

1258/92

Date: 28/3/92

M. Y. Zahid Ahmed Baig s/o H. H. Hussain

Mona Educational Society

Secretary Md. Saqib R. Khan s/o M.V.R. Khan

SALE DEED

This deed of sale is executed on this 12 day of APRIL, 1992 By:

1. DONGARI BALSETTI S/O, DURGAIAH, aged: 60 years, Occupation: Agriculture, R/O. H.No. 4/66, Kothaguda village, Nalgonda Mandalam and District, and
2. DONGARI SAIDULU S/O, DURGAIAH, aged: 45 years, Occupation: Agriculture, R/O. H.No. 4/66, Kothaguda village of Nalgonda Mandalam, Nalgonda District, hereinafter called the "SELLERS" (which expression shall mean and includes their heirs, legal representatives and assigns) of the one part,

IN FAVOUR OF

MNA EDUCATIONAL SOCIETY, VIJAYANAGAR, HYDERABAD, represented by its Secretary Mr. Md. Saqib R. Khan, S/O. Dr. Md. V.R. Khan, aged: 20 years, Occupation: Secretary, R/O. HYDERABAD,

hereinafter called the "PURCHASER" (which expression shall mean and includes his successors in office) of the other part on the terms and conditions mentioned hereunder.

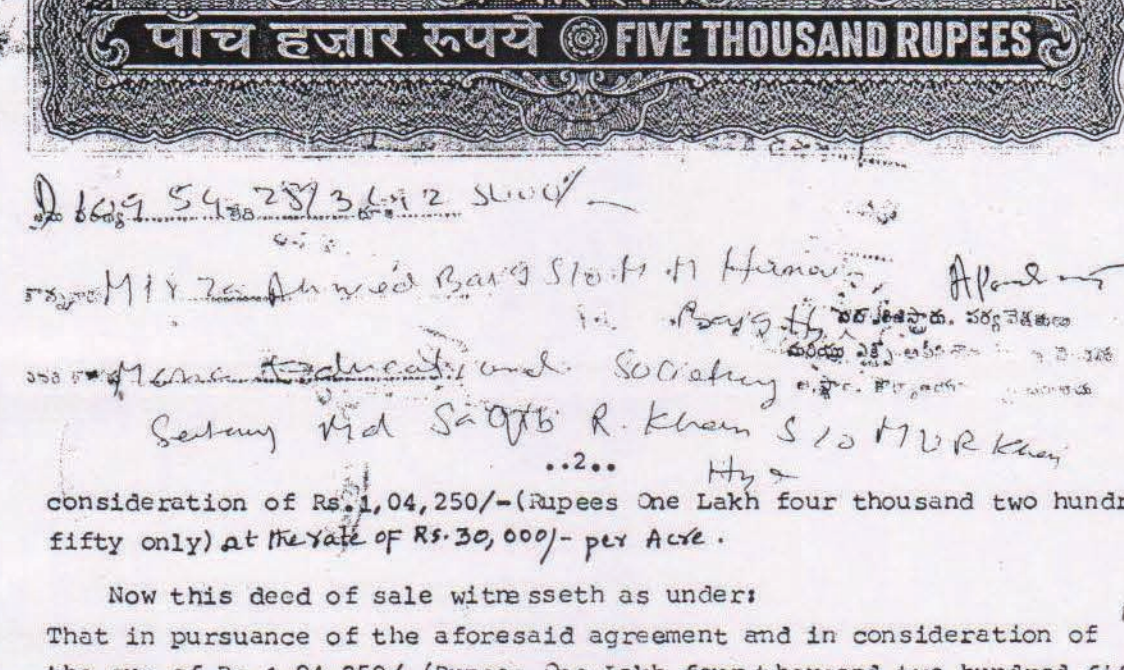
WHEREAS the sellers are the exclusive and absolute owners and possessors of the land mentioned in the map and schedule annexed hereto.

WHEREAS the sellers have agreed to sell and the purchaser has agreed to purchase the said schedule property for a sum of Rs. 1,04,250/- (Rupees One Lakh four thousand two hundred fifty only) and the purchaser paid the said amount to the sellers through Cheque No. 754, dated 26-3-1992 drawn in Indian Bank, Barkathpura Branch, Hyderabad. The Sellers hereby acknowledge the receipt of the same towards entire

₹ 1,04,250/-

D. Sale

CONTD...P.2..



Date: 5/4/92

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consideration of Rs. 1,04,250/- (Rupees One Lakh four thousand two hundred fifty only) at the rate of Rs. 20,000/- per Acre.

