

2879/84

No P/2917/84

21000/- 500Rs.



2879/84...Date: 8.5.87 Rs 500.00

M. Shandha Shelkar

Rama Krishna Rao

for whom Master Madhavi Giridhar Rao S/O

Red by N/A 2 Father Subbarao

14734 H 2 31147

SALE DEED

Handwritten signature

L. NO. 26.67 R. NC. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

This Sale Deed is executed at Secunderabad on this 10th day of August 1987 by:

1. Satish Chandra Manilal Modi, son of Manilal Modi, aged 45 years and resident of House No. 701, Sarita Apartments, Road No. 4, Banjara Hills, Hyderabad.
2. M/s. M & M Associates, a Trust constituted and declared under a Deed of Trust dated 31-3-1981 by Ashok Chaturlal Desai, represented by its Trustee, Sri Mahesh K Desai son of Kantilal Desai, aged 43 years and resident of Prenderghast Road, Secunderabad (owning the assets of the dissolved firm, M/s. Modi Builders, Secunderabad).

hereinafter called "VENDORS/PARTIES OF FIRST PART" and;

Satish mod

Mahesh Desai

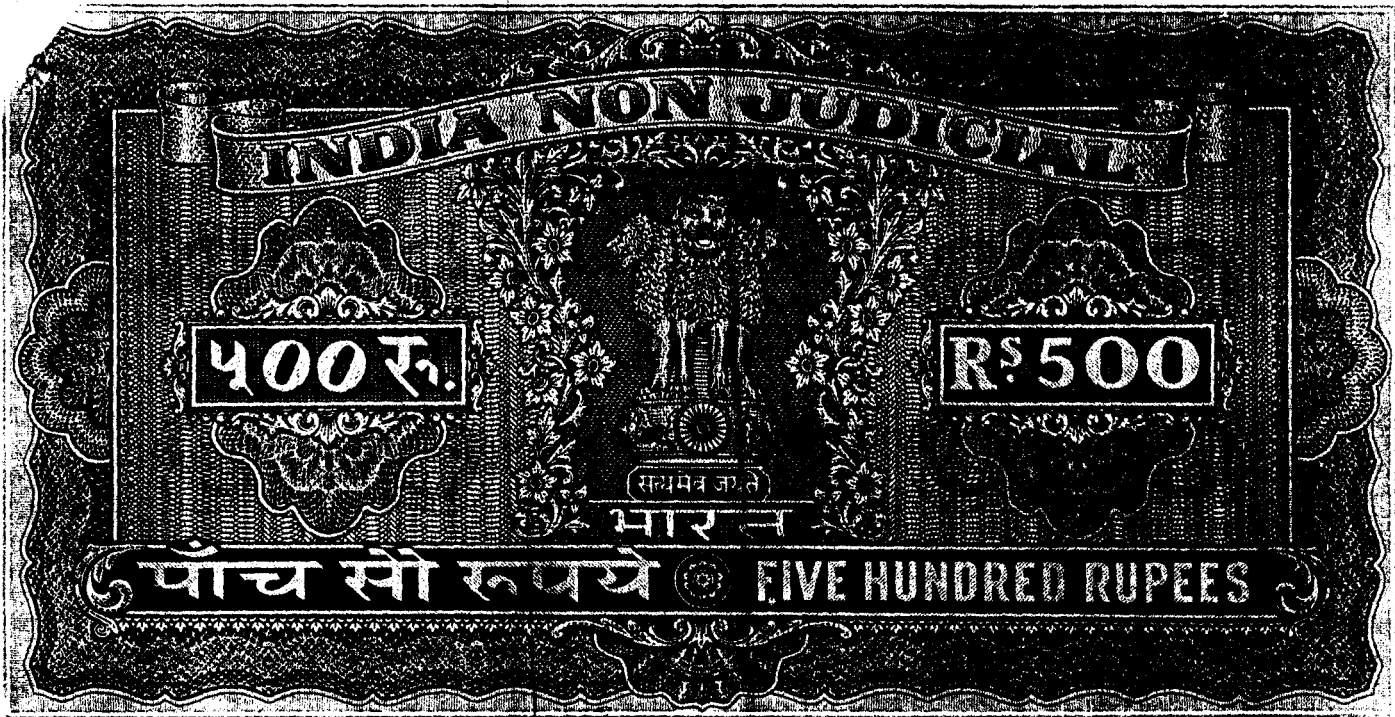
...2
R

Gla R.S.

J

Handwritten signature

500Rs.



S.No. 11925...Date. 8.5.87 Rs 500/-

Sold to M. Chandra Shekar

3/o. To Rama Lingam/ N/S

for Whom Matter...Maddala Giridhar Redd 515 Subbarao

Red by N/S & Father Subbarao
: 2 :

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

1. Sri Neelima Trust, a Trust constituted and declared under a Deed of Trust dated 2-4-1981 by Sri Bipin R Goda, represented by its Trustees:
 - (i) Ramesh Chandra C Sanghani, son of Chotalal
 - (ii) Smt. Illa R Sanghani, wife of Ramesh Chandra Sanghani, resident of Shama Apartments, Prenderghast Road, Secunderabad.
2. Ami Trust, a trust constituted and declared under a Deed of Trust dated _____ by Shri Mayank L Sanghani represented by its Trustee, Mayank L Sanghani, son of Lalit Chandra Sanghani, aged _____ years and resident of House No. 1-8-54/A/2, Prenderghast Road, Secunderabad.
3. Sanjay B Sanghani, son of Bhanuchandra Sanghani aged 27 years and resident of House Number 1-8-54/A/2, Prenderghast Road, Secunderabad.

hereinafter called "ASSURERS/PARTIES OF SECOND PART" in favour of:

Satish mal
Makesh Kesari

Jm R...3
Sla R. S.

Hanghan



No. 11026... Date. 2.5.87 Rs 500.

Sold to M. Chandrasheela

at No. Rama Lingam/14

for Whom M/s. Maddali Giridhar Rao

Rep by N/C & Father Subba Rao

: 3 :

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

Maddali Giridhar Rao, son of Subba Rao, aged 13 years, being minor, represented by his father, Maddali Subba Rao, son of Ramaiah, aged 38 years and resident of D.No.24-10-56, R.Agraharam, Guntur, A.P.

hereinafter called "VENDEE/PARTY OF THE THIRD PART" witnesses:

WHEREAS the land admeasuring Ac.2.02 guntas, situated in Survey No.13 of Rasoolpura, Secunderabad Cantonment belonged to Assurer No.3 by virtue of Gift Deed executed in his favour on 29-3-1972 and registered as S.No.1284/72. The said land was leased out by his mother, Smt.Usha to M/s.X L Equipments (Private) Ltd. for a period of 30 years under a registered deed dated 12-7-1973 and registered as S.No.102 of 74. The said lease was permitted inter-alia to construct buildings, structures etc. for purposes of running a Factory. Thereafter, the said M/s.X L Equipments (Private) Ltd.

Satish mal
Takes Kesari

.....4
R
Jia R. S.
TH



No. 11032..Date..8.12.87 Rs 500.

In to M. Chandrashekar

WTO Ramalingam P/O

Whom Master Maddali Chiridhar for 10 Gunba

Rep by N/C & Father Subba Rao

: 4 :

transferred and conveyed all its rights and privileges under the said lease deed in favour of M/s. Investa Chemicals under Sale Deed dated 20-1-75 and registered as S.No.111 of 1975.

AND WHEREAS the constitution of the firm, M/s. Investa Chemicals underwent changes. By virtue of reconstitution of the said firm evidenced by the Deed of Partnership dated 4-5-1981, Assurer No.3, Assurers 1 and 2 (Trustees) and the two Trustees of Assurer No.1, namely Sri Ramesh Chandra Sanghani and his wife Illa Ramesh Chandra Sanghani, in their personal capacity became partners, with effect from 1-5-1981. The Assurer No.3 as the owner of the land aforementioned and situated in S.No.13, Rasoolpura and ~~the~~ in occupation of the said firm, as lessee, had brought into hotchpot and contributed land admeasuring 8296 sq. Meters or 9678 sq.Yds. (out of 9922 sq. yards belonging to him) as his capital

Satish Mishra
Maddeshwar

....5
Jm R
Ila R. S.
Ht

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



11.03.88..Date..S. P. S. Rs 5.00/-

M. Chandra Shekar

Same Office 145

Whom Master..Maddali Chiridhar Rao 510 Shubha Rao

Ref by N/A & Father Shubha Rao

: 5 :

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

contribution and thereby the said piece of land (admeasuring 8296 sq. meters) became the partnership property of the firm, M/s. Investa Chemicals. In otherwords, privileges held under the lease deed executed on 12-7-1973 by Assurer No.3 in favour of M/s. X L Equipments (Pvt.) Limited and transferred and assigned to M/s. Investa Chemicals, got merged with proprietary rights of M/s. Investa Chemicals and as such the firm M/s. Investa Chemicals became entitled to the land admeasuring 8296 sq. meters (which Assurer No.3 had brought into the hotchpot and converted in partnership property) and the structures put thereon, absolutely.

AND WHEREAS the said firm, M/s. Investa Chemicals has granted licence under an Agreement of Licence dated 28-5-1981 in favour of Vendor No.1, permitting the latter to make use and enjoy 5972 sq. yards of land and the constructions made thereon, for a period of 17 years.

