



G.L.NO: 00477.51 DATE: 28/06/94 RS: 5,000

PURCHASER: N KUNDALA BAO
S/O N V SUBBA BAO
HYD.

FOR WHOM: MUMTAZ BANU
W/O MD RAJEEF & OTHERS
HYD.

S A L E D E E D

This Sale Deed is made and executed on this the day of June, 1994, at Hyderabad, By:-

M/s. 21st CENTURY CONSTRUCTION PRIVATE LIMITED,
a Company in Corporated under the Indian Companies
Act, 1956 with Registration No: 6450 of 1986-87,
having its registered office at 5-8-112, Nampally,
Hyderabad, and represented herein by its Managing
Director, Sri B.V. Satya Sai Prasad son of B. Lakshmi
Narayana aged about 32 years, having its office
at 5-8-112, Nampally, Hyderabad, Andhra Pradesh;

(hereinafter referred to as the Vendor, which expression shall mean and include their heirs, executors, administrators, attorneys, assignees, and successors in interest respectively) of the "ONE PART".

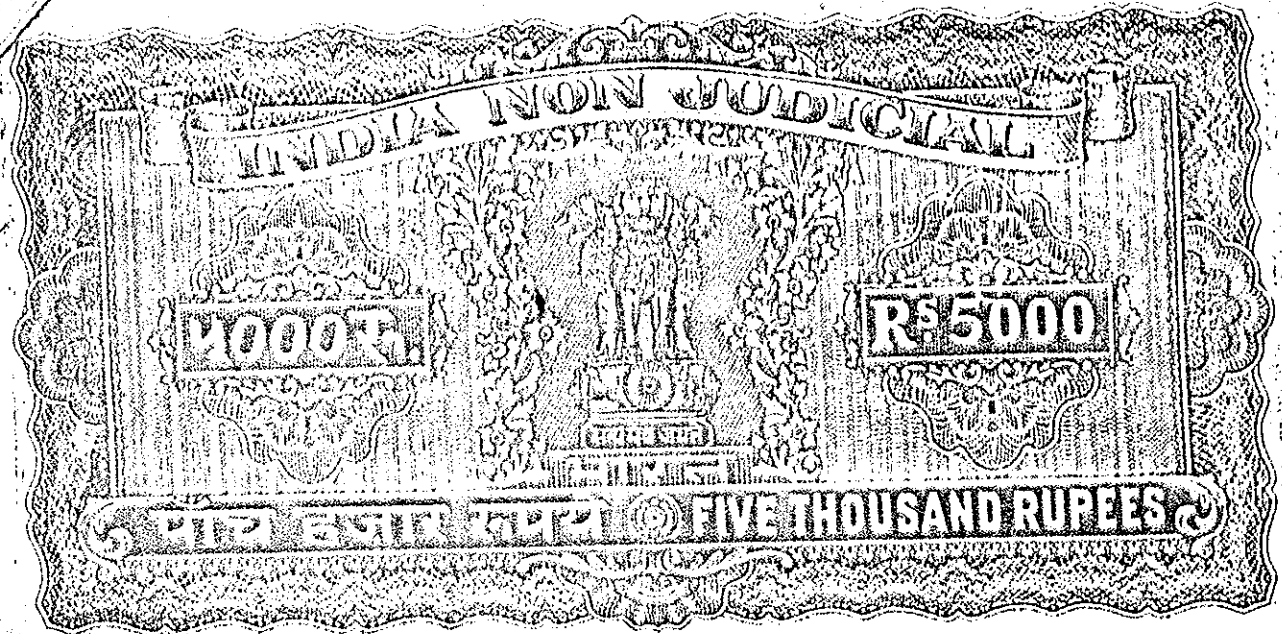
IN FAVOUR OF

- Give Name
in Address*
- 1) Mrs. MUMTAZ BANU wife of Mohammed Rafeeq, aged about 26 years, Occupation: House wife R/o. 11-2-555/1/B, New Agapura, Hyderabad, Andhra Pradesh.
 - 2) Mrs. RUKSANA DANU wife of Mohd. Haneef, aged about 25 years, Occupation: House wife, R/o. 11-2-555/1/B, New Agapura, Hyderabad, Andhra Pradesh.

