Document No. 805 /2000 of Book I

भारतीय गैर न्यायिक

Rs 20000 रु

बीस हज़ार रुपये

RUPEES

20000

रुपये

INDIA NON JUDICIAL

00CC 542096

Date : 16-03-2000 Serial No : 9,262 Denomination : 20,000

Purchased By : P.SOHAM

S/o. JAIKISHAN SEC'BAD

For Whom : ANIL JAIKISHAN RUPANI

S/o. JAIKISHAN MOTIRAM RUPANI SEC'BAD

16/3/2000

Sub Registrar/Supdt.
Ex-officio Stamp Vendor
G.P.O. Case Office, HYD.

SALE DEED

This Sale Deed is made and executed at Secunderabad on this the 16th day of March 2000 by

Shri. Soham Modi S/o. Shri. Satish Modi aged 30 years Occupation: Business, residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad (Hereinafter referred to as the **VENDOR**)

IN FAVOUR OF

Shri. Anil Jaikishan Rupani S/o. Shri. Jaikishan Rupani aged 29 years, Occupation: Business, residing at 201, Balaji Nivas Apartments, 1-8-142/143, Prenderghast Road, Secunderabad – 500 003 (Hereinafter referred to as the **PURCHASER**)

The expressions the **VENDOR**, and the **PURCHASER** shall mean and include unless it is repugnant to the context their heirs, executors, Legal representatives, administrators, nominees and their successors – in- interest.

Soham Modi

3000Rs.

INDIA NON JUDICIAL

३000 रु. Rs 3000

सत्यमेव जयते

भारत

तीन हज़ार रुपये THREE THOUSAND RUPEES

Date : 16-03-2000 Serial No : 9,266 Denomination : 3,000

Purchased By : For Whom :

P.SOLOMON ANIL JAIKISHAN RUPANI

S/O P.KRUPARATHAM S/O JAIKISHAN MOTIRAM RUPANI

SEC'BAD SEC'BAD

16/3/2000

Sub Registrar/Supdt.
Ex-Officio Stamp Vendor
G.S.O. C&IG Office, HYD.

సబ్-రిజిస్ట్రారు, పర్యవేక్షకులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
సి. కార్యాలయము, జి.ఎ.జి. కార్యాలయము
హైదరాబాదు.

WHEREAS:

1. The **VENDOR** is the sole and absolute Owner of R.C.C. Building admeasuring 225 Sq. ft on the ground floor with an un-divided share in land to the extent of 11.25 Sq. yards in the building known as 'Modi House' bearing part of Municipal No. 1- 10-72/2/3, situated at Begumpet Main Road, Hyderabad – 500 016 more particularly described in the schedule given hereunder and shown in the plan annexed hereto hereinafter referred to as '**SCHEDULE PROPERTY**'.

2. Whereas the Schedule Property is part of the premises purchased by the Vendor under a Sale Deed dated 24th July 1993 executed by Shri. M.B.S.Purushotham and Shri. Satish Modi, registered as No. 3530 of 1993 on the file of the Sub-Registrar, Vallabhnagar, Begumpet, Hyderabad.

3. Whereas the Purchaser approached the Vendor to purchase the Schedule Property.

4. And Whereas the Vendor has agreed to sell and the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for a total consideration of **Rs. 4,50,000/-** (Rupees Four Lakhs Fifty Thousand only).

NOW THIS INDENTURE WITNESSETH AS UNDER:

1) In pursuance of the agreement and in consideration of the said sum of **Rs. 4,50,000/-**, the **PURCHASER** has paid to the **VENDOR** the entire sale consideration of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand only), the receipt of which is hereby admitted and acknowledged by the **VENDOR**.

Anil Modi

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Date : 16-03-2009 Serial No : [illegible] Denomination AP-8-III-A 11674

Purchased By :
P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD

For Whom :
ANIL JAIKISHAN RUPANI
S/O JAIKISHAN MOTIRAM RUPANI
SEC'BAD

Sub Registrar/ Supdt.
Ex-officio Stamp Vendor
G.R.O.ఎస్టేట్స్, HYD.
ఇంచార్జ్ ఎక్స్-అఫిషియో స్టాంపు వెండర్
కార్యాలయము, జ.ర.ఆ. కార్యాలయము
హైదరాబాద్.