Satish Mohan
Maddali Shubha Rao

6
Ri
Gla R.S.
V.H.H.



s.No. 11940... Date 8.5.87. Rs 500..

Sold to M. Chandan... Shivan

To. W/O... Sanna... R/c NY

to Whom M/s. ... Madhali Citi Char fee 110

Rep by N/A & Father Subba fee

: 7 :

B. Ramchander
L. NO. 26.67 R. NO. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

assignment dated 1-11-1981 and thereby the said M/s.Modi Builders was permitted to make use of the land with the Structures, admeasuring 26991 sq. ft. made thereon.

AND WHEREAS a firm under the name and style of M/s.R.S.& Company was constituted between Vendor No.1 in his individual capacity and Assurer No.1/Sri Neelima Trust (represented by its Trustees) on terms and conditions set out in the partnership deed dated 16-2-1984. The said Assurer No.1 (Sri Neelima Trust) had thrown into hotchpot and contributed as its capital to the firm a portion comprising of 3,000 sq. yards of land (out of land 6735 sq. yards allotted earlier as stated supra and belonging to it) and situated in Eastern side of S.No.13 of Rasoolpura, with the constructions made therein (which portion was being used and enjoyed by M/s.Modi Builders on the basis of terms contained in Licence Agreement aforementioned) and thereby M/s.R.S.&Co.

Satish Modi
M. Chakrasan

R...8
J. R. S.
HHT



S.No. 11.9.41....Date 8.5.82. Rs 500/-

Sold to M. Chandan Meher

Sl. No. 770... Same... R/S. M/S

to Whom M. Ashok... Madhavi Giridhar Rao S/o Subba Rao

Ref by M/S & Father Sunha Rao

: 8 :

became entitled to the said piece of property admeasuring 3,000 sq. yards absolutely as partnership property.

AND WHEREAS the said firm, M/s.R.S.& Co., was subsequently dissolved with effect from 1-4-1985 and a Deed of Dissolution dated 19-6-1985 was also executed. While distributing the assets of the said firm, the piece of land admeasuring 3,000 sq. yards aforementioned, (situated on the Eastern side of S.No.13 of Rasoolpura) with sheds and structures constructed thereon was allotted to the share of Vendor No.1 and consequently Vendor No.1 became the sole Proprietor of all assets of M/s.R.S.& Co., which included the land admeasuring 3,000 sq. yards in S.No.13 Rasoolpura and structures/constructions existing thereon (subject to the rights of user granted under the deed of licence aforementioned and assigned in favour of M/s.Modi Builders, the assets of which are now owned by Vendor No.2 M & M Associates, Trust).

Sales Order
Maheshkaran

Om

...9
R
Sla R.S.
THH

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



No. 11042 Date 8.5.87 Rs 500.

Issued to M. Chandan Shekar

for Soma Kiran H43

from Master Madhali Giridhar Rao 510

Rep by N/A & Faizer Subhakar

: 9 :

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

AND WHEREAS the firm M/s. Modi Builders, in which Vendor No.1 (in his capacity as representing his Hindu undivided family) and Vendor No.2 (M/s.M & M Associates, a Trust created under Trust Deed dated 31-3-1981 by Sri Ashok C Desai) were partners, was constituted on terms and conditions set out in the Deed of partnership dated 2-4-1981. As an assignee of rights and privileges under the Deed of Licence, the firm (M/s. Modi Builders) was using and enjoying the sheds and structures, constructed in the piece of land admeasuring 5972 sq. yds. (allotted to Assurer No.1 Trust in the dissolution of the firm, M/s. Investa Chemicals). The said firm, M/s. Modi Builders was subsequently dissolved with effect from 1-4-1984 as evidenced by the deed of dissolution dated 3-4-1984. In the division of assets of the said firm (M/s. Modi Builders) the Vendor Trust was allotted with all the assets belonging to the same. Consequently, Vendor No.2/Trust is entitled only to such rights as are conferred and set out in the Licence Agreement for using

Satish Modi
Madhali

Om

...10
R
S.R.S.

THH



S.No. 11047...Date. 8.5.87. Rs 500/-

Sold to ... M. Chandrashekar

Who ... Rama Krishna Rao

Whom ... Muddali Giridhar Rao

Rel by N/A & Father Shrinagar

: 10 :

B. Ramchander
L. NO. 26.67 R. NO. 6/87
STAMP VENDOR,
CITY CIVIL COURT,
SECUNDERABAD - A. P.

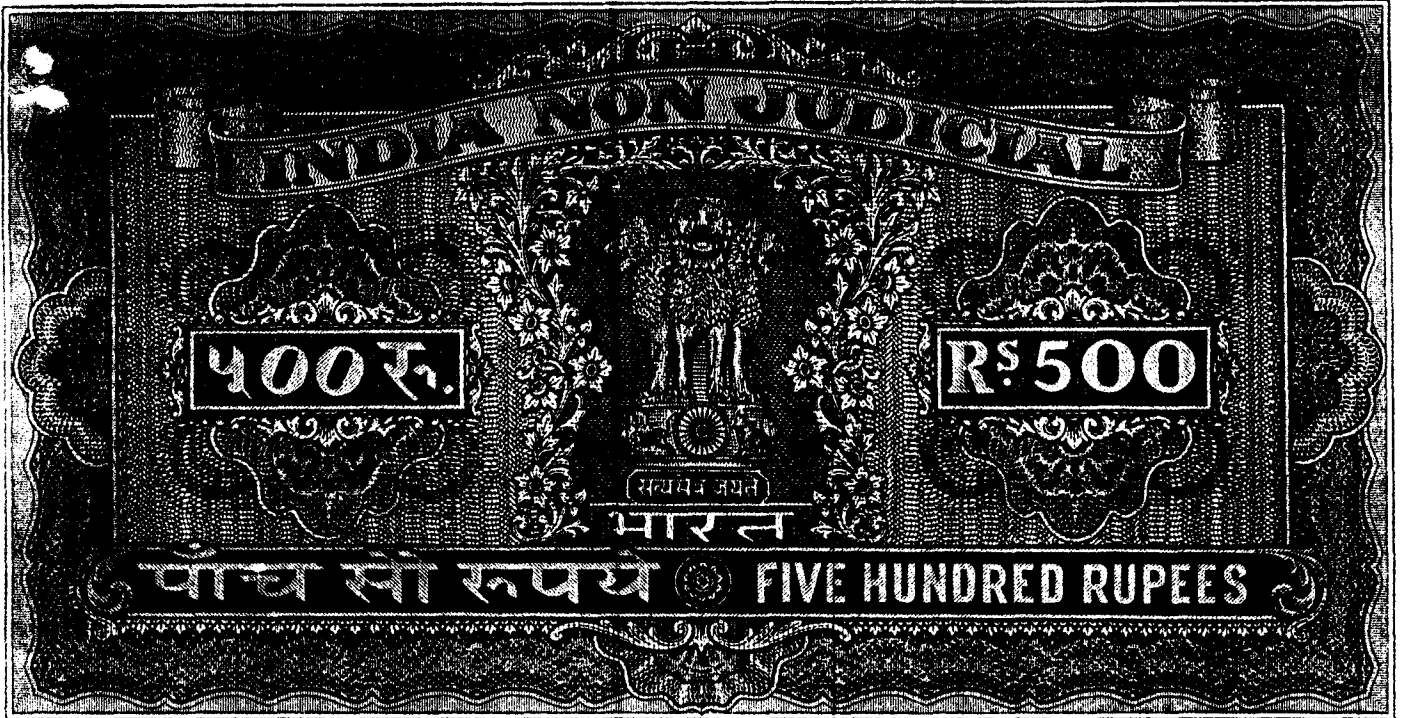
the structures in the land which includes the land and structures vested in M/s.R S & Co., as its partnership property and later, on its dissolution (on 19-6-1985) became vested in Vendor No.1 (as the sole owner of assets of M/s.R S & Co.). Thus, the title to property comprising of land admeasuring 3,000 sq. yds. forming part of Eastern side portion in the land bearing S.No.13 of Rasoolpura and the sheds/structures thereon now belong to Vendor No.1, subject only to the rights of user and enjoyment of the said structures as conferred under licence agreement aforesaid and now held by Vendor No.2 (as the sole owner of assets of M/s.Modi Builders).

AND WHEREAS the 3,000 sq. yards and structures now belonging to Vendor No.1 as the allottee/owner of all the assets of M/s.R.S. & Co., (subject to the rights of the Vendor No.2 to use the structures thereon) comprised of three items namely (i) huge shed with

Satish madh
Madesh kesar

[Handwritten signature]

...11
R
Gla P.S.
[Handwritten initials]



Roll No. 84... Date 8.5.87. 500.

to M. Chandan Reddy

to M/s. Suman Engineering Co

for Whom Master Mahabali Chiridhan Das is acting as

Rel by N/A & Father Subhas

: 11 :

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

plinth area admeasuring 12213 sq. ft. or 1357 sq. yds. or thereabouts (out of the total area of the shed of 13590 sq. ft.); (ii) Double storied building (in "T" Shape with a plinth area admeasuring 2004 sq. ft.; and (iii) open piece of land admeasuring 1342 sq. ft. or 149.11 sq. yards (described in the schedule). The huge shed was constructed in such a way that it had extended into a portion of the adjoining land covered by Plot No.17 in S.No.14 Rasoolpura (which M/s.Modi Builders ultimately agreed to purchase the same from its owners). The said shed and other items described in the schedule have been leased out by M/s.Modi Builders (the assets of which are owned by Vendor No.2, Trust) to M/s.Allied Sales Corporation, under a Lease Deed dated 13-2-1985 registered as S. No.393/85). The premises thus leased out now bears Door No.1-20-273A, Rasoolpura.

