

No 1729/87

No 17/298/87

500



No. 11.25.4... Date 8.5.87 R.S.D.D. 0

Sold to
 To Whom
 For Value
 In Whom

B. Ramchander
 L. NO. 26/67 R. NC. 6/87
 STAMP VENDOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

SALE DEED

Satish modi

This Sale Deed is executed at Secunderabad on this 1st day of August, 1987 by:

1. Swaroop Singh Gour, son of Gopal Singh Gour, aged 43 years;
2. Sukhesh Singh Gour, son of Shri Gopal Singh Gour, aged 31 years;
residents of House No.7-1-894, R.P.Road, Secunderabad.
3. M/s.M & M Associates, a Trust, having its Office at 5-4-187/3-4, Karbala Maidan, M G Road, Secunderabad, represented by its Trustees:

(1) Satish Chandra M Modi, son of Manilal Modi, aged 45 years; and

Satish modi

.....2 *Satish modi*
Maheshkaran



No. 11055... Date 8.5.87 K.S.R. W

Sold to Solleti Kameswari

W/o Velu Kondaiah R/o Guntur

For Whom Solleti

B. Ramchander

L. NO. 26, 67 R. NC. 6/87

STAMP VENCHR,

CITY CIVIL COURT,

SECUNDERABAD - A. P.

: 2 :

(ii) Mahesh K Desai, son of Kantilal Desai, aged 43 years;

All are residents of Prenderghast Road, Secunderabad.

hereinafter called 'VENDORS' or 'PARTIES OF THE FIRST PART' in favour of:

Smt. Solleti Kameswari, wife of Velu Kondaiah, aged 26 years and resident of H.No.5-21-26, Brodipet (2nd Line/3rd Cross Road), Guntur.

hereinafter called 'VENDEE' or 'PARTY OF THE SECOND PART' witnesses:

WHEREAS Plot No.17, admeasuring 1033.33 sq. yds. situated in Survey No.14 of Rasoolpura, Hyderabad belonged to Naraindas Narang, son of Shri Kishandas by virtue of a sale deed executed in his favour on 14-12-1964 and registered as document No.2030 of 1964.

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....3 Satesh mal

Maheshwari



1.1956. 8-5-81. 500.

Solleti Kameswari

Velu Kondayya Rio Gunthun

...

: 3 :

B. Ramchander

L. NO. 26, 67 R. NC. 6/87

STAMP VENDOR,

CITY CIVIL COURT,

SECUNDERABAD - A. P.

AND WHEREAS the said Sri Naraindas sold portions of the land, namely admeasuring 633.33 sq. yds. demarcated as Plot No.17-B to the Vendor No.1 under sale deed dated 30-1-1980 and registered as document No.204 of 1980, and the Portion admeasuring 400 sq. yds. demarcated as Plot No.17-A to Vendor No.2 under sale deed dated 30-1-80 and registered as S.No.205 of 1980.

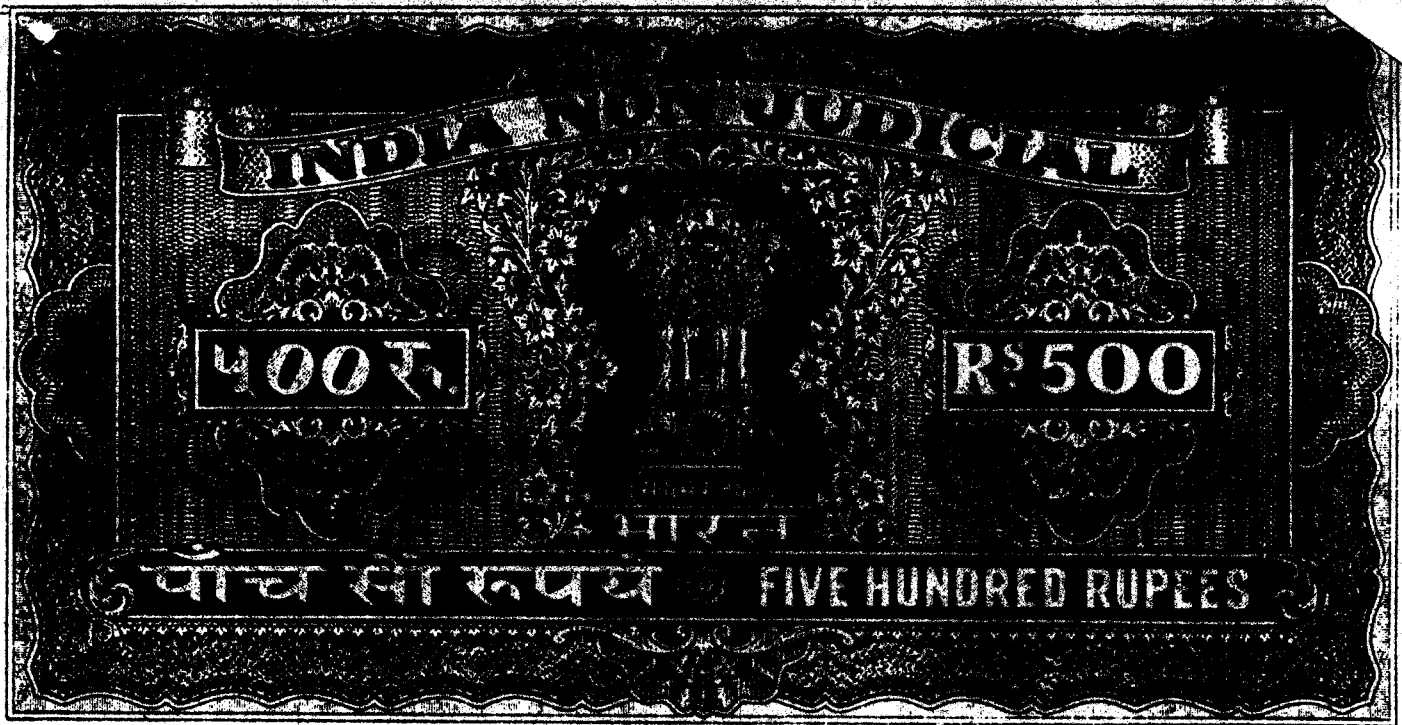
AND WHEREAS the Vendor No.2 has sold the Portion (Plot No.17-A) comprising of 400 sq. yds. to M/s.Steel Centre, Pan Bazar, Secunderabad under Sale Deed dated 15-5-1981 and registered as document No.2701 of 1981.

