3529 1993 3000

INDIA NON JUDICIAL

3000 रु. Rs 3000

तीन हजार रुपये THREE THOUSAND RUPEES

S. No. 1997 Dt. 19/7/93 Rs. 3000/-
Sold to Bhavabhi Modi
For whom

T.V. RAMA KRISHNA RAJU
II Sub-Registrar
EX-OFFICIO STAMP VENDOR
MARREDPALLY, SECBAD.

SALE DEED

This sale deed is executed at Hyderabad on this the 24th day of July 1993 by

1. Shri M.B.B.S. Purushottam, S/O. Late Dr. M.V. Subbarayudu, residing at C-11, Vikrampuri Colony, Secunderabad Contonment, Secunderabad represented by his General Power of Atorney Holder Shri. P.A. Chakravarthi S/O. P.V. Manikya Rao aged about 35 years, residing at 1-8-488, Chikkadapally, Hydeerabad - 20. (hereinafter called "Vendor" Party of the first part).

2. Shri. Satish Modi S/O. Late Shri. Manilal Modi, aged about 49 years, residing at 1-10-72/2/3, 2nd floor, Begumpet, Hyderabad (hereinafter called "Vendor" party of the second part).

Satish Modi

Contd...2.

3529.

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

S. No. 8998 Date 19/7/93 Rs 1000/-

Sold to Sourabh Modi S/o Satish modi

For whom Self

T.V. RAMA KRISHNA RAJU
Licensed Stamp Vendor
EX-OFFICIO STAMP VENDOR
MARREDPALLY SEC-BAD.

IN FAVOUR OF

Shri. Sourabh ModiS/O. Shri. Shri Satish Modi, aged about 22 Years, residing at 1-10-72/2/3, 2nd floor, Begumpet, Hyderabad (hereinafter called the "Vendee".).

WHEREINAS the Vendor/Party of the First Part is the absolute owner of the land admeasuring 315 sq.Mts. situated in Survey No. 41 of Begumpet village, Vallabnagar Taluq of Ranga Reddy District, by virtue of Sale Deed dated 9th day of July, 1973 (Registered as Document No. 1477 of 1973) executed in favour of Vendor/Party of the first part by (1) Shri. Sivagori Maishaiah, S/O. Late Sairam (2) Shri. Sivagori Shanker Sairam S/O. Late Durgaiah (3) Shri. Sivagori Balaji, S/O. Late Yellaiah and (4) Shri. Sivagori Jeeturi S/O. Late Sivagori.

Satish Modi

Contd...3.

G.P.A.

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

पाँच सौ रुपये FIVE HUNDRED RUPEES

S.No. 11782 Date 19/2/13 Rs.

Sold to

S/o. D/o. W/o

For Whom

A. Raghunath

STAMP VENDOR L. NO. 15/30 R. NO. 17/1994,
SHED NO. 2-12-55, MARIGOPALLY,
SECUNDERABAD - 500 003.

AND WHEREAS the Vendor/Party of the First Part and Vendor/Party of the Second part has entered into an Articles of Agreement dated 01-04-1985 in respect of the said property wherein the Vendor/Party of the First Part have agreed with the Vendor/Party of the Second Part to allow the Vendor/Party of the Second Part to develop the said property and to carry out work of construction thereon terms and conditions mutually agreed upon;

AND WHEREAS the Vendor Party of the Second Part by virtue of Articles of Agreement dated 01-04-1985 has built up structures on ground floor admeasuring about 790 Sq.ft and more particularly described and set out in the enclosed plan;

AND WHEREAS THE Vendor/Party of the Second Part by virtue of Articles of Agreement dated 01-04-1985 is now having subsisting interest in the said property as a developer only for using and enjoying the structure built up on the said property.

Contd....4

500Rs.

INDIA NON JUDICIAL

500 रु. Rs 500

FIVE HUNDRED RUPEES

S.No. 11033 Date 19/7/93 Rs. 500/-
Sold to Sowrabh Modi
S/o. D/o. W/o. Satish Modi
For Whom Self R/o. Hyd.

A. Raghunath
STAMP VENDOR L. NO. 17/1995
SHED NO. 2-12-65, MARKEDPALLY,
SECUNDERABAD - 500 028.

AND WHEREAS the Vendor/Party of the First Part has executed a Sale Agreement dated 01-02-1986 in respect of the said property (Subject to right of Vendor/Party of the Second Part) in favour of the Vendee to this extent of 160 Sq.Mts for a total consideration of Rs. 45,000/- (Rupees forty five thousand only)

And WHEREAS the Vendor/Party of the Second Part by virtue of Articles of Agreement dated 01-04-1985 is to have interest in the said property upto 31st March, 1995;

AND WHEREAS this said property is leased out by Shri. Satish Modi to M/S. MODI BUILDERS (Properator. M/S. M & M Associates);

AND WHEREAS the Vendor/Party of the Second Part have decided to give up his interest in the structure of the said property for a consideration of Rs. 30,000/- (Rupees thirty thousand only) in favour of Vendee Party of the Third Part;

Satish modi

Contd....5

500Rs.

