



4. 10/2/115 4. S of 200.00

Sulochan Prasad

K. S. Parikh Sc

Rajesh C Parikh & C.C. Parikh Red

Handwritten signature
P. J. ...
STAMP VENDOR
1016, OLD ENGLISHA
SECUNDERABAD - A.P.



SALE DEED

18 SEP 1983

This deed of Sale is made on this the — day of 1982 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

C.C.PARIKH FAMILY TRUST represented by Trustee Mr.Rajesh C. Parikh having office at 1-8-229/5, Prenderghast Road, Secunderabad, hereinafter called the VENDEE (which expression unless

Handwritten signature
5/9/83
Contd.. 2/-



12116 4-5-82 200-00

Subhas Patil

K. S. Patil &

Rajesh C. Patil & C. C. Patil

for

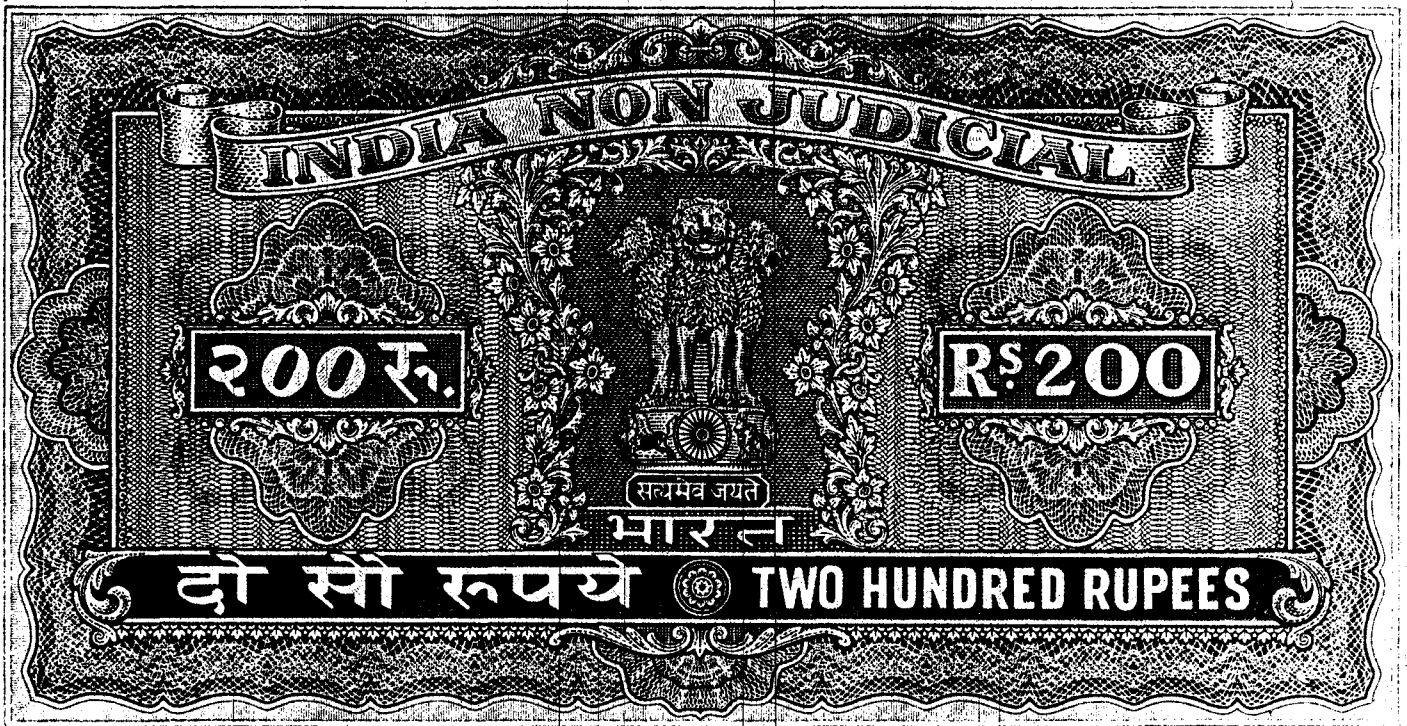
: 2 :

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

Whereas Shri Praveen Modi S/o Shri Manilal Modi was the sole, absolute and exclusive owner of land admeasuring 1980 sq.yards forming part of the land known as "KARBALA 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 Modi 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 buildings, flats, shops, garages etc., on a portion of the land admeasuring approximately 4.8 sq.yards out of the said 1980 sq.yards.