(hereinafter referred to as the "VENDEES" which expression shall mean and include where ever the context so require their heirs, legal representatives, executors, administrators, assigns, attorneys, successors-in-interest etc;) of the "OTHER PART".

Contd...2.

5000Rs.



S.L.NO: 00477.52 DATE: 28/06/94 RS: 5,000

PURCHASER: N KONDALA RAO
S/O N V DODDA RAO
HYD.

FOR WHOM: MUMTAZ BANI
W/O MD SAFFED & OTHERS
HYD.

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శంకర్-శంకర్, శంకర్-శంకర్
శంకర్-శంకర్, శంకర్-శంకర్
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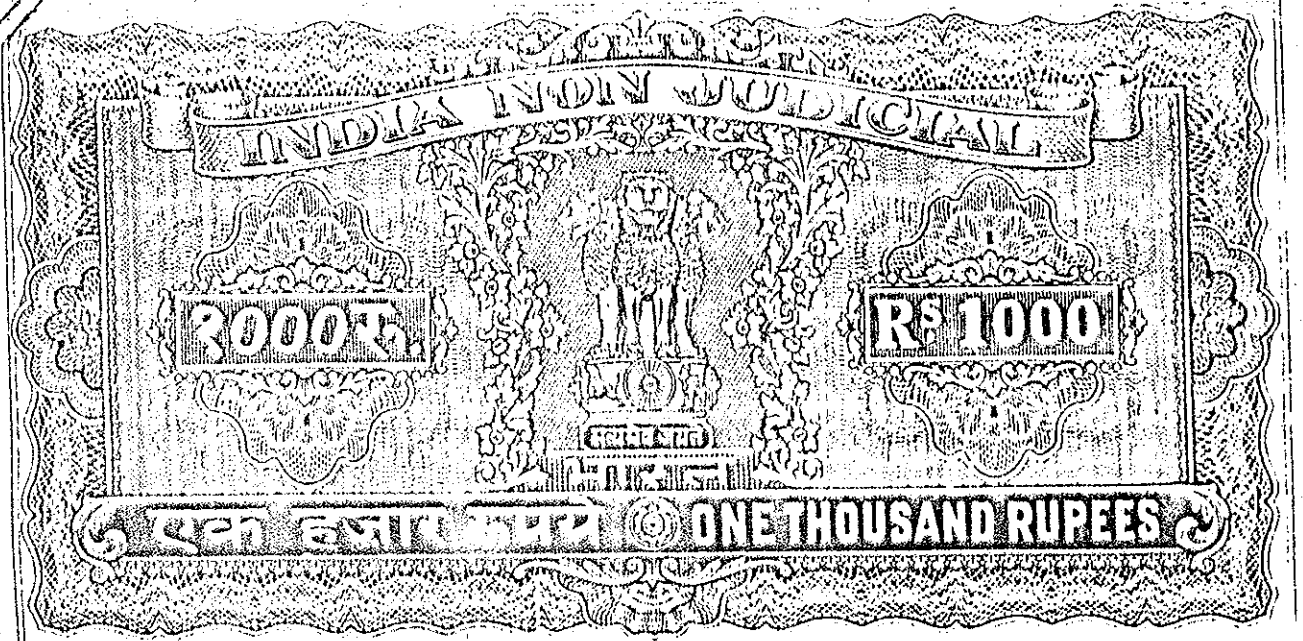
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WHEREAS the Vendor acquired the landed property of about 6800 sq.yards from (1) Sri Syed Shah Ghulam Chouse, Mohiuddin Khamusul Khadri s/o Hazrath Syed Shah Abdul Rahim R/o Begumpet, Hyderabad (2) Sri Syed Shah Abu Mohammed Sharfuddin Khamusul Khadri S/o Syed Shah Ghulam Nooruddin R/o of Chousepura, Hyderabad, (3) Smt. Bilkis Jehan Begum w/o Khayamuddin R/o Hyderguda, Hyderabad, (4) Smt. Azizunnisa Begum wife of Abdul Turab R/o Hyderguda, Hyderabad, Decree holders in O.S.No: 114 of 1958.

