



Date : 16/3/2000 Serial No : 9,204

Denomination : 10,000

01AA 890031

Purchased By :

For Use of :

A. C. SURESH

ANIL JAIKISHAN RUPANI

A. C. SURESHATHAN  
SEC'DAB

A. C. SURESHATHAN  
SEC'DAB

16/3/2000  
10000 रु.  
10000 Rupees  
G.S.S. 0316 11109, H.D.

**SALE DEED**

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

**Shri. Sourabh Modi S/o. Shri. Satish Modi** aged 28 years Occupation: Business, residing at Plot No.280, Road No.25, 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.

*Sourabh Modi*





Date : 16-07-2000 Serial No : 9254 Denomination AP-8-III-A

Purchased By : P. SOLLISHI

For Whom : ANIL JAIKISHAN RUPANI

S/O P. HEMARATHAN  
SECRETARY

S/O JAIKISHAN HENTIPAN RUPANI  
SECRETARY

11675  
16/3/2000  
AB-0000000, 2000RS, 1000  
వారిదు ఎక్స్-చేరిషియో డివిజన్ పరిధి  
వార్యలయను, క. టి. వి. వార్యలయను  
చై-రం-అ-క

- 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.

*Prasad Mal.*

- 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**.

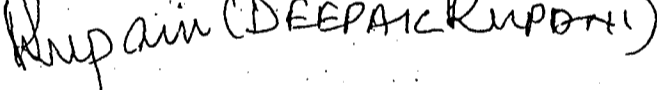
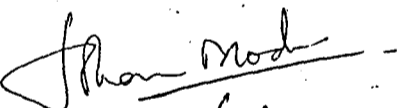
**SCHEDULE OF PROPERTY HEREBY SOLD**

All that piece and parcel of immovable property admeasuring 125 sq. ft. on the ground floor and 80 Sq. ft on the Mazanine Floor ofo the bui'ling known as "Modi House" bearing part of Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 particularly marked in the plan hereto attached as shaded in red colour with undivided share of land 6.25 sq. yards and bounded on the:

|                  |                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>North By</b>  | : Begumpet Main Road                                                                                                 |
| <b>Sourth By</b> | : Neighbour's building bearing Municipal No. 1-10-72/2/1                                                             |
| <b>East By</b>   | : Part of Premises 1-10-72/2/3 admeasuring 225 sq. ft. belonging to Mr. Soham Modi                                   |
| <b>West By</b>   | : Shop admeasuring 330 Sq.ft forming part of 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 belonging to Sourabh Modi. |

In WITNESS WIIEREOF the Vendor hereto has signed this Sale Deed on the 16<sup>th</sup> day March 2000 in the presence of the following witnesses

**WITNESSES**

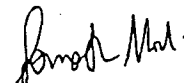
1.  (DEEPA K. RUPAIY)
2.  -  
(SOHAM MODI)

  
**VENDOR**

# ANNEXURE-1A

1. Description of the Building : Rs. H. No. 1-10-72/2/3/A
- (a) Nature of Roof : R. C. C.
- (b) Type of Structure : constructed pillars.
2. Age of the Building : 1
3. Total Extent of Site : Old shanties land area  
G.D.C. 6.25 sq. yards.
4. Built up Area Particulars  
(With break up floor-wise)
- Gellar, Parking Area :
- In the Ground Floor : 205 SFT.
- In the First Floor :
- In the 2nd Floor :
- In the 3rd Floor :
5. Annual Rental Value : RS. 1,000/-
6. Municipal Taxes per Annum :
7. Executant's estimate of the MV  
of the Building : RS. 3,00,000/-


