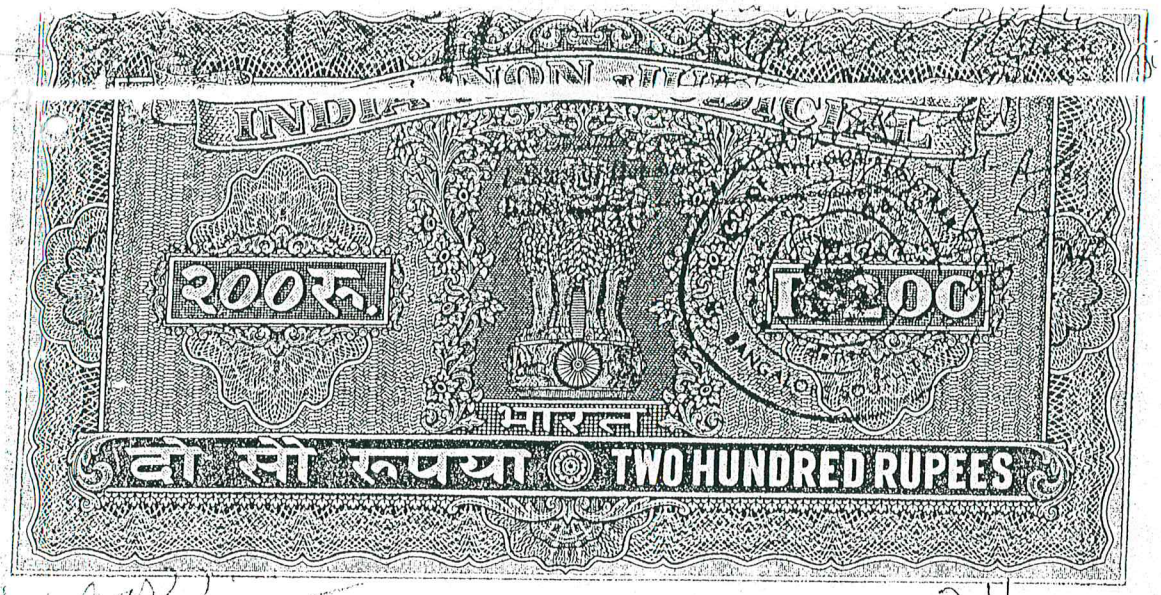

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320/5
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P 11

THIS INDENTURE OF SALE made this Twentieth day of June, One thousand nine hundred and Sixty, between (1) Srimathi Pholgamma, aged about 40 years Wife of Sri.Maraappa; (2) Srimathi Maralka, aged about 45 years, Wife of Sri.Muniyappa (Late); (3) Sri.Chennappa, aged about 22 years, Son of Sri. Maraappa; (4) Sri.Hanumantha, Minor, aged about 15 years, by Guardian and father Sri.Maraappa and (5) Sri.Maraappa, Son of Lingappa, aged about 60 years all excepting No.(2) residing at Deevattiramanahalli village, Kengeri Hobli Bangalore South Taluk, No.2, Maralka, residing at Sugandhavval, Kalpalya, Yeswantpur Hobli, hereinafter called the Vendors of the one Part AND Messrs Sri Rama Metal Works, Opposite to 'Renco', Mysore Road, Bangalore, represented by Sri. G.B.Belani, residing at Bangalore, hereinafter called the Purchasers, of the other part, WITNESSETH:

WHEREAS the Vendors, by means of an Agreement dated 4-3-60 had entered into an agreement for the sale of the Land (property more fully described in the Schedule hereunto attached, hereinafter called 'Land') to the Purchasers hereabove named and had taken the advance of Rs.3000/- (Rupees Three thousands) only, on the day of the said agreement, and a further sum of Rs.3000/- (Rupees Three thousands) taken on 14-4-1960 (total Rs.6000/- (Rupees Six thousands) having been received by the Vendors), NOW THIS DEED WITNESSETH:

That, in pursuance of the said agreement the Vendors, who are the sole

No. 407 Rs. 200=00

To Mr.