WHEREAS the Vendor has entered into a development Agreement dated 15-12-1988 with M/s. Maheeshwari Construction, represented by its Managing Partners Mr. Rajkumar Malpani for the construction of a Commercial Complex in the said land bearing No.5-8-112 to 173, situated at Nampally, Hyderabad.

WHEREAS a Commercial Complex is constructed in the said premises under the name and Style of "21st CENTURY COMPLEX" in pursuance of M.C.H Permit No.32 dated 24-12-1988.

WHEREAS the Vendor, as owner of the said Premises is entitled to sell the Shops/Offices Units in the said Commercial Complex to the prospective purchasers which falls in the share of the Vendor.



S.L.NO: 0047753 DATE: 20/06/94 RS: 1,000

PURCHASED BY: M KUNDALIA ROAD
 621 N V BUDDA ROAD
 HYD.

FOR WHOM: MUMTAZ BANO
 W/O MR. WAZIR & OTHERS
 HYD.

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 పంపించినది, పంపించినది, పంపించినది
 పంపించినది, పంపించినది, పంపించినది
 పంపించినది.

WHEREAS the Vendor offered to sell shop No.2 on Ground Floor, of said Complex with a Super Built up area of about 416 sq. feet and undivided proportionate right in the said land which works out to 20 sq.yards (hereinafter called the said property) free from all encumbrances for a total sale consideration of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand only) and the purchasers agreed to purchase the same for the said consideration from the Vendor.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1) That in pursuance to the above offer and acceptance, the Vendee No. one paid to the vendor a sum of Rs.50,000/- (Rupees Fifty Thousand only) by pay order O.S.R.No.918147 dated 18-02-1993, payable on Punjab National Bank, Sanathnagar Branch, Hyderabad, and the Vendee No.One paid a further sum of Rs.25,000/- (Rupees Twenty Five Thousand only) to the Vendor vide cheque No.763594 dated 25-06-1994, payable on the Punjab National Bank, Sanathnagar Branch, Hyderabad, and the Vendor No.one paid a further payment of Rs.20,000/- (Rupees Twenty Thousand in cash to the Vendor before the Registrar at the time of the Registration of this Sale Deed, and the Vendee No.two paid to the Vendor a sum of Rs.50,000/- (Rupees Fifty Thousand only) by pay



B.L.NO: 0047754 DATE: 20/06/94 RS: 1,000

PURCHASER: N KONDALA RAO
S/O N V SUBBA RAO
HYD.

FOR WELEM: HUMFAZ BANU
W/O MR RAJESH & OTHERS
HYD.

