



THIS DEED OF SALE is executed this 23<sup>rd</sup> day of April 1952 by Mr.P.J.Pinto, son of Mr.J.F. Pinto, aged 59 years, residing at the premises No.30, Brigade Road, Bangalore(Civil Area)hereinafter called "The Vendor" of the one part, in favour of Major J.O.G. Sandhurst, son of Mr.J.A.Sandhurst, aged 33 years, and Mrs.O.V.Sandhurst, wife of the aforementioned J.O.G.Sandhurst, Bangalore, hereinafter called "The Purchasers" of the other part; the terms the Vendor and the Purchasers hereinused shall unless inconsistent with the context include as well the heirs, executors, administrators or assigns of the respective parties as the parties themselves.

WHEREAS the Vendor is the absolute owner in possession and enjoyment of the entire premises bearing Number 30(Old No.54)consisting of all built houses, vacant building plots 1 and 2 and other portions more fully described in the Schedule to the sale deed dated 13th June 1949 executed by Mrs.Adeline Matilda Margaret Cherry represented by her agent, Rev.Stephen Baintyn Stephens and registered

as  
P.J. Pinto

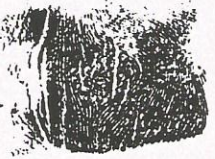


6798  
A-9-1 into  
17/1/52



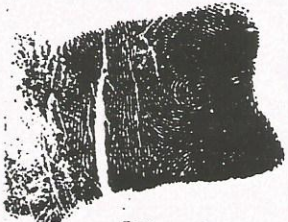
78-20-4  
SDT-+237-+21-+02  
                    

Presented in the office of the Sub-registrar of  
Bangalore Civil Station at 11-20th 26-4-52



O.V. Sandhurst

Execution admitted by



P. J. Pinto

Identified by

A. Pinto  
30 Brigade Rd.,  
Bangalore.

Proper for mouse (proof) & sp in  
my presence O.V. Sandhurst

to P. J. Pinto

82-20-4  
26-4-1952

Registered as No. 195 to Dept. 2  
Vol. 289  
Fee Paid Rs. 20/14/-  
82-20-4  
26-4-1952







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as No.3685 in Book I Vol.709 pages 240 to 242 in the Office of the Sub-Registrar of the Civil Station, Bangalore and the said has been in possession and enjoyment of the said premises in his own right as absolute owner thereof.

WHEREAS the vendor has agreed with the purchasers the absolute sale to them of the building plot No.2 more fully described in the Schedule and the plan annexed herewith and the purchasers have agreed to purchase the said property for a price of Rs.5,000/-; Now this Deed witnesseth that in pursuance of the said agreement and in consideration of Rs.5,000/- paid by the purchasers to the vendor the receipt whereof the vendor hereby acknowledges as follows:- The full consideration of Rs.5,000/- to be paid by the purchasers to the Vendor before the Sub-Registrar at the time of registration of this deed.

The vendor does hereby sell and convey to the said purchasers free from encumbrances all that piece and parcel of building site plot No.2 of premises No.30, Brigade Road, Bangalore more fully described in the Schedule hereunder and more particularly delineated in the plan hereto annexed together with fixtures, trees, plants, ways, intercourses, rights, privileges, easements and appurtenances whatsoever in the said plot of land

*R. B. K.*



Name: Sri/ Smt. *P. J. Pinto*

Date: *17/1/52*  
Bangalore City.

(Sd.) K. D. Venkoba Rao  
Stamp Vendor  
BANGALORE

In lieu of Stamp Papers of the  
Value of Rs. *78-20-4* Stamp  
Value *50/- + 25/- + 3/- = 78/-*





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and all the estate, right, title, interest, claim and demand whatsoever of the vendor in or to the said property hereby sold and conveyed and every part thereof, to have and to hold the said property unto and to the use of the purchasers absolutely henceforth and for ever.

The vendor hereby covenants and declares with the purchasers that the said property hereby sold is free from all encumbrances, claims and demands and that he has not done or been party to any act whereby the said property is or may be under any charge in title, claim, estate or otherwise however or whereby the vendor is prevented from conveying or assigning the said property or any part thereof in the manner herein appearing by virtue of this deed.

And the vendor further agrees with the purchasers that at all times hereafter and upon any reasonable request and at the cost of the purchasers, to do and execute or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the purchasers.

The vendor further agrees to save harmless and keep indemnified the purchasers from and against all losses, damages, costs or expenses which they may sustain or incur by reason of any claim being made by anybody whomsoever to the said property due to any defect of vendor's title or





Name: Sri/Smt. M. J. V. to  
Date: 12/1/52  
Bangalore City

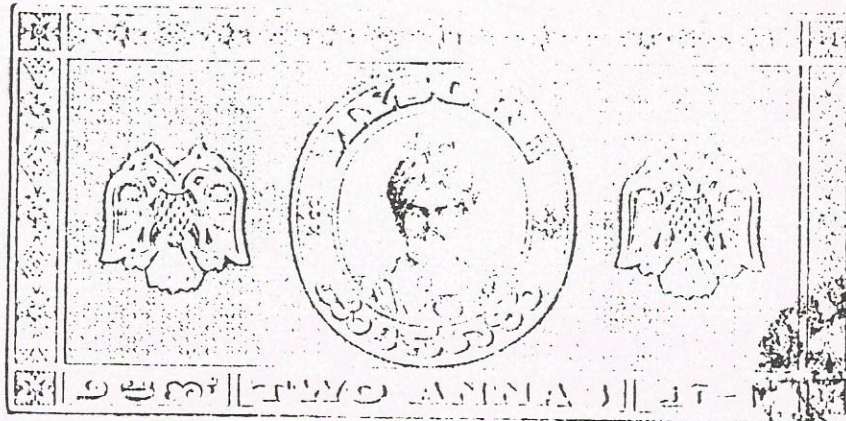
M. J. V.

In lieu of stamp of the

78-20 4  
50/- + 25/- + 3/- + 02/-

M. J. V.





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in respect of any arrears of taxes or rates due thereof.

The vendor himself has retained the original titles relating to this property as the same forms part and parcel of the premises No.30, Brigade Road, Bangalore.

The boundary walls will have to be constructed by the vendor at his cost dividing the vendor's land and the purchasers' land and the said walls will belong to the vendor.

Schedule of the property referred to above.

All that piece and parcel of vacant land being building site plot No.2 of compound of premises No.30, Brigade Road, Civil Station, Bangalore delineated and covered by the letters a,b,c,d,e in the map or plan hereto annexed and measuring approximately as follows: ab-30 ft., bc-82 ft., cd-41 ft., de-51 ft. and ea-107 ft. and bounded on East by Tate Lane, West by vendor's portion, North by purchasers' plot No.1, ~~Richmond Road~~ and South by Richmond Road.

IN WITNESS WHEREOF the vendor has set his hand to this deed the day and year first above written.

WITNESSES:

1. *Kap Kempt.*
2. *y. Devi Das.*  
23-4-52.

*P. G. Pinto*  
VENDOR.

*Drafted by*  
*K. Krishna Murthy*  
*Advocate*



Date 12/1/51  
Base ...

*[Signature]*  
(Sgt) A. D. Wood  
Class ...



78-2-4  
501-+257-13/5  
*[Signature]*