



On 17/05/97
Smt. Kokilaben J. Kadakia
Hyd.

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

00AA 735802

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

Vijaya Lakshmi
Smt. Kokilaben J. Kadakia
Hyd.

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

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, 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;

2x Lateef Jahan Begum

18062
17/05/97
18062

1 వ వత్సరము 1997 వ సం. పు 16071996

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వరుస సంఖ్య.....

1997 వ సం. మొ నెం. 6 వ. తేది
1919 క. 4 సం మొ మాసము 16 వ. తేది
పగలు 2 మొ 3 మొ గురితములకు పల్లెటసగర
సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి మరియు
రుసుము రూ. 196.40/ చేల్లించినది.

క్రాంతి రిజిస్ట్రారు ఒప్పకొన్నది
అతడు తొలిన పేరు

Laveen Khan

Laveen Khan

W/o Mr. Khairatullah Khan,
occupation: Housewife, S/o. 1-10-12,
Rangampet, Hyderabad - 16.

SALE DEED

అతడు తొలిన పేరు

Late/Late Begum W/o. Khairat M. Khan, occ: Housewife,
S/o. 1-10-12, Rangampet, Hyderabad - 16

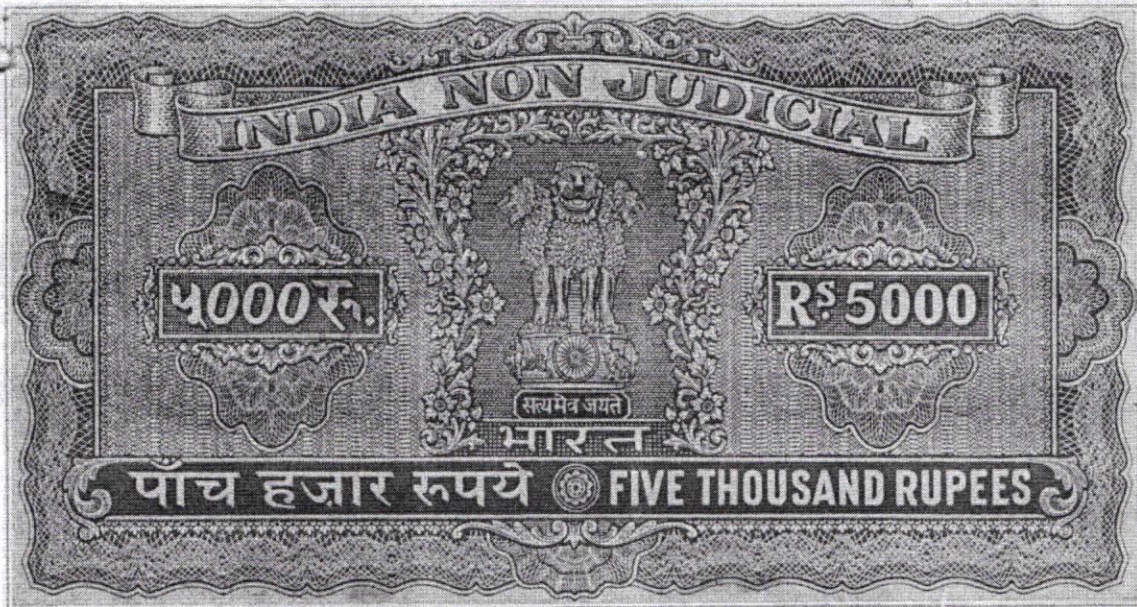
అతడు తొలిన పేరు

S/o Late Mahboob Ali Khan, occ: Business,
5-4-1893, 44 M.G. Rd. Sec-16

G. K. RAO S/o G. RAO BBA Rao, occ: Govt. Servant,
5-4-1893, 44 M.G. Rd. Sec-16, Hyderabad - 20

1997 వ. సం. మొ నెం. 6 వ. తేది /
1919 క. 4 సం మొ మాసము 16 వ. తేది

సబ్-రిజిస్ట్రారు



AP. 23. IV - B 03512

S.L. NO: 0007642 DATE: 02/05/97 RS: 5,000

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.FOR WHOM : SMT. KOKILABEN J KADAKIA
W/O JAYANTILAL KADAKIA**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

1x *Nauser Khan*

2x *Lateef Jahan Begum*



ఈ కార్యక్రమాల పనుల పంఖ్య..... 2

Date 06-5-97

I hereby certify that the deficit Stamp duty is
Rs. 2,60,280/- Two Lakhs Sixty Thousands
Two Hundred and Eighty only

has been levied in respect of this instrument from,
 Executant of this deed on the basis of agreed Market Value.

value higher than the consideration

Sub-Registrar Office
V. Hahnacker.

Under the Indian Stamp Act 1892

[illegible]

that he was not the owner of the said property by adverse possession. To avoid possession of the said property by adverse possession. To avoid





AP. 23. IV - B 03513

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

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.FOR WHOM: SMT. KOKILABEN J KADAKIA
W/D JAYANTILAL KADAKIA -3-
HYD.

Vijaya Lakshmi
 24-05-97
 24-05-97
 24-05-97

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.

