

8450/97

1446/97



S.L.NO: 0007641 DATE: 02/05/97 RS:10,000

00AA 735802

PURCHASER: MAHESH KADAKIA  
S/O MOHANLAL KADAKIA  
HYD.

*Vijaya Lakshmi*  
Smt. Parveen Jahan Begum, W/o. Dr. Wajid Ali Khan

మరియు Smt. Lateef Jahan Begum, W/o. Shri. Khusru M. Khan  
S. No. 1-10-178, Begumpet, Hyderabad - 500 016

FOR WHOM: SMT. KOKILABEN J KADAKIA  
W/O. JAYANTILAL KADAKIA  
HYD.

**SALE DEED**

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

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

Smt. Kokilaben J. Kadakia W/o. Shri. Jayantilal M. Kadakia, aged 63 years, Occupation: Housewife, residing at 1-10-176, Begumpet, Hyderabad - 500 016

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

035.68.000  
25000  
0260.280

40000  
20000  
350,6000

265280  
125000  
2,60,280

173,300 x Parveen Jahan

x Lateef Jahan Begum

18060  
50

1446-761

1 వ భిక్ష కము 1997 వ సం. పు .....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వతున సంఖ్య.....

1997 వ సం. .... నెం... వ. తేదీ

1919... వ. సం. .... మూసము .....

కాగితముల సంఖ్య.....

పరిశీలించుట కార్యాలయములో వాచులు చేసిన సుదీయము

దానిని ఈ.....

క్రాంతి ఉద్యమముల అభివృద్ధికి  
ఎవరను తోటపట్టెలు

Laween Khan



Laween Khan

W/o Khairat Ali Khan  
Occupation: Housewife No. 1-10-178,  
Begumpet, Hyderabad-16

వారు తోటపట్టెలు

Sateef Jehan Begum

W/o Khurru M. Khan, occ: Housewife  
No. 1-10-178, Begumpet, Hyderabad-16



Sateef Jehan Begum

W/o Fate Mahboob Ali Khan, occ: Business  
5-4-1873, 24, M. G. Rd. Sec-16

వారు తోటపట్టెలు

G. KARAKORAM S/o G. S. B. R. occ: Service  
No. 1-8-458, Chikkakalipally, Hyderabad-20

1997 వ. సం. .... నెం... వ. తేదీ  
1919 వ. సం. .... మూసము .....

Handwritten signature and stamp



AP-23-IV-B 03512

REGISTRATION NO. 000742 - DATE: 02/05/77

PURCHASER: MAHESH KADAKIA  
S/O. MANILAL KADAKIA  
HYD.

*Vijaya Lakshmi*  
27-04-77. 2072460  
2072460  
2072460

FOR WHOM: SMT. KORILABEN J. KADAKIA  
W/O. JAYANTILAL KADAKIA

-2-

**WITNESSETH AS FOLLOWS:-**

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-I, 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

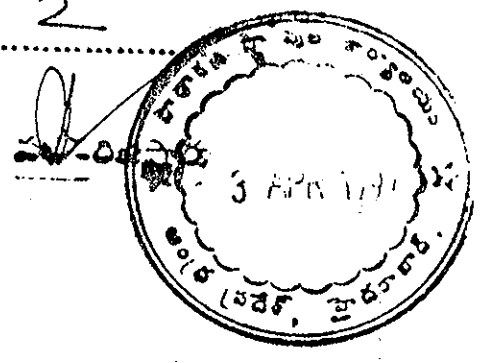
*K.P. Kadakia*

*Shri. Jayantilal Kadakia*

1 వ వుత్త కము 1907 : 1446 దస్తావేజు

మొత్తము కాగితముల సంఖ్య : 6

ఈ కాగితముల వయస్ సంఖ్య : 2



REURSEMENT UNDER SECTION 41 AND 42 OF IS ACT.  
Exec. No. Date 06-5-97

I hereby certify that the deficit Stamp duty of Rs. 60,280/- as Two Lakhs Sixty Thousands Two Hundred and Eighty only has been levied on this instrument from the Executant of this instrument in lieu of agreed Market Value of Rs. 35,66,000/- being higher than the consideration.

Sub-Registrar Office  
Villachanuri.

(Sub-Registrar) Under the Indian Stamp Act 1899

1 వ వుత్త కము 1558 వాల్కూరు 363 సిండ్రి 54

పుటలో 1997 వ.సం/1919 కా.సం. త్రి 1446

నెంబరు గారి జిల్లా చెయబడినది

1997 వ.సం. నెంబరు 1919 క.సం. త్రి 1446

1919 కా.సం. త్రి 1446 వాల్కూరు త్రి 1446





AP - 23 - IV - B 03513

S.L.NO: 0007643 DATE: 02/05/97 197: 5,000

PURCHASER: MR. SHRI. JAYANTILAL KADAKIA  
 17/10/178/3/2, A.C. SHEET ROOM, HYD.