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

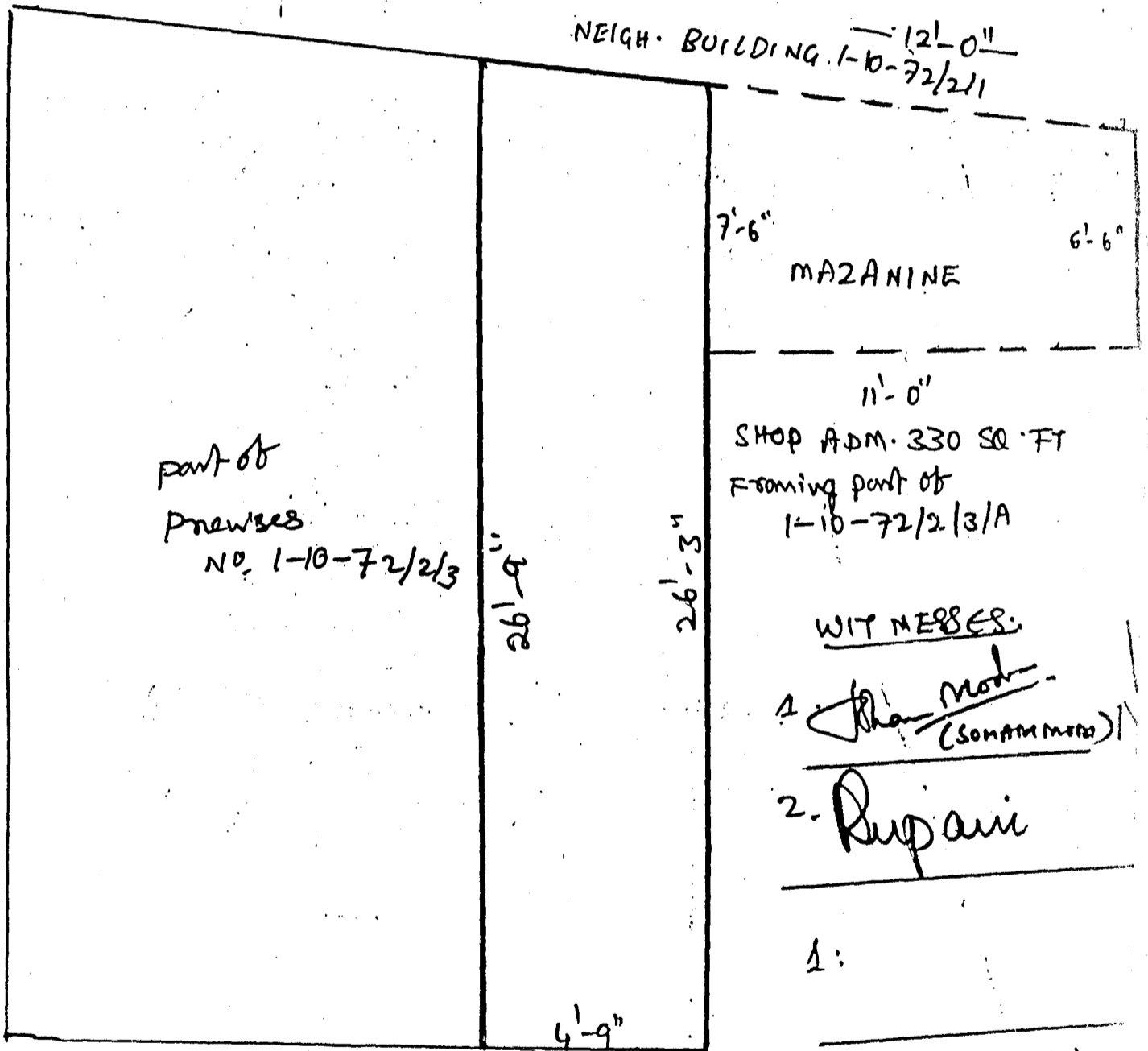
Signature of the Claimant

REGN. PLAN SHOW PART OF SHOP MEASURING 125 SQ.FT. ON THE GROUND FLOOR, AND 80 SQ.FT., ON THE MAZANINE FLOOR OF BUILDING NO. 1-10-72/2/3 SITUATED AT 'BEGUMPET, HYDERABAD-16.

VENDOR : SOURABH MODI & SRI. SATISH MODI

VENDEE : ANIL JAIKISHAN RUPANI & SRI. JAIKISHAN RUPANI.