Satish Modi
8/9/82 Contd...3/-



S. No. 121/7-4-58-200-00

Sunderas Patel

- 10 S Patel

Rajesh C. Patil & C. C. Patil

P. K. K.

: 3 :

Whereas in terms of the Deed of partnership, the Vendor herein had constructed a multi-storeyed commercial complex

known as "S.M. MODI COMMERCIAL COMPLEX" with Municipal No. 5-4-187/5

situate at Karbala Maidan, Ranigunj, Secunderabad.

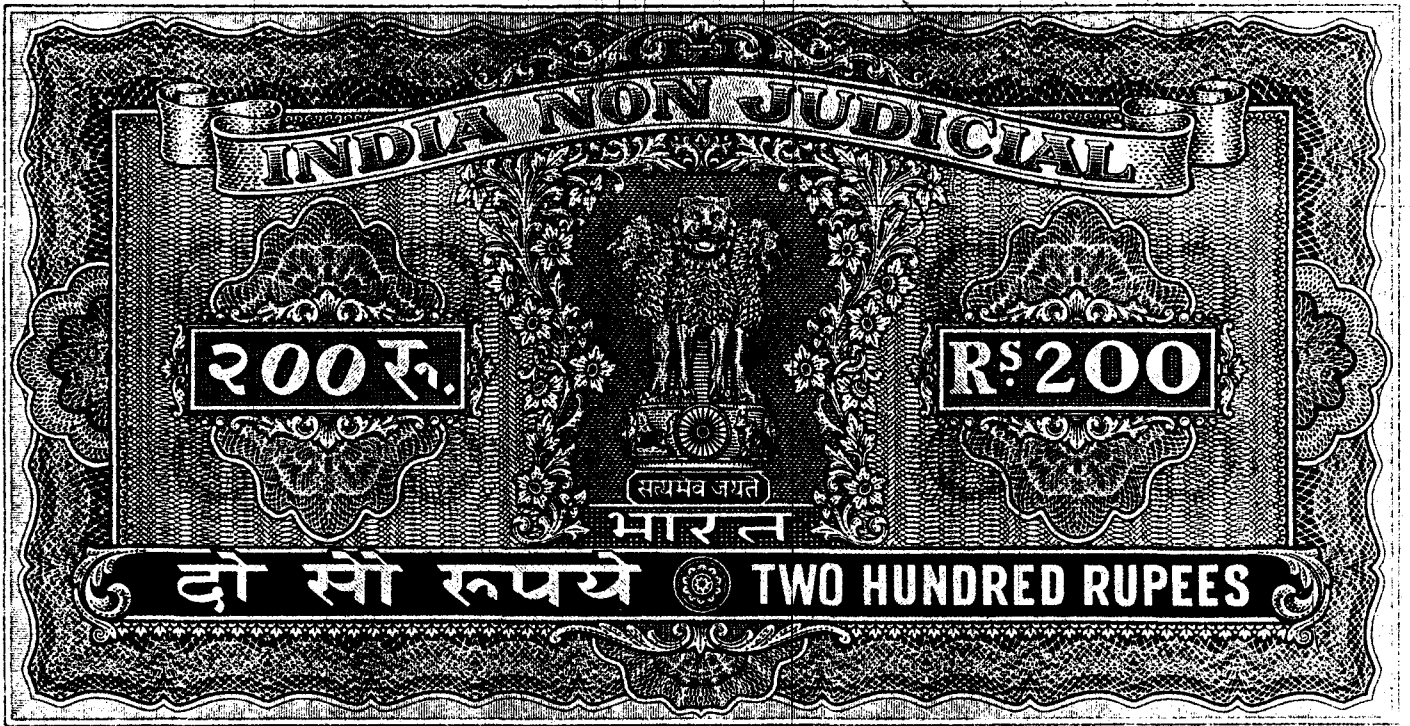
Whereas the Vendor-herein offered to sell and the Vendee agreed to purchase outright Shop No: 3 admeasuring 377.0 sq.ft., builtup area in the ground floor of the building bearing No. 5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs. —

