PASHA COURT

(DOCUMENTS PLEDGED WITH IDBI)

5000Rs

INDIA NON JUDICIAL

५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

SALE DEED

THIS DEED OF SALE is made and executed on this the 28th day of December, 1994 at Hyderabad, BY :-

1. (i) SRI AMANULLA PASHA, (ii) AHSANULLA PASHA and (iii) SRI ASADULLA PASHA, all three Sons of Sri Anwarulla Pasha, residing at Hyderabad, represented by their General Power of Attorney Holder Lt. Col. VIRENDRA KHANNA (Retd.), Managing Partner, M/s. Regency Constructions, a Partnership Firm, (vide GPA dated 9-7-1985)

..2..

1995 వ సం॥ జనవరి నెల 2 వ తేది
1916 శా.శ. పుష్య మాసం 12 వ తేది
సం ..... 11811 ..... గ్రామం మరియు హైదరాబాద్
సబ్ రిజిస్ట్రారు కార్యాలయములో దా॥ లు రూ॥ ఇచ్చిన
నెం ..... 61871/2 ..... చెల్లించినది.
వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది

S/o Anwarulla Baba Business
R/o Panjagutta Hyd.

Vinod Kumar
S/o S.D. Kumar Business
R/o Panjagutta Hyderabad

వ్యవహరించినది

1995 వ సం॥ జనవరి నెల 2 వ తేది
1916 శా.శ. పుష్య మాసం 12 వ తేది
జాయింట్ సబ్ రిజిస్ట్రారు

5000Rs.

executed by three owners in favour of M/s. Regency Constructions, a Partnership Firm of which Sri Asadulla Pasha and Lt. Col.Virendra Khanna are the Partners.

Hereinafter clled the "OWNERS" (which expression where ever the context so permits shall mean and include all their heirs, executors, administrators, successors and assigns etc. of the ONE PART).

..3..

5

22/1/98

2

ఈ పుస్తకము 2250 వాల్యం 29 నం.
72 పుటలో 1995 వ సం॥ 1916 శా.శ.
పు 1 నెంబరుగా నమోదు చేయబడినది
1995 వ సం॥ జనవరి నెం 2
1916 శా.శ. పుష్య మాసం 12

కాయింట్ సబ్-రిజిస్ట్రారు,
హైదరాబాద్.

5000Rs.

INDIA NON JUDICIAL

५०००रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

A N D

M/s. REGENCY CONSTRUCTIONS, a Partnership Firm having its registered Office at 828, Jawaharlal Nehru Road, Hyderabad, represented by its Partners (i) SRI ASADULLA PASHA S/o Sri Anwarulla Pasha, aged about 47 years and (ii) Lt. Col. VIRENDRA KHANNA (Retd.) S/o Late S.D.Khanna, aged about 51 years, both residents of Pasha Court, 680, Somajiguda, Hyderabad.

Hereinafter called the "VENDOR/BUILDER/DEVELOPER" (which expression wherever the context so permits shall mean and include its successors and assigns etc. of the SECOND PART).

..4..

INDIA NON JUDICIAL

५000रु. Rs 5000

भारत

पांच हजार रुपये FIVE THOUSAND RUPEES

IN FAVOUR OF

M/s. NAGARJUNA FERTILIZERS & CHEMICALS LIMITED, Nagarjuna Hills, Hyderabad-500 482.

Hereinafter referred to as the "PURCHASER", (which expression unless it is repugnant to the context or meaning shall mean and shall always be deemed to mean and include its heirs, successors-in-interest, legal representatives, administrators, executors and assigns etc. of the OTHER PART).

..5..

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100735 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

జిల్లా-రిజిస్ట్రారు, పర-చేతనులు
మరియు ఎక్స్-అఫిషియో స్టాంపు వెండరు
ఇన్స్టా. కార్యాలయము, ఇ.ఇ. కార్యాలయము
హైదరాబాదు.

WHEREAS the Vendor is a Partnership Firm constituted and as is evidenced by a Deed of Partnership dated 1-4-1985 and the Vendor has entered into Agreement with the owners of the House property No.6-3-678 & 6-3-680, situated at Panjagutta, Hyderabad, to develop, build and sell residential flats.

AND WHEREAS the Vendor has on the land appurtenant to premises bearing Municipal No.6-3-678 and 6-3-680 constructed thereon building known as "PASHA COURT".

..6..

INDIA JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100736 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పర్యవేక్షకులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంపు కార్యాలయము, [illegible] కార్యాలయము
హైదరాబాదు.

AND WHEREAS the Purchaser have agreed to purchase and the Vendor has agreed to sell Flat No.506 on Fourth Floor in the said building known as "**PASHA COURT**" and the premises so agreed to be sold have been more particularly described in the First Schedule hereunder written subject to the terms and conditions and covenants contained in the said agreement to sell and as is contained in the said agreement to sell and as is contained herein.