AND WHEREAS the Vendor No.2 has repurchased the said portion marked Plot No.17-A from M/s.Steel Centre, under sale deed dated 2-3-1983 and registered as document No.413 of 1983.

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.....4
Sateesh mal
Maha Lakshmi



11058 8.5.87 500
Solely: Kameswari
Velu Chandappa Rao Kumar
Tel

B. Ramchander
L. NO. 26/7 R. NO. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

: 5 :

covered by Plot No.17 and thus M/s.Modi Builders is now in actual possession of the said Plot No.17 and the constructions made therein comprising of the following:-

- a) Open area on Eastern side of R.C.C. Building. .. 3,255.00 sq.ft.
 - b) Area covered by R C C Building .. 4,486.00 sq. ft.
 - c) Small quadrangular bit of land on the South-Eastern side of shed .. 98.00 sq.ft.
 - d) Area covered by huge shed situated on Western side (12 x 115 ft.) .. 1,380.00 sq.ft.
- 9,219.00 sq.ft.
or 1,024.33 sq.Yds.

AND WHEREAS the concern, M/s.Modi Builders was a Partnership firm, constituted by M/s.M & M Associates, a Trust (declared and brought into being by Ashok Chatur Lal Desai under a deed of trust dated 31-3-1981) and Satish Chandra M Modi as Karta of his joint family

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.....6 *Satish mal*
Maheshwari

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11.9.55... Date 8.5.87. 500.

11.9.55... Solleti Kameswari

Velu Kondayya Rio Chundur

Set...

: 6 :

B. Ramchander
L. NO. 26/G7 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

on terms and conditions set out in the Partnership Deed dated 2-4-1981. The said Partnership however was dissolved under a Deed of Dissolution dated 3-8-84 and the assets of the firm were taken over by the major share holder, namely, M & M Associates/Trust, Vendor No.3.

AND WHEREAS rights and benefits held and possessed by M/s.Modi Builders, as Purchasers of the Portions of Plot No.17 and the constructions made thereon are now vested in and belong to Vendor No.3 (M & M Associates/Trust).

AND WHEREAS Vendor No.3 intended to sell away the said Plot which they have agreed to purchase from Vendors 1 and 2 and also the constructions made therein, on account of its financial necessities.

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....7 *Satish Reddy*

Mahesh Kesari



No. 1. 060... Date. 5.5.87. Rs. 500/-

Sold to ... Solleti Kameswari

To. V.L. Kondaiya Rao Guntur

for Whom del

B. Ramchander

L. NO. 26, 67 R. NC. 6/87

STAMP VENCHR.

CITY CIVIL COURT,

SECUNDERABAD - A. P.

: 7 :

AND WHEREAS the Vendee and three others, namely

1. Maddali Kameswara Rao, 2. Maddali Rama Mohan Rao; 3. Maddali Giridhar Rao, and 4. Smt. Solleti Kameswari, wife of Velu Kondaiyah, have jointly offered to purchase from the Vendors the said Plot No. 17 and also the structures thereon for a sale price of Rs. 6,00,000/- (Rupees six lakhs only) and the Vendor No. 3 has accepted the said offer and agreed to get the land covered by Plot No. 17 conveyed in their favour under the Conveyance Deed duly executed by Vendors 1 and 2 as its nominees and also to convey all its rights, title and interest in the said Plot and the constructions made in the said Plot.

AND WHEREAS the Vendor No. 3 has requested the Vendors 1 and 2 to convey title to Plot No. 17 admeasuring 1033 sq. yds. in favour of the Vendee and three others as their nominees and the Vendors 1 and 2 have agreed to the same.

[Handwritten signature]

....8

Satish Rao

Maheshwar



No. 11061... Date 8.5.87 Rs 500/-

Sold to ... S. L. R. ... Name Swari

to Who ... V. L. ... Mandatara R. W. Chumber

To Whom ...

: 8 :

B. Ramchander

L. NO. 26,67 R. NC. 6/87

STAMP VENDOR,

CITY CIVIL COURT,

SECUNDERABAD - A. P.

AND WHEREAS the Vendee and three others have requested the Vendor No.3 to join in execution of the sale deed conveying not only the Plot No.17 (by the Vendors 1 and 2) but also to convey the right, title and interest in the structures made thereon, in their favour and the Vendor No.3 has agreed to the same.