BUILT UP AREA ON GROUND FLOOR 125 SQ.FT. ON MAZANINE FLOOR 80 SQ.FT. UNDIVIDED SHARE OF 3000 SQ.YARDS.



WITNESSES:

1. [Signature]  
(Sourabh Modi)

2. [Signature]  
Rupani

1:

2. [Signature]  
Sourabh Modi

SIG. OF VENDORS

BEGUMPET main Road



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

**CARD**

Date/తేదీ 16-03-2000

SRO NAME/స.ఓ.కా. : VALLABNAGAR

|                                                |                               |
|------------------------------------------------|-------------------------------|
| Transaction/లావాదేవి : Sale Deed               | Receipt No./రశీదు నంబర్ : 766 |
| Doct No./దస్తావేజు సంఖ్య : 806                 | Year/సంవత్సరం : 2000          |
| Name/పేరు : SOURABH MODI (SD.Rs.16000)D.NO.806 |                               |
| Consideration Value/ప్రతిఫలము : 300000         | Years of Search/చెడకెన సం.    |

| ACCOUNT DESCRIPTION/నగదు చెల్లింపు వివరములు | Amount/నగదు :        |
|---------------------------------------------|----------------------|
| Registration Fee                            | 1750                 |
| Endorsement Fee                             | 1                    |
| Copying Fee                                 | 20                   |
| Transfer Duty /TPT                          | 15000                |
| Registration Rule 200                       | 100                  |
| Prepared by: MRRKUMARJA                     | TOTAL/మొత్తము 16,871 |

RUPBBS SIXTEEN THOUSAND EIGHT HUNDRED SEVENTY ONE ONLY  
ఆక్షరాలా

SIGNATURE/సంతకం

MARSHAL COMPUTER FORMS 040-7662390

1వ పుస్తకము 2000 సం. / కా. న. 1021వ సం. /  
 దస్తావేజు నెం. 806. మొత్తము కాగితము  
 సంఖ్య ( 6 ) ఈ కాగితము వరుస సంఖ్య ( 1 )



*[Signature]*  
 సబ్-రిజిస్ట్రార్  
 వల్లభనగర్

2000 సం మార్చి నెల 16వ తేది 1921 కా.న. ఫిల్డూ  
 మాసము 36 వ తేది 3 మరియు 4 గుంటల పద్య  
 వల్లభనగర్ సబ్-రిజిస్ట్రార్ కార్యాలయములో దాఖలు  
 చేసి మరియు రుసుము రూ॥ 1677 చెల్లించినది.  
 ప్రాసి ఇచ్చినట్లు ఒప్పకున్నది.....  
 జడ్జు. బొటన వ్రేలు



*[Signature]*  
 S/O... SATHI MADI  
 OCC... BUSINESS  
 R/O... Plot No. 25, Road No. 25,  
JUBILEE HILLS, HYD-34

|                                                               |                                                                  |
|---------------------------------------------------------------|------------------------------------------------------------------|
| (1) <i>[Signature]</i><br>Name: <u>SATHI MADI</u>             | (2) <i>[Signature]</i><br>Name: <u>(DEEPAK RUPANI)</u>           |
| S/O: <u>SATHI MADI</u>                                        | S/O: <u>T.H. RUPANI</u>                                          |
| Occ: <u>BUSINESS</u>                                          | Occ: <u>BUSINESS</u>                                             |
| R/O: <u>280 Rd. No. 25,</u><br><u>Jubilee Hills - Hyd 34.</u> | R/O: <u>10-3-111 HUMAYUN NAGAR</u><br><u>HYDERABAD - 500 028</u> |

2000 సం నెం. 16 వ తేది  
 కా.న. 1921 వ సం ఫిల్డూ మాసము 36 వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రార్  
 వల్లభనగర్



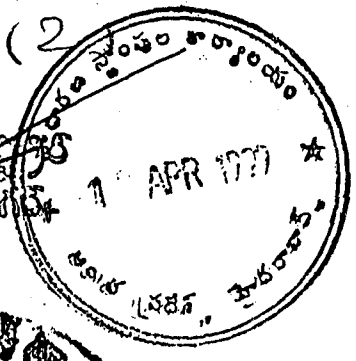
1వ పుస్తకము 2000 సం. / కా.న. 1021వ సం. /  
 806 నెంబరుగా రిజిస్టరు చేయబడినది. సా.నెం.గ్  
 వినియోగం గుర్తింపు నెంబరు 1508-1-806-2010.

