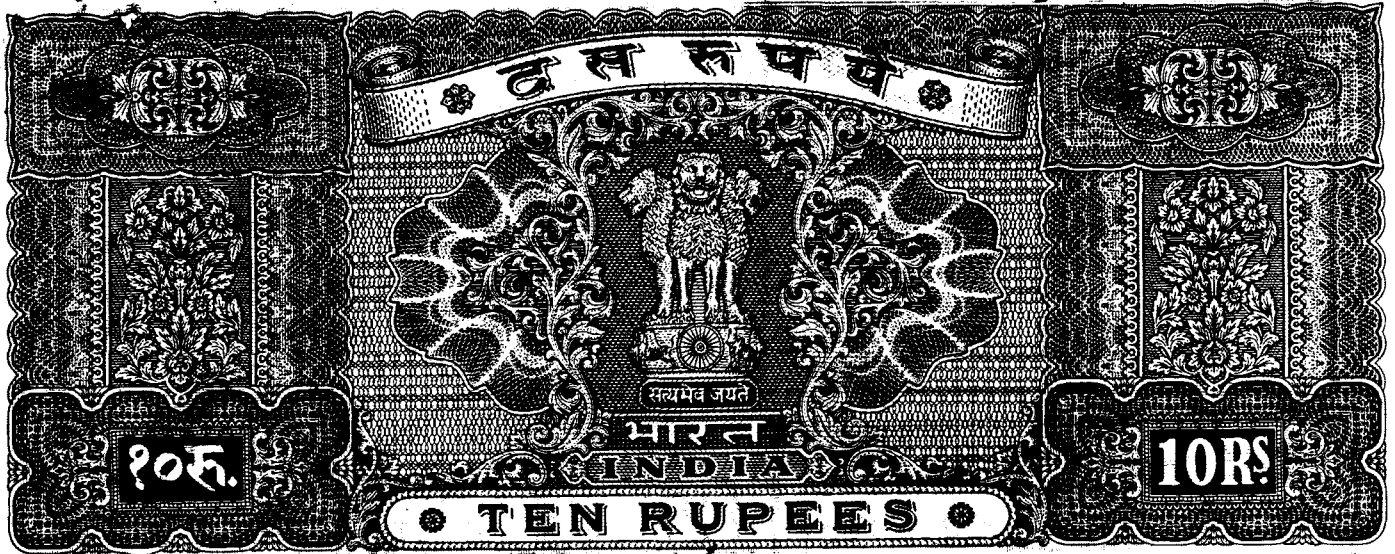


40 1923 003

10 Rs.



Date : 06-06-2003 Serial No : 7,171 Denomination : 10

Purchased By :

V.L.V. KESAVA RAO

S/O DAMODAR  
R/O HYD

For Whom :

PRAMOD M. MODI

S/O MANILA C MODI  
R/O SEC BAD

*[Signature]*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. BANJARAHILLS

### PARTITION DEED

THIS DEED OF PARTITION made on 6<sup>TH</sup> day of June, 2003.

BETWEEN

**SRI PRAMOD M. MODI**, son of Manilal C. Modi, aged about 61 years, R/o. 1-8-165, P.G. Road, Secunderabad, hereafter called FIRST PARTY (which expression mean and include their legal heirs, representatives assigns etc.,)

AND

**SMT. DIVYA AJITH SUNDARESH**, wife of Ajith Sundaresh, aged about 36 years, R/o. Plot No.1211, Road No.60, Jubilee Hills, Hyderabad – 500 034, hereafter called SECOND PARTY (which expression mean and include their legal heirs, representatives assigns etc.).

WHEREAS:

- The aforesaid parties are the co-owners having equal shares in the property mentioned in the Schedule – I to this Deed Of Partition.
- The aforesaid parties have purchased the schedule-I property in the open auction conducted by H.U.D.A. Hyderabad in 1997 and the above parties got the Schedule-I property bearing Plot No.23, admeasuring an area of 800 Sq.Mtrs, equivalent to 956.80 Sq.Yards, registered in their joint name vide registered sale deed No.682/97, dated 29-03-1997 executed in the office of the Sub-Register, Jubilee Hills, Hyderabad vide Folio No. 439 to 450 in Book No. I, Volume 1952.

