

3530 1993

3000Rs.



S. No. 8495 Date 2/2/93 3000  
 Sold to K. Venkateshwar, 90K. Srinagar  
 For whom S. Venkateshwar, 90. Satish Modi

MA KRISHNA R  
 OFFICE STAMP  
 MARREDPALLY SEC-3AD

SALE DEED

This Sale Deed is executed at Hyderabad on this 24<sup>th</sup> day of July 1993 by

1. Shri. M.B.S. Purshottam, S/O Late Dr. M.V. Subbarayudu, residing at C-11, Vikrampuri Colony, Secunderabad Contonment, Secunderabad represented by his General Power of Attorney Holder Shri. P.A. CHAKRAVARTHY aged about 35 years, residing at 8-488, Chikkalapally, Hyderabad. (hereinafter called "Vednor" party of the First Part).

2. Shri. Satish Modi, S/O Late Shri Manilal Modi, aged about 49 years, residing at 1-20-72/2/3, 2nd Floor, Begumpet, Hyderabad (hereinafter called "Vendor" party of the Second part).

*[Signature]*  
 G.A.

*[Signature]*  
 Satish Modi

Contd.2...

504 500/20  
 6100/-  
 110260  
 3390

3000Rs.



S. No. 8496 Date 2/2/83 3000/-  
 Sold to K. Venkateshwar No 14, Srinagar  
 For whom Soham Modi No 26, Satish Modi V. RAJA KRISHNA RA

EX OFFICIO  
 MANUALLY

-2-

IN FAVOUR OF

Shri Soham Modi, S/O Shri. Satish Modi, aged about 24 years, residing at 1-10-72/2/3, 2nd Floor, Begumpet, Hyderabad (hereinafter called the "Vendee").

WHEREAS the Vendor/Party of the First part is the absolute owner of the land admeasuring 315 Sq.Mtrs. situated in Survey No. 41 of Begumpet Village, Vallabh Nagar 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 Shanker Sairam, S/O Late Durgaiiah (2) Shri. Sivagori Maishiah, S/O Late Sairam (3) Shri. Sivagori Balaji, S/O Late Yellaiah and, (4) Shri. Sivagori Jeeturi, S/O Late Sivagori;

*Chakraborty*  
 C/O

*Satish Modi*

Contd...3...

200Rs.



S. No. 8497 Date 2/2/93 Rs 800/-

Sold to K. Venkateshwarar No 15, Srirangam.

For whom Soham Modi No Satish Modi

T.V. RAMA KRISHNA P.A.

EX-OFFICIO STAMP  
MARRED. ALLY 22-3-84

-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 on 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,

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.Mtrs. for a total consideration of Rs.49,500/- (Rupees Forty Nine Thousands Five Hundred Only);

*Chand...*  
CMA

*Satish Modi* Contd...4...

100 Rs.



S.No. 8498 Date 7/2/93 Rs 100/-

Sold to M. Venkateshwar NOK. Sri Rangam. June 2

For whom S. Hanumanthi No. Satish Modi T.V. ANNA KISHNA RAJU

No. section

EXHIBIT STAMP VENDOR MUNICIPALITY, B.S.S.D.D.

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 (Prop. 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 Thousands only) in favour of Vendee Party of the Third Part;

AND WHEREAS the Vendee 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.

*[Handwritten signature]*

G. P. A

*[Handwritten signature: Satish Modi]*

Contd....5...

100Rs.



