

2677/94

# The Hyderabad Film Distributors And Exhibitors Co-operative House Building Society Limited

Regd No. TAB : 291

Regd. Office : 1-1-145/147, Happy Trade Centre, S.D. Road, Sec'bad-3.

## Sale Deed

This Deed of sale is made & executed on this the <sup>7<sup>th</sup></sup> day of ~~August~~/September 1994 at Hyderabad by :

THE HYDERABAD FILM DISTRIBUTORS AND EXHIBITORS CO-OPERATIVE HOUSE BUILDING SOCIETY LIMITED (REGD. No. TAB. 291) Having its Registered Office at No. 1-1-145/147, Happy Trade Centre, Sarojini Devi Road, Secunderabad, herein after called the " SOCIETY " which term shall mean and include its Successors, Assignees etc. unless the context otherwise requires, represented by its president, Mr. S. Rajalah S/o Mr. Veeriah, Indian Aged 68 years, Occupation, Business, R/o Hyderabad and Secretary, Sri V. S. Chowdary, S/o Sri Ramasahaiah Chowdary, Aged 42 years, Occupation, Business, R/o Secunderabad, who are duly authorised to execute the sale deed as per the Bye-laws of the society of the one part.

### IN FAVOUR OF

Sri/Smt. **SWATI S. KADAKIA** S/o W/o **SHARAD KUMAR J. KADAKIA**

Indian aged about **33** years, Occupation - **BUSINESS**

resident of H, No. **1-10-176, BEGUMPET, HYDERABAD-500 016.**

who is member of this society, hereinafter called the Purchaser which term shall unless the context otherwise requires include his/her legal representatives, executors, administrators, assignees etc., of the other part :-

Whereas the Society has purchased the land Admeasuring 24 Acres equivalent to 9-72 Hectares in Survey No. 194/8/1, situated in Begumpet, Hyderabad Vide registered sale deed bearing No. 2031 of 1986, executed on 14th July 1982 and since 1982, the society is in uninterrupted and continuous possession of the same.

Whereas the Society is registered under the Andhra Pradesh Co-operative Societies Act, and the said land has been purchased for the welfare of its members to build houses for their residence purpose.

Whereas the Society has borne all the stamp duty and registration fee at the time of purchasing the said land from its previous owners.

Whereas the Society, after deducting the extent earmarked for common purpose such as roads, parks and other public amenities common to all the members of the society, divided the remaining land into plots and allotted the same among its members by way of draw from lots of members who have paid for the said plots for the purpose of building houses.

And Whereas the purchaser who is a member of the society has been fortunate enough to get the Plot No.96 admeasuring 460 Square yards or 384.56 Square meters, hereinafter called the said Plot of land marked in red in the plan annexed to this document which is more detailedly described in the Schedule at the end of this document.

  
**PRESIDENT**

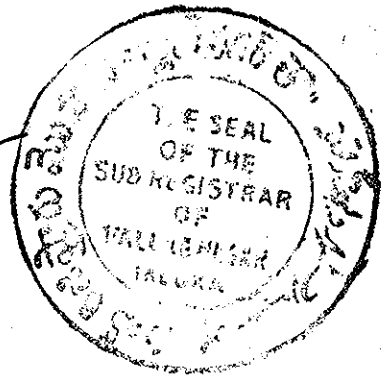
  
**SECRETARY**

**The Hyderabad Film Distributors & Exhibitors  
Co-operative House Building Society Limited**

2677 వచ్చా పే.  
 మొత్తము కారితము సంఖ్య.....  
 ఈ కారితపువరుస సంఖ్య.....

199.4 వసం. ~~.....~~ నెల..... చేది  
 1916 క.క. సం. ~~.....~~ మొ.నము / ~~.....~~ చేది  
 కు... రి... రి... కె... క. కుల మద్య వల్లబ్ నదర్  
 . కి... కు... కార్యాలయములో దాఖలు చేసే ముదియూ  
 కు... కు... కు... 13.800.0 | ..... చేల్లించినది.