*[Signature]*  
*[Signature]*



Date : 06-06-2003 Serial No : 7,172 Denomination : 10

Purchased By :  
V.L.V. KESAVA RAO

S/O DAMODAR  
R/O HYD

For Whom :  
PRAMOD M. MODI

S/O MANILA C MODI  
R/O SEC BAD

*a*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. BANJARAHILLS

Page - 2

- c) The aforesaid parties have contributed equally towards the sale consideration for purchase of the Schedule-I property and have thus acquired equal share and rights over the said Schedule-I property.
- d) The aforesaid parties have mutually agreed to divide the said property between themselves in order to avoid any future dispute with regards to the said Schedule-I property.
- e) The aforesaid parties have applied for construction of residential house and they got approval from H.U.D.A for construction of the same vide permit No.3318/P4/H/99, dated 02-12-1999, and already started construction work.
- f) The aforesaid first and second parties agree to divide / assign the land admeasuring an area of 800 Sq.Mtrs (956.80 Sq.Mtrs) of Plot No.23 mapped and mentioned in Schedule - I as depicted in ANNEXURE to this deed as under irrespective of their contributions made initially at the time of purchase of the property .
- i) All that part of land in Plot No. 23 admeasuring an area of 440 Sq.Mtrs (20Mtrs X 20Mtrs plus 20Mtrs X 2 Mtrs) equivalent to 526.20 Sq.yards as depicted in Red Colour exclusively for first party with boundary details of :

North : Plot No. 22  
East : Part of Plot No. 23 now, being assigned to second party.  
and 12 M Road.  
South : Plot No. 24  
West : Open Area

*[Handwritten Signature]*  
*[Handwritten Signature]*

- ii) All that part of land in Plot No. 23 admeasuring an area of 360 Sq.Mtrs (20Mtrs X 18Mtrs) equivalent to 430.60 Sq.yards as depicted in Green Colour exclusively for Second Party with boundary details of :

North : Part of Plot No. 23 of First party  
East : 12 M Road  
South : Plot No. 24  
West : Part of Plot No. 23, being assigned to first party.

- g) The aforesaid parties mutually agree that they become sole and absolute owners of the allotted portions of the land as mentioned in Schedule II and III and also as depicted in ANNEXURE.

**AND WHEREAS THE AFORESAID PARTIES HAVE TAKEN POSSESSION OF THE RESPECTIVE PROPERTIES ASSIGNED TO THEM AS AFORESAID.**

**NOW THIS DEED WITNESS AS FOLLOWS:**

- 1) That in consideration of the right, title and interest made in accordance with the aforesaid terms of this deed and in accordance with the conditions herein mentioned, releases and relinquishes his/her interest in the properties allotted to other party, except to the extent otherwise agreed here above as to the easement rights, and each of the said parties hereby conveys to the other party absolutely his right, title and interest therein so as to constitute each party to this deed the sole and absolute owner of the portions allotted to that party, free and discharged from all claims, demands of others thereto or concerning therewith, as from the date of this deed.

*[Handwritten signature]*  
*[Handwritten signature]*

- 2) That the original deed of partition shall be retained by second party, a true copy obtained from registrar office thereof signed by each party will be delivered to the First party and each party shall be entitled to require production of the original / duplicate from the other party before any court or public officer or Bank or Insurance Company etc., whenever required.
- 3) That the original copy of the sale deed executed by the H.U.D.A. in favour of first and second party shall be with the first party and true copy signed by both parties will be retained by second party. Each party shall be entitled to require production of the original / duplicate before any court or Public officer or Bank or Insurance company etc., whenever required.
- 4) That both the parties have agreed that all taxes and public charge in respect of the allotted Schedule-I property are paid and they shall pay equally if any amount is found due till the time of partition.
- 5) That the parties have agreed that all taxes, public charges in respect of their share of property shall be born by the parties themselves from the date of this partition.
- 6) That each party shall at the request and cost of the other parties execute, perform or cause to be done, executed and performed all acts, deeds, things or writings whatsoever as may be required for further, better enjoyment of their respective rights and for rectification of any error or omission.
- 7) That no parties shall be entitled to easements or quasi-easements over the allotment made to the other party except to the extent as agreed and communicated between them in writing.
- 8) That the property subjected for partition in this partition deed is 360 Sq. Mtrs of which value as per the present market rate is Rs. 17,00,000/-

