

No. 940/11-24-28-209-6

Sold to V. C. Davey.....

S/o S. M. Davey, Dindochauri

for Master Bhavesh V. Davey S/o V. C. Davey

Chandernagar, Villu Chandra Davey

SALE DEED

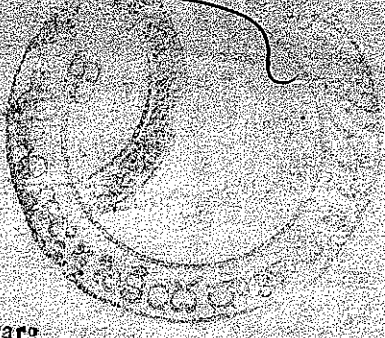
This Deed of Sale is made on this the 6th day of April, 1983 BY : M/s S.M.Modi Commercial Complex, a registered partnership firm, represented by its Managing Partner, Shri Satish Modi, S/o Shri Manilal Modi, Hindu, aged: 38 years, residing at 5-8-187/3-4, Karbala Maidan, hereinafter called the VENDOR (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendor but also its all existing partners, also partners who would join in future and also their legal heirs, executors, administrators, representatives and assigns) of the one part;

IN FAVOUR OF

Master Bhavesh V. Davey S/o Shri Vipin Chandra Davey, Hindu, aged: 13 years, Minor per father, natural guardian and next friend, Shri Vipin Chandra Davey, S/o late Shri Shantilal Davey

Satish Modi
6/9/83

16... ఈ కారితము పరున
 సంఖ్య... /
 77



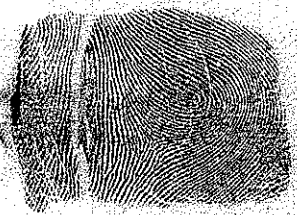
Presented in the office of the Sub-Registrar
 Hyderabad and fee of Rs. 2.6.65

Paid between the hours of 4 PM
 on this 6th day of September
 1953 by M. S. B. by...

Execution Admitted By
 LEFT THUMB

Subst. made
 6/9/53

Subst. made 5/10/53
 Business, Age 39 years.
 Seal bad

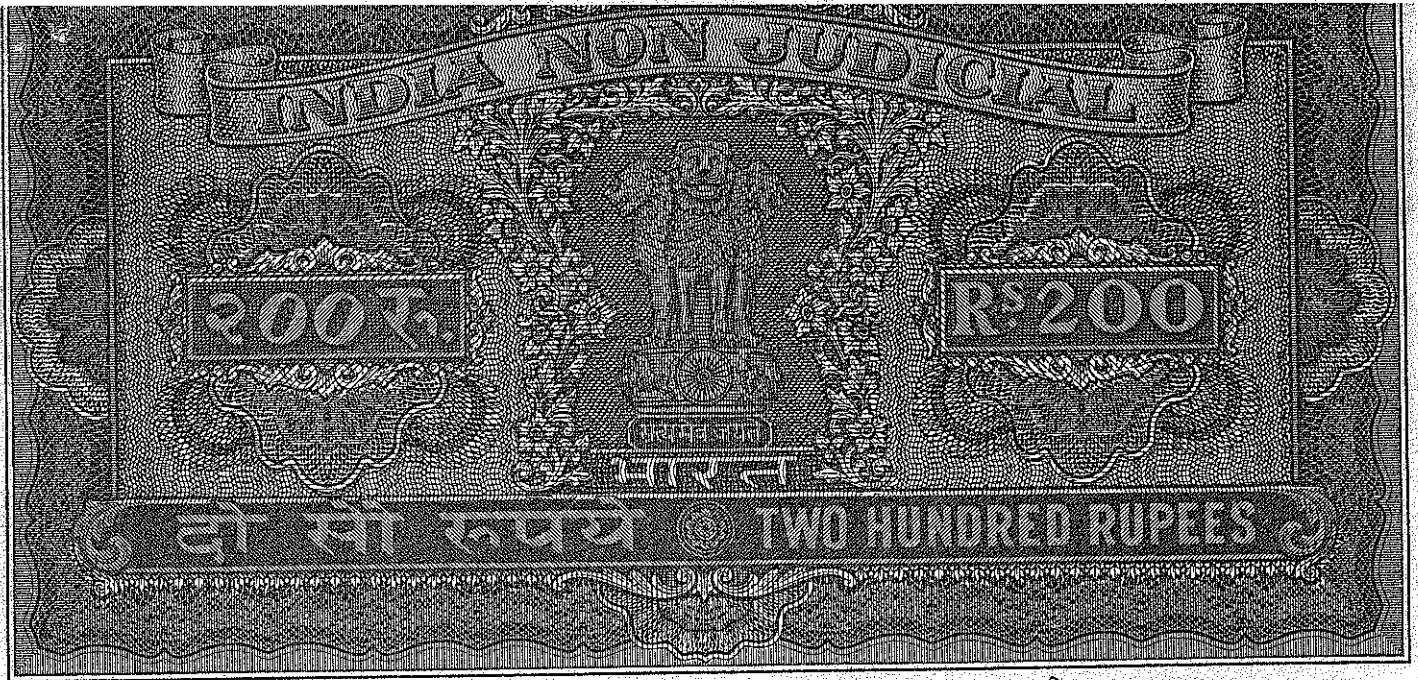


Identified by

1. Hameed % M.A. Hai
 M.A. Hameed ARCHITECT
 age 26 years
 Hyderabad

2. C. V. R. Rao
 18-9-53, 12th Ave
 Police Service.

Date 6th September 1953
 15th Nov 1953
 Registrar



No. 2941 24.2.82 200/-

held to V.C. Davey

for S. M. Davey

Master B. Babesh V. Davey S/o V.C. Davey
Canadian Vipin Chandra Davey

B. Ramchandra

STAMP VENDOR,
CITY CIVIL COURT

: 2 :

Hindu, aged: 32 years, occupation: business, residing at 24, Beemanagar Colony, Lower Tank Bund, Secunderabad, hereinafter, called the VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendee but also his legal heirs, executors, administrators and assigns) of the other part.

Whereas Shri Praveen Modi S/o Shri Manilal Modi was the sole, absolute and exclusive owner of land admeasuring 1980 sq.yards forming part of the land known as "KARBALA MAIDA by virtue of registered Deed of Sale dated 28th May, 1965 registered as Document No.1686 of 1965 of Book I, Vol.129 at pages: 55 to 60 before the Joint Sub-Registrar, Hyderabad.

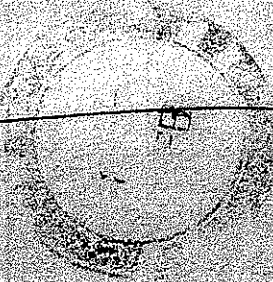
Satish mod
6/9/83

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

16 ఈ కాగితము వరుస

సంఖ్య 2

వబ్-రిజిస్ట్రార్



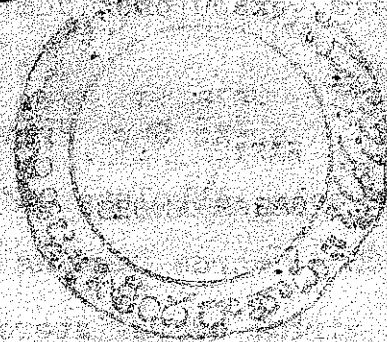
Registered as No 391 of 1983/1905 S.E.

of Book 1 Volume No 31 Pages 287 to 292

Dated 1983/17/11 1905 S.E.

Gopabandhu Bhandu

Sub-Registrar.





No. 242 dated 24.2.82 to 2001

Sold to V.C. Davey

By S.M. Davey

Master Bhagwan V. Davey S/o V.C. Davey
Guardian V.P. Vinay Chandra Davey

B. Ramchander
STAMP VENDOR,
CITY CIVIL COURT
SECUNDERABAD-A.P.

: 3 :

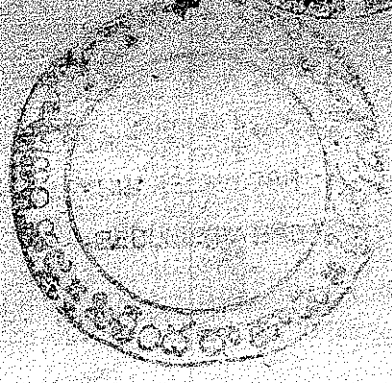
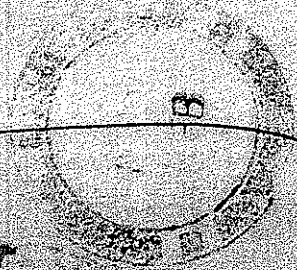
Whereas subsequent to purchase of the said property Shri Praveen Modi entered into a partnership with t Shri Satish Modi under the name and style of M/s S.M. MODI COMMERCIAL COMPLEX, the Vendor herein for the purpose of construction and sale of residential, commercial buildings, flats, shops, garages, etc.

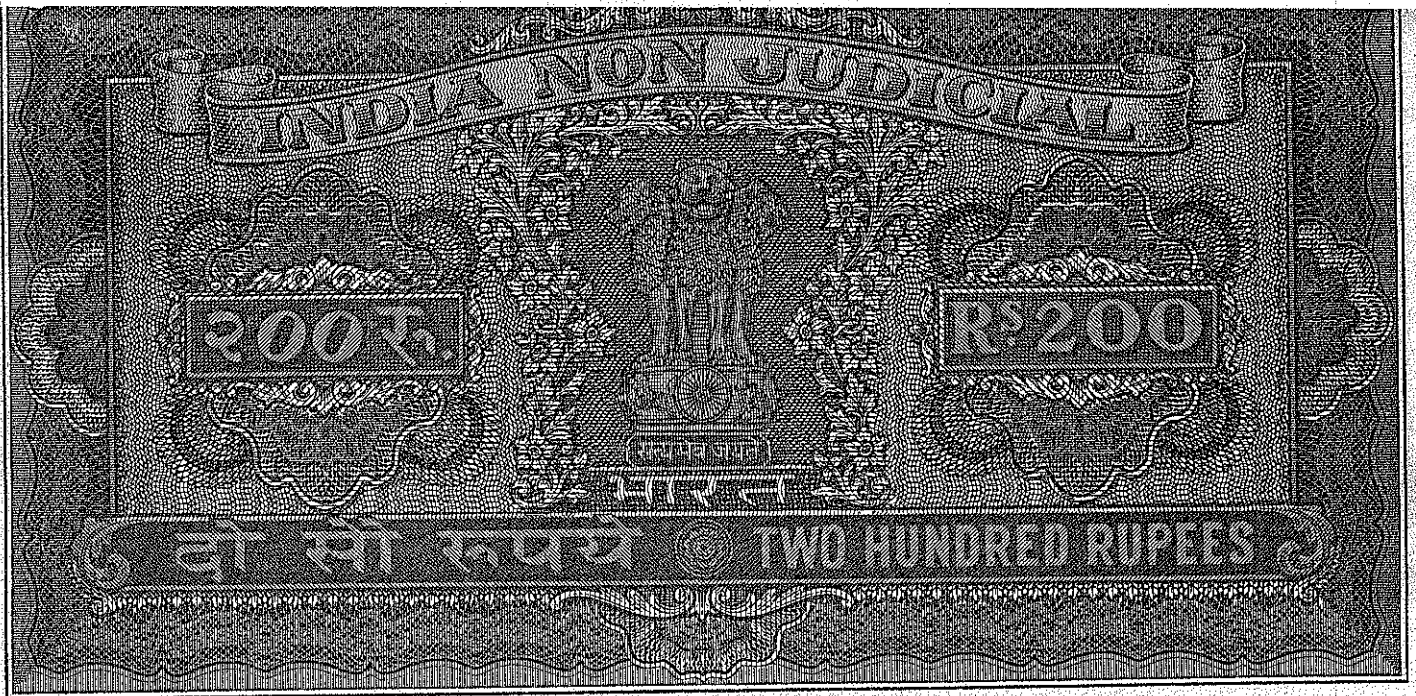
Whereas in terms of the Deed of Partnership, the Vendor herein had constructed a multi-storeyed commercial complex known as " S.M. MODI COMMERCIAL COMPLEX" with Municipal No. 5-4-187/5 situate at Karbala Maidan, Ranigunj, Secunderabad.

Satish modi
6/9/82

ప్రకరణ 1/18 సం. పు
దస్తావేజుల ముత్తం కాగితముల సంఖ్య
..... ఈ కాగితము పేరున
సంఖ్య 163

నవ్.రిజిస్ట్రార్





2943 24.2.22 200/-
V.C. Davey

D. Ramchander
STAMP VENDOR,
OFF. CIVIL COURT,
SECUNDERABAD-A.P.

S.M. Davey
Master Bhaheer V. Davey 310 V.C. Davey
Guardian Vipin Chandore Davey

: 4 :

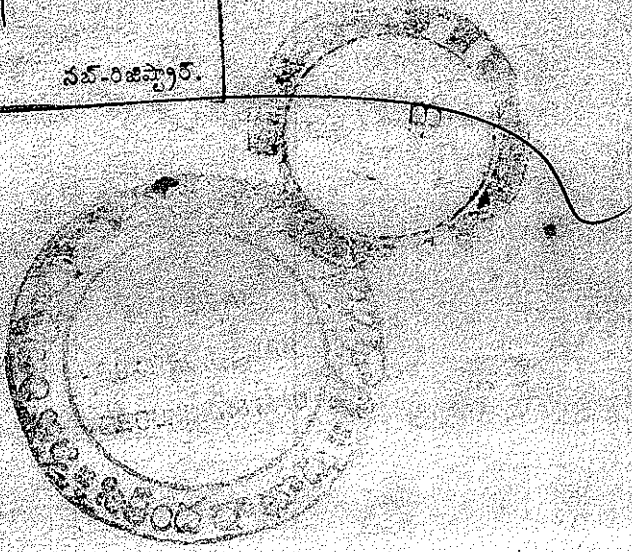
Whereas the Vendor herein offered to sell and the Vendee agreed to purchase outright Shop No.11, admeasuring 29 ft. x 12 ft. 6 inches in the ground floor of the building bearing No. 5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs.60,000/- (Rupees sixty thousand only).

NOW THIS INDENTURE WITNESSETH.

That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.60,000/- (Rupees sixty thousand only) well and truly paid by the Vendee to the Vendor as under:

Satish Moh.
6/9/83... 5

దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 16 ఈ కాగితము వరుస
సంఖ్య..... 4
నవంబర్ 1957



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2944 24.2.82 200.0

V.C. Davey

S.M. Davey

Master Bhakesh V. Davey s/o V.C. Davey
Chandrar Vittal Chandra Davey

Stamp Vendor,
COURT

: 5 :

(i) A sum of Rs.51,000/- (Rupees fifty one thousand only) paid by the Vendee to the Vendor through cheque bearing No.AV.276909, dated 9.2.1982 drawn on the State Bank of Bikaner & Jaipur, Secunderabad.

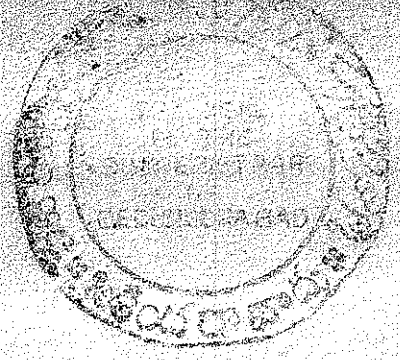
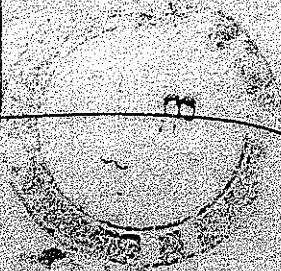
(ii) A sum of Rs.9,000/- (Rupees nine thousand only) adjusted by the Vendor paid by way of rent deposit with the Vendor by the tenants, M/s Southern Warehouse Company in occupation of the Shop No.11.

(the receipt whereof the Vendor admits, accepts and acknowledges.

2. The Vendor hereby declares, covenants and agrees with the Vendee that it is the sole, absolute and exclusive owner of the said property hereby sold and conveyed, more fully described at the foot of this indenture and as delineated

Satish Modi
6/9/83 ... 6

నం. పు
దస్త్రావేశాల మొత్తం కాగితముల సంఖ్య
16 ఈ కాగితము వరుస
సంఖ్య 5
పబ్-రిజిస్ట్రార్.



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2945 24.2.82 200:0

Vic Davay

S. M. Davay

Master Bhaksh V. Davay Dist. C. Officer

Courtdan via Chandra Davay

B. Ramchander

STAMP VENDOR,
CITY CIVIL COURT

HYDRABAD-A.P.

: 6 :

in the plan annexed hereto and hatched red and the Vendor has good and perfect right, title and authority to convey the same to the Vendee.

3. The property is not subject to any charge, mortgage or any other encumbrance whatsoever in favour of any one.

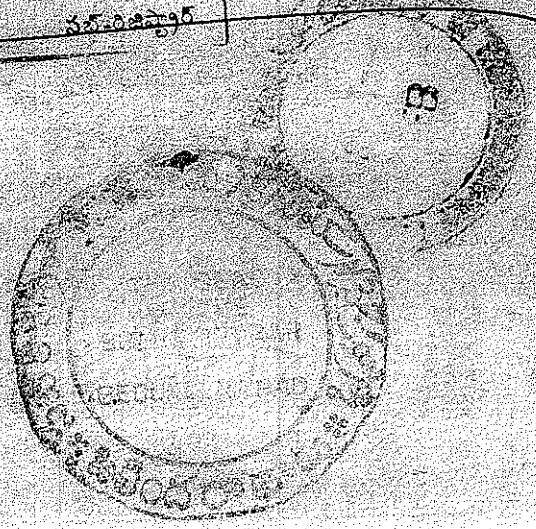
4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.

5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.

Satisfy made
6/9/83

... 7

దస్తావేజుల మొత్తం/కాగితముల సంఖ్య
..... 16 ఈ కాగితము వరుస
సంఖ్య
నవంబరు 1995





NO 2946 24.2.82 200/-

Sold to V.C. Davey

— S.M. Davey

Master Bhaban V. Davey S/O V.C. Davey
Guardian Wipin Chandra Davey

Stamp Vendor
CITY CIVIL COURT
SECUNDERABAD-2

: 7 :

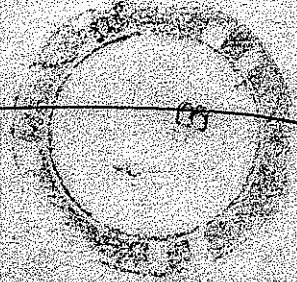
6. The Vendor hereby declares, covenants and agrees with the Vendee that it shall do and execute all such acts, deeds and things as may be necessary to more effectually assure the Vendee with respect to the title and assist in getting mutation effected in the Municipal or Government authorities.

7. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendee against all loss that the Vendee shall be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.

Sahet mod
6/9/82

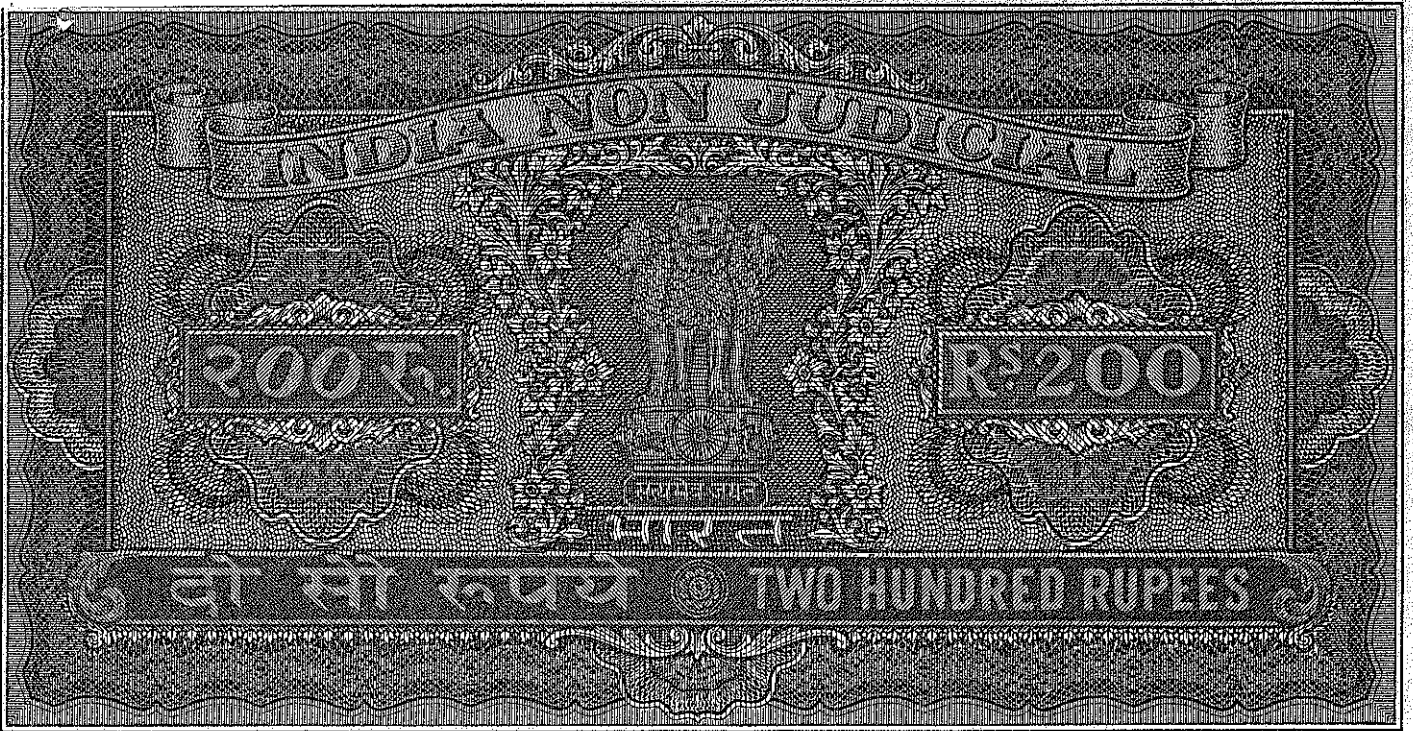
... 8

పునః సంఖ్య 8/105 సం. పు
దస్తావేజుల వెబ్సైట్ కాగితముల సంఖ్య
..... 16 ఈ కాగితము వరుస
సంఖ్య
అను
నవ-రెజిస్ట్రార్



[Faint signature]

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No. 2947 24.2.82 200/-

Sold to V.C. Davey

S/o. Mr. S.M. Davey

for Witness Master Bhakesh V. Davey S/o V.C. Davey

Gaurdhan Singh Chandra Davey

: 8 :

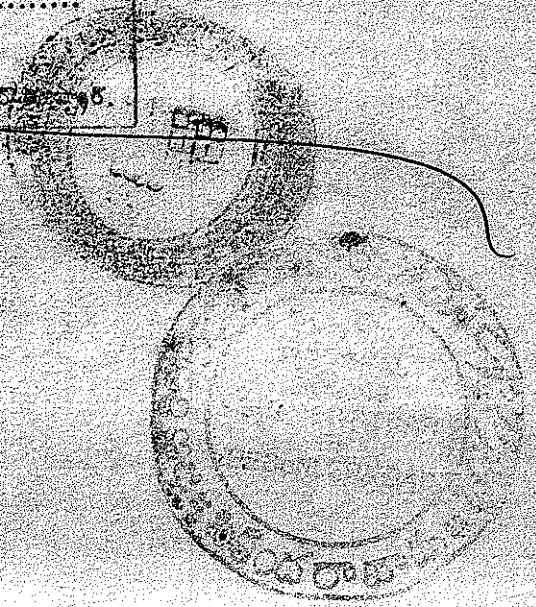
8. The Vendor hereby assures that the rates and taxes leviable on the said property have been paid and discharged upto the date of Sale Deed and in the event of any encumbrance or charge is found to be due in respect of the said property, the same shall be payable by the Vendor to the Vendee.

9. Whereas it has been mutually agreed that the Vendee shall abide by the following conditions:

(a) That the Vendee hereby undertakes and agrees ~~with~~ that the said premises purchased by him being a shop on the ownership basis and being a part of the said huge building, namely "S.M.MODI COMMERCIAL COMPLEX", the approach roads, and parking space will remain common for enjoyment of all the Vendees in the said building. Further the walls intervening between the two adjacent Vendees' tenements shall also be common and enjoyed as such by the Vendees of such adjacent tenements.

Sales made
6/9/83... 9

దస్తా వజూల మొత్తం కాగితముల సంఖ్య
... 16 ... ఈ కాగితము పరుఫ
సంఖ్య ...
నవంబరు 1958



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No 2948 24282 2000

Sold to U.C. Davey
S/o S.M. Davey

Master Bhawan V. Davey S/o U.C. Davey
Canadian Hipin Chandra Davey

B. Kanchanlar

STAMP VENDOR,
CIVIL COURT

PRASAD-A.F.

: 9 :

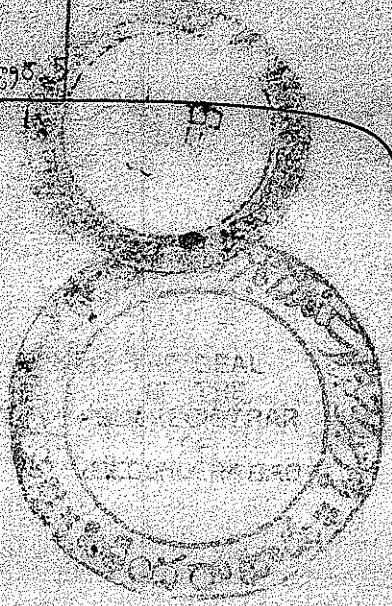
(b) The Vendee hereby undertakes not to make any encroachment or otherwise disturb the common passage, roads, but keep the same usable for all the Vendees of other tenements. Further the Vendee shall not use the said premises hereby sold in such manner which may or is likely to cause nuisance or annoyance to the Vendees/Occupants of the other portions in the said building.

(c) That it is agreed that the lorries or any heavy vehicles bullock carts, commercial vehicles, taxies, auto-rikshaws etc. of the Vendee herein or other Vendees of other portions shall not be permitted to be parked inside the building premises for more than 30 minutes without the written consent of the Association or Society or the Vendor till formation of such Association or Society or Company.

(d) That the Vendee hereby agrees that he will have absolutely no objection of whatsoever nature, regarding any construction, shop, office or garage or godown or on the upper

..... 10 ఆ కాగితము వరుస
సంఖ్య: 9

నవ-రిజిస్ట్రార్



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No. 2949 of 242 & 2000

Sold to V.C. Davey

3/0. 7/0 S.M. Davey residence

W. Maskey Shaker V. Davey S/o V.C. Davey
Guardian of minor Chandra Davey

W
Stamp Vendor,
COURT
BOMBAY-4

: 10 :

storey, but will actively co-operate ~~will~~ help in this regard. The inconvenience that may be caused during such construction and all the ancillary work pertaining to the same, egress or men and material and scaffolding and other work will not be objected by the Vendee.

(e) The Vendee hereby agrees that he shall not store in the said premises any goods of hazardous or combustible nature or which may be too heavy or which may affect the construction, structure or stability of the said building.

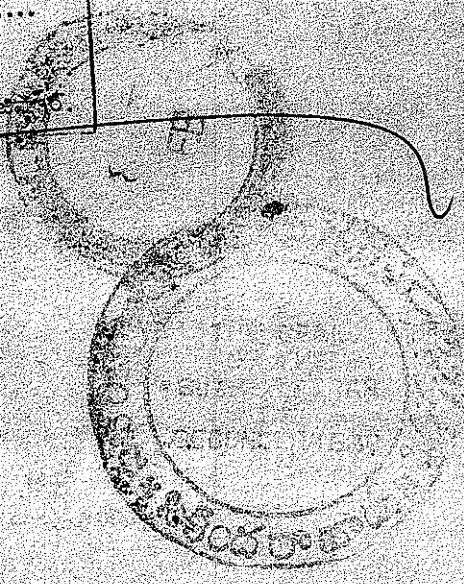
(f) That the Vendee hereby covenants that he shall keep the walls and partition walls, sewer drains and appurtenants belonging thereto in good condition and particularly in such good condition so as to support, shelter and protect different parts of the building other than his premises.

Satish Mohan
6/9/00... 11

16/10

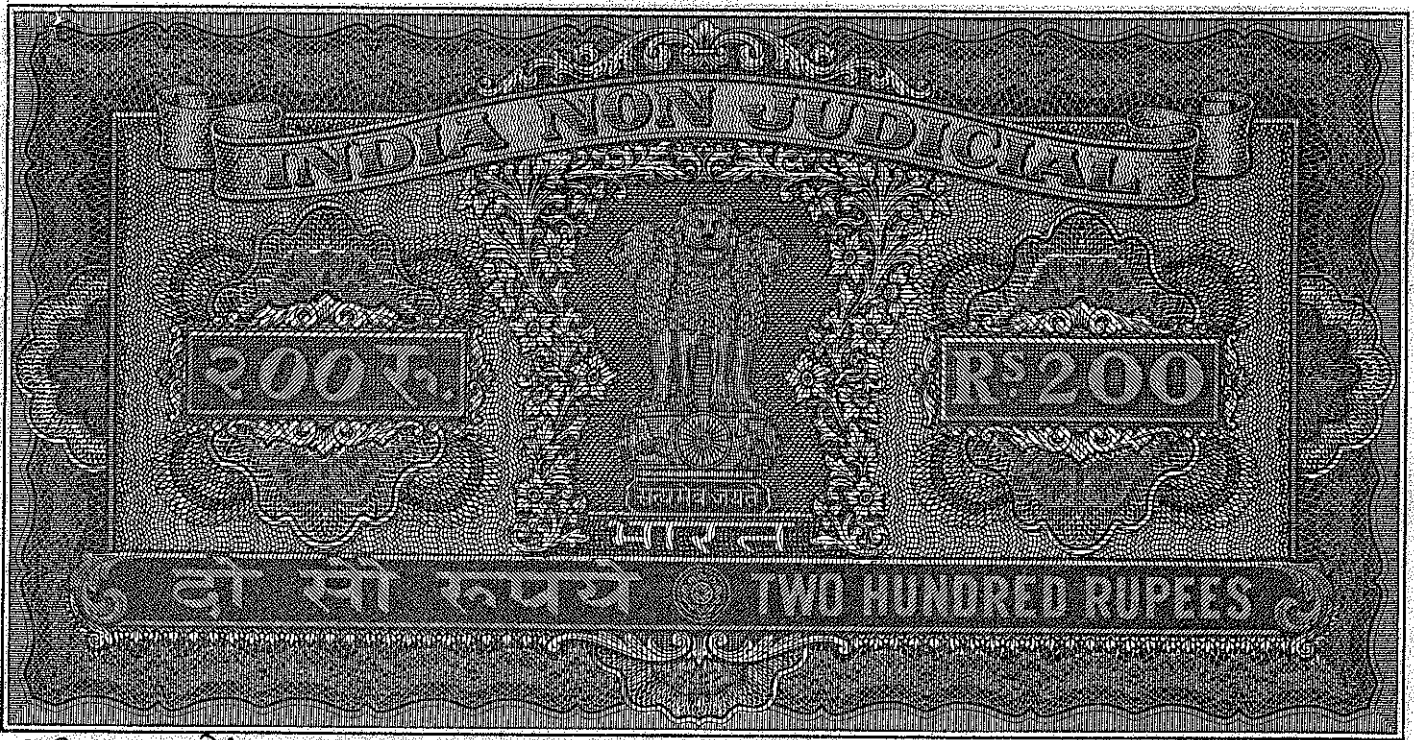
కాగితము వరుస

నవంబరు 16



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Handwritten signature or initials at the bottom left.



