

3529 1993

3000Rs.



S. No. 3997
 Sold to
 For whom

T.V. RAMA KRISHNA RAJU
 J. Sub - Permit or
 EX-OFFICIO STAMP VENDOR
 MARREDPALLY SEC-8AD.

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. Subba-Rayudu, 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 1-10-12/2/3, 2nd floor, Begumpet, Hyderabad (hereinafter called "Vendor" party of the second part).

Handwritten notes: 422, 6/10/93, 32, 33000/1

Satish Modi

Contd...2. G.P.A.

1000Rs.



S. No. 3998 Date 19/7/73 Rs. 1000/-

Sold to Sourabh Modi Shri Satish Modi

For whom

T.V. Rama Krishna Raju
T.V. RAMA KRISHNA RAJU
10, ... at
EX-OFFICIO STAMP VENDOR
HYDERABAD SEC-3AD.

IN FAVOUR OF

Shri. Sourabh Modi S/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 Maishaiab, S/O. Late Sairam (2) Shri. Sivagori Shanker Sairam S/O. Late Durgaiab (3) Shri. Sivagori Balaji, S/O. Late Yellaiah and (4) Shri. Sivagori Jeeturi S/O. Late Sivagori.

Satish Modi

Contd....3.

Chandray
G.P.A.

500Rs.



No. 11782 Date 19/12/85
Issued to ...
for Whom ...

A. Raghunath
STAMP VENDOR L. NO. 15/20 D. NO. 17/1995,
SHED NO. 2-12-85, MAHARAJA ALLI,
SECUNDERABAD - 500 086.

-3-

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 plans

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.

Subscribed and signed

Contd....4

[Signature]
C.P.A.

500 Rs.



S.No. 11233 Date 19/7/93 Rs. 500/-
Sold to Suresh Modi
No. D/o. W/o. Satish Modi
For Whom Self R/o. Hyd.

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

-4-

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 (Proprietor. 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....>

Concave
C.P.N.

500Rs.



S.No. 11734 Date 19/7/93 Rs. 500/-
 Id to Suresh Modi
 B/o W/o Suresh Modi
 For Whom S. R. H/o. Hyd.

S. Raghunath
 S. Raghunath
 100 No. 2-17-85, Market Alley,
 SECUNDERABAD - 500 026.

-5-

AND WHEREAS THE Vendee have is desirous 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

Suresh Modi

S. Raghunath
 Contd.....b.
 C.S.P.A.

500Rs.



S.No. 1178 Date 19/7/93 Rs. 500/-
 Sold to Suresh Modi
 No. W/o Satish Modi
 For Whom Self B. Hyd.

A. Raghunath
 STAMP VENDOR L. NO. 15 1993 NO. 17/1993,
 SHED NO. 2-12-85, MAHENDRAPALLY,
 SECUNDERABAD - 500 028.

-6-

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 ad-measuring 790 Sq.ft and bearing Municipal Number 1-10-12/2/3/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 things 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 tenant, M/S. Modi Builders. The said tenant 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

Suresh Modi

Chandra...7.
 G.P.A.

200Rs.



No. 11286 Date 19/7/93
Sareekh Modi
Satiskh Modi
Self

A. Raghunath
STAMP VENDOR L. NO. 16 B. NO. 17/1993
SHED NO. 2-12-05, MARREDPALLY,
SECUNDERABAD - 500 026.

-7-

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 Article 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.

Satiskh Modi

Contd...8
A. Raghunath

200Rs.



N.No. 11132 Date 19/7/93 200/-
Sold to Sowabh Modi
By W/o Satish Modi
For Whom S/O R/o Hyd.

A. Raghunath
STATE VENDOR'S STAMP ACT, 1919,
SHEED NO. 2-12-85, SECUNDERABAD,
SECUNDERABAD - 500 028.

-8-

4. The Vendor Party of the Second Part declares, assures and represents to the Vendee.
- that he became entitled to the privileges such as right to use and enjoy the structures under an Article of Agreement dated 01-04-1985;
 - 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;
 - that he has leased out of structures built up on the said property to M/S. Modi Builders;
 - that he has agreed for conveying, transferring and assigning all and whatever rights, interest, privileges he is having in the said property to the Vendee; and
 - that on account of the said interest which he is now having is executing this sale deed for effectively conveying and transferring all his rights and interest of whatsoever nature he has in the said property in favour of the vendee.

Satish Modi

Chakraborty
C/O R.

Contd...9.