**SCHEDULE - I**

Plot No.23 of the H.U.D.A. enclave in village Shaikpet, Golconda Mandal, Hyderabad District covered by M.C.H. Ward No.8, Block No.2 admeasuring an area of 800 Sq.Mtrs equivalent 956.80 Sq.Yards as bounded by

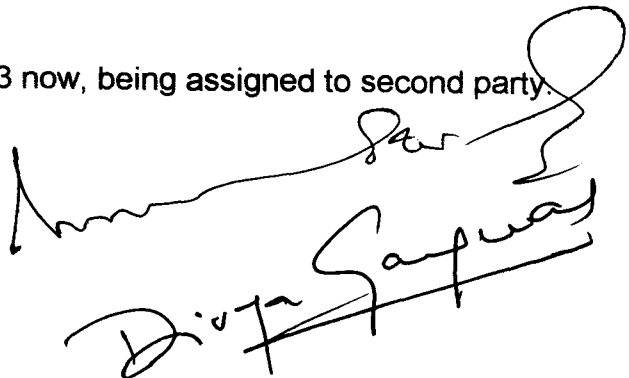
EAST	:	12.00 <sup>M</sup> Wide Road.
WEST	:	Open Area
NORTH	:	Plot No.22
SOUTH	:	Plot No.24

**SCHEDULE - II**

*ALONG WITH BUILDING*

All that part of land in Plot No. 23 admeasuring an area of 440 Sq.Mtrs ( 20Mtrs X 20Mtrs plus 20Mtrs X 2 Mtrs ) equivalent to 526.20 Sq.yards as depicted in Red Colour exclusively for First Party with boundary details of :

North : Plot No. 22  
East : Part of Plot No. 23 now, being assigned to second party.  
and 12 M Road.  
South : Plot No. 24  
West : Open Area



**SCHEDULE – III**

*ALONG WITH BUILDING*

All that part of land in Plot No. 23, admeasuring an area of 360 Sq.Mtrs ( 20Mtrs X 18Mtrs ) equivalent to 430.60 Sq.yards as depicted in Green Colour exclusively for Second Party with boundary details of :

North : Part of Plot No. 23 of First party  
East : 12 M Road  
South : Plot No. 24  
West : Part of Plot No. 23, being assigned to first party.

IN WITNESS WHEREOF the aforesaid parties have hereunto set their hands and subscribed their respective Signatures on this Partition Deed with their own free will and consent on the day month and year first above written before the following Witnesses:-

WITNESSES:

1. *Sunaywal*

*[Signature]*  
1. FIRST PARTY

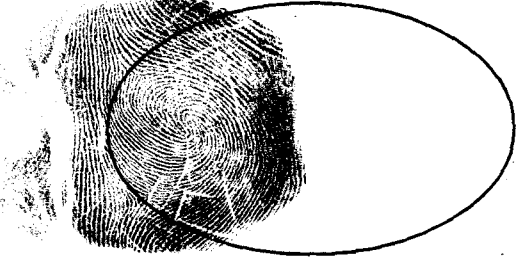

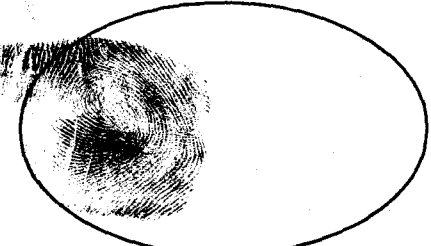

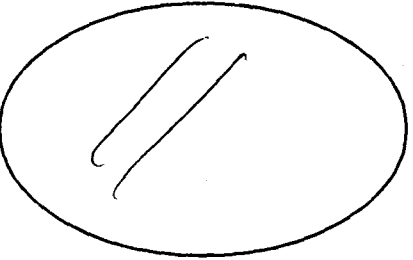
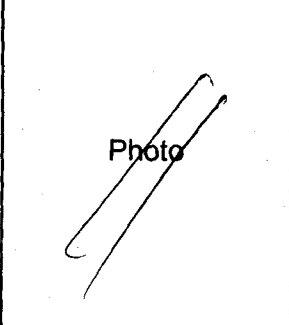
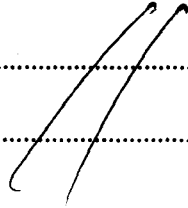
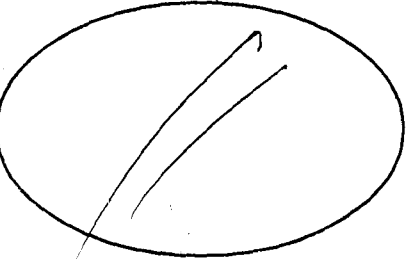
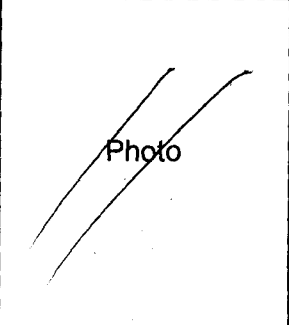
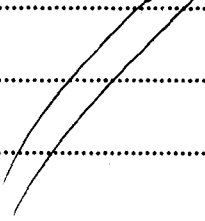
2. *[Signature]*

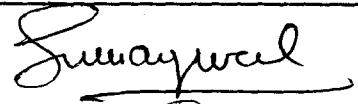

*[Signature]*  
2. SECOND PARTY

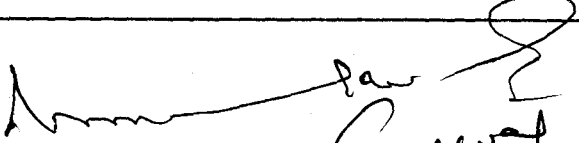

1923 003

Marwadi Press, Afzalgunj, Hyd. Ph : 4601343

### Photographs and Fingerprints As per Section 32A of Registration Act, 1908

Sl. No.	Finger Print In Black Ink (Left Thumb)	Pass port size Photograph (Black & White)	Name & Permanent Postal Address of Presentant / Seller Buyer
			SRI PRAMOD M. MODI S/O MANILAL C. MODI. B/o 1-8-165, P. G. ROAD, Secunderabad.
			SMT. DIVYA AJITH SUNDARESH W/O AJITH SUNDARESH B/O Plot No: 1211, Road No: 60, Jubilee Hills, Hyd.
		 Photo	
		 Photo	

1)   
 2)   
 SIGNATURE OF WITNESSES

  
  
 SIGNATURE OF THE EXECUTANT/S

# ANNEXURE - 1A

1923 003

Schedule - III

Part Load in Plot no: 23 of the H. U. D. A Enclave  
in T.S. no: 2 (P) and 3 (P) Block D Ward no: 9  
and T.S. no: C P) Block. no: F Ward no: 9 of  
Shankarpet (V) Solconda (M) Hyd.  
MCH Ward. 8 - Block. no 12

1. Description of Building

(a) Nature of Roof :  
(b) Type of Structure :

A.C.C

2. Age of Building

Newly

3. Total extent of site

526.20 SQ Yards

4. Builtup area of site  
(with breakup floor wise)

200 SQ ft

Cellar parking area

In the Ground floor

In the 1st floor

In the 2nd floor


In the 3rd floor

5. Annual Rental Value

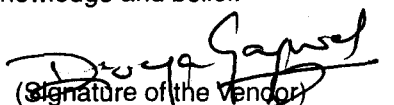

6. Municipal Taxes per Annual

7. Party's own estimate of  
market Value of the Building

Date

  
(Signature of the Vendor)

I/We do hereby declare that what is stated above is true and correct to the best of my knowledge and belief.

  
(Signature of the Vendor)  
  
(Signature of Vendee)

# ANNEXURE - 1A

part of land in Plot no: 23 of the H.U.D. A Enclave 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 (V) Golconda (M). Hyderabad.