AND WHEREAS Vendors 1 and 2 have given Notice under Sec.26 ULCR Act to Competent Authority for the sale of the said portions of plot No.17 admeasuring 1,033. sq. yds. Since their holding of vacant land or land with buildings do not exceed ceiling limit, Defence Estates Officer and competent authority has informed the Vendors that the said Plot was not required for its needs.

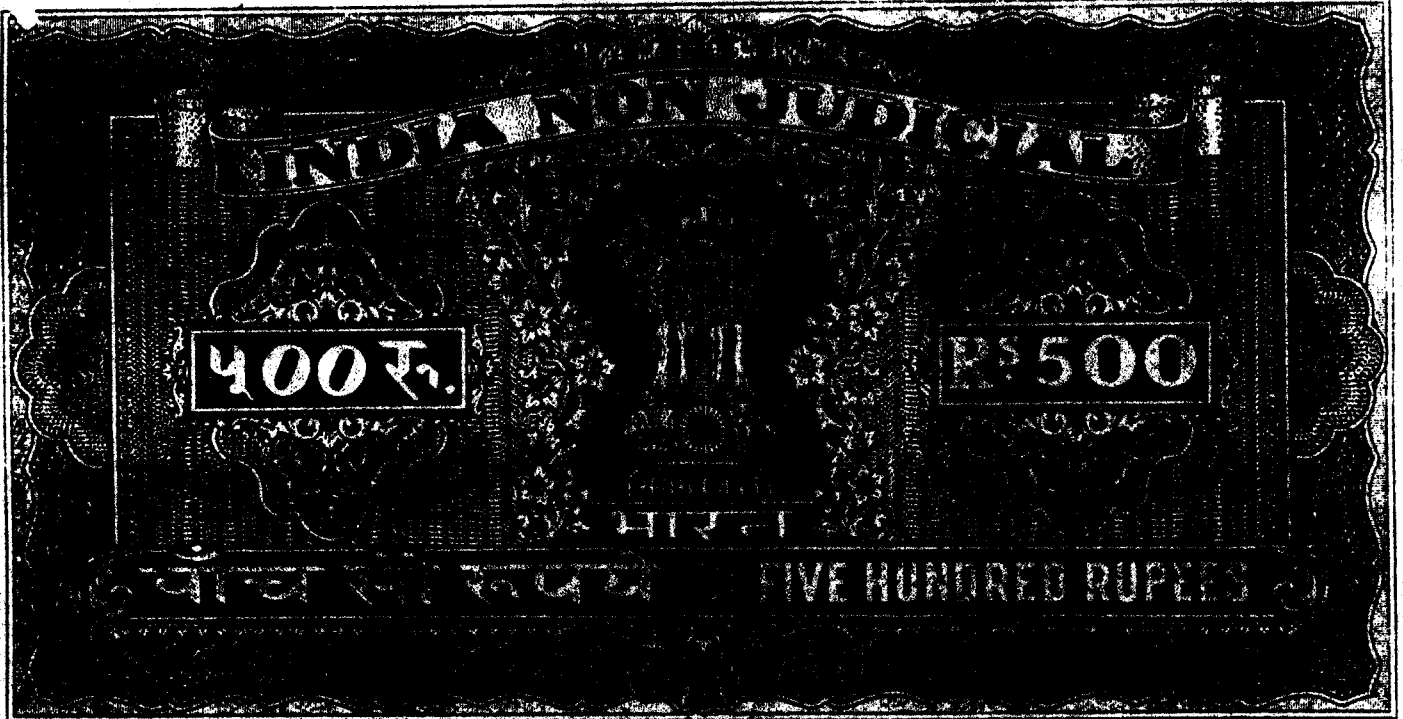
WHEREAS the Vendee and three others abovenamed considered it necessary and expedient to have separate sale deeds in respect of their portions and therefore they have requested the Vendors to convey to each of them

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...9 *Satish ...*

M. K. ...



No. 11067... Date 5.5.87. Rs 5,00,00
 To Sallasi... Karna Swari
 From... Kondappa Rao Chintur
 Whom... J. Reddy

B. Ramchander
 L. NO. 26, 67 R. NC. 6/87
 STAMP VENCOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

: 9 :

an undivided one fourth share of the aforesaid properties described in the schedule under separate sale deeds containing similar covenants and terms, after receiving the proportionate sale consideration payable for such share; and the Vendors have agreed to the same. The expression "three others" hereinafter used shall mean and refer to the three other Purchasers apart from the Vendee in whose favour the remaining three-fourths share is being conveyed and transferred.

AND WHEREAS the Vendors have applied for and obtained clearance certificate contemplated under Sec.230-A of I.T.Act from the Income Tax Officer, Ward No. I Circle III of Hyderabad.

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

In pursuance of the aforesaid agreements and in consideration of the sum of Rs.1,50,000/- (Rupees one lakh

[Handwritten signature]

....10
Satish mal
Maheshan

500Rs.



No. 11863... Date 8.5.87. Rs 500/-
 Sold to ... Sathish Chandra Modi
 For. Who ... Sathish Chandra Modi & Co Guntur
 to Whom ...

