

SCANNED

Doc No. 436/2005

100Rs.

Ac/508
CS
639



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

04AA 62134

Date : 16-03-2005 Serial No : 2,889 Denomination : 100

Purchased By :
M.VEERANJANEYULU

For Whom :
NIHAR K MODY

S/O. SEETHARAMAIAH
HYD

S/O. KIRAN C MODY
SECBAD & OTHERS

Ex. Off.
S.R.O. SEC



SALE DEED.

THIS SALE DEED executed at Secunderabad on this the 17th day of March, 2005 by and between.

1. SHRI BEEREN S. SETH S/o. Late Shri. Shantikumar J. Seth Occupation: Business, aged about 44 years, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
2. SMT. VANITA S. SETH W/o. Late Shri. Shantilkumar J. Seth aged about 60 years Occupation: Housewife, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
3. SMT. NEETA B. SETH, W/o. Shri. Beeren S. Seth aged about 40 years, Occupation: Housewife, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
4. SHRI SATISH MODI S/o. Late Shri. Manilal Modi aged about 60 years, Occupation: Business, resident of 1-8-165, S.D. Road, Secunderabad - 500 003 and having his office at 5-4-187/3&4, M/s. Modi Builders, II floor, Soham Mansion, M. G. Road, Secunderabad - 500 003.

hereinafter referred to as the VENDORS which expression shall include whenever the context may so require their respective heirs, executors, administrators, survivors and assigns.

B. Suresh

Vanita S. Seth

Satish Modi
Neeta B. Sheth
Satish Modi

IN FAVOUR OF

1. **SHRI KIRAN KUMAR C MODY** S/o. Late Chimanlal C Mody aged about 56 years, Occupation: Business, resident of H.No. 1-8-156/160, Prenderghast Road, Secunderabad – 500 003 and
2. **SHRI NIHAR K MODY** S/o. Shri Kiran Kumar C Mody aged about 25 years, Occupation: Business, resident of H.No. 1-8-156/160, Prenderghast Road, Secunderabad – 500 003

hereinafter referred to as the VENDEES which expression shall include whenever the context may so require their respective heirs, executors, administrators, survivors and assigns.

WHEREAS:

1. The VENDOR No.1, has acquired the property vide Gift Deed dated: 28.05.1981 registered as Document No.1517/81 with Sub-Registrar to an extent of 686 Sq. Yards of Land in Survey No.8 and Survey No.9 situated at Rasoolpura, Secunderabad.
2. The VENDORS at serial No.1 to 4 have certain absolute rights and interest in Property bearing No.1-20-272/G admeasuring 2753 Sft. of A.C. Sheet Shed together with undivided share of land of 502 Sq yards, situated at Rasoolpura, Secunderabad, Cantonment more particularly described in the plan annexed hereto and hereinafter referred to as "Scheduled Property".
3. The VENDORS at serial No.1 to 3 are landowners and VENDOR at serial no 4 is developer of the land and as they have certain rights and interest in and over the Scheduled Property. The VENDOR at serial no.4 has put on superstructures at his own cost of land belonging to serial no. 1 to 3.
4. The VENDOR at serial no. 4 had under a financial agreement in October 1987 borrowed loan from a lender namely M/s. Neelima Trust on the strength and security of the Scheduled Property. The VENDOR at serial no. 4 in order to discharge his loan repayment liability had to sell his right over the Scheduled Property and for which the said lender M/s. Neelima Trust has expressed its no objection.
5. The VENDOR at serial no.4 has identified the purchaser of the Scheduled Property with a view to repay his loan liability due to M/s. Neelima Trust.
6. The said lender M/s. Neelima Trust represented by its Trustee Sri. Rameshchandra Sanghani S/o Late Chotulal Sanghani, aged 64 years R/o. 63, Shama Apartments, Prenderghast Road, Secunderabad, has agreed to be a witness to this sale transaction and as a witness to execution of this sale deed.
7. The VENDOR at serial no.1 to 4 on request of the VENDEE is joining in the execution of the sale deed so as to avoid any future litigation and differences and to convey perfect marketable title to the Scheduled Property.

