10000 रु. भारतीय गैर न्यायिक Rs.10000

10000 रु. Rs.10000

10000 रु. Rs.10000 दस हजार रुपये

10000 रु. सत्यमेव जयते भारत INDIA

10000 रु. Rs.10000 RUPEES TEN THOUSAND

Rs.10000

INDIA NON JUDICIAL

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

00AA 735801

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

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

Vijaya Lakshmi
సబ్-రిజిస్ట్రార్, పశ్చిమ మండలం
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండర్
బి.స్టాం. కార్యాలయము, ఇ.ఆ. కార్యాలయము,
హైదరాబాదు.

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;

1. Parveen Jahan
2. Lateef Jehan Begum

1 వ పుస్తకము 1997 వ సం. వ ..... దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....6.....

ఈ కాగితముల వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

1997 వ సం. .....జూలై..... నెల ...ఏడు... తేది

191 ...శ.శ. సం. .....జయ..... మాసము ...6... తేది

పగలు ...2... మరియు ...3... గంటల మధ్య వల్లభ్‌నగర్

సబ్-రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి మరియు

రుసుము రూ. .....1964/-..... చెల్లించినవి.

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR, TALUKA

క్రాసు ఆఫీసుపట్టు ఒప్పుకొన్నవి

ఎడమ కొటనవ్రేలు

Parveen Khan

1. Mrs. Parveen Jahan Begum, w/o. Dr. Wajid Ali Khan, aged 43 yrs, occ: House wife, r/o 1-10-178, Begumpet, Hyderabad.

Parveen Khan

ఎడమ కొటన వ్రేలు

Lateef Jahan Begum

2. Mrs. Lateef Jahan Begum, w/o. Chi. Khusru Mirza Khan, aged 68 years, occ: House wife, r/o 1-10-178, Begumpet, Hyderabad.

సాక్షులు

K. M. A. Khan

S/o late Habib Ali Khan occupation Agriculture 1-10-178 Begumpet Hyd

G. Kanaka Rao occ: Service S/o G. Sitha Rao 1-8-488 Chikkadapally, Hyd

1997వ. సం. .....జూలై..... నెల ...ఏడు... వ తేది

191...శ.శ. సం. .....జయ..... మాసము ...6... వ తేది

సబ్-రిజిస్ట్రారు

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

AP-23-IV-B 03509

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

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

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

Vijaya Lakshmi

-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 inlandin 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 unnecessary

1. Rauner Khan

2. Lateef Jehan Begum

1 వ పుస్తకము 1997 వ సం. పు ...1740... దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....6.....

తూ కాగితముల వరుస సంఖ్య.....2.....

3 APR 1997

ENDORSEMENT UNDER SECTION 41 AND 42 OF I.S ACT

Doct. No. Date

I hereby certify that the deficit Stamp duty of Rs. 2,00,280/- two lakhs eighty thousand two hundred only has been levied in respect of this instrument from Executant of this deed on the basis of agreed Market Value of Rs. ....3,56,000/- being higher than the consideration.

Sub-Registrar Office Vallabhnagar.

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

1 వ పుస్తకము ...1567... వాల్యూం ...4.5.2003 56

పుటలలో 1997 సం. 1919 క్ర.సం. పు 1740

నెంబరుగా రిజిస్టరు చేయబడినది,

నెం 07 వ తేదీ

1997 వ.సం. ... నెల ... మాసము 17 వ తేదీ

1919 క్ర.సం.

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

AP - 23 [illegible] 03510

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

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

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

Vijaya Lakshmi

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 premises bearing No. 1-10-178/3/1, with A.C. Sheet Room of 200Sq/ft in land 885 Sq.

1x Parveen Khan

2 x Lateef Jehan Begum

1 వ పుస్తకము 1997 వ సం. వి. 1740 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 6

ఈ కాగితముల వరుస సంఖ్య 3

3 APR 1997

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

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 06/06/1988 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 enure 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. 1-10-178/1, together with appurtenant land admeasuring 885 Sq.

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

AP-23-IV-B 03511

S.L.NO: 0007640 DATE: 02/05/97 RS: 5,000

PURCHASER: MAHESH KADAKIA
S/O MOHANLAL KADAKIA
HYD.

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

Vijaya Lakshmi

-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. Sheet Room of 2005.ft inland admeasuring 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.

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 Raveen Khan

2 x Latif Jehan Begum

1 వ పుస్తకము 1997 వ సం. వు 1740 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 6

మీ కాగితముల వరుస సంఖ్య 4

3 APR 1997

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

Yde 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. 1-10-172/1 and the appurtenant land in all admeasuring 785 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.

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.