NOW THIS INDENTURE WITNESSETH:

That in pursuance of the a foresaid agreement and in consideration of the sa id sum of Rs. 50,001/- (FIFTY THOUSAND AND ONE ONLY) will and truly paid by the Vendee to the Vendor

Satish Mohi
6/9/83

Contd4/-



1218 - 4.5.82 - 200-00

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- S Parthi S.

Basen C. Parikh & C. C. Parikh

P. K. Parikh

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(i) A sum of Rs.	1,001-00
	9,000-00
	9,000-00
	9,000-00
	9,000-00
	9,000-00
	4,000-00

by ch.No.059058 dt.1.10.80

0059000 dt.11.11.80

dt.11.11.80

0181142 dt.2.12.80

391746 dt.16.1.81

011142 dt.2.2.81.

404882 dt.28.2.82

(ii) Total :	50,001-00
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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

Satish Mohi.
8/9/83

Contd.....5/-



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Sudhansu Patil

- C. C. Patil R

Rajesh C. Parikh 80

C. C. Parikh. R

P. K. K.

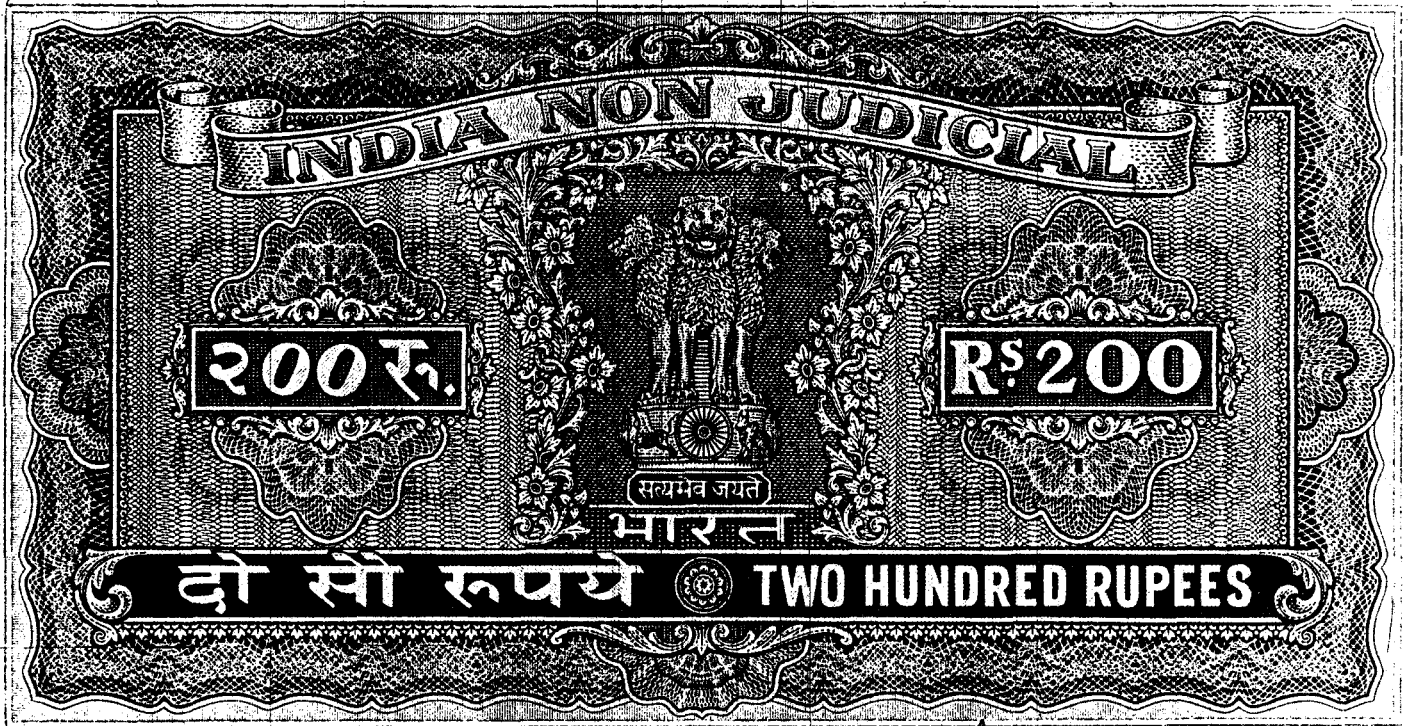
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perfect right, of title and authority to convey the same to the Vendee.

