682/97

(V. No. 3/97) Rs. 1,00,000 Nde

(P. 455/97)

682/97

S.R. OFFICE 26 III 97 HYDERABAD

(V. Sathishkumar)
Sub-Registrar Sanpet
Exclusive Stamp Vendor
Stamp Counter R.O. Hyd)

S.R. OFFICE 26 III 97 HYDERABAD

(V. Sathishkumar)
Sub-Registrar Sanpet
Stamp Counter Hyd)

SALE - DEED

This deed of sale is made on the 29th day of March 1997 between the Vendor, the Hyderabad Urban Development Authority, Secunderabad - 500 003, a body Corporate constituted by the Government of A.P. under the provisions of the A.P. Urban Areas (Development) Act, 1975 represented by its Authorised Officer (hereafter called ('THE AUTHORITY') of the one part; and

Sri / ~~Smt~~ / ~~M/s.~~ PRAMOD N. MODI
S/o. / ~~W/o.~~ MANILAL.C. MODI aged 56 years,
Occupation Business resident of PREMIER ENGINEERING CORPORATION
183/184, R.P.Road, Secunderabad.

~~Sri~~ / Smt / ~~M/s.~~ DIVYA AJITH SUNDRESH
~~S/o.~~ / W/o. AJITH SUNDARESH aged 29 years,
Occupation ..... resident of PREMIER ENGINEERING CORPORATION
183/184, R.P.Road, Secunderabad. (hereafter called 'THE PURCHASER'S of the other part;

2. Whereas the scheduled plot is a part of Government vacant land situated in T.S. No.2(p) and 3(p), Block-D, Ward No.9 and T.S.No.1(p), Block No.F, Ward No.9 of Shaikpet Village, Golconda Mandal, Hyderabad District, admeasuring 47.5 Acres alienated by the Government of A.P. to the Authority for development and disposal vide G.O. Ms. No. 580, Rev. Dated : 26-06-93 enabling the Authority to meet the cost of certain developmental projects like Necklace Road of Budhapoornima Project.

ESTATE OFFICER,
Hyderabad Urban Development Authority.

(V. Sathish Kumar)
for Sub-Registrar Supdt
District Registrar Office Hyd.

(V. Sathish Kumar)
for Sub-Registrar Supdt
Dist Registrar Office Hyd.

3. *Whereas the Authority developed the said land known as HUDA* ENCLAVE *and the purchaser had purchased the site known as Plot No.* 23 *hereafter called the Scheduled plot, in the open auction for consideration of Rs.* 20,08,000/- *which amount the purchaser had paid and which amount the Authority hereby acknowledges as received.*

4. *And whereas this Deed of Sale is being executed.*

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

5. *In consideration of* 20,08,000/- *paid by the purchaser to the Authority as the sale price of the scheduled plot and other terms and conditions and stipulations as contained in the prospectus given hereunder agreed to by the purchaser, the Authority hereby transfers to the purchaser by way of sale the scheduled plot* 23 *fully described in the schedule hereto and thereon coloured red, and hold the same as owner subject to performance and observance of covenants specified hereunder.*

1. *Water, drainage mains etc., shall belong to the Authority or such other body as may be entrusted with the responsibility of maintenance. The HUDA reserves the right to enter the premises to inspect, cancel, alter or repair any water main or drainage, passing through the premises of the purchaser. It shall be the responsibility of the purchaser to obtain electricity, water, drainage connection to the plot at his own cost from the concerned Agency.*

ESTATE OFFICER,
Hyderabad Urban Development Authority.

S.R.OFFICE 26 III 97 HYDERABAD

990000 PROPERTY

(V. Satish Kumar)
for Sub-Registrar Supdt
District Registrar office Hyd

S.R.OFFICE 26 III 97 HYDERABAD

990000

(V. Satish Kumar)
for Sub-Registrar Supdt
District Registrar office Hyd

2. *All rates, taxes, charges, including registration charges, assessments, fees and other levies, of whatsoever nature shall be paid by the purchaser to the concerned Authority / Body / Department.*

   The allotment of plot is subject to the terms and conditions of allotment Rules and Regulations of the Authority.

3. *The purchaser shall bear all the expenses for registration of this deed including the stamp duty.*

4. *In all doubts or disputes, the decision of the Vice-Chairman, HUDA shall be final and binding on the purchaser.*

Authorised Officer of Authority
ESTATE OFFICER,
Hyderabad Urban Development Authority.