..7..

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100737 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, వరంగల్ వేపకులు
మరియు ఎక్స్ అఫిషియో స్టాంపు వెండరు
ఆఫ్ స్టాంప్స్ కార్యాలయము, ఆఫ్ కార్యాలయము
హైదరాబాదు.

NOW THIS DEED OF SALE WITNESSETH :-

1. That in consideration of the sum of Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) has been paid by the Purchaser to the Vendor, receipt of which sum the Vendor hereby admits and acknowledges the Vendor hereby sells, transfers, conveys and assigns all that Flat No.B-506 on Fourth Floor in the

..8..

INDIA NON JUDICIAL

1000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100738 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, వరంగల్లు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంపులు మరియు రిజిస్ట్రేషన్లు
హైదరాబాదు.

building known as "PASHA COURT", having the plinth area and dimensions specified in the Second Schedule hereunder written unto the Purchaser absolutely and for ever.

2. The Vendor have delivered possession of the schedule mentioned property to the Purchaser and the Purchaser hereby confirms and acknowledge the same.

..9..

5000Rs.

INDIA NON JUDICIAL

५000रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100739 DATE: 26/12/94 RS: 5,000

PURCHASER: R.DHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

3. The Purchaser as owner of the said premises shall be entitled to hold and enjoy the same without any claim, demand or interruption of the Vendor subject however to the conditions in Clause (5) in this Deed.

4. The Vendor doth hereby declare that by this Deed of Sale the Purchaser has become the sole and absolute owner of the Schedule mentioned premises and shall be entitled to deal with the said tenement as absolute owner thereof.

..10..

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100740 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

5. The Purchaser do hereby specifically covenant as follows with the Vendor and through the Vendor with other owners of the premises in the building known as "PASHA COURT".

a) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the schedule mentioned premises is constructed and it is hereby specifically agreed and declared that the land (more particularly described in First Schedule) over which the building has been

..11..

5000RS.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100741 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

పబ్లిక్ నోటరీ మరియు ఎక్స్ అఫీషియో స్టాంప్ వెండరు
ఆఫ్ స్టాంప్స్ కార్యాలయము, ఇ కార్యాలయము
హైదరాబాద్.

constructed shall be held jointly by the owners of the respective residential flats and the amenities and facilities such as drainage, light, water and the open places shall be enjoyed by all the owners in the same manner as have been approved and sanctioned by the Municipal Authority and the same shall be impartible.

b) The common facilities and services like lift, corridors, passages, stair cases, roads, drainages, water supply, electricity and other

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100742 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERADAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు వారి పేషకులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంపులు విక్రయము, ఇ. నాగార్జునరు
హైదరాబాదు.

properties of common enjoyment and the land upon which the Pasha Court building is constructed which has been more particularly described in the First Schedule shall vest in the owners of the various flats and or by the Society/Association that may be formed by the owners and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building or the common facilities etc. for on any other account whatsoever.

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5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100743 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

జి.వి.-సబ్‌రిజిస్ట్రారు, జి.వి. పేటలు
మరియు ఎస్.ఆర్.నగర్ సబ్ రిజిస్ట్రారు
రిజిస్ట్రేషన్ కార్యాలయము, ఆ కార్యాలయము
హైదరాబాద్.

c) The Purchaser shall pay the Society/Association their share of the amount towards membership fee and such other charges of the management and administration of the common services and insurance premia and taxes leviable on the entire premises. The Purchaser alonge shall be liable and responsible for payment of all levies, rates, taxes, assessments, dues and duties, assessed or payable to the Municipal Authority or other local bodies or authorities or the State or Central or any other

..14..

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100744 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

concerned body or authority in respect of the Second Schedule mentioned premises from the date of the delivery of the possession.

d) The Purchaser shall become a member of an Association/Co-operative Society (Registered under the Societies REgistration) Act or any other analogus Enactment or Regulation that may be formed jointly by the owners of the tenments and premises that are constructed and/or under construction on the said property including the tenements and premises under construction and such members of Association/ Society abide by rules and bye-laws that may be framed in that behalf.

..15..

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 010745 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

e) The Purchaser shall not object to the inconvenience of any kind whatever that may be caused during construction of the tenements or structures any buildings now under construction or that may hereafter be constructed by the Vendor in the said property of gathering of men or material and by errecting of scaffolding and such other acts.

f) The Purchaser shall not object or obstruct the laying of wires and erection of poles and laying of pipes for water, drainage, telephone and electricity line and other such items.

..16..