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. ft in land

7/8/97
 1 x 200 B

Raveer Khan

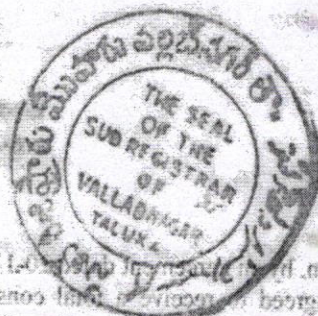
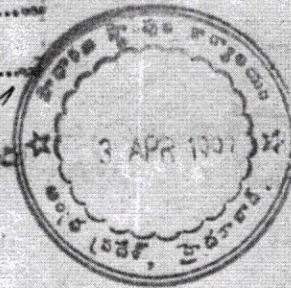
Latif Jehan Begum

1 వ ప్రస్తావన 1927 వ సం. 644.6.దస్త్రావే

మొత్తము కాగితముల సంఖ్య.....

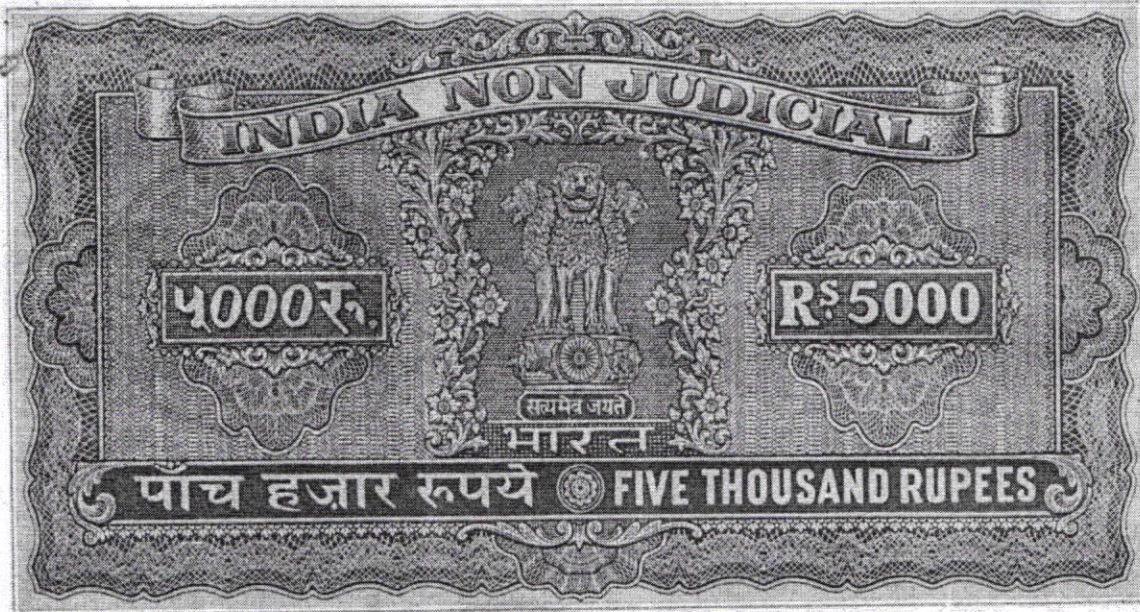
ఈ కాగితముల పదున సంఖ్య.....

3



unnecessary and protracted litigation. In the said registered sale deed, Vendor No. 1 and her mother Vendor No. 2 herein agreed to execute a sale deed in consideration of Rs. 52,100/- (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 06/06/1926 in respect of the said property, agreeing to convey two distinct portions of the construction and apartment land each measuring in all 883 Sq. Yds. one in favour of the Purchaser (Shri Kallabhai 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.

Thus the Vendors have agreed to sell and the Purchaser has agreed to purchase a portion of premises bearing No. 1-10-17832, together with apartment land measuring 883 Sq.



S.L.NO: 0007644

AP-23-IV-B 03514

DATE: 02/05/97

RS: 5,000

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

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

Vijaya Lakshmi
Smt. Vijaya Lakshmi
W/O Jayantilal Kadakia
Hyderabad

-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.ft in Land measuring 885 Sq. Yds, situated at Allamdoddibai Begumpet, Hyderabad, more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

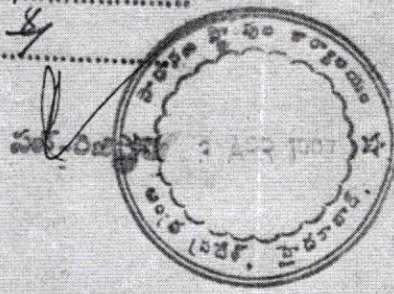
Sheet Room

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.

1 x J. K. Kadakia

2 x Latif Jehan Begum

1 వ పుస్తకము 1927 వ సం. చి. 44/45 దస్తావేజు
 మొత్తము కాగితముల సంఖ్య.....
 ఈ కాగితముల వరుస సంఖ్య.....