Date 8-4-60
Bangalore City.

STAMP VENDER

5 - APR 1960
BANGALORE

and absolute owners of the land, and as the Vendors have agreed to convey the said Land to the Purchasers for a sum of Rs.12,000/- (Rupees Twelve thousands) only and as the Vendors have been in posession and enjoyment of the said Land for the past about 30 years and more, this having been the Ancestral property of the Vendors, obtained by succession or transfer and as the Jodidar has no right over the said Land,

AND WHEREAS the Vendors are in Financial difficulties and for the upkeep of their family members and also to pay for the other property which they have purchased in Yerohalli village,

AND WHEREAS the Schedule property is situated in the said village of Deevattiramanahalli, which village has been abolished by the Act as being the property of the Inamdars and is the sole and absolute land of the Vendors,

NOW THIS DEED WITNESSETH: That the Vendors do hereby agree to convey the said Land to the Purchasers, free of encumberances for the consideration of Rs.12,000/- (Rupees Twelve thousands) only, out of which Rs.6000/- (Rupees Six thousands) has been paid as stipulated above and the balance of Rs.6000/- (Rupees Six thousands) only, shall be paid before the Sub-Registrar, at the time of the Registration of this Deed,

That, in pursuance of the said payment, the Vendors do hereby

Left thumb impression of Ramappa

Left thumb impression of Marraiah

Left thumb impression of Chinappa

Left thumb impression of Marappa

convey the Land together with all the buildings, trees, fences, hedges, ditches, ways, waterways, water courses, liberties, previleges, easements, appurtenances, Easement Rights, Titles, Interests, and whatever belonging to, or reputed to belong to the Land hereby conveyed, to hold the same to the Purchasers absolutely.

The Vendors hereby deliver to the Purchasers all Deeds, evidences, writings etc., now in their possession and custody, relating to the Title of the Vendors of the Land hereby conveyed, and the Vendors and all persons claiming under him do hereby further agree that at all times hereafter and upon any request by the Purchasers and at the cost of the Vendors, 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 other part thereof to the Purchasers, and placing them in possession of the same according to the true intent and meaning of this Deed.

The Vendors do also hereby agree to save harmless and keep indemnified the Purchasers from and against all losses, damages whatsoever that may be sustained by the Purchasers in procuring the full title to the Schedule property.

It is further agreed by the assurance of the Vendors that the

No. 408 Rs. 75=00

5-APR 1960

Date 8-4-60
Bangalore City.

STAMP VENDOR

said Land which is in exclusive possession of the Vendors, by their own right, title and interest and as there are no other encumberances, the Purchasers have full right to the Land hereby conveyed and the Purchasers may, at all times hereafter, peacefully and quietly possess the said Land and other part thereof as absolute owners and receive the profits thereof, and erect buildings, Factory, etc., thereon, without any leave or hinderance whatsoever and without any lawful eviction, interruption, claim or demand whatsoever, from, by or on behalf of the Vendors or any person or persons, lawfully or equitably claiming from, through, under or any Trust for them. This document has the assurance by the Vendors that the Land has not been acquired by Government or by any authority and as such the possession which is hereby conveyed to the Purchasers is absolute with full rights and title to the same.

That it is assured by the Vendors that this Land being Jodi land and having the same Jodidar, the entry to their land from the main Mysore Road is the passage about 20' wide by the side of the Compound of the present premises of Messrs. Sri Rama Metal Works and abutting by the boundary of the land of