B. Ramchander
 L. NO. 26, 67 R. NO. 6/87
 STAMP VENDOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

: 10 :

fifty thousand only) well and truly paid by the Vendee to the Vendors, viz. Rs.60,000/- (Rupees sixty thousand only) on 13-10-1986 vide D.D.No.7609860/7312 and 7609872/7324 dated 4-10-1986 of the Canara Bank, Guntur, drawn in favour of Satish Chandra Modi, Trustee of Vendor No.3 and the balance of sale consideration of Rs.90,000/- (Rupees ninety thousand only) paid this day at the time of registration of the sale deed by handing over to the Vendor No.3, the Demand Drafts bearing Nos. 940850 ————— dated 29-7-1987 of the Canara Bank, Guntur, drawn in the name of Satish Chandra Modi, Trustee of Vendor No.3, the receipt whereof aggregating Rs.1,50,000/- (Rupees one lakh fifty thousand only) is hereby admitted, accepted and acknowledged by the Vendors, the Vendors hereby convey, transfer, sell and assign in favour of the Vendee, free from all encumbrances all that undivided one fourth share in Plot of land admeasuring 1,033 sq.yds. or 864.83 sq. Metres in Plot No.17, situated in Survey

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....11 *Sathish Modi*
Maheshwari



No. 12/17... Date 2/5/87. Rs 500/-

Sold to S. V. R. S. S. S. S. S. S.

To W. O. V. S. S. S. S. S. S. S. S.

for Whom.....

D. Ramchander

L. NO. 26, 67 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

: 11 :

No.14 of Rasoolpura, Secunderabad Cantonment and the constructions made thereon - consisting of:

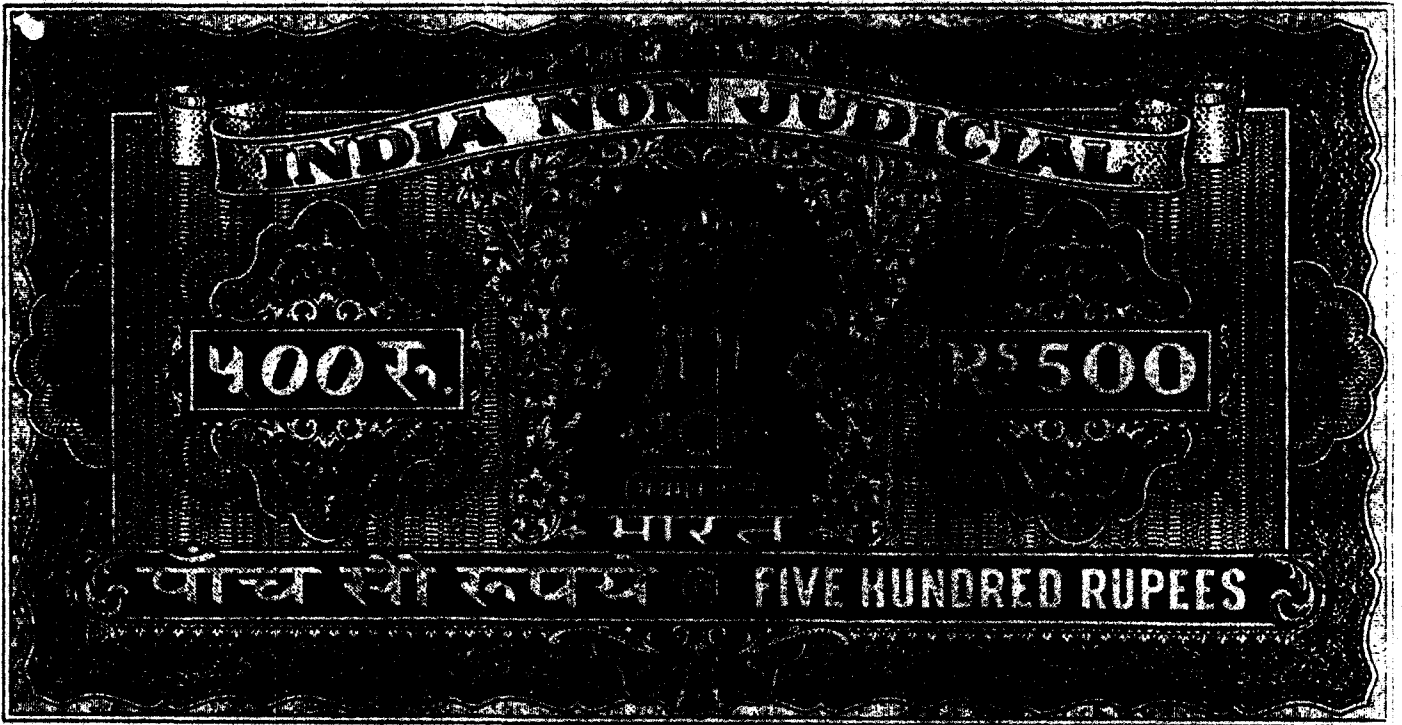
- a) Open area on Eastern side of R.C.C. Building. .. 3,255.00 sq.ft.
- b) Area covered by R C C Building .. 4,486.00 sq.ft.
- c) Small-quadrangular bit of open land on the South Eastern side of shed. 98.00 sq.ft.
- d) Area covered by huge shed situated on the Western side (12 x 115 ft.) 1,380.00 sq.ft.

and more particularly described at the foot of this Deed and delineated in red colour in the plan annexed hereto (hereinafter called the "said property") together with all rights, easements, privileges, appurtenances, liberties and all things attached and reputed to be attached thereto and all that estate, title and interest of the Vendors in or to the same.