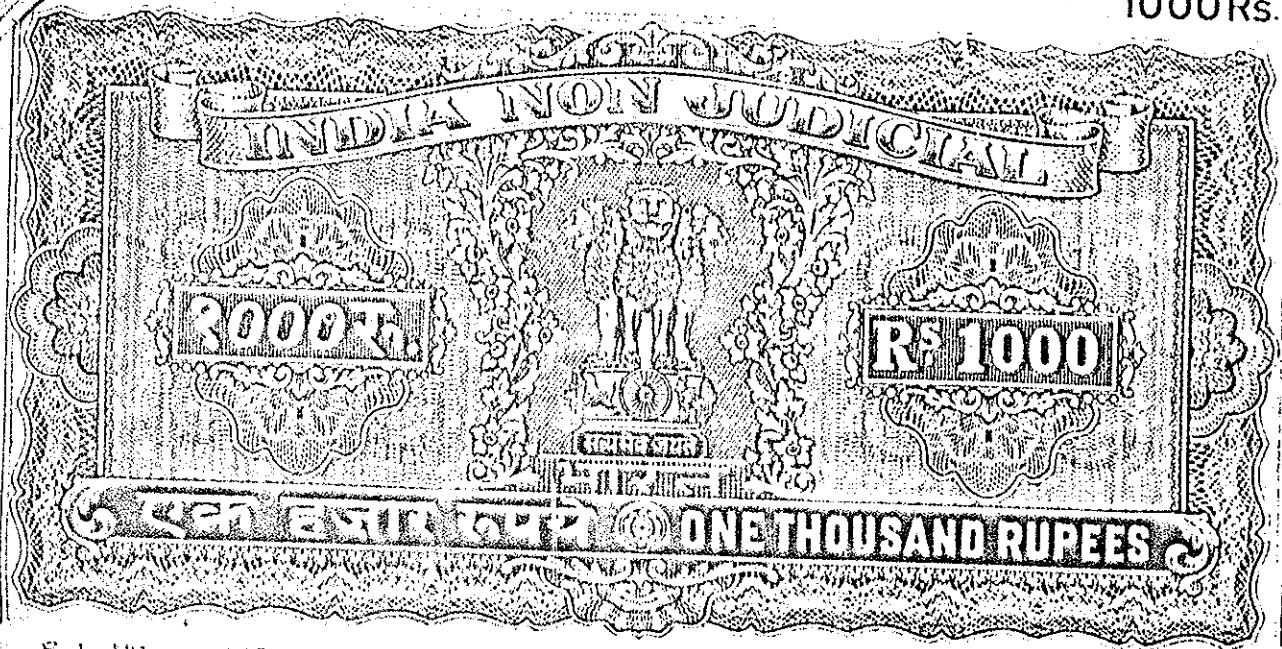
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నక. రజిస్ట్రారు, పర. వేదము
మరియు పర. అధికారుల ప్లా. పు. నె. కరు
ప్లా. కార్యకర్తలు, ఇ. క. కార్యకర్తలు
హైదరాబాద్.

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order O.S.R.918148, dated 15-12-1993, payable on the Punjab National Bank, Sanathnagar Branch, Hyderabad and the Vendee No.two paid a further sum of Rs.25,000/- (Rupees Twenty Five Thousand) only to the Vendor vide Cheque No.763574 dated 25-6-1994, payable on Punjab National Bank, Sanathnagar Branch, Hyderabad, and the Vendor No.two paid a further payment of Rs.20,000/- (Rupees Twenty Thousand) only in cash to the Vendor before the Registrar at the time of the Registration of this Sale Deed. And the Vendor acknowledged the receipt of the said total consideration of Rupees 1,90,000/- (Rupees One Lakh Ninety Thousand only) from the Vendees.

2) The vendees shall bear all costs, expenses and out going pertaining to the schedule mentioned land hereby sold and the building be constructed thereon, without raising any objections or otherwise causing interruptions in the construction of the building on the schedule mentioned land in accordance with the sanctioned Plan.

3) That vendees shall not cause any hindrances or obstruction to the enjoyment of the common areas and facilities and shall peacefully enjoy his portion of the property peacefully quietly observing



S.L. NO: 0047753 DATE: 20/07/94 RS: 1,000

PURCHASER: N KUNDALA RAO
S/O N V KUNDALA RAO
HYD.

FOR WHOM: MURTAZ DANU
W/O MR RAJEEV Z OTHERS
HYD.

[Handwritten Signature]
నల్ల-రెడ్డి-బాబు, ఆర్ జి రెడ్లు
వరకు - కృ-అఫీషియల్-స్టాంపు సెక్షను
■ స్టా. కార్యాలయము, ఇ. శ. కార్యాలయము
హైదరాబాదు.