2) The **VENDOR** hereby transfer and convey the **SCHEDULE PROPERTY** to the **PURCHASER** free from all encumbrances and to hold the same as absolute owner together with appurtances, belonging hereto and all the estate like title, interest and claim whatsoever the **VENDOR** had in or to the **SCHEDULE PROPERTY** hereby conveyed.

3) The **VENDOR** herein has delivered to the **PURCHASER**, possession of the **SCHEDULE PROPERTY**. Hence forth, the **VENDOR** shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the **PURCHASER** without any let or hindrance from the **VENDOR** of any one claiming through them.

4) The Vendor hereby declares that the Schedule Property is not subject to sale, mortgage, transfer, gift or will in the name of any other person or persons.

5) The Vendor shall indemnify and keep indemnified the Purchaser against all losses, damages, costs and other expenses which the latter may sustain or in our due to prior claim or defect in title if any and demands, encumbrances etc., in respect of the property hereby transferred to the Purchaser.

6) The Vendor further declare that the Vendor or their heirs and successors from today will have no right, title and interest in the said Schedule Property hereby transferred and conveyed to the Purchaser and that the Purchaser may hold and enjoy the same as ABSOLUTE OWNER in any manner he likes.

7) The Schedule Property conveyed and sold has not been requisitioned or acquired by the State or Central Government or any other Public Authority or has the Vendor surrendered the Schedule Property to any authority whatsoever. The Vendor further assure that he is not received any notice in acquisition, requisition or surrender by any Department/Authority.

8) The **VENDOR** has delivered all copies of title deeds, link documents, tax receipts, etc., to the **PURCHASER** on this date.

9) The **VENDOR** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities at the expense of the **PURCHASER**.

SCHEDULE OF PROPERTY HEREBY SOLD

All that piece and parcel of immovable property admeasuring 225 sq. ft. on the ground floor of building known as "Modi House" bearing part of Municipal No. 1-10-72/2/3, Begumpet, Hyderabad – 500 016 particularly marked in the plan hereto attached as shaded in red colour with undivided share of land 11.25 sq. yards and bounded on the:

North By :	Begumpet Main Road
Sourth By:	Neighbour's building bearing Municipal No. 1-10-72/2/1
East By:	Shop admeasuring 310 Sq.ft forming part of 1-10-72/2/3 belonging to Mr. Soham Modi
West By:	Part of premises No. 1-10-72/2/3/A admeasuring 125 Sq.ft belonging to Mr. Sourabh Modi

In WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16th day March of 2000 in the presence of the following witnesses

WITNESSES

1. Somesh Modi
S/o SATISH MODI

2. Rupani

VENDOR

Soham Modi

ANNEXURE-1A

1. Description of the Building : Rs. H. No. 1-10-72/2/3, Ground Floor. 'Modi House' at Begumpet, Hyderabad.

   (a) Nature of Roof : Rcc. Roof on pillers

   (b) Type of Structure :

2. Age of the Building :

3. Total Extent of Site : undivided share of land 11.25 sq. yds

4. Built up Area Particulars (With break up floor-wise) :

   Cellar, Parking Area :

   In the Ground Floor : 225 sq. ft

   In the First Floor :

   In the 2nd Floor :

   In the 3rd Floor :