5. The Vendor Party of the First Part and the Vendor Party of the Second Part 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 of local authority and the Government and in case of necessity to establish that the title hereby 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-500 046 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:

VENSORS:

1. *[Signature]*
(S. K. ANANTH RAO)
2. *[Signature]*
(S. ANANTH RAO)

1. *[Signature]*
B.P.A.
2. *[Signature]*

[Signature]
Drafted by me

ANNEXURE-1A

1. Description of Building : Newly ground floor
(a) Nature of Roof : R.C.C. only method. 1-10-7 2/3/21
(b) Type of Structure : pillar.
2. Age of the Building : Newly
3. Total extent of site : 185 sard.
4. Builtup area of Particulars :
(with breakup floor wise) : 790. sard -
Cellar parking area :
In the Ground floor :
In the 1st floor : 1 + 2
In the 2nd loor :
In 3rd floor :
5. Annual Rental Value :
6. Municipal Taxes per Annual : 2000/- nh
7. Pary's own estimate of market Value of the Building : 75000/=

Dated :

Signature of the Transferor/Vendet

I/We do hereby declare that what is stated above is true and correct to the best of my knowledge and belief.

Satish Mah
Signature of the Transferor/Vendor

Signature of the claimant (Vndee)

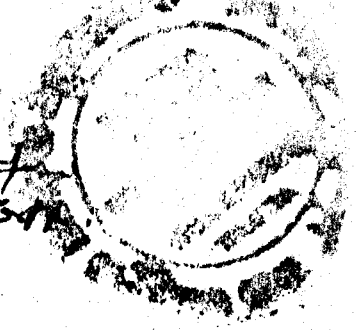
క పుస్తకము 1983 వ సం. పు. 3529 రహస్యము
 మొత్తము కాగితముల సంఖ్య.....11



1977 సం. ఏప్రిల్ 24
 1975 సం. క.శ.నం. 2
 మరయు గింజుల బిచ్చి పట్టణం
 రి. స్ట్రారు కార్యాలయములో తాము చేసే పనులు
 కుము రూ. 2236/20

Chakraborty

Chakraborty



Chakraborty

S/o P.V.M. Rao. Sarani
 Apt. 4, 1st floor.

1-8-488, Chakraborty, Hyd
 G.P.O. N.S.S. P. V. Sarani

S/o Monika C. Mohi resident of
 1-10-72/2/2, Banjara, Hyderabad.
 Business.

వాని అధికారుల అనుమతి
 ఎడమ తొటపెను



ఎడమ తొటపెను
Saleem Mohi



విరూపాక్షిణ

G. KANAKARAO

S/a G. S. B. B. Rao
 1-8-488 Chakraborty,
 Hyderabad - 2

Occupation: Accountant

① *G. KANAKARAO*

② *Sarbjit*
 (SARBIJIT)

S/o G. S. Beele B. B. Rao
 H No. 6-3-540/B. P. V. Sarani

1977 సం. ఏప్రిల్ 24
 1975 సం. క.శ.నం. 2
Chakraborty

ద పుస్తకము 1132 నంబర్ పు 3529
 పుస్తకము కారితము నంబర్ 11
 ఈ కారిత ప్రావరున నంబర్ 2



[Handwritten signature]
 25/08/1915

ENDORSEMENT UNDER SECTION 41 AND 42 OF IS ACT:

Doc. No.

Date

I hereby certify that the deficit Stamp duty of
 Rs. 3200/- only *Indubhyas Koteswari*
 has been levied on the instrument from
 Executants on the basis of agreed Market Value
 of Rs. 1000/-
 being higher than the completion.

Sub-Registrar Office
Hyderabad.

Sub Registrar & Collector,
Under the Indian Stamp Act 1899

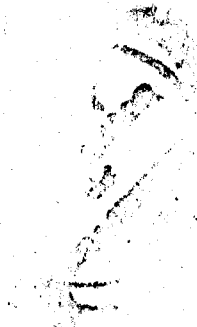
ద పుస్తకము 1032 నంబర్ 389 నంబర్ 408
 పుస్తకము 1997 సం||/1915 క. సం||పు 3529
 వేలము గా రిజిస్ట్రేషన్ చేయబడినది
 1997 సం|| జి.టి. వెం 27 వ 301
 1915 క.వ.సం|| కారిత ప్రావరునము 5 వ 30

[Handwritten signature]
 25/08/1915



3529

25/08/2014





1957 ల సం. వ 3529 నంబరు
 పరిశీలనా సంఖ్య: 1P
 పేరు సంఖ్య: 34

శ్రీ
 25/10/57



వి. పుస్తకము 1973 వ. సం. పా. 3529
మొత్తము కాగితమున పంఖ్య..... 19
ఈ కాగితపూవకున పంఖ్య..... 5

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శ్రీ పుస్తకము కింది వ సం. పు.....
ముక్తము కాగితముల సంఖ్య.....
ఈ కాగితపువరుస సంఖ్య.....

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శ్రీ పుస్తకము



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మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితపూవరున సంఖ్య..... 9

శ్రీ / నిర్మాణ



3529
వి. పుస్తకము 1953 వ సం. పు.....
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపువరుస సంఖ్య.....

49
జి. జి. జి.

