

1028/80

5000



11/4/86 57  
Mr. Sushil Kumar Gangwal  
Sic of S/Late Sri Gandeelal  
P/o Sri Ganga Gangwal

CT. N...  
HY...

SALE DEED

This Deed of Sale is made and executed on this the 15th day of April, 1986, at Hyderabad city, Andhra Pradesh,

BY

SRI SATISH CHANDRA MODI, son of Manilal C. Modi, aged about 41 years, occupation Business, resident of 701/702, Sarita Apartments, Road No. 4, Banjara Hills,

*Handwritten mark*

Hyderabad, Andhra Pradesh, represented by his G.P.A. P. Aravind Chakravarthy, 6/0 P. U. Hemikya Rao P/o 1-8-468, Chikandipally, 11/10. AGE 27 years, Manager, MVAI & VILLAGES, Secular

hereinafter called the "VENDOR", which term shall mean and include his heirs, legal representatives, assignees etc., of the ONE PART:

IN FAVOUR OF

SUSHIL KUMAR GANGWAL, son of late Shri Gandeelal Gangwal aged about 43 years, occupation service holder, resident of 142/A, Prenderghast Road, Secunderabad-500003, Andhra Pradesh;

hereinafter called the "VENDEE", which term shall mean and

*Handwritten signature*

contd...2.



55- 11/4/86 5007  
 Mr. Sundar Kumar Gangwal  
 Secy of date in Baikalgal  
 14 sec'bad - Gangwal  
 C. T. Narayana

-: page 2 :-

include his heirs, legal representatives, assignees etc., of the OTHER PART;

WHEREAS the Vendor herein is the sole and absolute owner and in peaceful possession of the house property admeasuring 650 sq. yards or 544 sq. mts., situated at Jubilee Hills (in (New) S.No. 120 / (old) 403-1 of Shaikpet village and S.No. 102/1 of Hakimpet village), Hyderabad, Andhra Pradesh, which is more fully described in the schedule and plan annexed hereto and marked in RED COLOUR, being part of the House bearing the M.C.H.No. 8-2-293/82/A/1211.

WHEREAS the Vendor has purchased the property (fully) through registered Sale Deed, registered as document No. 331 of 1985, Book No. I, Vol. No. 791 pages 427 to 434, dated 8th February, 1985, registered in the office of the Sub-Registrar, Khairatabad, Hyderabad, Andhra Pradesh, from the Jubilee Hills Co-operative House Building Society Limited, Hyderabad.

*(Handwritten signature)*

contd...3.



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11/4/86 500/-  
Mr. Subhash Kumar Gangwal  
80/8/20 Kirti Bawda Lal Gangwal  
17, Sec 'bad' CT Narayan

-+ page 2 :-

WHEREAS the Vendor has offered to sell the said part of the house to the Vendee, for a total sale consideration of Rs.44,300/- (Rupees Forty Four thousand three hundred only) and the Vendee hereby agreed to purchase the same;

IN PURSUANCE of the agreement of sale, the Vendor has already received the total sale consideration of the schedule part of the house from the Vendee, and the Vendor does hereby acknowledge the receipt of the said sum and delivered the vacant and peaceful possession of the said part of the house to the Vendee, TODAY TO HAVE AND TO HOLD THE SAME ABSOLUTELY FOR EVER;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. Whereas the Vendor herein is the sole and absolute owner and in peaceful possession of the property hereby conveyed and that except the above said Vendor there is no any other person or persons who have any manner of rights, or interests in the same, and the Vendor has full authority to convey the same.

*Signature*

contd...4.