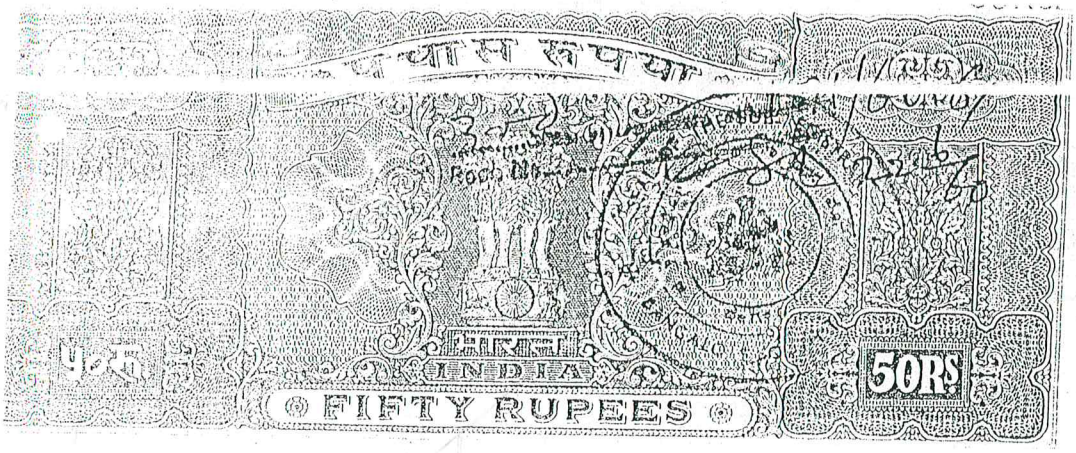
రామయ్య

Left thumb impression of Ramaiah.

Left thumb impression of Marappa.

Left thumb impression of Chinnappa.

Left thumb impression of Nyarappa.



of Mr.Muninanjappa on his East as shown in the rough sketch attached with this Deed and duly signed and attested by the Vendors.

That Sri.Byappa, son of Sri. Hagappa has no right, share, title, interest whatsoever in the said Land, as, by the virtue of the Partition Deed, dated 8--9--1945, all his interests in the Schedule Land have been liquidated and his rights have been relinquished.

That this being a Jodi village and a Jodi land, this document is signed by the Jodidar as Witness certifying all the facts and in token of having no objection to him for the sale of this land and all the dues expenses etc., that might

Left Thumb impression of Muniappa

Left Thumb impression of Shivappa

Left Thumb impression Jayappa

No. 409 Rs. 50=00

[illegible]

S. [illegible]

Date 8-4-60
Bangalore City.

STAMP VENDOR

5 - APR 1960

पच्चीस रुपये

INDIA

TWENTY FIVE RUPEES

25 RS

be due, the Vendors shall settle the same and the Purchasers are not liable for any such claims.

In this deed the Terms 'Vendors and 'Purchasers' hereinbefore used shall, unless inconsistent with the context, include as well the heirs, administrators, assignees of the respective parties themselves.

The Vendors have this day put the Purchasers in possession of the Schedule property measuring about 600 ft. long and about 200 ft. wide approximately 3 acres in extension and in value.

SCHEDULE OF PROPERTY.

Land measuring about 3 Acres, Assessment Rs.3/-, in Deevattiramanahalli village, Kengeri Hobli, Bangalore South Taluk, having the boundaries as under: and as per the rough sketch duly signed by the Vendors.

Their mark of [illegible]