Witness :

1. H.T. Desai

2. (Syed Mahmood)

S.R. OFFICE 26 III 97 HYDERABAD

9900.00

(V. Satheesh Kumar)
for Sub-Registrar Supdt
District Registrar Office Hyd

S.R. OFFICE 26 III 97 HYDERABAD

9900.00

(V. Satheesh Kumar)
for Sub-Registrar Supdt
District Registrar Office Hyd.

4

SCHEDULE

Plot No. .....23..... *in Phase* ..... *of the HUDA* ENCLAVE

T.S. No. 2(p) and 3(p) Block No. D, Ward No.9 and T,S.No. 1(p) Block-F, Ward No.9 of *Village (Shaikpet), Golconda Mandal, Hyderabad District.*
(Convered by MCH Ward No.8, Block No.2)

Under registration Sub-district, Khairatabad admeasuring .....800.....
Sq. mtrs. .....956.80..... *Sq. Yards) as bounded by :*

EAST : 12.00 Wide Road.

WEST : Open Area,

NORTH : Plot No.22

SOUTH : Plot No.24

AUTHORISED SIGNATURE
ESTATE OFFICER,
Hyderabad Urban Development Authority.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

(Under Rule 3 of A.P. Prevention of Under Valuation of Instruments Rules, 1975).

I, ...Sri M. A. Aziz..... the Authorised Officer, Hyderabad Urban Development Authority, Secunderabad, do hereby declare and state to the best of my knowledge and belief the market value of the property intended to be alienated is as follows :

Sl. No.	Place	Survey No. & Plot No.	Area in Sq. yds.	Value per sq. Yard Rs.	Total Market Value Rs.
1.	HUDA ENCLAVE	T.S.No.2(P) and 3(P), Block No,-D, Ward No.9 and T.S.No.1(P), Block No.F, Ward No. 9 of Shaikpet village, Golconda Mandal, Hyderabad District. (Covered by MCH Ward No.8, Block No.2).	956.80	2098.66	20,08,000/-

Signature of the Executent
ESTATE OFFICER,
Hyderabad Urban Development Authority.

Secunderabad
Dated :.28-8-95

సంఖ్య

సబ్-రిజిస్ట్రారు.

199 సం

తేదీ

బంజారా హిల్స్ సబ్-రిజిస్ట్రారు

లోపలుగా దాఖలు చేసి దస్తుము

రూ. 110711-00 చెల్లించినది.

వ్రాసి యిచ్చినది ఒప్పుకొన్నది

THE SEAL OF THE SUB REGISTRAR OF BANJARA HILLS

M. [illegible]

M. [illegible]

Vide T. No. 3149/Che/Hum/96 Dt. 29.3.97

Mohd. Khaleel
Sr. ASST. HUDA.
S/o. Late. Shaik Gulab
17-4-77, YAKUTPURA,
HYDERABAD-500 023.

I have Satisfied myself as to the execution of this instrument by Sri M. A. Aziz who is exempted from personel appearance under Sub-Section (1) of section (88) of the Indian Registration Act. 1908,

Estate Officer Huda

1997 వ సం. మార్చి నెల 29 వ తే

1917 వ. చైత్ర మాసము 6 వ తే

సబ్-రిజిస్ట్రారు

682797 నం.

6

సబ్-రిజిస్ట్రార్

సం 1952 వాల్యూం

439 నుండి 450 పుటలలో

1908 వ సం॥ చి 191 కాళ 68/2 నంబరుగా

రిజిస్టరు చేయబడినది 199 నెల 4

న తేది 191 కాళ పరిశీలన నుండి 14

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF RANGA REDDY

Note:- One Copy has been Registered along with the Original

Sub-Registrar

Endorsement under section 41 and 42 of the Indian Stamp Act II of 1899

I hereby certify that the stamp duty of Rs 8000/- has been levied on the instrument from Md. Khaleel ... of agreed marked value of Rs 20,08000/- being higher than the consideration

Collector Under Indian Stamp Act and Sub-Registar, Hyderabad

నమోదు నెం. 682/97 నం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

6 ఈ కాగితముల వరుస

3

సబ్‌రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF BANJARA HILLS

సబ్-రిజిస్ట్రార్ ముద్ర బంజారాహిల్స్

పుస్తకం 682/97 నం.

పత్రాలపై మొత్తం కాగితముల సంఖ్య

6 ఈ కాగితముల వరుస

సంఖ్య

సబ్-రిజిస్ట్రార్

సబ్-రిజిస్ట్రార్ మహేశ్వరం

THE SEAL OF THE SUB REGISTRAR OF MAHESWARAM