Now this deed of sale witnesseth as under:

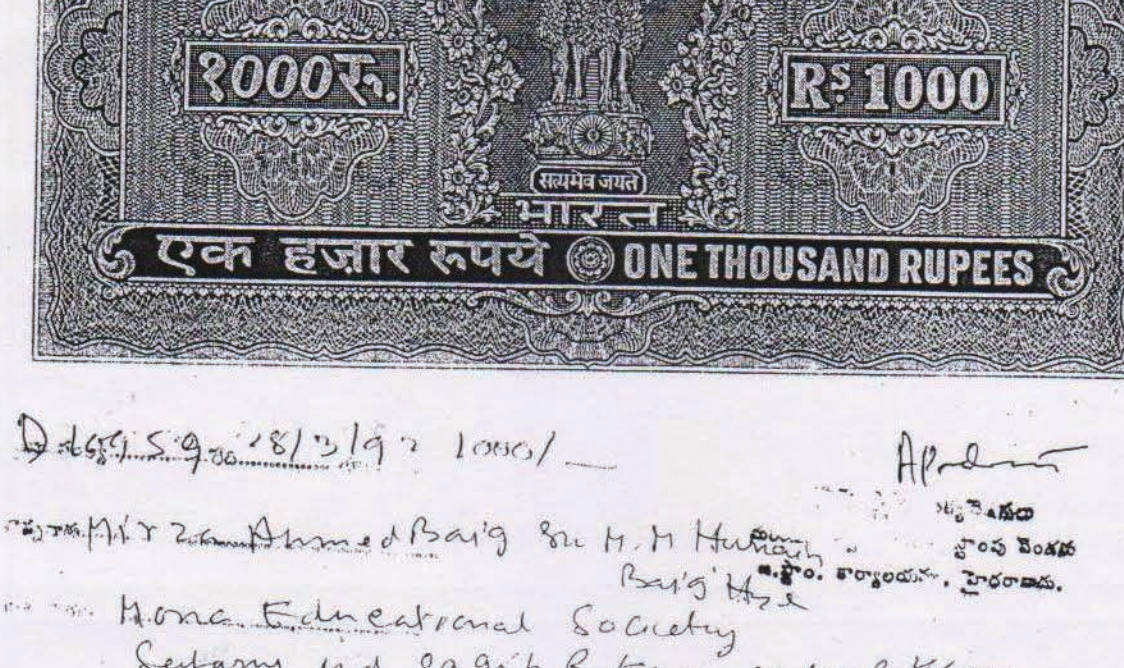
That in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 1,04,250/- (Rupees One Lakh four thousand two hundred fifty only) paid by the purchaser, as aforesaid to the sellers, the sellers as absolute and beneficial owners, hereby grant, transfer and convey unto the purchaser all the schedule property to hold the same unto and to the use by the purchaser absolutely and for ever.

The sellers hereby covenant with the purchaser that they alone are the absolute owners and that the schedule property is free from all encumbrances, charges and that the schedule property is not subject matter of any attachment, court liens, lispendens or any encumbrances whatsoever and the purchaser shall calmly and quietly enjoy the schedule property without any let or hindrance by the sellers or any one claiming under or in trust for them.

The sellers hereby covenant with the purchaser that they will at all times indemnify the purchaser at their cost against any loss or damage the purchaser may sustain or put to by reason of any failure of breach of the covenants on part of the sellers hereinabove contained. The sellers have this day put the purchaser in physical possession of the

D. Sale

CONTD...P.3..



Date: 5/9/92

M. Y. Zahid Ahmed Baig s/o H. H. Hussain

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schedule property and has also handed over the relevant documents.

The sellers should pay all upto date taxes and charges in respect of said land and will indemnify the purchaser against any such claim and demands hereafter.

It is the responsibility of the sellers to get the land mutated at the earliest and to file an application for the transfer of patta in the name of "MNA EDUCATIONAL SOCIETY, VIJAYANAGAR, HYDERABAD (Represented by its Secretary, Mr. Md. Saqib R. Khan S/O. Dr. Md. V.R. Khan)