Left thumb impression of Mallikarjuna

Left thumb impression of Chinnappa

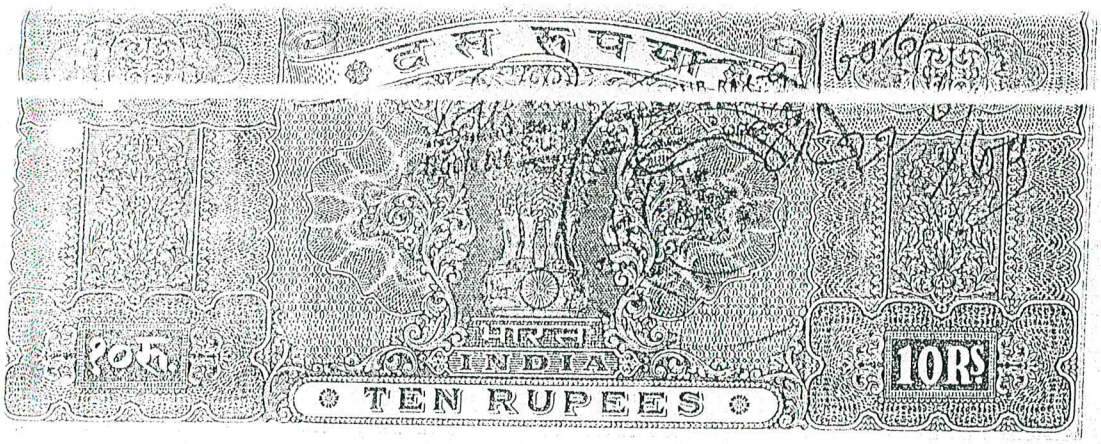
Left thumb impression of Maragappa

To Mr. శ్రీమతి. సుందరమ్మ పుత్రులు శ్రీ రామయ్య ఇవరు గారికి

Date 8-4-60.
Bangalore City

STAMP VENDOR

5-APR 1960
BANGALORE



East: By the Land of Sri.Venkatappa

West: By the Land of Jodidar Sri.Kuppu Rao in the possession of Muninanjappa.

North: By Sri Rama Metal Works Factory.

South: By the land belonging to Sri.Ramappanappa and his sons.

IN WITNESS whereof this Saledeed has been signed and executed by the Purchasers hereto in the presence of witnesses who have attested to it.

Witnesses:-

1) T.V. Venkataraman (Gouri Jodidar)
Advocate. Bangalore
Son of Jodidar of Dibbaghattahalli.
Bangalore Street. 22/6/60.

2) Left thumb impression of Chikkathammaiah. Dibbaghattahalli.

Purchaser

1 Left impression of Smt. Tulsamma Vendor

2 Left thumb impression of Smt. Marakka. Vendor

3 Left thumb impression of Chinappa. Vendor

4 [illegible] Vendor

5 Left thumb impression of Vendor Marappa

All left thumb impression are attested by me (R.B.Belani)

No. 411 Dt. 18-00

Date 8-4-60
Bangalore City

191
14-19

Registered as No. 1591 in Book 1
Volume 191 Pages 14 to 19
Registration Fee Rs. 50 No. 50
Amt. for of Registration
as received
Date 12-7-60

Sri Rama Metal Works
Mysore Road Bangalore

Left hand impression of Tulsamma W/o Marappa Devisamudra

Left hand impression of Marappa W/o Munivenkatappa Banakalpally.

Left hand impression of Chinappa S/o Marappa
Devisamudra

ಸಂತೆಮಾರಿ S/o Marappa.

Left hand impression of Marappa S/o Linappa
Devisamudra

All four left hand impressions of vendors attested by me
R.B. Belani

Identified by R.B. Belani
Sri R.B. Belani S/o Sri Rama Metal Works, Mysore Road, Bangalore-18