2953 2418 1000
V.C. Davey
S.M. Davey
Master Bhabha v. Davey S.M. Davey
Guardian Vikram Chandra Davey

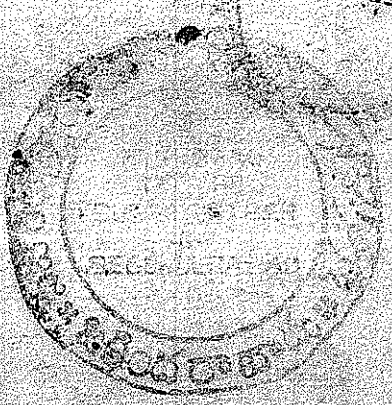
: 11 :

(g) That the Vendee further covenants with the Vendor and with all purchasers of other portions of the said building that he shall not demolish or cause to be demolished any structure in the said building or any portion of the same nor will the Vendee at any time make or cause to be made any new construction of whatsoever nature on the said property or building or any part thereof nor will make any additions or alterations in the said premises affecting the front elevation of the building, but any internal changes not affecting the elevation or common walls, if needed, can be undertaken with previous consent of the Vendor or the Association or Society or Company.

Satisfactory
6/9/83 ...12

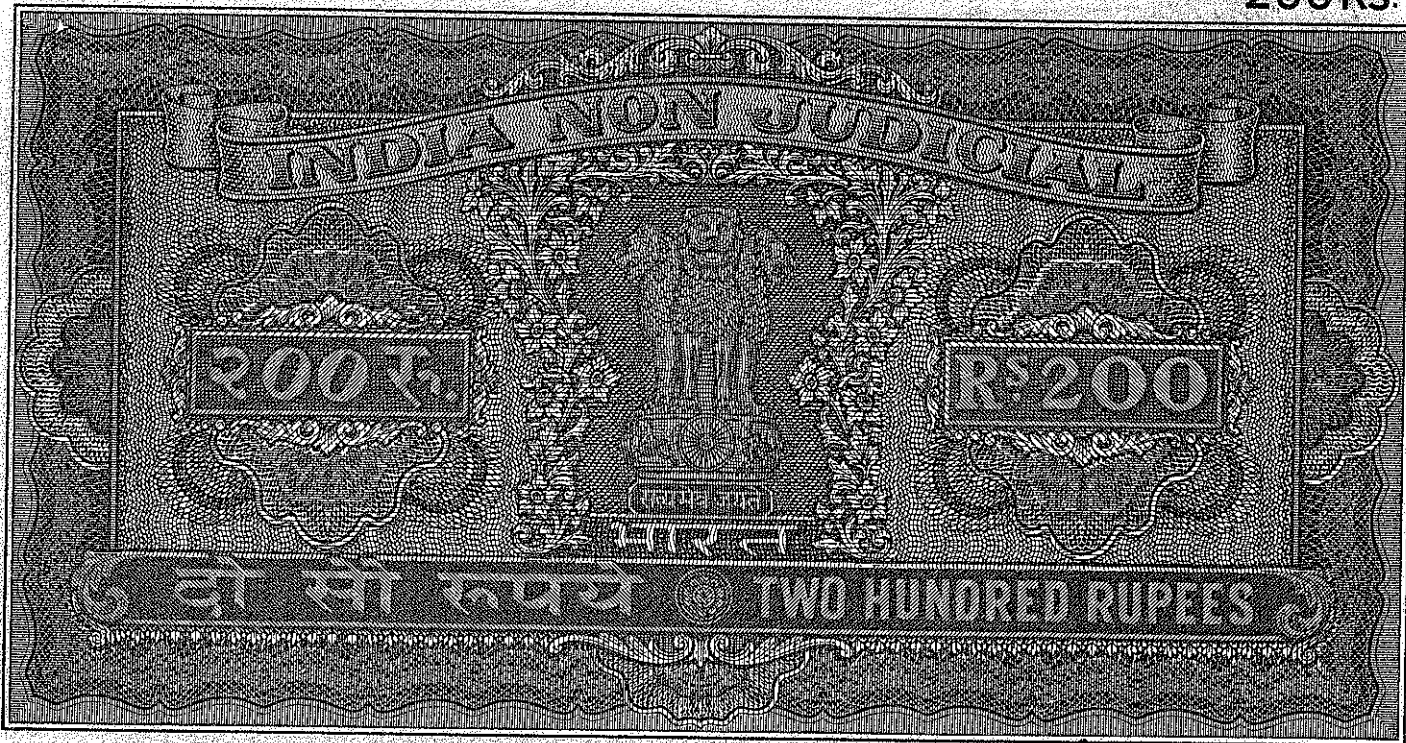
..... సం. వు
..... 16 ఈ కాలము పరుస
సంఖ్య 10

నవ-రిజిస్ట్రార్.



: 11 :

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2854 24.2.82 200/-

Sold to V.C. Davey

S/o S.M. Davey

Master Bhavesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

: 12 :

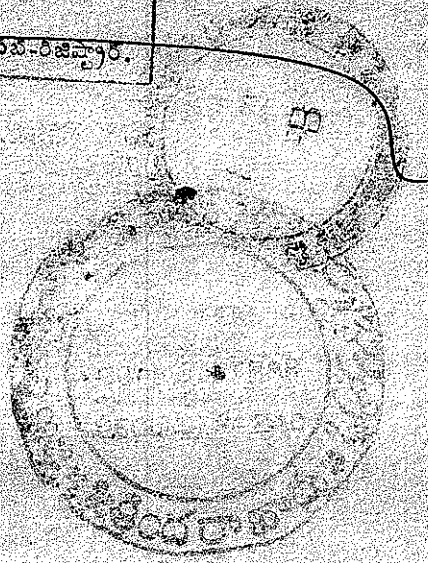
(h) That in case of letting out the said premises or any portion thereof, the Vendee should take care that no inconvenience is caused to other tenants. Further the Vendee will have no right to instal such machinery which may create sound or which in any manner causes damages or injury to the building under any circumstances.

(i) That the Vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity and other such items, the main distribution line of sanitation, electricity, etc. and the same should not be touched or interfered with, without the written permission of the Vendor or the Association, or Society or Company.

Satish Moli
6/9/82

... 13

ప్రవచనం 39/10 సం. పు
 దినా వేముల వసుదేవం కాగితముల సంఖ్య
 16 ఈ కాగితము వరుస
 సంఖ్య 12
 సబ్-రిజిస్ట్రార్.



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No. 2955 24-2-82 200/-

Sold to V.C. Davey
S/o. S.M. Davey

Master Bhavesh V. Davey S/o V.C. Davey
Guardian Vinay Chandra Davey

B. Ramchander
STAMP VENDOR,
CITY CIVIL COURT
MYSURU

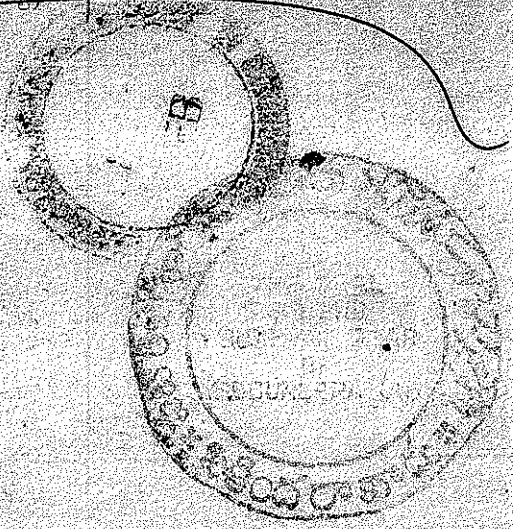
: 13 :

(j) That the Vendee hereby agrees that the land on which the entire Complex is constructed together with all its open land, courtyards, gardens and roads shall be in common enjoyment and joint properties of all persons who have purchased the tenements in the entire "S.M.MODE COMMERCIAL COMPLEX". The taxes of every description and every kind will be share proportionately and promptly paid and all items of common enjoyment will be maintained and kept in good repairs by all the tenements owners and they shall share proportionately all the expenses thereof inclusive of

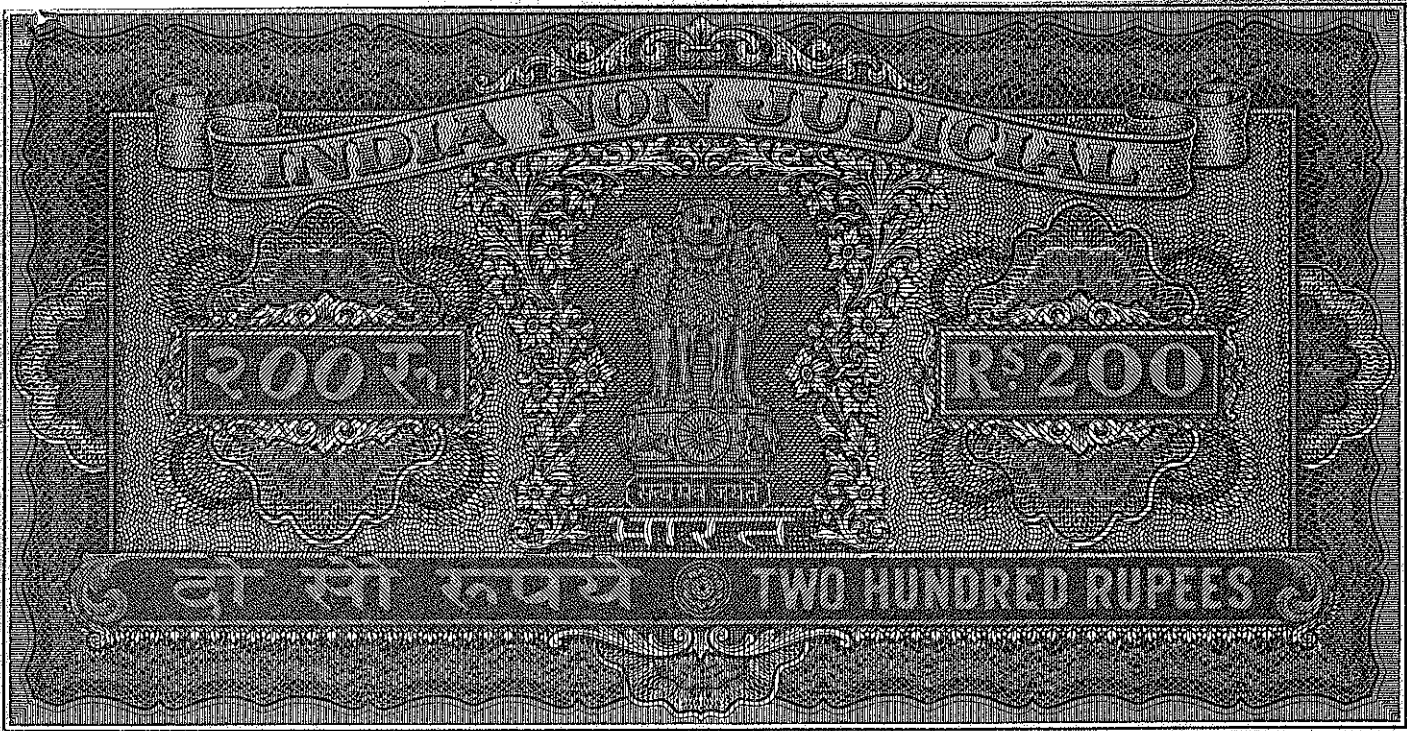
Sethi Mohan
6/9/82

... 14

ప్ర.సం. 391/17 వం పు
 దేవాలయ మొత్తం కాగితముల సంఖ్య
 16 ఈ కాగితము పరుస
 సంఖ్య 13
 సహ-రిజిస్ట్రార్



391/17
 13



No. 2956 Date 24.1.82 2000

Sold to V. S. Davey
S/o. S. M. Davey Resident 44

for M. S. Maskey Shakes v. Davey S/o V. S. Davey
Guardian v. P. M. Chandra Davey

B. Ramchander
VENDOR,
CIVIL COURT
HYDRABAD-1. D

: 14 :

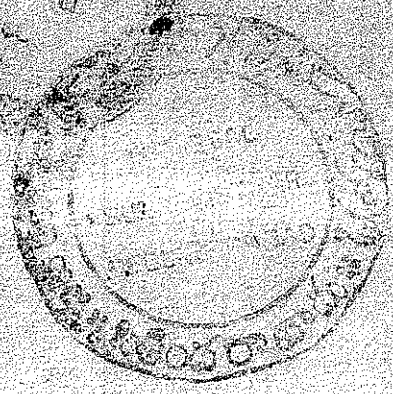
of salaries and other expenses etc. and emoluments of the personnel who will be appointed to keep the same in good shape. The aforesaid taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

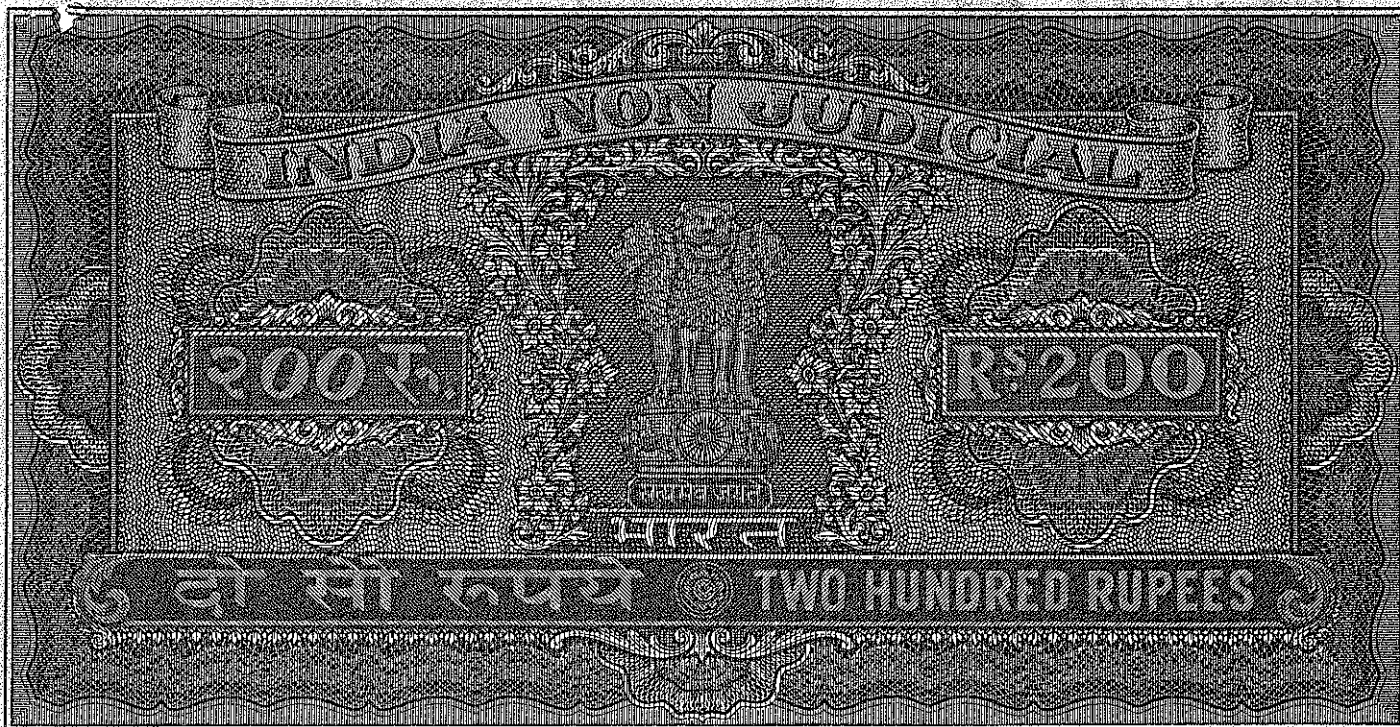
(k) That it is agreed that the Vendee shall not use the premises hereby sold for any illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

Satish m. d.
6/9/83

... 15

ప్రసం 391/85 సం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 15 ఈ కాగితము పయన
సంఖ్య 24
9





No. 2857 of 24.12.82 200.00

Sold to V.C. Davey
 S/o S.M. Davey

W
 D. Ramchander

VENDOR,
 CIVIL COURT

Master Bhalsam v. Davey S/o V.C. Davey
 Canadian Willin Chandan Davey
 : 15:

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

One Shop No.11, admeasuring 29ft. x 12 ft. 6 inches equivalent to 362.5 sq.ft. being the portion of the building known as "S.M.MODI COMMERCIAL COMPLEX" bearing Municipal No.5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad-3 as per the plan annexed hereto and as delineated in red colour therein and bounded on the:

- North: By property belonging to Sri Gurudeva Ashram under occupation of Indian Iron Workshop.
- South: By common passage.
- West : By Nullah and ring road.
- East : Shop No.10.

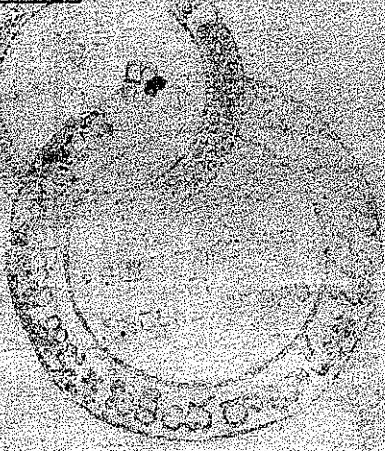
In witness whereof the said Vendor M/s S.M.Modi Commercial Complex, represented by its Partner, Shri has hereto signed at Secunderabad on the day, month and the year first aforementioned.

Witnesses:

1. *(Signature)*
 (P.A. CHAKRAVARTHI)

Satish Modi
 27/9/82
 VENDOR.
 M/s S.M.Modi Commercial Complex, through its Partner Shri *Satish Modi*

ప్రతికం 39/85 నం. పు
 దివ్య వజ్రం మొక్కం కాగితముల సంఖ్య
 16. ఈ కాగితము పరుస
 సంఖ్య 15
 వచ-రజనాగారం



07/15
 15

ORIGINAL

[Handwritten signatures and names]

Receipt for fees and Document

ಇದರಲ್ಲಿ ದಾಖಲೆಗಳು, ದಾಖಲೆಗಳನ್ನು ಸೇರಿ

Received from

[Handwritten name: S. T. Thelapalli]

the undesignated document

Application No. and fees as under:-

ಇದರಲ್ಲಿ ದಾಖಲೆಗಳು, ದಾಖಲೆಗಳನ್ನು ಸೇರಿ

ಇದರಲ್ಲಿ ದಾಖಲೆಗಳು, ದಾಖಲೆಗಳನ್ನು ಸೇರಿ

Registration to

[Handwritten: Ref 3500]

Fee

[Handwritten: 1000]

Number of Books

[Handwritten: 14]

Traveler allowance

[Handwritten: 3360]

Postage

[Large handwritten signature]

Stamp fee and Section

10 (2)

60 (1)

60 (2)

Filing Translation

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

P.T.O.

Duty
Deficient Stamp
Penalty

Handwritten signature

Station

Total
205.00

Handwritten text: Rs. 205.00

Date 19
58 19

This document will be ready for delivery _____ at _____ on _____

Handwritten text in Telugu script

Handwritten signature and text

Signature of Registering Officer.
ఉత్తర కోర్టు అధ్యక్షుడు వరదరాజు.

Handwritten signature

Large handwritten signature

Handwritten signature

No fee is levied for safe custody of a document for fifteen days after the date on which it is ready for delivery
దాఖలు చేసిన తరువాత 15 రోజుల అంతర్గత వినియోగం వల్ల ఎటువంటి ఫీజు వసూలు చేయబడదు.

For every fifteen days or part thereof after the first fifteen days 40 paise will be levied subject to a maximum
అందుకు మించిన వసూలు చేయబడదు.
అంటే ఏడు రూపాయల వరకు 15 రోజుల తరువాత ప్రతి 15 రోజులకు 40 పైసలు వసూలు చేయబడతాయి. అంటే మొత్తం ఏడు రూపాయలు వరకు మాత్రమే.

The Document unless it is a will, will be liable to be destroyed at the end of two years if unclaimed.
ఇలాంటి దాఖలు వసూలు చేయబడని పక్షంలో రెండు సంవత్సరాల తరువాత వసూలు చేయబడని దాఖలు నష్టపోవడానికి లోబరు చేయబడతాయి.