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11/4/56

502

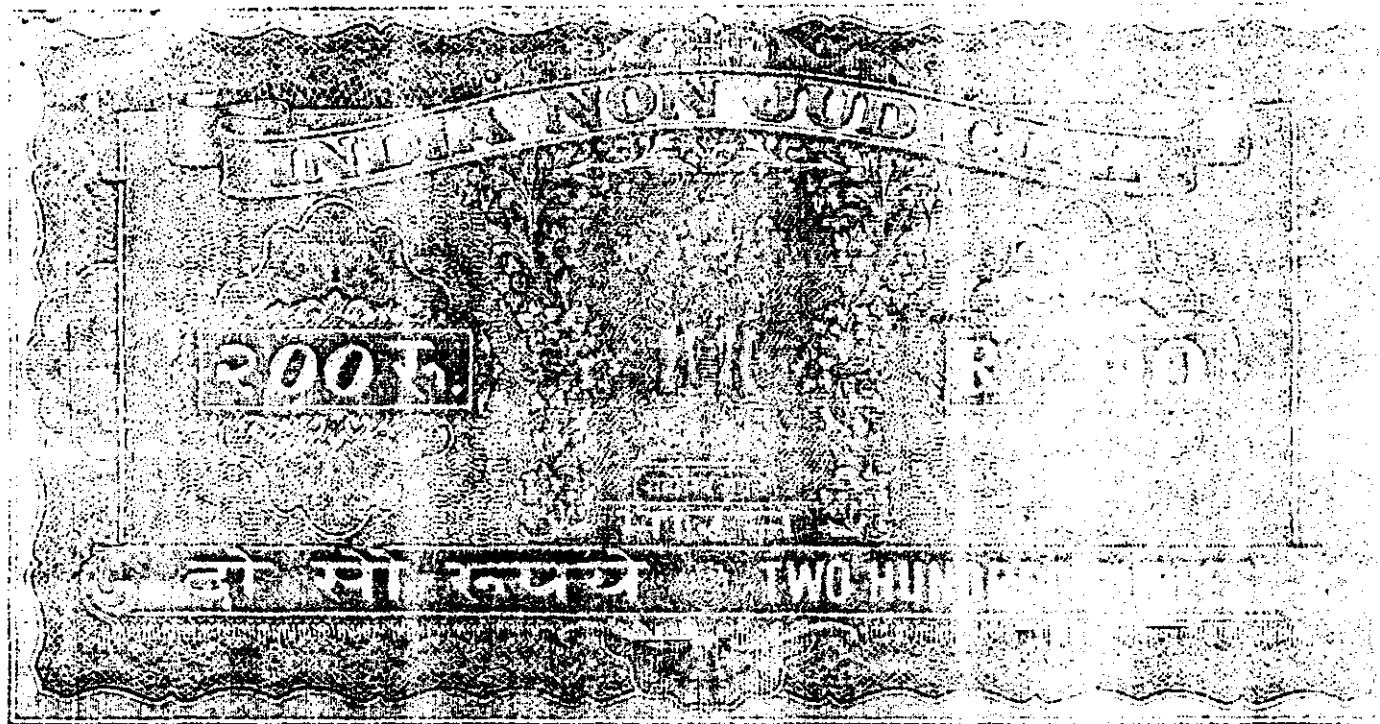
C. T. Narayan

Mr. S. S. Kumar Gangwal.  
SEEFFALDI GANDARUDDI GANGWAL  
No. Seebud

-: page 4 :-

- 2. That the Vendor has put the Vendee in vacant possession of the property hereby sold to the Vendee.
- 3. That the property hereby sold to the Vendee is free from all encumbrances and charges whatsoever either by the Government or public.
- 4. That the Vendor hereby agree to save harmless and keep indemnified the purchaser from and against all losses, damages costs, expenses, which the purchaser may sustain or incur by reason of any claim being made by any body whatsoever to the said property.
- 5. That the Vendor has handed over all the relevant papers and documents of the schedule property to the Vendee for his record.

contd...5.



624 11/4/86 2005  
Mr. S. S. Kumar Balingwal  
Sd/- S. S. Kumar Balingwal  
M. Sec. Cad

C. T. Narayana

-: page 5 :-

6. That the Vendor has paid all the property taxes etc., upto date and there are no dues of any kind whatsoever to the said property.