AND WHEREAS the Vendors 1 and 2 have now decided to sell and transfer the said property, excluding the

Satish Mohan
Mahabaleswara

[Handwritten signature]

....12
Jha R.S.

[Handwritten initials]



Sl. No. 11085 Date 8.5.87 Rs. 500.

To M. Chandra Sheela

To S. Rama Krishna Rao

To Whom M. S. Venkatesh Maddali Giridhar Rao S/o S. Subbarao

Rel by N/A & Father Subbarao

: 12 :

first floor portion of the double storied building
aforementioned (as Item No.2).

AND WHEREAS the Vendee and three others, namely:
1.Maddali Kameswara Rao, 2.Maddali Rama Mohan Rao;
3.Maddali Giridhar Rao; and 4.Solleti Velu Kondaiiah,
have jointly offered to purchase the aforesaid three
items of property described in the schedule, namely
(i) huge shed (ii) ground floor portion of T-shaped
~~sh~~ double storied building; and (iii) open piece of
land for a consideration of Rs.14,00,000/- (Rupees
fourteen lakhs only) and the Vendors 1 and 2 have
accepted the same.

AND WHEREAS the Vendee and three others have requested
the Vendors 1 and 2 that the sale deeds should be exe-
cuted not only by them, but also by Assurers 1 to 13
(who at one stage or other has had an interest in the
schedule properties) and at the request of the Vendors

Satish Mohan
Maddali Rao

Jm

....13

140 R.S

TH

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



11086... Date 8.5.87... 500/-

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

M. Chandrashekhar

for whom... M. Lakshminarayana Murthy

M. Lakshminarayana Murthy

Rel by M/L & Father. Subha Rao

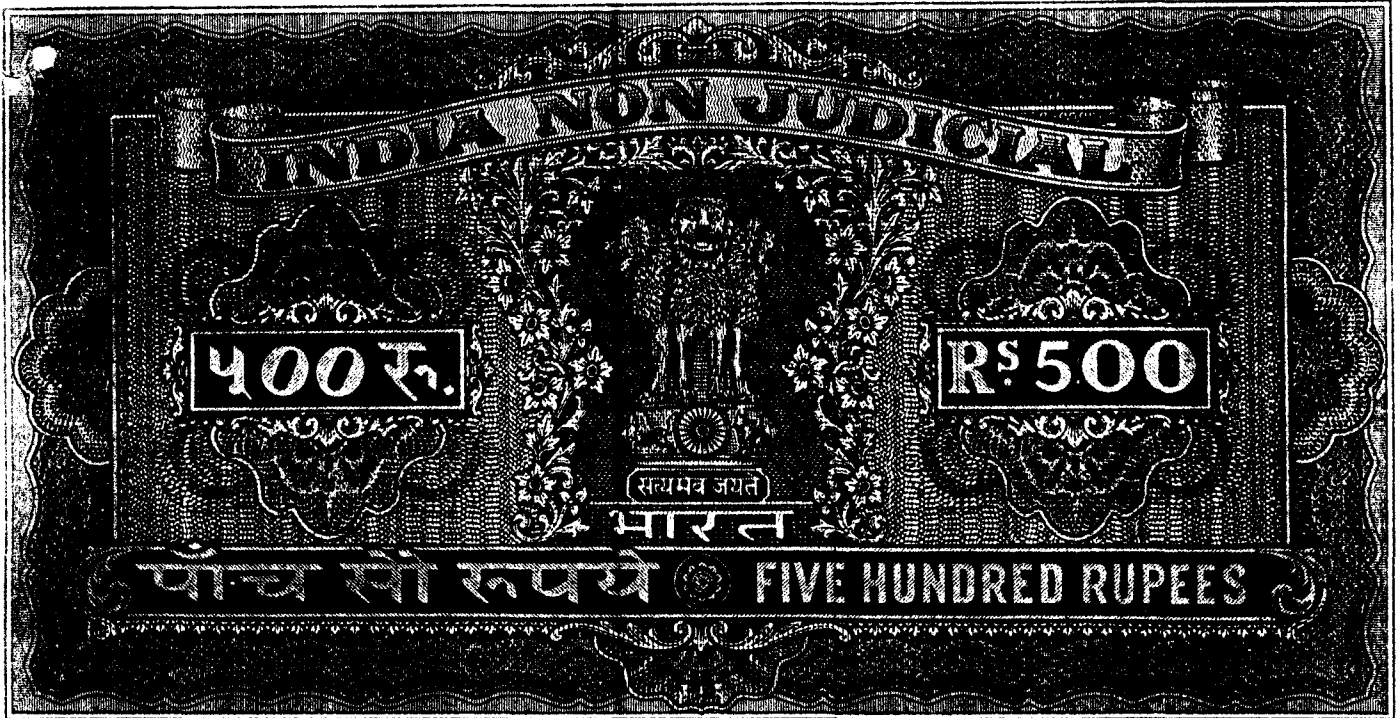
: 13 :

1 and 2, Assurers 1 to 3 have agreed to join in execution of the Sale Deed, not because they have any subsisting rights or interest therein, but for purposes of assuring Vendee and three others that they would be acquiring full and absolute rights to the same from Vendors 1 and 2.

AND 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 and the Assurers to convey to each of them an undivided one fourth share of the aforesaid three items of 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 and the Assurers have agreed to the same. The expression "three others" hereinafter used shall mean and refer to the three

Satish Mehta
Maheshwari

...14
Jla R.S.
V.H.



No. 11, 1987... Date 8.5.87... Rs. 500/-

M. Chandra Sheela

Sesuma Lingam, H/O

M. V. R. Madhavi Giridhar Rao S/o J. J. Subbarao

Rel by N/A & Father Subbarao

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

: 14 :

other Purchasers apart from the Vendee in whose favour the remaining three-fourths share is being conveyed and transferred.

AND WHEREAS the Vendors have also applied for and obtained the necessary clearance certificate from the Income Tax Authorities under Sec.230-A of I.T. Act.

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

In pursuance of the aforesaid Agreements and in consideration of the sum of Rs.3,50,000/- (Rupees three lakhs fifty thousand only) well and truly paid by the Vendee to the Vendors, viz. Rs.80,000/- (Rupees eighty thousand only) paid as advance on 13-10-1986 through Demand Drafts dated 4-10-1986 of Canara Bank at Guntur bearing Nos.7609862/7314 and 7609865/7312 and the balance of Rs.2,70,000/- (Rupees

Sesuma Lingam
Subbarao

Ju

...15

dia R.S.

HHT



No. 11.9.86... Date 8.5.87. Rs 500/-
Sold to ... M. Chandra Sheela
To ... Rama Lingam P. M.
For Whom ... Madhav Reddy Chidambaram
Red by N. C. & Father Subba Reddy

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

: 15 :

