



THIS DEED OF SALE is executed this 23rd 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 herein used shall unless inconsis-
 tent with the context include as well the heirs,
 executors, administrators or assigns of the res-
 pective parties as the parties themselves.

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

as
 P. J. Pinto

6798
Name: P. S. P. - 9 - auto

Date: 17/11/52



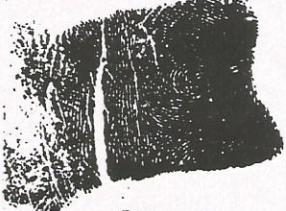
78-20-4
507-+237-+21+02

Answer

Produced in the office of the Sub-Registrar of
Bangalore Civil Station at 11-20 AM 26-4-52



Execution admitted by



Identified by

O.V. Sandhurst

P.J. Pinto

A. Pinto
30 Brigade Rd.,
Bangalore.

Proposes for Mousa (6000/-) to be paid in
my presence by O.V. Sandhurst.

to — P.J. Pinto

8/- signature
26-4-1952 Bangalore

Received on No. 195
Value Rs. 62/-
Dated 26/4/52
Paid to 26/4/52

8/- signature
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.

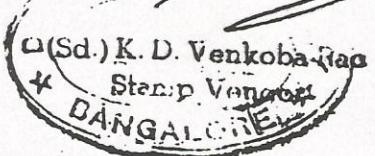
WHEREAS the vendor has agreed with the purchasers the absolute sale to them of the building plot No.2 more fully described in the Schedule and the plan annexed herewith and the purchasers have agreed to purchase the said property for a price of Rs.5,000/-; Now this Deed witnesseth that in pursuance of 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.P.B.

Name: Sri / Smt. M. J. Pinto

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



In lieu of Stamp Papers of the
Value of Rs. 28-20-4 S1 MM
17/1/52
No. 501-1257-403/402



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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

P.J. P.L.

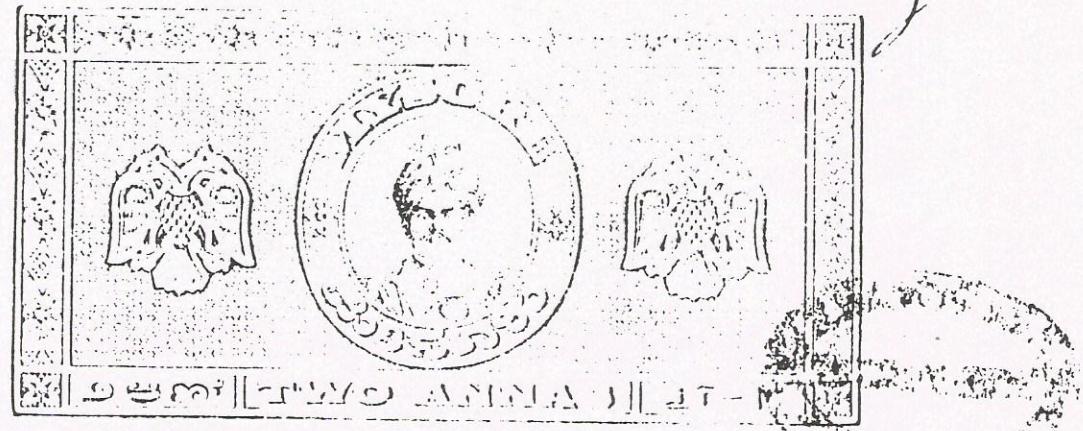


Name: Sri/Smt. A. J. Rao

Date 12/1/52
Mysore City

In Person

78-20 4
50/- + 25/- + 3/- + 0.2
M. J. Rao



4
22/23-59
1950
Page Four.

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 ~~Richmond Road~~ and Richmond 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. Hajji Kemp.

2. Y. Den Das.

23-4-52.

P.J. Pinto
VENDOR.

Drafted by
K. Krishnamurthy
Advocate

Date 12/17/52

Issue 1000000000

Ward
(S. J. D. Ward)
Date 12/17/52



78-2-4
507-4257

Director