



S.L.NO: 0007637 DATE: 02/05/97 RS: 10,000 00AA 735801

PURCHASER: MAHESH KADAKIA
 B/O MOHANLAL KADAKIA
 HYD.

FOR WHOM : JAYANTILAL M KADAKIA
 B/O MANILAL KADAKIA
 HYD.

Vijaya Lakshmi
 వజ్ర-లక్ష్మి, వరకేకమ్
 మరయ్యపల్లి-అపిషయ్య స్టాంపు వెంకట
 శ.పి. శంకరులు, ఏ. శంకరులు,
 హైదరాబాద్.

566800
 25000
 050
 250
 60280
 18080
 21
 17530
 196401
 110
 260285
 260285
 h. 56, 78!

SALE DEED

This **SALE DEED** executed at Begumpet, Hyderabad on this the 6th day of May 1997 by and between:-

1. **Mrs. Parveen Jahan Begum**, W/o. Dr. Wajid Ali khan, 43 years. Occupation : House wife, residing at 1-10-178, Begumpet, Hyderabad, and
2. **Mrs. Lateef Jahan Begum**, W/o. Shri Khusru M. Khan, aged 62 years, Occupation : House wife, residing at . 1-10-178, Begumpet, Hyderabad.

hereinafter referred to as the "VENDOR NO.1 and "VENDOR NO.2" respectively, which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns;

IN FAVOUR OF

Shri. Jayantilal M Kadakia S/o. Late. Shri. Manilal Kadakia, aged 67 years, Occupation: Business, residing at 1-10-176, Begumpet, Hyderabad

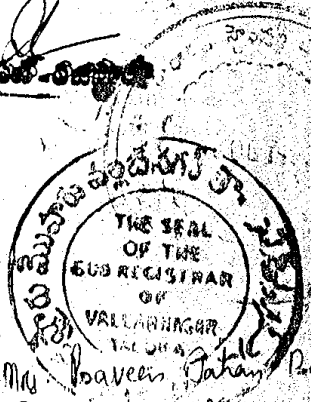
hereinafter referred to as the "PURCHASER" which term shall mean and include whenever the context may so require his heirs, executors, administrators and assigns;

Lateef Jahan Begum

Manilal Kadakia
 260285
 h. 56, 78!

1 వ వత్త కము 1997 వ సం. వృ ... దస్తావేజు
 మొత్తము కాగితముల సంఖ్య
 ఈ కాగితముల వరుస సంఖ్య

1997 క సం. ... నెం... 10... 30
 191 ... సం ... మాసము 16... 30
 పేరులు ... గుంటూరు ... పుచ్చపేట నగర
 సబ్-డివిజన్ కార్యాలయములో దాఖలు చేసి మరియు
 ఈ ముద్రా ... 1964/1/1 ... చేర్చించినవి.



Tareen Khan

Mr. Iqbal, Bahadur Begum
 W/o Dr. Waqid Ali Khan, aged 23 years,
 occ: Housewife, No. 1-10-178,
 Begumpet, Hyderabad.

Tareen Khan



అనుబంధం

Lateef John Begum

Mr. Lateef John Begum, wife of
 Khurru M. Khan, aged 68 years,
 occ: Housewife, No. 1-10-178,
 Begumpet, Hyderabad.



అనుబంధం

1/0 Lateef John Khan occ: wife

K.M.A. Khan

Agriculture 1-10-178/2

[Signature]

Q. Kallikata Rao occ: Farmer
No. 1, S.P. Colony, 1-8-488
Chittoor, Hyderabad.

1997 వ సం. ... నెం... 10... 30/

1919 వ సం. ... మాసము... 16... 30

సబ్-డివిజన్



AP-22-15-3 03509

S.L.NO: 0007638 DATE: 02/05/97 RS: 5,000

PURCHASER: MAHESH KADAKIA
S/O MANILAL KADAKIA
HYD.

Vijaya Lakshmi
S/O MAHESH KADAKIA
S/O MANILAL KADAKIA
HYD.