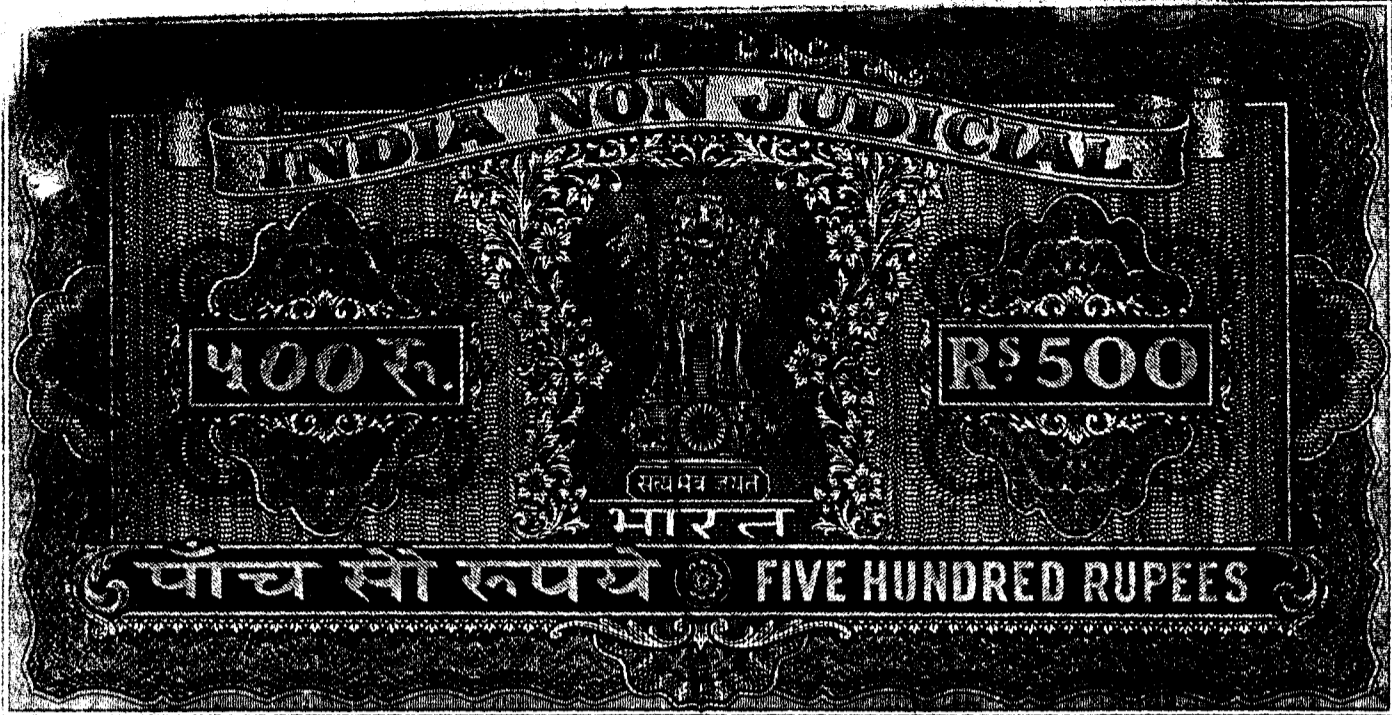
two lakhs seventy thousand only) has been paid by the vendee to the Vendors at the time of registration of sale deed by handing over the Demand Drafts bearing Nos. 059416, 059417 dated 29-7-1987 of ^{Tamil Nadu Mercantile Bank Limited} ~~Canara Bank~~ at Guntur and drawn in the name of Vendor No.1, the receipt whereof aggregating Rs.3,50,000/- (Rupees three lakhs fifty thousand only) is hereby admitted, accepted and acknowledged by the Vendors, the Vendors hereby convey, sell, transfer and assign free from all encumbrances in favour of the vendee that undivided one fourth share in all the three items of properties set out in the Schedule and bearing premises No.1-20-273^{1/2} at Rasoolpura, Secunderabad Cantonment, namely (i) all that shed with tin roof situated in an area admeasuring 12213 sq. ft. (ii) all that ground floor of the double storied building, situated in an area admeasuring 2004 sq. ft. with plinth/floor area of 2004 sq. ft. and (iii) open piece of land admeasuring 1,342 sq. ft. or 149.11 sq. yards and more

Sathul madh
M. Reddy

Jm

...16
Jla R. S.
JH

500RS.



1-10-87...Date: 8.5.87.. R. 500.-

M. Srinivasulu Reddy
 Srinivasulu Reddy
 M. Srinivasulu Reddy
 M. Srinivasulu Reddy
 M. Srinivasulu Reddy

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

: 17 :

them; and the vendee shall henceforth hold, possess and enjoy the his share of said property as his absolute and exclusive property, without any manner of let or hindrance from the Vendors or Assurers or any one or more of them and/or claiming through them.

3. The Assurer No.3 hereby declares, assures and represents to the Vendee:

(a) that he was the sole and absolute owner of the land covered by S.No.13 of Rasoolpura and admeasuring Ac.2.02 guntas by virtue of the gift deed executed in his favour on 29-3-1972 and registered as S.No.1284/72).

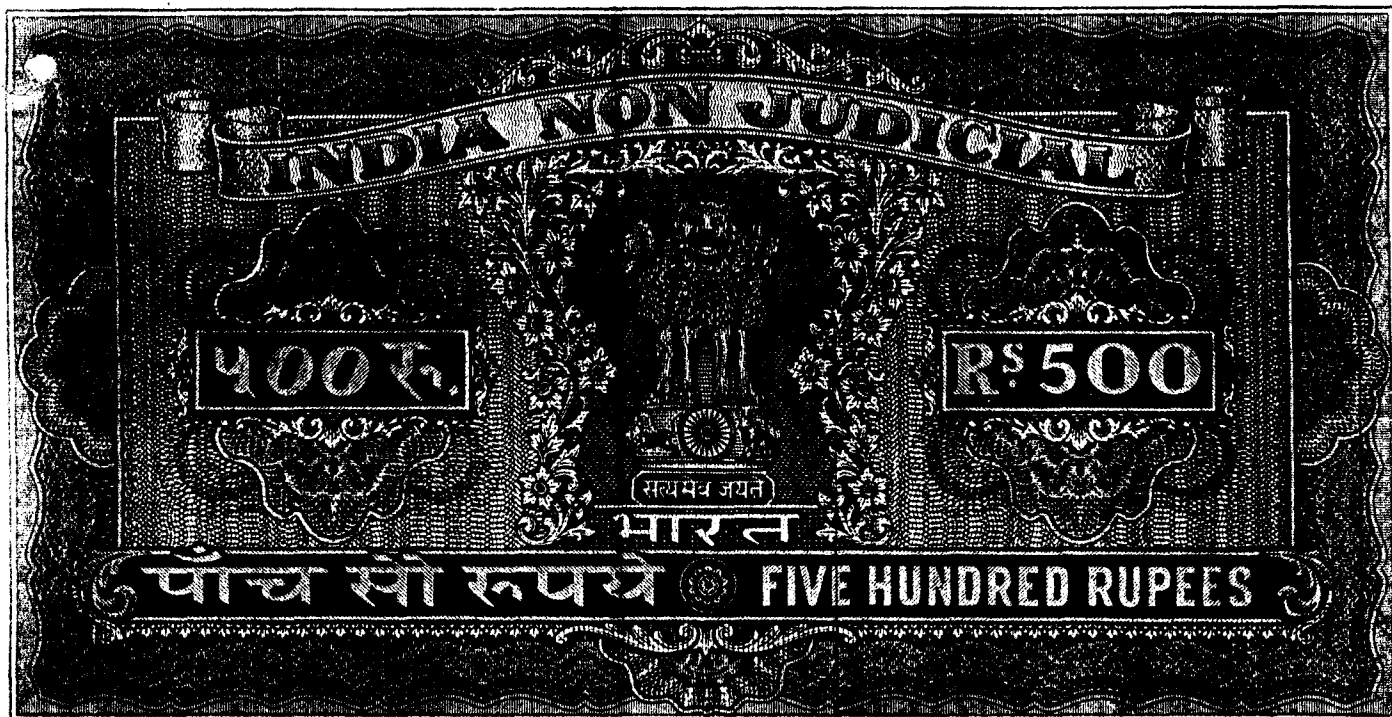
(b) that the said property was his self acquired property;

(c) that he had agreed and contributed towards his share of capital investment in the partnership of

Sethu Reddy
 Mahesh Reddy

[Signature]

...18
 S. R. S.
[Signature]



No. 11081... Date 8.5.87 Rs 500.00

Sold to M. Chandra Sheela

Rama Lingam /c Hy

Master Maddali Giri dhar Rao 110 Shubra

Rep by N/A & Father Sunha Rao

D. Ramchander

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

STAMP VENDOR,

CITY CIVIL COURT,

SECUNDERABAD A. P.

: 18 :

M/s. Investa Chemicals (constituted under Partnership deed dated 4-5-1981), major part of the aforesaid land, namely 8296 sq. meters and thereby ceased to have exclusive title to the said portion of land and to that extent, it became converted into a partnership property, belonging to all partners of M/s. Investa Chemicals.

(d) that when the said firm was dissolved with effect from 31-8-1981, the proprietary rights to the said portion of land with structures therein (partnership property) was allotted to the shares of Assurers 1 and 2 as evidenced by the terms of Deed of Retirement dated 3-6-1982;

(e) that the portion of land (held by M/s. Investa Chemicals) namely 6735 sq. yards with structures was owned and possessed by Assurer No.1 on and from 31-8-1981 as allottee of the assets of the dissolved firm;

Satish and
Madesh Reddy

Sp

...19

Sh. R. S.

Sh



550...11.9.82...Date...8.5.87...Rs 5,0000

to M. Shandra Sheta

to Rama Laxman K/o H43

from Master Madurai Chidhan Res 110 Sub...

Rel by NCA & Father Subba Res

3 : 20 :

property sold hereunder, but after the dissolution of the said firm and division of the assets as evidenced by the deed of retirement dated 3-6-1982, it ceased to have any manner of right or claim to the extent of the land allotted to Assurer No.1 which includes the properties set out in the schedule hereunder;

(b) that it, Assurer No.2 has joined in execution of this Sale Deed not because it has got any subsisting title, right or share or interest in the schedule mentioned properties (which ceased to be partnership property of M/s. Investa Chemicals) but at the request of Vendors 1 and 2 and the Vendee and three others for assuring that they, as Purchasers, will be entitled to hold, possess and enjoy the said property with full and absolute rights of ownership.