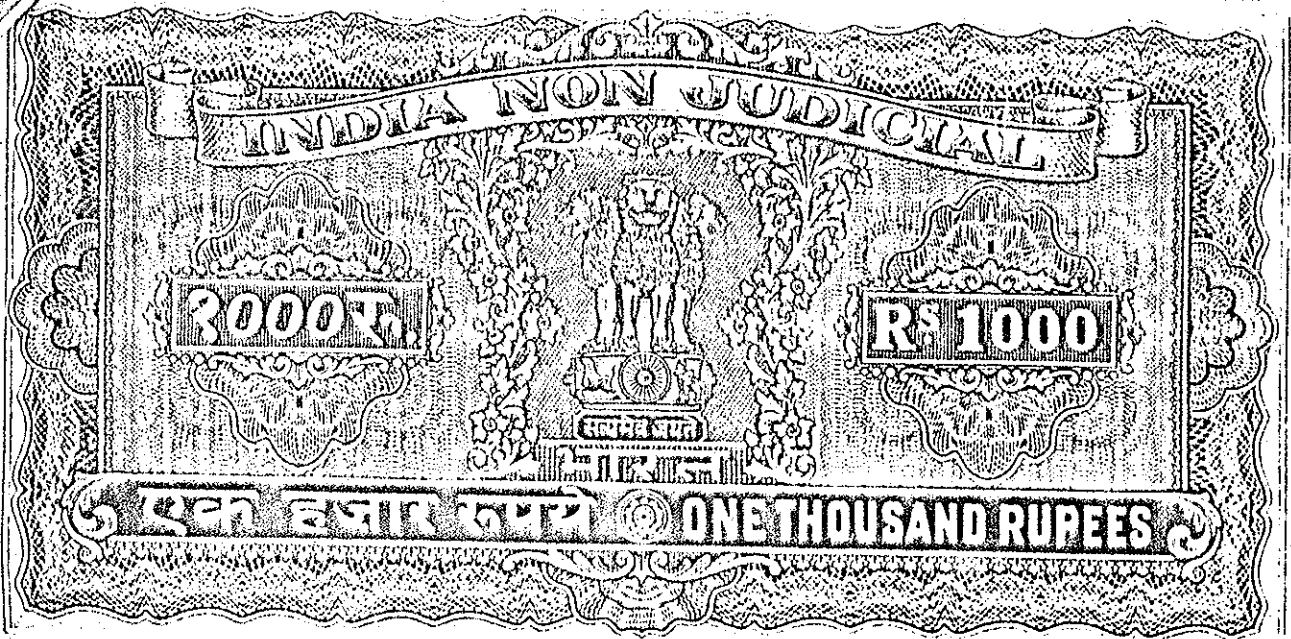
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the rules and regulations that may be formed by the maintenance management administration and up keep of the building.

4) The vendees shall not make any construction additions, and alterations in any other part of the building effecting the easementary right of the neighbours. The vendee shall not have any objections if any repair is done by the vendors which becomes necessary on account of leakage or otherwise thereby causing any inconvenience to the neighbours shop owners for which any expenses incurred towards the repairs of common wear and tear, the same shall be borne by the shop owners society.

5) By virtue of this deed of sale executed unto and in favour of the vendees shall be vested with all rights of the vendor in the schedule mentioned property to the extent governed by this deed and the same shall be herein transerable and transferable without any claims disturbances or interruption from the vendor.

6) That the schedule property hereby sold and transferred free from all encumbrances, demands, charges, taxes to the Government or otherwise upto date and the vendor shall be liable to pay dues if any and vendee pay the further taxes.



S.L. NO: 0047756 DATE: 23/08/94 RS: 1,000

PURCHASER: N KUNDALA RAO
S/O N V SUBBA RAO
HYD.