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 person whomsoever.
6. The Vendor hereby declares, covenants and agrees with the Vendee that it shall do and executor all such acts, deeds and things as may be necessary to more effectually assure the

Satish Mohi
6/5/83

Contd... 6/-



12/20 4-8-82 200.00

Suresh Patil

C. C. Patil

Rajesh C. Patil &

C. C. Patil

: 6 :

Vendee with respect to the title and assist in getting mutation effected in the Municipal or Government authorities.

7. The Vendor hereby agrees and undertake 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.

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,

Satish Mal
8/7/82

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2/2/24 4.58.200.00

Sunderas Patel

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Rajesh C. P. and SB C. C. Patel

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ESTD. INDIAN - A D

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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 Vendee's tenements shall also be common and enjoyed as such by the Vendees of such adjacent tenements.

Satish Modi
8/9/83

Contd.....8/-



12/22 L.S. & 2000

Subhas Patel

C. C. Paril S

Rajesh C. Paril S

C. C. Paril S

R. K.

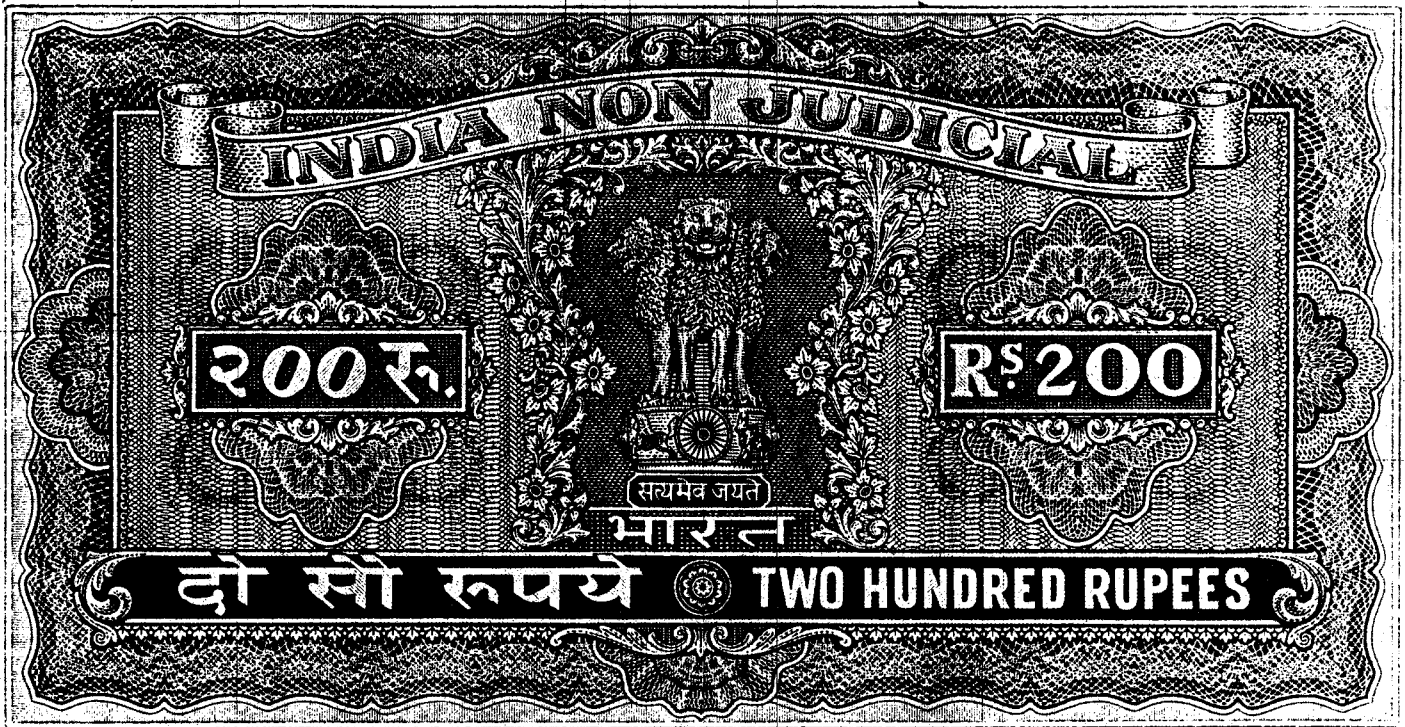
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(b) The Vendee hereby undertakes not to make any encroachment or otherwise disturb the common passage, roads, but keep the same usable for all the Vendees of other tenements. Further the Vendee shall not use the said premises hereby sold in such manner 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