Yds. heretofore 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. 20,250/- (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. 20,250/- (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 whatever is hereby given by the Vendor to the Purchaser the Vendor do hereby sell, transfer and convey absolutely to the Purchaser the said portion, namely, portion of premises bearing No. 140-178-2 and the apartment land in all adjacently 882 Sq. Yds. situated in Allamthobbi Region, Hyderabad, more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

Henceforward the Vendor shall not have any right, title or interest in the said portion which shall be conveyed by the Purchaser absolutely without any let or hindrance from the Vendor or any person claiming through them.

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:

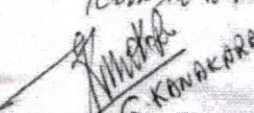
All that PORTION OF PREMISES NO. 1-10-178/3/2 consisting A.C.Sheet Room of 200 Sq. Ft in land admeasuring 885 Sq. Yds or 740.24 Sq. Mts., situated at Allamdoddibai, Begumpet, Hyderabad as shown in the plan annexed hereto; bounded on the

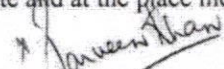
North by:	Property belongs to Smt. Kokilaben J.Kadokia and Property belongs to Smt. Ammena Begum
South by :	Nala
East by :	Govt. College
West by :	Property belongs to Shri. Jayantilal M.Kadokia

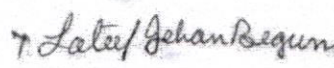
together with all roads, roadways, fixtures, easements, appurtenances, internal and external rights belonging to or reputed to belong to the said portion.

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

WITNESSES:-

1. 
K. M. A. Khan.
2. 
G. K. Kadokia


VENDOR NO. 1


VENDOR NO. 2

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

1 వ వుత్తము 1927 ప ను వు 1446 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 6

ఈ కాగితముల పరుస సంఖ్య 5

పట్టణం



RE 201 Copyrighted material

REGISTRATION PLAN FOR THE PREMISES NO 1-10-178/5/2

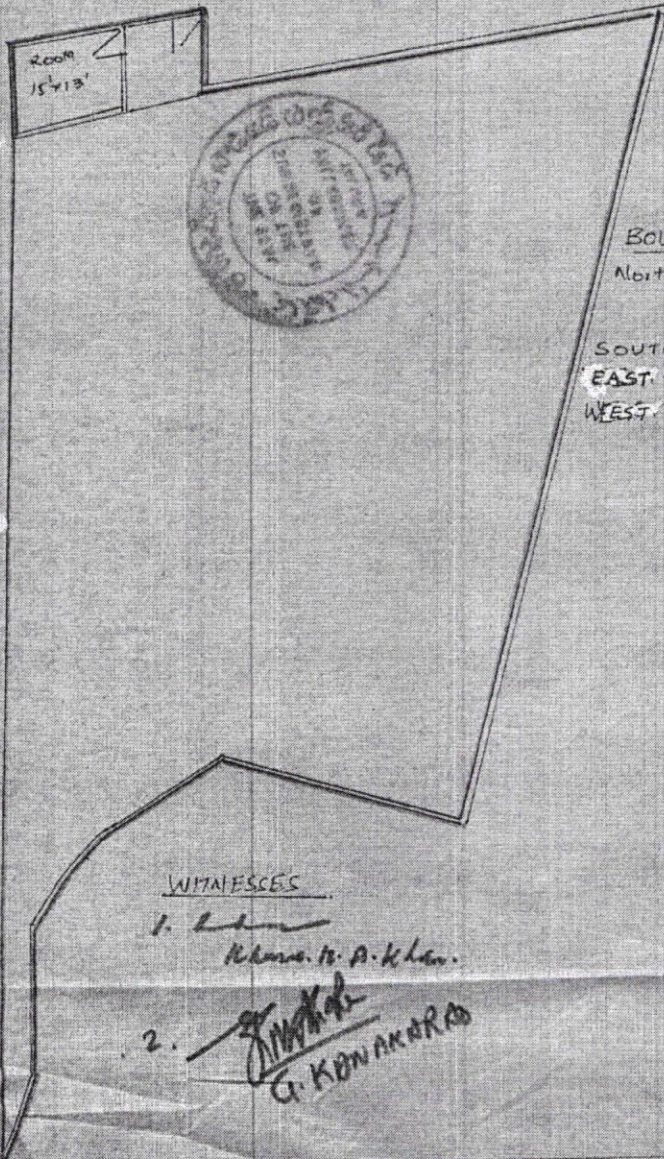
SITUATED AT ALLAM DODDI BAVI, BEGUMPET, HYD-500016

VENDOR :- (1) Mrs. Parveen Jahan Begum
(2) Mrs. Latif Jahan Begum

VEAIDEE :- Smt. Kankla Ben. J. Kadakia
w/o Jayantilal M. Kadakia

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

OPEN AREA :- 385 Sq. yds



BOUNDRIES:-

North - Property belongs to Smt. Kankla Ben. J. Kadakia and property belongs to Smt. Ameena Begum
SOUTH - Alala
EAST - Govt. college
WEST - Property belongs to Jayantilal M. Kadakia

SIB OF VENDORS

1. Parveen Khan
2. Latif Jahan Begum

WITNESSES

1. Khan. B. P. Khan.
2. G. K. NARAYAN

[Faint handwritten notes and signatures at the bottom of the page.]