



S.No. 7798 Date. 12-8-1996 Rs. 20,000/-
to Sri. S. B. Madan s/o. Late B. C. Madan
for whom Self. R/o. Sec. bad.

0000 198316
REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vender.

SALE DEED

THIS SALE DEED executed at Secunderabad on this 12th day of August, 1996 by and between

1. Shri Beeren S. Seth S/o. Late Shri Shantilal J. Seth Occupation: Business, aged about 35 years, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
2. Smt. Vanita S. Seth W/o. Late Shri Shantilal J. Seth Occupation: House Wife, aged about 51 years, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
3. Smt. Neeta B. Seth W/o. Shri Beeren S. Seth, Occupation: House Wife, aged about 32 years, 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 50 years, Occupation: Business, resident of 1-8-165, S.D. Road, Secunderabad - 500 003, having his office at 5-4-187/3 & 4, M/s Modi Builders, II Floor, Soham Mansion, M.G. Road, Secunderabad-500 003.

Hereinafter collectively referred to as Vendors

IN FAVOUR OF

Shri. S. B. Madan S/o. Late. Shri. B. C. Madan aged about 70 years, R/o. Plot No. 35, P&T Colony, Opposite to Vikrampuri, Secunderabad.

Hereinafter referred to as 'Vendee'.

S. B. Madan
2 Venkatesh
Neeta B. Seth



S.No. 1199 Date 12/12/1996 Rs. 10,000/-
 Sold to Sri. S.B. Madan s/o. Late B.C. Madan
 For whom Self R/o. Sec-bad

00AA 721673
 REGISTRAR
 SECUNDERABAD &
 Ex-Officio Stamp Vendor.

-2-

WHEREAS:

1. The Vendors are the absolute owners and possessors and are having subsisting rights and interest in property bearing No. 1-20-272/G admeasuring 1725 Sft. of R.C.C on Ground Floor with undivided share of Land 205 Sq.yards Rasoolpura, Secunderabad more particularly described in the plan annexed hereto and hereinafter referred to as "Schedule Property".
2. The Vendors are desirous of selling the Scheduled Property and Purchaser is desirous of purchasing the same for a consideration of Rs. 4,50,000/- (Rupees Four lakhs Fifty Thousand only).

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 4,50,000/- (Rupees Four lakhs Fifty 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 undivided share in land to the extent of 205 Sq. Yds., together with superstructure admeasuring 1725 Sft on Ground Floor situated at Survey No. 8 and 9 Cantonment No. 1-20-272/G, Rasoolpura, Secunderabad 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. 4,000/- (Rupees Four Thousand only).

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.

1. B. B. Madan
 2. Y. Venkatesh
 3. M. B. S. Reddy

3 1000Rs.



Q.No. 7800 dated 12.8.1967 Rs. 1000/-
Sold to Mr. S. B. Madan s/o. Late B. C. Madan
for value Self. R/o. Secbad.

[Signature]
SUB-REGISTRAR
SECUNDEPALLY
Dist-Office Secbad.

-3-

It is further covenanted by the Vendors and the Vendee as follows.-

1. The Vendors have delivered the possession of the Schedule 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 Schedule 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 Schedule 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 Schedule 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, upto the date of the sale, the absolute and unencumbered owners of the Schedule 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.

[Signature]

2 Venkataswami

3. S. S. S. S. S.

4 1000Rs.



No. 780L Date 12/8/1996 Rs. 1000/-
Sold to Sri. S.B. Madan for late B.C. Madan
for whom Self. R/o. Sec-bad.

REGISTRAR
SECUNDERABA
Ex-Officio Stamp Vendor

-4-

6. The Schedule property conveyed and sold has not been requisitioned or acquired by the State or Central Government or any other Public Authority nor has the Vendors surrendered the Schedule Property to any authority whatsoever. The Vendors further assures that, they have not received any notice for acquisition, requisition or surrender by any Departmental 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 Schedule Property.
8. The Schedule property is absolutely free from all kinds of encumbrances, mortgages, leases, charges, claims and demands of any kind whatsoever, and all rates and taxes including Cantonment Taxes, Ceases, Sur-charges, non-agricultural 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 Schedule 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 Schedule Property,

1 B. Saha

2 Venkatesh Reddy

3 Neelam K. Sheth

4. [Signature]

5 500Rs.



