

S. No. 9505 dated 20-4-83 Rs. 3000/-  
 Sold to M. Radha Krishna Murthy late M. Nerdhara Murthy  
 For whom H.A. Suguna Agencies Agent -  
 U.S. Prakash James  
 OFFICE OF STAMP VENDOR  
 MADREDEALLY.

S A L E D E E D

This DEED OF SALE is made on this the \_\_\_\_\_ day of \_\_\_\_\_

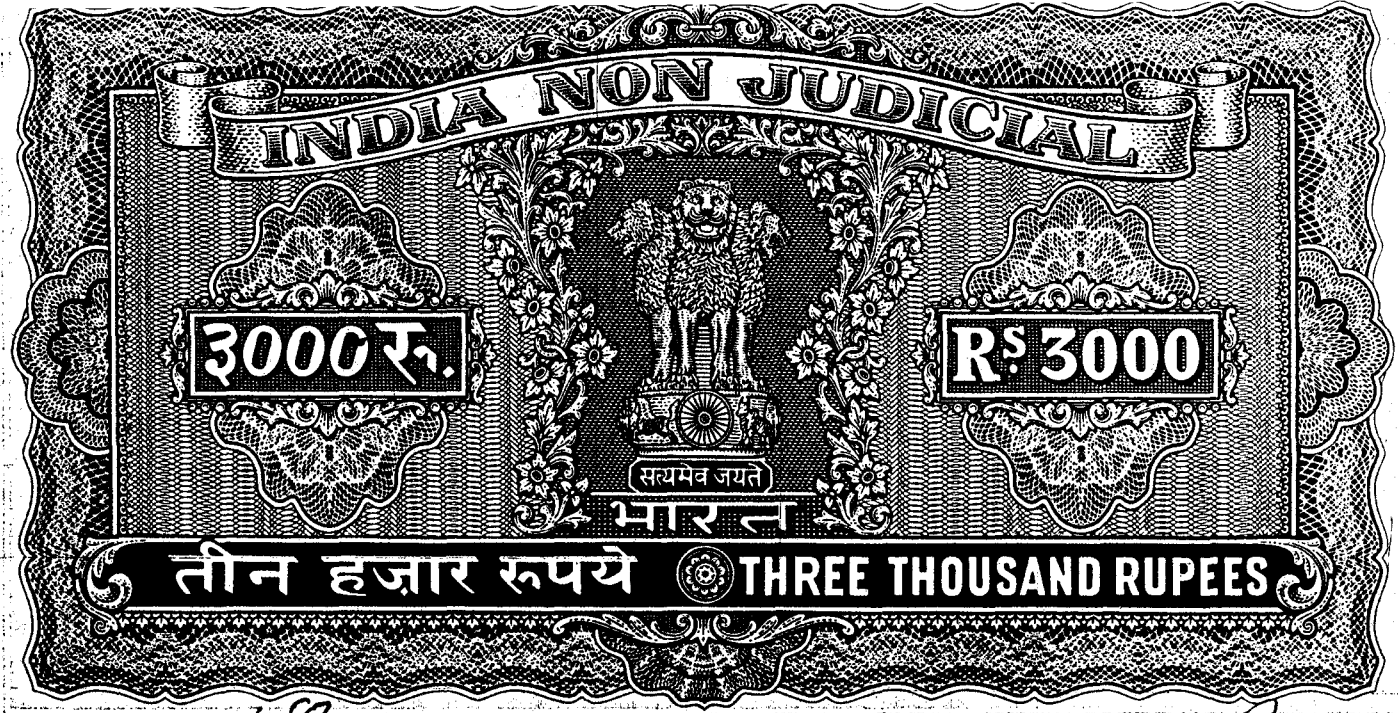
BY: M/s. S.M.Modi Commercial Complex, a registered Partnership Firm, represented by its Managing Partner, Shri Satish Modi, S/o Shri Manilal Modi, Hindu, aged 38 years, residing at 5-4-187/3-4, Karbala Maidan, hereinafter called the "VENDOR"

(which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendor but also its all existing Partners, also Partners who would join in future and also their legal heirs, executors, administrators, representatives and assigns) of the One Part;

IN FAVOUR OF

M/s. SUGUNA AGENCIES, represented by Partner R. Prakasam, S/o Rangiah Naidu, aged 48 years, Lingh Chetty Street, Madras-1, hereinafter called the "VENDEE";

(which expression unless repugnant or inconsistent with the



9506 20483  
 Sold to M. Radha Krishna Murthy late M. Nardmal Murthy  
 For whom M. S. Prakash James  
 M/S. Prakash James  
 OFFICIAL STAMP VENDOR  
 KARREDPALE  
 Etched

-: 2 :-

subject or context shall mean and include not only the said Vendee but also his legal heirs, executors, administrators and assigns) of the Other Part.

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

WHEREAS subsequent to purchase of the said property, Srñ Praveen Modi<sup>(i)</sup> entered into a Partnership with Shri Satish Modi under the name and style of "M/s. S.M.MODI COMMERCIAL COMPLEX", the Vendor herein for the purpose of construction and sale of residential, commercial

Satish Modi  
 19/83

Contd...3.



S.No. 9507-20-488-200/-  
 Sold to... H. Radha Krishna Murthy  
 For whom... H. J. Srinivasan & Co. Secy ad -  
 U.S. ...  
 E.C.G. ad -

-: 3 :-

buildings, flats, shops, garages, etc., on a portion of the land admeasuring approx. 1,000 Sq.yards out of the said 1980 Sq.yards.

WHEREAS in terms of the Deed of Partnership, the Vendor herein had constructed a multi-storeyed Commercial Complex known as "S.M.MODI COMMERCIAL COMPLEX" with Municipal No.5-4-185/5, situate at Karbala Maidan, Ranigunj, Secunderabad.

WHEREAS the Vendor herein offered to sell and the Vendee herein agreed to purchase outright Shop No.1 and Shop No.2 (bearing Municipal No.5-4-187/5/6), admeasuring 725 Sq.ft., in the ground floor of the building bearing No.5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad, for a sum of Rs.1,26,000/- (Rupees One Lakh, Twenty six thousand only).

Satish Modi  
 6/9/83 Contd.....4.



9208 20-4-83 650/-  
 M. Radhakrishnan Murthy & Co. Late M. N. N. Murthy  
 M. C. S. Agency Agencies Ltd -

-: 4 :-

NOW THIS INDENTURE WITNESSETH:-

That in pursuance of the aforesaid Agreement and in consideration of the said sum of Rs.1,26,000/- (Rupees One Lakh, Twenty six thousand only) well and truly paid by the Vendee to the Vendor as under:-

(I)	1.	Cheque No. 690911 dated 10-10-1981 ...	Rs.	50,000=00
	2.	--do-- 690912 dated 21-10-1981 ...	Rs.	50,000=00
	3.	--do-- 610917 dated 21-10-1981 ...	Rs.	25,000=00
	4.	Cash received on 3-9-1981. ...	Rs.	1,001=00
				-----
		TOTAL: ...	Rs.	1,26,001=00
				=====

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

delineated in the Plan annexed hereto and hatched Red and the Vendor has good and perfect right of title and authority to convey the same to the Vendee.

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

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

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

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

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

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

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

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

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

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

(d) That the Vendee hereby agrees that he will have absolutely no objection or whatsoever nature, regarding any construction, shop, office or garage or godown or on the upper storey, but will actively co-operate help in this regard. The inconvenience that may be caused during such construction and all the ancillary work pertaining to the same, agrses or men and material and scaffolding and other work will not be objected by the Vendee.

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

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

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

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

(i) That the Vendee also agrees not to object or obstruct the laying of any wires and erection of poles and

laying of pipes for water, telephone and electricity and other such items, the main distribution line of sanitation, electricity etc., and the same should not be touched or interfered with, without the written permission of the Vendor or the Association, or Society or Company.

(j) That the Vendee hereby agrees that the land on which the entire complex is constructed together with all its open land, courtyards, gardens and roads shall be in common enjoyment and joint properties of all persons who have purchased the tenements in the ~~tm~~ entire "S.M. MODI COMMERCIAL COMPLEX". The taxes of every description and every kind will be shared proportionately and promptly paid and all items of common enjoyment will be maintained and kept in good repairs by all the tenements, owners and they shall share proportionately all the expenses thereof inclusive of salaries and other expenses etc., and emoluments of the personnel who will be appointed to keep the same in good shape. The aforesaid taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED:-

Two Shops No. 1 and 2 (bearing Municipal No.5-4-187/5/6), admeasuring 73asSq.ft., being the portion of the building known as "S.M. MODI COMMERCIAL COMPLEX", bearing Municipal No.5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad-3 as per the Plan annexed hereto and as delineated



in Red colour therein, and bounded on the:-

NORTH BY : Property belonging to Sri Gurudeva Ashram under occupation of Indian Iron Workshop;

SOUTH BY : Common Passage;

WEST BY : Premises belonging to C.C.Parikh Family Trust; and

EAST BY : Cycle Shed of Owner.

IN WITNESS WHEREOF the said Vendor M/s. S.M.Modi Commercial Complex, represented by its Partner Sri has hereto signed at Secunderabad on the day, month and the year first aforementioned.

*Sahab Modi*  
6/9/83

V E N D O R.

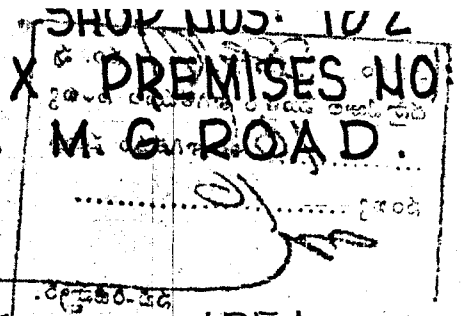
M/s. S.M.MODI COMMERCIAL COMPLEX,  
through its Partner,  
Shri.

WITNESSES:-

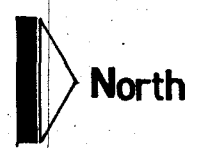
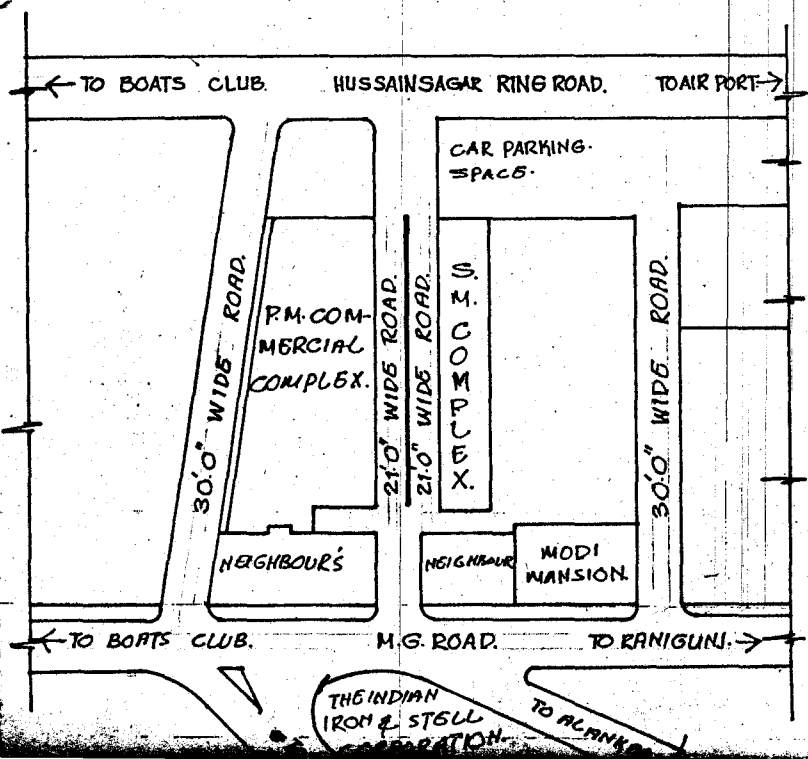
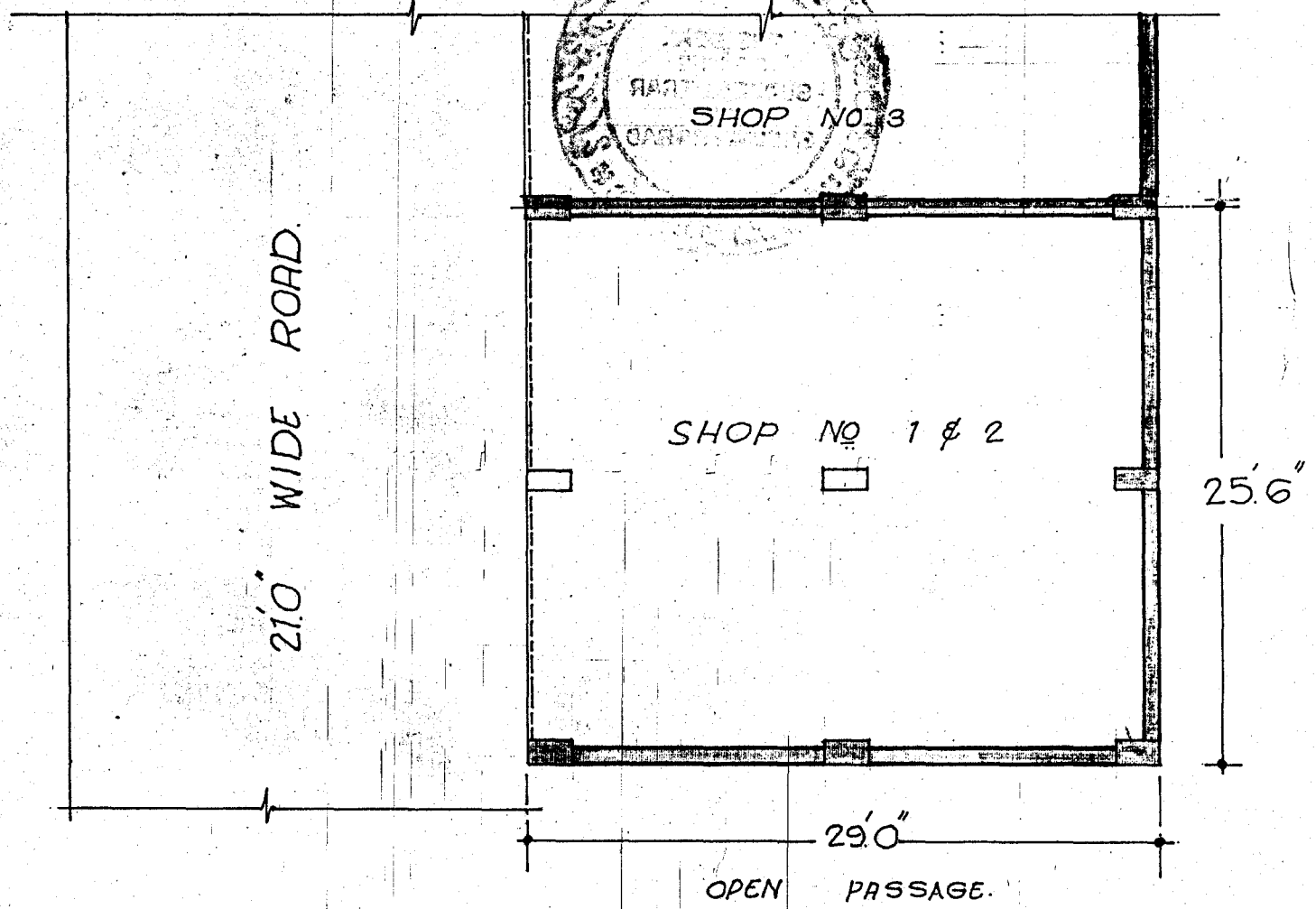
1. *M.A. Hameed*  
(M. A. Hameed)

2. *P.A. Chauravarti*  
(P. A. CHAURAVARTI)

REGISTRATION PLAN SHOWING SHOP NOS. 1, 2 & 3  
 IN S.M. MODI COMMERCIAL COMPLEX PREMISES NO. 5-4-187/5, KARBALA MAIDAN, M.G. ROAD, SECUNDERABAD.



VEUDOR: - SATISH MODI REFERENCE AREA  
 P/O OF S.M. MODI COMMERCIAL COMPLEX INCLUDED 739.5 sq ft, 68.79 sq  
 VEENDEE: M/S SUGUNA AGENCIES EXCLUDED SCALE 8" = 1"



North

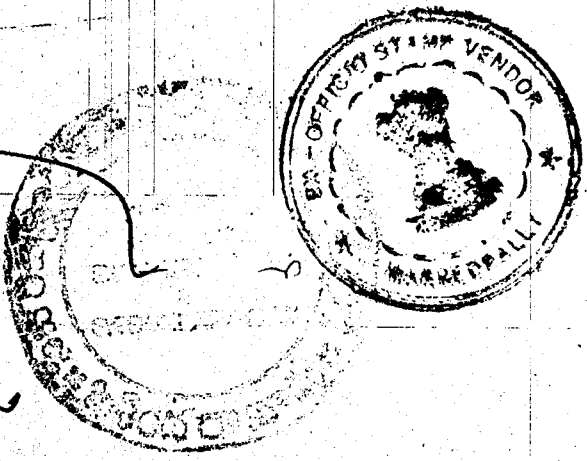
BOUNDRIES.

- NORTH OPEN YARD.
- SOUTH 21'0" WIDE ROAD.
- EAST OPEN PASSAGE.
- WEST SHOP NO. 3.

WITNESS.

1. *[Signature]*
2. *[Signature]*

ప్రతకం... 39/10... సం. పు  
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య  
 ..... 10 ఈ కాగితము పరుస  
 సంఖ్య..... 1/1  
 నవంబర్ 1983



Presented in the office of the Sub-Registrar  
 Sr. underabad and fee of Rs. 699/-  
 Paid between the hours of 3-54  
 on this 6th day of September  
 1983 A. E. by...

Satish Mohi  
 6/9/83  
 5% monthly Mohi  
 Business. Age 39 years.  
 See back

Execution Admitted By  
 LEFT THUMB



Identified by

1. Hameed  
 s/o M.A. Hai  
 M. A. HAMEED

ARCHITECT  
 Age 24 years  
 Hyderabad

2. [Signature]  
 s/o P.V. M. Rao  
 K-93, Konda Nara  
 Hyderabad  
 Point Sec...

s/o P.V. M. Rao  
 K-93, Konda Nara  
 Hyderabad  
 Point Sec...

Date 6th Sept 1983  
 15th Floor  
 Hyderabad

[Signature]