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100746 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రార్ [illegible]
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
[illegible] కార్యాలయము, [illegible] కార్యాలయము
హైదరాబాదు.

g) The Vendor shall be at liberty to sell the flats parking space for cars etc., other than schedule property hereto in the said building to any other person or persons without any manner of interruption, objection, claim or demand by the Purchaser.

h) The Purchaser further covenant with the Vendor and through them to the Purchasers of the other premises that they shall not demolish or cause to demolish any portion or part of the

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100747 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రార్, [illegible]
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండర్
[illegible] కార్యాలయము, [illegible] కార్యాలయము
హైదరాబాదు.

schedule mentioned tenement hereby conveyed to them or construct any other structures in the said building nor shall that at any time make or cause to be made any new construction or alteration of whatsoever nature in the schedule mentioned premises or park their vehicles in unauthorised places without the requisite permission in writing of all the remaining owners of premises of the Association/ Society of the owners. It is specifically agreed and declared that the Vendor have the right to construct further floor over and above existing sanction and other structures in the premises.

..18..

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100748 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

6. IT IS HEREBY DECLARED that the cost of Stamp Duty, T.P.Tax and other charges and expenses incidental to the execution and registration of this Deed have been borne by the Purchaser and the Purchaser are alone liable and responsible for the same.

FIRST SCHEDULE

All that House properties and land bearing Municipal No.6-3-678 & 6-3-680, situated at Panjagutta, Hyderabad, with the land appurtenant thereto and admeasuring 5433.30 Sq.metres.

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

S.L.NO: 0190749 DATE: 26/12/94 RS: 1,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పశ్చిమము
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
ఇస్తారు. కార్యాలయము, ఇ.ఆ కార్యాలయము
హైదరాబాదు.

SECOND SCHEDULE

All that piece of Flat No.B-506 on Fourth Floor in "PASHA COURT" in premises No.6-3-678 & 6-3-680, situated at Somajiguda, Hyderabad, with a super plinth area of 3600 Sq.feet as shown in the site plan enclosed. The Undivided share of land is 100 Sq.yards, bounded as follows :-

NORTH : Regency House,

SOUTH : Flat No.B-505,

EAST : Flat No.B-502,

WEST : Open to sky.

..20..

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

S.L.NO: 0100750 DATE: 24/12/94 RS: 1,000

PURCHASER: RABIN PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పర్వేజనులు
మరియు ఎక్స్-అఫిషియో స్టాంపు వెండరు
II స్టాం. కార్యాలయము, II II కార్యాలయము
హైదరాబాదు.

IN WITNESS WHEREOF, the Vendor have signed on this **DEED OF SALEL** on this the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1.

2.

OWNERS
(Rep.by their GPA Holder)

VENDOR
(for M/s. Regency Constructions)

1.
(ASADULLA PASHA)

2.
(Lt.Col.VIRENDRA KHANNA)
PARTNERS

The Deccan Stationery Stores
City Civil Court Road.
Chatta Bazar, Hyd. P. 520300

ANNEXURE 1 A

escription of the Building — Flat No B-506 on 4th Floor in "PASHA COURT" MCH NO. 6-3-680 at Somajiguda Hyderabad A.P.

(a) Nature of roof :- R. C. C

(b) Type of structure ; R. C. C. / Non-R.C.C (Tiord A/C Sheet) Mud Roof/plain Level roof. Framed (with villare and slums) (with Walls only)

2) Age of the Building :- Years.

3) Total Extent of site :- 3,600 Sq Feet Undivided share of land 100 Sq yds.

4) Total Extent of site :- (with breakup floor-wise

a) Upto 2nd floor,

b) Upto 4 floor,

c) Upto 10 floor,

XX Cellar parking area i-

In the 1st floor

In the 2nd floor

In the 3rd floor etc.

5) Annual Rental Value :- Rs. 36,000/—

6) Municipal Value :-

7) Exactent's estimate of the MV of the Building :- Rs. 9,90,000/—

Signature of the Executant

Date : 1/12/94

CERTIFICATE

do hereby declare that is stand above is true to the best of my knowledge and belief.

