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SSNO: 808/2000  
C.No. 808/2000

20 Rs.



1500/- Date 21.7.2000 Rs 20/-

Recd to Sekhram Modi, S/o. Sathish Modi, Leo Nagar

For Return Self COPY OF DOCT. NO. 7989/98

C. MAHESH  
S.V.L. No. 26 of 1939  
Boduppal, R. R. Dist.

**S A L E D E E D**

THIS SALE DEED executed at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, on this the 22nd day of September, 1998 by:

M/s. KISAN CEMENT PIPE CO., REP. BY ITS PARTNERS,

1. Shri. P. Suresh, S/o. Late P. Bala Kistiah, aged 55 years, Residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
2. Shri. P. Mahendra S/o. P. Manik Rao, aged 46 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
3. Smt. P. Bharati Devi, W/o. Shri. P. Suresh, aged 49 years, residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
4. Smt. P. Vinod Kumar, S/o. Sri. P. Manik Rao, aged about 41 years, at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
5. Smt. P. Yashoda W/o. Sri. P. Manik Rao, aged 56 years, residing at 2-2-3/5, Flat No.91, Saket Apartment, Shivam Road, New Nallakunta, Hyderabad.
6. Shri. P. Sunil Kumar, S/o. Sri. P. Suresh, residing at 1-1-380/16, Ashok Nagar, Extension, Hyderabad.
7. Shri. P. Bala Kishore, S/o. Sri. Mahendra, aged 21 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.

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hereinafter collectively referred to as the "VENDORS" which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns.

**IN FAVOUR OF**

**M/s. Modi Properties & Investments Pvt. Ltd.** a company registered under the companies Act, having its registered Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabd - 500 003, and represented by its Director Shri. Soham Modi, S/o. Shri. Satish Modi residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad hereinafter referred to as the "PURCHASER" which term shall mean and include whenever the context may so require its successors-in-interest.

**Witnesseth as follows:**

The VENDORS had purchased the property forming part of Survey No.174, admeasuring 4 acres 32 guntas situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, from its former owner under a registered sale deed, dated 29/12/1972, registered as document No.1883, in Book I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad-East.

The VENDORS had also constructed a factory shed, servant's and office buildings on the said land. As per the proceedings of Special Officer, Competent Authority bearing No.G/10441/76, dated 27/09/1993 the VENDORS have been entitled to sell the land the constructions thereon, as being not hit by the Urban Land (Ceiling & Regulation) Act, 1976.

The PURCHASER has already purchased from the VENDORS 2 Acres 19 guntas Vide Sale Deed Nos.25/97, dated 04/01/1997 and 526/98, dated 08/01/1998.

The VENDORS have been in possession and enjoyment of the balance portion of the property.

The VENDORS have agreed to sell and the PURCHASER has agreed to purchase a portion admeasuring 1 acre (i.e. 40 guntas or 4840 Sq.yards) out of the balance portion of 2 acres 19 guntas hereinafter referred to as the 'SAID PROPERTY' more particulars described at the foot of this document and shown in the plan annexed hereto for a sum of Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only) In the Schedule Property there is no structures.

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3. The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the said property.
4. The VENDORS have this day delivered vacant and peaceful possession of the said property to the PURCHASER.
5. The VENDORS have delivered certified copies of documents of title pertaining to the said property to the PURCHASER, as only a portion of Survey No.174, is being sold under the sale deed. The VENDORS agree to produce the original documents of title as and when required by the PURCHASER.
6. The VENDORS hereby declare that they were owing a vacant land admeasuring 4 acres 32 guntas in the peripheral area of Hyderabad Urban Agglomeration; that after issue of the G.O.M.S. No.733 Rev. (UCI) Dept., dated 31/10/1988 and availing of the exemption granted therein, they are so far transferred an extent of 2 Acres 13 guntas to the PURCHASER vide Sale Deed No.25/87 dated 04-01-1997 and 562/98, dated 08-01-1998. If the transfer of the land is subsequently found to be in violation in any of the Urban land Act (CC & R) Act 1976, or of the G.O. referred to above they will be liable for prosecution besides this transaction being declared as null and void.
7. The land is not assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act.9 of 1977 and it does not belong to or under mortgage to Government agencies/Undertakings. And there is no house or any constructions in the said site. If any structure is there I/We may be prosecuted Under Section 27 & 64 of Indian Stamp Act.