*[Signature]*  
 సబ్-రిజిస్ట్రార్  
 వల్లభనగర్  
 16/3/2000



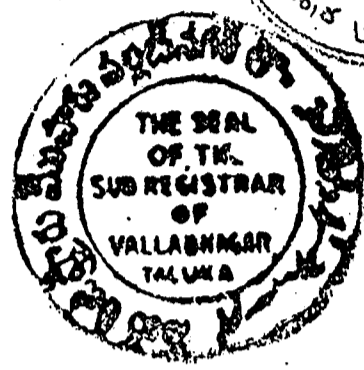
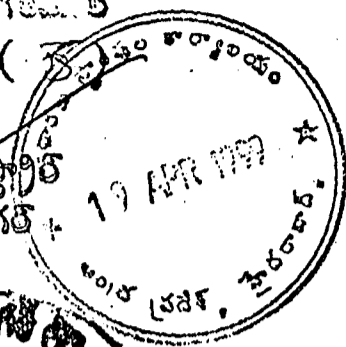
1950 వ సంవత్సరం 2000 నంబరు 4 1950 వ సంవత్సరం  
దస్తావేజు నం. 806 మొత్తము  
వెల్య ( 6 ) ఈ కారితము వరుస వెల్య ( 2 )

*(Handwritten signature)*  
నట-  
శ్చబ-  
నట-  
శ్చబ-



1. వుత్తరము 2000 సం. / శా. 1921 వ. వు  
దస్త్రం నెం. 806 మొత్తము కాగితము ల  
సంఖ్య ( 6 ) ఈ కాగితము వరకు సంఖ్య ( 7 )

*[Handwritten Signature]*  
సహ-రిజిస్ట్రార్  
వల్లభనగర్



ప్రకాశము 2007, సం. / నా.న. 1921 వ సం. /  
విస్తీర్ణం నెం. 806  
చట్టం (6) తు. క. ని. క. మ. (4)

*[Handwritten Signature]*

పబ్లిసిటీస్



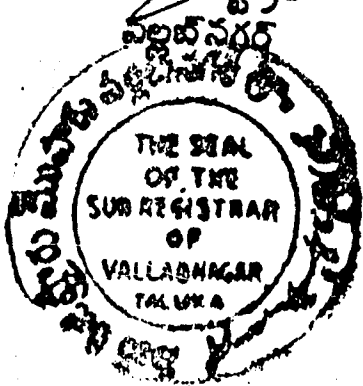
1వ వుస్తకము 2000 సు. / శా. శ. 1921 వ సూచన  
దస్తావేజు నెం. 806 మొత్తపు కాగితముల  
సంఖ్య ( 6 ) ఈ కాగితము వరుస సంఖ్య ( 1 )