2. The Vendors hereby declare that the said property is till now in possession and enjoyment of Vendor No.3 through its Tenant, M/s.Allied Sales Corporation, to whom the abovesaid property was leased out along

Sp Rmmp
~~Stamp:~~

...12
Sahel mal
Maheshkara



No. 11218... Date: 8.5.87. Rs. 500/-

Sol. Sri. Kameswari

Ven. Kondayya R. Chintur

B. Ramchander
 L. NO. 26/87 R. NC. 6/87
 STAMP VENDOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

: 12 :

with the property situated on the Western side there-
of under lease deed dated 13-2-85 and registered as
S.No.393/85. As such, the Vendor No.3 has today
attorned and directed the Tenant, M/s.Allied Sales
Corporation to henceforth pay one fourth of the rents
etc. payable by it to the Vendee as the owner of the
said property and the Vendee shall henceforth hold,
possess and enjoy the said property (his undivided
one fourth share) as his absolute and exclusive pro-
perty without any let or hindrance from the Vendors
or any one claiming through them.

3. The Vendors 1 and 2 hereby declare, assure
and represent to the Vendee that they have been in
possession and enjoyment of Plot No.17 in Survey No.14
as owners thereof; that they have agreed to sell the
said portion of the said plot No.17 to M/s.Modi Build-
ers, the assets of which are now owned by the Vendor
No.3; that in pursuance of the Agreements for Sale of
the said land, M/s.Modi Builders, was put in possession

[Handwritten signature]
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...13 *Satish and*
Maheshwar



10.12.19... Date 8.5.87 500.0

To Sollebi Kameswar.

1/2 Nelu Mondayya & Co. Chittoor

When 1987

B. Ramchander
L. NO. 26, 67 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

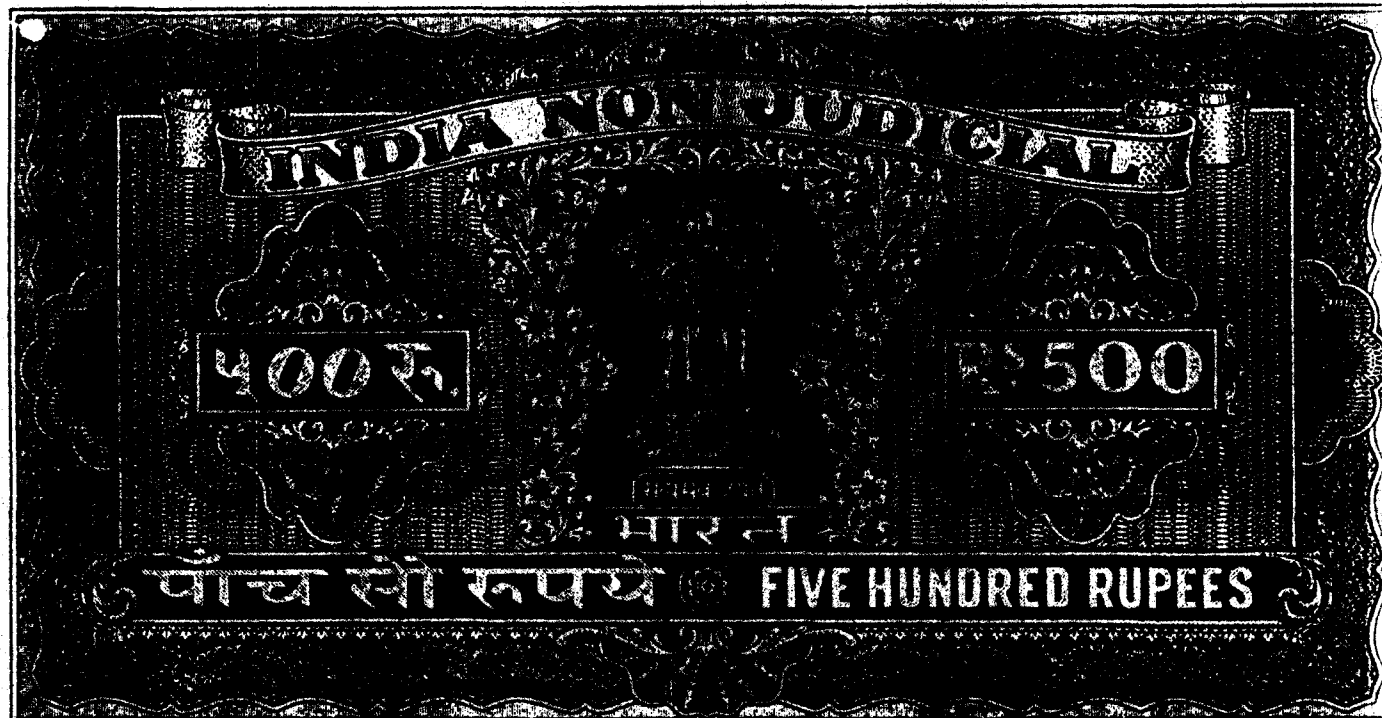
: 13 :

of the said land; that M/s.Modi Builders had made constructions therein and that the said plot of land which they have agreed to sell to M/s.Modi Builders is free from all encumbrances, mortgages, claims or demands of whatsoever nature; that the original title deeds have been handed over to Sri Maddali Kameswara Rao (Purchaser of one-fourth share) and copies of the said documents are furnished to the Vendee; and the said Kameswara Rao will make available and give inspection of said documents to the vendee and other Purchasers of the remaining shares of the above property, at all reasonable times; that the said property is conveyed in favour of the Vendee at the request of Vendor No.3, who has paid the consideration payable for the ~~partitions of the entire~~ entire land to them under the Agreements of sale; that the portions of the said Plot were purchased by them with their own earnings and savings and as such portions of the said plot constitute their separate property in which their children do not have any manner of right, claim or interest