Satish mal
MahaKasa

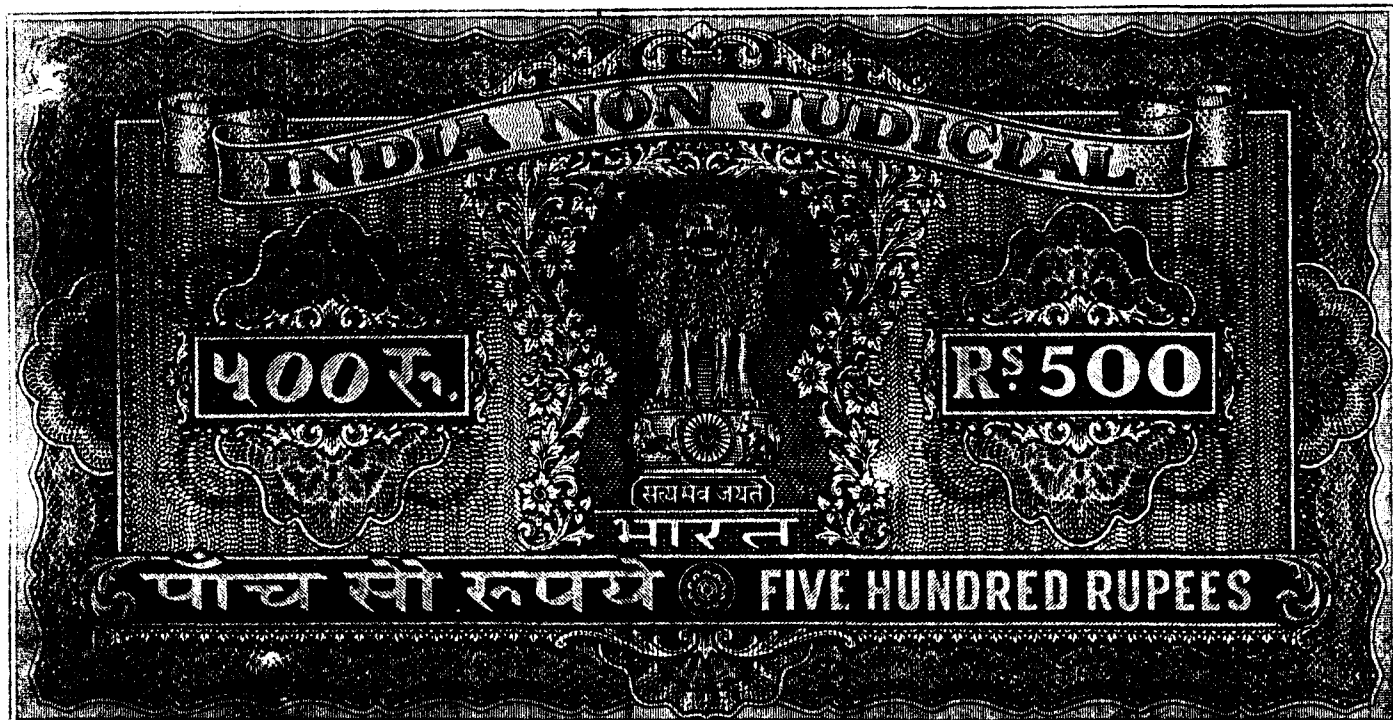
[Handwritten signature]

....21

gla R S.

[Handwritten signature]

[Handwritten signature]



6/10/11/24... Date 8:5:87.. Rs 500/-

to M. Chandra Shekar

to Rama lingam. H/H

to M. Mastan. Madhali Chidhar for 10/11/24

by N. S. & Family Shubha Rao

: 21 :

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

5. The Assurer No.1 and its Trustees - Ramesh Chandra Sanghani and Smt. Illa R Sanghani in their individual capacities and as Ex. partners of M/s. Investa Chemicals, declares, assures and represents to the vendee;

(a) that by virtue of being partners of M/s. Investa Chemicals, constituted under partnership deed dated 4-5-1981 they had acquired an interest as Partners of the said firm in the portion of the land admeasuring 8296 sq. meters in S.No.13 of Rasoolpura, contributed by Assurer No.3 as his capital contribution.

(b) that subsequently when the said firm was dissolved and the partnership assets were divided under a deed of retirement dated 3-6-83, Assurer No.1/Trust was allotted with the portion of the land admeasuring 6735 sq. yards as evidenced by the Deed of Retirement dated 3-6-1982, while its trustees abovenamed and others as partners ceased to have any right therein.

Satish mal
Madeshkar

for

...22
R
S. R. S.

AT



S.No. 111275..Date 8.5.87. Rs 500/-

Sold to ...M. S. Sankar... & Co.

to the ...S. Sankar... & Co. Hyderabad

to Whom ...M. S. Sankar... & Co. Hyderabad

for by N/A A Farmer ...

B. Ramchander

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

STAMP VENDOR,

CITY CIVIL COURT,

SECUNDERABAD - A. P.

: 22 :

(c) that it (Trust) has subsequently become a Partner in the firm of M/s.R.S. & Co., with Vendor No.1 as its other partner under a Partnership deed dated 16-2-1984.

(d) that out of the land admeasuring 6735 sq. yds. to which it became entitled to as aforesaid it had contributed only 3000 sq. yds. and sheds/structures that were erected thereon situated on Eastern side of S.No.13, Rasoolpura as capital contribution to the newly constituted firm and thereby converted the same as the Partnership asset of M/s.R.S. & Co.

(e) that on dissolution of the said firm, M/s.R.S. & Co. the aforesaid piece of property (situated in an area admeasuring 3,000 sq. yards) was allotted to the other partner, namely Vendor No.1 and consequently Vendor No.1 is now entitled to the same as the sole owner/proprietor thereof, owning the assets of M/s.R.S. and Co.

Satesh malik
M. S. Sankar

[Signature]

...23

M. S. S.

[Signature]



No. 1126 Date 8.5.87 Rs 500
 To Mr. Chandan...
 To Mrs. Rama...
 To Whom...
 Ref by N/A of Father...
 ...

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

: 23 :

(f) that it has no subsisting right or interest in the aforesaid piece of property in which schedule mentioned items of property are situated.

(g) that it has joined in execution of this sale deed not because it has got any subsisting right or interest in the said property (which ceased to be property in which it has any interest on and from 16-7-84) but at the request of Vendors 1 and 2 and the Vendee and three others for assuring that they as Purchasers will be entitled to hold, possess and enjoy the said items of property with full and absolute rights of ownership; and

(h) that under the deed of trust dated 2-4-1981, executed by Sri Bipin R. Goda, Trustees thereof were entitled, in their absolute descretion to invest the

Satish mal
Maheshwar

...24
 Jia R. S.
 HHT



No. 11127... Date 5.5.87 Rs 500.

To M. Chandra Sheela

to Ramalingaiah

to whom M. Ashok Desai is a partner for 10/11/81

By S. N. S. & Co. Subbarao

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

: 24 :

trust funds in any business and/or carry on the same in partnership with others and therefore it (Trust) was properly inducted into partnership as partner and the Trustees thereof were justified in discharging their functions, in the manner they did.

6. The Vendor No.2 hereby declare, assure and represent to the Vendee:

(a) that it is a trust duly constituted under a deed of trust dated 31-3-1981 by Shri Ashok C Desai.

(b) that it had become partner in the firm of M/s.Modi Builders under a deed dated 2-4-1981 with vendor No.1, who also happened to be one of the Trustees with powers to invest trust funds in any business and/or to carry on business in partnership with others;

Satish Desai
Satish Desai

[Signature]

...25
Gla R.S.

[Signature]



S.No. 1128... Date 8.5.87 RS. 500/-

For M/s. Chandra Sheela

for M/s. K. S. Sankar & Co

in whom Master Maddali Kiridhar for J.S. Sankar & Co

Rep by N/A of Father Sankar & Co

: 25 :

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

(c) that M/s. Modi Builders became entitled to the privileges such as right to use and enjoy the structures as assignee of the rights of licence under the deed of assignment dated 1-11-1981;

(d) that after the dissolution of the said firm, M/s. Modi Builders, evidenced by the Deed of Dissolution dated 3-4-1984, the Vendor No.2/Trust became exclusively entitled to the assets of M/s. Modi Builders as the allottee thereof. In other words, the Vendor No.2 is now having a subsisting interest in the schedule mentioned items only for using and enjoying the said items of properties (held by the dissolved firm, M/s. Modi Builders) in the circumstances set out supra.

Sahab mod
Maddali Kiridhar

...26

J. R. S.
J. R. S.



S.No. 11129... Date 8-5-87 Rs 5000

Sold to ... M. Chandan ...

S/o. V.V. ...

in Whom ... M. Lakshmi ... M. Lakshmi ...

Rep by N. S. & Father ...

: 26 :

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

(e) that the aforesaid firm. (before its dissolution) leased out the structures comprising of the three items of property described in the schedule and also the property in Plot No.17 in S.No.14 of Rasoolpura to M/s.Allied Sales Corporation under lease deed dated 13-2-1985 and registered as S.No.393/85.

(f) that it (Vendor No.2) has agreed for conveying transferring and assigning all and whatever rights interest, privileges, it is having in the schedule mentioned properties along with vendor No.1, (who is otherwise the owner thereto) to the vendee and three others; and

Satesh mod.
M. Lakshmi

....27

[Signature]
R. S.
[Signature]



No. 11131.....Date 8.5.87. Rs 500.