SCHEDULE OF THE PROPERTY

All that part of the house bearing M.C.H.No. 8-2-293/82/A/1211, admeasuring 650 sq. yards, or 544 sq. metres, situated at Jubilee Hills (in S.No. (new) 120 / (old) 403-1 of Shaikpet village, and S.No. 102/1 of Hakimpet village), Hyderabad, Andhra Pradesh, and bounded by -

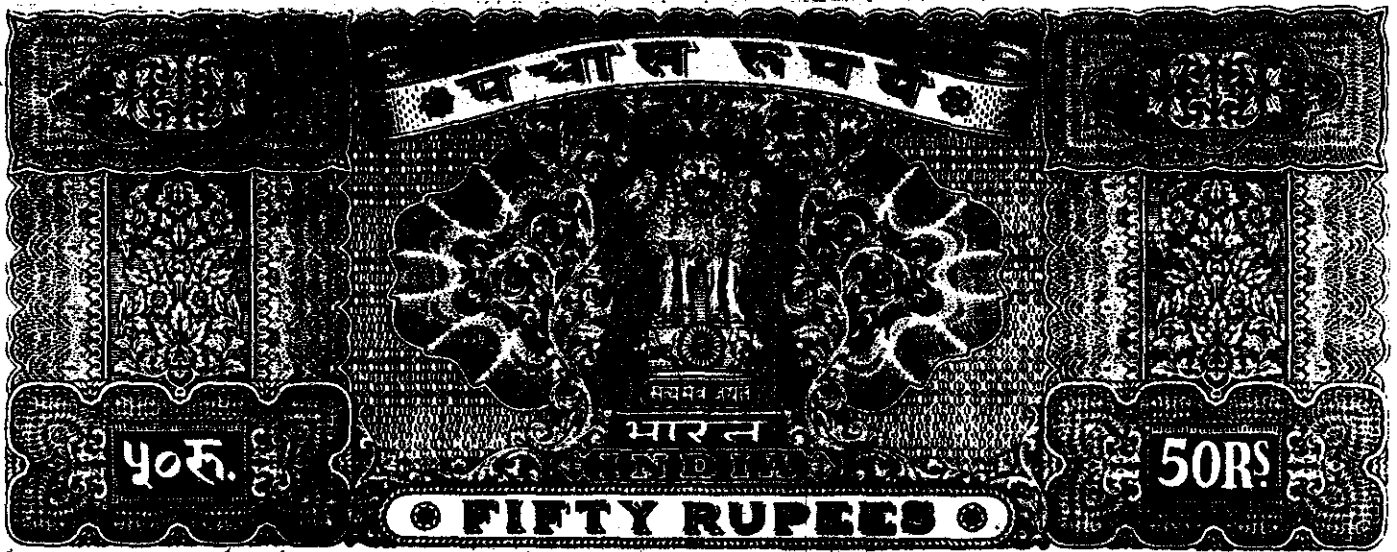
North :- Part of House M.C.H.No. 8-2-293/82/A/1211,

South :- Plot No. 1210-A

East :- Road 50' wide No. 60

West :- Part of House.

contd...6.



262

11/4/86 507

*[Handwritten signature]*

Mr. Subodh Kumar Chughwal  
S/o of S. L. Chughwal, Bada Bazar, Lucknow  
1/2 Sec' bazar

-: page 6 :-

In witness whereof the Vendor has signed this sale deed with his own free will and consent on this day, month and year first above written before the following witnesses:-

*[Handwritten signature]*

VENDOR

WITNESSES :-

1. *[Handwritten signature]*  
(SHANTILAL SHAH)
2. *[Handwritten signature]*  
(J.L. SHAH).

*[Handwritten signature]* 16/4/86

3/86

# ANNEXURE - 1A

(a) House No.

H. NO. 8.2-293/82/A/1211  
at Juba

(b) Age of the Building

(1) 08:3 years

(c) Plinth area of each floor

168 SQ. FEET:

(d) Nature of Roof

R.C.C.

(e) Amenities like Electricity, water and Drainage

—

(f) Length of Compound wall or Fencing

—

(g) Total Site

650 SQ. YDS:

(h) Annual Rental Value

Rs. 2000/-

(i) Party's own estimated Value

Rs. 44,300/-

(ii) Depreciated Value

Rs.