Signature of the Executant

X Signature of the Claimant

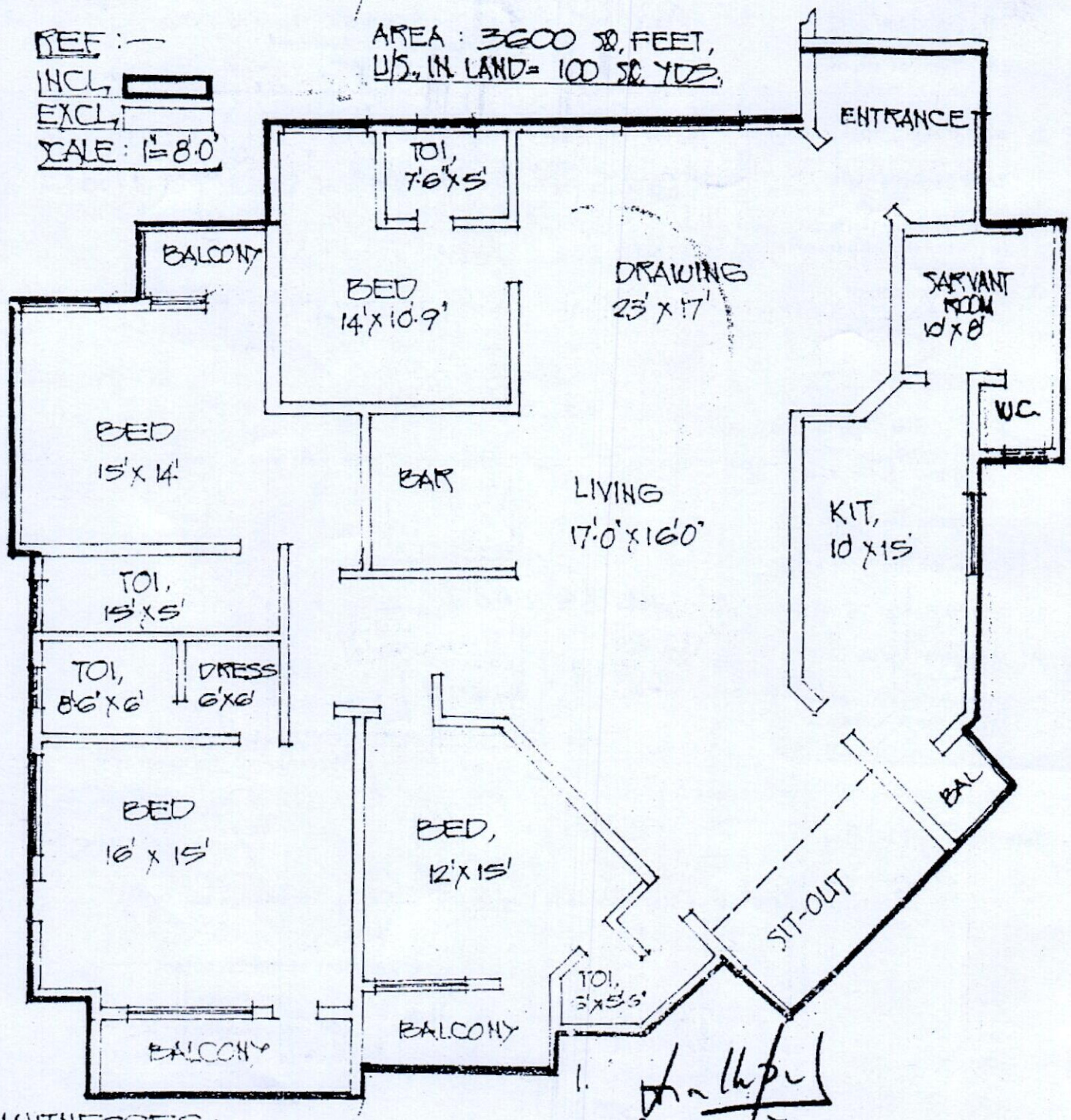
REGN; PLAN OF FLAT NO. 506, ON FOURTH FLOOR IN 'PASHA COURT' BLOCK-'B', BEARING NO. 6-3-678 AND 680, PANJAGUTTA, H

VENDOR: M/S. REGENCY CONSTRUCTIONS, REP. BY ITS PARTNERS
1. ASADULLAH PASHA 2. VIRENDRA KHANNA

VENDEE: M/S. NAGARJUNA FERTILIZERS & CHEMICALS LIMITED

REF: —
INCL.
EXCL.
SCALE: 1" = 8'0"

AREA: 3600 SQ. FEET,
U/S. IN LAND = 100 SQ. YDS.



WITNESSES:
1.
2.

1.
2. Virendra Khanna
SIG; OF VENDORS

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100721 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

పత్రి-రిజిస్ట్రారు. పత్రవేత్తకులు
సుల్తాను ఎక్స్-ఆఫీషియో స్టాంపు వెండరు
ఇస్టాం కార్యాలయము, ఆ కార్యాలయము
హైదరాబాదు.

SALE DEED

THIS DEED OF SALE is made and executed on this the 28th day of December, 1994 at Hyderabad, BY :-

1. (i) SRI AMANULLA PASHA, (ii) AHSANULLA PASHA and (iii) SRI ASADULLA PASHA, all three Sons of Sri Anwarulla Pasha, residing at Hyderabad, represented by their General Power of Attorney Holder Lt. Col. VIRENDRA KHANNA (Retd.), Managing Partner, M/s. Regency Constructions, a Partnership Firm, (vide GPA dated 9-7-1985) executed by three owners in favour of M/s. Regency Constructions, a Partnership Firm of which Sri Asadulla Pasha and Lt. Col. Virendra Khanna are the Partners.

Hereinafter called the "OWNERS" (which expression where ever the context so permits shall mean and include all their heirs, executors, administrators, successors and assigns etc. of the ONE PART).