S.No. 8499 Date 2/2/83 Rs 100/-

Sold to K. Venkateshwar No. K. Srivangam  
For whom Sahamodi No. Sahamodi

-5-

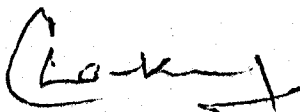
AND THEREFOR NOW THIS SALE DEED WITNESSES AS FOLLOWS:

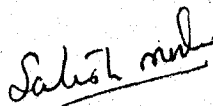
1. In pursuance of the aforesaid agreements and in consideration of the sum of Rs.49,500/- (Rupees Forty Nine Thousands Five Hundreds only) well and truly paid by the Vendee to Vendor Party of the First Part through Cheque/DD 238241 Dt.4/2/1986 and a sum of Rs.30,000/- (Rupees Thirty thousand only) said by the Vendee to Vendor Party of the Second Part through Cheque/DD 071561 , Dt.24-7-1993, and the receipt whereof is hereby admitted, accepted and acknowledged by the Vendor Party of the First Part and Vendor Party of the Second Part, the Vendor Party of the First Part and 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.FE. and bearing Municipal Number. 1-10-72/2/3 at Begumpet, Hyderabad - 500 016 and more particulary described and set out 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 Part of the First Part and Vendor Party of the Second Part respectively in or to the said property.

*Chakr...*  
G.P.A.

*Sahamodi* Contd.....6...

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 as 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 9th 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 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 160Sq.Mtrs. in the said property subject to a right of Vendor/Party of the Second Part as a developer;
4. The Vendor Party of the Second Part declares, assures and represents to the Vendee.
  - (a) that he became entitled to the privileges such as right to use and enjoy the structures under and 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 of M/S. Modi Builders;
  - (d) 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
  - (e) 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 interests of whatsoever nature he has in the said property in favour of the Vendee.

  
C/A



Contd.....7...

5. The Vendor of the First Part and the Vendor Party of the Second Part hereby agree and convenent 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 an with regard to the said 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 160 sq.mts or 1721.6 sq.ft situated at 1-10-72/2/3, Begumpet, Hyderabad - 500 016, with structures on ground floor as showroom constructed thereon admeasuring 790 sq.ft and nearing premises No. 1-10-72/2/3, Begumpet, Hyderabad- 500 016 and bounded on the:-

- EAST : ROAD
- WEST : Premises No- 1-10-72/2/3/A
- NORTH : Begumpet Main Road
- SOUTH : Neighbour's building bearing Muncipal No. 1-10-72/2/1.

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. [Signature]  
(G.K. ANANDARAM)

2. Jankiel  
SANKIET

VENDORS:

- 1. [Signature]
- 2. Sathish Reddy G.P.A.

[Signature]  
Self Drafted

# ANNEXURE-1A

1. Description of Building : *Shower Princes no 1-10-72/2/3*  
(a) Nature of Roof : *R.C.C. of R.C.C. Pillar construction*  
(b) Type of Structure : *PILLER CONSTRUCTION*
2. Age of the Building : *Newly*
3. Total extent of site : *191 SQ YARDS*
4. Builtup area of Particulars : *790 S.F.T*  
(with breakup floor wise) : *-*  
Cellar parking area : *-*  
In the Ground floor : *YES*  
In the 1st floor : *-*  
In the 2nd floor : *-*  
In 3rd floor : *-*
5. Annual Rental Value : *1000/-*
6. Municipal Taxes per Annual :
7. Pary's own estimate of market Value of the Building : *79500/-*

Dated : *24-7-93*

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.

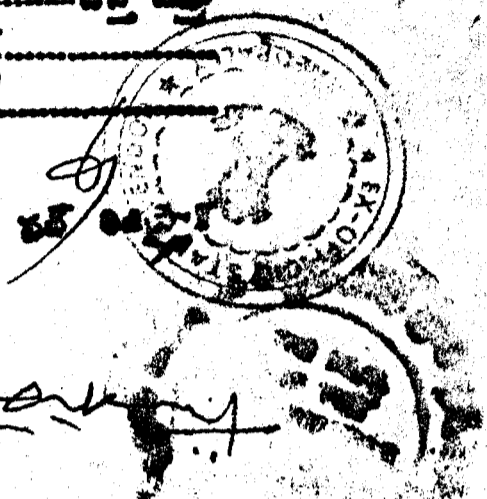
*Satish Kumar*  
Signature of the Transferor/Vendor

Signature of the claimant (Vendee)



1914 వ సం. పు. 3520 కర్రా...  
 మొత్తము కాగితముల సంఖ్య... 9  
 ఈ కాగితపు పరుస సంఖ్య...