Put Bimby
[Signature]

....14

Satish Moh
Maheshwara



11220 Date 8-5-87 500/-

Sallebi Kameswari

W/o Kondayya Rio Gunthur

From

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: 14 :

B. Ramchander
L. NO. 26/67 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

thereto; that they have agreed to sell the said Plot for purposes of meeting their personal requirements and financial needs and that nothing stated herein is false or untrue.

4. The Vendor No.3 hereby declares, assures and represents to the Vendee that the Trust has been constituted under a deed of Declaration of Trust dated 31-3-1981 by Sri Ashok C Desai that the said Trust (in exercise of the declaration vested in the Trustees under the Trust Deed) became partner with Satish Chandra Modi (in his capacity as Karta of his joint family) under deed of partnership dated 2-4-1981 and thereby the firm, M/s.Modi Builders has come into existence; that the said firm has been duly dissolved with effect from 1-1-1984 and the assets of the said firm were allotted to the Vendor No.3/Trust, as evidenced by the deed of dissolution dated 3-8-1984 and that the firm, M/s.Modi Builders, after having entered into agreements to purchase portions of Plot No.17 in Survey No.14 of Rasoolpura from the Vendors 1 and 2 have made

~~Sub Firm~~
~~Stamp~~

...15 Satish Modi
M/s.Modi Builders



NO. 122... Date 8.5.87. Rs 500.

Sold to ...
to W/o ...
to Whom ...

B. Ramchander
L. NO. 26/67 R.N.C. 6/87
STAMP VENCHR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

: 15 :

constructions thereon; that the said constructions now belonging to Vendor No.3 along with the property on the Western side is being possessed and enjoyed by it by leasing out the same to M/s.Allied Sales Corporation under sale deed dated 13-2-1985 and registered as Serial No.393/85; that it has decided to sell away the said property while selling the property situated on the Western side thereof, to the Vendee and to the three others; that this sale deed is executed by Vendors 1 and 2 in favour of the Vendee, conveying title to the one-fourth share in Plot No.17 in Survey No.14 of Rasoolpura, Secunderabad as the nominee of Vendor No.3 (who is now owning the assets of M/s.Modi Builders); that the Vendor No.3 has paid the consideration in full to the Vendors 1 and 2 and therefore the Vendors 1 to 3 are entitled to convey the Schedule mentioned property including the structures to the Vendee and three others and all their rights, title and interest under the Agreements of Sale; that the Structures put up by Vendor No.3 on the said Plot are are free from all encumbrances, mortgages, claims or

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...16 *Satish mdk*
Mahesh kera



No. 11274... Date. 2.5.87. Rs 500.

Sold to ... S. Lakshmi ...
To. W/o ...
for Whom ...

B. Ramthander
L. NO. 26/67 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

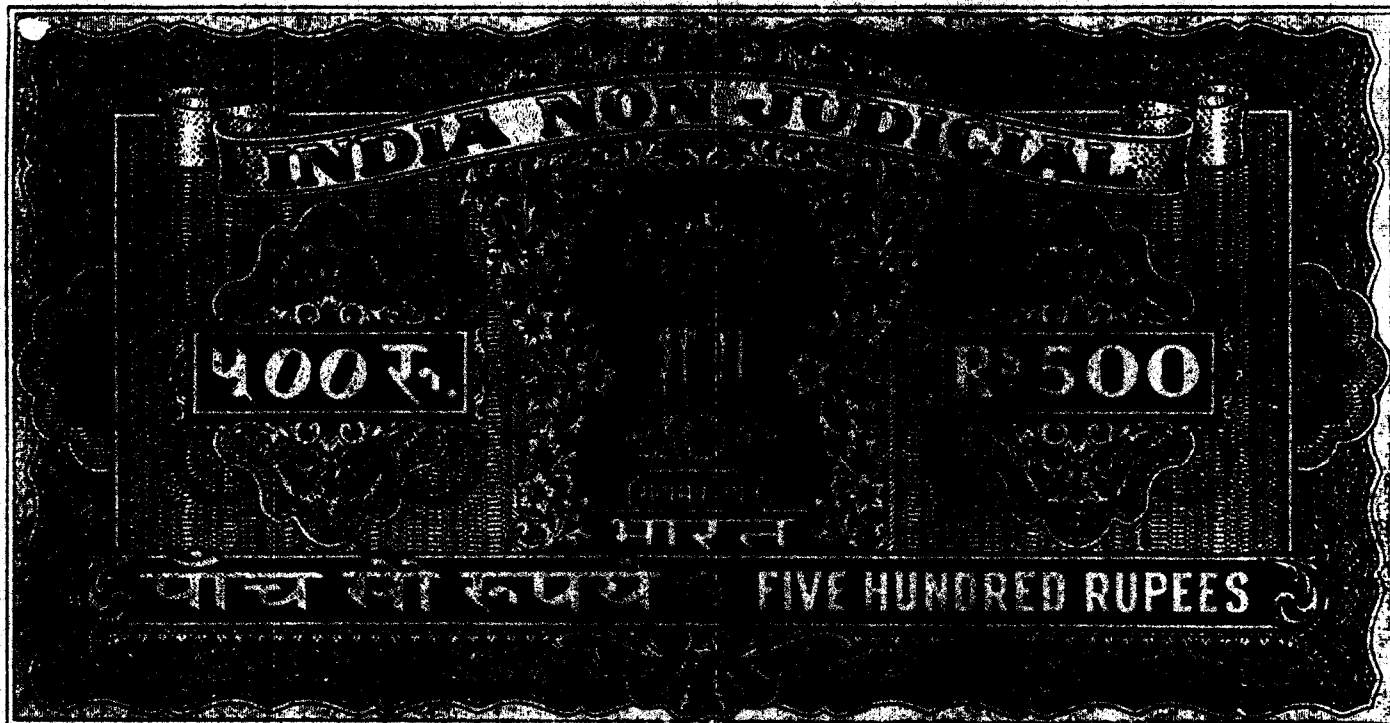
: 17 :

