

Document No. 1598/1996



s.No. 7803 Date 12/8/1996 Rs 20,000/-
Sol. S/o R.K. Madan S/o S.B. Madan
For whom Self. No. Sec-bad.

00CC 198347

REGISTRAR
SECUNDERABAD &
Ex-Office Stamp Vender

SALE DEED

THIS SALE DEED executed at Secunderabad on this the 22nd day of August 1996 by and between

1. Shri Beeren S. Seth S/o. Late Shri Shantilal J. Seth Occupation: Business, aged about 35 years, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
2. Smt. Vanita S. Seth W/o. Late Shri Shantilal J. Seth aged about 51 years Occupation: Housewife, resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
3. Smt. Neeta B. Seth W/o. Shri Beeren S. Seth aged about 32 years, Occupation: Housewife resident of 136/36, Venkat Rao Colony, Laxminarayan Apartments, P.G. Road, Secunderabad.
4. Shri. Satish Modi S/o. Late Shri Manilal Modi aged about 50 years, Occupation: Business, resident of 1-8-165, S.D. Road, Secunderabad - 500 003 and having his office at 5-4-187/3&4, M/s.Modi Builders, II floor, Soham Manison, M.G.Road, Secunderabad- 500 003.

Hereinafter referred to as Vendors

IN FAVOUR OF

Shri.R.K.Madan S/o.S.B.Madan aged about 41 years, Occupation: Business, residing at Plot No.35, P & T colony, Opposite to Vikrampuri, Secunderabad-500 003

Hereinafter referred to as 'Vendee'.

B. Shet

2 Vendors S. Seth

2 Collecta B. Shet

Satish Modi

2 5000Rs.



AR-23-77-4 72932

s.No. 7804 Date 2.8.1996 Rs. 5000/-
Sold to Sri. R.L. Madam s/o. S.B. Madam
for whom Self. R/o. Sec. Bad

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

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WHEREAS:

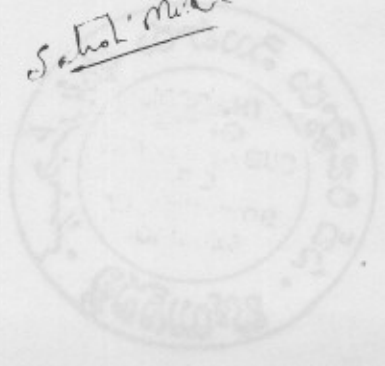
1. The Vendors are the absolute owners and possessors and are having subsisting rights and interest in property bearing No. 1-20-272/F admeasuring 1600 Sft. of R.C.C. Building on 1st Floor with undivided share of Land 180 Sq.yards, Rasoolpura, Secunderabad more particularly described in the plan annexed hereto and hereinafter referred to as "Schedule Property".
2. The Vendors are desirous of selling the Scheduled Property and Purchaser is desirous of purchasing the same for a consideration of Rs. 3,00,000/- (Rupees Three lakhs only).

1. B. Shal.

2. Venkatas Shetty

3. Neelam Shetty

4. Sahal. mad.



3 1000Rs.



Sl. No. 7805 Date 12.1.8 1000/-

Sold to Sri. R.K. Madan s/o S.B. Madan
For whom Self. R/o. Sec. bad.

[Signature]
Sub-Reg. Station
SECUNDERABAD &
Ex-Officio Stamp Vender.

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KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 3,00,000/- (Rupees Three lakhs only) paid by the Vendee herein the receipt of the same is acknowledged by the Vendors. The Vendors do hereby sell, transfer, convey unto the Vendee undivided share in land to the extent of 180 Sq. Yds., together with superstructure admeasuring 1600 Sft on First Floor situated at Survey No. 8 and 9 Cantonment No. 1-20-272/F. Rasoolpura, Secunderabad and more particularly described in at the foot of this Document and shown in detail in plan annexed hereto. The share in sale consideration of Vendor Nos. 1 to 3 is Rs. 4,000/- (Rupees Four Thousand only).

HENCE FORWARD, the Vendors shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendors or anyone claiming through them.