5. Annual Rental Value : 1,000/-

6. Municipal Taxes per Annum :

7 Executant's estimate of the MV of the Building : 4,50,000/-

Date : 16/3/2000

Signature of the Executant

CERTIFICATE

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

Date : 16/3/2000

Signature of the Executant

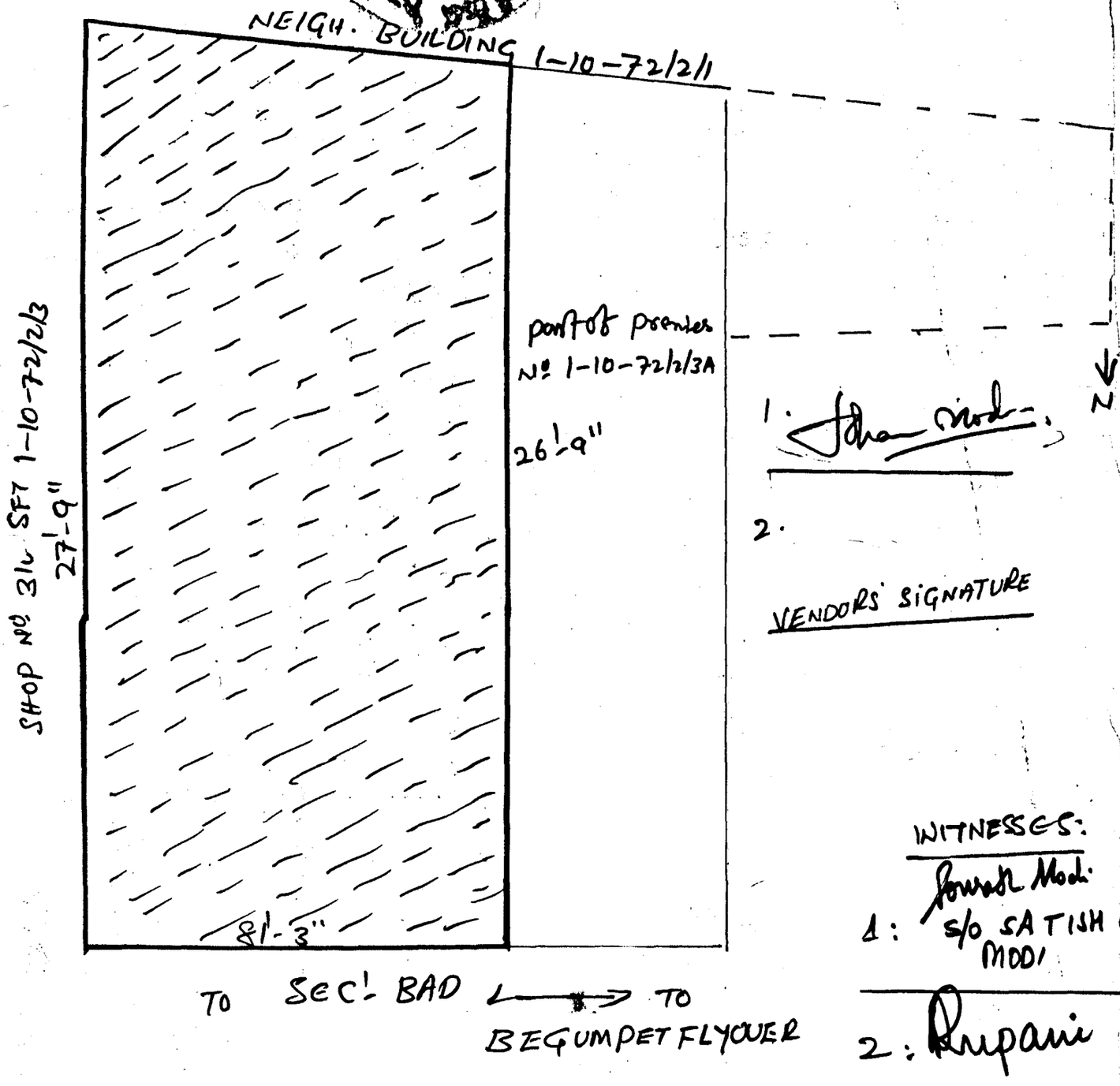
Signature of the Claimant

REG. PLAN SHOW PART OF SHOP ADMEASURING 225 SQ.FT. ON THE GROUND FLOOR OF BUILDING KNOWN AS 'MODI HOUSE' PART OF M.C.H.NO.1-10-72/2/3, SITUATED AT BEGUMPET, HYD-16.

VENDOR : SOHAM MODI, S/O SATISH MODI

VENDEE : ANIL JAIKISHAN RUPANI, S/O JAIKISHAN RUPANI.

BUILT UP AREA 225 SQ.FT, UNDIVIDED SHARE OF LAND 11.25 Sq.Yards.



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CASH RECEIPT/నగదు రశీదు

CARD

Date/తేది 16-03-2000

SRO NAME/స.ర.కా. : VALLABNAGAR

Transaction/లావాదేవి : Sale Deed

Receipt No./రశీదు సంఖ్య: 765

Doct No./దస్తావేజు సంఖ్య : 805

Year/సంవత్సరం : 2000

Name/పేరు : SOHAM MODI (SD.Rs.24000)D.NO.805

Consideration Value/ప్రతిఫలము : 450000

Years of Search/వెదకిన సం.