A N D

2. M/s. REGENCY CONSTRUCTIONS, a Partnership Firm having its registered Office at 828, Jawaharlal Nehru Road, Hyderabad, represented by its Partners (i) SRI ASADULLA PASHA S/o Sri Anwarulla Pasha, aged about 47

V Khanna

..2..

పుస్తకము 1 వ నెంబరు పుస్తకము లో 2/44

మొత్తము కాగితముల సంఖ్య 14

కాగితముల వరుస

జాయింట్ సబ్ రిజిస్ట్రారు

1994 వ సం॥ జనవరి నెల 2 వ తేది

1996 శా.శ. ఆశ్వీయుజ మాసం 12 వ తేది

సమయం 11 & 12 గంటల మధ్య హైదరాబాదు

రిజిస్ట్రారు కార్యాలయములో దాఖలుచేసి అనుబంధ

నెం 48671/2 చెల్లించినది.

వానయిచ్చినట్టు ఒప్పుకొన్నది

S/o Amanullah Posha
Business R/o Panjagutta Hyd

Vinod Kumar
S/o S D Khanna, Business
R/o Panjagutta Hyd.

సాక్షులు

1) [illegible] S/o [illegible], Business R/o 20-3-372 [illegible] Hyd

2) [illegible] S/o R Singh, occ: Business
R/o Gosha Mahal, Hyd

1994 వ సం॥ జనవరి నెల 2 వ తేది

1996 శా.శ. ఆశ్వీయుజ 12 వ తేది

జాయింట్ సబ్ రిజిస్ట్రారు

5000Rs.

S.L.NO: 0100722 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

వి.వి.రామప్రసాద్, న్యాయవాది
మరియు ఎన్.వి.శివప్రసాద్ పైన పేర్కొన్న
ఎస్టేట్ కార్యాలయము, ఇ.ఎ కార్యాలయము
హైదరాబాద్.

years, and (ii) Lt. Col. VIRENDRA KHANNA (Retd.) S/o Late S.D.Khanna, aged about 51 years, both residents of Pasha Court, 680, Somajiguda, Hyderabad.

Hereinafter called the **"VENDOR/BUILDER/DEVELOPER"** (which expression wherever the context so permits shall mean and include its successors and assigns etc. of the **SECOND PART**).

IN FAVOUR OF

M/s. NAGARJUNA FERTILIZERS & CHEMICALS LIMITED, Nagarjuna Hills, Hyderabad -500 482.

Hereinafter referred to as the **"PURCHASER"**, (which expression unless it is repugnant to the context or meaning shall mean and shall always be deemed to mean and include its heirs, successors-in-interest, legal representatives, administrators, executors and assigns etc. of the **OTHER PART**).

WHEREAS the Vendor is a Partnership Firm constituted and as is evidenced by a Deed of Partnership dated 1-4-1985 and the Vendor has entered into Agreement with the owners

ఈ పుస్తకము 1996 వ సంవత్సరపు ఇష్యూయు తేది 2/01

మొత్తము కాగితముల సంఖ్య 44

ఈ కాగితముల వరుస 2

జాయింట్ సబ్ రిజిస్ట్రార్

Agreement Lease Section 41 of II Act of 1908

No. Dated 2.1.1995

I hereby [illegible] (Rupees eighteen thousand four hundred only)

Stamp [illegible] 18,400/-

[illegible] 8,80,000/-

Date 2/1/95

Office of the District Registrar Hyderabad

Joint Sub-Registrar [illegible] Hyderabad

ఇ పుస్తకము 2250 వాల్యూం 73 నెం. 100 పుటలో 1994 వ సం॥ 10 తేదీ 2 నెం. 2 వరకు 1994 వ సం॥ జనవరి నెల 12 తేదీ

జాయింట్ సబ్ రిజిస్ట్రారు

హైదరాబాద్.

5000Rs.

INDIA NON JUDICIAL

5000 रु.

Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100723 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రార్, పంజాగుట్ట
మరియు ఎస్.ఆర్.నగర్ సబ్-రిజిస్ట్రార్ వారి కార్యాలయము, ఇ.ఆ. కార్యాలయము
హైదరాబాదు.

of the House property No.6-3-678 & 6-3-680, situated at Panjagutta, Hyderabad, to develdp, build and sell residential flats.

AND WHEREAS the Vendor has on the land appurtenant to premises bearing Municipal No.6-3-678 & 6-3-680 constructed thereon building known as **"PASHA COURT"**.

AND WHEREAS the Purchaser have agreed to purchase and the Vendor has agreed to sell Flat No.B-505 on Fourth Floor in the said building known as **"PASHA COURT"** and the premises so agreed to be sold have been more particularly described in the First Schedule hereunder written subject to the terms and conditions and covenants contained in the said agreement to sell and as is contained in the said agreement to sell and as is contained herein.

NOW THIS DEED OF SALE WITNESSETH :-

1. That in consideration of the sum of Rs.6,60,000/- (Rupees Six Lakhs Sixty Thousand Only) has been paid by the Purchaser to the Vendor, receipt of which sum the Vendor

5000Rs.