**DESCRIPTION OF THE PROPERTY HEREBY SOLD**

ALL THAT LAND admeasuring 1 Acre (i.e. 40 guntas of 4.840 Sq.yards) forming part of Survey No.174, Situated at Mallapur Village, Uppal Revenue Mandal, Khapra Municipality, Ranga Reddy District bounded on the:

- NORTH :: Survey No.175/1 Neighbours Property.  
SOUTH :: Part of Survey No.174 belongs to the PURCHASER.  
EAST :: Part of Survey NO.174 belongs to the VENDOR.  
WEST :: Road.

*P. Suresh*

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*Witness of the purchase of land*

Together with all internal and external rights, roads, roadways, paths and all easements appurtenances belonging to or reputed to belong to the said property.

IN WITNESSES WHEREOF, the VENDORS has signed these presents on the date and at the place mentioned above in the presence of the following witnesses:

WITNESSES:

1. H S K Chay
2. P. Sobaner.

VENDORS  
for KISAN CEMENT PIPE CO.  
(Partners)

- 1) P. Suresh .  
(P. Suresh)
- 2) P. Mahendra .  
(P. Mahendra)
- 3) P. Bharati Devi .  
(P. Bharati Devi)
- 4) P. Vinod Kumar .  
(P. Vinod Kumar)
- 5) P. Yashoda .  
(P. Yashoda)
- 6) P. Sunil Kumar .  
(P. Sunil Kumar)
- 7) P. Bala Kishore .  
(P. Bala Kishore)

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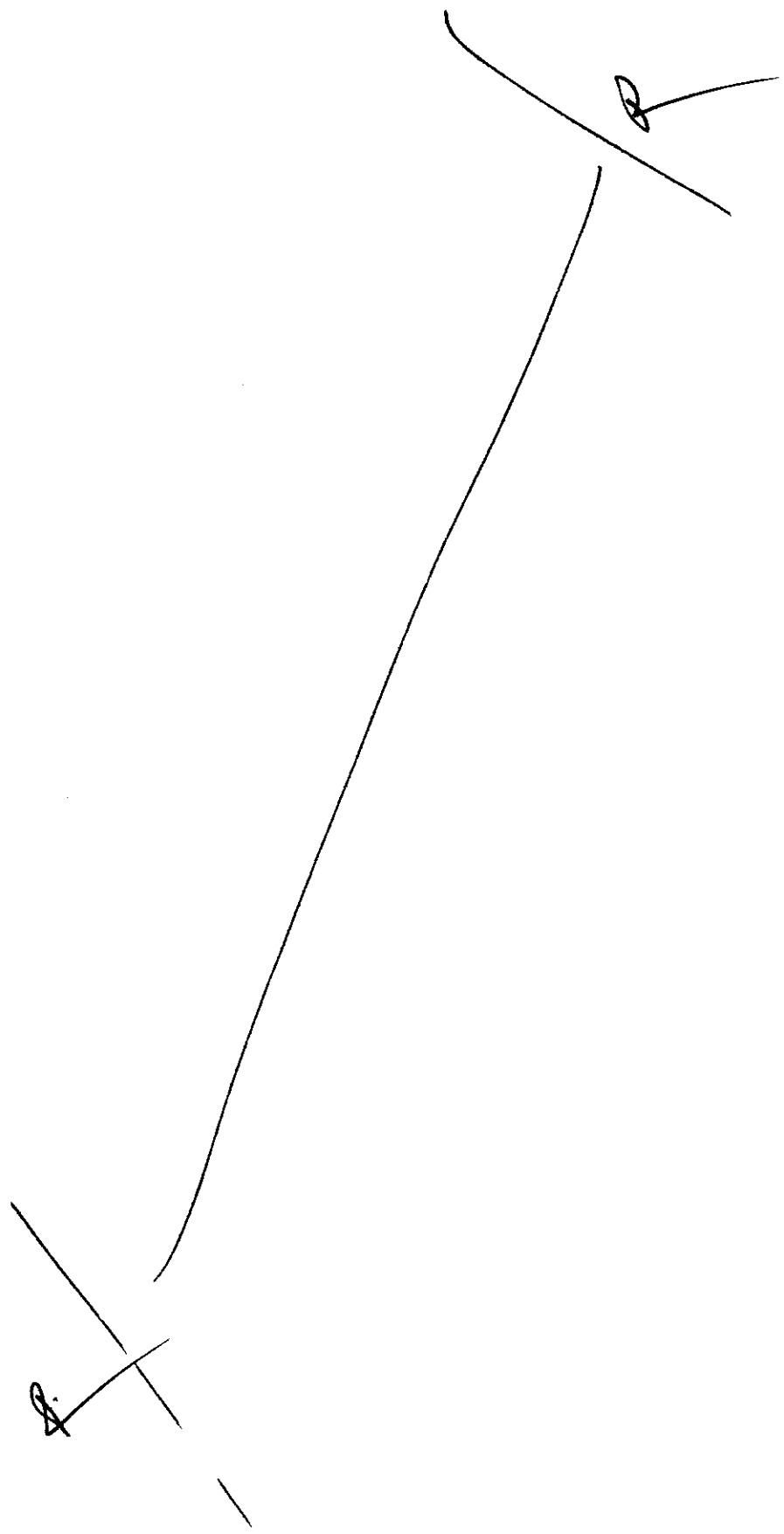