Sold to M. Chandra Shekar

No. 110 Rama Lakshmana R/c 440

In Whom M. S. S. Mandal Chiridhar Rao 110 Jhuda

Red by N/A & Faria Jhuda Rao

: 28 :

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

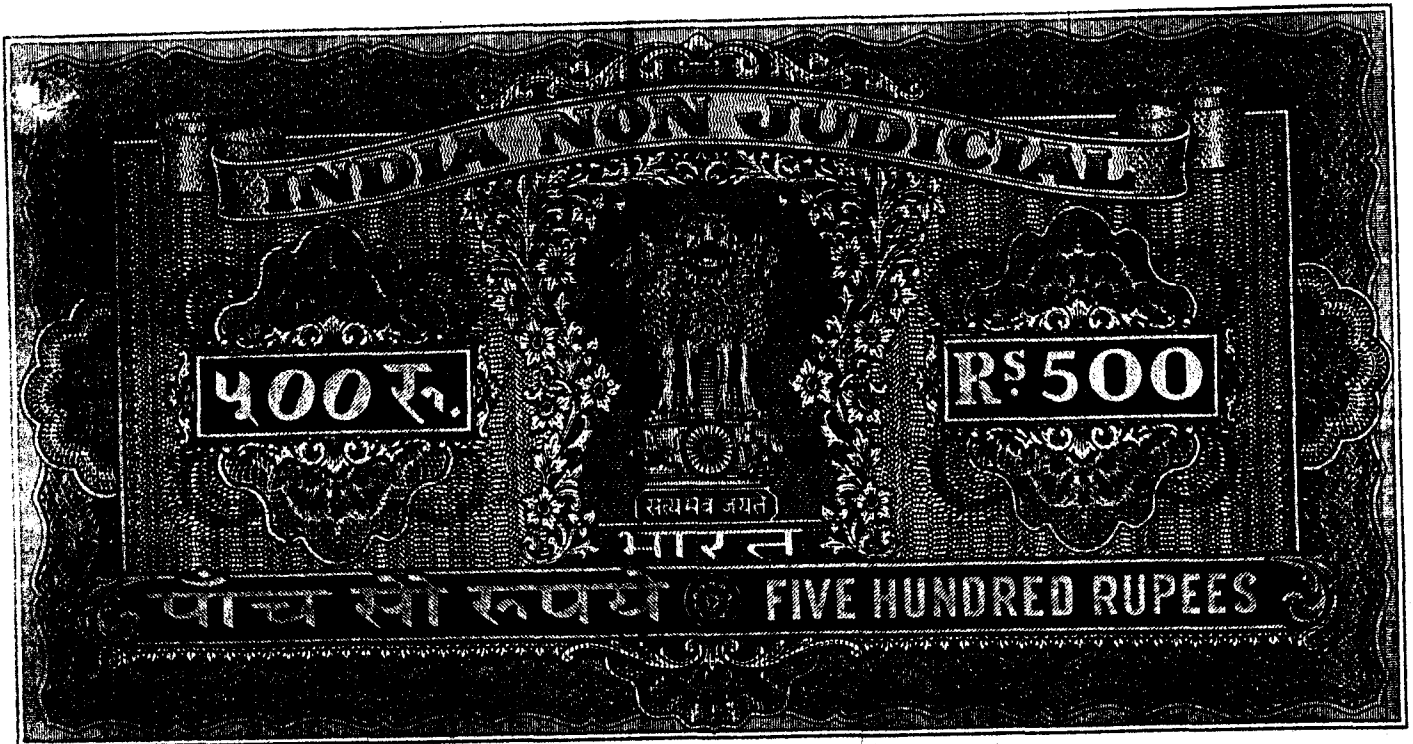
firm, including the right, title and interest to the extent of 3000 sq. yds. of land situated on Eastern side of land in S.No.13 of Rasoolpura, with structures thereon which was brought into the hotchpot and converted into a partnership asset, by Assurer No.1, as its capital contribution.

(b) that he (Vendor No.1) is thus the sole, absolute and exclusive owner of said land with structures covered by and in the three items of schedule mentioned properties situated in an area admeasuring 1728 sq. yds. or 15552 sq. ft.

(c) that Vendor No.2/Trust was entitled to only to the user of the premises as per terms of licence agreement executed in his favour as licence and assigned by him to it;

Satish mal
M. S. S. Mandal

.....29
Jhuda R.S.
[Signature]



No 11132...Date 8:5:87. Rs 500.-

By M. Chandra...Mulla

Per M/s. Modi Builders. R/o No

M/s. Modi Builders. Madhali Giridhar Rao 1/10/87
Per by N/A & Father Jukka Rao

: 29 :

(d) that he is also one of the trustees of Vendor No.2 and as such he is also deemed to be executing this deed as the other trustees of Vendor No.2;

(e) that since his joint family ceased to be partner in M/s.Modi Builders, he in his capacity as the karta of the said joint family declare that it (H U F) has no subsisting interest in the schedule mentioned properties;

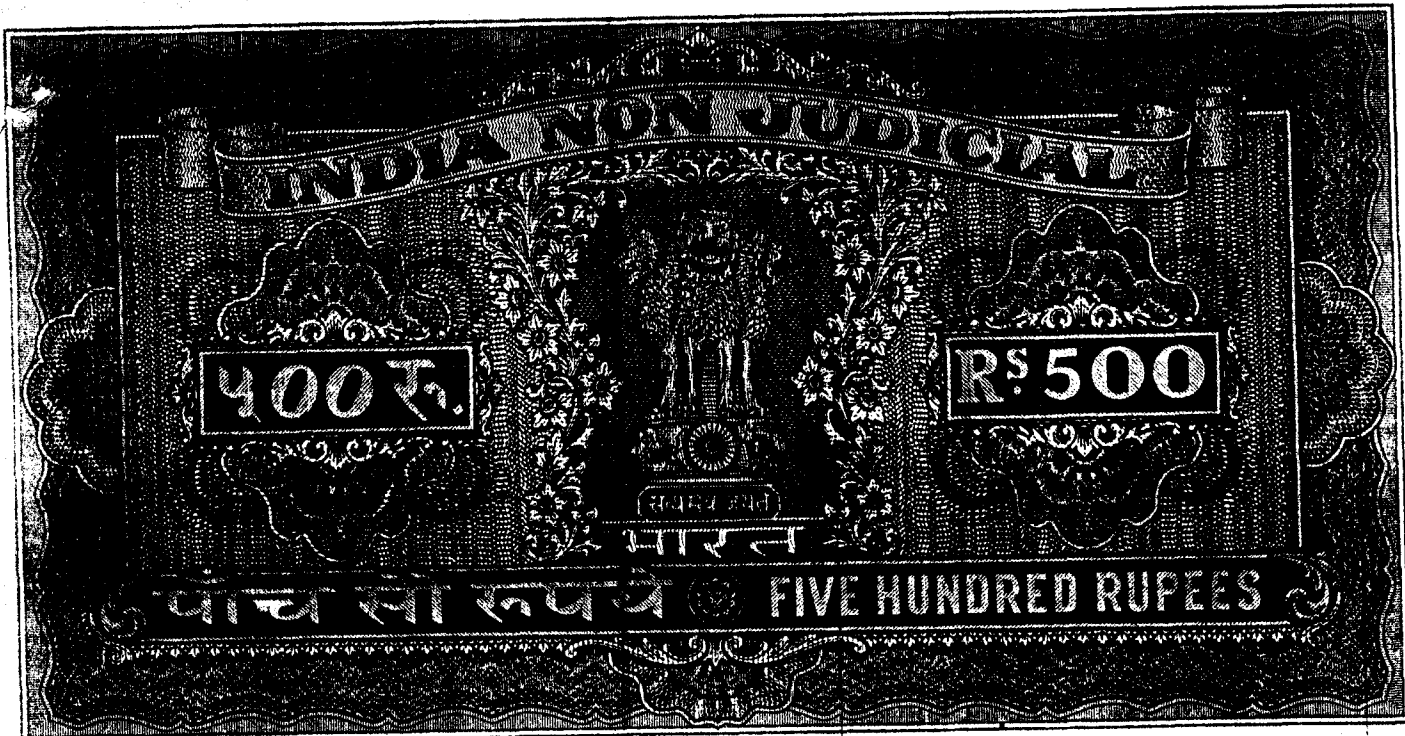
(f) that he/Vendor No.1 in his individual capacity and as owner of the schedule mentioned property decided to sell the said properties along with the Vendor No.2 to avoid any possible misunderstanding in future between himself and Vendor No.2 in the matter of enjoyment of the said property or the income therefrom, on terms mutually agreed to between them; and

Sethi Moh
Mahareshwar

Jm

...30
R
Jia. R. S.
T.H.

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



S.No. 11165... Date 5.5.87... Rs 500.
Sold to M. Chandram...
S/o. W/o Rama... R/o H...
for whom M... M...
Red by N/A & Father...
: 31 :

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

(c) that photostat copies (not xerox) and the negatives of all the documents inclusive of the partnership deeds, dissolution deeds, trust deeds, sale deeds, original lease deed dated 13-2-1985 (executed by M/s.Allied Sales Corporation) tax receipts and other documents/papers pertaining to the schedule mentioned property have been handed over to the vendee;

(d) that they will give and make available for inspection of the original documents retained with them to the vendee or his agents at all reasonable times;

(e) that all taxes, levies and assessments due and payable for the said items of properties have been paid in full to the local authority and Government and there are no amounts due and payable until this day; and

Satish mal
Hakim Khan

[Signature]

...32
R...
S/A R.S.
[Signature]



No. 11166... Date 8.5.87... Rs 500
 M. S. Srinivasan...
 ...
 ...
 ...

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

: 32 :

(f) that nothing stated herein is false or untrue;

9. The Vendors agree, assure and covenant with the vendee:

(a) that apart from the first floor constructed in the 'T' shaped building described as Item No.2 of schedule properties no more floors will be constructed over the said double storied building by them or anyone whosoever unless agreed to by the vendee and three others and owners of first floor and subject to terms and conditions mutually agreed between them.