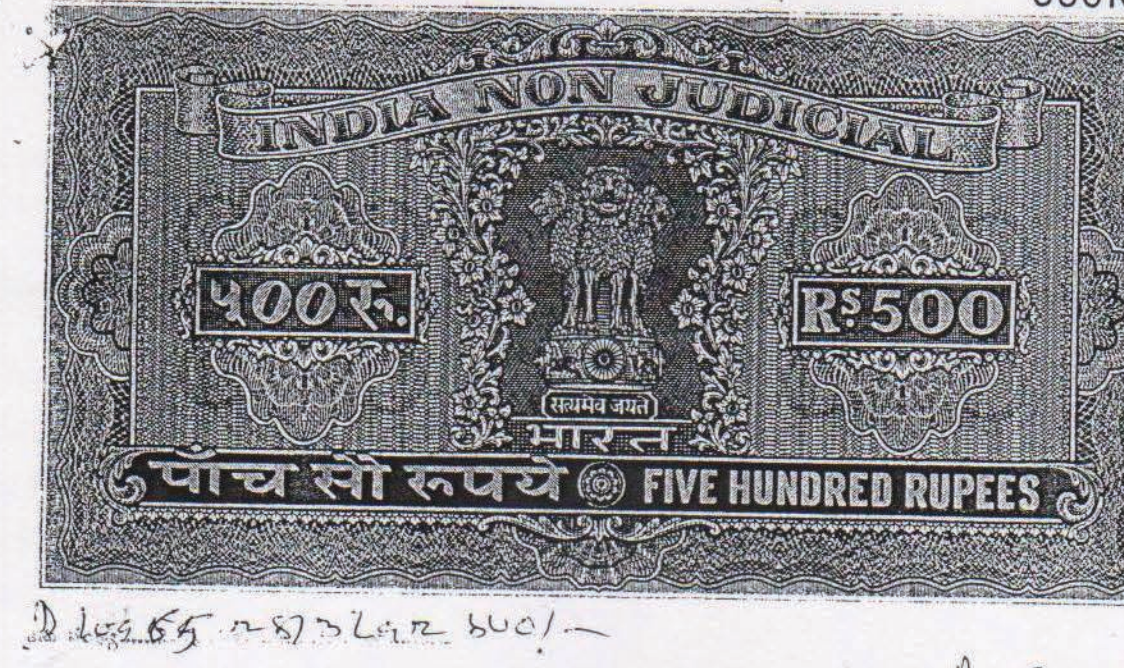
The xerox copies of all the title deeds and other documents evidencing the title of the sellers are to be given to the purchaser.

The sellers hereby covenant that if the purchaser is deprived from the said land or any part thereof due to any defect in title or whatsoever or breach of covenants hereto, the sellers shall be liable and responsible to keep the purchaser harmless and indemnify and compensate him for all losses, damages, costs of expenses whatsoever the purchaser may suffer for such reason or cause.

The sellers are the right full owners and pattedars of the schedule land and have full rights and absolute authority to convey the said land to the purchaser in the manner herein appearing and there is no other subsisting agreement regarding the said land with another person.

D. Sale

CONTD...P.4..



Date: 5/9/92

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Mona Educational Society

Secretary Md. Saqib R. Khan s/o M.V.R. Khan

SCHEDULE OF PROPERTY

Sl.No.	Survey No.	Khasra No.	Ac.Gs. (Hectares)	Nature.
1.	239	414	3-19 1.40	Dry

situated at Gollaguda village of Nalgonda Revenue Mandalam, Nalgonda District, and the said schedule land within the local limits of city Municipality, Nalgonda and within the Registration District and Sub-District, Nalgonda, and the said schedule lands are not assigned lands as defined in Andhra Pradesh Assigned Lands P.O. Act No. 9 of 1977, market value per acre Rs. 20,000/- total value comes to Rs. 69,500/-.

BOUNDARIES:- NORTH : Land of Dongari Jagathiah,
SOUTH : P.W.D. Road,
EAST : Land of Sellers.
WEST : Land of Tajunnisa Begum.

D. Sale

CONTD...P.5..



No. P.565 Date: 9/9/92

Sold to: Mr. Mohammed Ahmed

Secretary Mona Educational Society Hyderabad

IN WITNESS WHEREOF the sellers have subscribed their signatures on the date here written.

WITNESSES:

1. [Signature]
2. [Signature]
3. [Signature]

THE SELLERS

1. (DONGARI BALSETTI)
2. (DONGARI SAIDULU)

D. Sale

Drafted & typed by:

Mohd. Younis Ali
Document Writer
Sub. Dist. Licence No. 1/78
No. 21/9, NALGONDA

Registration Plot of Agriculture Land in SNo 239 of Gollaguda (v) Nalgonda Mandal and District

Vendors: Sri Dongari Balsitti s/o D. Durgaiah and Dongari Sydulu s/o Durgaiah R/o Kothaguda Nalgonda.

Vendee: Mona Educational Society Secretary Mohammed Saqib-R. Khan s/o M.V.R. Khan R/o Hyderabad.

PURCHASED AREA 3-19 Acres OR 1.405 Hectares.

D. Jagataiah.

Scale = 10 CM (metric chain)

25 Wide Inner Road

Tajunnisa Begum & M.A. Basith 1182

D. Balsitti & Sydulu 1148

Miryalguda

Nalgonda

PWD ROAD

WITNESSES

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]

VENDOR'S SIGNATURE

1. [Signature]
2. [Signature]