INDIA NON JUDICIAL

5000रु.

Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100724 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

hereby admits and acknowledges the Vendor hereby sells, transfers, conveys and assigns all that Flat No.B-505 on Fourth Floor in the building known as "PASHA COURT", having the plinth area and dimensions specified in the Second Schedule hereunder written unto the Purchaser absolutely and for ever.

2. The Vendor have delivered possession of the schedule mentioned property to the Purchaser and the Purchaser hereby confirms and acknowledge the same.

3. The Purchaser as owner of the said premises shall be entitled to hold and enjoy the same without any claim, demand or interruption of the Vendor subject however to the conditions in Clause (5) in this Deed.

4. The Vendor doth hereby declare that by this Deed of Sale the Purchaser has become the sole and absolute owner of the Schedule mentioned premises and shall be entitled to deal with the said tenement as absolute owner thereof.

..5..

5000Rs.

INDIA NON JUDICIAL

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100725 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పర్యవేక్షకులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంపు కార్యాలయము, ఇ॥ కార్యాలయము
హైదరాబాదు.

5. The Purchaser do hereby specifically covenant as follows with the Vendor and through the Vendor with other owners of the premises in the building known as "PASHA COURT".

a) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the schedule mentioned premises is constructed and it is hereby specifically agreed and declared that the land (more particularly described in First Schedule) over which the building has been constructed shall be held jointly by the owners of the respective residential flats and the amenities and facilities such as drainage, light, water and the open places shall be enjoyed by all the owners in the same manner as have been approved and sanctioned by the Municipal Authority and the same shall be impartible.

..6..

5000Rs

S.L.No: 0100/26 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, సర్వేపేటరులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టా. కార్యాలయము, కార్యాలయము
హైదరాబాదు.

b) The common facilities and services like lift, corridors, passages, stair cases, roads, drainages, water supply, electricity and other properties of common enjoyment and the land upon which the Pasha Court building is constructed which has been more particularly described in the First Schedule shall vest in the owners of the various flats and or by the Society/Association that may be formed by the owners and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building or the common facilities etc. for on any other account whatsoever.

c) The Purchaser shall pay the Society/Association their share of the amount towards membership fee

..7..

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100727 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రార్, పరిశీలకులు
మరియు ఎక్స్-అఫిషియో స్టాంపు వెండరు
స్టాంపులు మరియు రిజిస్ట్రేషన్లు
హైదరాబాదు

and such other charges for the management and administration of the common services and insurance premia and taxes leviable on the entire premises. The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessments, dues and duties, assessed or payable to the Municipal Authority or other local bodies or authorities or the State or Central or any other concerned body or authority in respect of the Second Schedule mentioned premises from the date of the delivery of the possession.

d) The Purchaser shall become a member of an Association/Co-operative Society (Registered under the Societies Registration) Act or any other

..8..

5000Rs.

INDIA NON JUDICIAL

Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

S.L.NO: 0100728 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

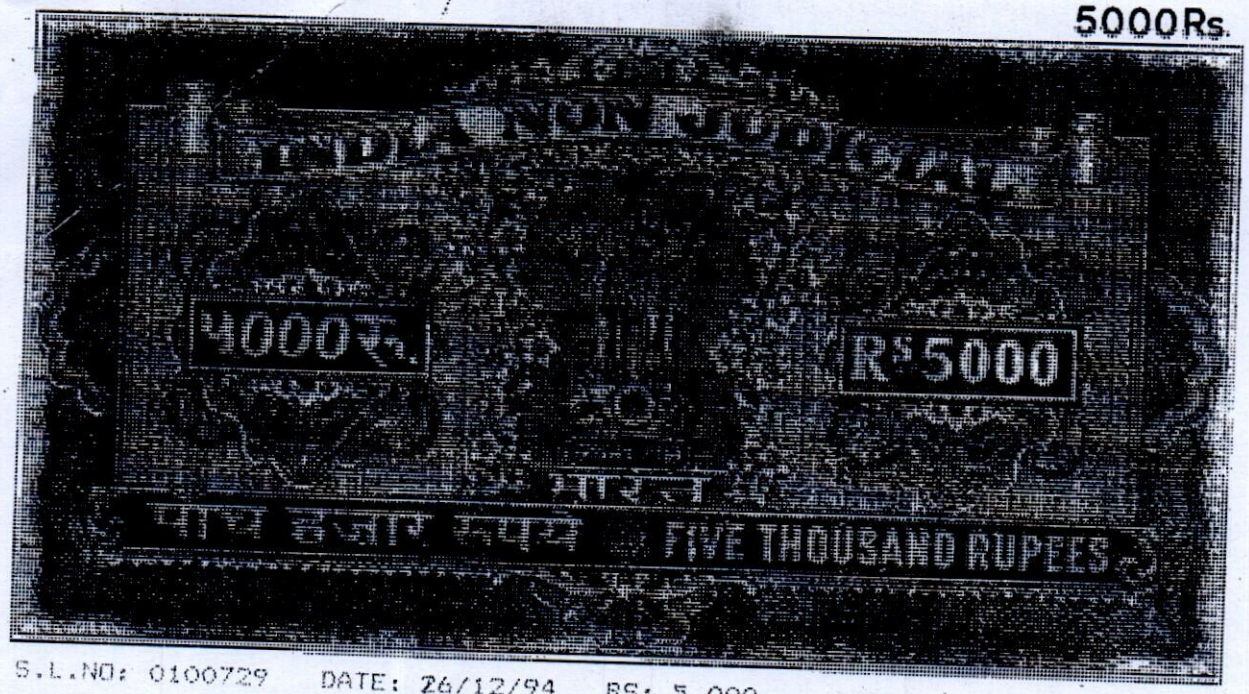
FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