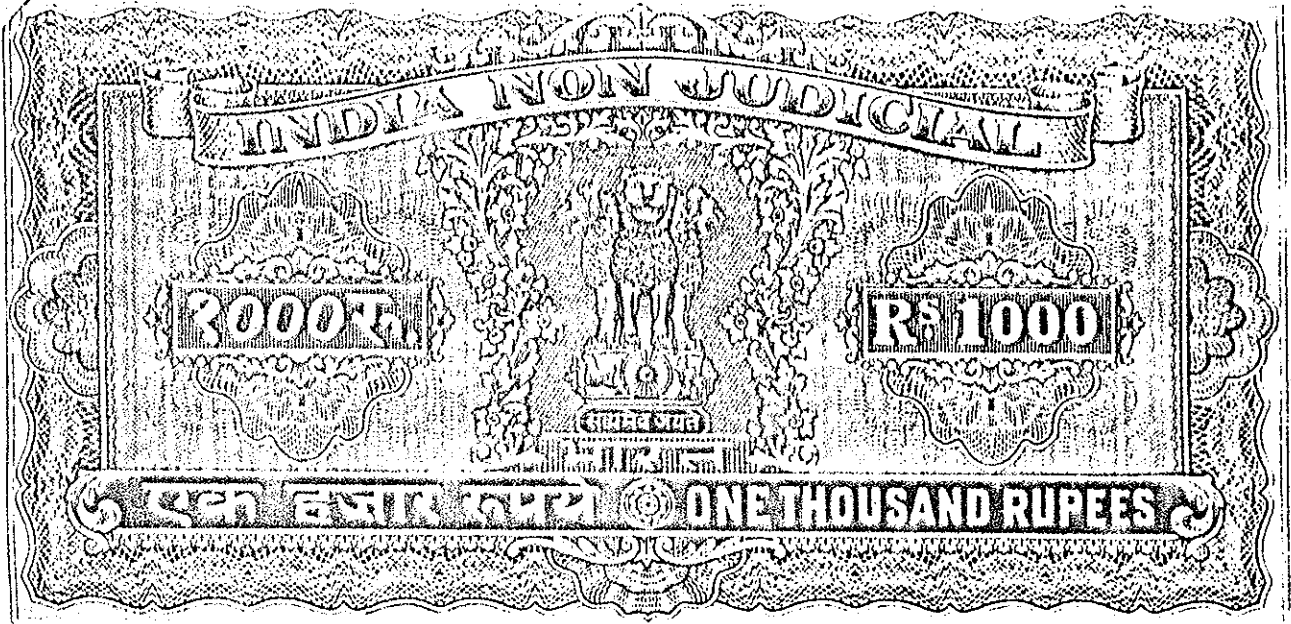
FOR WHOM : MUMTAZ BANU
W/O MD RAJESH & OTHERS
HYD.

M/C

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- 7) That the schedule property is not subject to any mortgage transfer leins or gifts or in the name of any other legal heir or heirs.
- 8) That the vendor shall indemnify and keep always indemnified the vendees herein against all losses, damages, costs and other persons which the vendees later may sustain in future due to prior claims defects in title, if any demand encumbrances in respect of the property hereby sold and transferred to the vendees.
- 9) That the vendor further declare and covenant with the vendees that his or prior owner heirs as successors from to day will have no rights, title or interest in the said schedule property hereby transferred and conveyed to the vendees and that the vendees may hold and enjoy the same as absolute owners in any manner they likes. That the vendor have delivered the actual full and vacant physical possession of the said shop No.2 and also delivered all the title Deeds to the vendees and upto date receipt of M. C. H. Taxes, in respect of the said schedule property to-day.
- 10) The vendees have no right other than their schedule mentioned Shop No. 2.



S.L.NO: 0047757 DATE: 21/06/94 RS: 1,000

PURCHASER: N KUNDALA RAO
S/O N V SUBBA RAO
HYD.

FOR WHOM: MUNITAJ BANU
W/O MD RAFEEQ & OTHERS
HYD.