*A*  
 ఆ లెక్క



**కౌన్సిలర్లు ఆధికారి**  
**అను కార్యదర్శి**

*Gus*  
**PRESIDENT**

S. RAJIAH S/o. MR. VEERIAH

**అను కార్యదర్శి**



*V. S. Chowdary*

**SECRETARY**

V.S. CHOWDARY S/o. Mr. R.S. CHOWDARY

**వికాసించినది**

*L. B. Narsing Rao*

B. NARSING RAO S/o. B. BHOMAIAH  
 AGE 32 Yrs. OCCUPATION BUSINESS.  
 R/o. H.No. 8-2-420, Kummarguda, SEC'BAD

*G. Ravi*

G. RAVI S/o. G. NAGIAH,  
 AGE 30 Yrs. OCCUPATION BUSINESS.  
 R/o. H.No. 8-2-429, Kummarguda, SEC'BAD

194 ~~.....~~ వచ్చా పే.  
 1916 క.క. సం. ~~.....~~ మొ.నము / ~~.....~~ చేది

*G. Ravi*  
 ఆ లెక్క

Whereas the Society has purchased the land of 24 Acres from its previous owners viz. Sri Pingle Madhusudan Reddy and others, the previous owner Sri P. Madhusudan Reddy acquired this land by orders of Assignment from Paigah Sir Vicar-ul-Umra in 1352 Fasli and since then he was in continuous possession of the same, in the year 1978, Sri P. Madhusudan Reddy applied for Mutation of his name in the records, and the patwari referred the matter to the tahsildar as Sri P. Madhusudan Reddy was paying the land revenue and as well his name was existing in pahani Patrika also since 1352 Fasli. The concerned Tahsildar after issuing a notice to all the concerned, and due enquiry, ordered for Mutating the name of P. Madhusudhan Reddy vide orders dated 16-7-1980 and since the revenue authorities have not carried out the orders of the Tahsildar, even in spite of approaching Jamabandi officer, Sri P. Madhusudhan Reddy filed writ petition in the Hon'ble High Court of Andhra Pradesh vide W. P. No. 960 of 1981 and the Hon'ble High Court was pleased to allow the writ petition on 11-6-1981, directing the respondents viz. The Collector Ranga Reddy District, the concerned Revenue Divisional Officer, and the concerned Tahsildar for the purposes of Mutation.

Whereas the Society has received the total sale consideration for the plot that is being sold and registered to the purchaser member, at the rate of Rs. 150/- per Square Yard which was paid by the member to the Society and now the registration is being done.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

1. That in consideration of this sale, the society has received the total sale consideration at the rate of Rs. 150/- per Square Yard, for the plot that is being transferred into the name of the purchaser, the said consideration is received in the year 1982 and subsequently also. Hence the Society hereby sell, Convey and Assign to the purchaser the plot shown in the schedule at the end free from all encumbrances.
2. That the Society has delivered vacant and peaceful possession of the plot to the purchaser today.
3. That the Society declares that the purchaser hereinafter shall enjoy all rights on the plot including easementary rights and privilages that were enjoyed by the society till today.
4. The Society declare that the plot hereby transferred is the earmarked plot which has been allotted to the purchaser by way of drawing of lots.
5. That the purchaser shall enjoy all the rights over the said plot, and he is at liberty to get his name mutated in the records and commence construction after obtaining the necessary permissions from the concerned departments.
6. That the Society hereby agrees to sign all the documents and papers and do all such acts, deeds things that may be necessary to affect mutation at cost of the purchaser.
7. The purchaser shall be bound by the rules and regulations and by laws of the society as he is a member and is also subject to the amendments which may be made from time to time for the benefit of the members of the society.
8. That the society declares that the scheduled plot/land is not an assigned land but purchased from its previous owners vide reference cited above. The previous owner acquired the land by assignment No, 215 dated 15th Dai, 1352 fasli issued by the estate Paigah Sir-Vicar-ul-Umra.