analogus Enactment or Regulation that may be formed jointly by the owners of the tenements and premises that are constructed and/or under construction on the said property including the tenements and premises under construction and such members of Association/Society abide by rules and bye-laws that may be framed in that behalf.

e) The Purchaser shall not object to the inconvenience of any kind whatever that may be caused during construction of the tenements or structures any buildings now under construction or that may hereafter be constructed by the Vendor in the said property of gathering of men or material and by errecting of scaffolding and such other acts. It is specifically agreed and declared that the Vendor have the right to construct further floor over and above existing sanction and other structures in the premises.

..9..

5000Rs.



S.L.NO: 0100729 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS &
CHEMICALS LTD., HYDERABAD

f) The Purchaser shall not object or obstruct the laying of wires and erection of poles and laying of pipes for water, drainage, telephone and electricity line and other such items.

g) The Vendor shall be at liberty to sell the flats parking space for cars etc., other than schedule property hereto in the said building to any other person or persons without any manner of interruption, objection, claim or demand by the Purchaser.

h) The Purchaser further covenant with the Vendor and through them to the Purchasers of the other premises that they shall not demolish or cause to

5000Rs

S.L.NO: 0100730 DATE: 26/12/94 RS: 5,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పరకాల వేపకులు
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంపు కార్యాలయము, ఇ కార్యాలయము
హైదరాబాదు.

demolilsh any portion or part of the schedule mentioned tenement hereby conveyed to them or construct any other structures in the said building nor shall that at any time make or cause to be made any new construction or alteration of whatsoever nature in the schedule mentioned premises or park their vehicles in unauthorised places without the requisite permission in writing of all the remaining owners of premises of the Association/Society of the owners.

6. IT IS HEREBY DECLARED that the cost of Stamp Duty, T.P.Tax and other charges and expenses incidental to the execution and registration of this Deed have been borne by the Purchaser and the Purchaser are alone liable and responsible for the same.

..11..

1000Rs.

S.L.NO: 0100751 DATE: /26/12/94 RS: 1,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

సబ్-రిజిస్ట్రారు, పశ్చిమము
మరియు ఎక్స్-అఫీషియో స్టాంపు వెండరు
స్టాంప్ కార్యాలయము, ఇ కార్యాలయము
హైదరాబాదు.

FIRST SCHEDULE

All that House properties and land bearing Municipal No.6-3-678 & 6-3-680, situated at Panjagutta, Hyderabad, with the land appurtenant thereto and admeasuring 5433.30 Sq.metres.

SECOND SCHEDULE

All that piece of Flat No.B-505 on Fourth Floor in **"PASHA COURT"** in premises No.6-3-678 & 6-3-680, situated at Somajiguda, Hyderabad, with a super plinth area of 2400 Sq.feet as shown in the site plan enclosed and delineated in RED colour in plan annexed hereto. The Undivided share of land is 100 Sq.yards, bounded as follows :-

NORTH : Flat No.B-506,
SOUTH : Flat No.B-504,
EAST : Flat No.B-502,
WEST : Open to sky.

..12..

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

S.L.NO: 0100752 DATE: 26/12/94 RS: 1,000

PURCHASER: R.BHIM PRASHAD
S/O RAJA LAL
HYDERABAD

FOR WHOM : M/S NAGARJUNA FERTILISERS & CHEMICALS LTD., HYDERABAD

నమోదుదస్తావేజు, మర్చంట్ బేంకు
మరియు ఎక్స్. అఫీషియో స్టాంపు వెండరు
జనరల్ కార్యాలయము, జిల్లా కార్యాలయము
హైదరాబాదు.

IN WITNESS WHEREOF, the Vendor have signed on this **DEED OF SALE** on this the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1.

2.