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Contd....9/-



12/23 4-5 & 200 00

Sukhdev Patel

c-c-patel S,

Rajesh C. Patil & C. C. Patil

P. N. N.

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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, agrees or men and material and scaffolding and other work will not be objected by the vendee.

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

(f) That the Vendee hereby covenants that he shall keep the walls and partition, walls, sewer drains and appurtenants belonging thereto in good condition and particularly in such good condition

Sitish Mohi
8/7/22

Contd...10/-



12124 4.8.82 200 00

Sukhdev Pralid

C. C. Patil S.

Rajesh C. Pawar & C. C. Patil

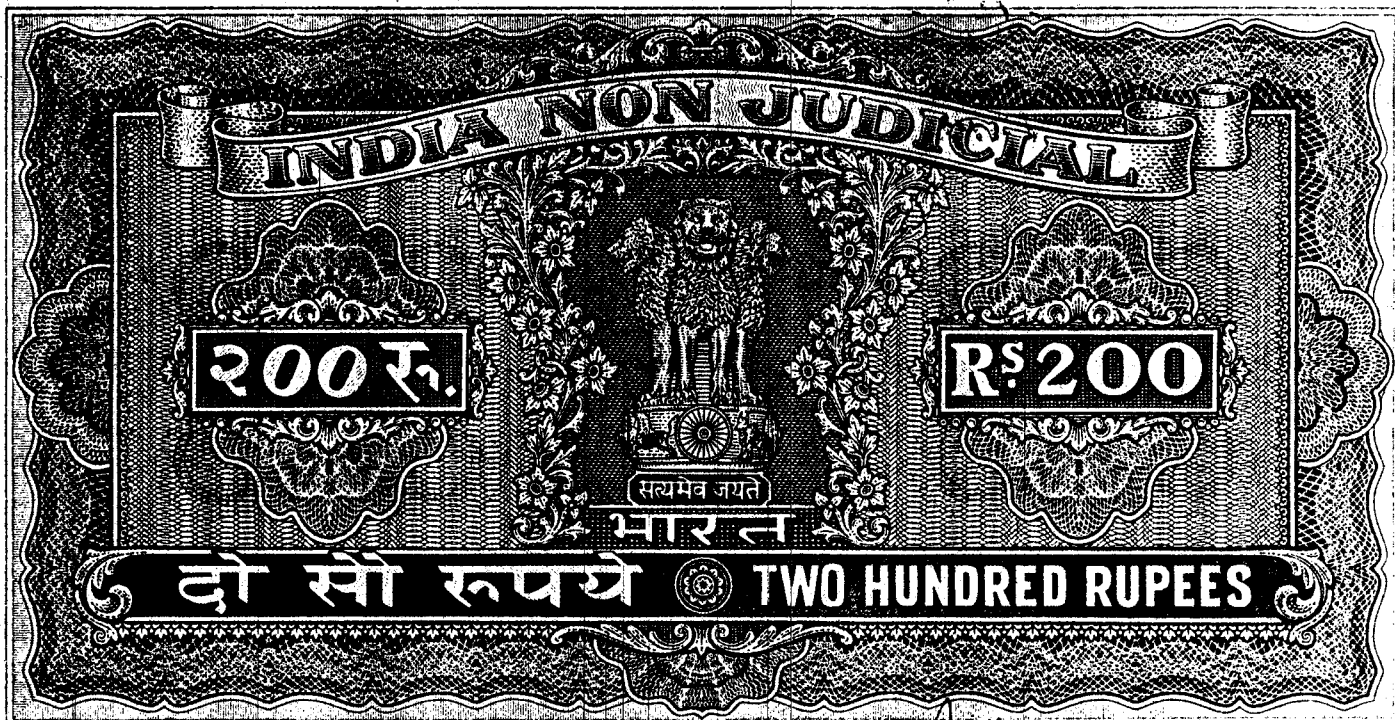
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so as to support, shelter and protect different parts of the building other than this premises.