*[Signature]*  
**PRESIDENT**

*[Signature]*  
**SECRETARY**

**The Hyderabad Film Distributors & Exhibitors  
Co-operative House Building Society Limited**

శ్రీ కృష్ణ కమిషన్ 1994 వ సం. పు. నెం. పు. 2677 రిజిస్ట్రేషన్  
మొత్తము కారితముల సలహా..... 5  
ఈ కారితపూతరుల సలహా..... 2

*[Handwritten signature]*  
చేసినది

పు. నెం. 1268 వా.నెం. 403 సుంది 412  
1994 సం. / 1916 వా. నెం. 2677  
మొత్తము కారితముల సలహా  
పు. నెం. 1268 వా.నెం. 403 సుంది 412  
1916 వా.నెం. 2677 వా.నెం. 21 వ సం.

*[Handwritten signature]*  
చేసినది



9. That the Hyderabad Film Distributors and Exhibitors Co-operative House Building Society Limited is a Housing Co-operative Society and as such the provisions of chapter III of U.L. (C & R) Act 1976 are not Applicable to the society vide section 19 (V) of the Act 33 of 1976.

10. That the market value of the property is Rs. 69000/- Rupees *sixty nine thousand only* hence the transfer of property Tax for effecting the transfer is paid on the market value.

SCHEDULE OF THE PROPERTY

All that the plot bearing No. 96 admeasuring 460 Sq. Yds., equivalent to 384.56 Sq. Meters, situated in survey No. 194/8/1, in Begumpet, Land covered by Hussain Sagar Water Areas - Reclaimed, falling in Ranga Reddy District., within the Registration Jurisdiction of the District Registrar of Ranga Reddy District and bounded by the following :

NORTH : plot No. 95  
SOUTH : plot No. 97  
EAST : 30' Road,  
WEST : 40' Road

In witness where of the vendor Society represented by its president and Secretary with their own free will and after verifying the records of the society and understanding the above contents perfectly, signed this deed of sale and affixed the common seal of the society on the day and year first above mentioned before the witnesses present.

PRESIDENT

*[Signature]*  
The Hyderabad Film Distributors & Exhibitors  
Co-operative House Building Society Limited  
Common Seal.

*V. S. Chandray*  
SECRETARY.

WITNESSES:

*[Signature]*  
T. CHITTAH S/o. KOTTIAH  
R/O. HYDERABAD.

*[Signature]*  
K. RAVINDRANATH TAGORE S/o. Mr. SUBBA RAO  
R/O. SECUNDERABAD.

*V. S. Chandray*  
DRAFTED BY THE EXECUTANT No. 7

వ. ప్ర. క. ము. 1994 వ. సం. 2072 క. ప. వి.  
మొత్తము కారితము = నింజ్య  
ఈ కారితమువారు స. నింజ్య

9  
2072



# STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of Andhra Pradesh of Under Valuation of Instrument Rules 1975

**S. RAJAJAH S/O. MR. VEERJAH**

The Hyderabad Film Distributors Exhibitors

**PRESIDENT** Co-operative House Building Society Limited by declare & State of the best of

my knowledge and behalf the market value of the Property Intened to be attended is a follows.

Sl. No.	Sof No Plot No.	Place Area	Value Per ... Sq Yard/Acre ...	Total Mark Value
24.	96 194/81	4605 Y. Begumpet land covered by Hussain sagar water Areas Reclaimed.	Rs. 600/-	Rs. 276000/-
	Ward No. 1 Block No. 8			

*V. S. Chundray*

*Qu*

Signature of Exutans

Station *Hyderabad.*

క పుస్తకము 1994 ...వ సం. పు 2027 కనావల  
పుస్తకము కారణమున సంఖ్య..... 5  
ఈ కారితప్పువదున సంఖ్య..... 4

జి. జి. రాజు



2027

2027



REGISTRATION PLAN OF PLOT No. 96 IN SURVEY  
NO. 194/8/11 SITUATED AT BEGUMPET SEC' BAD R.R. DIST.

