



Hyderabad, A.P.  
- 9 JUN 1967

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SCHEDULE III

(For Private dwelling houses)

Building lease for thirty years renewable at option of lessee up to ninety years.

Lease No. 2869/178

THIS INDENTURE made the

28 JUN 1967

between the Secretary in the

Revenue Department Government of Andhra Pradesh for the exercise of the functions of the Government of Andhra Pradesh (hereinafter called the Secretary to Government of Andhra Pradesh of the one part and ... Sri. Manilal Modi ... S/O Chhaganlal ...

hereinafter called the <sup>lessee</sup> of the other part : WHEREAS the Estates Officer of Secunderabad (hereinafter called the Estates Officer ) has agreed on behalf of the Secretary in the Revenue Department to demise the

plot of land hereinafter described to the <sup>lessee</sup> in manner hereinafter appearing NOW THIS INDENTURE witnesseth in consideration of the premium of 9.9 Rs. 3720/2 paid on or before the

execution of these presents (the receipt whereof the Secretary in the Revenue Department hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the <sup>lessee</sup> hereinafter contained

the Secretary in the Revenue Department both hereby demise upto the <sup>lessee</sup> ALL THAT plot of land containing by admeasurement 3906 sq ft situate at lungway in the city Secunderabad

which said plot of land in more particularly described in the Schedule hereunder written and with the boundaries thereof is delineated on the plan annexed to these presents and thereon coloured. Red.

Together with all rights, easements and appurtenances whatsoever to the said plot of land belonging or in anywise Appertaining, Excepting and Reserving upto the Secretary in the Revenue Department all mines, minerals, mineral substances of every description, sand and clay in or under the premises hereby demised with full right and liberty at all times to do all acts and things which may be necessary or expedient for the purpose

of searching or digging, working, obtaining, removing and enjoying the same making the <sup>lessee</sup> reasonable compensation for all damage done and also all timber, fruit-trees and others tree (but not the fruit or leaves or fallen branches of trees cut down with the written consent of the Estates Officer) with right of entry to

mark, fell, out and carry away the same to hold the premises hereby demised unto the <sup>lessee</sup> for the term, thirty years from the 14<sup>th</sup> day of March 1967 rendering therefor during the

said term, the yearly rent of 9.9 Rs. 7.50 P clear of all deductions by yearly payments on the 14<sup>th</sup> day of March in each year at the

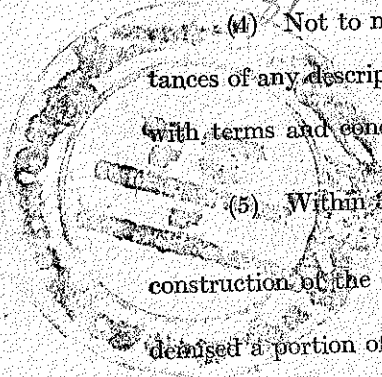
Office of the Estates Officer or such other place as the Estates Officer shall from time to time appoint in this behalf the first of such payment to be made on the 14<sup>th</sup> day of March nex.

1. And the <sup>lessee doth</sup> hereby covenant with the Secretary in the Revenue Department :—

(1) To pay unto the Secretary in the Revenue Department during the term hereby granted the yearly rent hereby reserved on the days and the manner hereinbefore appointed.

(2) From time to time and at all times during the said term to pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the said term be imposed, charged or assessed upon the premises hereby demised or the buildings to be erected thereupon or the landlord or tenant in respect thereof.

(3) Not to cut down any of the timber, fruit-trees or other trees now or at any time hereafter growing on the premises hereby demised without the previous consent in writing of the Estates Officer but to preserve the same in good order.



(4) Not to make any excavations in the land hereby demised or remove any minerals, mineral substances of any description, sand or clay from the said land without the consent in writing of and in accordance with terms and conditions prescribed by the Estates Officer.

(5) Within 3 calendar months next after the date of these presents at his/their own costs to commence the construction of the dwelling houses and within one year to finish it for habitation/use on the premises hereby demised a portion of a dwelling house together with all necessary out-houses; sewers drains and other appurtenances in accordance with a plan or plans to be approved in writing by the municipal corporation not to erect or suffer to be erected on any part of the premises hereby demised any building, other than and except the dwelling house covenanted to be erected, without the previous consent in writing of the Estates Officer and within a period of two years to complete the dwelling house in accordance with the plan previously approved.

(6) Not to make any alterations in the plan or elevation of the said DWELLING HOUSE without such consent as aforesaid nor to use the same or permit the same to be used for any purpose other than that a DWELLING HOUSE without the consent of the Estates Officer.

(7) At all times during the said terms to keep the said DWELLING HOUSE and premises in good and substantial repair and on the expiration or sooner determination of the said term peaceably to yield up the same in such good and substantial repair unto the Secretary in the Revenue Department.

(8) \* Not to assign transfer or underlet the premises hereby demised or any part thereof without the consent in writing of the Estates Officer and upon every assignment, transfer of sublease of the premises hereby demised or any part thereof within one calendar month thereafter to deliver a notice of such assignment, transfer, sublease to the Estates Officer setting forth the names and description of the parties to every such assignment, transfer or sublease and the particulars and effect thereof.

II. PROVIDED ALWAYS that if any part of the rent thereby reserved, shall be in arrears or unpaid for one calendar month next after any of the days whereon the same shall become due whether the same shall have been demanded or not or if there shall have been in the opinion of the Estates Officer any breach by lessee/lessees or by any person claiming through or under him/them of any of the covenants or conditions herein before contained, then and in such case, the Secretary in the Revenue Department may notwithstanding the waive of any previous case or right of re-entry upon any other part of the premises hereby demised or of the building thereon in the name of the whole and thereupon the said premises and buildings shall remain to the use of and be vested in the Secretary in the Revenue Department and this shall absolutely determine and the lessee/lessees shall not be entitled to any compensation whatever.

III. Provided also that the Secretary in the Revenue Department will at the request and cost of the lessee/lessees at the end of the term of year hereby granted and so on from time to time thereafter at the end of such successive further term of years as shall be granted execute to the lessee a new lease of the premises hereby demised by way of renewal for the term of thirty years but such renewed term of years as shall be granted shall not with the original term of years exceed in the aggregate the period of ninety years and such renewed leases shall be granted only at such rents within a percentage of enhancement of fifty percent of the rent which shall have been reserved by any lease either original or renewed immediately preceding the renewed lease for the said premises hereby demised shall contain such of covenants, provisions, and conditions in these present shall be applicable.



IV. Provided also that the Secretary in the Revenue Department may resume possession of the said land or any portion thereof at any time upon giving three calendar months previous notice in writing in that behalf to the lessee (s) under hand of some duly authorised Officer and upon paying to the lessee (s) compensation for such erections and buildings standing on the land of which possession shall be resumed as aforesaid as shall have been erected during the said term under proper authority. If there shall be any dispute as to the amount as such compensation the same shall be referred to the collector. Hyderabad District Hyderabad-Dn., as applied to the Town of Secunderabad, and the lessee (s) shall be bound by the decision of the said Officer, in calculating the amount of such compensation, there shall be taken into account, the following :

- (i) The original cost of materials and construction.
- (ii) the conditions of the building and their values at the date of resumption.
- (iii) the rent or profit (if any) or equivalent which the lessee may receive or enjoy from the use of the building or on account thereof.

V. Provided also that in the event of the termination of the lessor's title to the land demised during the currency of the lease or the renewed lease the person in whom the title of the lessor devolves shall possess all the rights as to such property but the lessor shall not by reason only of such loss of title cease to be subject to any of the liabilities imposed upon him by the lease, unless the lessee elects to waive his claim against him otherwise the lessor shall be liable to make good to the lessee the damages arising from such loss of title.

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The portion within brackets to be inserted if applicable.

Plot No. 1718  
2/4 sheets

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel or land (Plot No. Nil) situated at

Kingsway, Secunderabad

containing by admeasurement 39.06 sq. ft. and bounded on the:-

North by Foot path & Kingsway  
South by Service Lane  
East by Foot path & Road to Teera  
West by Plot leased to Mr. G. A. Padmanabha Swami

and coloured Red on the attached plan

In WITNESS whereof the parties have hereto set their hands the day and year first written above.

(Name and description of officer) Signed by Shrawan Kumar I. A. S. Signature of officer signing.

(signing.) ESTATES OFFICER, SECUNDERABAD-TOWN

by the order and direction of the Secretary in the Revenue Department

in the presence of

(Witness Signature) U. Venkat Rao

Address Inspector-Govt: Lands, Estates Office, Secunderabad Town

(Name or names of lessee or lessees)

Signed by the abovenamed. Signature(s) of lessee(s).  
In. Manilal C. Modi S/o Chappan Lal. 2 Teera. Secunderabad

First Witness, Signature, Address, Description (Second witness,) In the presence of Satishchandra Modi S/o Manilal C. Modi. 2 Teera Secunderabad

Signature, Address, Description and S/o Smed Under Dasha. Asst. C. E. Engineer. M. C. H. S. D.

ESTATES OFFICER, SECUNDERABAD-TOWN



Sect. No. 1718 of 1967 of book  
Contains 1 sheet  
1 sheet

Presented in the Office of the Sub-Registrar  
of Delhi fee of Rs. 6/10/50  
Paid between 3 and 6  
on the 11/16 July 1967 by

Sub-Registrar

EXECUTION ADMITTED BY.

Memodi

Memodi of Chafar Lal  
Business R/o.

2/A Vase Compound  
Delhi

IDENTIFIED BY

I. V. N. Shah of Narayandas. Shah, Varanasi  
81, Tara Compound.  
Delhi

श्री श्री शह (शहदे राव) एच.  
शहदे राव दिवस  
R/o Panchgutta  
Delhi

I have satisfied myself as to the execution  
of the Instrument by the person named in the  
personal application and as provided in (i)  
of section 83 of the Registration Act.

Dated 11/16 July 1967  
SUB-REGISTRAR.

Registered as no: 1718 of 1967 of book  
vol (145F) pages 477 to 484 date 24/7/1967

6

Sub-Registrar

as the: One copy has been registered along with the  
original.

Sub-Registrar

1447/77 (P391/77)

5000 Rs.



S. No 7947 Date 18-7-77 Rs 5000:00

Sold to P.A. Chakravartui & P. V. Maniappa Rao of Osmania  
 For whom Manilal C. Modi  
 S/o Chaganlal Modi Modi Mangia  
 2 A Jeera Secbad

*S. KHAJA PEER*  
 Ex-Officio Stamp Vendor,  
 SECUNDERABAD.

13

S A L E D E E D

Sale Deed executed on this the 18th day of July 1977 at Secunderabad by Sri Manilal C. Modi, son of Chaganlal modi, Hindu, aged about 76 years, Resident of Modi Mansion, Jeera Compound, Secunderabad hereinafter called the Vendor which expression shall mean and include whenever the context may so require his heirs, executors, administrators and assigns in favour of Master Nirav Kumar P. Modi, minor, aged 3 years per guardian and father Sri Pramodchandra Modi, resident of Modi Mansion, Jeera Compound, Secunderabad hereinafter called the Purchaser which expression shall mean and include whenever the context may so require his heirs, executors, administrators and assigns Witnesseth as follows :

*Manilal C. Modi*

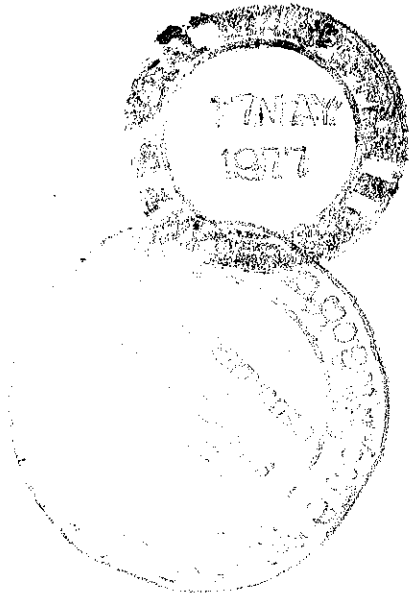
*Manilal C. Modi*



P 74/77

Document No. 1567 of 1977 for Record  
Number ( 7 ) Sheet  
131-132

*[Signature]*  
Sub-Registrar



Presented in the Office of the  
Sub registrar of Secunderabad and  
fee of Rs. 27.61/- Paid between the  
hours of 11 AM and 12 noon  
day of *Tuesday* ..... 1977  
*11th May* ..... 1899 S. E. by  
*Memodi*

Execution admitted by  
*Memodi*  
*go chagaul of road business*  
*2, July 1977 Secunderabad*

LEFT THUMB



IDENTIFIED BY

*J. M. ...*  
*5. ...*  
*3577 ...*  
*...*

*M. S.* RAKESH. A. SHAH S/O GULABDAS. C. SHAH.  
Accountant  
Premier Agricultural Engrg. Corpn.  
Jeera Corner, Secbad-3.

*could on next page.*



S. No 7948 Dated 18-7-77 Rs 500-00.  
 Sold to P. A. Chaturvedi & P. V. Ganikya Rao & Chobhan  
 For whom *Mamlat Modi* Engg. Compn. Secera Secbad  
*50 Chaganal Modi, Modi Mangal*  
*2 A Secera Secbad*

S. K. AJA PEER  
 Ex-Officio Stamp Vendor,  
 SECUNDERABAD.

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- 2 -

*In Modi*

The property known as "MODI MANSION"  
 consisting of leasehold land and building thereon  
 bearing No. 2 (new Nos. 5-3-42 to 47) situate in Jeera  
 Compound, Secunderabad belongs to the Vendor. The  
 leasehold land was given as lease to Smt. J. Balammah  
 by virtue of lease No. 688 dated 4.8.1937 by the  
 Crown representative represented by the Military Estates  
 Officer and registered in the Office of the Sub-  
 Registrar, Secunderabad as Serial No. 175 in Book No. I  
 Volume 38 page 5. By virtue of Transfer Agreement  
 dated 12.7.1938 and registered in the Office of the  
 Sub-Registrar, Secunderabad in Book No. I, Volume 173  
 pages 364 and 365 the lease had been transferred to

*- In Modi*



P  
Notar Public

A cheque for Rs 1,40,000-00 (One lakh, and  
forty thousand only) bearing No. CA 1591916  
dated 23.7.1977 drawn in favour of S. Manoj  
C. Modi, under Bank of Baroda, Secunderabad  
in my presence  
has been delivered by S. Manoj Chandrababu  
Modi to the vendor.

payee  
Naras. P. Modi. Minor  
per guardian

payee  
Immediate

Dated 26th July 1977,  
4th September 1999 E

[Signature]  
Notary Public

Registered as No. 1442 of 1977/1999 E.A  
of Book 1 Volume 279 Page 998 to 300  
date 25 September 1977/17th October 1999 E

[Signature]  
Notary Public





S. No 7949 Date 18-7-77 Rs 500:00  
 Sold to P.A. Chakravartu: S.P.V. Manilal C. Modi / S. Khatia Peer  
 For whom Manilal C. Modi King's College Secbad  
 S/o Chimanlal Modi, Modi Mansion  
 2A Secbad

S. KHATIA PEER  
 Ex-Officio Stamp Vendor,  
 SECUNDERABAD.

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*Memodi* Manilal Modi the Vendor hereunder and his brother  
 By an agreement dt. 5.4.60 the said Chimanlal C. Modi  
 Chimanlal C. Modi transfers his share in the lease  
 interest to Sri Manilal C. Modi by a Transfer  
 Agreement and registered in the Office of the Sub-  
 Registrar, Secunderabad on 25.6.1960 as Document No. 910  
 of 1960 Book I Volume 11 of 1960 on pages 422 and 423.  
 Thus the Vendor is the sole owner of the leasehold  
 interest in the said land and the Vendor has constructed  
 on the said lease land a building in or about 1939 known  
 as MODI MANSION out of his own individual funds.

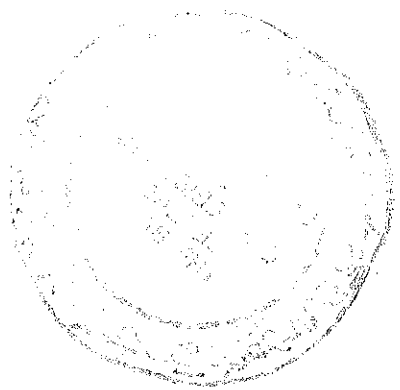
The Property is in the occupation of the Vendor,  
 The Vendor has agreed to sell and the Purchaser has

*Memodi*



document no. (44) of 197 of ...  
Number ( 7 ) Sheets  
30d

*[Handwritten signature]*  
Sub-Register





7.9.50 Date 18.2.77 Rs 500:00  
 Sold to P.A. Chakravartti 50 P.V. Mani Raja Rao / Joshi  
 For whom Mani Lal C. Modi  
 50 Chagawala Modi Modi Mangini  
 2 Ajeeta Seelad  
 S. KHAJA PEEB  
 Ex-Officio Stamp Vendor,  
 SECUNDERABAD.

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-4-

agreed to purchase the property consisting of leasehold land and superstructure thereon known as MODI MANSION bearing Municipal No. 5-3-42 to 47 more particularly described and shown in the plan annexed hereto and hereinafter referred to as the "SAID PROPERTY" for a sum of Rs.1,40,000.00 (Rupees One lakh forty thousand only).

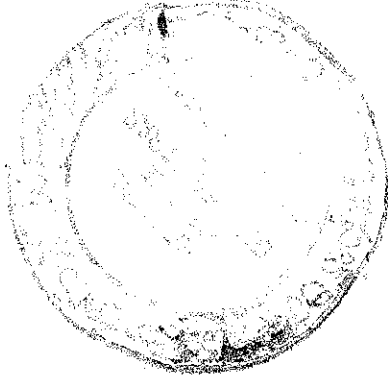
KNOW ALL MEN BY THESE PRESENTS that in pursuance of the said agreement and in consideration of the said sum of Rs.1,40,000/- (Rupees One lakh forty thousand only) paid by the Purchaser to the Vendor by Cheque No. <sup>CA</sup> 14591718 dt 23/7 of Bank of Baroda Secbad in the presence of the Registering Officer, the receipt of which sum is hereby

Mani Lal C. Modi



MEMORANDUM FOR THE RECORD OF THE BOARD  
DATE: 7/1/57  
BY: 412

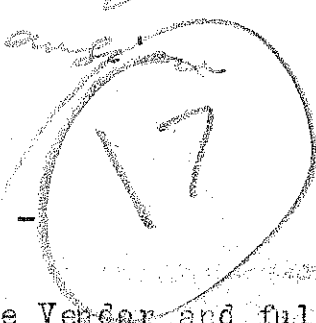
*[Handwritten signature]*  
~~MEMORANDUM~~





795/18-7-77 Rs 500:00

Sold to P.A. Chakravartu S.P.V. Maniappa Rao & others  
For whom Maniappa Rao & others  
S/o Chaganlal Modi Modi Mangam  
2A Seera Seera



S. KRISHNA PEER  
Ex-Officio Stamp Vendor,  
R. SECUNDERABAD.

- 5 -

duly acknowledged by the Vendor and full and final discharge whereof is hereby given to the Purchaser, the Vendor does hereby sell transfers and conveys UNTO the Purchaser absolutely the "SAID PROPERTY".

Hereinafter the Vendor shall not have any right, title or interest in the said property which shall be enjoyed by the Purchaser absolutely without any let or hindrance from the Vendor or anyone claiming through him. The Vendor agrees to indemnify and keep indemnified at all times the Purchaser in respect of all losses expenses and costs including court costs which the Purchaser may be put to on account of breach of all

Maniappa

Section ( 7 ) about  
SFC about

9  
[Redacted]





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or any of the covenants contained herein by the Vendor or anyone claiming through him or on account of anyone claiming any right title or interest in the said property. The Vendor hereby agrees to do all acts and to sign all documents that may become necessary to complete or defend the title of the Purchaser to the "SAID PROPERTY".