(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

Satish Modi
19/7/82 contd....11/-



12145-4-5-82 200 00

Subhas Patil

K S Patil

Registered C. Parikh & C. C. Parikh

Rd

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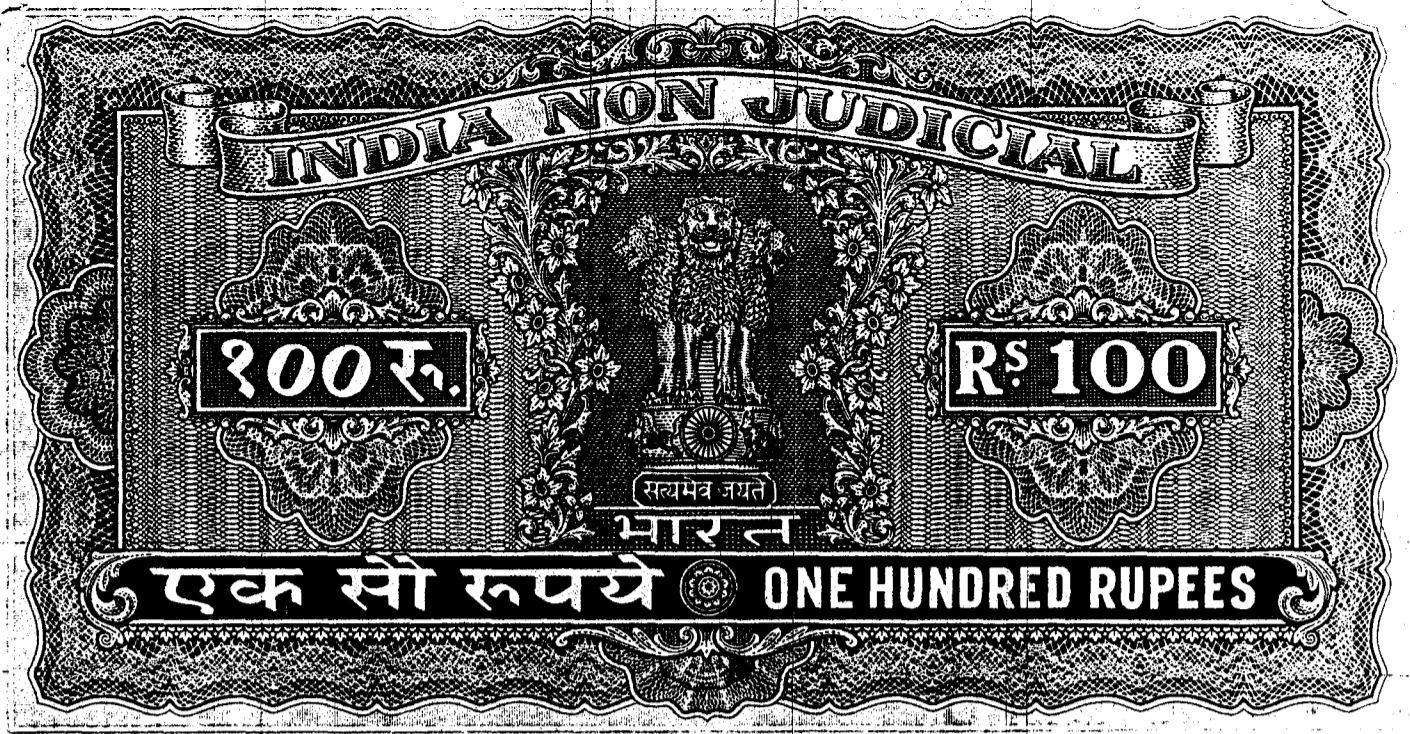
no right to instal such machinery which may create sound or which in any manner causes damages or injury to the building under any circumstances.