FOR WHOM: JAYANTILAL M KADAKIA
S/O MANILAL KADAKIA
HYD. -2-

Parveen Khan

WITNESSETH AS FOLLOWS:-

Laleef Jehan Begum

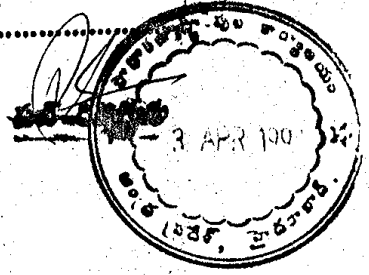
The Vendor No.1 is the owner of property bearing No. 1-10-178/3/1 & 1-10-178/3/2 with A.C Sheet Rooms of 400 S.ft in land in all 1770 Sq. Yds or 1480.48 Sq. Mts. The said property along with adjacent land and constructions were purchased by the father and paternal uncle of Vendor No.1. Under a Sale Deed dated 25-06-1965, registered as document No. 1306, in Book-1, Volume No. 103, in the Office of the Sub-Registrar, Secunderabad. Thereafter, the father and paternal uncle of Vendor No.1, namely Shri. Khusru M. Khan and Shri. Nauser M. Khan had gifted a portion of the property to an extent of 1770 Sq. Yds. equivalent to 1480.48 Sq. Mts by a verbal gift on 04-01-1973 which was duly accepted by the Vendor No.1. When the Original donors made untenable claims in respect of a portion of the gifted property, the Vendor No.1 was constrained to file a suit O.S. No. 841 of 1976, on the file of the III Additional Judge, City Civil Court, Secunderabad, against her father and paternal uncle. The said suit was ultimately decreed infavour of the Vendor No.1.

Meanwhile, one Shri. Jayantilal Kadakia, S/o. Late Shri. Manilal Kadakia claimed to be in possession of the property gifted to Vendor No.1 for more than the statutory period and that he had perfected his title in the said property by adverse possession. To avoid unnecessary

Parveen Khan

2 x Laleef Jehan Begum

1 వ పుస్తకము 1997 వ సం. వు 1740 దస్తావేజు
 మొత్తము కాగితముల సంఖ్య 6
 కాగితముల వరుస సంఖ్య 2



ADJUDGEMENT UNDER SECTION 41 AND 42 OF IS ACT
 Dist. No. Date

I hereby certify that the deficit Stamp duty
 No. 1002820/...
 has been levied in... of this instrument from
 Escheator of this... of agreed Market Value
 of Re. 35,66,000/
 being higher than the constitution.

Sub-Registrar Office
 Vallabgaru.

Sub-Registrar & Collector,
 Under the Indian Stamp Act 1899

1 వ పుస్తకము... 15.6.7... వల్లభాచలం... 11.5.1997... 56
 పుటలలో 1607 ప.సం/1919 కా.సం. వు 1740
 సంఖ్య గా... రిజిస్ట్రేషన్ చేయబడినది,
 1997 వ.సం... నెం... 07వ.తడి/
 1919 కా. సం... మాసము 17 వ. తడి





AP - 23 - 19 - B 03510

S.L.NO: 0007639 DATE: 02/05/97 RS: 5,000

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

Vijaya Lakshmi
S/O MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

FOR WHOM : JAYANTILAL M KADAKIA
S/O MANILAL KADAKIA
HYD.

-3-

and protracted litigation, by an agreement dated 20-11-1980, Vendor No.1 and her mother Vendor No.2 herein agreed to receive a total consideration of Rs. 53,100/- (Rupees Fifty Three Thousand One Hundred Only) from the said Shri. Jayantilal Kadakia and execute a Sale Deed in his favour. The said Shri. Jayantilal Kadakia also paid the said amount to the Vendor No.1. However, after payment of the entire amount, the Vendor No.1 was requested to execute a Sale Deed in favour of a nominee of Shri. Jayantilal Kadakia for a portion of the property. In pursuance of the said request, the Vendor No.1 and her mother Vendor No.2 entered into a separate agreement of Sale on 06/06/1986 in respect of the said property, agreeing to convey two distinct portions of the constructions and appurtenant land each admeasuring in all 885 Sq, Yds, one in favour of the Purchaser (Shri Jayantilal M. Kadakia) herein and the other in favour of Smt. Kokilaben J. Kadakia. The Vendor No.1 had agreed that the Sale Consideration paid by Shri. Jayantilal Kadakia would ensure to the benefit of his nominee. The Vendor No.2 has no right, title or interest in the property, but has joined in the execution of the agreement and this deed by way of abundant caution and at the request of the Purchaser.

Thus, the Vendors have agreed to sell and the Purchaser has agreed to purchase a portion of 2 ft in land premises bearing No. 1-10-178/3/1, with A.C. Sheet Room of 200Sq/ 885 Sq.