DESCRIPTION OF THE PROPERTY HEREBY SOLD

*Memodi*

All the interest in the Leasenold land admeasuring 3906 sq. ft. and the super-structure known as MODI MANSION bearing No. 2 (Old) 5-3-42 to 47 (New), Jeera Compound, Secunderabad shown in detail in the plan annexed hereto and bounded on the...

- North .. by footpath and Rashtrapathi Road,
- South .. by by-lane (Service Road) 12' - 0" wide,
- East .. by footpath to Jeera Main Road, and
- West .. by property consisting of godown and petrol pumps occupied by Ch. Yagniah & Sons

together with all internal and external rights and all windows doors, doorways, fixtures and installations belonging to or reputed to belong to the "SAID PROPERTY"

IN WITNESS WHEREOF the hands of the Vendor on the date and at the place mentioned above in the presence of the following Witnesses :

Witnesses:

1.

*[Signature]* S. LAKSHMANARAO

*Memodi*

V E N D O R.

2.

*[Signature]* RAKESH. G. SHAH

... (197) of ...  
... ( ) ...  
6th ...

*[Handwritten signature]*  
...

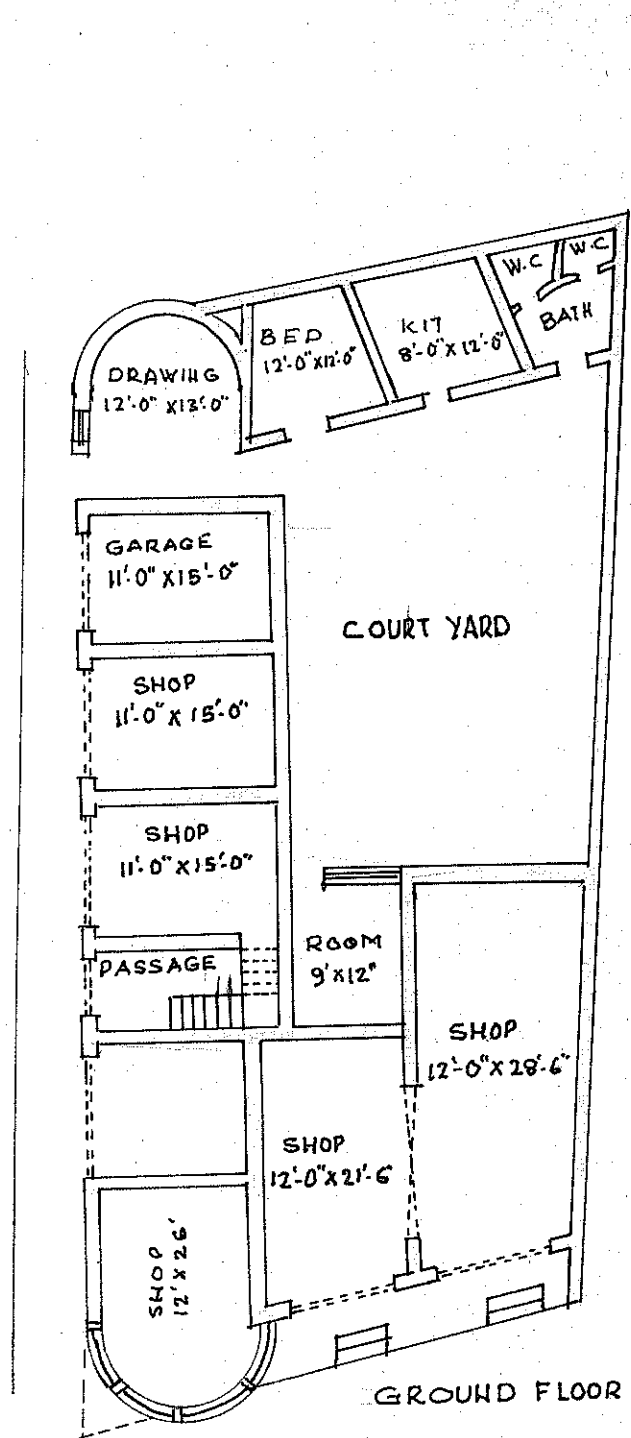


REGISTRATION PLAN OF U.NO: 5-3-42 TO 47 IN PLOT NO:2  
SITUATED AT JEERA COMPOUND SECUNDERABAD

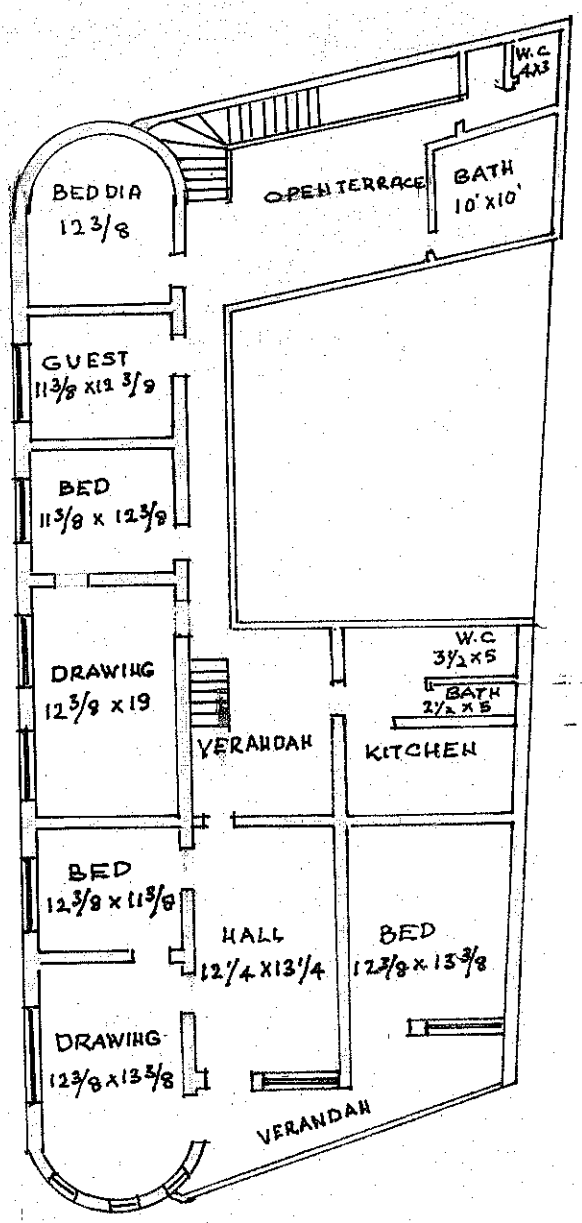
VENDOR :- SHRI. M. C. MODI  
VENDEE :- SHRI. NIRAV P. MODI

REFERENCE INCLUDED [Double Line]  
EXCLUDED [Single Line]  
SCALE 1/6" = 1'

BOUNDARIES  
NORTH BY R.P. ROAD  
SOUTH BY SERVICE LANE 12'-0" WIDE  
EAST BY ROAD TO JEERA COMPOUND  
WEST BY NEIGHBOUR'S



GROUND FLOOR



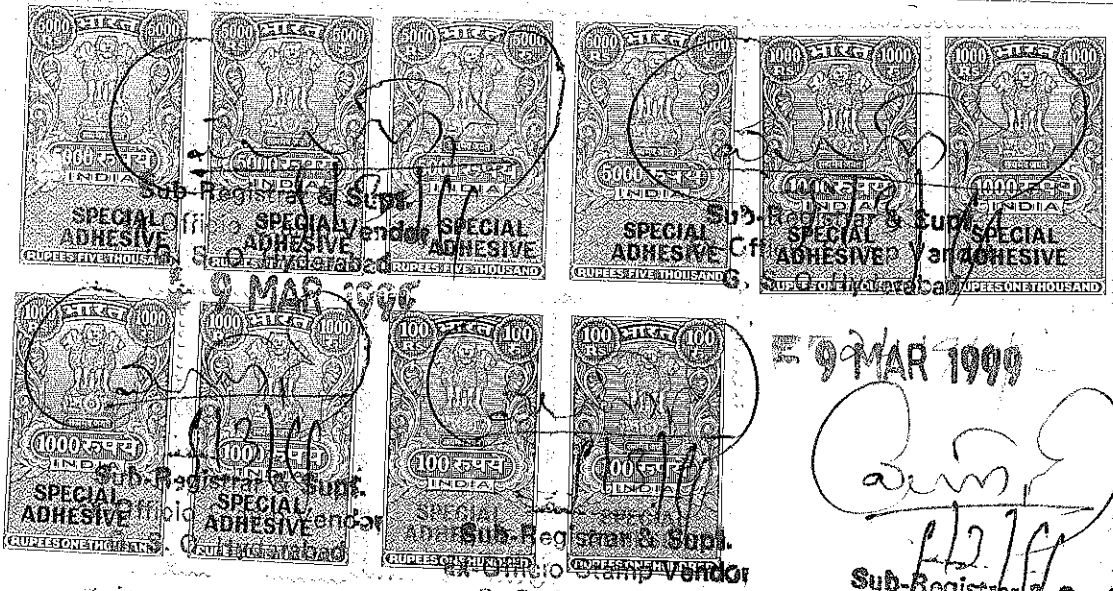
FIRST FLOOR

WITNESSES

- 1) [Signature]
- 2) [Signature]

VENDOR'S SIGNATURE





9 MAR 1999  
DOCUMENT NO: 281 OF 1999 OF BOOK  
SECUNDERABAD

Stamp Vendor  
G. S. O. Hyderabad

9 MAR 1999  
Sub-Registrar & Supt.  
Ex-Office Stamp Vendor  
G. S. O. Hyderabad

**CONVEYANCE DEED**

9 MAR 1999

This Conveyance Deed made on this the 15<sup>th</sup> day of March One Thousand Nine Hundred and Ninety NINE between the Governor of Andhra Pradesh Represented by Estate Officer Secunderabad hereinafter called "the Vendor" (which expression shall, unless excluded by or repugnant to the context, be deemed to include his successors in office and assigns) of the one part and Shri / Smt. NIRAV. P. MODI

Son/Daughter/Wife/Widow of Shri PRAMOD CHANDRA MODI

R/o H.NX Plot No. 2 Municipal No. 5-3-369 Locality KINGSWAY Sec-bad  
Whereinafter called "the Purchaser (s)" (which expression shall, unless excluded by or repugnant to the context be deemed to included, his/her/their heirs, administrators, representatives and permitted assings) of the other part.

2. Whereas by an indenture of perpetual lease dated the 28<sup>th</sup> day of JUNE One thousand nine hundred and SIXTY SEVEN made between the vendor described therein as lessor of the one part and Shri MANI LAL C. MODI  
S/o SRI CHAGGANIAL as lessee of the other part registered on 24-07-1967  
in the Office of the Sub-Registrar, Secunderabad, Marredpally at Serial No. 1718/1967 in Book No. I Volume No. (145F) at pages 477 to 484 (hereinafter referred to as the "said lease deed") a piece and parcel of land admeasuring (3906) Sq. ft.  
Sq. Ft/Sq. Mtrs. or there about situated in Plot No.2 Kingsway, Secunderabad  
and more particularly described in the schedule to the said Lease Deed was demised and assured into 13-03-1997 (hereinafter called "the original lessee") by way of lease for a period of (30) years subject to the terms and conditions mentioned in the said Lease Deed.

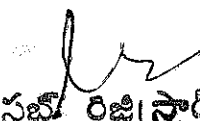
CLR's Proc.No. BBL2/489/97-1 dt: 19-01-1999

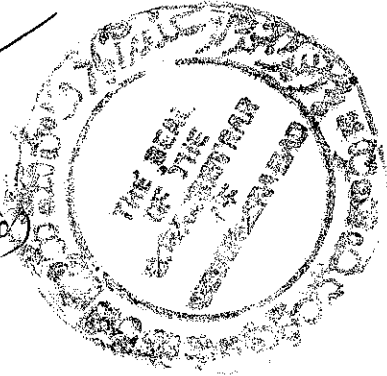
3. And whereas by mutation/substitution letter No. \_\_\_\_\_ dated \_\_\_\_\_ the name/names of purchaser(s) was/were lastly mutated and he/she/they has/have been recorded as the Present Lessee(s) under the said Lessee Deed with all rights and liabilities of the lessee under the said Lessee Deed.

4. Any whereas no person has objected to the mutation/substitution of the names of the lessee as above made by the Lessor or has in any other manner claimed to be the successor in interests of the original Lessee or of any other person claiming through the original lessee.

*Mohamed Ali*  
19/3/98  
ESTATE OFFICER  
SECUNDERABAD  
Contd..... 2 Page

వస్తావేజు సంఖ్య..... 281/88  
 వస్తు కము..... 2..... 192/క.శ. సం.  
 వస్తావేజుల మొత్తం కొగితముల సంఖ్య.....  
 ఈకొగితము వతుస సంఖ్య...../.....

  
 సబ్ రిజిస్ట్రార్



1999వ సంవత్సరము..... Mar..... నెల 25వ తేది 1921 క. శ. సం.  
 ..... 2 వ తేది పగలు...!!... మరియు... 12..... గంటలమధ్య  
 సికింద్రాబాదు నగర రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి  
 రుసుము రూ. 16.12-6/..... చెల్లించినది.

Mar Mudi

Mar Mudi

S/O PRAMOD MODI

BUSINESS

RES: 182/181 1-8-165 14 RD

SEC'BAD - 500015

వానియొచ్చినట్లు టిప్స్/కాల్స్  
 ఎడమ బొటన వ్రేలు



హాసంపాదన

1 Madan

H.T. DESAI S/O. Trombela tal. Service  
 125-126 S.P. Colony Sec'BAD. 500015

2 Maulu

P. Ram Reddy S/O. Late P. Narayan Reddy  
 6-1-294/586 Padmakar Nagar Sec'bad.

I have satisfied myself as to the execution  
 of the instrument by Rajesh Ujwal, I.A.  
 who is exempted from personal appearance  
 under Sub-Section (1) of Section 88 of the  
 Indian Registration Act

1999వ సం. Mar నెల 25వ తేది సబ్ రిజిస్ట్రారు  
 1921వ క. శ. జ్యోతిషమాసం 3వ తేది

Mr

5. And whereas the vendor herein by Press Note hereinafter referred to as Press Note dated 13-09-94 in accordance with G.O. Ms. No. 816 Revenue (Assn. III) Dept. dated 9.8.94 to grant fee hold rights in respect of the lease properties in Secunderabad on certain terms and conditions contained therein.

6. And whereas the Purchaser herein in response to the Press Note date 13-09-1994 referred to above has/acting through his attorney appointed under power of attorney date --- applied to the Vendor for grant of free hold rights in respect of the said demised premises by purchasing the rights and interests in the said demised premises and the vendor has agreed to sell all his residuary & reversionary rights and interests in the said demised premises subject to the terms & conditions appearing hereinafter.

7. Now in the premises herein before this indenture witness that in consideration of the sum of Rs. 3,02,418/- (Rupees Three lakhs two thousand four hundred eighteen only) was paid through challan No. 103134 Date 16-02-99 at SBH R.P.Road, Secunderabad. the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) and subject to the limitations, covenants and conditions mentioned hereinafter the vendor both hereby grants, conveys, sells, transfers, assigns, releases and assures unto the purchaser(s) all the residuary & reversionary rights, title and interests of the lessor under the said Lease Deed in the demised property more fully described in the said Lease Deed as well as in the schedule hereunder together with all reminders, rents issues and profits thereof hereinafter referred to as the said property to have and to sold the same unto the purchaser absolutely and forever, subject always to the exception that the vendor reserves unto himself all mines, minerals, coals, gold washings, earth oils and quarries of whatever nature lying in or under the said property together with full right and power at all times for the vendor, its agents and workmen, to do all acts and things which may be necessary or expeditious for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the land or for any building for the time being standing thereon provided always that the vendor shall make reasonable compensation to the purchaser(s) for all damages directly occasioned by the exercise of the rights hereby reserved or any of them for damage done unto him thereby subject to the payment of property tax or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

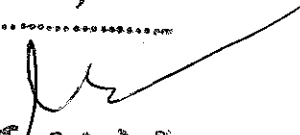
8. It is further declared that as a result of these presents and subject to the conditions and covenants stated hereinabove, the purchaser(s) from the date mentioned hereabove will become owner of the said property and the vendor doth hereby releases the purchaser(s) from all future liability in respect of the lease rent reserved by the covenants and conditions in the said Lease Deed required to be observed by the purchaser (s) as a lessee of the said demised property.

9. Provide always and it is hereby by the purchaser(s) that if it comes to light at any later date that the purchaser(s) as Lessee(s) under the said Lease Deed was/were liable to pay any amount to the lessor under the said lease deed but payment of which could not be made before or at the time of execution of these presents then for such amount the vendor will have the first charge over the said property.

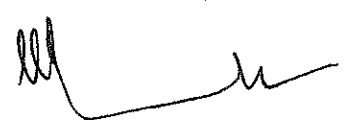
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*M. S. Srinivasulu Reddy*  
ESTATE OFFICER  
SECUNDERABAD

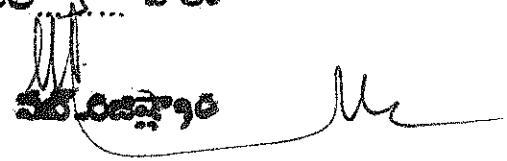
ఎస్టాబ్లిష్మెంట్ సంఖ్య..... 281/88  
 వస్తువు కమిటీ..... 192 కా.శ. సంఖ్య  
 ఎస్టాబ్లిష్మెంట్ మొత్తం కాగితముల సంఖ్య..... 4  
 ఈ కాగితము వరుస సంఖ్య..... 2

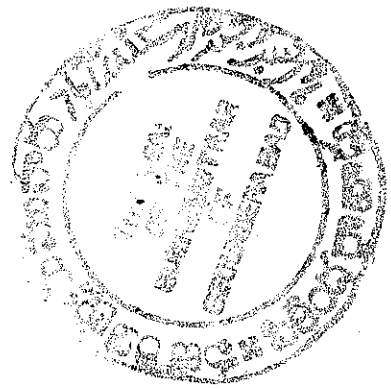
  
 సబ్ రిజిస్ట్రార్

Note:- one copy has been registered  
 along with the original



ఓ.ఎస్.ఎం. 372 వ విభాగం 127 నంబర్ 134  
 ఫిబ్రవరి 1999 సం॥/1921 కా.శ. వు 281 నెంబర్ 10  
 బిల్లులు జేయబడినది. 1999 సం॥ March నెం  
 25 వ తేది 1921 కా.శ. నెంబర్ 10 వ తేది

  
 సబ్ రిజిస్ట్రార్





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10. The stamp duty and registration charges, if any upon this instrument shall be borne by the purchaser(s)

### SCHEDULE

Particulars of property all the piece and parcel of land admeasuring (260)Sq.yds  
in Plot No.2 situated at Kingsway, Secunderabad & Municipal No.5-3-369

Bounded on the North by: Kingsway Road/Secunderabad Eng.Corpn.

Bounded on the East by: Lane to Jeera;

Bounded on the West by: Yegnaiah & Sons/Secunderabad Eng.Corpn.

Bounded on the South by: Lane to Jeera;

IN WITNESS WERE OF

Smt./Sri NIRAV.P.MODI S/o. SRI PRAMOD CHANDRA MODI

\_\_\_\_\_ the purchaser(s)

AND

xSmt./Sri K.MAHESH LINGAM. I.A.S., Joint Collector, Hyderabad &

Estates Officer, Lease Lands, Secunderabad

Signature of Purchaser

*15/3/92*  
 Estate OFFICER, Secunderabad  
**SECUNDERABAD**  
 on behalf on the Governor of A.P.

By their hands on the day and year first above-written.