MCH ward no: 8 Block no: 2

1. Description of Building

(a) Nature of Roof

(b) Type of Structure

: A.C.C.

2. Age of Building

3. Total extent of site

: 430.60 Sqyds.

4. Builtup area of site (with breakup floor wise)

: 100 Sqft

Cellar parking area

In the Ground floor

In the 1st floor

In the 2nd floor

In the 3rd floor

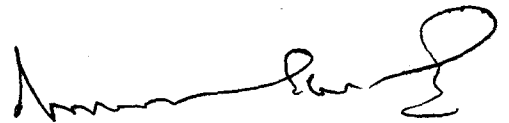
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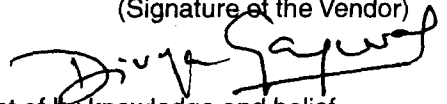
5. Annual Rental Value

6. Municipal Taxes per Annual

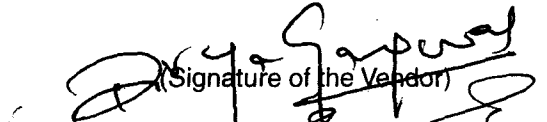
7. Party's own estimate of market Value of the Building

Date

  
(Signature of the Vendor)



I/We do hereby declare that what is stated above is true and correct to the best of my knowledge and belief.

  
(Signature of the Vendor)

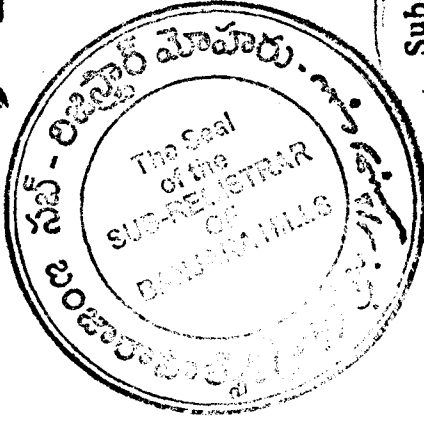
  
(Signature of Vendee)



1923-003

శ్రీ కృష్ణం ..... 1923-003  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
..... 9 ..... ఈ కాగితముల వరుస  
సంఖ్య ..... 1 .....  
సబ్-రిజిస్ట్రారు

2003 వ సం. జూలై నెల 6  
తేది వరకు 3-4 గంటల మధ్య  
బుజూరా హిల్స్ సబ్-రిజిస్ట్రారు  
అధికార పోలీసు వేలి ముద్రలతో  
..... చేసి రుసుము  
..... 8730/- చెల్లించినది



వ్రాసి యిచ్చినట్లు ఒప్పకొన్నది  
విడమ బొటన వేలు

*[Signature]*  
A. Srinivasulu Reddy & Sons (Mandali) Char. Ac.  
No 1-8-65 Hyderabad High Road  
Secunderabad



విడమ బొటన వేలు



విడమ బొటన వేలు

Divya Jayaram Ajith Sundarash  
w/o Ajith Sundarash  
Service ; R/o Pbt #1211  
Rd # 60  
Jubilee Hills  
Hyderabad

- (1) Sumanval (S.L. ANANDAL) s/o Gairidee Lal Gaywal R/o Post 1211. Rd. 60. J. Hills. Hyd - 33.
- (2) V. L. V. Kesava Rao s/o Damodar Rao H/o 21-84/1, Begunpalle, community Hyderabad 22

2003 వ సం. జూలై నెల 6 వ తేది  
1923 కా. శ. 8730/- మాసము 16 వ తేది

*[Signature]*  
సబ్-రిజిస్ట్రారు

24 వ పుస్తకం 1923 003

దస్త్రం నంబరు 9

సంఖ్య 2

1923

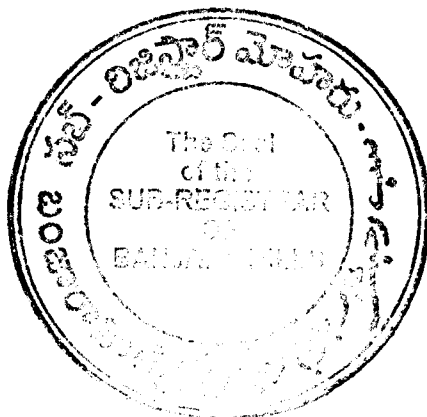


Endorsement under section 41 and 42 of Act 11 of 1899.  
 I hereby certify that the deficit stamp duty of Rs. 2365/- has been levied in respect of this instrument from Sri. Prasad M. Madi on the basis of agreed marked value of Rs. 124550/- being higher than the Consideration