194
x/1
1LB
2

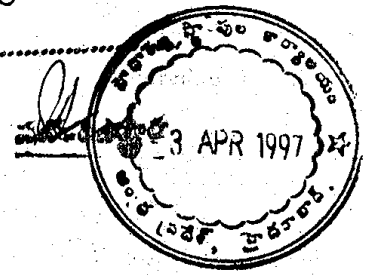
1 x *James Khan*

2 x *Saleef Jehan Begum*

1 వ వుత్తకము 1997 వ ను. వు (740) దస్తావేజి

మొత్తము కాగితముల సంఖ్య..... 6

కాగితముల పదున సంఖ్య..... 3



అధికారి
వల్లభగిరి

తయారు చేసిన తేదీ: 3 APR 1997



AP - 23 - 17 - B 03511

S.L.NO: 0007640 DATE: 02/05/97 REG. NO.

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

Vijaya Lakshmi
S/O MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

FOR WHOM : JAYANTILAL M KADAKIA
S/O MANILAL KADAKIA
HYD.

-4-

Yds hereinafter referred to as the "SAID PORTION", more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a sum of Rs. 26,550/- (Rupees Twenty Six Thousand Five Hundred and Fifty only).

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 26,550/- (Rupees Twenty Six Thousand Five Hundred And Fifty Only) already paid to the Vendor No.1 the receipt of which sum is hereby acknowledged and full and final discharge wherefor is hereby given by the Vendors to the Purchaser, the Vendors do hereby sell, transfer and convey absolutely to the Purchaser, the said portion, namely, portion of premises bearing No. 1-10-178/3/1 with A.C. Room of 2008.ft inland admeasuring 885 Sq. Yds, situated at Allamdoddbai Begumpet, Hyderabad, more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

PK
LB

Hence forward, the Vendors shall not have any right, title or interest in the said portion which shall be enjoyed by the Purchaser absolutely, without any let or hindrance from the Vendors or anyone claiming through them.

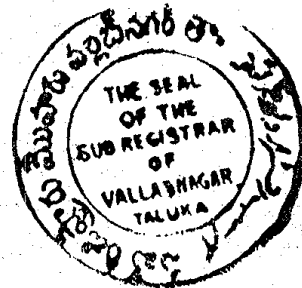
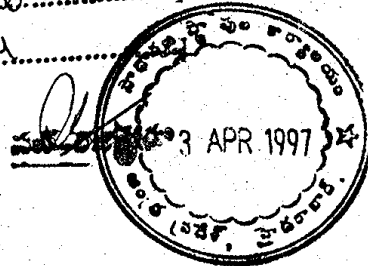
Jayanti Khar

Vijaya Lakshmi Begum

1 వ వున్న కము 1997 వ సం. వృ 1740 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 6

కాగితముల వరుస సంఖ్య 4



[Faint, mostly illegible text, likely a notice or legal document, located in the lower half of the page.]

The Vendors hereby declare, assure and covenant with the Purchaser that the recitals contained herein are all true and correct, that no one else has any right, title or interest in the said portion, that the said portion has not been alienated or encumbered in any manner whatsoever by the Vendors that the said portion is not the subject matter of any litigation or acquisition proceedings.

The Vendors hereby agree to indemnify and keep indemnified the Purchaser at all times in respect of losses, expenses and costs including Court costs to which the Purchaser may be put on account of all or any of the recitals contained herein being false or incorrect or on account of the breach of all or any of the covenants contained herein, or on account of anyone else claiming any right, title or interest in the said portion or on account of any let or hindrance to the Purchaser in the enjoyment of the said portion by the Vendors or anyone claiming through them.

The Vendors further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the Purchaser to the said portion.

The Vendors have delivered all documents of title pertaining to the said portion.

The Purchaser has already been placed in possession of the said portion.

DESCRIPTION OF THE PROPERTY HEREBY AGREED TO BE SOLD

All that PORTION OF PREMISES NO. 1-10-178/3/1 consisting A.C. Sheet Room of 200 Sq. Ft in land admeasuring 885 Sq. Yds equivalent to 740.24 Sq. Mts., situated at Allamdoddibai, Begumpet, Hyderabad as shown in the plan annexed hereto; bounded on the

North By:	Property belongs to Kokilaben J. Kadakia and Shankaracharya Mutt.
South By:	Nala
East By:	Property belongs to Smt. Kokilaben J. Kadakia
West By:	Property belongs to Mrs. Parveen Jahan Begum

together with all roads, roadways, fixtures, easements, appurtenances, internal and external rights belonging to or reputed to belong to the said portion.

IN WITNESS WHEREOF, the hands of the Vendors on the date and at the place mentioned above in the presence of the following Witnesses:

WITNESSES:-

1. *[Signature]*
Khusroo - G. H. Khan
2. *[Signature]*
G. H. B. K. R. A. D.