IN THE PRESENCE OF :

1. Shri/Smt. H. T. DEJAI 125-126

2. Shri/Smt. *Ala*

పస్తావేజు సంఖ్య..... 287/288

వ పుస్తకము ..... 192 కా.శ. సం॥

పస్తావేజుల మొత్తం కొగితముల సంఖ్య..... 4

కాకగితము వరుస సంఖ్య..... 3

*[Signature]*  
సచి రంజిస్ట్రార్



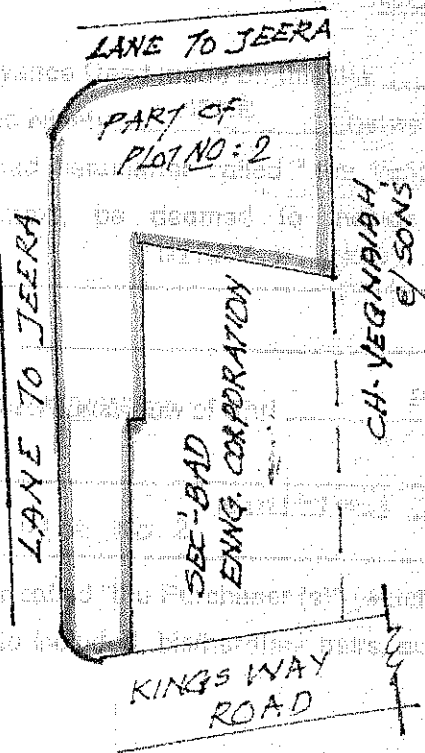
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REGISTRATION PLAN SHOWING THE PART OF PLOT NO: 2  
SITUATED AT RASHTRA PATHY. ROAD KINGS WAY.

SEC-BAD: (M.C.H. NO. 5-3-369)

VENDOR:- ESTATE OFFICER SEC-BAD. ON BEHALF OF  
GOVERNOR OF A.P.

PURCHASER:- SHRI. NIRAV P. MODI  
S/O PRAMOD CHANDRA MODI



REF:-

SITE SHOWN THUS [Symbol]  
AREA: 260.58 YDS.<sup>2</sup>  
OR. 217.36 SQ MTS.

SCALE: 50:1

BOUNDARIES:-

- NORTH KING'S WAY ROAD of SEC-BAD ENNG. CORPORATION
- SOUTH LANE TO JEERA
- EAST LANE TO JEERA
- WEST SEC-BAD. ENNG CORPORATION E/ CH. VEGNABAH E/SONS

SG. OF PURCHASER:-

ESTATE OFFICER

SECUNDERABAD  
SG. OF VENDORS

ESTATE OFFICER  
SEC-BAD.

Maheshwari  
17/3/78

ESTATE OFFICER  
SECUNDERABAD

Contd..... 2 Page

Devakar.P, Advocate,  
24-27, Sivapuri, Malkajgiri,  
Hyderabad 500 047.

8

LEGAL SCRUTINY REPORT OPINION ON TITLE

The Branch Head,  
ING Vysya Bank Ltd.,  
S.P. Road, Secunderabad. 500 003.

Description of property;

Item No.	Survey No.	Extent Free hold, Lease hold	Area (in Acres/hectors)	Location	Boundaries
1	.....	260 Sq. yards	Plot No. 2 H. No. 5-3- 369 (old)  S-2-42 <sup>to</sup> 46 to 46/1, up 47 (now)	Kingsway Road, Secunderabad	N) Kingsway road/Secunderabad Eng. Corpn. S) Lane to Jeera, E) Lane to Jeera, W) Yegnaiah & Sons/Secunderabad Eng. Corpn.

*Chand*

Name of the owner:

Mr. Nirav. P. Modi, S/o. Pramod Chandra Modi.

S. No. Nature of Document Date & No. Name of Vendor Name of Vendee Original/Xerox. Certified copy.

1. Lease deed	28.6.67, 1718/67	Revenue department, Govt. of AP	Manilal C. Modi S/o. Chaganlal Modi	Xerox
2. Sanction plan	20.6.70, 2070/70	M.C.H.	Manilal C. Modi S/o. Chaganlal Modi	Xerox
3. Sanction plan	18.5.77, 11/40/E of 77-78,	M.C.H.	Manilal C. Modi S/o. Chaganlal Modi	Xerox
4. Sale deed	8.9.1977, 1447/77	Manilal C. Modi S/o. Chaganlal Modi	Nirav Kumar P. Modi S/o. Pramod Chandra Modi	Xerox

*Manilal C. Modi*



5. Conveyance deed	25.3.1999, 281/99	Estate Officer, Secunderabad	Nirav Kumar P. Modi S/o. Pramod Chandra Modi	Xerox
6. Tax receipt	11.10.2006, 58	M.C.H.	Maniklal C. Modi	Xerox
7. /do/	18.10.2006, 87	M.C.H. SRO/Secunderabad	/do/	Xerox
6. Encumbrance certificate	6.5.2006, 2305/06			Xerox

**Narration of flow of title:**

It is seen from the documents referred above that originally the Estate Officer, Secunderabad Town on behalf of Governor, Government of A.P. (Revenue department) had leased out the land measuring 3906 Sft. situated at Jeera Compound, Kingsway, Secunderabad through lease deed No. 1718/67, book-1, Vol. 145F, pages 477-484, dt. 24.7.1967 registered before SRO/Secunderabad to Manilal C. Modi for an amount of Rs. 3, 720/-. After being in possession of above property, Manilal C. Modi made ground and 1<sup>st</sup> floor constructions on above property after obtaining necessary permission from MCH vide sanction plan No. 2070/E of 1970, dt. 20.6.70. Subsequently he obtained sanction plan for additions and alterations on above property from MCH vide permit No. 11/40/E of 1977-78, dt. 20.5.1977.

It is seen from the documents that Manilal C. Modi sold the above property of 3906 Sft. or 434 Sq. yards or 363 Sq. Mts. known as Modi Mansion with house No. 2 (Old No.) 5-3-42 to 47 (N) situated at Jeera Compound, Secunderabad for a consideration of Rs. 1, 40, 000/- to Master Nirav Kumar P. Modi and executed sale deed No. 1447/77, book.1, Vol. 379, pages 298-300, dt. 8.9.1977 registered before SRO/Secunderabad. The taxes for the above property were also paid to MCH and receipts have been produced with H. No. 5-3-42 to 44, 45, 46, 46/1 and 47 in the name of Maniklal C. Modi.

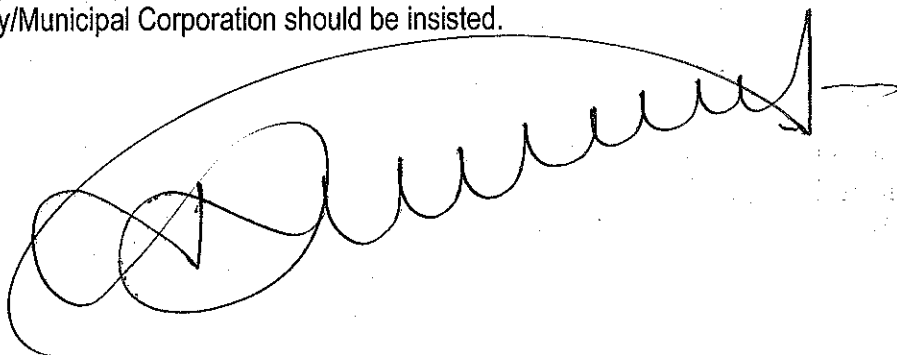
It is seen from the documents that the government issued a GOMs No. 816/Revenue, dt. 9.8.94 to grant free hold rights to lease hold properties after payment of amounts, the Estate officer on behalf of Governor, Government of A.P. conveyed the above property with plot No. 2 situated at Kingsway, Secunderabad in favour of Mr. Nirav P. Modi for consideration of Rs. 3, 02, 418/- and executed conveyance deed No. 281/99, book.1, Vol. 372, pages 127-134, dt. 25.3.1999 registered before SRO/Secunderabad. This entry appears in EC.

It is seen from the documents that Mr. Nirav P. Modi is in possession of above property because no other transactions are recorded in EC.

**Sanctions/Permissions/NOC from Competent Authorities:**

1. If the security offered is a vacant land (Plot No.) approved Layout plan along with the proceedings of Urban Development obtained Authority/Municipal Corporation should be insisted.

Sanction plans obtained



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2. If the security is land and building, if land is originally an agricultural land, permission from authorities for conversion of the same to non agricultural should be obtained and approved plan and permission for the construction of building should be obtained to ensure that there is no unauthorized construction.

-do-

3. In core areas falling under Municipal Corporation limits as classified by the Government, for creating mortgage on any vacant land NOC should be obtained from appropriate authorities in Urban Land Ceiling Office/land Revenue Office.

Not applicable

Certificate on payment of Property Tax

1. If property tax is required, to be paid in respect of the property to be mortgaged, the advocate should verify receipts pertaining to the tax paid in the previous years at least for the last 3 years and the same for the current assessment year should be insisted.

Produced for 2006-2007 only

2. If the tax receipt is not in the name of the owner of the property, then mutation of name of the owner in Municipal Corporation/appropriate authority should be insisted. These could be Revenue records like the Sath Barah patta/Katha, which should be in the name of the owner of the property.

In the name of Maniklal C. Modi, previous owner of property.

✓

Government claims:

1. If there are no Government claims, the advocate should verify the same that there are no government claims on the property.

As per the documents followed, there are no Govt. claims.

2. MINORS: If minors are involved, clarification to be given.

**In the year 1977, Mr. Nirav Kumar P. Modi was a minor, now became major hence there is no minor claims.**

As certificate on encumbrance certificates (EC) scrutinized.

1. all the registered transactions related to flow of title should be reflected in the EC, the same should be insisted for is a minimum period of 13 years prior to the deposit of title deeds.

Encumbrance certificate from 28.6.80 to 15.5.06

2. Other entries if reflected should be highlighted clearly describing the nature of the transactions reflected and its impact on the intending mortgage should be specified.

Not applicable

Type of Mortgage to be created.

1. If there is no original document, conferring title on the proposed mortgage, if there is no registered document conferring title on the mortgagor, or if the property

Not applicable

*[Handwritten signature]*

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developed on him is by inheritance, then in such case creation of simple mortgage is to be insisted on the loan amount and the same should be specified.

2. Certificate of title should clearly: Disclose;

Equitable mortgage can be created as as the party is absolute owner.

a. Whether the party has an absolute, clear and Marketable title over the property/properties Proposed to be mortgaged.

b. Whether the party can execute valid Simple Mortgage Yes/No. in favour of the bank Equitable mortgage Yes/No.

Equitable mortgage can be created

Yes

Whether any of the property intended to be Not applicable given by way of mortgage is subject to any minor's or any other claims.

d. It should be ensured that title to the property claimed only by the way of Agreement of sale/ Power of Attorney/by WILL which is not probated Shall not be accepted as valid title.

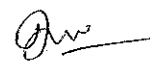
Not applicable

Documents to be deposited for creating equitable mortgage

Not applicable Original/Xerox. Certified copy.

S. No.	Nature of Document	Document Date & No.	Name of Vendor	Name of Vendee	Original/Xerox. Certified copy.
1.	Lease deed	28.6.67, 1718/67	Revenue department, Govt. of AP	Manilal C. Modi S/o. Chaganlal Modi	Original
2.	Sanction plan	20.6.70, 2070/70	M.C.H.	Manilal C. Modi S/o. Chaganlal Modi	/do/
3.	Sanction plan	18.5.77, 11/40/E of 77-78,	M.C.H.	Manilal C. Modi S/o. Chaganlal Modi	/do/
4.	Sale deed	8.9.1977, 1447/77	Manilal C. Modi S/o. Chaganlal Modi	Nirav Kumar P. Modi S/o. Pramod Chandra Modi	/do/

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5. Copnveyance deed	25.3.1999, 281/99	Estate Officer, Secunderabad	Nirav Kumar P. Modi S/o. Pramod Chandra Modi	/do/ ✓
6. Tax receipt	11.10.2006, 58 ✓	M.C.H.	Maniklal C. Modi	/do/ ✓
7. /do/	18.10.2006, 87 ✓	M.C.H.	/do/	/do ✓
6. Encumbance certificate	6.5.2006, 2305/06	SRO/Secunderabad		<del>do/</del> Xerox 

3. In case, if original link documents can't be deposited as only a portion of property is sold, certified copy of the said document should be insisted on and not the xerox copy.

Not applicable

4. Other allied relevant documents scrutinized which should be deposited.

Not applicable

5. In case of agricultural lands, pattadar pass books and ownership records that would be issued by the revenue authorities should be deposited along with the registered deeds of conveyance.

Not applicable

Adverse remarks on title:

1. Title to the property if claimed only by the way of agreement to sell/Power of Attorney/by

Not applicable

2. WILL which is not probated

Not applicable

3. For want of documents (link) conferred title on the vendors.

Not applicable

4. If the link documents within the stipulated period of 13 years are unregistered.

Not applicable

5. If there is Minors share in the property

Not applicable

6. Minors property sold without Court permission (in link document)

Not applicable

7. All the parties not joining in Execution of title deed.

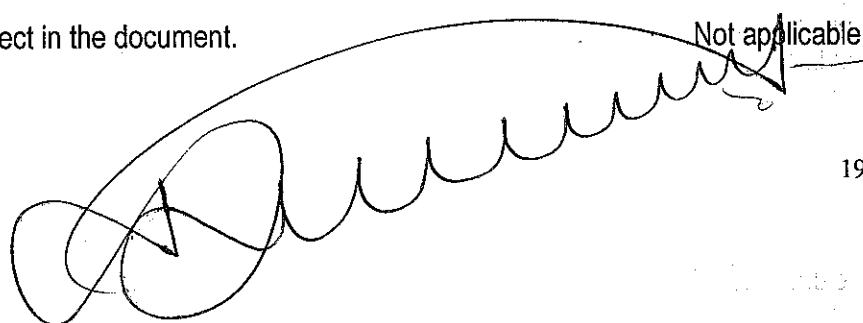
Not applicable

8. If it is falling within the ambit of ULC Act.

Not applicable

9. If there is a notified defect in the document.

Not applicable





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10. If the owner of the property dies in testate and the property is sold by the legal heirs without complying with required formalities.

Not applicable

11. If the property is free from above defects, the advocate should certify to the extent.

The above said 1 to 10 defects do not arise.

Certificate on title and marketability of property:  
The advocate should clearly certify that the title of the person and marketability of the property, in some cases there will be a good title but the marketability of the property may not be good due to various obvious. The property has got absolute clear and

Mr. Nirav P. Modi, S/o. Pramod Chandra Modi has got a clear and marketable and title in respect of above property.

Place: Hyderabad,

Dt. 14.11.2006.

*[Handwritten Signature]*  
Advocate.

DEVAKAR. P.  
ADVOCATE  
24-27, SHIVAPURI,  
Malkajgiri, Hyderabad - 47.  
(O) 27055585, (R) 27242666

6/1/07

The EC from 5-1-97 to 4-1-07 is produced and found in order.

*[Handwritten Signature]*

The mutation order transferring the name of Nirav P. Modi in the MCH records can be done in due course since the tax is paid till date and already the title is in his name.

20  
*[Handwritten Signature]*  
DEVAKAR. P.  
ADVOCATE  
24-27, SHIVAPURI,  
Malkajgiri, Hyderabad-47  
(O) 27055585 (R) 27242666

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ANNEXURE .V  
CERTIFICATE TO BE ISSUED BY ADVOCATE WHO SCRUTINISED THE  
DOCUMENTS.

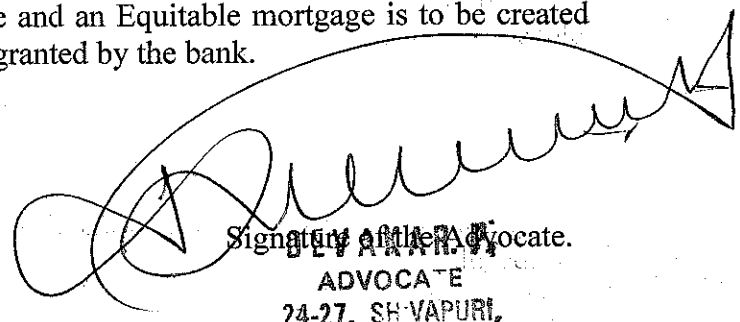
The Branch Manager,  
ING Vysya Bank Ltd.,  
S.P. Road, Secunderabad.

Dear Sir,

I have gone through the Xerox title deed intended to be deposited relating to the property offered as security by way of mortgage by deposit of title deeds and that the documents of title referred to above are perfect evidence of title and that if the said mortgage by deposit of title deeds, is created/made in the manner required by law, it will, satisfy, the requirements of creation of mortgage by deposit of title deeds and I further certify that:

- there are no prior mortgage/charges whatsoever as could be seen from the encumbrance certificate for the period from 28.6.1980 to 15.5.2006 pertaining to the immovable property/ies covered by the above said title deeds.  
**Separate EC from 16.5.2006 with nil entries to till date to be obtained**
  - \* there are prior mortgages/charges to the extent of NIL which are liable to be cleared or satisfied by complying with the following. Not applicable
  - \* There are claims from minors/ and his/their interest in the property/ies to the extent of (specify the share of minor's with name) Not applicable
  - The property/ies is/are subject to the payment of Rs. Nil (specify the liability that is fastened or could be fastened on the property/ies. Tax receipt not produced.
- Provisions of Urban Land Ceiling act are not applicable/permission obtained/  
Holding/acquisition is in accordance with provisions of the Land Reforms Act.  
**NOT APPLICABLE**
- \* the mortgage created will be available to the Bank for the liability of the intending borrower A/c. **M/s. Fortune Automobiles India Pvt. Ltd.,**
  - I also certify that **Mr. Nirav P. Modi S/o. Pramod Chandra Modi** has got a title in the property/ies shown above and an Equitable mortgage is to be created for Securing the loans granted/to be granted by the bank.

Place: Hyderabad 47.  
Date: 14.11.2006.



Signature of Advocate.  
ADVOCATE  
24-27, SH-VAPURI,  
Malkajgiri, Hyderabad - 47.  
(O) 27055585, (R) 2724.658

☎ : 2374 1133

2374 4624

Fax .No.040 - 2373 8923

# M.RAJA RAO & CO.,

## Corporate Valuers

Govt. Registered Valuers for Income Tax, Wealth Tax.  
Approved Valuers for Banks and Industries



25

Mg.Partner

**M. RAJA RAO** B.E.,I.R.S.E.,(Retd)  
F.I.V.,F.I.S.,M.I.E., F.M.I.R.T.,M.A.C.E. (I), M.I.C.C.  
F.P.W.I. (England), F.I.P.W.E. (Pune), M.I.C.A.,  
Retired Chief Engineer (Railways)

Plot No.51, Srinagar Colony,  
H.No. 8-3-1083/1,  
(Metro No.261),  
Hyderabad - 500 073.

MRR/VAL/ING-VYS/2006-2007/120

Date:11-11-2006

To  
The Associate Vice President & Branch Head,  
ING-Vysya Bank,  
S.P.Road Branch,  
Secunderabad.

