

200Rs.



THIS INDENTURE OF SALE made this 30th day of October 1958, between

1) Sri. Chickkahanumaiah, aged about 50 years, son of Bore Gowda, residing at Jodi Devatiramanahalli Village, Bangalore South Taluk, 2) Sri. Marappa, Son of Sri. Chickkahanumaiah, aged about 20 years, and residing at the same village (hereinafter called the Vendors) of the one part AND 1) Sri. Kishindas, Son of Radhakishindas, aged about 56 years, 2) Smt. Mohiney, Wife of Sri. Girdharidas, aged about 38 years, 3) Sri. Ramchand, Son of Bolumal, aged about 35 years and 4) Sri. Bansimal, Son of Bolumal, aged about 28 years, all partners of Sri Rama Metal Works, Subedarchatram Road, Bangalore, having equal shares in the property and residing at Bangalore City (hereinafter called the Purchasers) of the other part WITNESSETH:--

WHEREAS the Vendors by means of Agreement dated the 1st October 1958 had entered into an agreement for the sale of the Schedule property to the Purchasers hereinabove named and had taken an advance amount of Rs.2000/- (Rupees Two thousand only) on the day of the said agreement, Now this Deed witnesseth that in pursuance of the said agreement, the Vendors who are the sole owners of the Schedule property more fully described in the schedule hereunder, and as the Vendors have agreed to convey the said property to the Purchasers for the sum of Rs.9000/- (Rupees Nine thousand only) and as the Vendors have been in possession and enjoyment of the said property for the past 40 years and more, this having been the ancestral property of the Vendors obtained by succession to the late father of Sri. Chickkahanumaiah, and



Handwritten signature/initials

*S. Marappa Chickkahanumaiah
Solely Represented by*



270/-
200/-
+ 50/- + 20/- each have
been issued jointly.

Rs. 200/- No. 4274-4276
Name Sri/Smt. Chikrahanniah
Date 14/10/58
Bangalore-2.

Sd./ K. ... Rao,
Stamp Vendor.

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as the Jodidar has no right over the said property except the taxes that were due on them and that the proof of the previous simple mortgage made in favour of the previous owner the Jodidar which the Vendors have themselves discharged.

AND WHEREAS the Vendors on account of extreme financial difficulties for the upkeep of their family members and also to discharge the previous Mortgage described hereunder which fact has been admitted and acknowledged by the evidencary proof and as the Vendors have no other alternative but to sell the said land just to keep their members provided with the daily needs not only for themselves and the ailing wife of Sri. Chikrahanniah but also on behalf of the Minor children who are all unprotected due to financial difficulties and to save other property for the benefit of the family members,

WHEREAS after the exclusion of the advance amount, the balance has to be paid inclusive of a previous encumbrance made by the Vendors in favour of one Sri. V. G. Venugopal, residing at No. 19, Sethu Rao Street, Bangalore City, by the Registered Mortgage Deed dated 2-5-1958.,

Now this Deed Witnesseth that the Vendors shall agree to repay the Mortgage amount and such other sums that are due and thus has encumbered the said property to the tune of Rs. 3000/- (Rupees Three thousand only) which the Vendors do hereby acknowledge as been paid before the attestors to this Indenture, and receipt obtained from the said V. G. Venugopal,

WHEREAS the Schedule property which is situated in the said Jodi village of Devatiramanahalli, which village, by an Act has been abolished as being the properties of the Inamdars, but by a document of 25-7-1947 and previous encumbrance of the Schedule property has been discharged



by the Vendors and which property is cited being the absolute property of the Vendors,

BY THIS DEED the Vendors do hereby agree to convey the said property to the purchasers free of encumbrances for the consideration of Rs.9000/- (Rupees Nine Thousand only) to be paid as stipulated above, the balance sum of Rs.4000/- (Rupees Four thousand only) shall be paid before the Sub-Registrar at the time of the registration of the said Deed.

NOW THIS DEED WITNESSETH that in pursuance of the said payment, the Vendors do hereby convey the Schedule property together with all the buildings, trees, fences, hedges, ditches, ways, waterways, watercourses, liberties, privileges, easements, appurtenances whatever to the said land and Easement rights, titles, interest, claim that belongs to the Schedule property or reputed to belong to the property hereby conveyed, to hold the same to the purchasers absolutely.

The Vendors hereby deliver to the Purchasers all Deeds inclusive of the said Mortgage deed duly discharged, evidences, writings now in his possession and custody, relating to the title of the vendors of the property hereby conveyed and the Vendors and all persons claiming under him do hereby further agree that the Purchasers at all times hereafter and upon any request 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 whatever 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



Handwritten signature/initials.

Handwritten notes: "I made of Chikhi Himmals" and "attested by 2x Vaidya Rao & Chikhi".