Place:

449

Dated:

16/4/82  
VENDOR

H.No 8-2-293/82/A/1211

IN.S.No old 403/1 of shaikpet  
New 120.5.5

IN THE LAY-OUT OF THE JUBILEE HILLS CO-OPERATIVE  
HOUSE BUILDING SOCIETY LTD.

(Regd. no. T.A. 173) situated in S.No old 403/1  
New 120

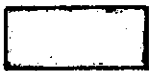

of shaikpet and S.No 102/1 of Hanjra village of Golconda Taluk  
Hyderabad district Scale 1" = 50ft.

VENDOR : Sri. Satish chandra modi

VENDEE : Sri. Sahib Kumar Gangwal

50 Sq. Yds 50 Sq Mts

Area 650 544

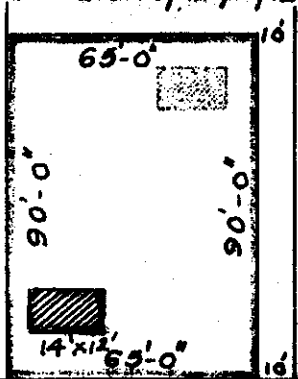
 Area included  
 Area Excluded

vendor sign. *[Signature]*  
vendee sign. *[Signature]*



part of H.No  
8-2-293/82/A/1211

plot no  
1210-A



plot no  
1212

50' wide Road no 60

witness

1. *[Signature]*  
(WITNESSES)
2. *[Signature]*  
(J. L. SHAH)



పట్టణం నంబరు... (Faint header text)

పట్టణం నంబరు 15 10... (Faint header text)

సంఖ్య... (Faint header text)

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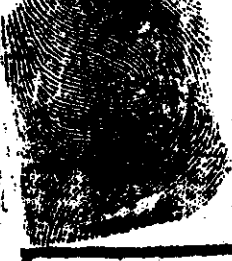
1028/60

వకీల సైన్

188... సంఖ్య... 16... (Faint text)

ప్రతిబింబం... (Faint text)

విదేశీ... (Faint text)



విరూపించినది

Signature

P. A. Chatterjee... s/o P. V. Ramakrishna Rao... (Text block)

Sushan

SHANTILAL SHAH s/o Kanwaja, s/o Business 8571, R.P. Road, Secunderabad

J.L. Shah

J.L. Shah Business s/o L.K. Shah 5-2-177 R.P. Rd. Secbad.

Signature

వకీల సైన్

188... సంఖ్య... 16... (Faint text)

దస్తావేజు నెంబరు... 1028

పుస్తకము నెంబరు... 1028

దస్తావేజు మొత్తం రూ. 10,000

నంబరు.....

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.....

Reg. No. 1028/86. Office of the Sub-Registrar  
Khairatabad  
S. No. 4007.

**Certificate Under Section 41 & 42 of Act. II 1899**

I hereby certify that the  
Proper stamp duty of Rs. 1525 (in words) One thousand five hundred twenty five only.  
has been levied in respect of  
this instrument from  
P. Ashok Chakravarti (G.P.A)  
P.V. Mauliyappa R/o. J. N. S. 488 Chik Kadpalli  
on the basis  
of agreed market value of  
Rs. 72,000 being higher  
than consideration.  
Date 16-4-86  
Station: Khairatabad.

.....  
Collector Under Section  
41 & 42 of IS Act.

దస్తావేజు నెంబరు... 1028

పుస్తకము 1వ 19... 86

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 8

ఈ కాగితపు విడుదల సంఖ్య..... 3

3  
55-00 స్టాంప్.

జులై 1943 వాల్టర్

57 నుండి 60 వాల్టర్

1943 సంవత్సరం/190 క్రి.కా.క. 1028 సంబంధంగా రిజిస్టర్

చెయ్యబడినది. 1946 వ సంవత్సరం జులై 1943 వాల్టర్

1943 క్రి.కా.క. వై.నా.కా. కూనము 2.

*[Handwritten signature]*