1 B. Shet.

2 Vamiasseth

3 Veeta B. Shet

4 Satish mad.

4 1000Rs.



6.11.7806 - 12.8.1976 - 1000/-

Sold to: R.K. Madam s/o. S.B. Madam
R/o. Sec-bad.
Self

[Handwritten Signature]
SECURITY AGENT &
Office Stamp Vendor.

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It is further covenanted by the Vendors and the Vendee as follows:-

1. The Vendors have delivered the possession of the Schedule property, sold and conveyed to the Vendee herein.
2. The Vendors have also handed over to the Vendee the Certified copies of such title deeds and other papers in their custody relating to the Schedule Property sold and the Vendee has examined the said documents and is fully satisfied with regards to the title of the Vendors and their authority to transfer the rights hereunder and the Vendee shall not hereafter raise any objection on this account.
3. The Vendors hereby declare that the Vendee shall be the absolute owners and possessors of the Schedule property and every part thereof to have and to hold the same absolutely and for ever and enjoy the same without interruption from the Vendors or any other person or persons claiming the whole or part of the Schedule property and with such further covenants and indemnities which are hereby agreed to and assured to the Vendee
4. The Vendors hereby assures that they were, upto the date of the sale, the absolute and unencumbered owners of the Schedule Property and every part thereof.

1. B. S. S. S.

2. Venkataswamy

3. S. P. S. S. S.

4. S. S. S. S.



7807 - 12.8.6 - 1000/-
 R.K. Madan s/o S.B. Madan
 Self. R/o. Sec-bad

[Signature]
 SUB-REGISTRAR
 SECUNDERABAD &
 Office Darap Vendor,

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5. No rights of easement of any kind are available to any other person or persons in respect of the use and enjoyment of the said land or any part thereof.
6. The Schedule property conveyed and sold has not been requisitioned or acquired by the State or Central Government or any other Public Authority nor has the Vendors surrendered the Schedule Property to any authority whatsoever. The Vendors further assures that, they have not received any notice for acquisition, requisition or surrender by any Departmental authority.
7. No suits or legal proceedings are pending in any Court or Government Departments or authorities and functionaries involving or in relation to the Schedule Property.
8. The Schedule property is absolutely free from all kinds of encumbrances, mortgages, leases, charges, claims and demands of any kind whatsoever, and all rates and taxes including Cantonment Taxes, Ceases, Sur-charges, non-agricultural land tax, better and other levies in respect of the Scheduled property have been paid upto the date of the sale. In the event of any encumbrances, taxes, land revenue, levies, ceases, demands or other public charges being found due, the same will become forthwith payable by the Vendors to the Vendee, together with all incidental costs and expenses in connection therewith.

1. *[Signature]*
 2. *[Signature]*

2 Varada S Sheth

3 J. K. B. Shetty

6 1000Rs.



J.No 7808. Date 12/12/1996 Rs. 1000/-

Sold to Srl. R.K. Madan s/o.

For whom

Self.

S-B. Madan
R/o. Sec-6ad.

[Signature]
SUB-REGISTRAR
SECUNDERABAD &
Ex-Officio Stamp Vendor.

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9. If the Vendee is deprived of their possession, enjoyment and/or ownership of the Schedule Property or any part thereof by reason of any encumbrances, adverse claims or demands or superior or better title of any person or persons or by reason of any pending proceedings for acquisition, requisition or surrender of excess Urban land or if the Purchasers are put to any loss, costs or damages, the Vendors shall make good to the Vendee all such losses, costs and damages including any expenses, if any, together with all litigation expenses that may be incurred by the Vendee to protect their title to and dominion over the said Schedule Property.

10. The Vendors shall take due steps and sign all papers required for entering the name of the Vendee in the records of the Municipal Corporation or other Departments at the desire and at the cost of the Vendee and in reasonable time and support any application or applications filed by the Vendee for the said purpose.

11. The Schedule Property not being an open land, does not require any permission or sanction from the Urban Land Ceiling Authority.