three others are deprived of the said property or portions of the said property or put to any losses on account of any defect in the title of Vendors to the land and the building constructed thereon or any of the representations made herein are found to be incorrect or untrue or otherwise, Vendors, with their joint and several liability will indemnify the vendee and three others and keep the vendee indemnified at all times and make good the loss or losses sustained by them (Vendee and three others) including the costs of litigation.

6. The expressions "VENDORS" and "VENDEE" wherever they occur herein above shall mean and include unless repugnant to the subject or context not only the persons abovenamed but also all their respective executors, administrators, legal representatives and assigns.

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...18 *[Handwritten signature]*



No. 11221 Date 8.5.87. Rs 500
 Sold to ...
 to - W/o ...
 for Whom ...

B. Ramchander
 L. NO. 26, 67 R. NC. 6/87
 STAMP VENDOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

: 18 :

SCHEDULE

All that undivided one-fourth share in the property comprising of plot of land admeasuring 1033 sq. yds. or 864.83 sq. Metres situated in Plot No.17 in Survey No.14, of Rasoolpura and bounded on the:

- NORTH: Road
- SOUTH: Property belonging to the Dr. Someswar & Yadagiri Family Trusts
- EAST: Road
- WEST: Property of Satish Chandra Modi and Vendor No.3.

and the constructions made therein, namely the said property now comprises of:

- a) Open area on Eastern side of R.C.C. Building. .. 3,255.00 sq.ft.
- b) Area covered by R C C Building .. 4,486.00 sq.ft.

....19

Satish modi
Maheshwar

[Handwritten signatures]

- c) Small quadrangular bit of open land on the South-Eastern side of shed. 98.00 sq.ft.
- d) Area covered by huge shed situated on Western side (12 x 115 ft.) 1,380.00 sq. ft.

and delineated in the Plan annexed hereto.

IN WITNESS WHEREOF the Vendors have set their hands unto this SALE DEED and signed their names on the day and year abovewritten.

WITNESSES:

- 1. Ajay D. S.
- 2. Chandrayya

VENDORS 1.

[Signature]
2. [Signature]