O W N E R S
(Rep.by their GPA Holder)

Virendra Khanna

V E N D O R
(for M/s. Regency Constructions)

1.
(ASADULLA PASHA)

2. Virendra Khanna
(Lt.Col.VIRENDRA KHANNA)
PARTNERS

Drafted by me
Virendra Khanna

The Deccan Stationery Stores,
City Civil Court Road,
Chatta Bazar, Hyd. P. 520300

ANNEXURE 1 A

1) Description of the Building — Flat No B-505 on Fourth Floor in "PASHA COURT" No 6-3-678 & 680 at Somajiguda, Hyderabad. A.P

(a) Nature of roof :- R.C.C

(b) Type of structure ; — R. C. C. / Non-R.C.C (Tiard A/C Sheet) Mud Roof/plain Level roof. Fremed (with villers and slums) (with walls only)

2) Age of the Building :- years.

3) Total Extent of site :- 2400 Sq feet U/s of land 100 Sq yds

4) Total Extent of site :- (with breakup floor-wise

a) Upto 2nd floor,

b) Upto 4 floor,

c) Upto 10 floor,

XX Cellar parking area i-

In the 1st floor

In the 2nd floor

In the 3rd floor etc.

5) Annual Rental Value :- Rs. 30,000/—

6) Municipal Value :- —

7) Exectent's estimate of the MV of the Building :- Rs. 6,60,000/—

Signature of the Excuntent

Date : 28/12/94

CERTIFICATE

do hereby daclare that is stand above is true to the best of my knowledge and belief.

Signature of the Executant

X Signature of the Claiment

REGN: PLAN OF FLAT NO. B-505 ON FOURTH FLOOR, OF 'PASHA COURT' BEARING MCH NO. 6-3-680 AND 6-3-678 (PART), AT PANJA GUTTA, HYD, A.P.

VENDOR: M/S. REGENCY CONSTRUCTIONS, REP. BY
1. MK ASADULLA PASHA 2. LT. COL. VIRENDRA KAHANNA

VENDEE: M/S. NAGARJUNA FERTILIZERS & CHEMICALS LTD.

REF

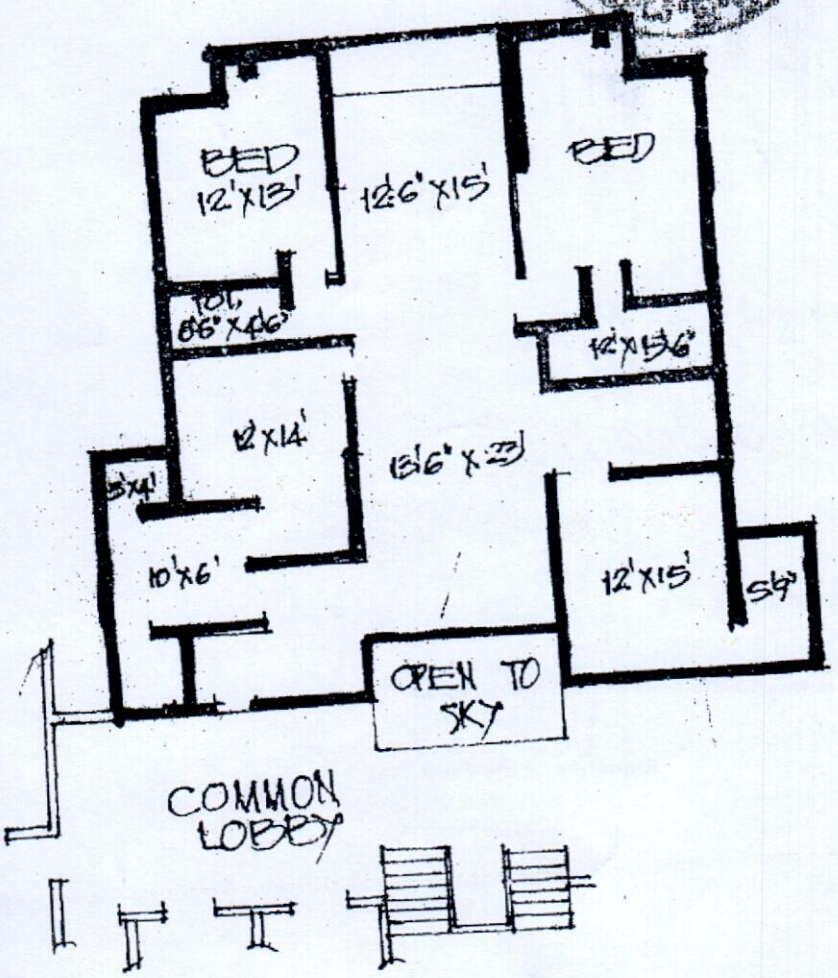
INCL. [redacted]

EXCL.

AREA 2400 SQ. FT.

U/S. IN LAND 100 SQ. YDS.

SCALE: 1" = 16'-0"



1.

2.

SIG: OF VENDOR

WITNESSES:

1.

2.