INDIA NON JUDICIAL

500 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S.No. 11234 Date 19/7/93 Rs. 500/-

Sold to Somnath Modi

S/o. ~~D/o. W/o~~ Satish Modi

For Whom Self Hyd.

A. Raghunath

STAMP VENDOR L. NO. 1[illegible] 17/1993.

SHED NO. 2-12-35, MONDA MARKET,

SECUNDERABAD - 500 025.

AND WHEREAS THE Vendee have is desirious to register the Sale Deed in his favour as provided in Agreement of Sale dated 01-02-1986.

AND WHEREAS the Vendee have requested the Vendor Party of the First Part that the Sale Deed should be executed not only by him but also by Vendor Party of the Second Part who has a subsisting interest in the said property.

AND THEREFOR NOW THIS SALE DEED WITNESSES AS FOLLOWS:

1. In pursuance of the aforesaid agreements and in consideration of the sum of Rs. 45,000/- (Rupees forty five thousand only) well and truly paid by the Vendee to Vendor Party of the First Part through cheque/DD No. 238242 dated 04-02-1986 and a sum of Rs. 30,000/- (Rupees thirty thousand only) said by the Vendee to Vendor Party of the Second Part through Cheque No. 572258 dated 24-7-1993 drawn on State Bank of Hyderabad, Begumpet, and the receipt whereof

Satish Modi

Contd.....6.

500Rs.

INDIA NON JUDICIAL

400 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S.No. 1198 Date 19/7/99 Rs. 500/-
Sold to Sourabh Modi
S/o. ~~D/o. W/o~~ Satish Modi
For Whom Self R/o. Hyd.

A. Raghunath
STAMP VENDOR L. NO. 15-11-9 NO. 17/1995,
SHED NO. 2-12-85, MARREDPALLY,
SECUNDERABAD - 500 026.

is hereby admitted, accepted and acknowledge by the Vendor Party of the First Part and Vendor Party of the Second Part, the Vendor Party of the First Part and the Vendor Party of the Second Part hereby convey, sell, transfer and assign free from all encumbrances in favour of the Vendee that showroom in ground floor admeasuring 790 Sq.ft and bearing Municipal Number 1-10-72/2/3/A at Begumpet, Hyderabad-500 016 and more particularly described and setout in the plan annexed hereto and delineated in red colour together with all rights, easements, privileges, liberties, appurtenances and all thiings attached and reputed to be attached thereto and all that estate, title and interest whatsoever of the Vendor Party of the First Part and Vendor Party of the Second Part respectively in or to the said Property.

2. The Said Property hereunder conveyed are now in possession of the tenent, M/S. Modi Builders. The said tenent is therefore hereby attorned to the Vendee by directing it to pay the rents hereafter payable to them; and the vendee shall henceforth hold, possess and enjoy the said property

Satish Modi

Contd.....7.

G.P.A.

200Rs.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

S.No. 11286 Date 19/7/93 Rs. 200/-
Sold to Soneabh Modi
S/o. D/o. W/o. Satish Modi
For Whom Self R/o. Hyd.

A. Raghunath
STAMP VENDOR L. NO. 15/88 R. NO. 17/1993
SHED NO. 2-12-85, MARREDPALLY,
SECUNDERABAD - 500 026.

and his absolute and exclusive property without any manner of let or hindrance from the Vendor Party of the First Part and Vendor Party of the Second Part or any one or more of them and/ or claiming through them.

3. Vendor Party of the First Part declares, assures and represents to the vendee.

a) that by virtue of Sale Deed dated 09th July,1973 registered as Document No. 1477 of 1973, he has become the sole and absolute owner of the said property;

b) that an Artcle of Agreement dated 01-04-1985 is executed by and between himself and Vendor Party of the Second Part for the development of the said property;

c) that Vendor Party of the Second part is entitled only to the user of the premises as per terms of Articles of Agreement dated 01-04-1985;

d) that an agreement of Sale dated 01-02-1986 is executed in favour of Vendee to the extent of 155 Sq.Mts in the said Property subject to a right of Vendor/Party of the Second Part as a developer;

e) that nothing stated herein is false or untrue. . . .

Contd...8

Satish Modi

G.D.

200Rs.

INDIA NON JUDICIAL

२०० रु. Rs 200

दो सौ रुपये TWO HUNDRED RUPEES

S.No. 11732 Date 19/7/93 Rs. 200/-
Sold to Sourabh Modi
S/o. D/o. W/o. Satish Modi
For Whom Self R/o. Hyd.

A. Raghunath
STAMP VENDOR L. NO. 19/... 17/...
SHED NO. 2-12-65, MARKEDPALLY,
SECUNDERABAD - 500 026.

4. The Vendor Party of the Second Part declares, assures and represents to the Vendee.

a) that he became entitled to the privilages such as right to use and enjoy the structures under an Article of Agreement dated 01-04-1985;

b) that he is now having a subsisting interest in the said property only for using and enjoying it on the terms and conditions set out in Article of Agreement dated 01-04-1985;

c) that he has leased out of structures built up on the said property to M/S. Modi Builders;

d) that he has agreed for conveying, transfering and assigning all and whatever rights, interest, privileges he is having in the said property to the Vendee; and

e) that on account of the said interest which he is now having is executing this sale deed for effectively conveying and transfering all his rights and interest of whatsoever nature he has in the said property in favour of the vendee.