ACCOUNT DESCRIPTION/నగదు చెల్లింపు వివరములు	Amount/నగదు :
Registration Fee	2500
Endorsement Fee	1
Copying Fee	20
Transfer Duty /TPT	22500
Registration Rule 200	100
TOTAL/మొత్తము	25,121

Prepared by : MRRKUMARJA

IN WORDS అక్షరాలా RUPEES TWENTY FIVE THOUSAND ONE HUNDRED TWENTY ONE ONLY

SIGNATURE/సంతకం

I వ పుస్తకము 2000 సం. / శా శ 1921 వ సం॥వు
దస్తావేజు నెం. 805 మొత్తము కాగితములు
వల్యూ (6) ఈ కాగితము వరుస సం. (1)

సబ్-రిజిస్ట్రార్
వల్లభ్‌నగర్

2000 సం మార్చి నెల 16 వతేది 1921 శా.శ. ఫాల్గుణ
మాసము 26 వ తేది 3 గంటలు 4 గంటల మధ్య
వల్లభ్‌నగర్ సబ్ రిజిస్ట్రార్ కార్యాలయములో దాఖలు
చేసి మరియు రుసుము రూ. 2521/- చెల్లించినది.
వారి ఇచ్చినట్లు ఒప్పుకున్నది.....
ఎడమ బొటన వ్రేలు

S/O. Satish Modi
OCC. Business
R/O. Plot No. 280 Road No. 25
Jubilee Hills Hyderabad

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

(1) Name: Sowrabh Modi
S/o.: SATISH MODI
Occ: BUSINESS
R/o.: Plot No 280, Rd No 25
Jubilee Hills, Hyderabad-34

(2) Name: Rupani (DEEPAK RUPANI)
S/o.: J. H. RUPANI
Occ.: BUSSINESS
R/o.: 10-3-14, HUMAYUN NAGAR
HYDERABAD-500 028

2000 సం మార్చి నెల 16 వ తేది
శా.శ. 1921 వ సం ఫాల్గుణ మాసము 26 వ తేది

సబ్-రిజిస్ట్రార్
వల్లభ్‌నగర్.

I వ పుస్తకము 2000 సం. / శా శ 1921 వ సం॥వు
805 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508-1-805-2000.

సబ్-రిజిస్ట్రార్
వల్లభ్‌నగర్.
16/3/2000

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

I వ పుస్తకము 2000 సం. / శా. శ. 1921 వ సంవత్సరము
దస్తావేజు నెం. 8[illegible]5 మొత్తము కాగితముల
సంఖ్య (6) ఈ కాగితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రార్
వల్లభనగర్

రిజిస్ట్రేషన్ కార్యాలయం
14 APR 1999
ఆంధ్ర ప్రదేశ్, హైదరాబాద్

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

సంవత్సరము 2777 [illegible]

తమ్మివేము పేర్ల [illegible]

సంఖ్య (6) తేదీ [illegible]

సబ్-రిజిస్ట్రార్
వల్లభనగర్

19 APR 1977

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

1వ పుస్తకము 2003 సం. / [illegible] 1921 [illegible]
దస్తావేజు నెం. 8045 మొత్తము కాగితముల
సంఖ్య (6) ఈ కాగితము వరుస సంఖ్య (4)

సబ్-రిజిస్ట్రార్
వల్లభనగర్

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

Iవ పుస్తకము 2000 సం. / శా. శ. 1921 వ సంవత్సరం
దస్తావేజు నెం. 8005 మొత్తము కాగితముల
సంఖ్య (6) ఈ కాగితము వరుస సంఖ్య (5)