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 Witnessess:

WITNESSESS:-

1. Khusro-U-H. Khan.

2. G. Ramakrishna Rao

x Parveen Begum
VENDOR NO. 1

x Lateef Jehan Begum
VENDOR NO. 2

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

1 వ పుస్తకము 1997 వ సం. వు 1740 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 6

ఈ కాగితముల వరుస సంఖ్య 5

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA

REGISTRATION PLAN FOR THE PREMISES NO 1-10-182/3/1

SITUATED AT ALLAM DODDI BAVI, BEGUMPET, HYD-500016

VENDOR :- ① Mrs Parveen Jahan Begum

② Mrs Latif Jahan Begum

VENDEE :- Smt Jayantilal Kadakia

S/o Late Manilal Kadakia

Constructed Area :- 200 sft of A.C. Sheet Room

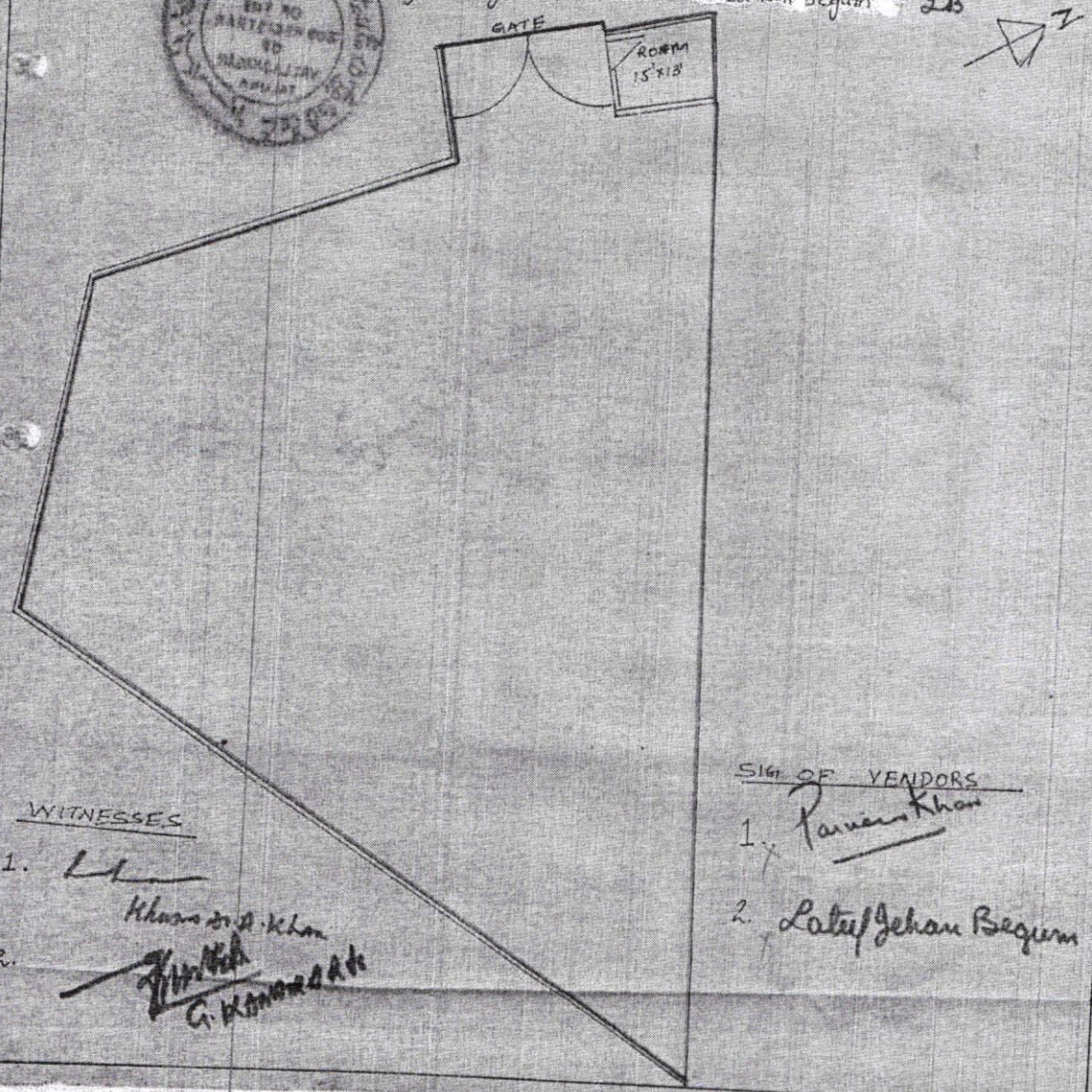
OPEN AREA :- 285 Sq. yds

BOUNDRIES :- NORTH - Property belongs to Smt Kokila ben J. Kadakia and Shankaracharya Math

SOUTH - Nala

EAST - Property belongs to Smt Kokila ben J. Kadakia

WEST - Property belongs to Mrs Parveen Jahan Begum



SIG OF VENDORS

1. Parveen Khan

2. Latif Jehan Begum

WITNESSES

1. Khan

2. G. Kamalakar

1 వ పుస్తకము 1997 వ సం.లో ..... దస్తావేజు

మొత్తము కాగితముల సంఖ్య .....

ఈ కాగితముల వరుస సంఖ్య .....

THE SEAL OF THE SUB REGISTRAR OF VALLABHNAGAR TALUKA