B. Shy.

Vanita S. Sheth

Neeta B. Sheth

Satesh Malvi

KNOW ALL MEN BY THESE PRESENTS THAT:

The VENDORS acknowledge that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,75,000/- (Rupees Two lakhs, seventy five thousand only) paid by the VENDEE herein the receipt of the same is acknowledged by the VENDORS. The VENDORS do hereby sell, transfer, convey unto the VENDEE property bearing no. 1-20-272/G admeasuring 2753 Sft. of A.C. Sheet Shed together with undivided share of land of 502 Sq. yards, situated at Rasoolpura, Secunderabad cantonment and more particularly described in at the foot of this document and shown in detail in plan annexed hereto. The share in sale consideration of VENDOR Nos. 1 to 3 is Rs.50,000/- which is already received in F.Y. 96-97 and shown in their Income tax returns and Rs.2,25,000/- received by VENDOR no. 4 herein mentioned above.

HENCE FORWARD, the VENDORS shall not have any right, title or interest in the said property, which shall be enjoyed absolutely by the VENDEE without any let or hindrance from the VENDORS or anyone claiming through them.

It is further covenanted by the VENDORS and the VENDEE as follows:-

1. The VENDORS have delivered the possession of the Scheduled Property, sold and conveyed to the VENDEE herein.
2. The VENDORS have also handed over to the VENDEE the Certified copies of such title deeds and other papers in their custody relating to the Scheduled Property sold and the VENDEE has examined the said documents and is fully satisfied with regards to the title of the VENDORS and their authority to transfer the rights hereunder and the VENDEE shall not hereafter raise any objection on this account.
3. The VENDORS hereby declare that the VENDEE shall be the absolute owners and possessors of the Scheduled Property and every part thereof to have and to hold the same absolutely and for ever and enjoy the same without interruption from the VENDORS or any other person or persons claiming the whole or part of the Scheduled Property and with such further covenants and indemnities which are hereby agreed to and assured to the VENDEE.
4. The VENDORS hereby assures that they were, up to the date of the sale, the absolute and unencumbered owners of the Scheduled Property and every part thereof.
5. No rights of easement of any kind are available to any other person or persons in respect of the use and enjoyment of the said land or any part thereof.
6. The Scheduled Property conveyed and sold has not been requisitioned or an acquired by the State or Central Government or any other Public Authority or has the VENDOR surrendered the Scheduled Property to any authority whatsoever. The VENDORS further assures that, they have not received any noticed for acquisition, acquisition or surrender by any Department authority.
7. No suits or legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the Scheduled Property.

S. Shes

Vanita S. Sheth

Neeta B. Sheth *Sabit mal.*

land tax, better and other levies in respect of the Scheduled Property have been paid upto the date of the sale. In the event of any encumbrances, taxes, land revenue, levies, ceases, demands or other public charges being found due, the same will become forthwith payable by the VENDORS to the VENDEE, together with all incidental costs and expenses in connection therewith.

9. If the VENDEE is deprived of their possession, enjoyment and/or ownership of the Scheduled Property or any part thereof by reason of any encumbrances, adverse claims or demands or superior or better title of any person or persons or by reason of any pending proceedings for acquisition, requisition or surrender of excess Urban land or if the PURCHASERS are put to any loss, costs or damages, the VENDORS shall make good to the VENDEE all such losses, costs and damages, including any expenses if any, together with all litigation expenses that may be incurred by the VENDEE to protect their title to and dominion over the said Scheduled Property.
10. The VENDORS shall take due steps and sign all papers required for entering the name of the VENDEE in the records of the Municipal Corporation or other Departments at the desire and at the cost of the VENDEE and in reasonable time and support any application or applications filed by the VENDEE for the said purpose.
11. The Scheduled Property not being an open land does not require any permission or sanction from the Urban Land Ceiling Authority.

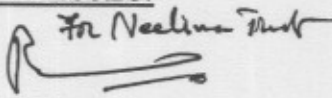
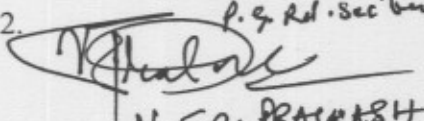
SCHEDULED PROPERTY

All that portion of A.C. Sheet Shed bearing No. 1-20-272/G admeasuring 2753 Sft. together with undivided share of Land 502 Sq. yards, situated at Survey No.8 & 9, Rasoolpura, Secunderbad – 500 003 and bounded on the:

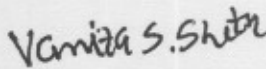
North by:	Neighbour's Property
South by :	Co-optex Godown
East by:	Road
West by:	Premises belonging to Sri. S. B. Madam

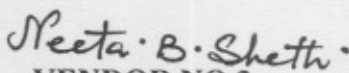
In witness whereof the VENDORS have signed these present on the date and month and the year and the place mentioned herein above in the presence of the following Witness.

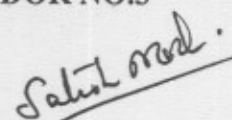
WITNESSES:

1. 
Ramesh Santhani
63 Shama Apt.
P. & Rd. Sec'bad
2. 
V. SRI PRAKASH


VENDOR NO.1


VENDOR NO.2


VENDOR NO.3


VENDOR NO.4

ANNEXURE 1-A

1) Description of the Building : A.C. Sheet Shed
1-20-272/G, in Survey nos 8 & 9
situated at Rasoolpura, SECUNDERABAD

(a) Nature of roof :

(b) Type of structure : A.C. Sheet-Shed.

2) Age of the Building : 30. (Years)

3) Total Extent of site : 502 Sq. Yards

4) Total Extent of site : 2753 Sft
(with breakup floor-wise)

a) Ground floor

b) Upto 1st floor

c) Upto 2nd floor,

d) Upto 3rd floor

e) Upto 4th floor,

f) Upto 10 floor,

XX Cellar Parking Area :

In the 1st floor

In the 2nd floor

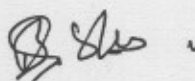
In the 3rd floor

5) Annual Rental Value : Rs. 2,000/-

6) Municipal Taxes : Rs.

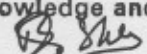
7) Executant's Estimate of
the MV of the Building : Rs. 2,75,000/-

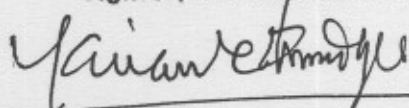
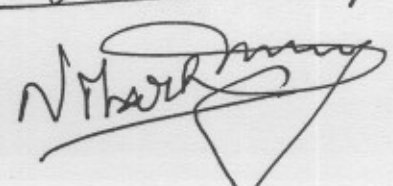
Date : 17 / 3 1999 2005


Vamika S. Sheth
Meeta B. Sheth
Signature of the Executant
Satish Mehta

CERTIFICATE

I do hereby declare that is stand above is true to the best of my knowledge and belief.


Vamika S. Sheth
Signature of the Executant
Meeta B. Sheth
Satish Mehta
Signature of the Claimant

PLAN FOR SALE DEED OF A.C.C. SHED BEARING CONTONIMENT

NO 1-20-272/G RASOOLPURA SECUNDERABAD -500 003

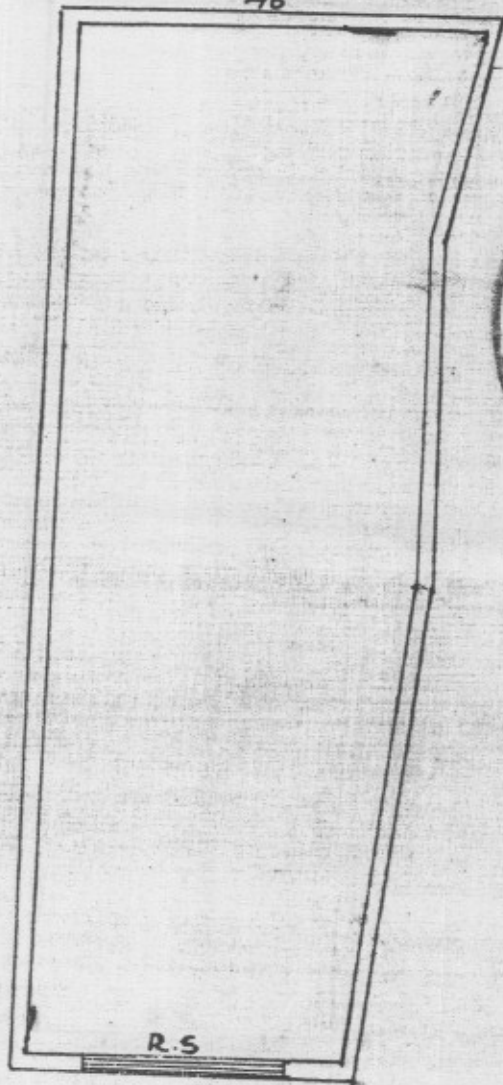
VENDORS:

1. SHRI BEERAN .S. SHETH
2. SMT VANITA .S. SHETH
3. SMT NEETA .S. SHETH
4. SHRI SATISH MODI

AREA: BUILTUP: 2753 Sq feet
 LAND AREA: 502 7/8 Yards

BOUNDRIES

- NORTH: NEIGHBOUR PROPERTY
 SOUTH: CO-OPTEX GODOWN
 EAST: ROAD
 WEST: PREMISES BELONGS TO S.B.MADAN









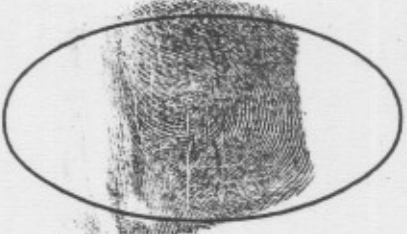

VENDORS SIGN

1. *[Signature]*
2. Vanita S. Sheth.
3. Neeta B. Sheth.
4. Satish Modi.

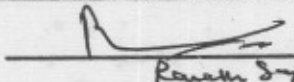
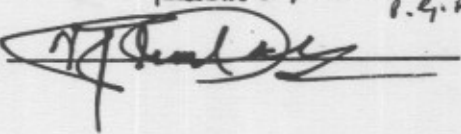
WITNESSES:

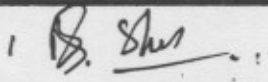
1. *[Signature]*
 Name: Neelima
 63 Years old
 P. O. Ad. Sec
2. *[Signature]*

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

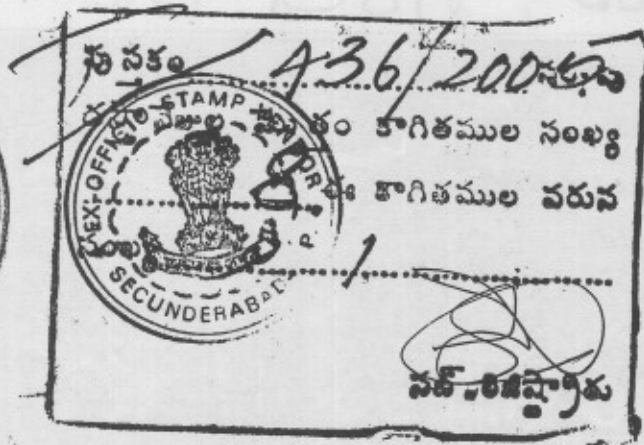
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			BEEREN S. SETH R/o 136/36, Venkathoo Colony Laxminarayana Apts; P.G. Road, SECUNDERABAD
			Smt. VANITA S. SETH R/o 136/36 Venkat Rao Colony Laxminarayana Apts; P.G. Road, SECUNDERABAD
			Smt. NEETA B. SETH No 136/36 Venkat Rao Colony Laxminarayana Apts; P.G. Road, SECUNDERABAD
			SATISH MODI 5-4-187/364 Modi Builders, II Floor Sohan Mansions, M.G. Road SECUNDERABAD

SIGNATURE OF WITNESSES:

- 
Ramesh Srinivas, P.G. Ad. Sec'ry.
- 

- 
- Vanita S. Seth
- Neeta B. Sheth
- Satish Modi

SIGNATURE OF THE EXECUTANT'S



వమూనా ఎండాబ్బు నెంబు నెక్షన్ 52
 2005 వసం మూర్తి నెల 17 తేది
 1926 వశా శబాల్య నెల 25 తేది
 పగలు 1 మరియు 2 గంటలమధ్య

బోయిస్ పల్లె సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ BEEREN S. SETH
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 14870/- చెల్లించినారు.

Remitted Vide Bank Receipt No. 003588
 Date 16-3-05 SBH Old Bowenpally
 B. S. S.

ప్రాసెస్ యిచ్చినట్లు ఒప్పుకొన్నది.

ఎకమ బొటన వేలు



ఎకమ బొటన వేలు



ఎకమ బొటన వేలు



S/o. **BEERAN S. SETH**
SHANTI KUMAR S. SETH (Aka)
 Business.
 136/35 Venkat Rao Nagar
 P.G. Road Secbad-3.

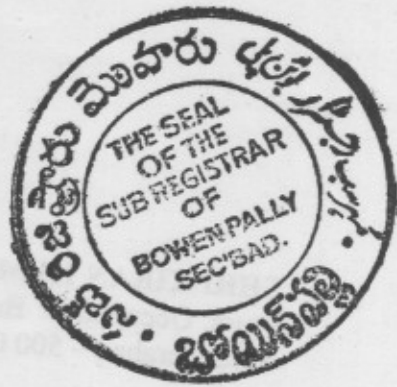
Vamika S. Sheth

w/o late Shri Shantikumar T. SETH
 Housewife
 No 136/36 Venkata Rao Colony, Laxminarayana
 P.G. Road, SECUNDERABAD. Apts.

Meeta B. Sheth

w/o Shri Beeren S. SETH
 Housewife
 No 136/36, Venkata Rao Colony
 Laxminarayana Apts.
 P.G. Road, SECUNDERABAD.

నంబరు 436/2000
 పన్ను మొత్తం కారితముల సంఖ్య
 8 ఈ కారితముల వరుస
 సంఖ్య 2
 సబ్-రిజిస్ట్రారు




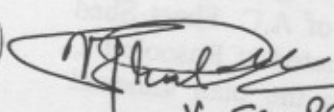
ఎడమ వొటనవ్రేలు



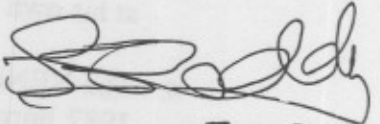
విరూపించినది.

Satis L. Reddy S/o Monilal C. Reddy
 Business. Plot No. 299, 1st St. No. 25 Jubilee Hills

① 
 Ramesh Srinivas / C.S. Jayaram / Retired Businessman.
 6 & 8th Cross
 P. No. 1st Sec'bad.

② 
 V-SRI, PRAKASH S/late Suv.C.S. Sarma occ: CA
 R/o 6-1-143, F.No. 202 Padmarani Apts.
 Padmarao Nagar, SECUNDIRA BAZAR.

200 సం. మూర్తి సం. 17 వ తేది
 1926 సం. వ. సం. 25 వ తేది


 సబ్-రిజిస్ట్రారు
 బోయిస్ పల్లి

పాపనకం 436/2005
 వస్తావేణాల మొత్తం కొనితముల సంఖ్య
 8 ఈ కొనితముల వరుస
 సంఖ్య 3
 పబ్. రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 189

No. 436 of 198 2005

hereby certify that the proper/deficit
Stamp duty of Rs. 17830/- has been

7 Sevenly Eight Thousand Eight hundred
has been levied in respect of this instrument
from Sri. K. Ravi Kumar's name.

on the basis of the agreed Market Value/
Consideration of Rs. 2973240/- being higher
than the consideration/agreed Market Value.

S.R.O.
Bowenpally.
Date. 17/3/05

Sub-Registrar
and Collector U/S 41 & 42 of
INDIAN STAMP ACT

Registered as document No. 436 of

2005 1926 (SE) of Book I and

assigned the Identification Number 16091

436 2005 for scanning

Date 17/3/05

Registering Officer

Registration Endorsement

An Amount of Rs. 326985/- towards
Stamp duty including Transfer duty and

Rs. 4870/- towards Registration fee was
paid by the Party through Challan Receipt

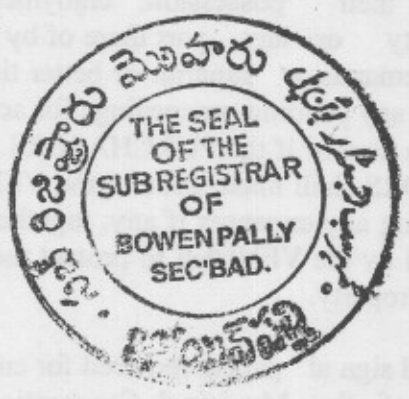
Number 003588 Dated 16/3/05

of C. B. H. Old Bowenpally

పబ్. రిజిస్ట్రార్
బోయన్ పల్లి



పత్ర సంఖ్య 436/2005
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
8 ఈ కాగితముల వరుస
 సంఖ్య 4
 పబ్లిక్ రిజిస్ట్రార్ కు



SCHEDULE TO PROPERTY

All that portion of A.C. Street Road bearing No. 1-30-315G adjoining 1755 SR
 together with unshaded area of Land No. 29 yards situated at Survey No. 8 & 9
 Municipal Decanada - 500 003 and bounded on the

Neighbour's Property Co-op. Godown Road Venkateswara Temple to Sri. S. B. Mahan	North by South by East by West by
--	--

In witness whereof the VENDORS have signed these presents on the date and month and
 the year and the place mentioned herein above in the presence of the following Witnesses

WITNESSES

Vendor No. 1
 Vendor No. 2
 Vendor No. 3
 Vendor No. 4

Vendor No. 1
 Vendor No. 2
 Vendor No. 3
 Vendor No. 4

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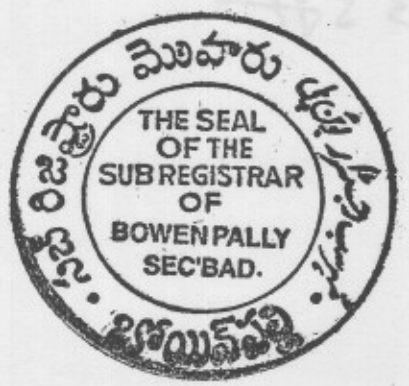
శ్రీ పేరం 436/200 వసం. పై
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 8 ఈ కాగితముల వరుస
 సంఖ్య 5
 పేర్ల సంఖ్య

A

50

502

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Signature of the Registrar
 Signature of the Sub Registrar

Signature of the Sub Registrar
 Signature of the Claimant

Signature of the Claimant

CERTIFICATE

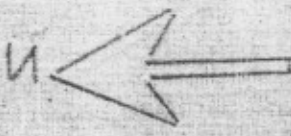
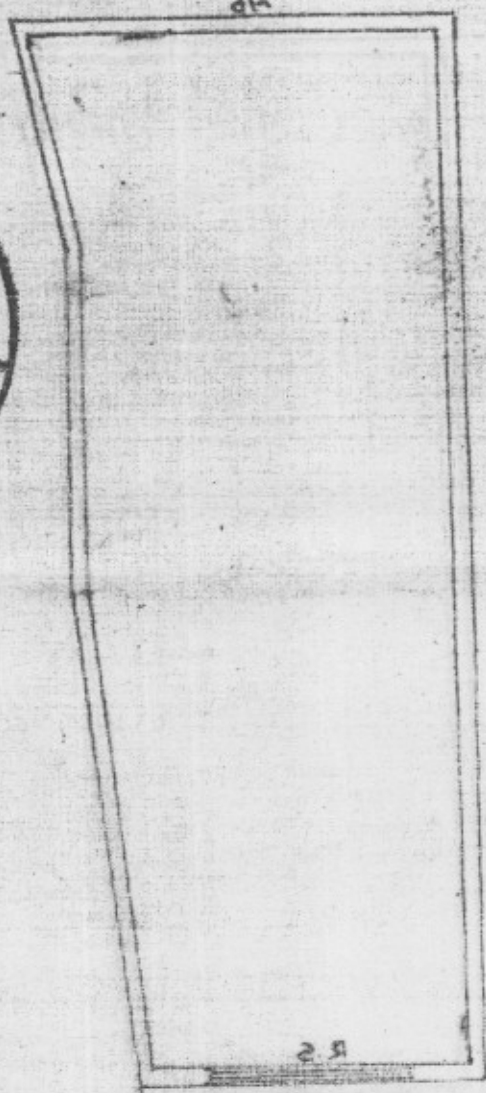
I do hereby declare that it is true and correct as stated above in this certificate.

PLAN FOR SALE DEED OF A.C. SHED BEARING CONTONMENT NO 1-20-272/A RASDOLPURA SECUNDERABAD-500 002

436/201
అమ్మన లుముకరిక తనె లవే
వరుస లుముకరిక తనె లవే
6
BONDRIES
NORTH: NISTARHONN PROPERTY
SOUTH: CO-OPTEX BODWAM
EAST: ROAD
WEST: PREKHIREZ BOUNDRIES TO S. B. MADAN

- VENDORS:
1. SHRI BEERAM. S. SHETH
 2. SMT VANITA. S. SHETH
 3. SMT NEETA. S. SHETH
 4. SHRI SATISH MODI

AREA: BUILT UP 2752 sq ft
LAND AREA: 502 sq Yards



VENDORS SIGN

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

WITNESSES:

1. *[Signature]*

[Signature]

[Signature]

[Signature]

పునకం 436/2005 సం. పు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 8 ఈ కాగితముల వరుస
 సంఖ్య 7

హక్. శివప్రసాద్



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Signature of the Registrar

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