No. 7892 Date 12/8/1996 Rs. 500/-
 Sold to Sri. S. B. Madan & Co. Late B. C. Madan
 for whom Self. R/o. Sec-bad.

[Signature]
 SUB REGISTRAR
 SECUNDERABAD &
 Ex-Officio Stamp Vendor.

-5-

- 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 Schedule Property not being an open land, does not require any permission or sanction from the Urban Land Ceiling Authority.

SCHEDULE OF THE PROPERTY

All that portion of R.C.C. Building bearing Secunderabad Contonment No. 1-20-272/G admeasuring 1725 Sft. of R.C.C on Ground Floor with undivided share of Land 205 Sq. yards situated at Survey No. 8 & 9 Rasoolpura, Secunderabad - 500 003 and bounded on the

North By	Neighbours Property
South By	Premises occupied by Srikanth Steels
East By	Premises No. 1-20-272/E
West By	Road

1 B. S. S. S.

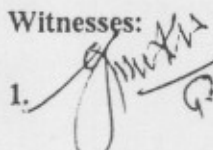
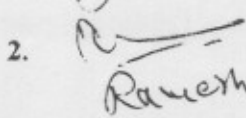
2 Venkatesh S. S. S.

3 N. S. S. S.

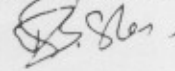
4 S. B. Madan

In Witness Whereof, the Vendors have signed these present on the date and, month and the year and at the place mentioned herein above in the presence of the following Witnesses.

Witnesses:

1. 
Gyanak Karkh
2. 
Ramesh Sanyani

VENDOR No. 1



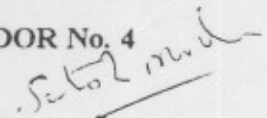
VENDOR No. 2

Vandus Sheth

VENDOR No. 3

Neeta B Sheth

VENDOR No. 4



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I వ్రాసు... L597... నం. 96
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 నలు...



1906 వ సం. Aug 22
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 బొయినపల్లి నం. 08 పూర్వ ఆఫీసులో
 వాడులు చేసి దుసుము రూ. 30356-
 చెల్లించినది.

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S/o Shankar J Shetty 136/36
 occ. Balan, Lakshmyamma Ajitha
 P. C. Road, Sec 10

S/o Varaha S Shetty w/o Shankar
 Kanti J Shetty occ. Hanu Kunte
 136/36 Lakshmyamma Ajitha
 P. C. Road, Sec 10

w/o Balan S Shetty occ. Hanu Kunte
 136/36 Lakshmyamma Ajitha P. C. Road
 Sec 10

S/o H. C. Madh occ. Balan
 136/36 Lakshmyamma Ajitha P. C. Road
 Sec 10

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 పాపం పాపం పాపం

Sahasrabudhi

పాపం పాపం పాపం

G. Karudkar S/o G. Subbarao occ. Baskara
 54-187/384, M. C. Road, Sec 10

K. Venkatesh S/o K. C. Sanyal occ. Baskara
 54-187/384, M. C. Road, Sec 10

Signature

SUB REGISTRAR

1906 వ సం. Aug 22 వ తేది
 పాపం పాపం పాపం

వే. నె. కు. 1597 నం. 396
 ద్వువేలాల మొత్తం కాగితముల సొంత
 8 ఈ కా. పేరున
 నం. 2
 స. రే.



Endorsement Under Section 42 of the Indian Stamp Act, 1899

No. 1
 stamp duty of Rs. 320/-
 has been paid
 on the stamp
 of value Rs. 547000/-
 from the value of the property.

[Handwritten signature]

S. P. O.
 Lowerpally,
 Date:

and Collector of the 41 & 42 of
 INDIAN STAMP ACT,

99 వాల్యూం
 353 నుండి 368 పుటలలో
 1006 ప స. ప. 1018 శ. 1597 నెంబరిగా
 ఉద్దేశ్యము చేయబడినది 1996 గ. జ. 27
 వ తేది 1918 శ. శ. జ్యోతిషమునాసము 5

[Handwritten signature]