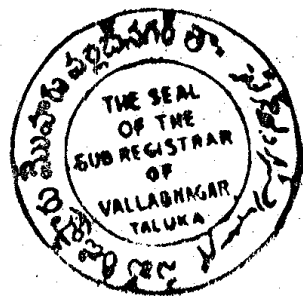
[Signature]
VENDOR NO. 1

[Signature]
VENDOR NO. 2

**Fee of Rs. 100/- under
RR 260 Collected on.....**

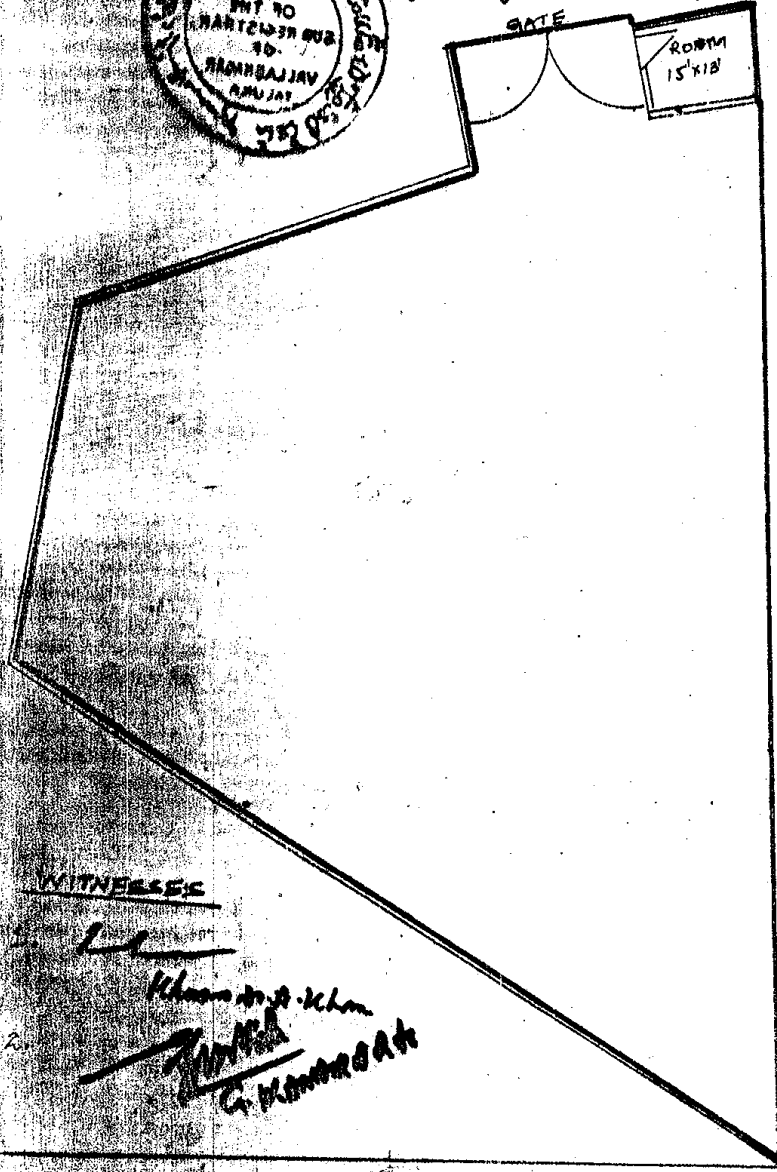
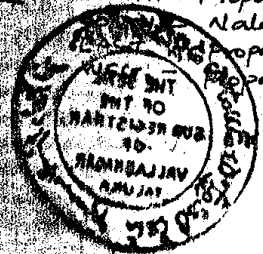
1 వ వుత్తరము 1997 వ సం. వు 1740 దస్తావేజు
మొత్తము కాగితముల సంఖ్య..... 6
ఈ కాగితముల వరుస సంఖ్య..... 5

(Handwritten signature)
వ. బి. జి. శర్మ



DEED OF SALE PLAN FOR THE PREMISES NO 1-10-187/1
 SITUATED AT ALLAM DODDI BAVI, BEGUMPET, HYD-50001
 VENDOR: D. Mrs. Parveen Jahan Begum
 VENDEE: Smt. Kokila ben. J. Kadakia
 Considered and approved by A.C. sheet Room
 OPEN AREA :- 885 Sq. yds

BOUNDRIES :- NORTH - Property belongs to Smt Kokila ben. J. Kadakia and Shankar Chetty
 Nala
 Property belongs to Smt Kokila ben. J. Kadakia
 Property belongs to Smt Parveen Jahan Begum

