land sold to him either to the Revenue Department or the Municipal Corporation, Hyderabad from this day.

In witness whereof the Vendor Society above named through its President and Secretary have set their hand and the common seal of the Society.

**THE KALYAN NAGAR CO-OPERATIVE
HOUSING SOCIETY LTD.**

(VENDOR)

WITNESSES.

- | | | | |
|----|---------------------------|-----------|-----------------|
| 1. | <i>Ca. S. S. S. S. S.</i> | President | <i>W. S. S.</i> |
| 2. | <i>N. Chalapathi Rao</i> | Secretary | <i>W. S. S.</i> |

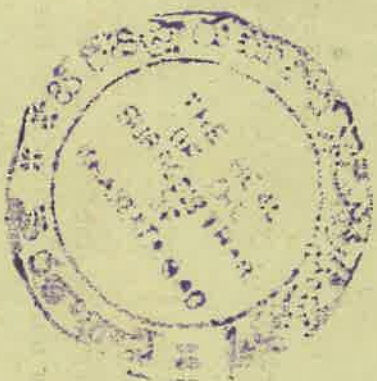
President

Docl. No. 1135 of 1978 of Book

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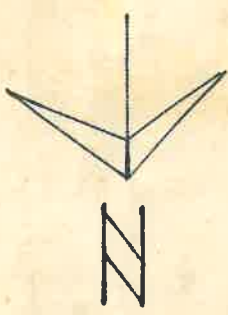
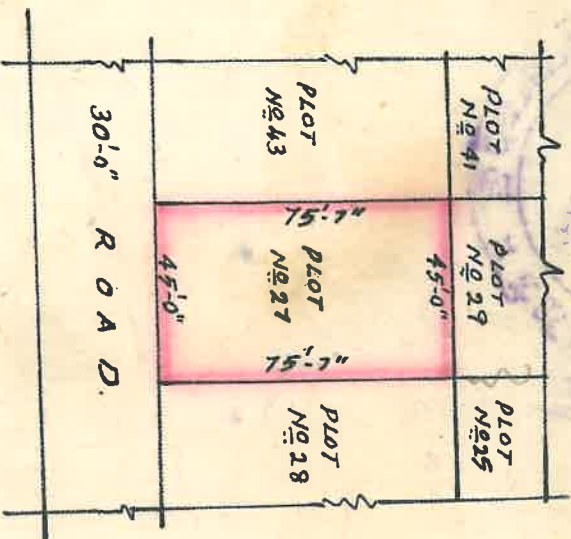
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Sub-Registrar



REGISTRATION PLAN OF PLOT NO. 27 SURVEY NO. 52, 138, 139 & 140
AT KALYAN NAGAR CO-OP HOUSING SOCIETY LTD. SITUATED
AT YOUSUF GUDA VILLAGE, HYDERABAD. A.P.
"VENDOR": KALYAN NAGAR CO-OP HOUSING SOCIETY.
"VENDEE": SRI: KATTA MANCHI INDRA KUMAR S/o SRI K. MANIKYAM
PILLAI.

SCALE: 1"=50'-0"



REFERENCE.

 INCLUDED
 EXCLUDED.

AREA.

TOTAL AREA:- 378.0 SQ.Yds.
316.0059.mtrs.

WITNESSES.

1. A. Subramanyam
2. N. Chakraborty

VENDOR SIGNATURE.

KALYAN NAGAR CO-OP HOUSING SOCIETY LTD. (T.M. 218.)

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Dr. C. J. Johnson

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EXCLUDED
INCLUDED

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A circular purple ink stamp from the University of Toronto Libraries. The text "UNIVERSITY OF TORONTO LIBRARIES" is arranged in a circle around the perimeter. In the center, the date "1964" is stamped.

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