(b) that the access to the first floor shall be through the portion of the building situated on the Southern side of the property hereunder conveyed to the vendee and not from the items of property conveyed to vendee and three others;

Satish Mohan
 ...

...33
 ...
 ... R. S. ...



11168. Date 8.5.87. Rs 500.

M. Chandra Shekhar

Rama Lingam & Co. Hrs

Master Maddali Chiridhar Rao 11-Subbarao

Rep by N.R. & Partner Subbarao

B. Ramchander

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

STAMP VENDOR,

CITY CIVIL COURT,

SECUNDERABAD - A. P.

: 34 :

(f) that in the open land situated on the Eastern side of the building (Item No.3 of schedule mentioned properties) the vendee and three others are entitled to make any construction or constructions of whatsoever nature and the vendors or their representatives in interest in the remaining portion of the property (on the Southern side of schedule properties) or owners of first floor of the T-shaped building described in the schedule shall not have any objection therefor on the grounds of easement or otherwise;

10. The Vendors and Assurers hereby agree and covenant with the Vendee:

(a) that they will do all acts, deeds and things as are necessary for effecting mutation in the records

Satish mal
Maheshwar

...35

Jia R. S.



S.No. 11179 Date 8.5.87 Rs 500

M. Chandan...

To Rama...

M. S. ...

by N/A & ...

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

: 36 :

(c) that if at any time in future the vendee and three others deprived of the said property or any portion of the said property and the improvements made thereon and/or put to sustain any loss on account of any defect in their title to the said properties, non-compliance with the requirements of law, either under ULCR Act or otherwise and/or any of the representations made herein are found to be incorrect or otherwise, the Vendors and Assurers will with their joint and several liability indemnify the vendee and keep the vendee indemnified at all times and make good the loss sustained by the vendee, including the costs of litigation, if any.

Satish Mohan
M. S. ...

.....37
R. S.
H H



No. 11121... Date. 8.5.87. Rs 500
 Sold to M. Chandrasekhar
 for the purpose of...
 from Master...
 by Mr & Family

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

: 37 :

11. The expressions "VENDORS" "ASSURERS" and "VENDEE" wherever they occur hereinabove shall mean and include unless repugnant to the context or subject not only the persons abovenamed but also all their respective successors-in interest, executors, administrators, legal representatives and assigns.

Satish Mohan
 Maheshwari

...38

[Signature]
 Jla R.S.
 [Signature]



S.No... 11.1.72... Date 8.5.87... Rs 500/-

Sold to ... M. Chandrasekhar ...

... to ... R/o ...

... whom ...

... by ...

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

: 38 :

SCHEDULE

All that part and parcel of land admeasuring 1728 sq. yards or 15552 sq. ft. or 1446.69 sq. Mtrs. situated on Eastern side of land covered by Survey No.13 of Rasoolpura, Secunderabad Cantonment, with the structures/sheds constructed thereon and bearing premises No.1-20-273# of Rasoolpura, Secunderabad, including:

ITEM No.1:

Major portion (on the Western side) of the big shed with tin/zinc roof with a plinth area of 12,213 sq.

Sethul mal
Madeshkesan

[Signature]

...39

[Signature]
G. R. S.

[Signature]



S.No. 11173... Date 8.12.87. Rs 500/-

Sold to M. Chandan Shetty

to former S. No. 14 R/c My

to whom M. S. Madhavi Chidhan Rao S/o S. Subba Rao
 Reply N/A & Father Subba Rao

B. Pranchand
 L. NO. 26/E7 R. No. 6/87
 STAMP VENDOR,
 CITY CIVIL COURT,
 SECUNDERABAD - A. P.

: 39 :

ft. or 1357 sq. yards (out of total area of the shed admeasuring 13593 sq. ft.) and bounded on the:

- EAST: Land and portion of the tin shed situated in Plot No.17 in S.No.14 of Rasoolpura.
- WEST: Remaining portion of the land in S.No.13 belonging to M/s.Bhagawandas M Parik family trust and in occupation of M/s. Crompton Greaves.
- SOUTH: "T" Shaped double storied building (in S.No.13)
- NORTH: Road/premises of Unicorn Industries.

Satish mudi
 Stahakesan

...40

R
 Jla. R. S.



s.No. 1117.4... Dated 8.5.87... Rs 500.

By M. Chandrasekhara

For M/s. Ramanath & Co. R/o No.

in Whom M/s. Ramanath & Co. has been entrusted for the purpose of

Rel by N/A & Father Subhakar

: 40 :

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

ITEM No.2: All that ground floor of the T-shaped double storied building and bearing No.1-20-273A, with a plinth area of 2004 sq. ft. or 186 sq. mtrs. situated in S.No.13 and bounded on the:

- EAST: Property of Ramanath & Co. in S.No.13
WEST: Property belonging to M/s. Bhagwandas M Parik family trust.
SOUTH: Open place (Item No.3 set out below)
NORTH: Zinc shed (Item No.1 supra).

ITEM No.3: All that open piece of vacant land situated in S.No.13, Rasoolpura, Secunderabad Can-

Satish mad.
M/s. Ramanath & Co.

.....41
J. R.
Sla. R.
T.H.



No. 11705... Date: 8.5.87. Rs 500.,
 M. Chandra Shekar

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

to Ramchander R/c No 2
 M. Madhavi Chidhar for 510 Subha
 Red by N/A & Famer Subha

: 41 :

tonment, admeasuring 1342 sq. ft. or 149.11 sq. yds. and bounded on the:

- EAST: T-shaped building (Item No.2 supra)
- WEST: Property belonging to M/s. Bhagwandas M Pārik family Trust.
- SOUTH: Road
- NORTH: T-shaped double storied building.

and delineated in red colour in the plan annexed hereto.

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

WITNESSES:

1. Ajay S.
2. Chandray

VENDORS

1. Satish Moh.
 2. Shahabuddin
- x Hanuman x Ju

ASSURERS

Ru x



No. 11206... Date: 8.5.87. Rs 500.00

for M. Chandra... [unclear]

for [unclear] [unclear]

for [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

Red by N/C & Father [unclear]

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

: 42 :

ASSURERS:

1 (i) [Signature]

(ii) Jla R. S.

2. [Signature]

3. [Signature]

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

ANNEXURE --- I-A

(a) House No. 1-20-273, S.No. 13, Rasoolpura, Secunderabad

(b) Age of the Building 5 YEARS :

(c) Plinth area of each Floor 1/4th Share of
12,213 sft of Tin Shed : 3,054 sft. SQ. FEETS :
2004 sft of R.C.C. : 501 sft.

(d) Nature of Rcof R.C.C. and Tin Shed

(e) Amenitie like Electricity, well and well of Drlnage Provided

(f) Length of compound wall of Fencing - Nil -

(g) Total Site Rs. 1/4th Share of 1728 sq.yds.
: 432 sq.yds.

(h) Annual Rent/Value Rs. 15,000/- P.A.

(i) Party's own estimated Value Rs. 3,50,000/-

(j) Departmental Value Rs. 4,35,625/-

Place : Secunderabad.

VENDOR

Satish mal

Date :