సబ్ రిజిస్ట్రార్  
వల్లభనగర్

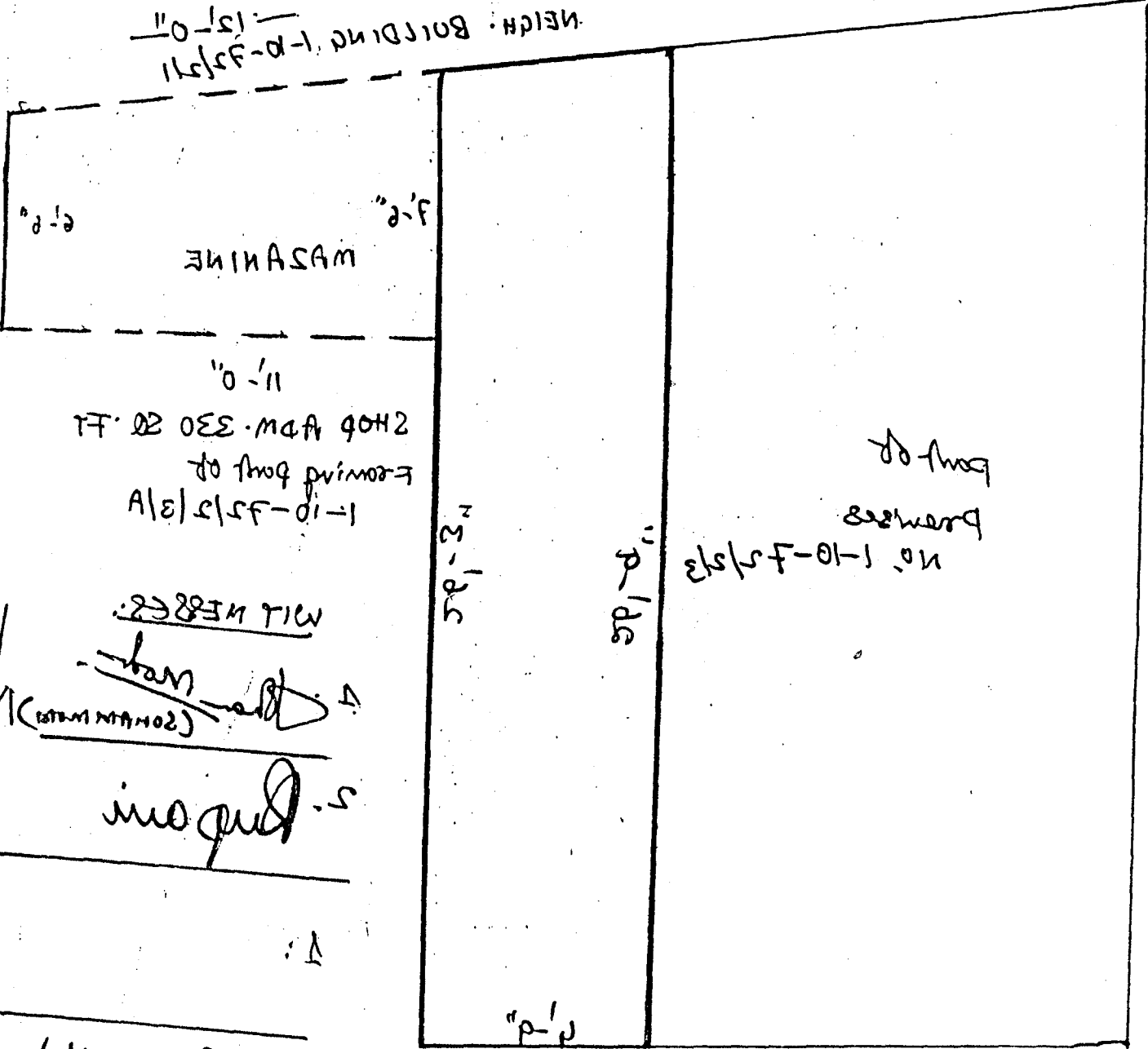


1000/129

UNDIVIDED SHARE OF 80 SQ. YARDS.  
 BUILT UP AREA ON GROUND FLOOR 125 SQ. FT. ON MAZANINE FLOOR 80 SQ. FT.  
 VENDOR: SOURABH MOODI  
 VENDEE: ANIL JAKISHAN RUPANI  
 M.C.H. NO. 1-10-1021  
 2000  
 80 SQ. FT. ON THE MAZANINE FLOOR OF BUILDING NO. 1021, PART OF  
 REGN. PLAN SHOW PART OF SHOP MEASURING 125 SQ. FT. ON THE GROUND FLOOR,



NEIGH. BUILDING 1-10-32/21  
 -15-0"



210 OF VENDORS  
 J. S. J. S.  
 J. S. J. S.

BE GUMPT MAIN ROAD