Chinappa

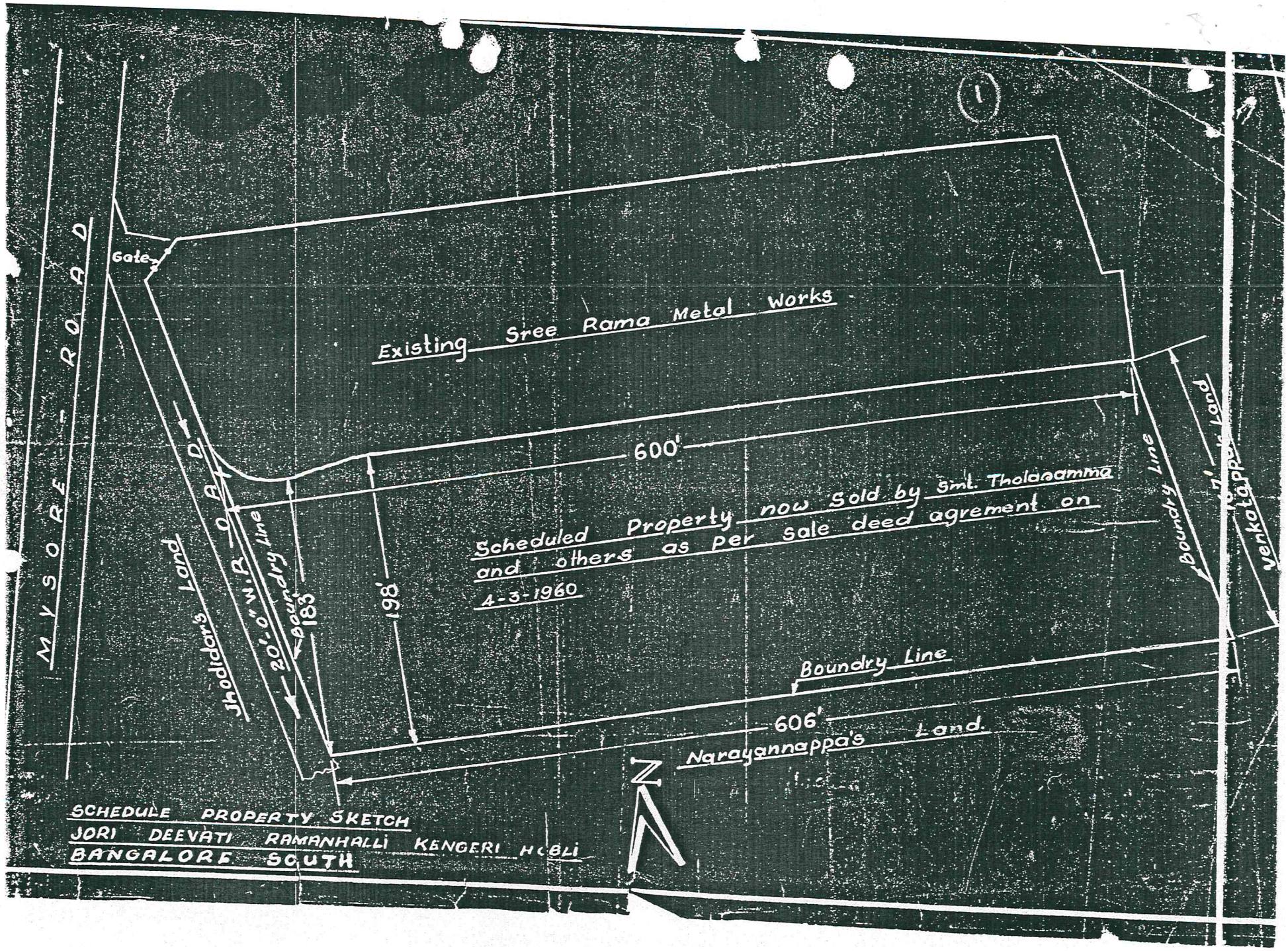
Tulsamma

ಸಂತೆಮಾರಿ

Marappa

Marappa

All the four left hand impressions of vendors attested by me
R.B. Belani


MYSORE ROAD
Gate
Existing Sree Rama Metal Works
600'
Scheduled Property now Sold by Smt. Tholasamma and others as per sale deed agrement on 4-3-1960
Boundry Line
Venkatappa's Land
Shadlaks Land
20'-0" W.B. ROAD
Boundry Line
183'
198'
Boundry Line
606'
Narayannappa's Land.
N
SCHEDULE PROPERTY SKETCH
JORI DEEVATI RAMANHALLI KENGERI HOBLI
BANGALORE SOUTH

(1)

In the ab- Mam Pucenuu 20th
Doccut no 1591 of Book
4. 71. A Recei
Sub Registrar
22

SEAL OF THE SUB-REGISTRAR
BANGALORE SOUTH TALUK

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