

P. Rama Subbamma
STAMP VENDOR.
6316, OLD BHOIGUDA,
SECUNDERABAD - A.P.

No. *7107* Date *12.2.82*
Sold To *Satish Modi*
By *T.S. Modi* Residence *P.*
for whom *T.S. Modi w/o Satish Modi Ry*

SALE AGREEMENT

T.S. M.

T.S. M.

Satish Modi

This sale agreement is made and executed on *X*,
this the day of *5-4-82* at Secunderabad by and
between M/s. S.M.Medi Commercial Complex, represented
by its partner Shri Satish Modi, S/o Manilal G.Medi residing
at *5-4-187/344*, H.G.Road, Secunderabad, hereinafter called
Vendor/1st party which expressions shall mean and include
their heirs, legal representatives, administrators,
successors and assignees:

IN FAVOUR OF

Smt. Tarulata S.Medi W/o Sri Satish Modi residing at *5-4-187/344*
H.G.Road, Secunderabad hereinafter called Vendor/2nd party
which expressions shall mean and include her heirs, legal
representatives, administrators, successors and assignees:

Whereas the Vendor is the owner of the Multi-storied
complex at S.M.Medi Commercial Complex, H.G.Road, Secunderabad.
with different independent flats for commercial purposes out
of which one flat of Typical floor with Municipal No. *5-4-187/5*
in total area extent of 1924 s.ft. approximately has offered
to sell prior to for a total sum of *Rs. 2,11,640/-* (Rupees
Two lakhs eleven thousand six hundred forty only) and the vendor
herein has approached for purchase of the said typical floor
commercial flat for the same price and both the parties agreed to
sell and purchase the same with the following terms in between
them till the period, when a final agreement is executed
in favour of the Vendor by the Vendor *T.S. Modi*

Taru. S. Medi

Y 2
Satish Modi
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a) As agreed between the parties herein, Vendor has paid a total sum of Rs.1,92,400/- (Rupees One lakh ninety two thousand four hundred only).

b) Thus the vendor herein has received the total sum of Rs.1,92,400/- (Rupees one lakh ninety two thousand four hundred only) towards sale consideration in part performance from vendee for the scheduled mentioned property of Typical floor which is admitted and acknowledged. Balance of Rs.19,240/- will be paid to vendor by the vendee on their receipt of the possession of the said premises.

c) In pursuance of the above payments, the vendor has put in vacant possession of the scheduled property to the Vendee on 6-4-82 for the absolute enjoyment of the Vendee and for which the vendee is enjoying the benefits thereon today.

d) The vendor has no objection of whatsoever nature against the scheduled property for the enjoyment of the same by Vendee in any manner they use or induct any their party authoritatively under them, and they are the land lords for the said floor from dt.

e) Any municipal taxes or alter and light, and other maintenance charges, if any, with effect from dt. 1-4-82 shall be borne by the vendee or her authorizing agents or her tenants as per their instructions and understandings and vendor has no liability for such of the dues before any authority of Department, since the vacant possession of the scheduled property handover to Vendee on 6.4.82 for her absolute enjoyment.

f) This agreement will be in force for a demand for obtaining a regular sale deed in favour of the Vendee and till the date of the Vendor intimates her readiness in writing with one month prior notice to the Vendee in writing for preparing the draft sale deed and making ready the money for stamp duty, and Registration charges etc.

g) The Vendor declares and assures that there are no legal impediments to execute this agreement, or future sale deed in favour of the Vendee and there are no other claims or charges against the scheduled property of whatsoever nature either by their party or corporation of Government or by any legal heirs of any predecessor in title except the vendors who are the absolute owners of the property till the date including the scheduled property.

h) For any reason if any unknown claims or objections or charges may arise against the scheduled property, the vendor herein under takes to clear all such claims or objection or charges at their cost and also declares that they will reimburse any expenses or damages incurred, if any, in settling such of the matters against the scheduled property.

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T.S. Modi*


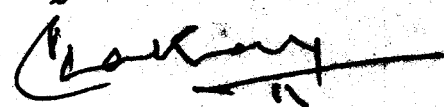
1) Due to some technical inconviniences, the regular sale deed could not be executed for the scheduled mentioned property by the Vendor in favour of vendee till this day and whereas, soon after, all necessary clearances are obtained from various departments in the state, the regular sale deed will be executed in favour of the vendee and till such time, this agreement will be in force to protect the rights and claims and possession against the vendor or any third party till a regular sale deed is executed by the Vendor.

In Witness Whereof the above named parties have signed this agreement of Sale of the above mentioned property as a record for the time being binding both the parties herein, on this the day month and year mentioned above at Secunderabad.

SCHEDULE OF PROPERTY.

All the area of 1924 Sq.ft. in Typical floor portion at S.M.Modi Commercial Complex, Karbala Maidan, N.C.Road, Secunderabad with municipal No.5-4-187/5.

WITNESSES:

1. 
2. 

X9 Satish modi
 VENDOR.
Toukesh S Modi
 VENDOR.