*Vijaya Lakshmi*  
 Sd/- 02/05/97  
 17/10/178/3/2, A.C. SHEET ROOM, HYD.

FOR WHOM: SMT. KOKILABEN KADAKIA  
 17/10/178/3/2, A.C. SHEET ROOM, HYD. -3

unnecessary 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 (Smt Kokilaben Kadakia) herein and the other in favour of Shri. Jayantilal 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.

✓ Sq. ft in land

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

*K. S. B.*  
*K. S. B.*

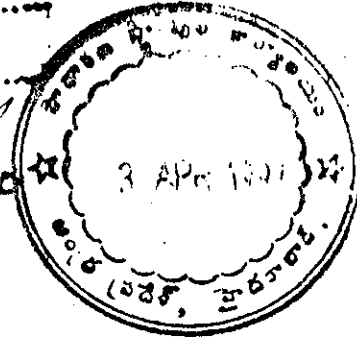
*Smt. Kokilaben Kadakia*

1 వ వుత్త కము 1907 వ సం. తు 644.6. దస్తావేజు,

మొత్తము కాగితముల సంఖ్య..... 3

ఈ కాగితముల పనుల సంఖ్య.....

పట్టణము



*[Faint, mostly illegible text in Telugu script, likely a list or record of documents.]*

*[Faint text at the bottom of the page, possibly a signature or official note.]*



AP - 23 - IV - B 03514

S.L.NO: 0007644 DATE: 02/05/97

PURCHASER: MAHESH KADAKIA  
S/O MOHANLAL KADAKIA  
HYD.

FOR WHOM : SMT. KOKILABEN J KADAKIA  
W/O JAYANTILAL KADAKIA  
HYD.

*Visaya Lakshmi*  
28-05-97. 28, 24, 5000  
25-05-97. 25, 24, 5000  
28-05-97. 28, 24, 5000

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. 1-10-178/3/2 with A.C. of 200 S.L. in land measuring 885 Sq. Yds, situated at Allamoddibai Begum, Hyderabad, more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

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.

*Kokila Ben*

*Salaf Jehan Begum*

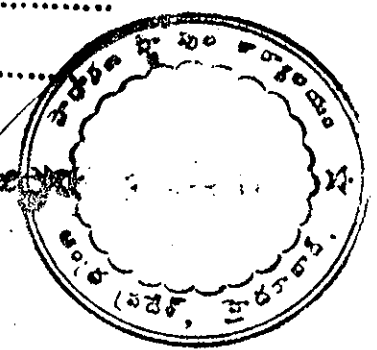
Sheet Room  
2/3

1 వ వుత్త కము 1907 వ సం . 11.11.11. దస్తావేజు

మొత్తము కాగితముల సంఖ్య..... 6

ఈ కాగితముల పరుస సంఖ్య..... 4

పట్టణము



[Faint, mostly illegible text in Telugu script]

[Faint, mostly illegible text in Telugu script]



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. 1-10-178/3.2 consisting A C Sheet Room of 200 Sq. Ft in land admeasuring 885 Sq. Yds or 740.24 Sq. Mts., situated at Allamoddibat, Begumpet, Hyderabad as shown in the plan annexed hereto; bounded on the

North by:	Property belongs to Smt. Kokilaben J.Kadokia and Property belongs to Smt. Ammena Begum
South by :	Nala
East by :	Govt. College
West by :	Property belongs to Shri. Jayantilal M.Kadokia

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]*
2. *[Signature]*  
K. KAVARAO

*[Signature]*  
VENDOR NO. 1

*[Signature]*  
VENDOR NO. 2

**Fee of Rs. 100/- under RR 200 Collected on .....**

1 వ పుస్తకము 1971 సంవత్సరమున దస్తావేజు  
 మొత్తము గానముల నుద్దేశమున  
 కాగితముల పరుస సంఖ్య

*(Handwritten Signature)*  
 పబ్లికేషన్స్



REGISTRATION PLAN FOR THE PREMISES NO 1-1

SHANMUGA ALLAM DODDI BAVI, BEGUMPET,

VENDOR :- Mrs. Parveen Jahan Begum

(2) Mrs. Latif Jahan Begum

VENDEE :- Smt. Kokila Ben. J. Kadappa

W/o Jayantilal Kadappa

Constructed Area :- 200 sq. ft of A.C. Sheets Room

OPEN AREA :- 885 sq. yds