VENDORS: THE HYDERABAD FILM DISTRIBUTORS &  
EXHIBITORS CO-OP. HOUSING SOCIETY  
LTD. (REGD. NO. T.A.B. 291) REP. BY ITS  
PRESIDENT SRI. S. RAJAI AH, SECRETARY V.S. CHOUDARY

VENDEE: SMT. SWATHI S. KADAKIA w/ SRI. SHARAD KUMAR - J  
- KADAKIA

BOUNDARIES

NORTH: PLOT No. 95  
SOUTH: PLOT No. 97  
EAST: 30' WIDE ROAD  
WEST: 40' WIDE ROAD

REFERENCE

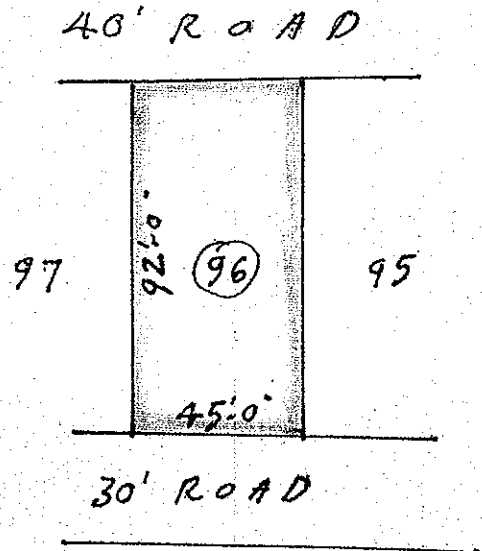
INCLUDED

EXCLUDED

AREA: 460 SQ YDS.

OR: 384.56 SQ MTS.

SCALE: 50' = 1"



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Sri  
SIG: OF PRESIDENT

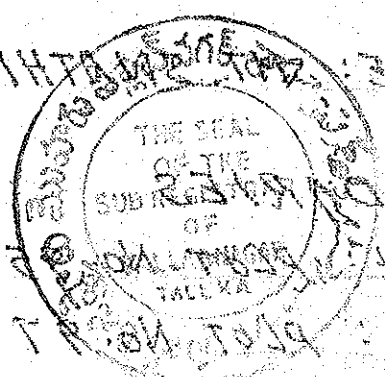
V. S. Choudary  
SIG: OF SECRETARY

1. T. Chitt 2. Govind  
WITNESSES.

REGISTRATION PLAN OF PLOT No. 28 IN SURVEY NO. 194/81

VENDOR: THE HYDERABAD TRAM TRIBUTORS & EXHIBITORS CO-OP. HOUSING SOCIETY LTD. (REGD. NO. T.A. & S.I) REP BY ITS PRESIDENT SRI S. KADAKIA, SECRETARY V.S. CHODARY

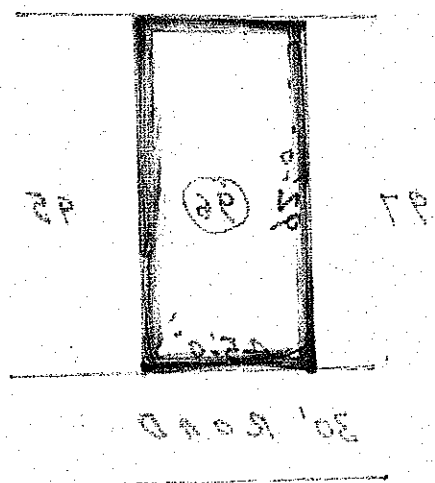
VENDOR: SRI S. KADAKIA w/ SRI SHARAD KUMAR - KADAKIA



REFERENCE INCLUDED EXCLUDED AREA: 460 SQ YDS OR: 384.76 SQ MTS SCALE: 20:1

BOUNDARY: SOUTH: 40' WIDE ROAD WEST: 49' WIDE ROAD EAST: 30' WIDE ROAD

WITNESS



SIG: OF PRESIDENT V.S. Chodary SIG: OF SECRETARY

WITNESSES: T. O. S.