1298... 2.350...  
 8741/-... P. Surekh. @...  
 ... P. Surekh s/o  
 ... No 1-1-380/16  
 ...  
 P. Mahendra s/o ... No  
 2-2-3/5 Flat 91. Sabar Apartment Shivam.  
 New. New. Walla Bunta. Hyd. @ ...  
 (copy) P. Bhadrachari ... wife  
 No 1-1-380/16 ...  
 @ ... s/o P.  
 ... No 2-2-3/5 Flat  
 9; Sabar Apartment Shivam New.  
 Walla Bunta. Hyd. @ ...  
 ... No.  
 2-2-3/5 Flat 91 Sabar Apartment Shivam.  
 New. New Walla Bunta. Hyd. @ P. Surekh -  
 ... No 1-1-380/16.  
 ... @ ...  
 P. Balu ... s/o P. Mahendra. ar. Student  
 No 2-2-3/5. Flat 91. Sabar Apartment -  
 Shivam New. New Walla Bunta. Hyd. ...  
 above. @ A.S.K. Chary s/o ...  
 ... No 22-1-82. ... 265  
 ...

2. P. Solomon. s/o P. Ganga Ratnam Sener.  
 No 5-4-187/324 M. V. Road. Secbad. Urf.  
 అంబ. రిజిస్ట్రేషన్ నెంబర్ 24వేల 1910 గా. అంబ.  
 నెంబర్ 24వేల. S. Sankaranar. నెంబర్- 11127 N.  
 అంబర్ I. అంబర్ నెంబర్ 2445-553 నెంబర్ 668.  
 అంబ. 1988 నెంబర్ 7988. సెంట్రల్ రిజిస్ట్రేషన్.  
 అంబ. 1988 నెంబర్ 7988 నెంబర్ 24వేల.  
 25 ఏప్రిల్ 1920 గా. S. Sankaranar. నెంబర్-  
 11127 N. / 11127