3. By its Trustees:-

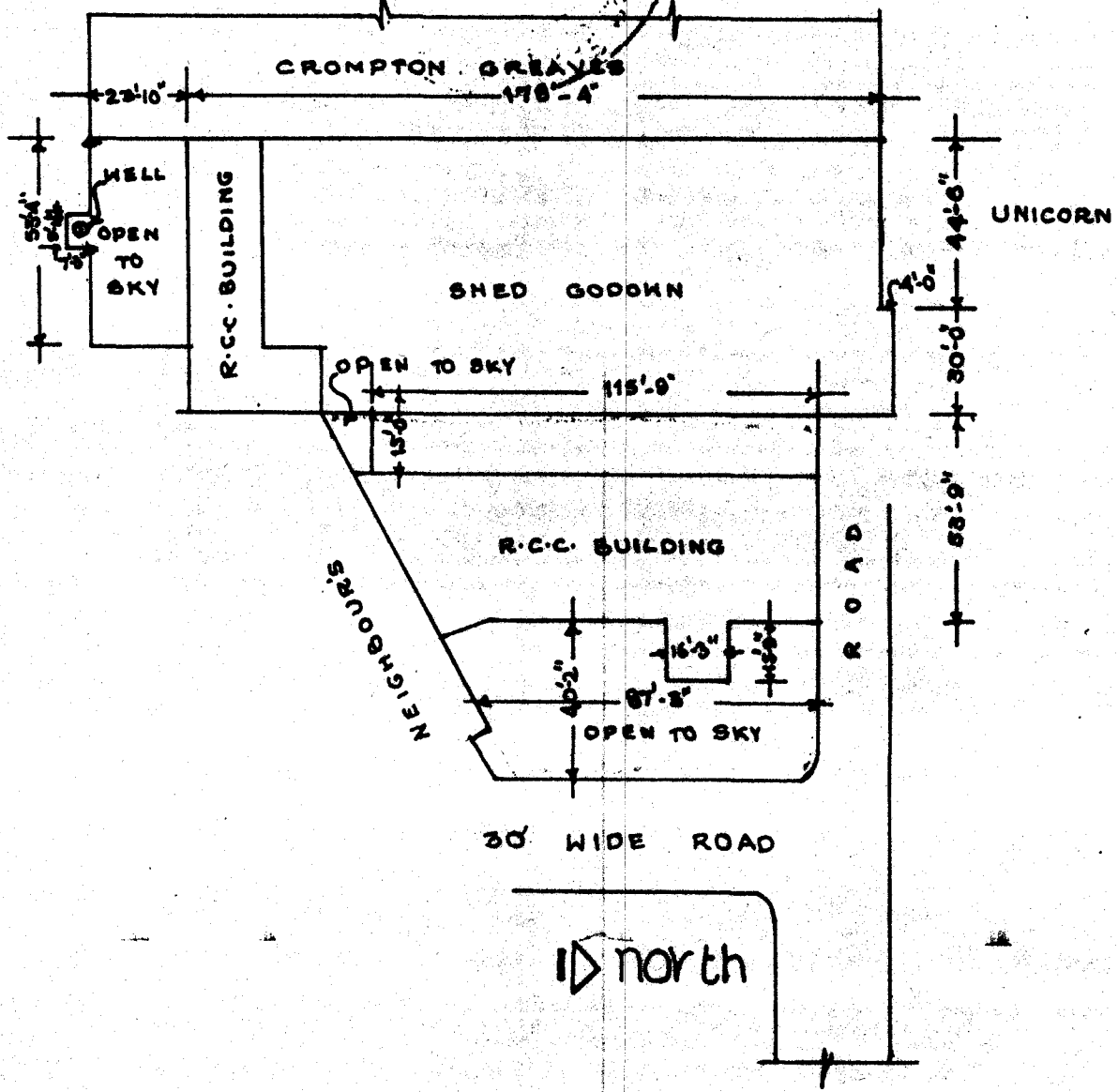
- (i) Satish Mohan
- (ii) Halekhan

Prepared by
[Signature]
D. Sudarshan Rao; B.A.
Document Writer,
LIC. NO. 10/85. R/NO. 4/87.
S. P. O. Marredupally, SECUNDERABAD.

REGISTRATION PLAN SHOWING THE PREMISES WITH STRUCTURES BEARING H.NO:1-20-273/~~4~~, RASOOLPURA, SECUNDERABAD.

VENDORS:-
 1. SWAROOP SINGH GOUR 3. M.M.M ASSOCIATES:-
 S/o GOPAL SINGH GOUR 1. SATISH CHANDRA M.MODI
 2. SUKHESH SINGH GOUR S/o. MANILAL MODI
VENDEE:-
 SOLLETI. KANESHARI 2. MAHESH K. DESAI
 W/o. S.V. KONDAYYA. S/o. KANTILAL DESAI

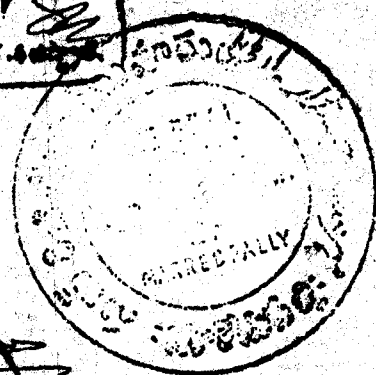
REFERENCE:- AREA:-
 INCLUDED YA TH UNDIVIDED SHARE OF 10353358 YDS
 EXCLUDED OPEN AREA 3,353 SQ.FT
 COVERED R.C.C. AREA 4,486 SQ.FT
 SHED AREA 1,360 SQ.FT



WITNESS:-
 1. *[Signature]*
 2. *[Signature]*

VENDOR'S:-
 1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]* 3-2 *[Signature]*

1725/89
 దస్తావేజు నెంబర్ 1725/89
 పేజీ నెంబర్ 21
 డివిజన్ నెంబర్ 4



1989 వ సం.
 డి. పేజీ నెంబర్
 డి. పేజీ నెంబర్
 డి. పేజీ నెంబర్
 డి. పేజీ నెంబర్
 డి. పేజీ నెంబర్

ప్రతినియమిస్తున్నట్లు ఆమోదించుట

- 1) విడిచిపెట్టినట్లు ఆమోదించుట
- 2) విడిచిపెట్టినట్లు ఆమోదించుట
- 3) విడిచిపెట్టినట్లు ఆమోదించుట

F. P. S. S. S.

S/o. Gopal Singh Service
 10-3-311 East Marathalli S.

Satish mal
 Satish mal s/o munda c. mal, Builder
 701 Santa apt. Banjara Hills Hyd.

Mahankasa

MAHESH DESAI S/O KANTILAL DESAI
 BUSINESS: @ 1-8-165 Ponderhast Road.

నిరూపించినది

1) Channay P. A. CHARRANATHY, S/O. U. M. Red
 1-10-72/23 Begpet, Hyd.

2) Ajay D.S S/o D.L. Sachdev, Business; 4-3-65/5/6
 Sultan bazar, Hyd.

9000/- Rupees Newly thousand only
 through D.D. No 940850 dt 29-7-1989 of
 presence by were said to be
 to the executor of
 will of

Psyce

Favor
 1 F. P. S. S. S.
 2 Satish mal
 3 Mahankasa

 SUB REGISTRAR

Date & 3rd August 1989
 12/11/1989