VENDEE

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

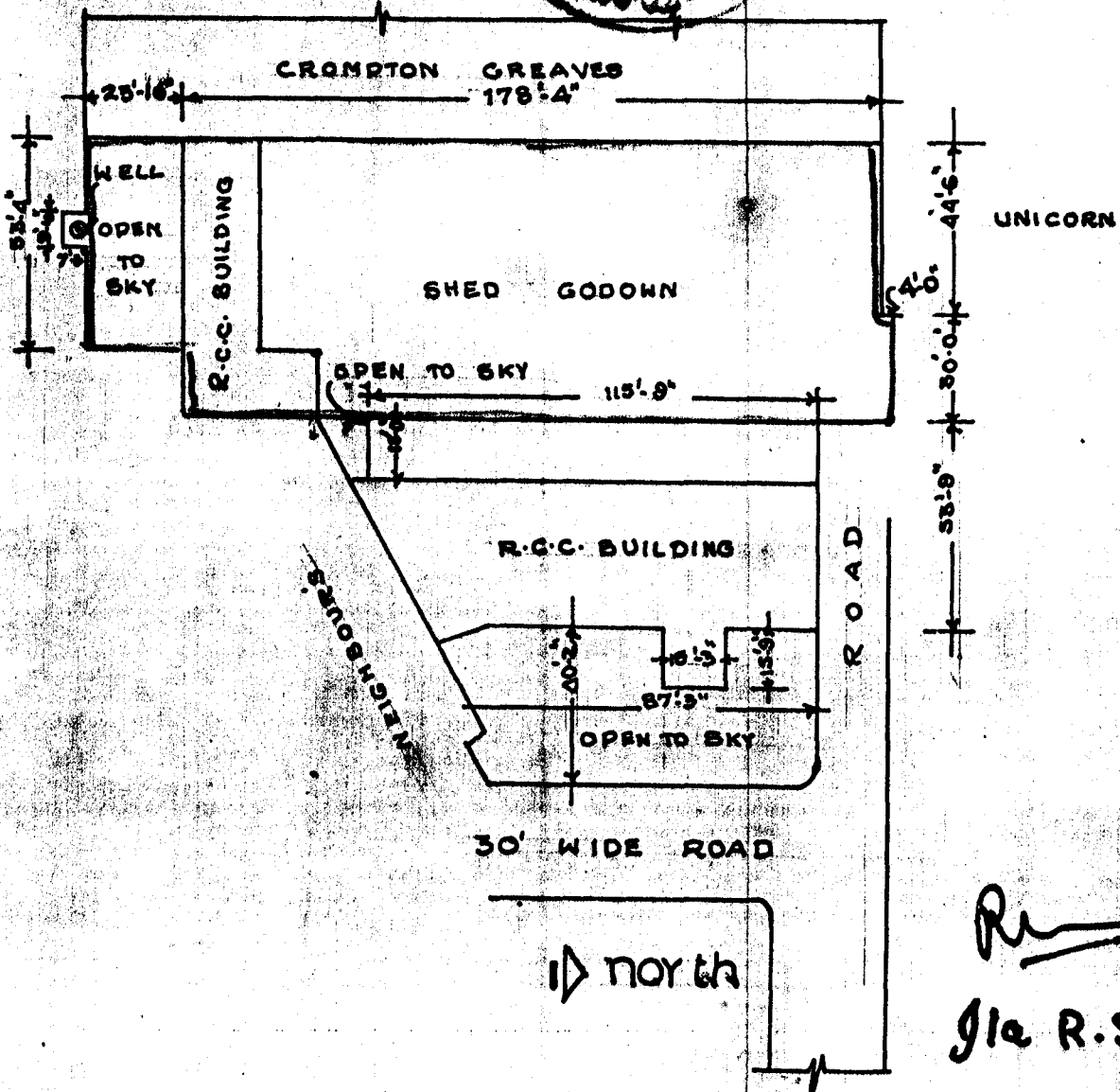
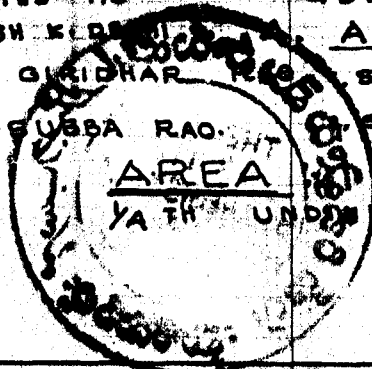
ADDRESS: 3. NEELIMA TRUST:

VENDOR'S: 1. SATISH CHANDRA MAHARAJ MODI 2. RAMESH CHANDRA C. SANGHANI
 2. M.P.M. ASSOCIATES ITS TRUSTEE MAHESH K. K. ... 2. SMT. ILLA R. SANGHANI

VENDEE: MADDALI. G. VIDHAR ... AMI TRUST:
 S/O. M. SUBBA RAO ... SRI. MAYANK L. SANGHANI
 ... SANJAY B. SANGHANI

REFERENCE:

INCLUDED =
 EXCLUDED =



WITNESS:

1. [Signature]
 2. [Signature]

VENDOR'S:

1. Satish mah
 2. Maheshkar

[Signature]
 Jla R.S.

Annexure-1A

Open Terrace H.No. 1-20-273/A
at Rasoolpura Sec'bd.
Cantt.

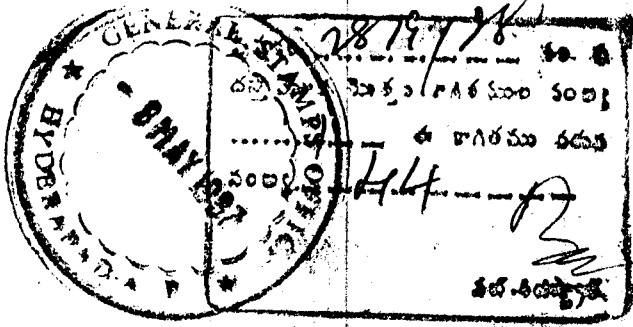
- (a) House No. :
- (b) Age of the Building : 30 YEARS Ist
- (c) Plinth area of each floor : 2483 SQ. FEETS I
- (d) Nature of Roof : open Terrace
- (e) Amenities like Elcetricity, wall of and Drainage : - Nil -
- (f) Length of compound wall of Fencing : - Nil -
- (g) Total Site : 275 SQ YDS I
- (h) Annual Rent / value : Rs. - Nil -
- (i) Party's own estimated value: Rs. 45,000/-
- (i) Departmental value : Rs.

Place Sec'bd.

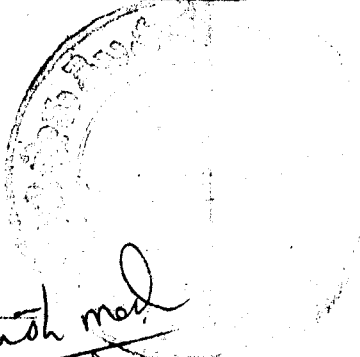
Date 13/7/87

VENDOR

Satish Mehta



1987 వ సంవత్సరం... 375
శ్రీ సత్యం... గంటల వరకు
...
... 11158/78 ...



Satish mail

ప్రావిణులైనట్లు ఒప్పుకొన్నది

Satish mail

S/o M. S. M. C. Mohan, Builder
701 Sarika apt. Banjara Hills, Hyderabad.

విద్యార్థి/ఉపాధ్యక్షులు



Maheshkumar

MAHESH DESAI s/o KANTILAL DESAI
Business 1-8-165 Penderghast Road

విద్యార్థి/ఉపాధ్యక్షులు



నిరూపించినది

P.A. Chellammal s/o K. K. ...
1-10-74/3 ...

2) A. Jay. D. S. s/o D. L. Sanchdev, Business; 4-3-65/5/6
Sultan Bazar, Hyd.

27000/- Rupees ... through D.D. Nos. 05946 & 05947 dt-29-7-1987
... on behalf of the Bank Ltd. ...

Payee
B. S. ...

1 Satish mail

2 Maheshkumar

B. S. ...

Dated 3rd August 1987
12th Prabandha 1909SE



28/7/59
 పన్ను...
 దానిపై...
 2
 44
 పంపిణీ...

Endorsement under Section 41 and 42 of Act II of 1899
 I hereby Certify that the deficit Stamp duty of

Rs. 5160.00 has been Levied
 in respect of this instrument from G. E. M. Modi

on the basis of agreed market Value of Rs. 436.62 1/2
 being higher than the consideration.

[Signature]
 Director Under Indian Stamp Act, and
 Sub-Registrar, Marredpally

వ్యాపించినట్లు అవకాశము

1) ఎడమ బొటన వేలు



2) ఎడమ బొటన వేలు



నిరూపించినది

[Signature] Shri C.V. Sanghani - Pournes
 Flat no. 63, Shama Apt. P. G. Rd
 Sec 6a/1.

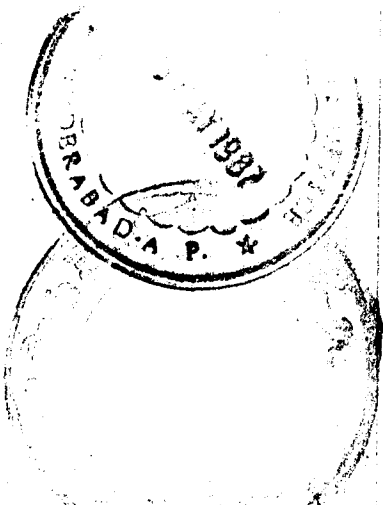
Shri R.S. w/o R.C. Sanghani, Shama Apt
 63, Shama Apt. P. G. Road, Sec 6a/1

[Signature] w/o Atul Sanghani, Shama Apt
 63, Shama Apt. P. G. Road, Sec 6a/1

[Signature] w/o P.V.M. Rao, Sec 6a/1, P. G. Rd

Dated 4th August 1959
 13th Avenue 1909 SE

[Signature]
 SUB-REGISTRAR



1879/88
 విజయవాడ పోస్టాఫీసు
 దస్తావేజులు మొత్తం
 ఈ కారణము వలన
 సంఖ్య: 64
 1879/88

వ్రాసియిచ్చినట్లు బహుకొన్నది.

ఎడమ బొటాన ప్రమాణ



ఎడమ బొటాన ప్రమాణ



నిరూపించినది

L. C. Saughan
 ou: Business R/o 136/33, P.O. Rd, Secbad.

B. C. Saughan
 Business, 136/33 P.O. Rd, Secbad-3

1 *Chakravarthy* 820 P.V.M. Rao, Manager Modi Building
 1-10-11/3, Regupet, Hyd.

2 S. Menon S/o K. Menon Business H No 212 G
 Yared Pally Secbad.

28 వ సంవత్సరం 1938
 7 వ త్రైమాసికం 19/10/38

Handwritten signature
 నం. 1879/88



2879/87

పునకం.....

దస్తావేజుల మార్కెట్ కార్యాలయం కుర్చీ

4 - ఈ కార్యాలయ వసతి

సంఖ్య..... 44

వే. శివప్రకాశ్

I వ వుస కుము కి.32...నాల్వాయం

335 నుండి 35/...పుటలలో 1988వ

సంఖ్య..... 2879..... నెంబరుగా

రిజిస్టరు చేయబడినది 1988.. వనం.

24... తిది... 3

1910-5E

వే. శివప్రకాశ్