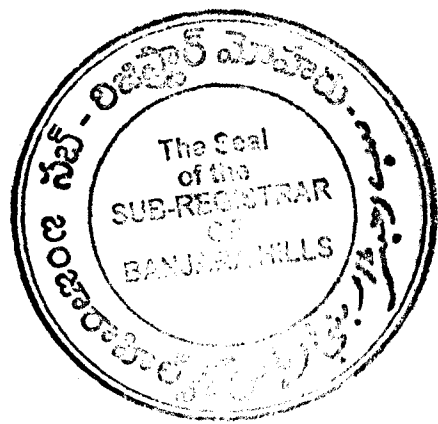
*A*  
 Collector Under Indian Stamp Act and Sub-Registrar.  
 Hyderabad.

REGISTERED AS DOCUMENT NO. 1923/03 OF 2003 (192 SE) OF BOOK 1 AND ASSIGNED THE IDENTIFICATION NUMBER 16.0 4-R 2003 FOR SCANNING 1923/03

DATE: 6/6/2003 REGISTERING OFFICER *A*



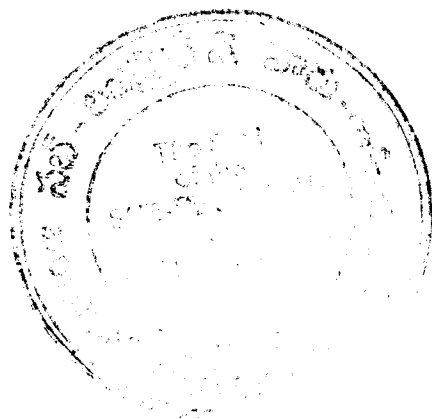
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 దస్తా విజాల ... సంఖ్య  
 ..... 9 ..... వరుస  
 సంఖ్య ..... 3 .....  
 చీఫ్ రిజిస్ట్రారు



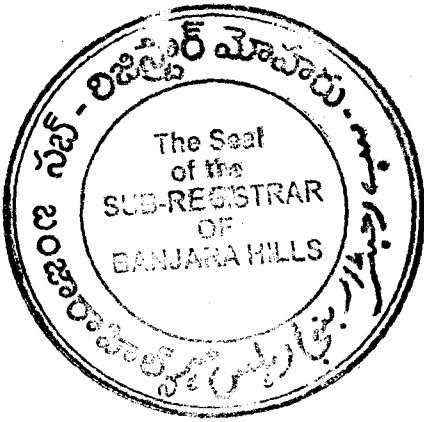
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9  
సంఖ్య 4  
A  
శాసనసభ



1923 003  
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1923 003  
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శ్రీ వేదాధికారులు



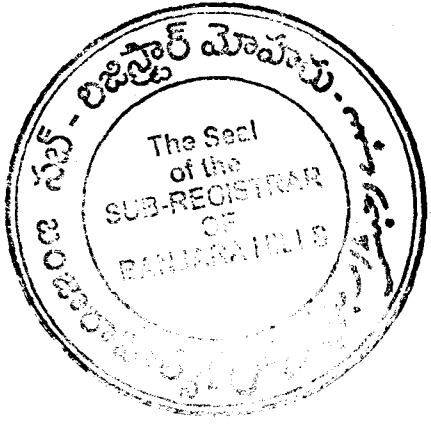
2 వ క్రమం 1923 003

దస్తావేజులు పంపించుటకు సంబంధించిన సరళి

..... 9 .....

సంఖ్య ..... 7 .....

.....



పుస్తకం ... 19.23... 003  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 ..... 9 ..... ఈ కాగితముల వరుస  
 సంఖ్య ..... 8 .....  
 సబ్-రిజిస్ట్రారు



1923  
 003