For want of a paper of Rs.....270/-
Fewest possible papers of Rs.....20/-
.....Rs.1.....Rs.1 each have
been issued jointly.



Rs. No. 4274-4276
Name Sri/Smt. ... Chikashanniah
Date ... 14/10/58
Bangalore-2

Sd./ K. D. Venkatas Rao,
Stamp Vendor.

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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 said property which is in exclusive possession of the Vendors by their own right, title and interest, and as there are no other encumbrances except the one that are hereinbefore narrated, the Purchasers have full right to the property hereby conveyed and the Purchasers may at all times hereafter peacefully and quietly possess and enjoy the said property and every part thereof as absolute owners and receive the rents, profits thereof and erect buildings and Factory thereon without any let 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 in trust for them.

This Document has the assurance by the Vendors that the property 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 titles to the same.

In this Deed, the terms Vendors and Purchasers hereinbefore used shall, unless inconsistent with the context include as well the heirs, administrators, assigns of the respective parties as the parties themselves.

The Vendors have this day put the Purchasers in possession of the Schedule property measuring about 600' long and 150' wide,



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Sheet of Document No. 2979
Book No. 1958

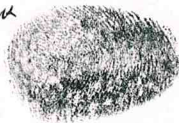
approximately in acreage about 1 Acre 32 guntas in extension in Valuation S.No. 4.

Schedule.

All the plot of land as per rough sketch attached herewith and
Bounded On the East: By Land of Thimmakka, Wife of Venkatramanappa;
On the West: By Land of Jodidar Kuppu Rao., i.e., land in
possession of Thoti Muninaja and by Mysore Road;
On the North: By Land of Chickkahanumaiiah, son of Avalahalli
Patel Hanumantappa;
& On the South: By land of Marappa.

IN WITNESS WHEREOF the Parties to this Indenture have their signatures the day, month and year first above mentioned, at Bangalore.

L. J. Man



Chickkahanumaiiah

Witnessed by K. Venkata Rao
Advocate.

In the Presence of:

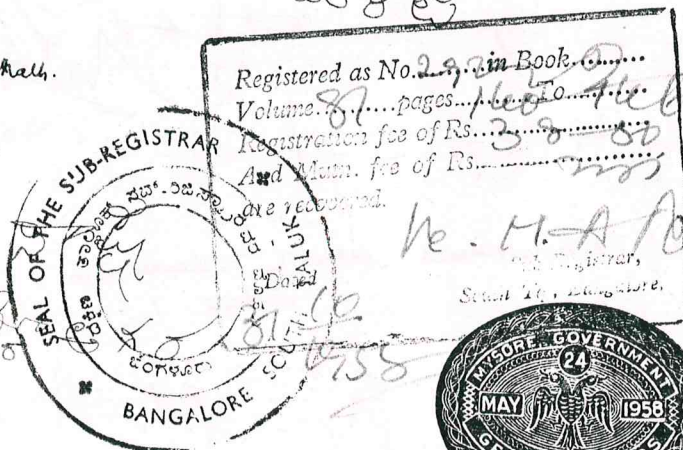
WITNESSES.

1. K. Venkata Rao.
Advocate and son
of Godidar Aravaramanahalli.
Balepet, Bangalore 2.
31/10/58.

2) M. R. O. Z.
Balepet, Bangalore 2.
31/10/58.

Identified by me.

K. Venkata Rao
Advocate, Balepet
Bangalore 2.
31/10/58.





For want of a paper of Rs 270/-
 Lowest possible papers of Rs 200/-
 + 50/- + 20/- each have
 been issued jointly.

No. 4274-4276
 Name Sri/Smt Chikha Hanumanth
 Date 14/10/58
 Bangalore-2.

new
 S.no. 11/2 and 21/5/60.

Sd./ K. P.
 Stamp Value

Presented in the Office of the
 Sub-Registrar of Smt's Sq. Bangalore

140-146

958/14/58 by Me. H.

Ranchand Sh. Bohmal
 108 Smt. Rama Melal Road
 108 Smt. Rama Melal Road
 Bangalore-2

Execution admitted by

L. T. Manoj Chikha Hanumanth S/o Bangalore.

Godi Divalrahanthalli Kengeri.

Witnessed by K. Venkatarao

Admstr. Bangalore

S/o Chikha Hanumanth.

IDENTIFIED BY K. Venkatarao Admstr. Bangalore 2.

Ranchand Sh. Bohmal
 Re free, Transfer, Thoresud
 Rs 4000/- Ranchand Sh. Bohmal.

L. T. Manoj Chikha Hanumanth Assisted by K. Venkatarao
 Admstr.

Mr. M. A. Nair
 Sub-Def.
 31-10-1958