1. S. S. S.

2. Venkataswamy

3. P. K. B. S. S.

4. S. S. S.



No. 7809. Date 12/1/1996 Rs. 500/-
 sold to Sri. R. K. Madan s/o. S. B. Madan
 or whom Self. Rb. Sec - bad.

[Signature]
 SUB REGISTRAR
 SECUNDERABAD &
 Ex-Officio Stamp Vendor.

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SCHEDULE OF THE PROPERTY

All that portion of R.C.C Building bearing No. 1-20-272/F admeasuring 1600 Sft. on 1st Floor with undivided share of Land 180 Sq.yards,, situated at Survey.No.8 & 9 Rasoolpura, Secunderabad - 500 003 and bounded on the

North By	Neighbours Pproperty
South By	Premises occupied by M/s.Prakash Parcel Service (P) Ltd
East By	Premises No.1-20-272/E
West By	Road

In Witnesses Whereof, the Vendors have signed these present on the date and, month and the year and at the place mentioned herein above in the presence of the following Witnesses.

Witnesses:

- [Signature]*
G. KANWAR
- [Signature]*
H. JAYARAM

VENDOR No. 1

[Signature]

VENDOR No. 2

Venkat S. Sathu

VENDOR No. 3

N. B. Sathu

VENDOR No. 4

[Signature]

1598/46

1598 నం 1596
ప్రజావేదిక మొత్తం కౌగిటముల సంఖ్య
ఈ కౌగిటముల వరుస
సంఖ్య



1996 వ సం. Aug నెల 22
తేదీ పగలు 269 గంటల మధ్య
పోయిన పల్లె నక్ - రిజిస్ట్రారు ఆఫీసులో
పాబలు చేసి రుసుము రూ 27496
చెల్లించినది.

ప్రజావేదిక కౌగిటముల

B. Shetty



విడమ బొటన వ్రేలు

B. Shetty, Beelan. S. Shetty S/o. Shank Kumar. G. Shetty
OCC. Beelan. 136/36, Lakshmyana Apeitank,
P. C. Road, Sec 13



విడమ బొటన వ్రేలు

Venites S. Shetty

S/o. Venites. S. Shetty w/o Shank. Kumar
J. Shetty, OCC. Hasi kette, 136/36
Lakshmyana Apeitank, P. C. Road, Sec 13



విడమ బొటన వ్రేలు

Beela B. Shetty

S/o. Beelan. S. Shetty OCC. Hasi kette
136/36, Lakshmyana Apeitank, P. C. Road,
Sec 13



విడమ బొటన వ్రేలు

Satish Madh

Satish Madh S/o M. C. Madh
OCC. Beelan. 1-8-187 to 187/3
S. D. Road, Sec 13

వరూపించినది
[Signature]

G. KANAKARAO S/o G. Subbarao OCC. Beelan
S. u - 187/384 M. C. Road Sec 13

[Signature]

Kaluvu Sanyal S/o Late C. J. Sanyal
63 Shan. Am. P. C. Rd Sec 13

[Signature] SUB-REGISTRAR

1598 నం. 96
 దస్తావేజుల మొత్తం కనికరాల నుండి
 9 నుండి ముఖ్యముగా
 నుండి 2
 సబ్-రెజిస్ట్రారు.



Endorsement Under Section 42 of Act II of 1899

No.....of 193...../ /

I here by certify that the proper/deficit stamp duty of Rs. 200 (Rupees.....)

has been levied in respect of this instrument (Sri.....) on the basis of the agreed Market value/ consideration of Rs. 495000 higher than the consideration/agreed Market value.

S. R. O.
Bowenpally,
Date:

[Signature]
 Sub-Registrar,
 and Collector U/S 41 & 42 of
 INDIAN STAMP ACT.

1 వ పుస్తకము 99 వాల్కూల
 369 నుండి 386 పురులలో
 1996 వ సం॥పు 1918 కె.శ 1598 నెంబరుగా
 రిజిస్టరు చేయబడినది 1996 డిసెంబరు 27
 వ తేది 1918 కె.శ 1598 వాల్కూల మాసము 5

[Signature]
 సబ్-రిజిస్ట్రారు