1914 వ సం. పు. 3520 కర్రా...  
 1915 వ సం. పు. 3520 కర్రా...  
 పేరు... గంటల సుద్య వల్ల...  
 ఈ రి... కార్యాలయములో...  
 తుది... 28021



అన్ని అర్జీలు ఒక్కొక్కటి  
 ఎడమ తొలపవలె



ఎడమ తొలప వ్రాలు



ఎడమ తొలపవలె

Satish Mah

Chakraborty & P.W. ...  
 Secy, ...  
 7/11/57 ...  
 P.W. ...  
 5/0 ...  
 Resident of 1-10-72/2/3 ...

① ...  
 ...

...  
 ...  
 Hyderabad - 2

...

② ...  
 (SABIEET) S/o ...  
 ...

1914 వ సం. పు. 3520 కర్రా...  
 1915 వ సం. పు. 3520 కర్రా...  
 ...

ది వుత్తకము 1993 వ సం. పు 3530 వస్తా  
 పోల్డర్ల ము కారితముల సంఖ్య 9  
 ది కారితముల సంఖ్య 2



9  
 వ. క. క. క.

ENDORSEMENT UNDER SECTION 41 AND 42 OF IS ACT.

Doc. No. \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the deficit Stamp duty of  
 Rs. 339602 (Rs. Three Lakhs Three Thousand Six Hundred and Two)  
Three Lakhs Three Thousand Six Hundred and Two

has been levied in respect of this instrument from  
 Executant of this deed on the basis of agreed Market Value  
 of Rs. 50,00,000  
 being higher than the consideration.

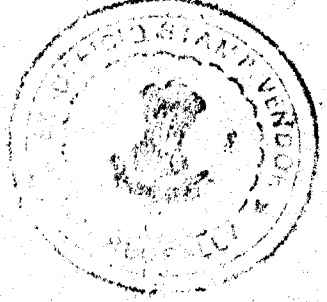
*G. Reddy*

Sub Registrar Office                      Sub Registrar & Collector,  
 Venkateswara                              Under the Indian Stamp Act 1899

ది వుత్తకము 1032 వాల్ట్యం 409508426  
 పు 1993 సం/1915 ర. నుపు 3530  
 కారితముల సంఖ్య 9 కారితముల సంఖ్య 2  
 1993 సం || 27 వ తేది  
 1915 ర. సం || 27 వ తేది

*G. Reddy*  
 వ. క. క. క.

1. పుస్తకము 18000 ..... 3520  
మొత్తము కాగితముల సంఖ్య..... 9  
ఈ కాగితపువరుస సంఖ్య..... 3



*Handwritten signature or initials*



1. త పుస్తకము 1999 వ సం. పు 3530 కరెన్సీ  
2. పుస్తకము గారితముల సంఖ్య: 9  
3. గారితముల సంఖ్య: 4



3520  
త పుస్తకము 1909 వ సం. పు.....కర్తాము  
ముద్రము కాగితముల సంఖ్య.....9  
కాగితపువరుస సంఖ్య.....5



18 వ పుస్తకము 1993 వ సం. పు 3520 కర్నూలు  
మొత్తము కారికములు సంఖ్య 9  
ఈ కారికములను సంఖ్య 6

*[Handwritten signature]*



1. పుస్తకము 10. రూ. వు 3520  
మొత్తము కాగితముల సంఖ్య.....  
ఈ కాగితపువరుస సంఖ్య.....

చోడేశ్వర



వి. ప్ర. క. సం. 1989 వ. సం. పు. 3520  
వి. ప్ర. క. సం. 1989 వ. సం. పు. 3520  
వి. ప్ర. క. సం. 1989 వ. సం. పు. 3520

ఆంధ్ర ప్రదేశ్



1002 PF

Handwritten notes and signatures at the bottom of the page, including the name 'S. J. Reddy'.