Dear Sir,

Sub: - Fair Market Value of Commercial Land and Building  
Bearing MCH No.5-3-369 on Plot No.2 situated at Kings way,  
R.P. Road, Secunderabad - 500 003. Belonging to  
Sri. Nirav P. Modi S/o.Sri. Pramod Chandra Modi

:-O:-

I	FAIR MARKET VALUE OF LAND	Rs.1,30,00,000/-
II	FAIR MARKET VALUE OF BUILDING	Rs. 30,94,000/-
TOTAL		Rs.1,60,94,000/-

:-O:-

### I. GENERAL

1. This valuation is undertaken based : The Associate Vice President & Branch Head  
Upon the request from : ING-Vysya Bank, S.P.Road Branch
2. The property is (said to be) owned by: Sri. Nirav P. Modi S/o.Sri. Pramod Chandra Modi
3. Purpose of valuation : Financial Security
4. Date of Valuation : 11-11-2006
5. Brief description of the property  
Under valuation : It is a double storied commercial building with  
A built up area of 2232sft. over a plot of 260sq.yds.
6. Scope of Valuation : To assess Fair Market value -  
Land & Building Method

(M. RAJA RAO)



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7. List of documents produced for perusal:
- A) This covered under conveyance deed No. 281/99 Registered with Kavadiguda Sub-registrar Office on 25-3-99 for an amount of Rs.3,02,418/-
  - B) Xerox copy MCH sanction plan vide Permit No.11/40/E of 1977-78 dt.18-5-77.
  - C) Xerox copy of Legal opinion.
  - D) Xerox copy of property tax receipt No. 87,dated 18-10-2006 For an amount of Rs.8400/- for a period of 1-10-2006 to 31-3-2006 in the name of Manilal C. Modi.
  - E) Copy of Electricity Bill with consumer No.H0004465 in the name of Manilal C.Modi

II. DESCRIPTION OF PROPERTY

- 1. Postal address of the property  
With Pincode : MCH No.5-3-369
- 2. Survey Number details: : Plot No.2
- Plot No./Nagar : King way, R.P.Road,
- S.F.No./T.S./No./R.S.No. : Secunderabad - 500 003.
- Village/Block : :
- Taluk/Ward : :
- District/Municipality/Corporation : :
- 3. Boundaries of the Property: North : Kings way Road (R.P.Road)
- South : Lane to Jeera
- East : Lane to Jeera
- West : Neighbours Building
- 4. Property tax details :  
Receipt referred :  
Assessment No./Amount : 228203 99900512, 1366, 513, 1367 & 514/Rs.8400/-  
For a period of 01-10-2006 to 31-03-2007.  
Receipt in the name of : Manilal C. Modi
- 5. Electricity service connection : H0004465  
In the name of : Manilal C. Modi
- 6. Property occupied by : Ground Floor - Vacant  
First Floor - Tenanted
- 7. If tenanted:  
a) Portion occupied : First Floor  
b) Monthly rent : Rs.10,500/- (F.F.)
- 8. Assuming the entire building is :  
Let out, the probable monthly rent } Rs.10/- per sft. of carpet area  
And the advance amount } per month and three months  
: } rent as advance.

- III. PROCEDURE OF VALUATION : Land and building method
- IV. VALUATION DETAILS : Discussed in Part A, B, C, D & E

(M. RAJA RAO)



**SPECIFICATIONS: -**

The location and description of the above building including the valuation is as detailed below:-

This is a partly Load bearing/partly RCC framed structure constructed with RCC column/open foundations. The masonry upto the basement is CRS in cement mortar and the superstructure is brick in cement mortar and plastered with cement. Thickness of the walls is 9" / 4 1/2". Doors are made out of CT wood. Windows are of Steel glazed. Flooring is paved Polished stones & Rough stone. The roof is cast with R.C.C. Electrical installations are provided with conduit type wiring. Necessary sanitary and water supply installations are provided.

**GROUND FLOOR:**

**Load Bearing Structure Portion:**

This portion consists of 6 Rooms.

This was constructed during 1967 but renovated in 1990. The plinth area of this works out to 828sq.ft

**RCC framed structure Portion:**

This consists of stilt.

This was constructed during 1990. The plinth area of this works out to 288sq.ft

**FIRST FLOOR:**

**Load Bearing Structure Portion:**

This floor consists of Two Office units with partitions.

This was constructed during 1967 but renovated in 1990. The plinth area of this works out to 828sq.ft

**RCC framed structure Portion:**

This consists of Hall with partitions.

This was constructed during 1990. The plinth area of this works out to 288sq.ft

The total built up area of the building (load bearing structure) is  
Ground Floor 828sft. + First Floor 828sft. = 1656sft.

The total built up area of the building (RCC framed structure) is  
Ground Floor 288sft. + First Floor 288sft. = 576sft.

(M. RAJA RAO)





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This building has to be constructed MCH approved plan vide No.11/40/E of 1977-78 dated 18-5-77. But as per property ownership limitation act, for buildings aged over 12 years the building regularization scheme is not applicable.

This building is aged over 16 years; as per Property Ownership Limitation Act building regularization scheme approval is not required. Hence this building is being valued based on actual construction area.

To assess the market value of the above, the local plinth area rates of local rates adopted and the details are as given below:-

From the local enquiries it is found that the prevailing market rate for new Ground Floor + First Floor shops with similarly specifications excluding cost of special items & cost of common amenities but excluding cost of undivided share of land are @ Rs.2000/- per sft. Ground Floor & Rs.1500/per sft. First Floor. But this is 16 years old building hence, the depreciation works out to

Depreciation : Considering 10% as scrap value and assessing the life of the composite building as 60years and age already out-lived as 16years, the percentage of depreciation works out to

$$9/10 \times 16/60 = \text{Rs. } 24\%$$

**PART A - LAND**

Value of land is estimated based on the prevalent trend & recent sale instances of land with almost similar characteristics of the subject site.

- |   |   |                     |             |
|---|---|---------------------|-------------|
| 1. Dimensions of the site                       | : | (As per title deed) | (Actuals)   |
| North   | : |                     |             |
| South   | : | [ Irregular shape ] |             |
| East  | : |                     |             |
| West  | : |                     |             |
| Extent  | : |                     |             |
| 2. Extent of site (least of 1a & 1b)            | : |                     | 260 sq.yds. |
| 3. Characteristics of the site                  | : |                     |             |
| Character of locality                           | : | Commercial          |             |
| Classification                                  | : | Upper middle class  |             |
| Development of the surrounding                  | : | Fully developed     |             |
| Is the locality subjected to Frequent flooding? | : | No                  |             |

  
(M. RAJA RAO)



M. RAJA RAO & Co.,

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Continuation Sheet No. \_\_\_\_\_

- Feasibility to the civic amenities  
Like school, hospitals, offices,  
Markets etc. : Nearby
- Level of land with topographical  
Conditions : Level
- Shape of land : Irregular
- Type of use to which it can be put : Commercial
- Any restriction of usage? : Commercial
- Whether leasehold/freehold : Freehold (Originally this was lease hold it  
was converted to Free hold by present  
owner Sri. Nirav P. Modi by pay Rs.3,02,418/-  
as per GO.MS.No.816/Revenue dated 9-8-94)
- Is it in town planning approved  
Layout? : Yes
- Is it a corner plot? : Yes
- Road facilities : Available
- Water Potentiality : Available
- Underground sewerage system : Available
- Commercial potentiality of the  
Property : Excellent
- Any other sentimental/social  
Issue which may affect the value : No
4. Prevailing unit market rate : Rs.50,000/0- to Rs.52,000/per sq.yd.
5. Unit rate adopted in this valuation I. Prevailing market rate = Rs.50000/sq.yd.  
(Basis of valuation – like valuation by II. Sub-registrar land rate for registration  
MRO/Subregistrar may also be purpose in this area is Rs.25000/sq.yd.  
furnished ) : (Xerox copy enclosed)
6. Estimated value of site : 260sq.yds. x Rs.50,000/sq.yd.  
= Rs.1,30,00,000/- (A)

**PART B – BUILDINGS**

1. Type of construction : Partly Load bearing/Partly RCC framed structure
2. Quality of construction : II Class
3. Appearance of Building : Common
4. No. of floors : Two
5. Maintenance of building : Good

(M. RAJA RAO)



	Floor	Year of Construction (as reported/as per actual observation)	Roof	Plinth Area		
				Main Portion A	Cantilevered Portion B	Total A+50% of B
Ground floor.	RCC framed structure	1990	RCC	288sft.	---	288sft.
	Load Bearing structure	1967 fully renovated in 1990	R C C	828sft.	---	828sft.
First floor	RCC framed structure	1990	RCC	288sft.	---	288sft.
	Load Bearing structure	1967 fully renovated in 1990	R C C	828sft.	---	828sft.
Total				2232sft.	---	2232sft.

Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight line method assuming a salvage value as 10%.

#### 7. Ground Floor Construction:

Description	Particulars (load bearing structure)	Particulars (RCC framed structure)
Foundation	Open foundatoin	RCC column
Superstructure	Brick in C.M.	Brick in C.M.
Roof	R C C	R C C
Doors	CT wood	CT wood
Windows	Steel glazed	Steel glazed
Floor finish	Polished stones	Polished stones
Total plinth area	828sft.	288sft.
Year of construction (as reported)	1967 fully renovated in 1990	1990
Age of the building	16 years	16 years
If the age is not exactly known, further life expected	44 years	64 years
Total life of the building estimated	60 years	80 years
Depreciation percentage (assuming salvage value as 10%)	$9/10 \times 16/60 = 0.239$ (or) 24%	$9/10 \times 16/60 = 0.239$ (or) 24%
Replacement rate of construction with the existing conditions and specifications	Rs.2000/- per sft.	Rs.2000/- per sft.
Replacement value	828sft. x Rs.2000/- Rs.16,56,000/-	288sft. x Rs.2000/- Rs.5,76,000/-
Depreciation value @ Load bearing structure & RCC framed structure 24%	Rs. 3,97,440/-	Rs.1,38,240/-
Present value of Ground floor Construction	Rs.12,58,560/-	Rs.4,37,760/-
<b>TOTAL</b>	<b>Rs.12,58,560/- + Rs.4,37,760/- = Rs.16,96,320/-</b>	

(M. RAJA RAO)



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**8. Valuation of First Floor**

Description	Particulars (load bearing structure)	Particulars (RCC framed structure)
Specification Floor finish	Polished stones	Polished stones
Superstructure	Brick in C.M.	Brick in C.M.
Roof	R C C	R C C
Doors	CT wood	CT wood
Windows	Steel glazed	Steel glazed
Weather course	---	---
Total plinth area	828sft.	288sft.
Year of construction (As reported)	1967 fully renovated in 1990	1990
Age of the floor	16 years	16 years
If the age is not exactly known, further life expected	44 years	64 years
Total life of the building estimated	60 years	80 years
Depreciation percentage (assuming salvage value as 10%)	$9/10 \times 16/60 = 0.239$ (or) 24%	$9/10 \times 16/60 = 0.239$ (or) 24%
Replacement rate of construction with the existing conditions and specifications	Rs.1500/- per sft.	Rs.1500/- per sft.
Replacement value	828sft. x Rs.1500/- Rs.12,42,000/-	288sft. x Rs.1500/- Rs.4,32,000/-
Depreciation value Load bearing structure @ 24% & RCC framed structure @18%	Rs. 2,98,080/-	Rs. 1,03,680/-
Present value after depreciation	Rs. 9,43,920/-	Rs.3,28,320/-
<b>TOTAL:</b>	<b>Rs.9,43,920/- + Rs.3,28,320/- = Rs.12,72,240/-</b>	

**9. ABSTRACT OF PRESENT VALUE OF BUILDING**

Ground Floor =	Rs.16,96,320/-
First floor =	Rs.12,72,240/-
Total floor =	Rs.29,68,566/- Or say Rs.29,69,000/-

(B)

(M. RAJA RAO)



**PART C – AMENITIES & EXTRA ITEMS (After Depreciation)**

1. Ornamental Front/Pooja door :	Rs.---
2. Main Staircase :	Rs.25,000/-
3. Overhead water tank : 1000lit. capacity @ Rs.5/lit.	Rs. 5,000/-
4. Ornamental Handrails etc., :	Rs.---
5. Wardrobes/Showcases :	Rs. ---
6. Interior decorations :	Rs. ---
7. Architectural Elevations Works:	Rs. ---
8. Wall paneling works :	Rs. ---
9. Aluminium Doors/windows/Partition :	Rs. ---
10. False ceiling Works :	Rs. ---
11. Air conditioners :	Rs. ---
12. Pelmetts :	Rs. ---
13. Sun control films:	Rs. ---
14. Ceramic tiles sft. x per sft.	Rs. ---
15. Sink/Wash basin/Geyser :	Rs. ---
16. Special flooring, if any	Rs. ---
17. Special Lumber room	Rs. ---
18. Separate Toilet room	Rs. ---
Total	Rs.30,000/- (C)

(M. RAJA RAO)



**PART D – SERVICES (Value after Depreciation)**

1. Water supply arrangement – a) Bore well ____ dia. With ____ HP motor - Nos.	Rs. ---
b) Sump of 3000ltrs. Capacity with 1HP pump	Rs.15,000/-
c) Well of 4 ½” dia. With 2HP pump	Rs.80,000/-
2. Drainage arrangements (Septic tank/ Underground sewerage)	Rs. ---
3. Compound wall rft. @ Rs. /rft.	Rs. ---
4. Pavements sft. @ Rs. per sft.	Rs. ---
5. Steel gate sft. @ Rs. per sft.	Rs. ---
6. Trees, Gardening, Lawn	Rs. ---
7. E.B. Deposits & Fittings	Rs. ---
Total	Rs.95,000/- (D)

**PART E – ABSTRACT WORTH**

Part A	Land	Rs.1,30,00,000/-
Part B	Building	Rs.29,69,000/-
Part C	Amenities	Rs. 30,000/-
Part D	Services	Rs. 95,000/-
	Present Worth	Rs.1,60,94,000/-

Factors favouring for an additional Value:

a)

b)

Add + Rs.---

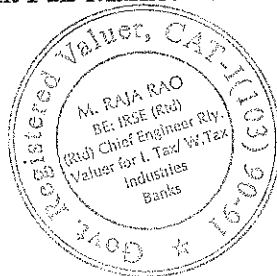
Factors favouring for less value:

a)

b)

Less - Rs. ---

Therefore, Present Fair Market Value = Rs.1,60,94,000/- (E)



*[Signature]*  
For M. RAJA RAO & CO.





**PART F – CERTIFICATE**

1. The Present Fair Market Value of the above property with the existing conditions and specifications are in my opinion Rs.1,60,94,000/-  
(Rupees One Crore Sixty Lakhs Ninety Four Thousand only)

1.a) Normally, unless it is clearly indicated other wise, we furnish the Fair Market Value "The value is not inherent in the asset but depends on the perception of the owner, the needs of the buyer, the place it is located, the market trends ruling at the time of valuation date."

We may be permitted to mention here, that according to international standards, fair market value is defined as:

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's -length transaction after properly marketing where-in the parties had each acted knowledgebly, prudently and without compulsion".

Distress sale value (auction sale value) will fetch less value than fair market value because normally a real-estate agent purchases such an asset in auction by cash down payment with an intention of selling it at a later date for profit of at-least 15% and 15% interest including incidentals on this borrowed money for making cash down payment, assuming it takes 12 months for resale, which means a reduction of 30%. Hence Distress sale value will be only 70% of fair market value.

2. The relevant document for the subject property is the title deed with Registration No. (1)

Sale Deed No.	Dated	Registration in the
281/99	25-03-1999	Kavadiguda SRO

3. If the property is offered as collateral security, the concerned financial Institution is requested to verify the legal aspects including marketable title, ULC, etc. through latest legal opinion.
4. Value varies with the purpose. This report is not to referred if the purpose is different other than mentioned in 1(3).
5. The property was inspected on 10-11-2006 in the presence of Mr. Santosh ING Vysya Bank, S.P.Road Branch & Sri.Shivaji, owner's representative.

Place : Hyderabad

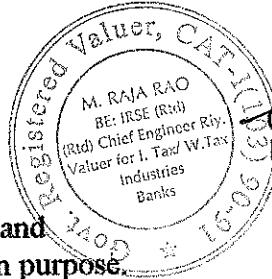
Date : 11-11-2006

Note: This report contains 10 pages.

Encl.: 1) Location Plan.

2) Sketch Plan.

3) Xerox copy of Sub-registrar land value certificate for registration purpose.



(APPROVED VALUER)  
For M. RAJA RAO & CO.

Location plan of "MODY MANSION" MCH No. 5-3-369 on plot no. 2 situated at R.P. Road, Secunderabad-500003

(NOT TO SCALE)

33367

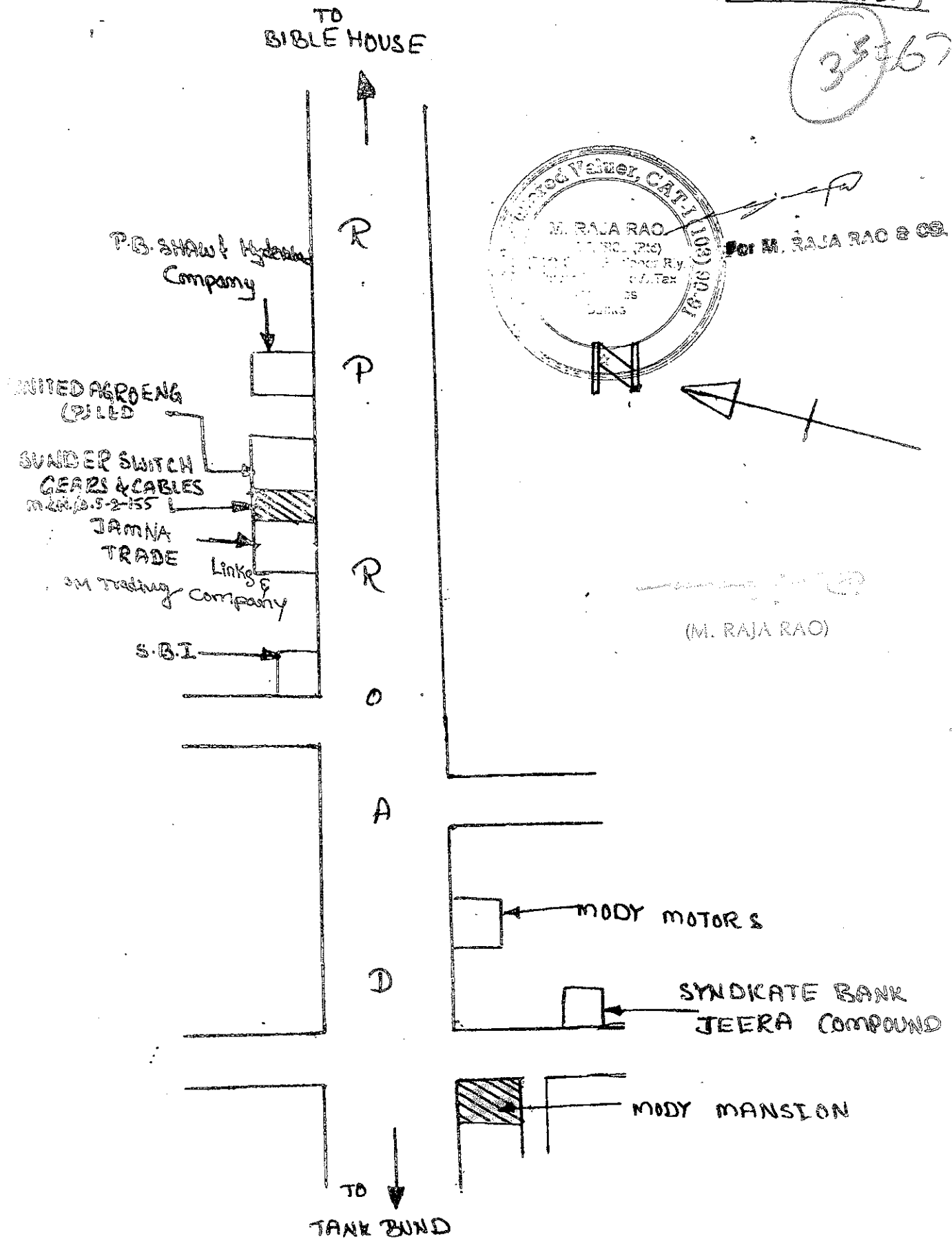
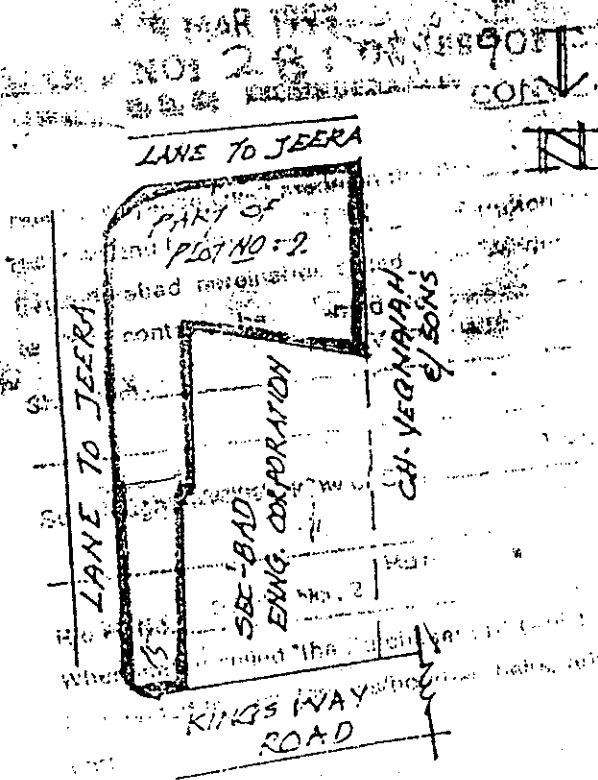


DIAGRAM PLAN SHOWING THE PART OF PLOT NO. 2 SITUATED AT RASHTRA PATHI ROAD, SEC. BAD, CH. NO. 5-13-363

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LENDOR: ESTATE OFFICER SEC. BAD ON BEHALF OF GOVERNOR OF...

PURCHASER: SHRI. N. RAVI P. MODI  
S/O. PRAMOD CHANDRA MODI



SITE SHOWN THIS AREA 260 SQ. YDS. OR 217.36 SQ. METERS

SCALE: 50:1

BOUNDARIES:-

- NORTH: KING'S WAY ROAD & SEC. BAD ENNG. CORPORATION
- SOUTH: LANE TO JEERA
- EAST: LANE TO JEERA
- WEST: SEC. BAD ENNG. CORPORATION E/ CH. YEGNAIBAI E/SONS

... (faded text) ...

SIG. OF PURCHASER: *[Signature]*

ESTATE OFFICER: *[Signature]*

SIG. OF VENDOR: *[Signature]*

ESTATE OFFICER: SEC. BAD.

Any whereas no person has object...

(M. RAJA RAO)

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Government of Andhra Pradesh

Registration and Stamps Department

### Unit Rates - Urban

**District** HYDERABAD **City/Town/Village** Hyderabad  
**Name**  
**Locality** R.P.ROAD LOCALITY  
**House No** 5-2-155

**Land Rate Rs. 25,000 (per Sq. Yard)**

**Note :**

1. This is provisional information as per records maintained by registration dept. for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2. For further details contact Sub Registrar office

**SECUNDERABAD,**

H.No.6-6-114, Kavadiguda

Secunderabad

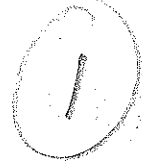
**Phone : 27533327**



(M. RAJA RAO)

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Devakar.P, Advocate,  
24-27, Sivapuri, Malkajgiri,  
Hyderabad 500 047.



LEGAL SCRUTINY REPORT OPINION ON TITLE

The Branch Head,  
ING Vysya Bank Ltd.,  
S.P. Road, Secunderabad. 500 003.

Description of property;

Item No.	Survey No.	Extent Free hold, Lease hold	Area (in Acres/hectors	Location	Boundaries
1	.....	47.125 Sq. yards	.....	H. No. 5-2-155, Kingsway, Secunderabad	N) H. No. 5-2-384 to 390, E) H. No. 5-2-154, W) H. No. 5-2-156, S) R.P. Road

Name of the owner:

Sri Ashish Mody, S/o. Pramod Mody

S. No.	Nature of Document	Document Date & No.	Name of Vendor	Name of Vendee	Original/Xerox. Certified copy.
1.	Conveyance deed	1.9.1998, 875/98	Estate Officer, Secunderabad	Sri Ashish Mody, S/o. Pramod Mody	Xerox
2.	Provisional receipt	25.8.2006, 956/97	M.C.H.	Sri Ashish Mody, S/o. Pramod Mody	Xerox
3.	Provisional receipt	6.8.2005, 3975	M.C.H.	Sri Ashish Mody, S/o. Pramod Mody	Xerox
4.	Encumbrance certificate	16.5.2006, 2304	SRO/Secunderabad	Sri Ashish Mody	Xerox


**Narration of flow of title:**

It is seen from the documents referred above that originally Estate Officer, Secunderabad on behalf of the Governor of Andhra Pradesh had leased out the land measuring 3393 Sft. situated at Kingsway, Secunderabad for a period of 30 years to S/Sri Som Bhopal and Ram Bhopal and executed a lease deed No. 141/82, book.1, Vol. 19, pages 71-78, dt. 9.2.1982 registered before SRO/Secunderabad, Marredpally for a consideration. Subsequently as per the mutation/substitution letter No. CLR's Proceeding No. BBLI/695/97, dt. 13.12.1997 in accordance with the GOMs. No. 816 Revenue (Assn. III) Dept., dt. 9.8.1994 to grant free hold rights in respect of lease properties in Secunderabad on certain terms and conditions and gave press note on 13.9.1994. In response to above press note, Sri Ashish Mody, S/o. Pramod Mody purchased the above property for a consideration of Rs. 2, 96, 887-50 and after receipt of the said amount, the Estate officer, Secunderabad conveyed the piece and parcel of land in plot No. nil with house No. 5-2-155 admeasuring 47.125 Sq. yards situated at Kingsway, Secunderabad and executed a conveyance deed No. 875/98, book.1, Vol. 361, pages 69-76, dt. 16.11.1998 registered before SRO/Secunderabad in favour of Sri Ashish Mody, S/o. Pramod Mody. This entry appears in EC.

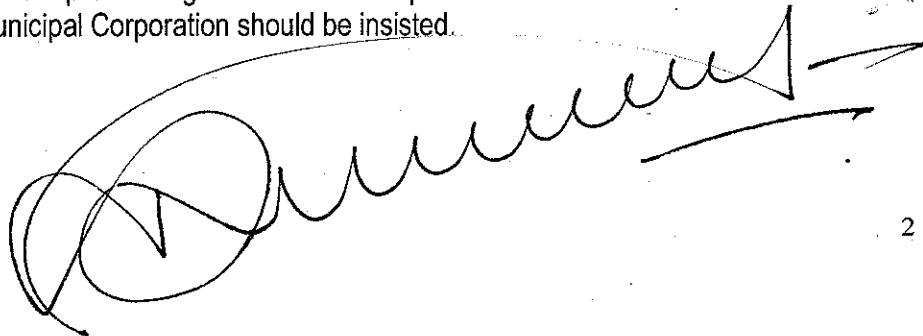
It is seen from the documents that Sri Ashish Mody is paying the property tax to Municipal Corporation of Hyderabad and produced provisional receipts issued by them with hosue No. 5-2-155.

It is seen from the documents that Sri Ashish Mody is in possession of above property because no other transactions are recorded in EC.

**Sanctions/Permissions/NOC from Competent Authorities:**

1. If the security offered is a vacant land (Plot No.) approved Layout plan along with the proceedings of Urban Development obtained Authority/Municipal Corporation should be insisted.

Sanction plan not produced





2. If the security is land and building, if land is originally an agricultural land, permission from authorities for conversion of the same to non agricultural should be obtained and approved plan and permission for the construction of building should be obtained to ensure that there is no unauthorized construction.

-do-

3. In core areas falling under Municipal Corporation limits as classified by the Government, for creating mortgage on any vacant land NOC should be obtained from appropriate authorities in Urban Land Ceiling Office/land Revenue Office.

Not applicable

Certificate on payment of Property Tax

1. If property tax is required, to be paid in respect of the property to be mortgaged, the advocate should verify receipts pertaining to the tax paid in the previous years at least for the last 3 years and the same for the current assessment year should be insisted.

Produced from 2005 to 2007 ✓

2. If the tax receipt is not in the name of the owner of the property, then mutation of name of the owner in Municipal Corporation/appropriate authority should be insisted. These could be Revenue records like the Sath Barah patta/Katha, which should be in the name of the owner of the property.

Sri Ashish Mody ✓

Government claims:

1. If there are no Government claims, the advocate should verify the same that there are no government claims on the property.

As per the documents followed, there are no Govt. claims.

2. MINORS: If minors are involved, clarification to be given.

Not applicable ✓

As certificate on encumbrance certificates (EC) scrutinized.

1. all the registered transactions related to flow of title should be reflected in the EC, the same should be insisted for is a minimum period of 13 years prior to the deposit of title deeds.

Encumbrance certificate from 28.6.80 to 15.5.06 ✓

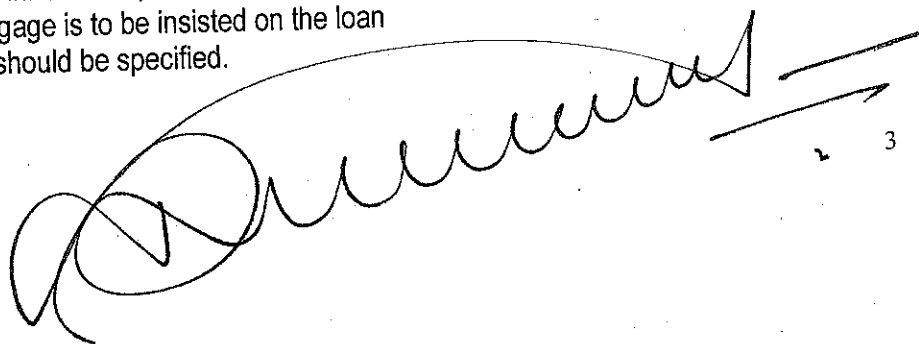
2. Other entries if reflected should be highlighted clearly describing the nature of the transactions reflected and its impact on the intending mortgage should be specified.

Not applicable ✓

**Type of Mortgage to be created.**

1. If there is no original document, conferring title on the proposed mortgage, if there is no registered document conferring title on the mortgagor, or if the property developed on him is by inheritance, then in such case creation of simple mortgage is to be insisted on the loan amount and the same should be specified.

Not applicable ✓



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2. Certificate of title should clearly: Disclose;

Equitable mortgage can be created as as the party is absolute owner. ✓

a. Whether the party has an absolute, clear and Marketable title over the property/properties Proposed to be mortgaged.

b. Whether the party can execute valid Simple Mortgage Yes/No. in favour of the bank Equitable mortgage Yes/No.

Equitable mortgage can be created ✓

Yes ✓

Whether any of the property intended to be Not applicable given by way of mortgage is subject to any minor's or any other claims.

d. It should be ensured that title to the property claimed only by the way of Agreement of sale/ Power of Attorney/by WILL which is not probated Shall not be accepted as valid title.

Not applicable

Documents to be deposited for creating Equitable Mortgage:

S. No.	Nature of Document	Document Date & No.	Name of Vendor	Name of Vendee	Original/Xerox.	Certified copy.
--------	--------------------	---------------------	----------------	----------------	-----------------	-----------------

S. No.	Nature of Document	Document Date & No.	Name of Vendor	Name of Vendee	Original/Xerox.	Certified copy.
1.						
1.	Conveyance deed ✓	1.9.1998, 875/98 ✓	Estate Officer, Secunderabad	Sri Ashish Mody, S/o. Pramod Mody ✓	Original ✓	
2.	Provisional receipt ✓	25.8.2006, 956/97 ✓	M.C.H.	Sri Ashish Mody, S/o. Pramod Mody ✓	Original Xerox ✓	
3.	Provisional receipt ✓	6.8.2005, 3975 ✓	M.C.H.	Sri Ashish Mody, S/o. Pramod Mody ✓	Original Xerox ✓	

*Ans*  
*Ans*

4. Encumbrance certificate	16.5.2006, 2304	SRO/Secunderabad	K. Ramreddy	Original Xerox				

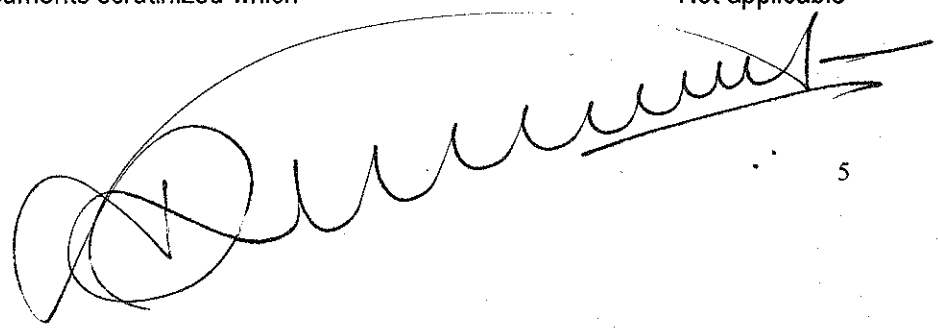
*Dr*

3. In case, if original link documents can't be deposited as only a portion of property is sold, certified copy of the said document should be insisted on and not the xerox copy.

Not applicable

4. Other allied relevant documents scrutinized which should be deposited.

Not applicable



5. In case of agricultural lands, pattadar pass books and ownership records that would be issued by the revenue authorities should be deposited along with the registered deeds of conveyance.

Not applicable

Adverse remarks on title:

1. Title to the property if claimed only by the way of agreement to sell/Power of Attorney/by

Not applicable

2. WILL which is not probated

Not applicable

3. For want of documents (link) conferred title on the vendors.

Not applicable

4. If the link documents within the stipulated period of 13 years are unregistered.

Not applicable

5. If there is Minors share in the property

Not applicable

6. Minors property sold without Court permission (in link document)

Not applicable

7. All the parties not joining in Execution of title deed.

Not applicable

8. If it is falling within the ambit of ULC Act.

Not applicable

9. If there is a notified defect in the document.

Not applicable

10. If the owner of the property dies in testate and the property is sold by the legal heirs without complying with required formalities.

Not applicable

11. If the property is free from above defects, the advocate should certify to the extent.

The above said 1 to 10 defects do not arise.

Certificate on title and marketability of property:

The advocate should clearly certify that the title of the person and marketability of the property, in some Cases there will be a good title but the marketability of The property may not be good due to various obvious. has got absolute clear and

Sri Ashish Mody has got a clear and marketable and title in respect of above property.

Note: The party expressed his inability to produce the link document and sanction plan, but this opinion is rendered since the property is conveyed by Estate Officer, Secunderabad on behalf of Governor of AP, hence earlier link documents can be weived.

Place: Hyderabad,  
Dt. 14.11.2006.

*[Handwritten Signature]*  
Advocate.

DEVAKAR. P.  
ADVOCATE  
24-27, SHIVAPURI  
Malkejigiri, Hyderabad-47  
(0) 7055555 (0) 7052666

The EC form 1-1-97 to 4-1-07 is  
produced and found in order.

*[Handwritten Signature]*

**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము**



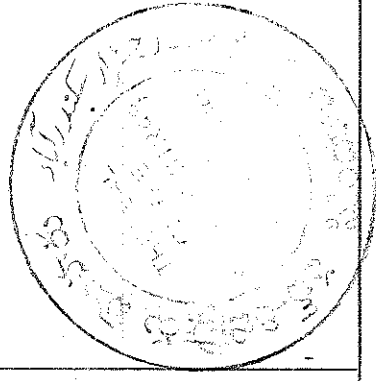
Certificate No/ ధృవీకరణ పత్రము సంఖ్య : Application No/ ధరఖాస్తు సంఖ్య : Date/ తేదీ : Page/ పుట : 1 / 1

SECUNDERABAD having applied to me for ~~శీ~~ certificate giving particulars of registered acts/తెలుగులోని ఎంబ్రాన్స్ if any, in the under mentioned property. ఈ ధృవీకరణ పత్రము కోసం నాకు తెలిసిన అన్ని రిజిస్ట్రేషన్ తాకట్టు రుణాధార వ్యవస్థల వివరములు తెలుపు ధృవీకరణ పత్రములపై ధరఖాస్తు చేసిన మీదట  
 N SIVAJI GANESH House: 5-2-155 EXTENT: 47.125 Sq.Yd. NORTH: H .NO. 5-2-384 TO 390 HYDERBASTHI SOUTH: R. P. ROAD EAST: H. NO. 5-2- V ALLI RAO WEST: H. NO. 5-2-156 SHOP OM ELECTRICALS

**DATE & TIME of Application of EC: 21-02-2009 00:00:00** **DATE & TIME of Generation of EC: 21-02-2009 13:50:28**  
 (Verify from) (21-02-1997) (20-02-2009)

సం. నుండి సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు ఖర్చులను చెదకిన మీదట ఈ క్రింద నమోదు పరిచిన తాకట్టు ఖర్చులను చెదుము అమూనా నేను ధృవీకరించుచున్నాను.

(a) Description of Property ఆస్తి వివరములు	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ	(c) Date of (E)xecution (R)egistration దస్తావేజు ప్రాయోజించిన తేదీ రిజిస్ట్రేషన్ తేదీ	(d) Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) (ప్రాసీ ఇచ్చిన వారు హక్కుదారులు)	Ref. to Document Entry దస్తావేజు కాపీ వివరణ	
				Vol.No./Page No. వాల్యూం / పుట	Document No/Year దస్తావేజు నెం. / సం.
1 VILL/COL: SECUNDERABAD KINGSWAY W-B: 5-2 HOUSE: 5-2-155 EXTENT: 47.125 SQ.Yds Boundaries: [N]: H .NO. 5-2-384 TO 390 [S] R. P. ROAD [E]: H. NO. 5-2-154 [W]: H. NO. 5-2-156 <b>LINK DOCT: 1606,141/1982#</b>	(R) 16-11-1998 (P) 16-11-1998 (E) 01-09-1998  Cons. Value: Rs 296887.50		1 (E) GOVERNOR OF ANDHRA PRADESH 2 (C) SHRI ASHISH MODY	361/69	875 / 1998 of SRO SECUNDERABAD



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found. ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు ఖర్చుల వల్ల ఏ విధమైన ఇతర తాకట్టు ఖర్చులను నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.  
 Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు  
 Search verified and certificate examined by/ పరిశోధించిన మరియు ధృవీకరణ పత్రము పరిశోధించిన వారు  
**PAYARAMMA**  
 OFFICE OF THE SUB-REGISTRAR  
 Received Rs. 100 +20 towards EC-Fee against Receipt No. 87.  
 SUB-REGISTRAR

☎ : 2374 1133

2374 4624

Fax .No.040 - 2373 8923

# M.RAJA RAO & CO.,

**Corporate Valuers**

Govt. Registered Valuers for Income Tax, Wealth Tax.  
Approved Valuers for Banks and Industries

15



Mg.Partner

**M. RAJA RAO** B.E.,I.R.S.E.,(Retd)  
F.I.V.,F.I.S.,M.I.E., F.M.I.R.T.,M.A.C.E. (I), M.I.C.C.  
F.P.W.I. (England), F.I.P.W.E. (Pune), M.I.C.A.,  
Retired Chief Engineer (Railways)

MRR/VAL/ING-VYS/2006-2007/121

Plot No.51, Srinagar Colony,  
H.No. 8-3-1083/1,  
(Metro No.261),  
Hyderabad - 500 073.

Dated :11-11-2006

To  
The Associate Vice President & Branch Head,  
ING-Vysya Bank,  
S.P.Road Branch,  
Secunderabad.

Dear Sir,

Sub:-Fair Market value of Ground Floor shop (Sunder Switch Gears & Cables)  
( M.C.H.No.5-2-155 situated at R.P.Road, Secunderabad-500 003.  
Belonging to Mr. Ashish Modi S/o.Sri.P. Pramod Modi.

-:O:-

FAIR MARKET VALUE = Rs.29,77,000/-

-:O:-

PART - A

**I. GENERAL:**

1. Purpose of valuation : Financial Security
2. Date of valuation : 11-11-2006
3. Name of the owner (as reported and address) : Ashish Modi S/o. Sri. P. Pramod Modi  
H.No.5-2-155, Kingsway,  
Secunderabad 500 003.
4. Document produced for perusal :
  - A) This is covered under conveyance deed No.875/1998 Registered with Kavadiguda Sub-registrar office on 16-11-1998 for an amount of Rs.2,96,887.50.
  - B) Xerox copy of property tax receipt No.97 dated 25-8-2006 For an amount of Rs.3,788/- for a period of 1-4-2006 to 31-3-2007 in the name of Ashish P. Modi.
  - C) Xerox copy of Electricity Bill with consumer No.I0 000979 050203 in the name of R.K.Sawhaney.

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**II. APARTMENT BUILDING**

1. Nature of Building : Commercial
2. Location.  
T.S.No: : Ground floor Shop  
Block No. : (Sunder Switch Gears & Cables)  
Ward No. : MCH No.5-2-155  
Village/Municipality/Corporation. : R.P.Road  
Door No, Street No. or road(Pin code) : Secunderabad – 500 003.
- 3 Description of the Locality : Commercial
- 4 Year of Construction. : 1982
5. Number of Floors. : Ground + 1 Upper Floor
6. Type of structure. : RCC framed structure
7. Number of dwelling Units in the building. : 10 shops
8. Quality of Construction. : Good
9. Appearance of the building. : Good
10. Maintenance of the Building. : Good
11. Facilities available.  
Lift : Not Available  
Protected Water supply. : Available  
Underground Sewerage. : Available  
Car parking-Open/Covered. : Not Available  
Alround compound wall is existing? : Not Available  
Pavement is laid around the building? : Not Available

**III. SHOP**

1. The floor in which the shop is situated. : Ground Floor
2. Door No. of the Shop. : MCH No.5-2-155

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3

Continuation Sheet No. \_\_\_\_\_

3. Specification of the Shop,
- Roof. : Existing  
: RCC  
Flooring. : Ceramic tiles  
Doors. : Steel rolling shutter  
Windows. : NIL  
Fittings. : Standard  
Finishing. : White washing & Colour washing
4. House Tax.  
Assessment No. : 22820299902253 dated 25-08-2006  
Tax amount. : Rs.3,788/- period of 1-4-06 to 31-3-06  
In the name of : Ashish P. Modi
5. Electricity Service Connection No. : I0000 979  
Meter Card is in the Name of : Sri. R.K. Sawhoney
6. How is the maintenance of the Shop? : Good
7. Conveyance Deed executed in the name of : Sri. Ashish P. Modi
8. What is the undivided area of land as per  
Conveyance Deed.? : 47.125 sq.yds. undivided share of land ✓
9. What is the plinth area of the Shop?. : 415sq.ft.
10. What is the Floor Space Index (Approx) : 1 : 1.5
11. What is the Carpet Area of the Shop? : 360sq.ft.
12. Is it Posh/I Class/Medium/Ordinary? : Medium
13. Is it being used for Residential or  
Commercial purpose? : Commercial purpose
14. Is it owner occupied or tenanted? : Tenanted
15. If tenanted, what is the monthly rent?. : Rs.14,000/per month
16. How is the marketability : Good
17. What are the factors favouring for an  
extra Potential value? : It is in R.P.Road
18. Any negative factors are observed which  
affect the market value in general : Nil
19. Remarks: This land was originally leasehold land but the present owner  
Sri. Ashishmody paid Rs.296887.50 to convert it into free hold land, ✓  
as per G.O.MS.No.816 Revenue (Assn.III) Dept. dated 9-8-94.

  
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4

Continuation Sheet No. \_\_\_\_\_

**SPECIFICATIONS :-**

This is an RCC framed structure with 24"x12" and 12"x12" columns and beams. The depth of the foundation is taken 6' below the ground level with 6'x6' base. The masonry upto the basement is CRS in cement mortar. Superstructure is brick in cement mortar, 4 1/2"/9" thick walls and plastered with cement. Steel Rolling shutters provided. Flooring is paved with Ceramic tiles. Roof is cast with RCC slab. Height of the roof is 12' from the floor level. Electrical installations are provided with conduit type wiring.

**GROUND FLOOR SHOP:**

This Shop consists of Big Hall 30' x 12'.

The total super built up area being 415sft. (Carpet area 360sft.) with an undivided share of land 47.125 sq.yds. The construction is of first quality.

The MCH sanction plan is not made available. But as per property ownership limitation act, for buildings aged over 12 years the building regularization scheme is not applicable and the plan attached to registered conveyance deed is signed by Estate officer, Secunderabad.

This building is aged 24 years; as per Property Ownership Limitation Act building regularization scheme approval is not required. Hence this building is being valued based on actual construction area.

**The premises is bounded on the:**

NORTH BY: Neighbour's property

SOUTH BY: Main Road (R.P.Road)

EAST BY : Shop No.154 (United Agro Engg. Pvt.Ltd.)

WEST BY : Shop No.156 (Jamna Trade Links & Om Trading Company)

To assess the market value of the property prevailing market local plinth area rates are adopted and the details are as follows:-

From the local enquiries it is found that the prevailing market rate for new Ground Floor shop with similar specifications excluding cost of special items & cost of common amenities but excluding cost of undivided share of land are being sold @ Rs.2000/- per sft. But this is 24 years old building hence, the depreciation works out to

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Depreciation: Considering 10% as scrap value and assessing the life of the building as 80 years and age already out-lived as 24years, the percentage of depreciation works out to:-  
 $0.9 \times 24/80 = 0.27$  or 27%

**A. RATE**

1. Analysing the comparable sale instances, in the adjoining locality, what is the composite rate? : Rs.7,173/- per sft.
2. Assuming it is a new construction, what is the adopted, basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (Give details). : Rs.7,713/- per sft.
3. Breakup for the Rate.
  - i. Building + Services : Rs.1460/- per sft.
  - ii. Land + Others : Rs.5677/- + Rs.36/- = Rs.5713/sft.

**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

- a. DEPRECIATED BUILDING RATE :  
Replacement rate of Shop with Services (VA(3)i): Rs.2000/- per sft.  
Age of the Building : 24 years  
Life of the Building estimated : 80 years  
Depreciation percentage assuming the salvage Value as 10% :  $0.9 \times 24/80 = 0.27$  or 27%  
Or Rs.540/- per sft.  
Depreciated Rate of the Building : Rs.2000/- (-) Rs.540/- =Rs.1460/sft.
- b. TOTAL COMPOSITE RATE ARRIVED FOR VALUATION  
Depreciated Building Rate VI (a) : Rs.1460/- per sft.  
Rate for Land & Other V (3) ii : Rs.5677/- + Rs.36/- = Rs.5713 /sft.  
Total composite rate : Rs.7173/- per sft.

  
(M. RAJA RAO)



VALUATION DETAILS

Sl. No. Description Qty Rate per unit Estimated value Rs.

**I. Building + Services**

1. Its component in composite rate is = Rs.1460/per sft.

**II.a) Land:**

Cost of undivided share of land 47.125 sq.yds. @ Rs.50,000/- per sq.yd.= Rs.23,56,250/-  
(Sub-registrar land rate for registration purpose in this area is or say =Rs.23,56,000/-  
Rs.25,000/- per sq.yd.) (Xerox copy enclosed)

Its component in plinth area rate works out to  
 $\frac{\text{Rs.23,56,000/-}}{415 \text{ Sft.}} = \text{Rs.5677/sft.}$

**II.b) Others:**

2. Ward robes	= Rs. ---
3. Showcases/Almirahs	= Rs. ---
4. Kitchen arrangements	= Rs. ---
5. Superfine finish	= Rs. ---
6. Interior Decorations	= Rs. ---
7. Flooring with sft. @ Rs. /- per sft.	= Rs. ---
8. Electricity deposits/Electrical fittings etc	= Rs. ---
9. 10' wide steel rolling shutter Extra collapsible gates/ grills works etc.	= Rs.15,000/-
10. Ceramic tiles dado	= Rs. ---
11. Car parking in stilt/cellar - No.	= Rs. ---
12. Estimated Cost of common amenities	= Rs. ---
<b>Total</b>	<b>=Rs.15,000/-</b>

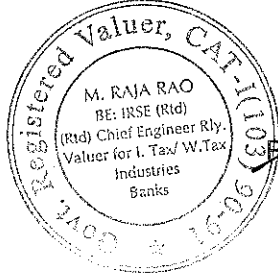
Its component in plinth area rate works out to  
 $\frac{\text{Rs.15000/-}}{415 \text{ Sft.}} = \text{Rs.36/sft.}$

Therefore, land & others component in total composite

$\text{Rs.5677/-} + \text{Rs.36/-} = \text{Rs.5713/sft.}$

The total composite rate =  $\text{Rs.1460/-} + \text{Rs.5713/-} = \text{Rs.7173/sft.}$

Hence its value =  $415\text{sft.} \times \text{Rs.7173/sft.} = \text{Rs.29,76,795/-}$   
or Say Rs.29,77,000/- only



For M. RAJA RAO & CO.



**PART D – CERTIFICATE**

1. It is here by certify that the present fair market value of the Shop as discussed above is in my opinion Rs. 29,77,000/- (Rupees Twenty Nine Lakhs Seventy Seven Thousand Only)

1.a) Normally, unless it is clearly indicated other wise, we furnish the Fair Market Value  
“The value is not inherent in the asset but depends on the perception of the owner, the needs of the buyer, the place it is located, the market trends ruling at the time of valuation date.”

We may be permitted to mention here, that according to international standards, fair market value is defined as:

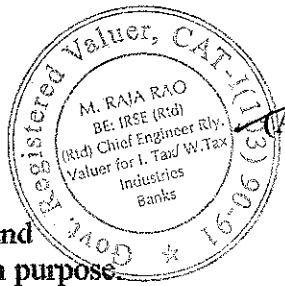
“The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s –length transaction after properly marketing where-in the parties had each acted knowledgebly, prudently and without compulsion”.

Distress sale value (auction sale value) will fetch less value than fair market value because normally a real-estate agent purchases such an asset in auction by cash down payment with an intention of selling it at a later date for profit of at-least 15% and 15% interest including incidentals on this borrowed money for making cash down payment, assuming it takes 12 months for resale, which means a reduction of 30%. Hence Distress sale value will be only 70% of fair market value.

2. The property was inspected on 10-11-2006 in the presence of Mr. Santosh ING Vysya Bank, S.P.Road Branch & Sri. Sivaji, owner’s representative.
3. Value varies with the purpose and date. This certificate is not to be referred if the purpose is different other than mentioned in this report.
4. The connected title deed for the subject Shop in the opinion of this valuer is the deed Dated 16-11-1998 registered as a document Kavadiguda Registrar’s office with Registration No.875/1998.

Place : Hyderabad  
Date : 11-11-2006

- Encl.: 1) Location Plan.  
2) Sketch Plan.  
3) Xerox copy of Sub-registrar land value certificate for registration purpose.

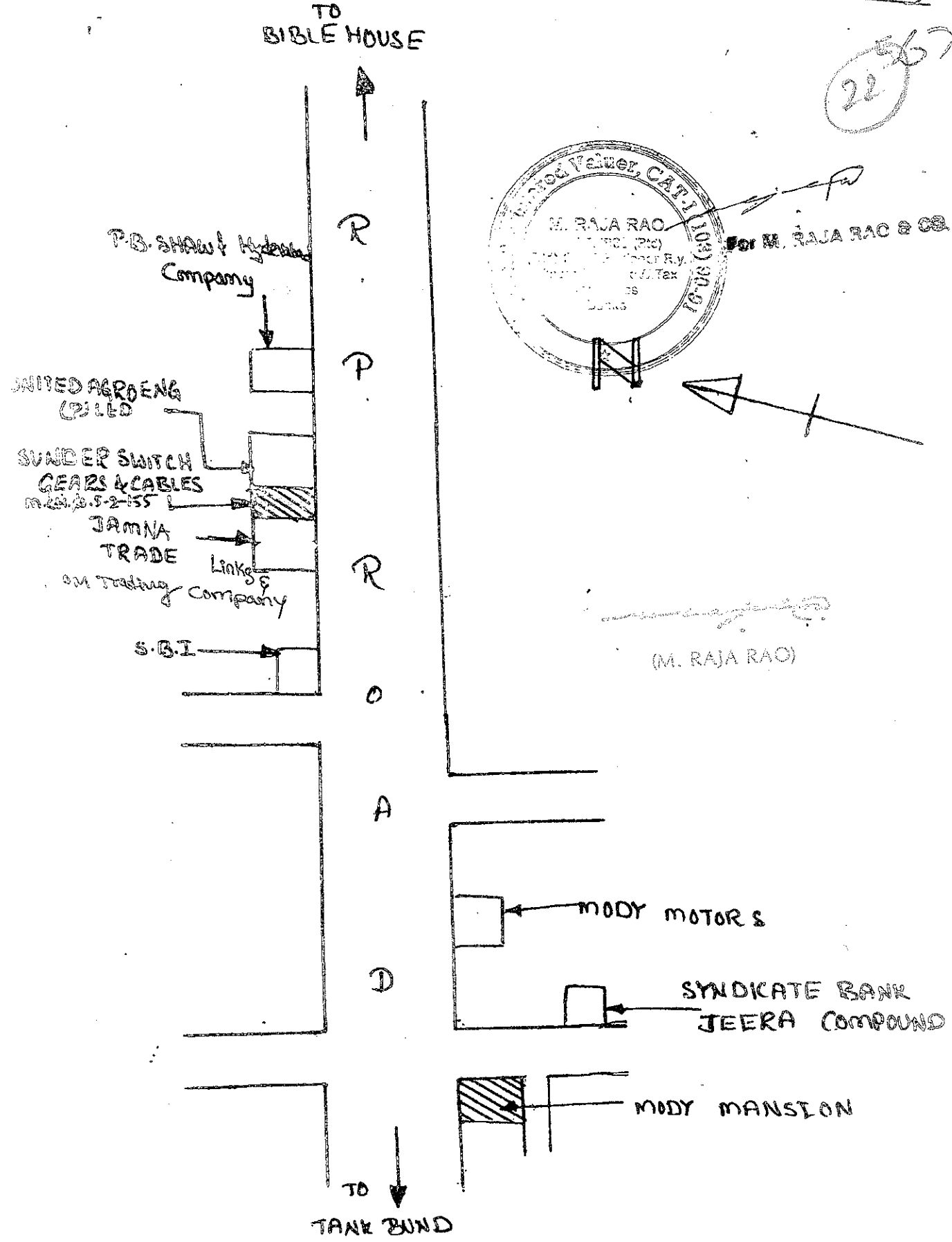


*(Signature)*  
(APPROVED VALUER)  
For M. RAJA RAO & CO.

Location plan of "MODY MANSION" MCH No. 5-3-369 on plot no. 2  
situated R.P. Road, Secunderabad, 500003

(NOT TO SCALE)

22567





REGISTERED AT KINGOWAY SEC-BAD

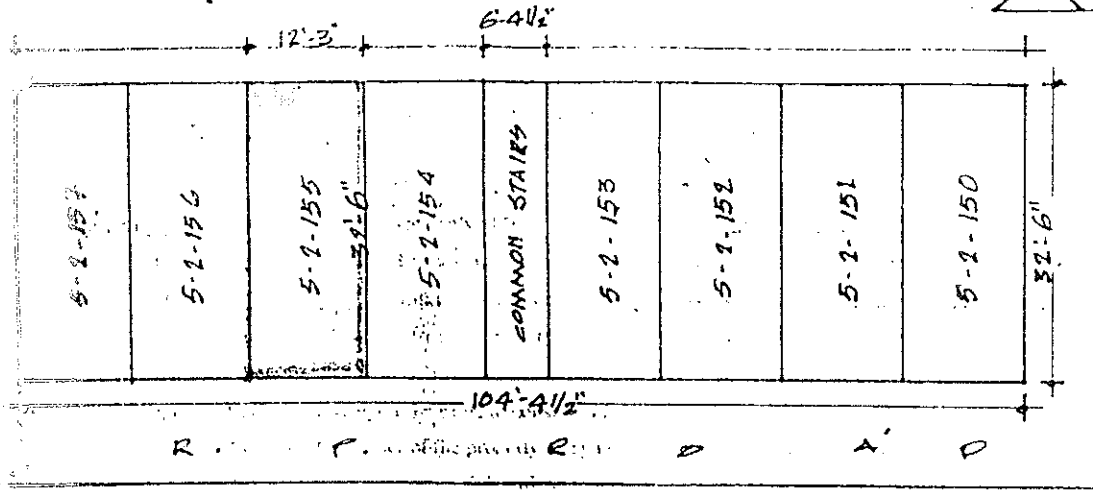
ESTATE OFFICER SEC-BAD ON BEHALF OF GOVERNOR OF A.P.

SER: KSHISH MODY

BOUNDARIES:  
ORN: 5-2-384 TO 5-2-390  
E.P. ROAD  
5-2-154  
H.N: 5-2-156

REFERENCE  
SITE SHOWN  
AREA: 47.12 SQ YDS  
INCLUDING COMMON AREA

H.N: 5-2-384 TO 5-2-390



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(1) [Signature]

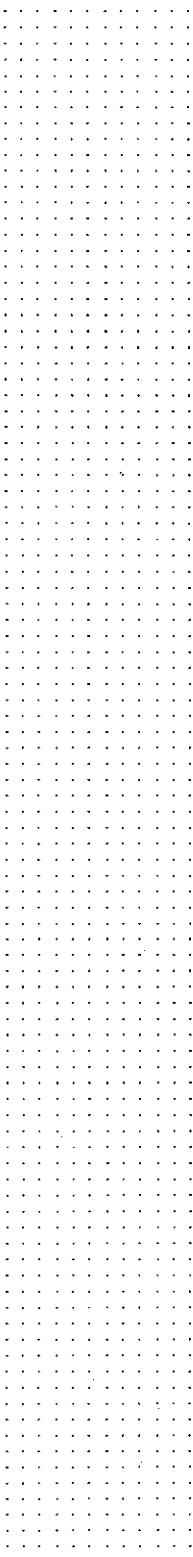
(2) [Signature]

SIG OF PURCHASER

ESTATE OFFICER  
SEC-BAD  
SIG OF ESTATE OFFICER  
SEC-BAD

B. SATHYANARAYAN RAO  
NOT  
13-24-2  
SECUR  
ESTIA  
SECUR

(M. RAJA RAO)



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Government of Andhra Pradesh  
Registration and Stamps Department

**Unit Rates - Urban**

District Name HYDERABAD City/Town/Village Hyderabad  
Locality R.P.ROAD LOCALITY  
House No 5-2-155

**Land Rate Rs. 25,000 (per Sq. Yard)**

**Note :**

1. This is provisional information as per records maintained by registration dept. for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2. For further details contact Sub Registrar office

**SECUNDERABAD,**

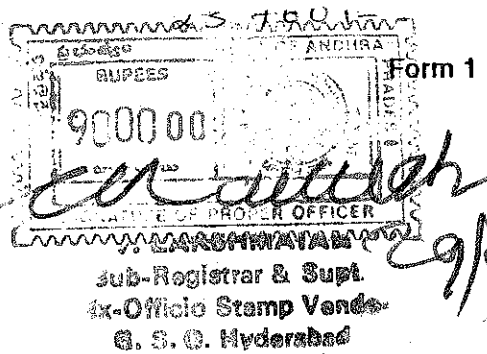
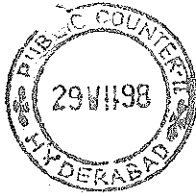
H.No.6-6-114, Kavadiguda

Secunderabad

Phone : 27533327

(M. RAJA RAO)

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**DOCUMENT NO: 875 OF 1998 OF BOOK-1**  
**S. R. O. SECUNDERABAD,**

**CONVEYANCE DEED**

This Conveyance Deed made on this the First day of September One Thousand Nine Hundred and Ninety Eight between the Governor of Andhra Pradesh Represented by Estate Officer Secunderabad hereinafter called "the Vendor" (which expression shall, unless excluded by or repugnant to the context, be deemed to include his successors in office and assigns) of the one part and

Shri / ~~Smt~~ ASHISH MODY

Son / ~~Daughter / Wife / Widow~~ of Shri PRAMOD MODY

R/o H. No. 5-2-155 Locality Kingsway Sec-bad  
 Whereinafter called "the Purchaser (s)" (which expression shall, unless excluded by or repugnant to the context be deemed to included, his/her/their heirs, administrators, representatives and permitted assings) of the other part.

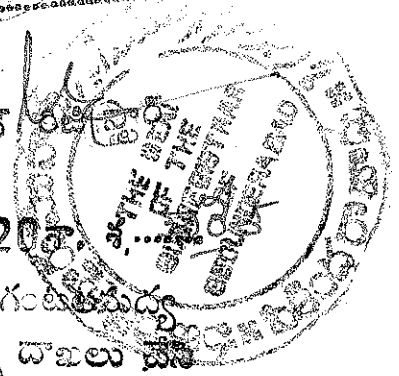
2. Whereas by an indenture of perpetual lease dated the 9th day of February One thousand nine hundred and Eighty two made between the vendor described therein as lessor of the one part and Shri 1. Som Bhopal s/o. Raja Sri Ram Bhopal (2) Ram Bhopal  
 S/o Som Bhopal as lessee of the other part registered on 24-2-1982  
 in the Office of the Sub-Registrar, Secunderabad, Marredpally at Serial No. 141/1982 in Book No. I Volume No. 19 at pages 71 to 78 (hereinafter referred to as the "said lease deed") a piece and parcel of land admeasuring 3393 Sq. fts  
Sq. Ft/Sq. Mtrs. or there about situated in Kings way, Secunderabad.  
 and more particularly described in the schedule to the said Lease Deed was demised and assured into 10.6.2000 (hereinafter called "the original lessee") by way of lease for a period of 30 years subject to the terms and conditions mentioned in the said Lease Deed.

3. And whereas by mutation/substitution letter No. CLR'S Proc.No.BBL1/695/97. dated 13-12-1997 the name/names of purchaser(s) was/were lastly mutated and he/she/they has/have been recorded as the Present Lessee(s) under the said Lessee Deed with all rights and liabilities of the lessee under the said Lessee Deed.


4. Any whereas no person has objected to the mutation/substitution of the names of the lessee as above made by the Lessor or has in any other manner claimed to be the successor in interests of the original Lessee or of any other person claiming through the original lessee.

*M. S. S. S.* Contd..... 2 Page  
 ESTATE OFFICER  
**SECUNDERABAD**

875/98  
 1920 వ శ. సం.  
 ఈ కారితము పదన సంఖ్య



1998 వ సంవత్సరము... Nov... నెల 16 తేది 1920 వ శ. సం.  
 వతేది పగలు... 12... గంటలకు  
 సికింద్రాబాదు నగర పంచాయతీ కార్యాలయములో దాఖలు చేసిన  
 రుసుము రూ॥ 1662.1... చెల్లించినది. Azmeullah ni

వ్రాసేయించినట్లు ఒక్కొక్కరికి  
 ఎడమ వొంటప వ్రేలు  
  
 రూపించినది

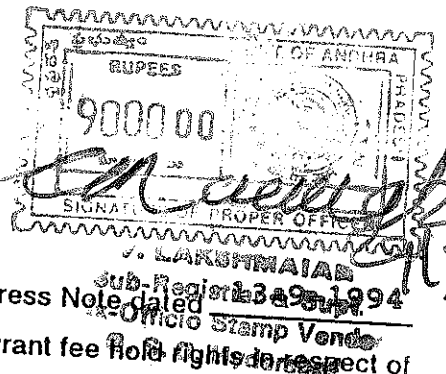
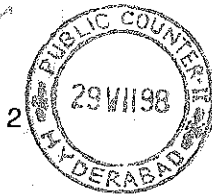
Azmeullah ni  
 ASHISH MODY S/O PRAMOD MODI, Business  
 No 5-2-155, R.P. Road,  
 Sec 2

1) M. L. N. Reddy  
 2) D. Visayakumar

M. L. N. Reddy, s/o M. R. C. Reddy, Business  
 No 62/A, S. D. Road, Sec 2  
 D. VISAYAKUMAR S/O D. Sathya Narayana Business  
 P. G. Road 1-8-213/A S. C. Road

I have satisfied myself as to the execution  
 of the instrument by Mahesh Lingam, IAS-E.O.  
 who is exempted from personal appearance  
 under Sub-Section (1) of Section 88 of the  
 Indian Registration Act

1998 వ సం. Nov నెల 16 వ తేది M. L. N. Reddy  
 1920 వ శ. సం. శ. సం. శ. సం. 25 వ తేది M. L. N. Reddy



And whereas the vendor herein by Press Note hereinafter referred to as Press Note dated 9.8.94 in accordance with G.O. Ms. No. 816 Revenue (Assn. III) Dept. dated 9.8.94 to grant fee free rights in respect of the lease properties in Secunderabad on certain terms and conditions contained therein.

6. And whereas the Purchaser herein in response to the Press Note date 13-9-1994 referred to above has/acting through his attorney appointed under power of attorney date \_\_\_\_\_ applied to the Vendor for grant of free hold rights in respect of the said demised premises by purchasing the rights and interests in the said demised premises and the vendor has agreed to sell all his residuary & reversionary rights and interests in the said demised premises subject to the terms & conditions appearing hereinafter.

7. Now in the premises herein before this indenture witness that in consideration of the sum of Rs. 2,96,887=50 (Rupees Two lakhs ninety six thousand eight hundred eighty seven only) was paid through challan No. 134024 Date 2-2-1998 at SBH R.P.Road, Secunderabad. & fifty paise only

the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) and subject to the limitations, covenants and conditions mentioned hereinafter the vendor both hereby grants, conveys, sells, transfers, assigns, leases and assures unto the purchaser(s) all the residuary & reversionary rights, title and interests of the lessor in the said Lease Deed in the demised property more fully described in the said Lease Deed as well as in the Schedule hereunder together with all reminders, rents issues and profits thereof hereinafter referred to as the said property to have and to sold the same unto the purchaser absolutely and forever, subject always to the exception that the vendor reserves unto himself all mines, minerals, coals, gold washings, earth oils and quarries of whatever nature lying in or under the said property together with full right and power at all times for the vendor, his agents and workmen, to do all acts and things which may be necessary or expeditious for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the land or for any building for the time being standing thereon provided always that the vendor shall make reasonable compensation to the purchaser(s) for all damages directly occasioned by the exercise of the rights hereby reserved or any of them for damage done unto him thereby subject to the payment of property tax or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

It is further declared that as a result of these presents and subject to the conditions and covenants stated above, the purchaser(s) from the date mentioned hereabove will become owner of the said property and the vendor doth hereby releases the purchaser(s) from all future liability in respect of the lease rent reserved by the covenants and conditions in the said Lease Deed required to be observed by the purchaser (s) as a lessee of the said demised property.

It is further provided always and it is hereby by the purchaser(s) that if it comes to light at any later date that the purchaser(s) were liable to pay any amount to the lessor under the said lease deed under the said Lessee Deed was/were liable to pay any amount to the lessor under the said lease deed but payment of which could not be made before or at the time of execution of these presents then for such amount the vendor will have the first charge over the said property.

*M. Srinivasulu Reddy*  
ESTATE OFFICER  
SECUNDERABAD

Contd..... 3 Page

దస్తావేజు సంఖ్య..... 875/98.....

వ వుస్తకము..... I..... 1920 శా. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 4.....

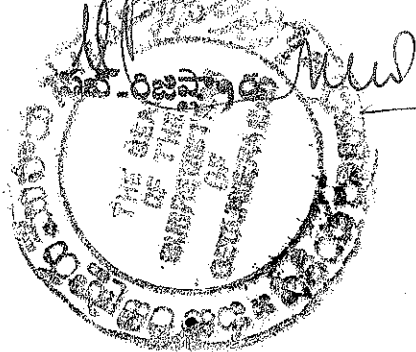
ఈ కాగితము వరుస సంఖ్య..... 2.....

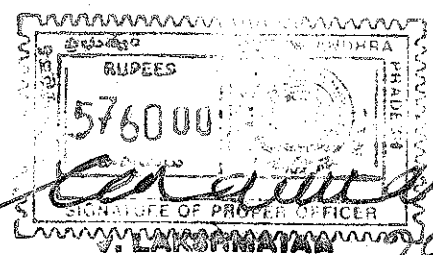
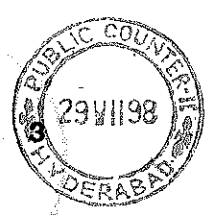
సబ్ రిజిస్ట్రార్

Note:- One copy has been Registered along with the original

Sub-Registrar

T వుస్తకము 361 వ వర్షం 69 నుండి 76  
పుటలలో 1998 సం||/1920 శా. సం. వు875 నెంబరుగా  
జరుగు చేయబడినది, 1998 సం|| November నెం  
16 వ తేది 19 20 శా. సం. Kartik నెం 25 వ తేది





Sub-Registrar & Supt.  
Hyderabad Stamp Vendor  
G. S. O. Hyderabad.

912

10. The stamp duty and registration charges, if any upon this instrument shall be borne by the purchaser(s)

**SCHEDULE**

Particulars of property Piece and parcel of land in Plot No.NIL, H.No.5-2-155, admeasuring 47.125 Sq.yards, situated at Kingsway, Secunderabad & bounded by:

- Bounded on the North H.No. 5-2-384 to 390
- Bounded on the East H.No. 5-2- 154
- Bounded on the West H.No. 5-2-156
- Bounded on the South R.P. Road.

IN WITNESS WERE OF

Smt./Sri ASHISH MODY son of PRAMOD MODY

the purchaser(s)

~~Smt./Sri~~ K.MAHESH LINGAM, I.A.S., AND Joint  
~~Smt./Sri~~ ~~BRAMHAYAS DAS, Collector, Hyderabad holding full Adm. Charge of~~

Collector, Hyderabad and Estates Officer, Lease Lands, Secunderabad.

*Signature of Purchaser*

Signature of Purchaser

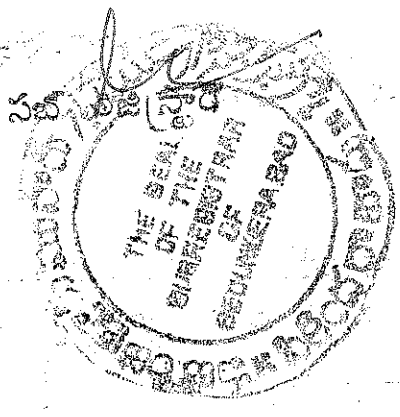
*Signature of Estate Officer*  
ESTATE OFFICER  
SECUNDERABAD  
Estate Officer, Secunderabad  
on behalf on the Governor of A.P.

By their hands on the day and year first above-written.

IN THE PRESENCE OF :

1. Shri/Smt. Reddy P.C.K.Reddy s/o P.N.Reddy R/o Sec'ad
2. Shri/Smt. Gowri (JAYA Gowri) D/o Kishan Lal R/o Sec'ad

దస్తావేజు సంఖ్య..... 875/98  
వ వుస్తకము..... I ..... 1920 క. క. సం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 4  
కాగితము వరుస సంఖ్య..... 3



బి




TRAKTION PLAN SHOWING PLOT NO. MILL H. NO.:  
 155, SITUATED AT KINGSWAY SEC. BAD.  
 S.C. 16' 0"

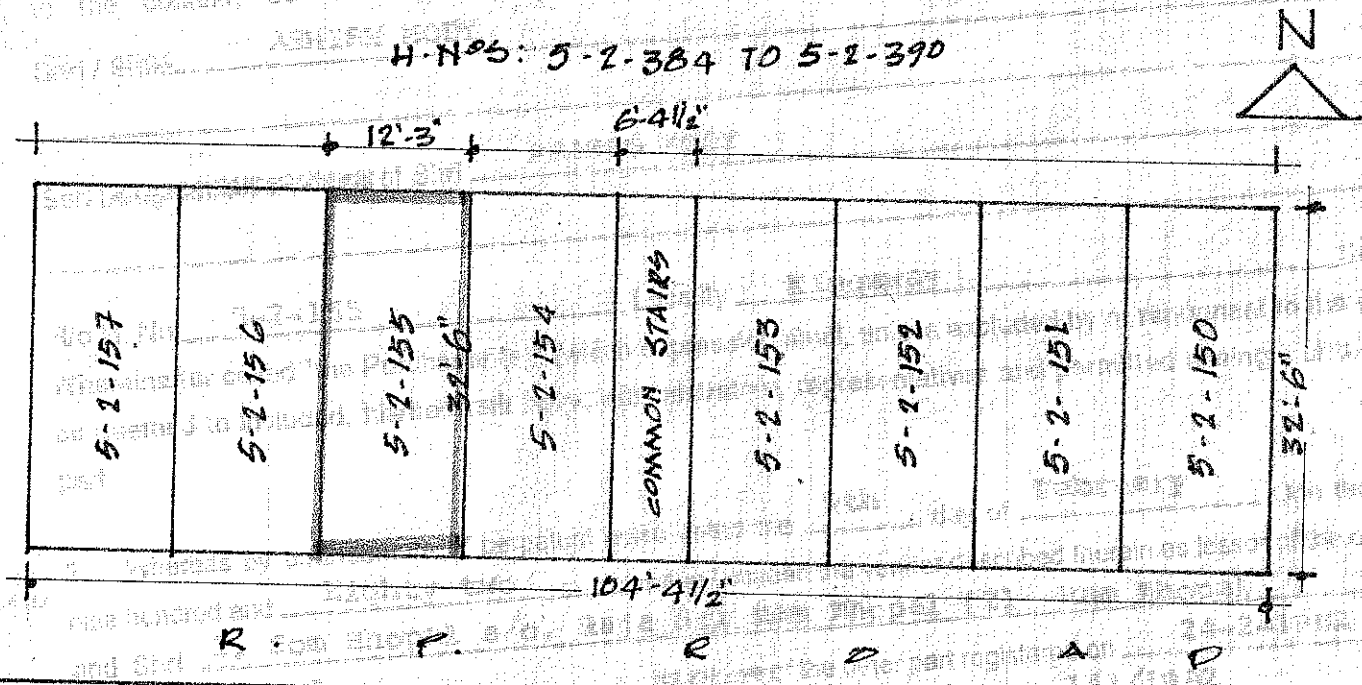
ENDOR: ESTATE OFFICER SEC-BAD ON BEHALF OF GOVERNOR OF A.P.  
 PURCHASER: ASHISH MODY

**BOUNDARIES:**

NORTH: 5-2-384 TO 5-2-390  
 SOUTH: R.P. ROAD  
 EAST: 5-2-154  
 WEST: H.NO: 5-2-156

**REFERENCE**

SITE SHOWN   
 AREA: 47.12 SQ YDS  
 INCLUDING COMMON AREA



*(Signature)*  
 RECEIVED  
 15  
 15  
 15

SIG OF PURCHASER

SIG OF ESTATE OFFICER  
 SEC-BAD

by the person  
 Lessor or has in any other way transferred to be the assignee or interest of the original lessee claiming through the original lessee.

*(Signature)*  
 ESTATE OFFICER  
 SECUNDERABAD  
 Contd..... 2 Page!



**REGISTRATION AND STAMPS DEPARTMENT / 06**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY / 06**

Date/ తేదీ : 16-05-2006 Page/ పేజీ : 1 / 1

**SRO 2-2-5.**  
**SECUNDERABAD**  
**Sri/Smt**  
**కె/కె/కె**

**Application No/ దరఖాస్తు సంఖ్య : 2305**  
**having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.**

**K RAVA REDDY**  
**VILL/COL: SECUNDERABADKINGSWAY W-B, 2**  
**TO JEERA EAST: LANE TO JEERA WEST: YEGNAIAH & SONS/SECUNDERABAD ENG. CORP**

**Execution of EC: 16-05-2006 14:11:16**

**DATE & TIME of Application of EC: 16-05-2006 14:11:16**  
**27**  
**Years from 28-06-1980 to 15-05-2006**

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear:

సం. నంబర్ 1 : ప్రస్తుత మరణము అందుకు సంబంధించిన ఇండెక్సులలో నమోదు చేయబడిన వాటిని క్రింద నమోదు చేయబడిన వివరాలలో

Sl.No. సంఖ్య నంబర్ (1)	(a) Description of Property అడ్ల వివరములు (2)	Date of (Execution) (R) registration దస్తావేజు ప్రాయోజన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / వ్యక్తుల వివరములు Executants (Ex) and Claimants (Cl) ప్రాసెస్ అప్లైస్ వారు వాక్యూలర్ కారణాలు (5) (6)	Ref. to Document Entry దస్తావేజు కాపీ వివరణ	
					Vol.No./Page No. వాల్యూం / పేజీ (7) (8)	Document No/Year దస్తావేజు నెం. / సం. (9) (10)
1	VILL/COL: SECUNDERABAD KINGSWAY W-B: 0-0 PLOT: 2 EXTENT: 260.000 SQ.Yds ALL THAT PIECE AND PARCEL OF LAND BOUNDRIES: (N): KINGSWAY ROAD/SECUNDERABAD ENG. CORPN (S) LANE TO JEERA (E): LANE TO JEERA (W): YEGNAIAH & SONS/SECUNDERABAD ENG. CORN LINK DOCT: 1718 1967 1605 *	(R) 25-03-1999 (P) 25-03-1999 (E) 15-03-1999	9E CONVEYANCE  Cons. Value: Rs 302418	1 (E) GOVERNOR OF A.P. 2 (C) NIRAV P. MODI	372/127	281 / 1999 of SRO SECUNDER.

Note: CONVEYANCE



also certify that except the abovesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

తయారైనది 6 MAY 2006

Received Rs. 100/-

Search made and certificate prepared by

Search verified and certificate examined by

OFFICE REGAL & DATE



**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము**



**SRO/ స. రి. శా.**

**Certificate No/ ధృవీకరణ పత్రము సంఖ్య :**

**Application No/ ధరభాస్టు సంఖ్య :**

**Date/ తేదీ :**

**Page/ పుట :**

**Sri/Smt SECUNDERABAD**  
**(శ్రీ/ శ్రీమతి)**  
**N SIVAJI GANESH**

**VILL/COL : JEERA COMPOUND/R P ROAD/** House: 5-3-42-47 **APARTMENT: MODI MANSION EXTENT: 276 Sq. Yd.**  
**NORTH: R P ROAD SOUTH: SERVICE LANE 12' WIDE EAST: ROAD TO JEERA WEST: NEIGHBOURS**

58  
 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
 ఈ దిగువ పేరుపేరించిన ఆస్తి గురించి ఏదైనా రిజిస్ట్రేషన్ కాబడిన తాకట్టు రుణభార పర్యవసానాలు తెలుపు ధృవీకరణ పత్రములై దరఖాస్తు చేసిన మీదట

05-01-2007  
 1/1

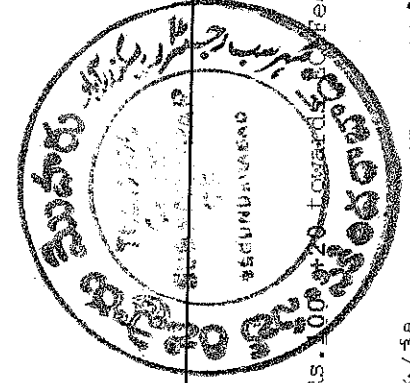
114

I hereby certify that a search has been made in Book L and in the Indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

**DATE & TIME of General Search EC: 05-01-2007 15:16:21 to**  
**S. R. O. SECUNDERABAD for 11**

సం. నుండి స. రి. శా. వరకు 1 వ పుస్తకము మరియు అందులకు సంబంధించిన ఖండెక్కులలో సరకు ఆస్తుల కోసం సంబంధించిన తాకట్టు ఖరీదాలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు ఖరీదాలు పుస్తకములనుగా నేను ధృవీకరించుచున్నాను.

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (R)egistration దస్తావేజు ప్రాయజ్ఞత తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (EX) and Claimants (CI) (ప్రాసి ఇచ్చిన వారు హక్కుదారులు (5) (6)	Ref. to Document Entry దస్తావేజు కాసీ వివరణ		
					Vol.No./Page No. వాల్యూం/ పుట (7) (8)	Document No/Year దస్తావేజు నెం./ సం. (9) (10)	
			NIL - EC				



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found  
 ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు ఖరీదా పర్యవసానాలు మరియు ఏ విధమైన ఇతర తాకట్టు ఖరీదాలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు  
 Search verified and certificate examined by/ సరిచూచి ధృవీకరణ పత్రము పరిశీలించిన వారు **TAYARAMMA**

Received Rs. 00/- towards Fee against Cash Receipt No. **114**  
**OFFICE OF THE SUB-REGISTRAR**  
**SECUNDERABAD**  
 OFFICE SEAL & DATE/ కార్యాలయము ముద్ర/ తేదీ



CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

SRO/ స.రి.సా.

SECUNDERABAD N SIVAJI GANESH

VILL/COL : R P ROAD/SECUNDERABAD/ House: 5-2-155 EXTENT: 47.125 Sq.Yd. BUILT: 375 Sft. NORTH: 5-2-384, HYDERABASTHI SOUTH: R P ROAD EAST: 5-2-154 SHOP V AGRO WEST: 5-2-150 SHOP OM ELECTRICALS

Certificate No/ ధృవీకరణ పత్రము సంఖ్య :

Application No/ ధరఖాస్తు సంఖ్య :

Date/ తేదీ :

Page/ పుట :

having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of under mentioned property. / ఈ దిగువముహారించిన ఆస్తి గురించి ఏదైనా రిజిస్టరు కాబడిన తాకట్టు రుణాభార వ్యవల వివరములు తెలుపు ధృవీకరణ పత్రము చేసిన మీదట

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

DATE & TIME of Generation of EC: 05-01-2007 15:11:41

S.R.O. SECUNDERABAD for 11

సం. నుండి పం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన తాకట్టు ధృవీకరణ పత్రములు

01-01-1997

04-01-2007

Table with 4 columns: (a) Description of Property, (b) Nature & Value of Document, (c) Date of (E)xecution (R)egistration, (d) Names of Parties / Executants (Ex) and Claimants (Ci), and Ref. to Document Entry. Includes a large 'NIL - EC' stamp and a circular seal of the Sub-Registrar.

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు

Search verified and certificate examined by/ సరిచూచి ధృవీకరణ పత్రము పరిశీలించిన వారు TAYARAMMA

Registration Fee against Cash Rs. 100

OFFICE OF THE SUB-REGISTRAR SECUNDERABAD

OFFICE SEAL & DATE/ కార్యాలయము ముద్రలు/తేదీ

11 JAN 2007

Signature of Registering Officer/



**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆకట్టు భార ధృవీకరణ పత్రము**

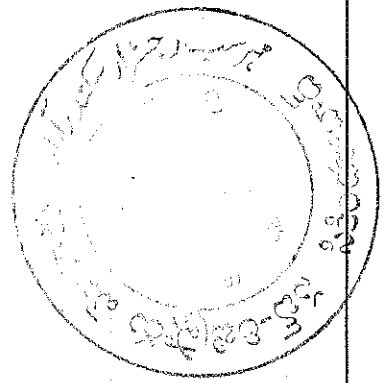
**CARD**  
Copyright - Andhra Administration of Registration Department  
 Visit us at : <http://reg.gov.in/card>  
<http://reg.ap.gov.in>

**SRO/ స. రి. శా.**      **SECUNDERABAD**      **సం. నుండి**      **సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులో**      **Application No/ ధరఖాస్తు సంఖ్య :**      **Date/ తేది :**      **Page/ పుట :**

**Sri/Smt**      **SECUNDERABAD**      **having applied to me for**      **20-02-2009**      **1 / 1**  
**శ్రీ/ శ్రీమతి**      **N SIVAJI GANESH**      **అకట్టు రిజిస్ట్రేషన్ కారణంగా**      **28-06-1980**      **దరఖాస్తు చేసిన మీదట**  
**విల్ల/కొల :**      **JEERA/SECUNDERABAD/**      **House: 5-3-42, 47 APARTMENT: MODI MANSION**      **NORTH: RASTRAPATHI ROAD**  
**విల్ల/కొల :**      **JEERA/SECUNDERABAD/**      **House: 5-3-42, 47 APARTMENT: MODI MANSION**      **NORTH: RASTRAPATHI ROAD**  
**SOUTH: SERVICE LANE 12' WIDE EAST: ROAD TO JEERA**      **WEST: NEIGHBOURS YEGNAIAH PETROL PUMP**

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for  
**ఆస్తిపై ఆకట్టు భారాల గురించి**      **DATE & TIME of Generation of EC: 21-02-2009 17:26:07**  
**సం. నుండి**      **సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులో**      **స. రి. శా. SECUNDERABAD for 30**  
**సం. నుండి**      **సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఆకట్టు ఖరీదాలను వెదకిన మీదట ఈ క్రింద నమోదు పరిచిన ఆకట్టు ఖరీదాలు**

Sl.No వరుస సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (R)egistration దస్తావేజా ప్రాయబడిన తేది రిజిస్ట్రేషన్ తేది (3)	(b) Nature & Value of Document దస్తావేజా స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Ci) (దాని ఇచ్చిన వారు హక్కుదారులు (5) (6)	Ref. to Document Entry దస్తావేజా కాపీ వివరణ	
					Vol.No./Page No. వాల్యూం/పుట (7) (8)	Document No/Year దస్తావేజా నెం./సం. (9) (10)
			<b>NIL - EC</b>			



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found  
**ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన ఆకట్టు ఖరీదా చట్టాల మినహా మరే ఏ విధమైన ఇతర ఆకట్టు ఖరీదాలు నమోదు కాలేదు యుండలేదని కూడా ధృవీకరించుచున్నాను.**  
 Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు      **TAYARAMA**  
 Search examined by/ సరిచూచి ధృవీకరణ పత్రము పరిశీలించిన వారు  
 Received Rs.100 +20 toward EC-Fee against Cash-Receipt No

Fortune  
Automobiles

file

**GREATER HYDERABAD MUNICIPAL CORPORATION**



ORIGINAL

059

Book No: 459

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: \_\_\_\_\_  
Date 15.11.2008

Circle No. S.C

Name : Nirav Kumar P. Machi  
H.No. (Ward / Block / Door No.) : 5-3-42643  
PTIN / Assessment No. : 228 20399900512  
Period : 2008-2009 P.P.

Sl. No. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>41024</u>	<u>Industrial Bank</u>	<u>Property tax</u>		<u>3380</u>		<u>3380</u>
Amount in words: <u>Three thousand three hundred and eighty</u>						

Note: "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

Please insist for production of Identification Card of collection staff before making payment.  
Payment of Tax for the current year does not preclude GHMC from rationalisation of property tax as per Rules.  
Please visit [www.ghmc.gov.in](http://www.ghmc.gov.in) for details of your tax dues and payment made.  
Please use PTIN/Assessment No. for all correspondence relating to property tax matters.  
Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

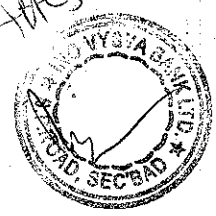
Collector's Signature

Bill Collector

Dy. Commissioner

Circle No. S.C GHMC

Attested





**GREATER HYDERABAD MUNICIPAL CORPORATION**



**ORIGINAL**

060

Book No: 459

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: \_\_\_\_\_  
Date 15-11-2008

Circle No. S-e

Name : Nisar Kumar P. Mohi  
H.No. (Ward / Block / Door No.) : 5-3-44  
PTIN / Assessment No. : 24 103 999 01366  
Period : 2008-2009 P.P

Chq. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>41924</u>	<u>State Bank of Hyderabad</u>	<u>Property tax</u>		<u>2280</u>		<u>2280</u>
<b>Amount in words</b> <u>Two thousand two hundred eighty only</u>						

Note : "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

- 1) Please insist for production of Identification Card of collection staff before making payment.
- 2) Payment of Tax for the current year does not preclude GHMC from rationalisation of property tax as per Rules.
- 3) Please visit [www.ghmc.gov.in](http://www.ghmc.gov.in) for details of your tax dues and payment made.
- 4) Please use PTIN/Assessment No. for all correspondence relating to property tax matters.
- 5) Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

Party's Signature

Bill Collector

Dy. Commissioner  
Circle No. S-e GHMC



**GREATER HYDERABAD MUNICIPAL CORPORATION**

ORIGINAL

Book No: 459



061

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: \_\_\_\_\_  
Date 15-11-2008

Circle No. S-C

Name : Nihar Kumar P. Modi  
 H.No. (Ward / Block / Door No.) : 5-2-45 & 46  
 PTIN / Assessment No. : 2282039990513  
 Period : 2008-2009 P.A

Chq. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>410251</u>	<u>State Bank of Hyderabad</u>	<u>Property tax</u>		<u>3280</u>		<u>3280</u>
Amount in Words: <u>Three thousand and three hundred and eighty only</u>						

Note : "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

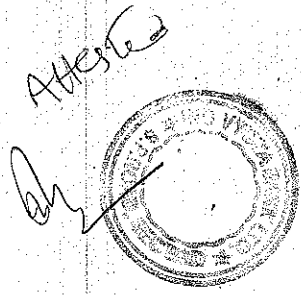
- 1) Please insist for production of Identification Card of collection staff before making payment.
- 2) Payment of Tax for the current year does not preclude GHMC from rationalisation of property tax as per Rules.
- 3) Please visit [www.ghmc.gov.in](http://www.ghmc.gov.in) for details of your tax dues and payment made.
- 4) Please use PTIN/Assessment No. for all correspondence relating to property tax matters.
- 5) Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

Party's Signature

Bill Collector

Dy. Commissioner

Circle No. S-C GHMC





**GREATER HYDERABAD MUNICIPAL CORPORATION**



ORIGINAL

062

Book No: 459

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: \_\_\_\_\_

Date 18-11-2009

Circle No. S-C

Name

: Nisar Kunal P. Modi

H.No. (Ward / Block / Door No.)

: 5-3-46/1

PTIN / Assessment No.

: 2282039901367

Period

: 2008-2009 P-1

Chq. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>11071</u>	<u>State Bank of Hyderabad</u>	<u>Property tax</u>		<u>3280</u>		<u>3280</u>
Amount in words: <u>Three thousand two hundred eighty only</u>						

Note : "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

- 1) Please insist for production of Identification Card of collection staff before making payment.
- 2) Payment of Tax for the current year does not preclude GHMC from rationalisation of property tax as per Rules.
- 3) Please visit [www.ghmc.gov.in](http://www.ghmc.gov.in) for details of your tax dues and payment made.
- 4) Please use PTIN/Assessment No. for all correspondence relating to property tax matters.
- 5) Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

Party's Signature

Bill Collector

Dy. Commissioner

Circle No. S-C, GHMC

*Attested*  
*[Signature]*

**GREATER HYDERABAD MUNICIPAL CORPORATION** ORIGINAL



063

Book No: 459

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: \_\_\_\_\_  
Date: 5-11-2008

Circle No. S. C  
Name: Nisar Kamil P. Modi

H.No. (Ward / Block / Door No.): 5-2-47  
PTIN / Assessment No.: 22020395900514  
Period: 2008, 2009 PP

Sl. No. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>2008/1</u>	<u>Sindh Bank</u>	<u>Property tax</u>		<u>2280</u>		<u>2280</u>
Amount in words: <u>Two thousand two hundred and eighty only</u>						

Note: "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

Please insist for production of Identification Card of collection staff before making payment.  
Payment of Tax for the current year does not preclude GHMC from rationalisation of property tax as per Rules.  
Please visit [www.ghmc.gov.in](http://www.ghmc.gov.in) for details of your tax dues and payment made.  
Please use PTIN/Assessment No. for all correspondence relating to property tax matters.  
Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

Party's Signature \_\_\_\_\_

Bill Collector \_\_\_\_\_

Dy. Commissioner [Signature]  
Circle No. \_\_\_\_\_, GHMC

Attests  
[Signature]

MUNICIPAL CORPORATION OF HYDERABAD

PROVISIONAL RECEIPT FOR CHEQUE

ORIGINAL

Book No: 958

Circle No. 97

Receipt No: 97

Name

Arshil P. Modi

H.No. (Ward / Block / Door No.)

S-2-155-Red by Sundera built

PTIN

928 20299 909253

and scabls

Period

012967 : 1-2-2006 to 03/13/2017

Chq. / DD No. and Date	Name of the Bank / Branch	On Account of	Amount paid			Total
			Arrears	Current	Penalty	
<u>25/08/2017</u>	<u>State Bank of Hyderabad</u>	<u>Property Tax</u>	<u>100</u>	<u>100</u>		<u>3788</u>
	<u>State Bank of Hyderabad</u>					<u>3788</u>

Note:-

"Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition to issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

- 1) Please insist for production of Identification Card of collection staff before making payment.
- 2) Please ensure that all columns in the Receipt are filled up by the Collection staff.
- 3) Payment of Tax for the current year does not preclude MCH from rationalisation of property tax as per Rules.
- 4) Please visit [www.mch.com](http://www.mch.com) for details of your tax dues and payments made.
- 5) Please use PTIN for all correspondence relating to property tax matters.

Party's Signature

Bill Collector

Dy. Commissioner

Circle No. 41, MCH



Arshil

97

22820299902253

MUNICIPAL CORPORATION OF HYDERABAD  
PROVISIONAL RECEIPT FOR CHEQUE  
ORIGINAL

No: 3975

Receipt No:

Date: 6/8/2005

Date: 6/8/2005

Received Cheque No: 145129

3788/ (in words) other than sewerage

drawn on (Bank) bank of Punjab

account of 1-6-2005 to 31/3/2006

paid by person Sunder Saitel...

Smt Ashish P. Modi

Circle No: 01

C-2-155

Bill Collector

Attested

Verit



*Prac*

**REGISTRATION AND STAMPS DEPARTMENT**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY**

Certificate No: 2301 Application No: 2301 Date: 16-05-2006

having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of under mentioned property.

Sr/Smt: K. RAMA REDDY  
 VILL/Col: SECUNDERABADKINGSWAY  
 H. NO: 5-2-154 WEST: H. NO. 5-2-156

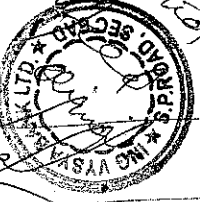
and in the indices relating thereto for acts and encumbrances appearing thereon and that on such search the following facts and encumbrances appear:

DATE & TIME of Application of EC: 16-05-2006 14:08:03

DATE & TIME of Generation of EC: 16-05-2006 14:10:16  
 Years from: 28-06-1980 to 15-05-2006

సో. రిజిస్ట్రేషన్ నంబర్ 17 తుల్యము మరియు అందరూన నోడల్ రిజిస్ట్రేషన్ నంబర్ అల్లూ కోసం సెలయించిన తోట్లు వైదాలను వివరము మీదుల ఆ క్రింద నమూనా వరదిన తోట్లు వైదాల

Sl.No. రెజిస్ట్రేషన్ నంబర్ (1)	(a) Description of Property అన్ని వివరములు (2)	Date of (E) Execution (R) Registration (P) Sale (S) Mortgage (3)	(b) Nature & Value of Document దస్తావన వివరములు (4)	Names of Parties/ శ్రీలి దివ్యములు Executants (E) and Claimants (C) దాని అర్జియన్టులు హాకీ, దాహులు (5) (6)	Ref. to Document Entry దస్తావన గాన వివరములు	
					Vol No./Page No. నాల్గొం/పేజీ (7) (8)	Document No/Year దస్తావన నం./సం. (9) (10)
1	VILL: SECUNDERABAD KINGSWAY W-B: 5-2-154 H.NO: 5-2-384 TO 390 (S) EXTENT: 47.125 SQ.Yds H.NO: 5-2-154 (W): H. NO. 5-2-156 Cons. Value: Rs 296887.50	(R) 16-05-2006 (S) 01-01-1998	Cons. Value: Rs 296887.50	1(E) GOVERNOR OF ANDHRA PRADESH 2(C) SHRI ASHISH MOON	361/69	875 / 1998 OF SRO SECUNDERABAD

*See Alert*  


**THE SEAL  
 OF THE  
 REGISTRAR  
 SECUNDERABAD**

**CARD**  
 1

Received the following documents standing in the name/s of Mr. Ashish Modi and Nirav Modi from ING Vysya Bank Ltd, SP Road branch :

Documents standing in the name of **Sri Ashish Modi s/o Pramod Modi for the property of House No. 5-2-155 admeasuring 47.125 sq yards situated at Kingsway Secunderabad**

S.No.	Description of documents
1	Conveyance Deed No. 875/98 dated 01 09 98 – Original
2	Provisional Receipt No. 956/97 dated 25 08 2006 – Xerox
3	Provisional Receipt No. 3975 dt 06 08 05 – Xerox
4	EC No. 2304 dt 16 05 06 – Xerox
5	EC No. 57 dt. 05 01 07 – Original

Documents standing in the name of **Nirav Modi s/o Pramod Modi for the property of Municipal No. 5-3-369(old) land admeasuring 260 sq. yards in Plot No. 2 (5-3-42 to 46, 46/1 & 47 (new)) situated at Kings way Secunderabad**

S.No.	Description of documents
1	Lease Deed No. 1718/67 Dt 28 06 67 – Original
2	Sanction Plan No. 2070/70 Dt 20 06 70 – Original
3	Sanction Plan No. 11/40/E of 77-78 Dt 18 05 77 – Original
4	Sale Deed No. 1447/77 Dt 08 09 77 – Original
5	Conveyance Deed No. 281/99 Dt 25 03 99 – Original
6	Tax paid receipt No. 58 dt 11 10 06- Original
7	Tax paid receipt No. 87 dt 18 10 06- Original
8	EC No. 2305/06 dt 16 05 06 – Xerox
9	EC No. 58 dt 05 01 07 – Original.

Signature:

**GREATER HYDERABAD MUNICIPAL CORPORATION**

**ORIGINAL**



Book No: 504

**PROVISIONAL RECEIPT FOR CHEQUE**

Receipt No: 084  
Date 26/11/2018

Name

Circle No. 59  
Avinash Modi

H.No. (Ward / Block / Door No.) : 22820299902253

PTIN / Assessment No. : 5-2-155-

Period 407791 : 1-11-2008 to 31/3/2009

Chq. / DD No. and Date	Name of the Bank/Branch	On Account of	Amount paid			
			Arrears	Current	Penalty	Total
<u>11/11/2008</u>	<u>Sid. Ahmed</u>	<u>Property tax</u>	<u>985</u>	<u>5682</u>		<u>6667</u>

Note : "Dishonor of Cheques/DDs may lead to criminal prosecution as per section 138 of Negotiable Instruments Act, which may end in imprisonment upto (3) years and fine, in addition of issue of distress warrant for attachment of property under Revenue Recovery Act, 1864"

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- 4) Please use PTIN/Assessment No. for all correspondence relating to property tax matters.
- 5) Before signing on the Receipt prepared by Collection staff, please ensure that the entries in the duplicate and original receipts are one & the same.

Party's Signature

Bill Collector

Dy. Commissioner  
Circle No. 2  
P. J. GHMC

5