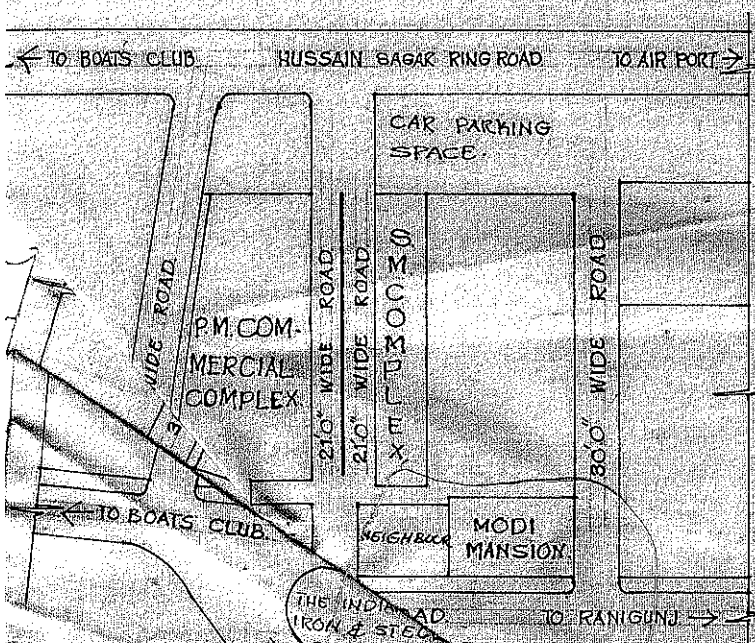
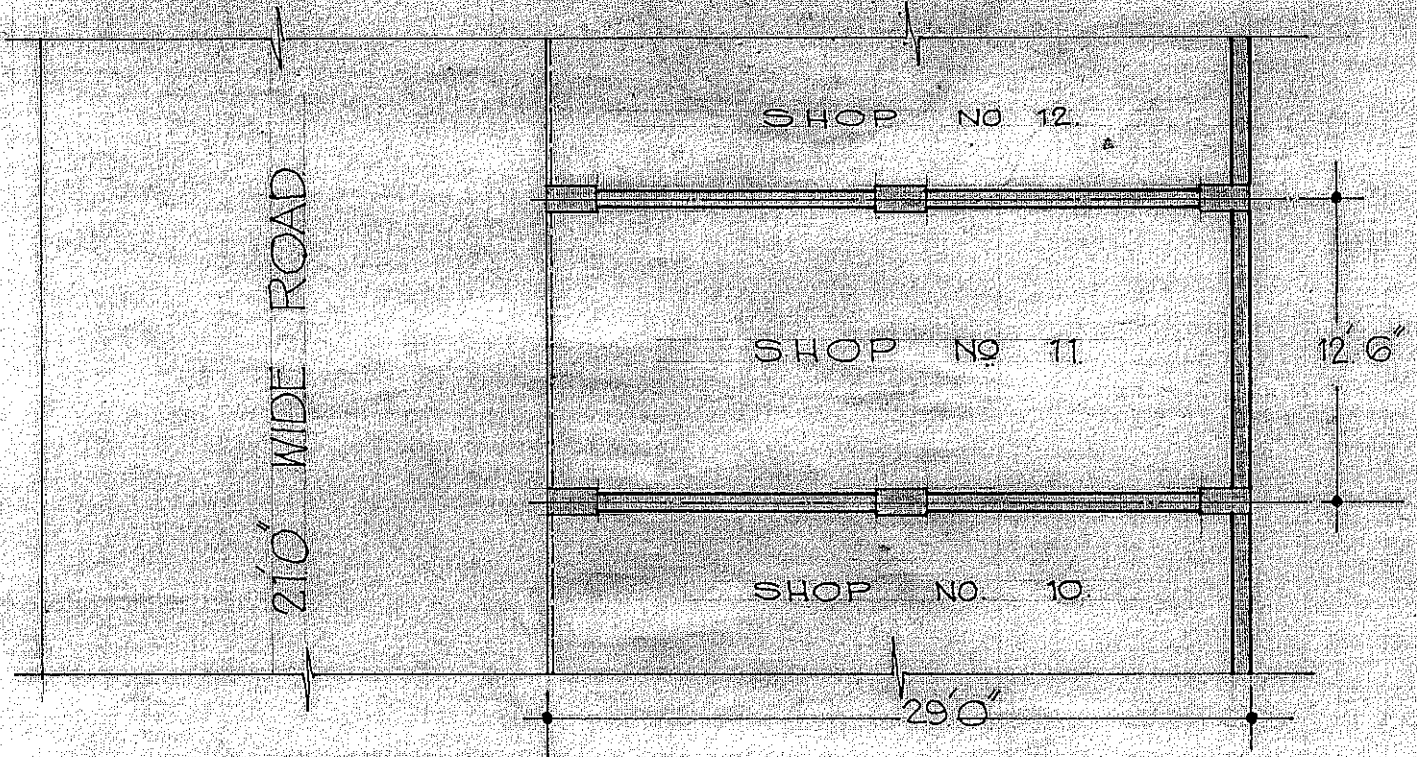
Handwritten signature and text at the bottom

REGISTRATION PLAN SHOWING SHOP NO. 11 IN
 S.M.MODI COMMERCIAL COMPLEX PREMISES NO:
 5-4-187/5, KARBALA MAIDAN, M.G. ROAD
 SECUNDERABAD.

VENDOR: SATISH MODI
 P/O OF S.M.MODI COMMERCIAL COMPLEX

VENDEE: MASTER BHAVESH V. DAVEY
 S/O SRI VIPIU CHANDRA DAVEY

REFERENCE AREA
 INCLUDED 362.5 SQ.FT
 EXCLUDED 33.72 SQ.FT
 SCALE 8"=1"



North

BOUNDRIES

- NORTH OPEN YARD
- SOUTH 210' WIDE ROAD
- EAST SHOP NO. 10
- WEST SHOP NO. 12

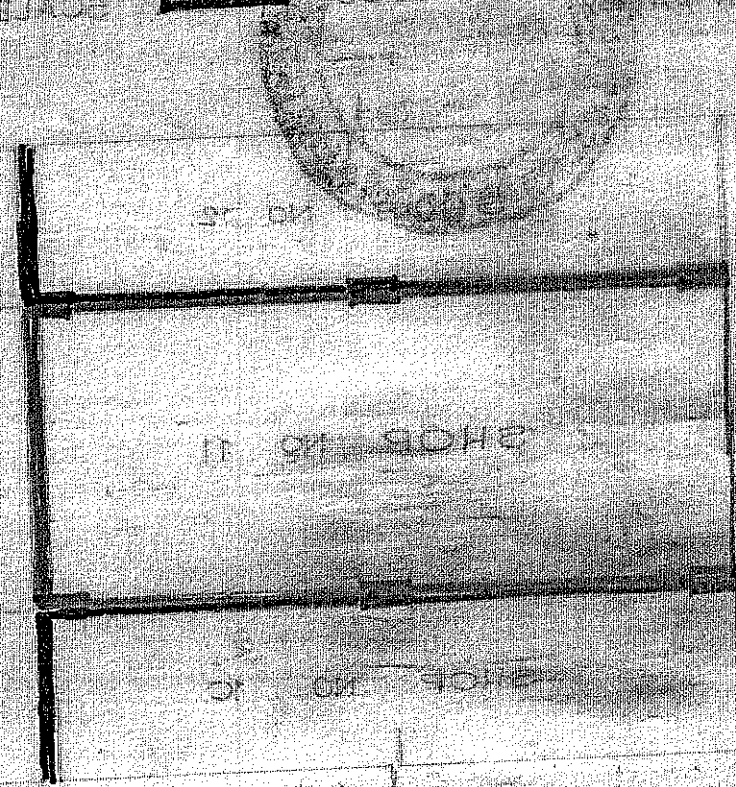
WITNESS

- 1 *[Signature]*
- 2 *[Signature]*

REGISTRATION PLAN SHOWING
S.M. MODI COMMERCIAL COMPLEX
2-4-1878, KARBALA MAIDAN,
SECUNDERABAD.

SHOP NO. 11
PREPARED BY: M. G. RAO
DATE: 11/11/21
1921

AREA
323.2 SQ. FT.
33.75 SQUARES



ROAD NO. 10

North

BOUNDARIES
NORTH 60TH YARD
SOUTH 210 YARD ROAD
EAST SHOP NO. 10
WEST SHOP NO. 11

WITNESSES

[Handwritten signature]

ORIGINAL

M. N. Rao
21/11/74

Sreejit Rao

Receipt for Fees and Document

ಮಾನ್ಯರವರಿಗೆ, ರಾಜ್ಯ ಸರ್ಕಾರ, ದೆಹಲಿ

Received from

S. S. Rao

the aforementioned Document

S. S. Rao

Application No. _____ and fees as under:-

ಅನ್ವಯಿತ ಮೊ: ರೂ. 3000 ಮತ್ತು ದಾಖಲೆ

ಮಾನ್ಯರವರಿಗೆ, ರಾಜ್ಯ ಸರ್ಕಾರ, ದೆಹಲಿ

	Doc. No.	Doc. No.
Registration Fee	<i>300</i>	<i>300</i>
Stamp Fee	<i>150</i>	<i>150</i>
Number of words	<i>15</i>	<i>15</i>

Memorandum

3000

Provisional allowance

336

Cost of printing

336

Cost of travelling allowance to witnesses

336

Name for order

SO (1)

SO (2)

Filing Translation

City

S. S. Rao

P.T.O.

Penalty

Penal.
Charges

Station

Dist

Date

19

19

This document will be ready for delivery _____ at _____ on _____

.....

Signature of Registering Officer
.....

No fee is levied for safe custody of a document for fifteen days after the date on which it is ready for delivery
.....

For every fifteen days or part thereof after the first fifteen days 40 paise will be levied subject to a maximum
of 40 rupees.

.....

The Document unless it is a will, will be liable to be destroyed at the end of two years if unclaimed.

.....

Assistant Director of Fisheries
Directorate of Fisheries
HYDERABAD