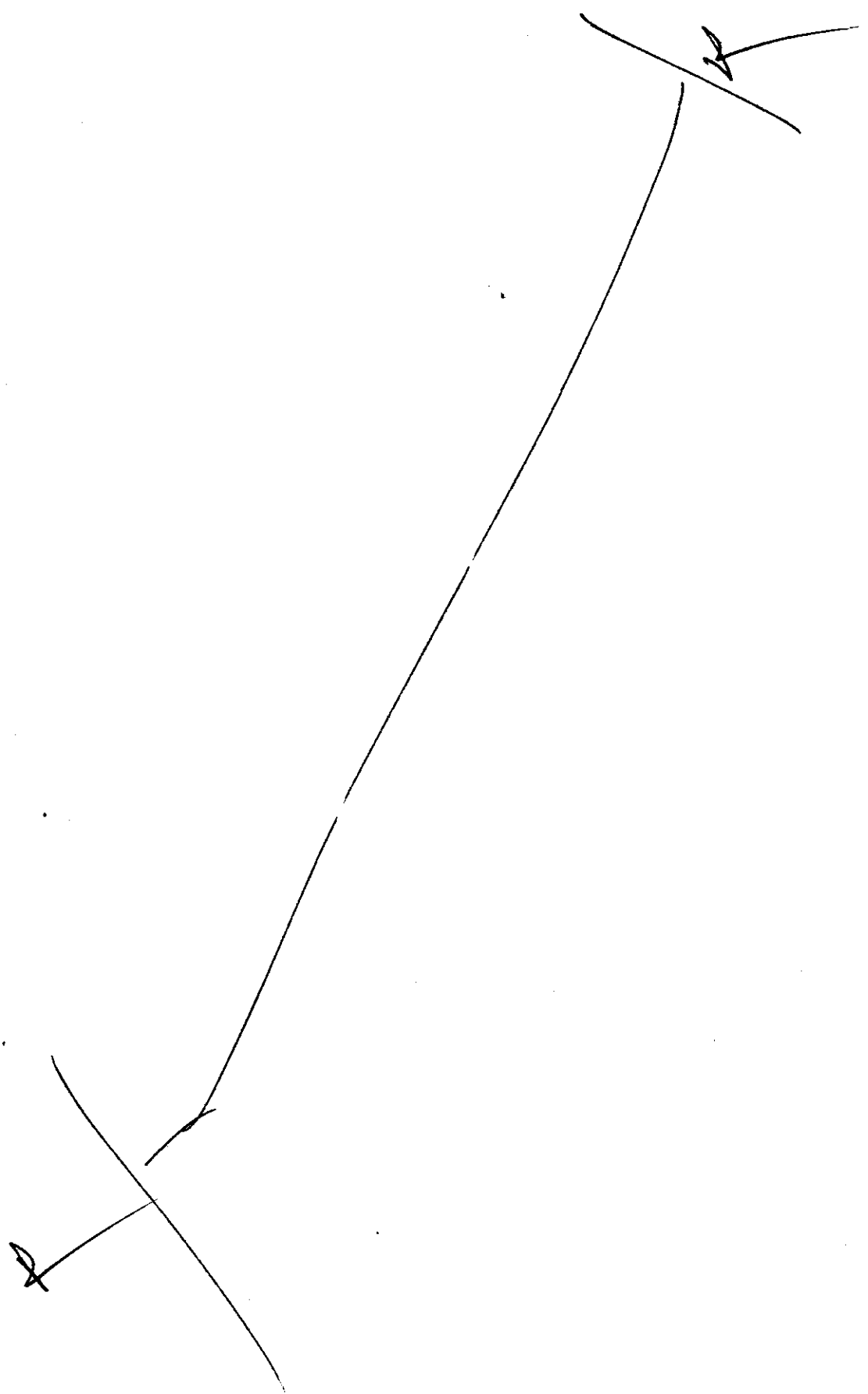
→ 15 copies to persons concerned

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Four Stays Papers are back  
Judgement with interest amount Rs 1,213,  
of Rs 100. As per order of Revenue Officer,  
by A. Jayachandri (Ptd 14 Revenue Officers)

S. Sundararaman. 24/10/98. 225. 1st day of  
work. Petition Stay order of Rs 86340/- has  
been issued by 41+42 of set with bank of  
of Rs. Market value of Rs 1624 000/- and  
24/11/98. S. Sundararaman Sub. Registrar.

with copy of half copy of Commission  
Total copy of Commission with

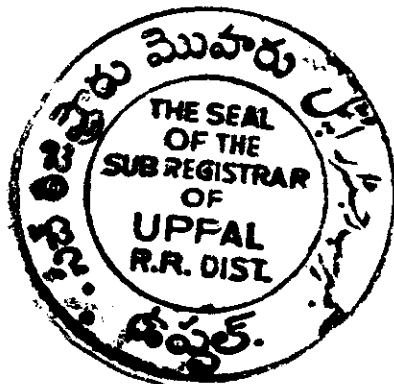
copy prepared by M. N. Suman Rao.

copy prepared by (Ptd) M. N. Suman Rao

by M. N. Suman Rao

Date 24/7/2000

OFFICE OF THE  
SUB-REGISTRAR  
UPPAL, R.R. DISTRICT



"TRUE COPY"  
24/7/2000  
Sub-Registrar