సబ్-రిజిస్ట్రార్
వల్లభ్‌నగర్

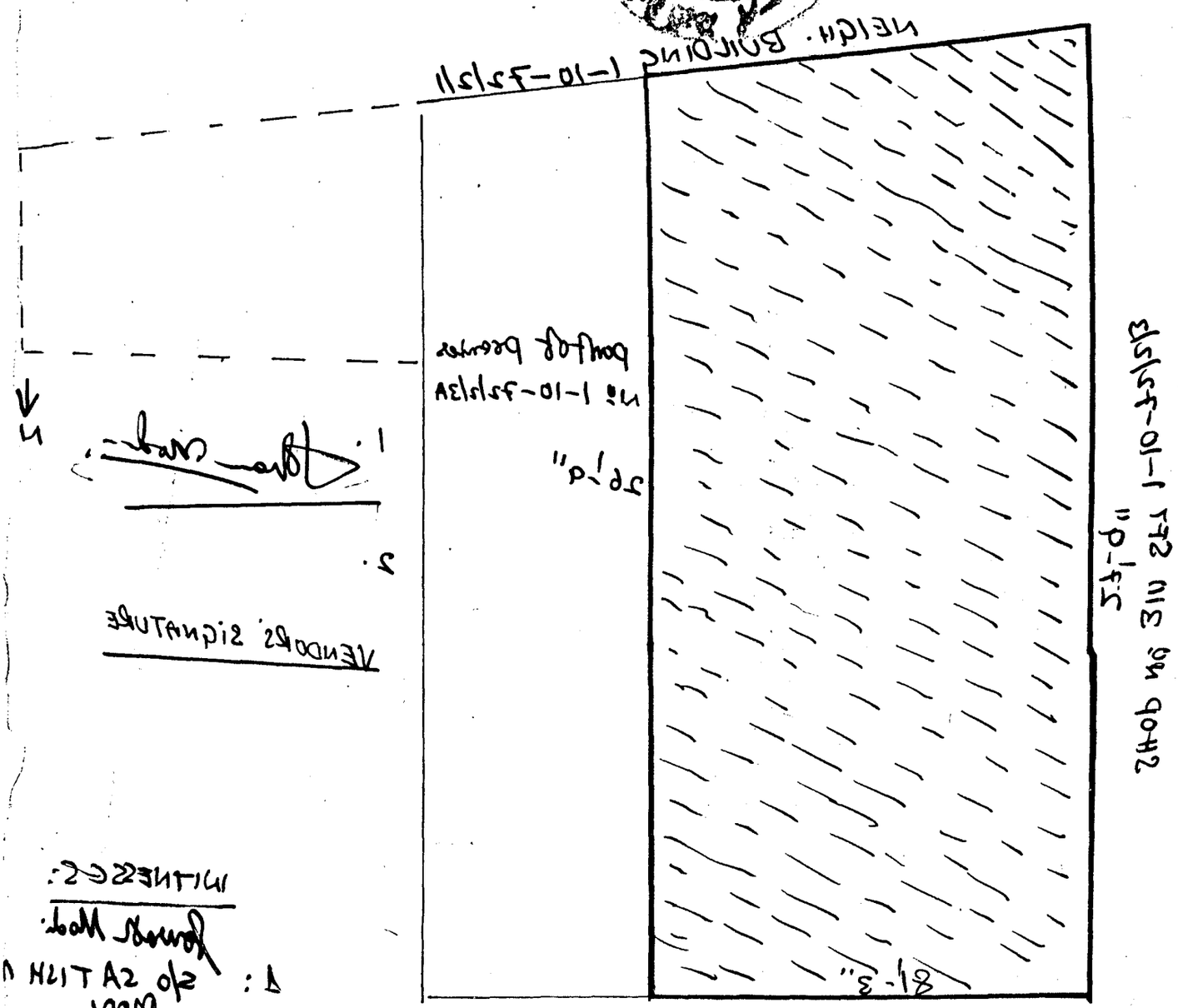
THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

REG. PLAN SHOW PART OF SHOP ADMEASURING 225 SQ.FT. ON THE GROUND FLOOR OF BUILDING KNOWN AS 'MODI HOUSE' PART OF M.C.H.NO.1-10-72/3, SITUATED AT BEGUMPET, HYD-16.

VENDOR : SOHAM MODI, S/O SATISH MODI.

VENDEE : ANIL JAIKISHAN RUPANI, R/O 3-6-502/A, BARKAS, HYD-29.

BUILT UP AREA 225 SQ.FT. UNDIVIDED SHARE OF LAND 11.25 sq.Yards.



THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA