

5000 / ORIGINAL

Encl. 1, 000/-

Receipt for fees and documents.

Chitram, Chittor, and other documents.

Received from

Application No. \_\_\_\_\_ and fees as under:-

కృష్ణా నువ్వు పూర్తయి దీనిని కొవిద రుచిమంది పుచ్చకోచ్చె వారి.

Registration Fees.....	App. No.	Doc. No.
కృష్ణా నువ్వు.....	3000	1000
Copies.....	3000	1000
Fees.....	550	550
Excess.....	1	1
Number of Suits.....	14	14
Excess.....	1	1
	5565.00	5565.00

Memorandum  
కృష్ణా.

Travelling allowance - Kilometers.

కృష్ణా నువ్వు (కులు కులు)  
ప్రశ్నల కులు.  
కులు కులు.

Accommodation and Travelling allowance to witness

కృష్ణా నువ్వు (కులు కులు)

Accommodation  
550.00

Accommodation fee under Section  
30 (1) & 30 (2)

30 (1) 500.00  
30 (2) 500.00

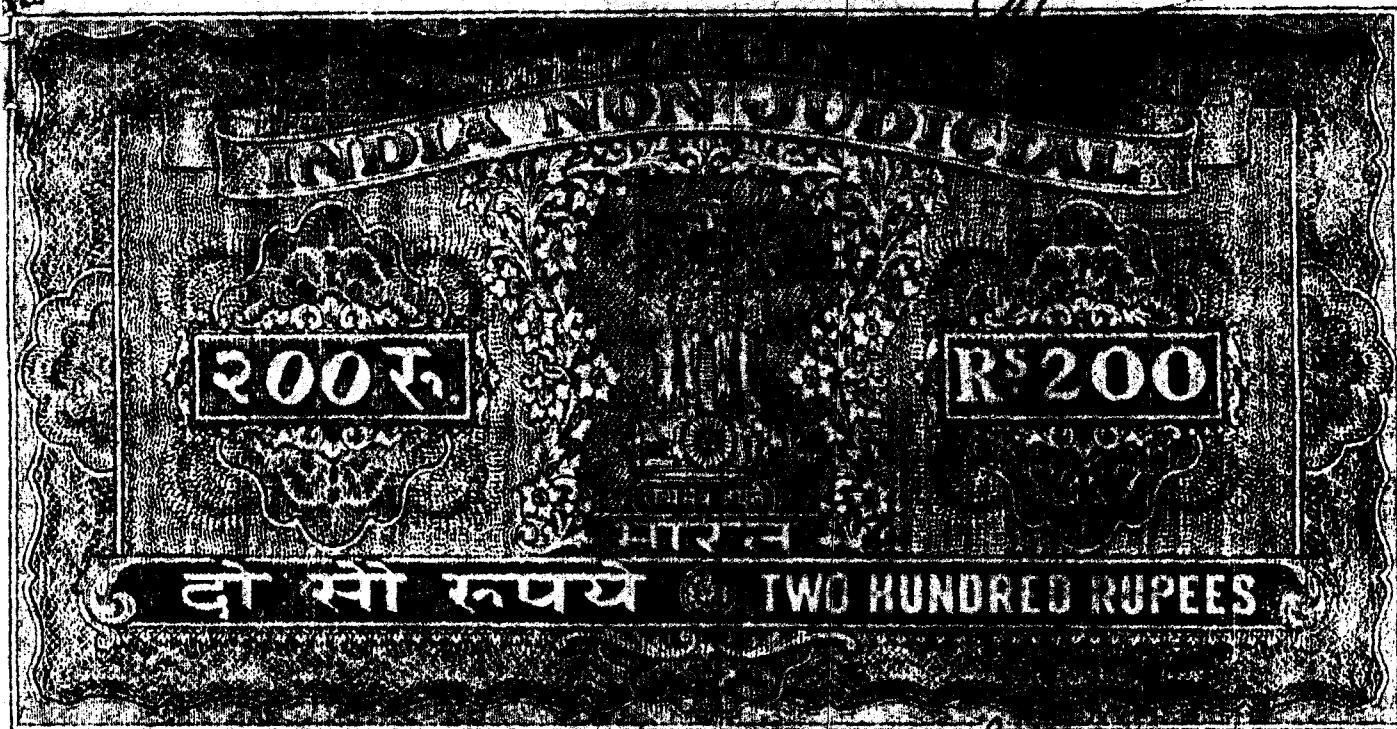
Travelling Translation.

550.00

Draft in English

1 fm

R.T.O.



9921 12-5-83 200-00

Kalyanji  
W/o Dervaji Ghani

Smt. Swati S. Kadakia

W/o Sharad J. Kadakia

*P. Rama Subbunna*

S.I.A.M.P. VENDOR

4-2-110, OLD EHOICUDA

SECUNDERABAD-A. P.

SALE DEED

This Deed of sale is made on this the 12th day of Sept.  
of 1983 by M/s. S.M. Medi Commercial Complex, a registered  
Partnership firm, represented by its Managing Partner  
Sri Satish Medi, S/o Shri Manilal Medi, Hindu, aged 39 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

Smt. Swati R. Modi (Swati S. Kadakia) W/o Sri Sharabhai Kadakia  
of 59, Valkeshwar Road, Kamal Co-Operative Housing Society,  
Bombay. Now residing at Begumpet, Hyderabad hereinafter called the

*Satish Medi*  
12/7/83

200RS.



9922. 12-5 P.D. 200.00

Kalyanji

Deviji Bala. Sc.

Swalini S. Kadakia w/o SECUNDERABAD-A. P.

Shankar J. Kadakia : find

n

12

1) Rama Subbamma.

S. VENDOR.

4-2-110. OLD BHOIGUDA

SECUNDERABAD-A. P.

VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendee but also his legal heirs, executors, administrators and assigns) of the other part.

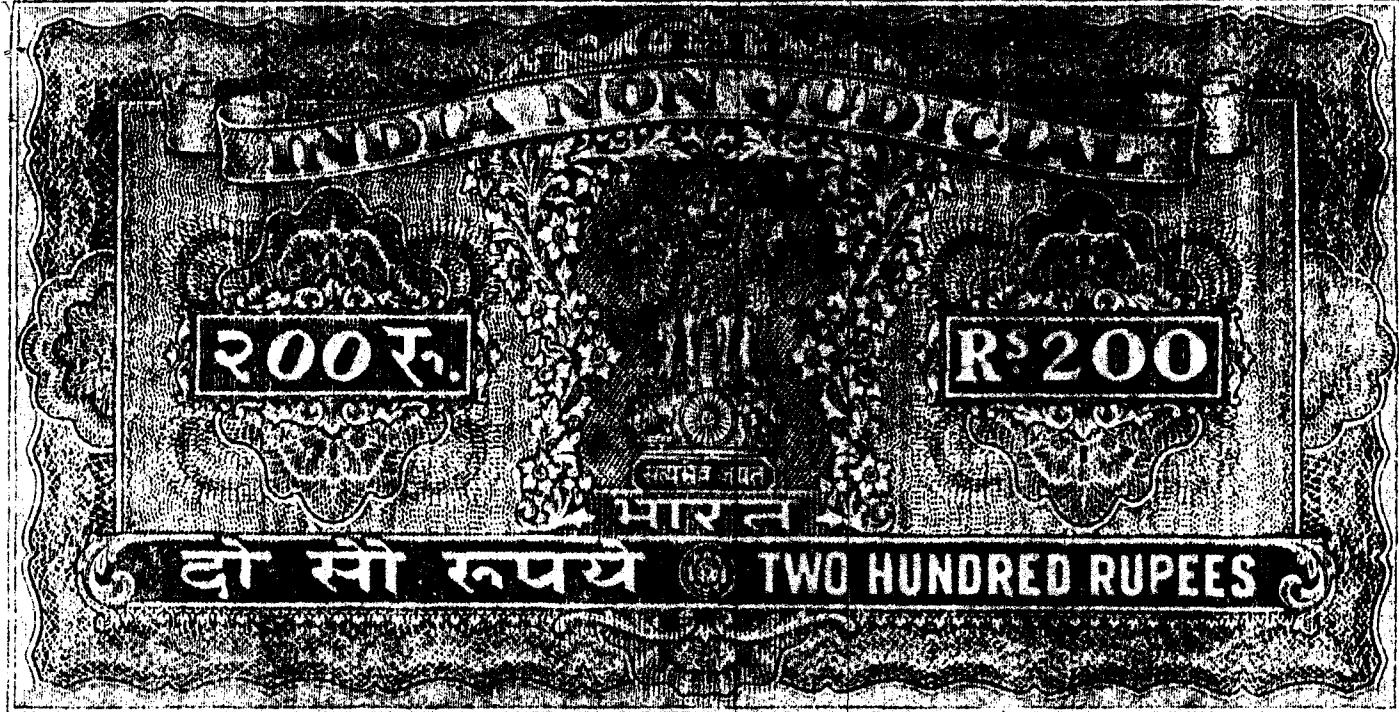
Whereas Shri. Praveen Medi S/o Shri Manilal Medi was the sole, absolute and exclusive owner of land admeasuring 1980 sq.yds. forming part of the land known as "KARBAIA MAIDAN" by virtue of registered Deed of sale dated 28th May, 1965 registered as Document No. 1686 of 1965 of Book I, vol. 129 at pages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

Whereas subsequent to purchase of the said property Shri Praveen Medi entered into a partnership with Shri Satish Medi under the name and style of M/s.S.M.MEDI COMMERCIAL COMPLEX, the Vendor herein for the purpose of construction

Satish Medi  
13/9/67

13

200Rs.



9923 12-5-83 200-00

Kalyanji

Mr. D. Devi Ji Ahai

S. Walini S. Kadarkarim W/o Sharad J. Kadarkarim Fund

P. Rama Subbamma.

STAMP VENDOR.

4-2-110, OLD, BHOGUDA  
SECUNDERABAD-A.P

: 3 :

and sale of residential commercial buildings, flats, shops, garages, etc. on a portion of the land admeasuring approx. 1000 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.5-4-187/5 situated at Karbala Maidan, Ranigunj, Secunderabad.

Whereas the Vendor herein offered to sell and the Vendee agreed to purchase outright Shop No.8 and 9 admeasuring 739.5 sq.ft. in the ground floor of the building bearing No. 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs.1,00,000/- (Rs.one lakh only).

Satish m/s  
12/1/83

14.

200Rs.



9924 12.5.83 200.00

Kalpni

- Devji Bhai S.

Santosh Kondakia 66 4-2-110, OLD BHOIGUDA

Shanak J. Kondakia SECUNDERABAD-A. P  
M. Rm

*Magan*  
P. Rama Subbanna.

STAMP VENDOR.

4-2-110, OLD BHOIGUDA

SECUNDERABAD-A. P

Rm

141

NOW THIS INDENTURE WITNESSETH:

That in pursuance of the aforesaid agreement  
and in consideration of the said sum of Rs.1,00,000/-  
(Rupees One lakh only) well and truly paid by the Vendee  
to the Vendor as under:

- 1) A sum of Rs. 50,000-00 vide cheque No.405658 dt.5.8.81
- 2) A sum of Rs.50,000-00 vide cheque No.492094 dt.29.8.81

Total Rs. 1,00,000-00 (Rupees One lakh only)

*Satish moh.  
12/9/83*

15

200Rs.



9.9.2001.12.16.P. 200.00

Kadarkia

To D. Ravinder Singh B

S. Ravinder Singh Kadarkia w/o

Sharat J. Kadarkia Rd

*D. Ravinder Singh*  
D. Ravinder Singh  
STAMP VENDOR,  
4-2-110, OLD BRIGUDA  
SECUNDERABAD A. P.

: 5 :

2) The Vendor hereby declares, covenants and agrees with the Vendee that it is the sole, absolute and exclusive owner of the said property hereby sold and conveyed, more fully described at the foot of this indenture and as delineated in the plan annexed hereto and hatched red and the Vendor has good and perfect right, title and authority to convey the same to the Vendee.

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

*Satish Mohan*  
12/9/03

16

200Rs.



9926. 12. 1. 63. 200. 00

(काल्पनिक) ...  
No. 44. D. L. S. I. S. / Kardakia

S. I. S. / Kardakia

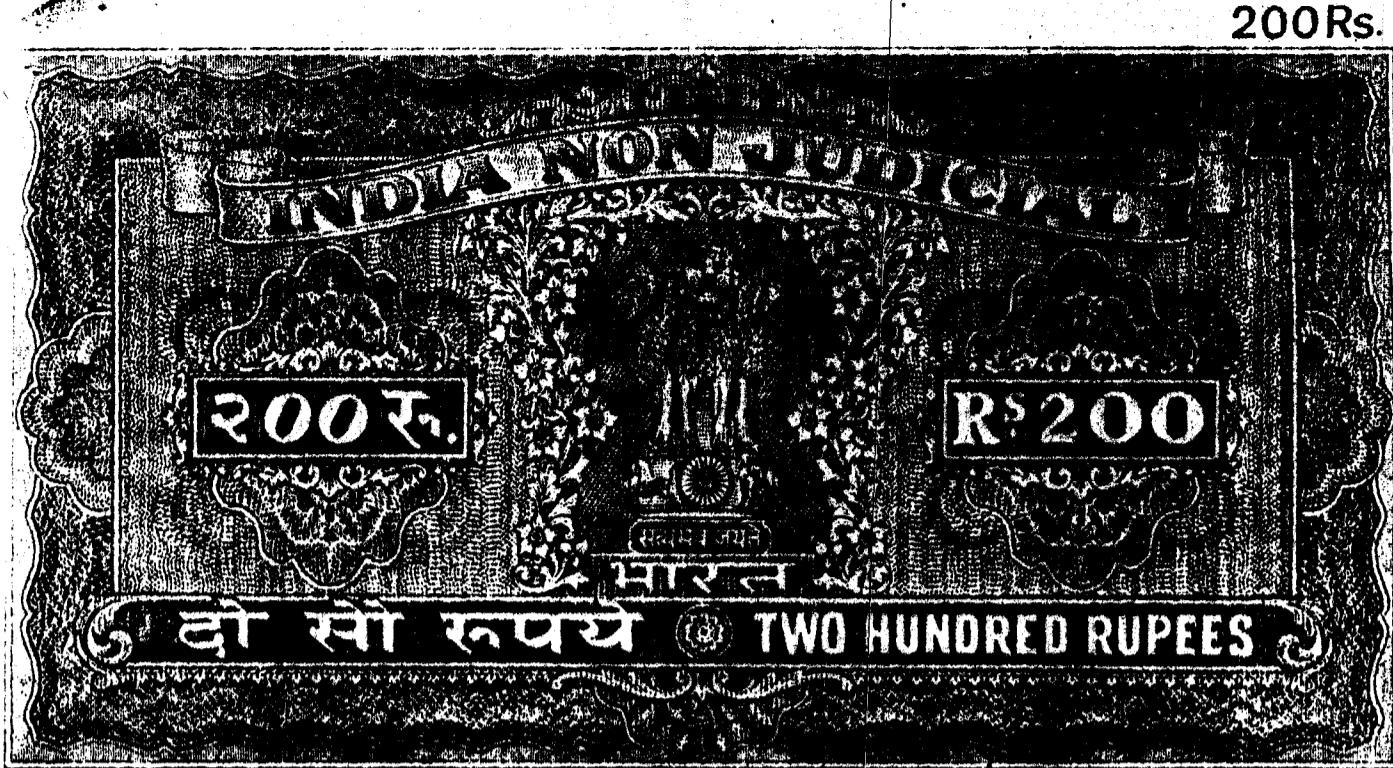
W/o Sharad J. Kardakia Rud

161

1) Ramchandra  
Rama Subbaiah  
S. I. S. / K. A. D. R.  
4-2-110, Old Bazaar  
SECUNDERABAD A. H.

- 4) The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.
- 5) The Vendor has this day delivered symbolic possession of the property by attaining the tenant therein to the Vendee.
- 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.

Salok mukhi  
12/9/63 17



9927 12583 200 00

Kahyuni

24 Wm. D. Erizi A. hair S.

W-2-110, OLD BHOIGUDA  
SEC.UNDERABAD-A. P

Shanad J. Kaidaria-Sing

17

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

Satish mal  
12/9/83

18.

200Rs.



9928 12-5 P.M. 200.00

(Kalyani)

To Devji Ahai S.

S. Patni. Kodakian 92

Shanad J. Kodakian Rd

P. K. M. Subbanna.

BAMP VENDOR.

42110, OLD BHOIGUDA

M.GUNDERABAD-A.P

18 :

- 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.

Satish m.d.  
12/9/03

19



P. G. Kinnel & Subbaiahu.

STAMP VENDOR,  
4-2-110, OLD BHOIGUDA  
SECIUNDERABAD-A. P

20.9929 recd 12-5-82 200.00  
and 2. Kaliyogi.

Mo Wla... Dern... ifi... Rhei...  
no wison..... S. Da. Lai

Mo Wla... Dern... ifi... Rhei...  
no wison..... S. Da. Lai

*S. Icardakán*

W/O Sharad J. Kadakia Rud

9

- 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.MDI COMMERCIAL COMPLEX",  
the approach roads, and parking space will remain common  
for enjoyment of all the Vendees in the said building.

Satish Moh 770.  
12/9/83

200Rs.



L. 99.30 12-5.P. 200 00

P. Rama Subbanna,

SATAY VENKOR,

421 P.O. CHENNAI

SECUNDERABAD A. P

sd/..... Kothiyari

To Mr. D. Laxmi A Rao S

Swamin S. Kodakia 62

Sharad J. Kodakia - By

: 10 :

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 a nuisance or annoyance to the Vendees/ occupants of the other portions in the said building.

Sahil Mahr.  
12/9/03 111

200RS.



941 12-583 200.00

Kalyanji

- Devji. Khan S.

S. Balaji S. Kardakia. 25

Sharad J. Kardakia R

P. Khan

111

(c) That it is agreed that the lorries

or any heavy vehicles, bullock carts, commercial vehicles,

taxies, auto-rikshas etc. of the Vendee herein or other

Vendees of other persons shall not be permitted to be

parked inside the building premises for more than

30 minutes without the written consent of the association

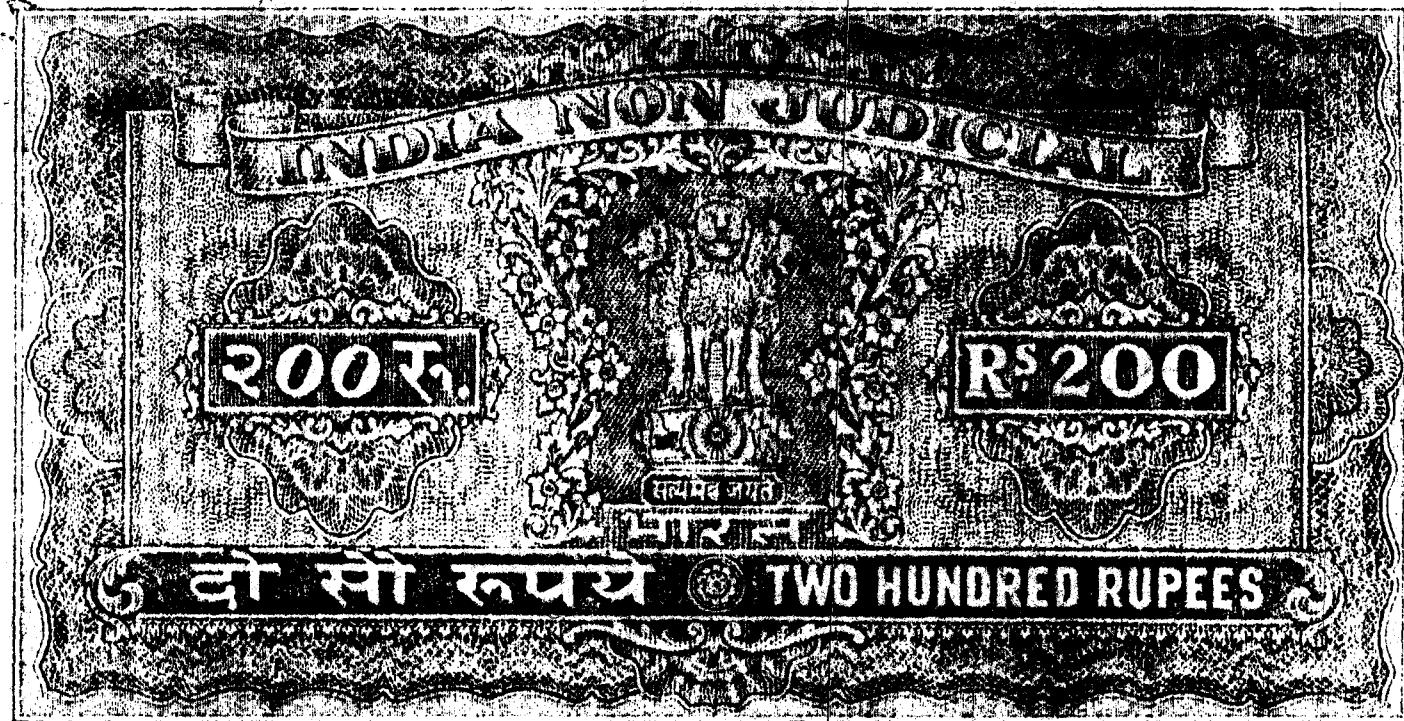
or society or the Vendor till formation of such Associa-

tion or society or company.

Santosh  
12/7/63

\*12.

200Rs.



9942 12-SP3 200.00

Kalaghaji

→ Devji Bhai &

S. Watani P. Kardakia W/o

Mirza J. Kardakia By

P. M. S.

12.

(d) That the Vendee hereby agrees that he will have absolutely no objection of whatsoever nature, regarding any construction, shop, office or garage or godown or on the upper 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, agrees or men and material and scaffolding and other work will not be objected by the Vendee.

Saleh malik  
12/9/82

13.

200Rs.



9943 12-58 200 00

Kalpni

- Darji Anni S

Shakti S. Kadakia

W/O Sharad J. Kadakia

Phani

12-58 200 00

SECURE IN PAPER AND PLATE

12-58 200 00

RJ

: 13 :

(e)

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

Satish Patel  
12/9/83

114.

200Rs.



No. 994441258A 200 00

Wt. Korlapurji

No Wt. Desai A.

Wt. Sharad S. Kadarkar

Wt. Sharad J. Kadarkar

P. Rama Subbamma,  
STAMP VENDOR.  
4-2-110, OLD ENNIGUDA  
SECUNDERABAD-A.P

\* 14 \*

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

Sathish Reddy  
10/9/83

115.

200Rs.



994 S-12-S B. 222-08  
Kalyanji...  
Dervip Ahir ...  
S. M. Alavi S. Kadakia SECUNDERABAD A.P.  
V/o Sharad J. Kadakia Rd

*P. Ruma Subbamma.*  
P. Ruma Subbamma.

STAMP VI. DOR  
4-2-10. OM. SECCUNDERABAD A.P.

: 15 :

(e) That the Vendee further covenants  
with the Vender 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

*Satal m/s  
12/9/83* : 16

200Rs.



9946 12-5 P 200 00

Bal. Rs. Kalyanji

40 Et. Dervji Bhari

S. Watni S. Kadarkia 4025

Shanad J. Kadarkia

D. Kannan Subbunna

SIAMI VENDOM

4-2-110, OLD ENNAPUDDA

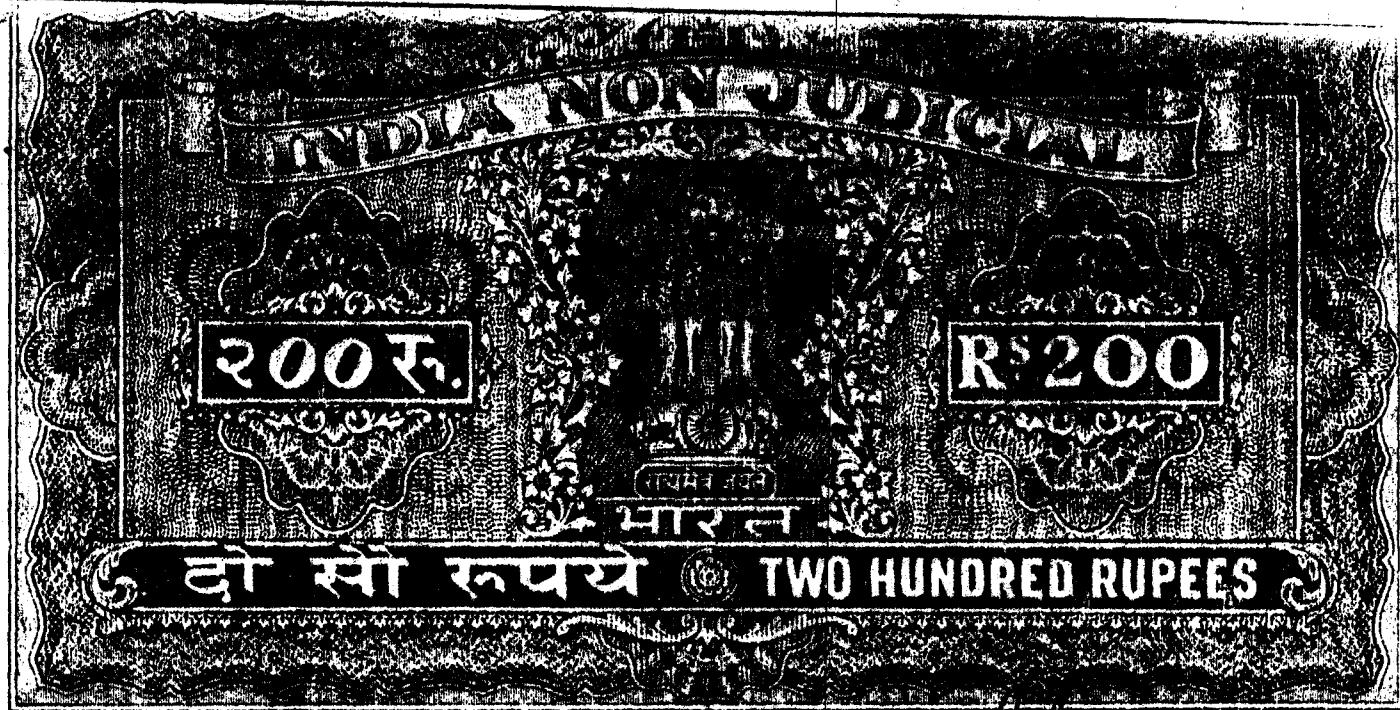
SECUNDERABAD A. P.

16

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

Satish Mohan  
12/7/82

17



Rs 99/- Two hundred Rupees

K. Rama Subbanna,

H. D. Venkateswara,

S. Kadarkarayya, SECRETARY & A.D.P.

Sharad J. Radarkar : Rs 99/-

: TB :

er common walls, if needed, can be undertaken

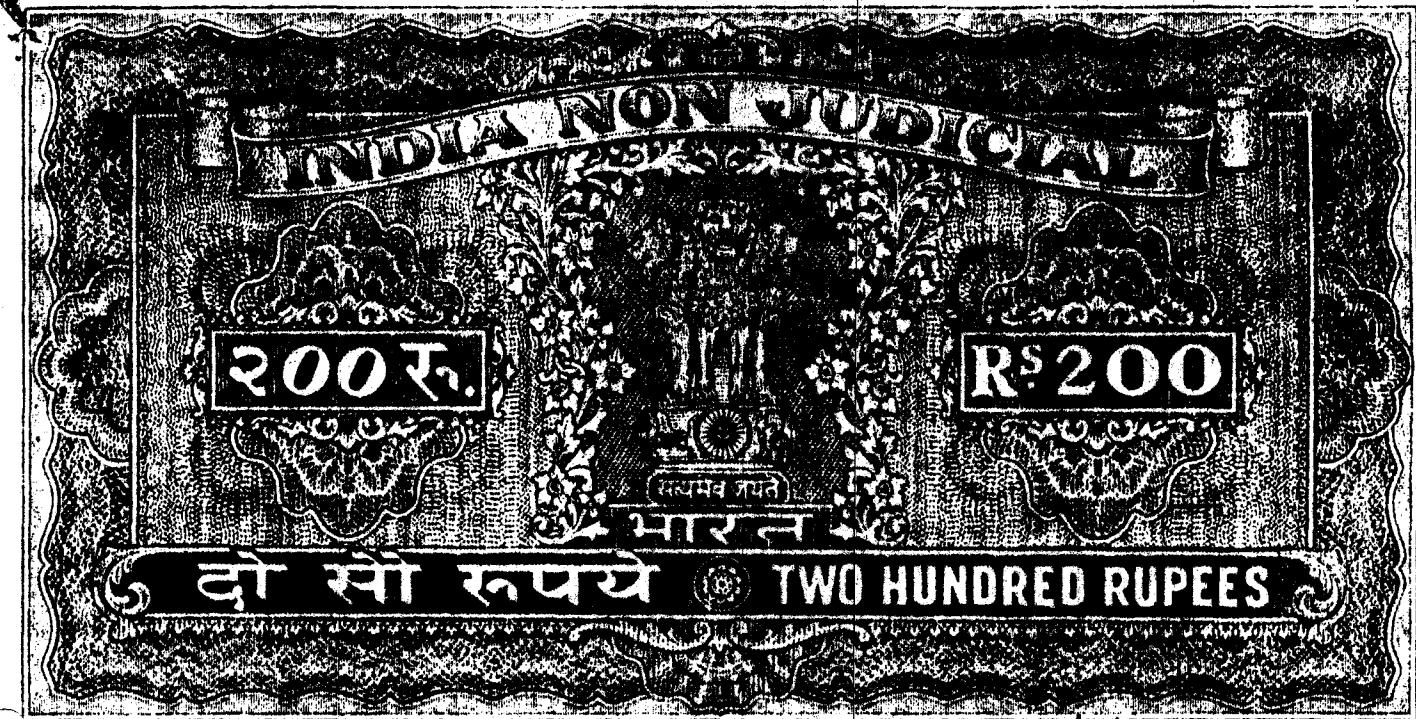
with previous consent of the vendor or the associa-

tion or society ex-company.

Sath mal  
2/7/83

: 18.

200Rs.



994 P. 12 S. D. 200 00

Kalyanji

- Devji Bhaiji R

Watiwadi Kadodia 106

sharad J. Kadodia Rd

Mary  
D. T. M. & Co. Ltd.

: 18 :

(b) 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 install such machinery which may create sound or which in any manner causes damages or injury to the building under any circumstances.

Satish Patel  
12/9/83

: 19 .

200Rs.



9949/12.12.2000

Kanjiwanji

Mr. Dervji Anari S

Santin S. Kadarkia 62

Shanad J. Kadarkia R.H

4-2-110, G. C. C. G. U. S. A.  
SECOND CLASS

19

- (1) That the lessee 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

Satish Patel  
29/12/03

120.

**200Rs.**



99 SD.0010 / 2-SB 200 OD

*Leucosyphus*

40 W.H. Dernier A.M. 6

~~Walter C Kadlec~~ 08

D. Rama Sibhamma.

## **STAMP-VERDOR.**

•2-110, OLD BHOGUDA  
SECUNDERABAD-A, P

Sharon J. Kaidanov R

120-1

line of sanitation, electricity etc., and the same should not be touched or interfered with, without the written permission of the vendor or the association, or society or company.

Satish Mal. 121.  
(25/7/83)

200Rs.



.....99610410 f 25/5 200.00  
and To.....Kalyanji

No. 110, Devji Ahari, B.

.....Savitri S. Kadarkia w/o

Chand J. Kadarkia R

P. Kumar Subbamma,  
STAMP VICTOR  
4-2-110, OLD CHICELUDA  
SECUNDERABAD-A.P

121

(3) That the Vendor hereby agrees that

the land on which the entire complex is constructed

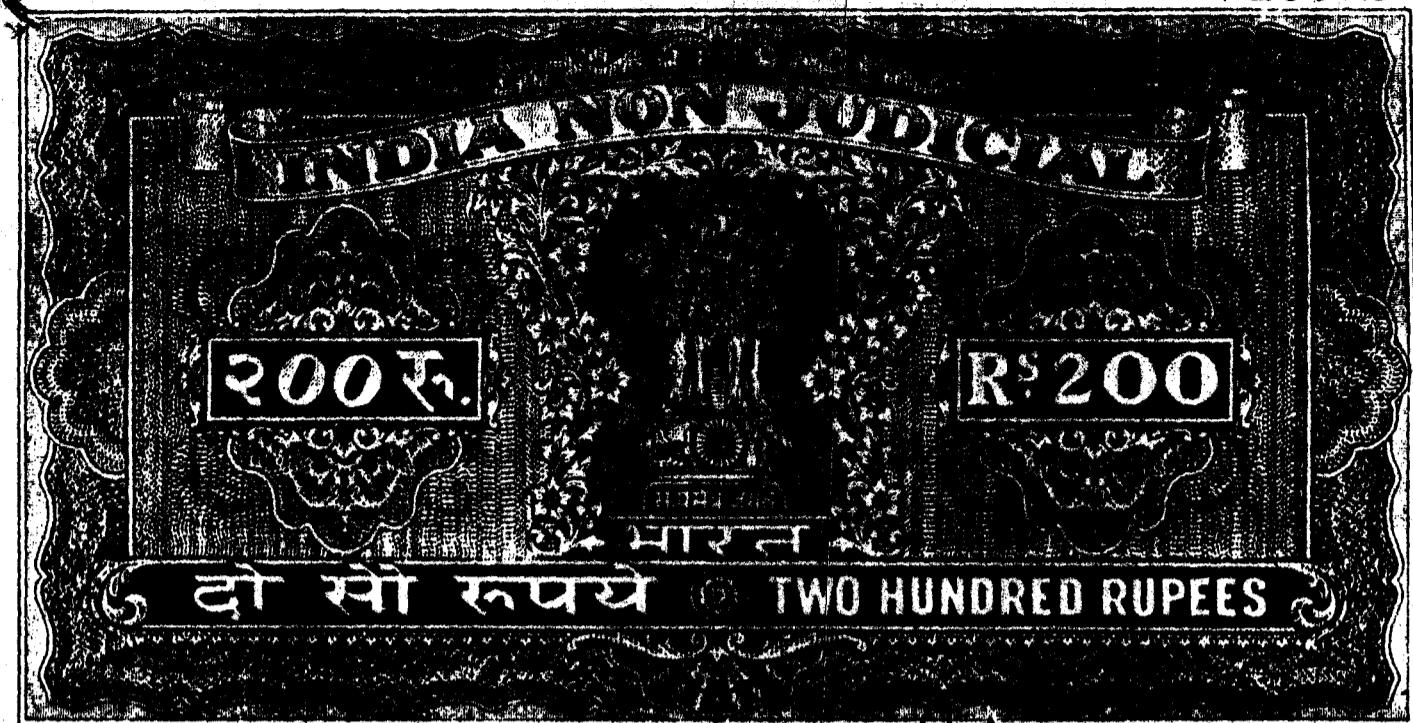
together with all its open land, courtyards, gardens

and roads shall be in common enjoyment and joint

Savitri Kadarkia  
12/9/83

122.

200Rs.



9962. 12-5. A. 200 00  
Kalyana  
To Shri Dergi Shri  
S. Kardarkar  
W/O Sharad J. Kardarkar

P. Ramamurthy  
P. Ramamurthy  
STAMPS VENDOR,  
42-110, OLD BHOGUDA  
SECUNDERABAD-A. P.

122

proportionately  
properties of all persons who have purchased the  
tenements in the entire "S.M. MOH 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

Sathu m/s  
12/7/03 123.

200RS.



12.C.B., 200.00  
Kalyani  
Denzil Shari  
Sultani, Kandakar  
W/o Sharad J. Kandakar

P. Renu Subbamma,  
STAMP VENDOR,  
4-2-110, OLD BHOGUDA  
SECUNDERABAD-A.P

: 23 :

and kept in good repairs by all the tenements owners and  
they shall share proportionately all the expenses there  
of inclusive of salaries and other expenses etc., and no  
encumbrance 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.

Sabut mark  
12/9/83

: 24 :

200Rs.



9964 72 S.P. 200 00

Colwyn Jr  
Stn 840 D. Engr J. Akbar S.

S. Kadarkian  
Sharad J. Kadarkian P.M.

P. Rama Subbanima

STAMP VENDOR,  
4-2-110, OLD BHOGUDA,  
SECUNDERABAD-A. P.

124

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED:

Shop Nos. 8 and 9 admeasuring 739.5 sq.ft. being the portion of the building known as "S.M. MODI COMMERCIAL COMPLEX bearing municipal No. 5-4-187/5, situated at Karbala maidan,

Satoh m/s.  
12/9/83 125

200Rs.



Rs. 200/- (Rupees Two Hundred), 200.00  
Sold To..... Ranigunj  
Mr. W/o.... D. Verji Sharad J. Kardakia  
S. Kardakia  
W/o Sharad J. Kardakia Rec

Renu  
1) Renu Subbamma,  
STATION VENDOR,  
42-110, OLD ENCLUDA  
SECUNDERABAD-A. P

: 25 :

Ranigunj, Secunderabad as per the plan annexed hereto  
and as delineated in red colour therein and bounded on the

North: By property belonging to Gurudev Ashram

South: By common passage.

West : Stair Case

East : shop No.7

In witness whereof the said vendor M/s. S.M. MODI COMMERCIAL COMPLEX  
represented by its Managing Partner, Sri Satish Modi has hereto  
signed at Secunderabad on the day month and the year first  
aforesigned.

Witnesses:

1. Gokhroo

2. Hameed

VENDOR Satish modi  
M/s. S.M. MODI COMMERCIAL COMPLEX  
through its partner  
SHRI SATISH MODI.

~~REGISTRATION PLAN SHOWING SHOP NOS: 8 & 9  
IN S.M. MODI COMMERCIAL COMPLEX PREMISES  
NO. 5-4-187/5 KARBALA MAIDAN, M.G. ROAD.  
SECUNDERABAD.~~

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

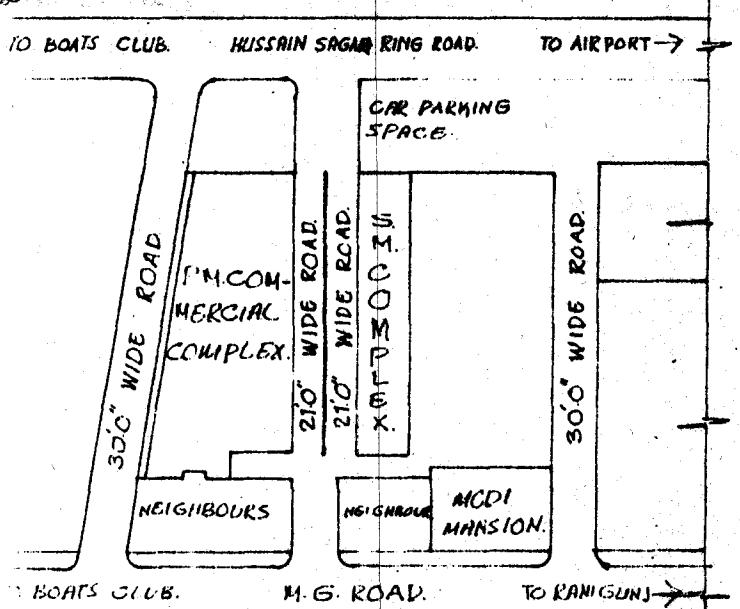
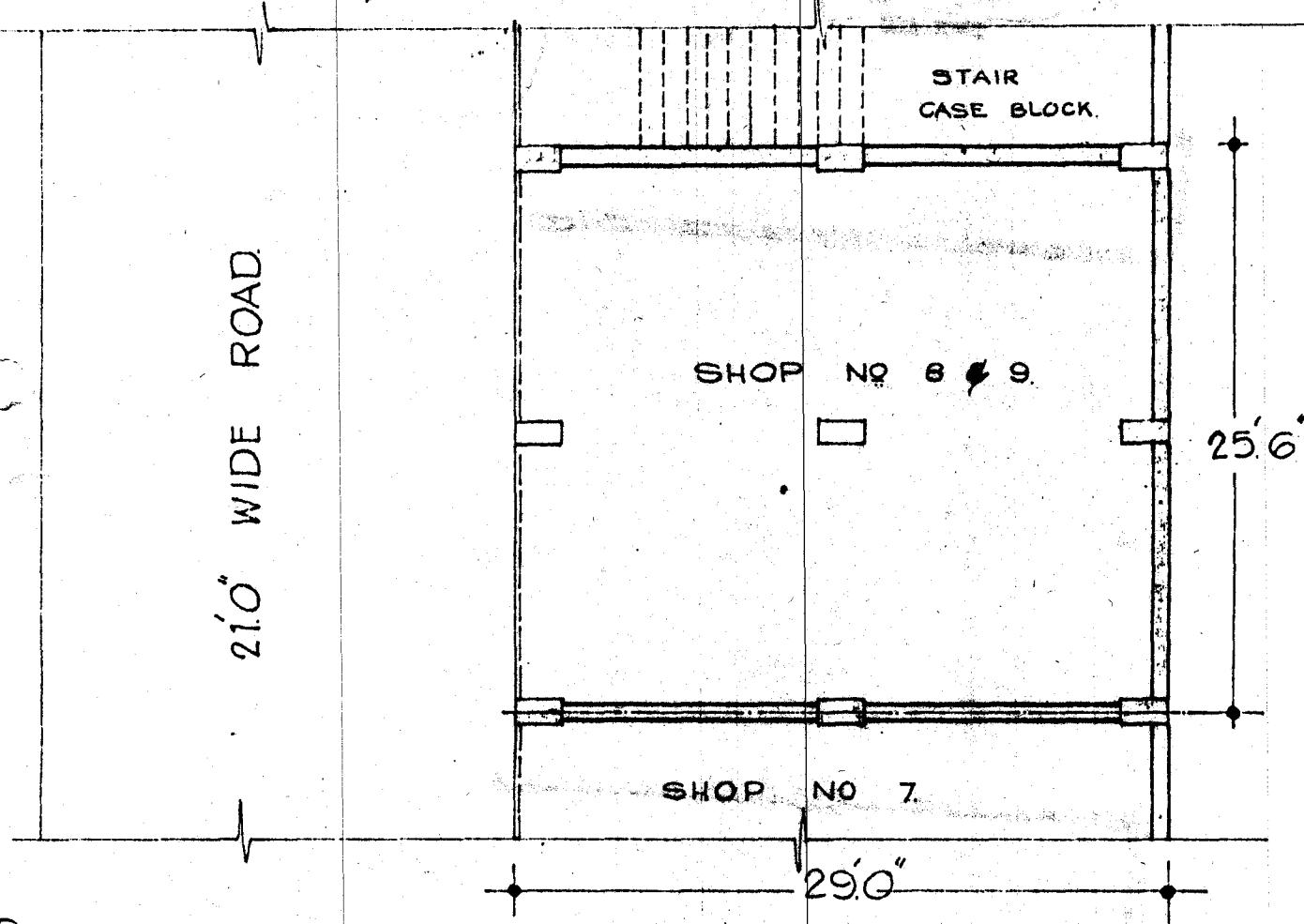
REFERENCE  
INCLUDED

AREA 739.5 SQ FT.  
68.79 SQ MTS.

VEEDEE : SWATHI R. MODI  
W/O SHARATH KADAKIA

EXCLUDED

SCALE 8' = 1"



LOCATION PLAN.  
NOT TO SCALE.

VENDORS SIGNATURE.

WITNESS.  
1. Kakaray.  
2. Hameed.

Satish modi.

10.5.60 405743 ..... 30.3  
 26 ..... 11.10.60 3003  
 30.03 .....  
 35.03.60

Presented in the office of the Sub-Registrar

Secunderabad and fee of Rs. 5/-

Paid between the hours of 4-5

..... on this 12th day of March 1960  
1960 at M. A. Hameed S. E. by ..... Salim mohd.

Execution Admited By

LEFT THUMB

*Salim mohd.  
Stomach condition  
The 13th March 1960  
Ranbir*

Identified by

*M. A. Hameed*

M. A. Hameed S/o M. A. Haider

Architect : 9.4.86/60 s. colony hyd. 8

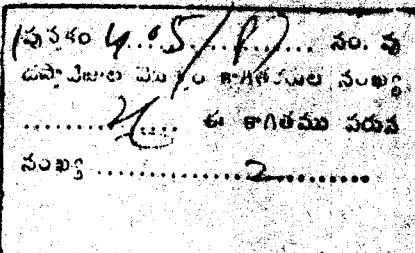
2. Counter No. : 870 P.N. 71.1.60

P.A. Chakravarthy, 18.3.60, E. Nagar, Hyderabad.

Date 12th March 1960

2nd M. A. Hameed S. E. 7/3

*Sub Registrar*



వచ్చి. రమణరావు

Registered as No 405 of 1983/19058 E.

of Book 1 Volume No. 31 Pages 309 to 314

Dated 14/11/1983 / 23rd 19058 E.

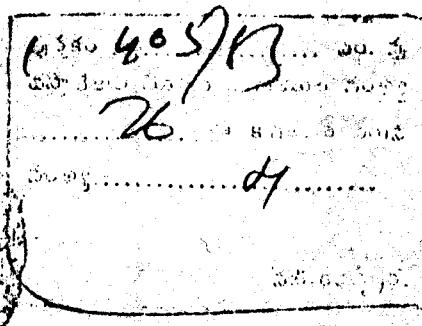
S. S. Sub-Registrar

Sub-Registrar

405713

46

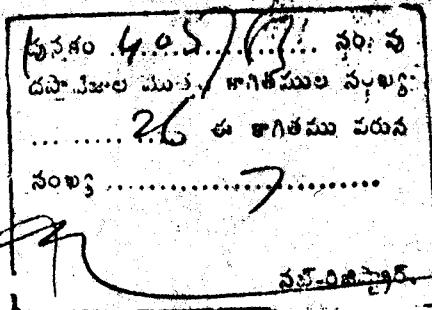
3



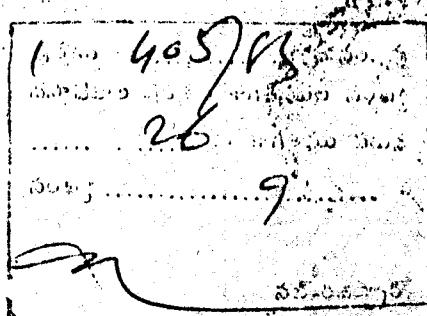
Govt. of  
Sri Lanka  
10340 408711  
26..... 01/01/2003  
5.....  
38.00/-

10/50 405/13 ... ను. వ  
చండ్లి పొరు కుతుంబముల సుఖ్య  
..... 26 ఉ. కాగళము వచ్చిన  
వంశః ..... 6 .....

- నవ-ఉషణ.



408/V  
26



పురుషు 405 P.S. మ. చ  
పెద్ద బురుగు ను 0/01/16 తేదీన ను బురుగు  
..... 26 ర అగోము చువు  
ను బురుగు ..... 10....  
*Ch*  
వట. 03-95.

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13580 90576  
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26 பதில்கள் து  
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கோட்டை.

1905703... 50.0  
ము. 15.00 రూ. బగిచును తెల్పు  
..... 26. రూ. బగిచును తెల్పు  
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వశ.రజులు.

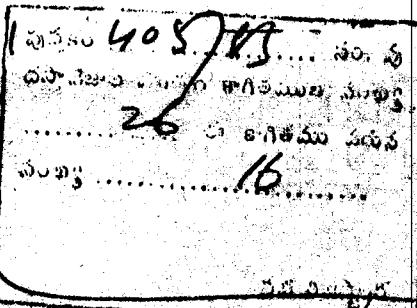


ప్రకు 905/13..... శ్రీ. కృ  
చంద్రమా నుండి గొప్పముల వెళ్లా  
..... 26 రె. కొరమా వెళ్ల  
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రూ. 60 లక్ష్మీ.

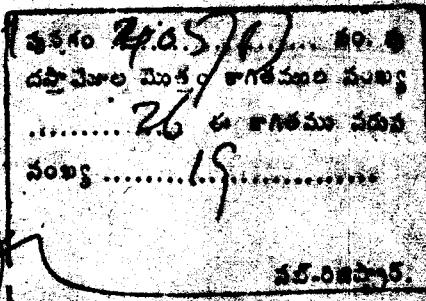


19.5.86 ... 40590 ... వం. 5  
దామ్పాలు చుట్టూ నగరముం సెంగ్లు  
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50.5 91

457/1  
విశ్వాస వీరు  
యాచెస్టర్ మార్కుల్ గ్లాష్టోన్  
26... ఏ. కొంగ్రెస్ కుటుంబ  
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1340 4010 N.O. 2  
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