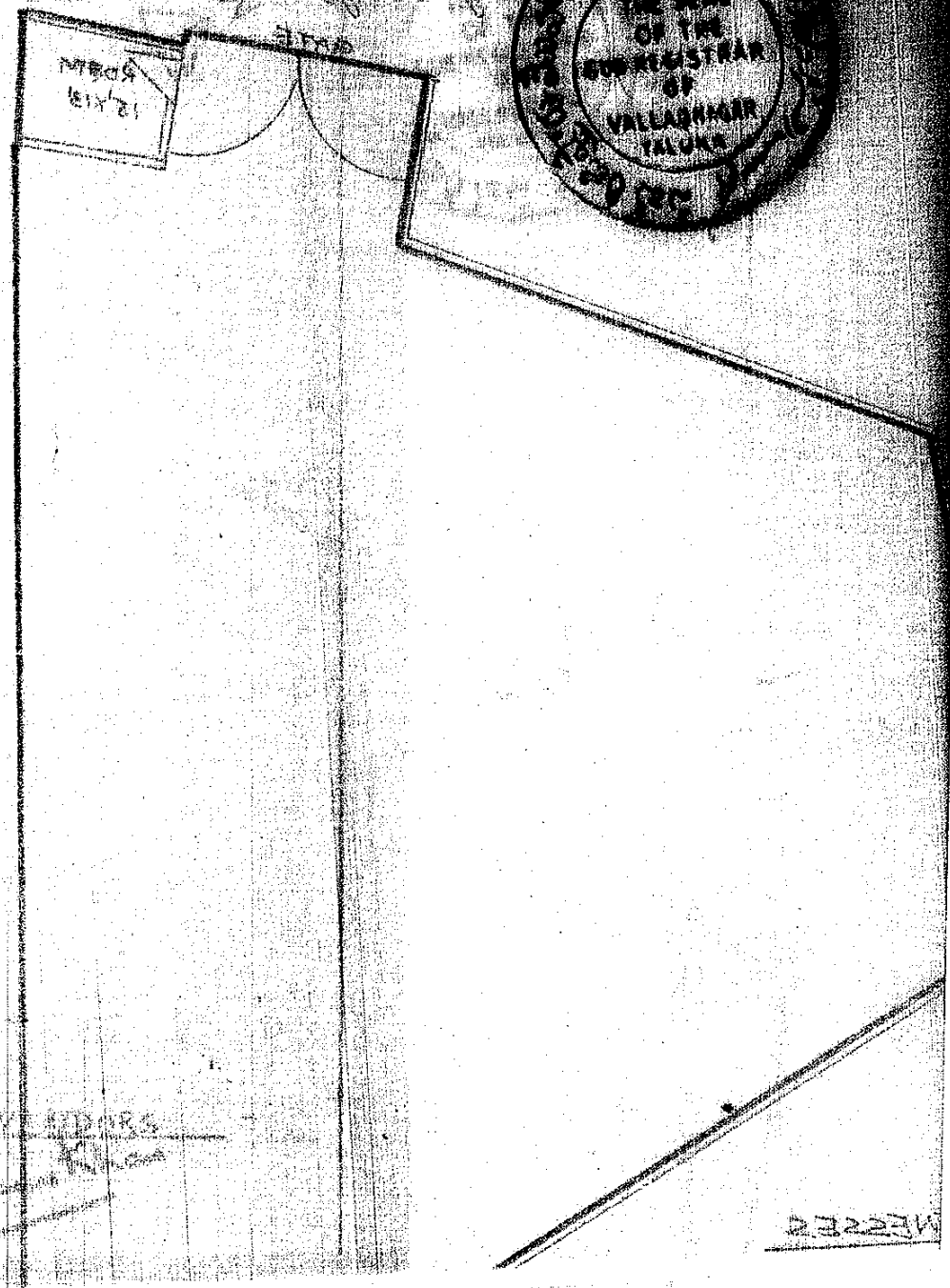


SIG OF VENDORS
 1. Parveen Khan
 2. Lalajahan Begum

WITNESSES
 1. Khanna A. Khan
 2. G. Manoj Kumar

REGISTRATION PLAN FOR THE PREMISES
AT ALAM DODD BANDI BEGUMPI
No. 5791 of 1991
Kodakota
of A.C. Street Room
882 sq. ft.

Property belongs to Smt. Kodakota
Property belongs to Smt. Kodakota



THE REGISTRAR
VALLUVAR TALUK

REGISTER