Satish Modi

Contd...9.

G.P.A.

5. The Vendor Party of the First Part and the Vendor Party of the Second Part hereby agree and convenant with the Vendee:

a) that they will do all acts, deeds and things as are necessary for effecting mutation in the records of local authority and the Government and in case of necessity to establish that the title heroby conveyed to the Vendee is clear and marketable;

b) that it is found or determined to be payable at any time in future any amount of tax or levies or otherwise found outstanding due in respect of and with regard to the property hereunder conveyed, Vendor party of the First Part and Vendor Party of the Second Part with their joint and several liability shall pay or reimburse the vendee all such amounts as the case may be.

SCHEDULE

All that part and parcel of land admeasuring 155Sq.Mts or 1667.80 Sq.ft situated at 1-10-72/2/3/A Begumpet, Hyderabad-16 with structures on ground floor as showroom constructed thereon admeasuring 790 Sq.ft and nearing premises No. 1-10-72/2/3/A, Begumpet, Hyderabad 500 016 and bounded on the:-

EAST : Building No. 1-10-72/2/3

WEST : Neighbours building occupied by Timers of India

NORTH : Begumpet Main Road

SOUTH : Neighbours Building.

IN WITNESS WHEREOF the Vendor Party of the first Part and Vendor Party of the Second Part have set their hands into this Sale Deed and signed their names on the day and year above written.

WITNESSES:

1. (G. Kondaiah Rao)

2. (Somaiah)

VENDORS:

1.

2. Satish Mal

Drafted by me

ఈ పుస్తకము 1963 వ సం. పు 3529 రిజిస్టరు

మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితపూవరుస సంఖ్య 1

1975 సం. మాసము 2 తే

గంటల మధ్య వల్లభనగర్

సబ్ రిజిస్ట్రారు కార్యాలయములో కాలము చేసి సంతకము

చేసినము కూడ ఈ 2236/20 విక్రయించిన

నాకు ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటనవ్రేలు

ఎడమ బొటన వ్రేలు

వివరాలు పంచినవారు

1) (G. KANAKA RAO) S/o G. SUBBA RAO occupation: Accountant 1-8-488, Chikkadapally, Hyderabad-20

2) (SARBJEET) S/o G. S. Bedi By. Business H.No. 6-3-590/B, Punjagutta, H.

నకలు సరి చూచినది

నకలు తేదీ

నకలు రాసినది

ఈ పుస్తకము 1బి సి ఎ నెం. సు 3539 ఉన్నది
మొత్తము కాగితములు సంఖ్య 11
ఈ కాగితపూవరుస సంఖ్య 2

సబ్ రిజిస్ట్రార్

ENDORSEMENT UNDER SECTION 41 AND 42 OF IS ACT:

Doct. No. Date

I hereby certify that the deficit Stamp duty of Rs. 32000/- (Rs. Thirty two thousand only) has been levied in respect of this instrument from Executant of this Co/on the basis of agreed Market Value of Rs. [illegible] being higher than the consideration.

Sub-Registrar Office Vallabhapur. Sub Registrar & Collector, Under the Indian Stamp Act 1899

ఇ నెంబరు 1032 బాలెన్సు 389/2008 4-08
పుటలలో 1993 సం॥/1915 ఫా. సంవత్సరపు 3539
నెంబరుగా రిజిస్టరు చేయబడినది
1993 సం॥ జులై నెల 27 వ తేది
1915 ఫా. సం॥ [illegible] మాసము 5 వ తేది

సబ్ రిజిస్ట్రార్

ఆ పేపర్ క్లిప్ ఎ నం. పు 3529 తేదీ
కాగితముల సంఖ్య 11
కాగితపూవరుస సంఖ్య 3

సంతకం/ఇనిషియల్

సంవత్సరము 1995 వ సం. పు 3529 గన్నారెడ్డి
పెట్టి మ[illegible]గితముగా నంబర్లు 10
[illegible]వదున నంబర్లు 5

ఈ పుస్తకము 1వ.కి సం. పు. 3529 నమోదైనది
పుస్తకము రాగితముగా సంఖ్య 10
రాగితపూవరుస సంఖ్య 6

పరి రిజిస్ట్రార్

ఉపన్యాసము పుస్తకపు నం. పు 3529 దస్తావేజు

ముద్రణము కాగితముల సంఖ్య 12

ఈ కాగితపూపరుల సంఖ్య 2

సహ రిజిస్ట్రార్

ఎ. నం. 3529 సంవత్సరం

మొత్తము పేజీలు సంఖ్య 10

ఈ బాధితుల సంఖ్య 8

బి. ఎస్. ఎస్.

ఈ పుస్తకము 1వ [illegible] పు 3529/పస్తావిత్తి
మిత్తము బాగితముల సంఖ్య 10
ఈ బాగితపూవరుస సంఖ్య 9

[illegible]