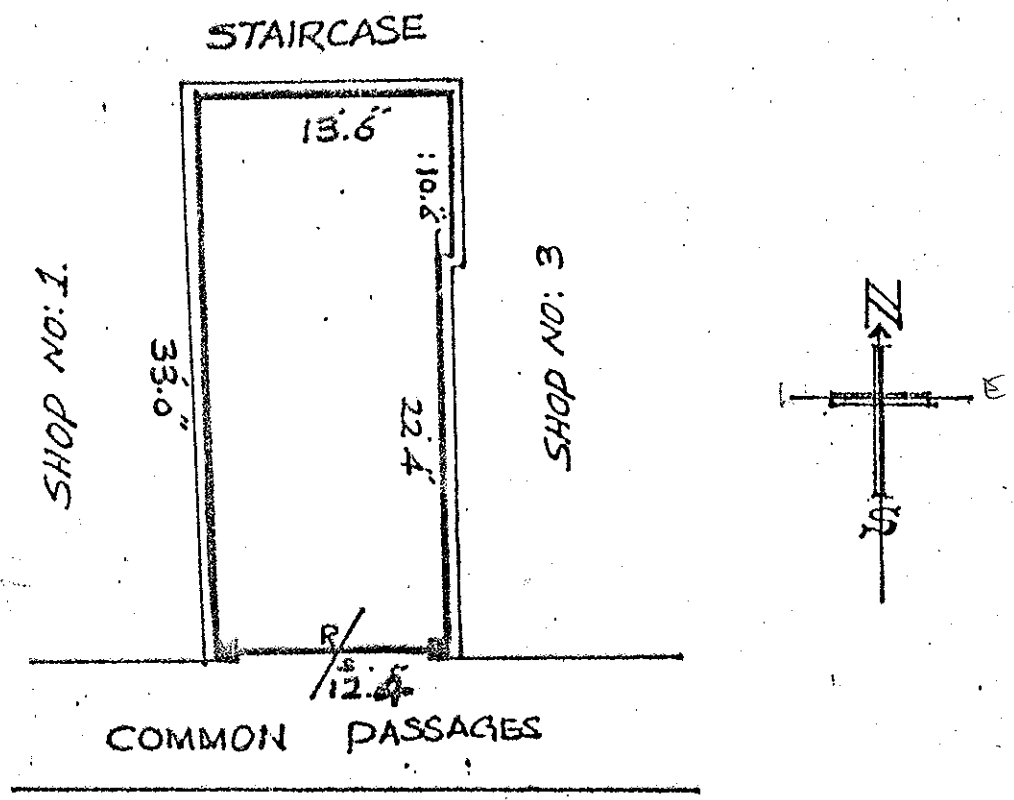
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సంఖ్య 25, అక్టోబర్ 20, 1994
పి. వి. కృష్ణమూర్తి, ఏ. ఎ. రాజుగారి
హైదరాబాద్

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- 11) The Vendees shall have proportionate right in the land and premises which works out to 20 sq.yards but shall not have exclusive right in any part of the * land except his own shop.
- 12) (1) The Vendees shall not use the said property in any manner which may or likely to cause nuisance or annoyance to the other occupants of the building or for any goods so or immoral purpose.
(ii) The Vendees shall not store in the said property and goods of hazardous or combustible nature of any good so heavy as to adversely affect the structure of the main building.
- 13) The Vendor alone shall have absolute and exclusive rights on the terrace. The builder shall be entitled to raise any other floor or floors in the said terrace and the purchasers shall have no right, title or interest over the terrace and shall have no objection for the said construction or any additions and alterations raised by the Vendors.
- 14) That the Stamp and Registration of the Sale Deed is borne by the Vendees.
- 15) That the Vendor hereby sold, conveyed, to have and hold all that shop No.2 measuring 416 sq.feet with super built up area together with undivided right of 20 sq.yards of land proportionately in the land of the 21st Century Complex, with all easementary rights, and all rights known reputed and attached therewith.

FRONT PLAN SHOWING THE SHOP NO: 2, IN M.C.H. NO:-
 5-8-112, 10, 115, 111-21st CENTURY COMPLEX - 5000
 NAMPALLY. HYD. A.P.

VENDOR: M/S 21st. CENTURY COUSTRUCTIONS PUT LTD REP:-
 BY ITS MANAGING DIRECTOR SRI. B.V. SATYASAI PRASAD-
 S/O B. LAKSHMI NARAYANA.
 VENDEES: 1) MRS. MUMTAZ BANU W/O MOHD. RAFAEQ
 2) MRS. RUKSANA BANU W/O HANEEF.



REF:-	SIG: OF VENDOR	WITNESSES:-
INCLUDED <input checked="" type="checkbox"/>	BY: B. V. SATYASAI PRASAD	1.
EXCLUDED <input type="checkbox"/>		
AREA: 416. SQ. FEET.		
1/2 SHARE OF 20.0. SQ. Yds		
SCALE: 10=1"		
		2.