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Muzamuil Hussain. S.V. Licence No. 57/84, R. No. 3/2002 10-3-15, MEHDIPATNAM, HYD-28.

CERTIFIED COPY OF DOCT.NO. 2141/1980

## SALE DEED

This Deed of Sale made and executed on this the 27th day of July, 1980 BY -

- Ahmed Attaulaan, son of late Md. Sibgatullah, aged 40 years, occupation Scienteist, resident of H.No. 5.4.677, Station Road, Hyderabad
- Saifullah, son of late Md. Sibgatullah, aged 33 years, occupation Advocate resident of H.No. 5.4.677, Station Road, Hyderabad.
- 3. Ithallihillah, son of late Md. Sibgatullah, aged 31 years, occupation service, resident of 5.4.677. Station Road, Hyderabad.
- Rafia Begum, daughter of late Md. Sibgatullah, aged 45 years, occupation household, resident of 5.4.677, Station Road, Hyderabad.
- Karim Begum, daughter of late Md. Sibgatullah, aged 45 years, occupation household, resident of 5.4.677, Station Road, Hyderabad.
- Vasima Begum, daughter of late Md. Sibgatullah, aged 27 years, occupation household, resident of 5.4.677, Station Road, Hyderabad.
- Razia Begum, wife of late Md. Sibgatullah, aged 60 years, occupation household, resident of 5 4 677, Station Road, Hyderabad.

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For MAHALAKSHMI HOMES

Represented by their General Power of Attorney Holder, Mr. Mohammed Kallilullah, son of late Mohd. Sibgatullah, resident of H.No. 5-4-677, Station Road. Hyderabad (vide Registration document of General Power of Attorney bearing as document No. 616 of 1980 of Book IV, Vol.89, pages 363 and 364 dated 30<sup>th</sup> June, 1980/9<sup>th</sup> Asadh 1902 S.E.

- Smt.B.Lakshmi Bai, wife of Yetiraj, aged about 45 years, occupation: household, resident of H.No. 1-19, Babbuguda, Hyderabad West.
- Haridas, son of Motilal, aged 35 years, occupation: agricultural, resident of H.No. 1-49, Babbuguda, Hyderabad West.
- Ramchander, son of Motilal, aged 45 years, occupation: Government Service,
   resident of H.No. 1-49, Babbuguda, Hyderabad West.

(hereinafter called the VENDORS) which expression shall mean and include their heirs, executors, legal representatives, administrators, successors and assigns etc.

#### IN FAVOUR OF

SMT. AMRIT KAUR SALUIA, wife of Sri Jagjit Singh Saluja, aged about 51 years, occupation: household, resident of H.No. 5-10-188/2, Hill Fort, Hyderabad.

(hereinafter called the VENDEE) which expression shall mean and include her heirs, executors, legal representatives, administrators, successors and assigns etc.

WHEREAS the Vendors herein 1 to 7 are the sole and absolute owners and pattedars of the schedule property of agricultural and bearing Survey No. 25 admeasuring about 8 acres, situated at Babbuguda viliage, Taluq West, Ranaga Reddy District, Andhra Pradesh and vendors 8 to 10 are the Protected Tenants being heirs and successors to original Protected Tenant Motilal and as the Vendors collectively and individually having

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For MAHALAKSHMI HOMES

certain common rights and interest as well as claims in the schedule property, have hereby offered to sell one acre 30 sq.yards out of Survey No. 25 for a valuable consideration of Rs 40,000/- (Rs Forty Thousand Only) per acre, the Vendee have agreed to purchase the same on the following terms.

WHEREAS Vendors 8 to 10 have executed a General Power of Attorney appointing Vendor No. 9 Sri Haridas, son of Motilal resident of Babbuguda, Hyderabad West, Ranga Reddy District, as their General Power of Attorney Holder, vide registered document bearing No. 430 of 1980 of Book IV, Vol. 89, pages 77 to 79 dated 16<sup>th</sup> May 1980, and as such they are represented by Sri Haridas.

#### NOW THIS DEED OF SALE WITNESSETH

WHEREAS in pursuance of sale agreement and sale consideration of Rs 40,000/- (Rs Forty Thousand Only) per acre, the vendors herein have already received the sum of Rs 30,000/- (Rs Thirty Thousand Only) to the extent of land hereby sold, admeasuring Ac 1.30 Sq.yards more fully described in the schedule hereunder and as ore clearly delicanceated in RED colour in the plan enclosed hereto, and the balance sale consideration of Rs 10,000/- (Rs Ten Thousand Only) is received today by the Vendors, in full and final satisfaction of this transaction from the Vendee and admit and acknowledge receipt of the same, and whereas the Vendors doth hereby put the Vendee unto actual physical and vacant possession of the schedule property, to hold and to enjoy the same, for ever as its sole and absolute owner, without any interference or objection from any person or persons, including the Vendors, their legal representatives, administrators, successors and assigns etc.

WHEREAS Sri.M.Narsa Raju, son of late M.Kameshwar Rao, resident of P & T Colony, Gaddianaram, Hyderabad, had conducted negotiations and affected final settlement between the Vendors and the Vendee and for which some consideration was given through him.

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For MAHALAKSHMI HOMES

WHEREAS the schedule property of agricultural land bearing \$No.25 situated at Babbuguda total admeasuring 8 acres out of which Ac 1.30 sq.yards hereby sold in favour of the Vendee is free from all and any encumbrances, mortgages, liens, calls claims and that the Vendors have paid all the arrears and revenue taxes in respect of the same fully and upto the date of registration of these presents.

WHEREAS the Vendors have clear title and marketable rights to convey the schedule property in favour of the Vendee by virtue of their title, possession and enjoyment over the schedule property continuously without any interference from anybody, whatsoever.

WHEREAS the vendors doth hereby declare that the schedule property being patta land as the same is not assigned land, is not covered or attracted by the provisions of Ordinance 2 of 1977.

WHEREAS the Vendors have applied for permission for alienation and obtained from the same vide No.Cl/5389/78 dated 24.1.1979.

WHEREAS if the Vendee is to incur any loss, costs or damage due to any forced litigation, arising out of any defective or inferior title of the Vendors in respect of the schedule property and by virtue whereof the Vendee is to loose whole or a portion of the same, the Vendors doth hereby undertake to make full compensation for the same, together with the cost incidental thereto.

# SCHEDULE OF PROPERTY OF AGRICULTURAL LAND CONVEYED

The agricultural land bearing S.No. 25 admeasuring 8 acres situated at Babbuguda Village under Gram Panchayat Moosapet, Tq.West (Rajendernagar), Ranga Reddy District, to an extent of Ac 1.30 square yards as per the plan attached and bounded by: -

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For MAHALAKSHMI HOMES

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NORTH

Vendor's Land and 25' wide Road

SOUTH

100' wide road

WEST

Vendor's property

EAST

40' wide road.

IN WITNESS WHEREOF, the Vendors herein have set their hands to this Deed of Sale on the day and the year aforementioned in the presence of the following witnesses.

### WITNESSES: -

1. Warasa Raga (Namisa Raja)

2. 2 Old OSA (C. Rudraiah)

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VENDORS

M. Icha Milullah 1,2,4 to 7 through their General Power of Attorney Holder Vendor No.3 Sri Khalliullah.

Haydals Horndan 8,10 represented through their G.P.A.Holder. Vendor

No.9 Sri Haridas.

For MAHALAKSHMI HOMES

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For MAHALAKSHMI HOMES