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

(j) That the Vendee hereby agrees that the land on which the entire Complex is constructed together with all its open land, courtyards, gardens and roads shall be in common enjoyment and joint properties of all persons who have purchased the tenements in the entire "S.M.MODI COMMERCIAL COMPLEX". The taxes of

Satish Modi
6/9/83

Contd... 12/-



12146 4-58 100.00

Sunderas Patil

— K S Patil S

Rajesh C. Parikh & C. C. Parikh Esq

P. Parikh
 P. Parikh
 8319, Old J. B. Road, 22nd
 Cross, Non-Judicial - Po. No.

12

every description and every kind will be share proportion-
 ately 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

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 8/9/82

Contd.....13/-



No. 12147 4-58 100-00

Sulhas Kadil

K S Patel

Rajesh G. Patil S. C. C. Patil

P. K. Patil

Patil

: 13 :

forbidden by and existing laws and rules in force of the Government.

SCHEDULE OF THE PROPERTY HEREBY CONVEYED:

One shop No.3, admeasuring 362.5 sq.ft equivalent to — — — 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.

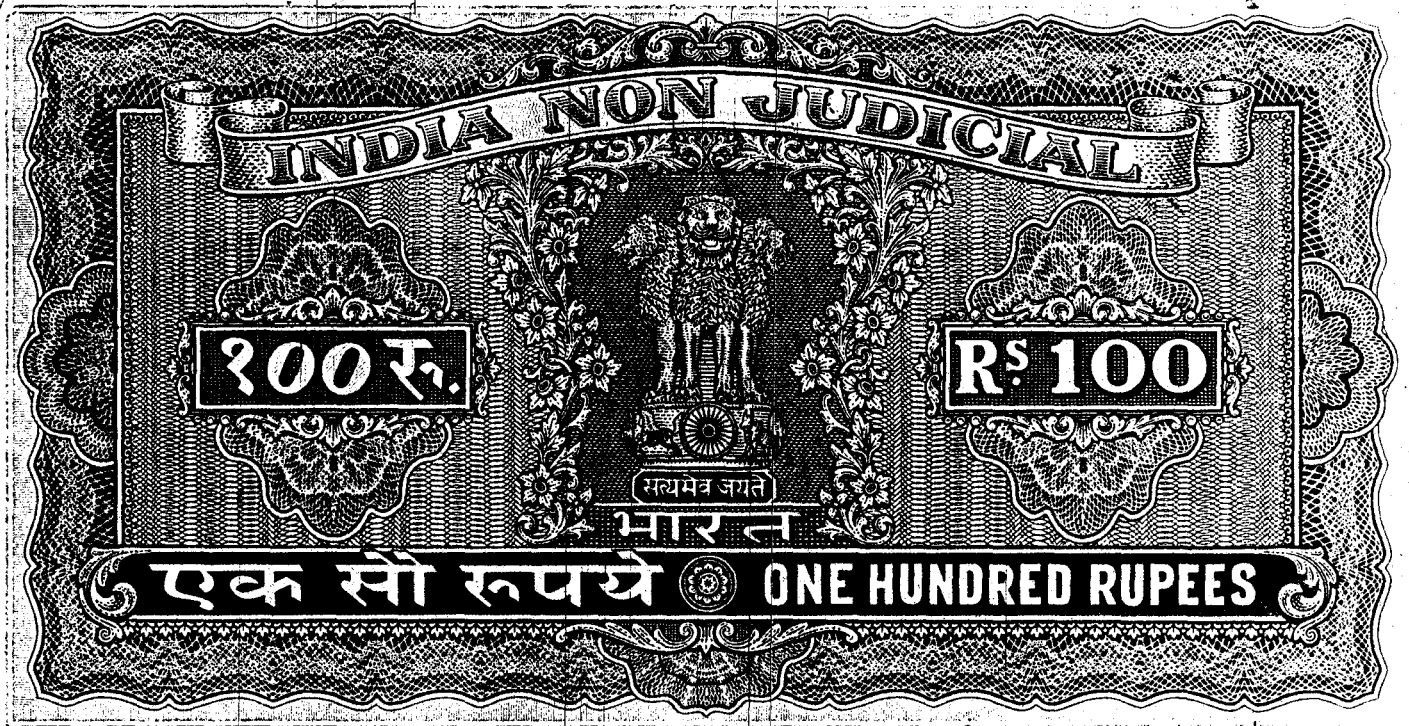
South: By common passage.

West: STAIR CASE

East: Shop No. 1 & 2

Satish mod
8/9/83

Contd....14/-



12148 L. S. 82 100 00
 Subhas Patel
 R. S. Patel S.
 Rajin C. Patil S.

P. Rama Subramanian
 STAMP VENDOR
 2019, OLD BHOJIPETA
 SECUNDERABAD - A.P.
 C. C. Patil - Sd/-

: 14 :

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

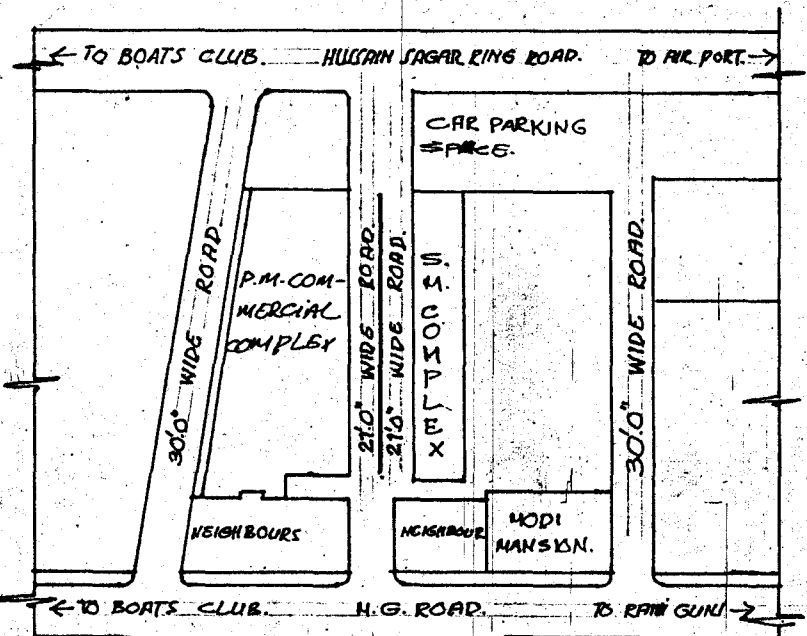
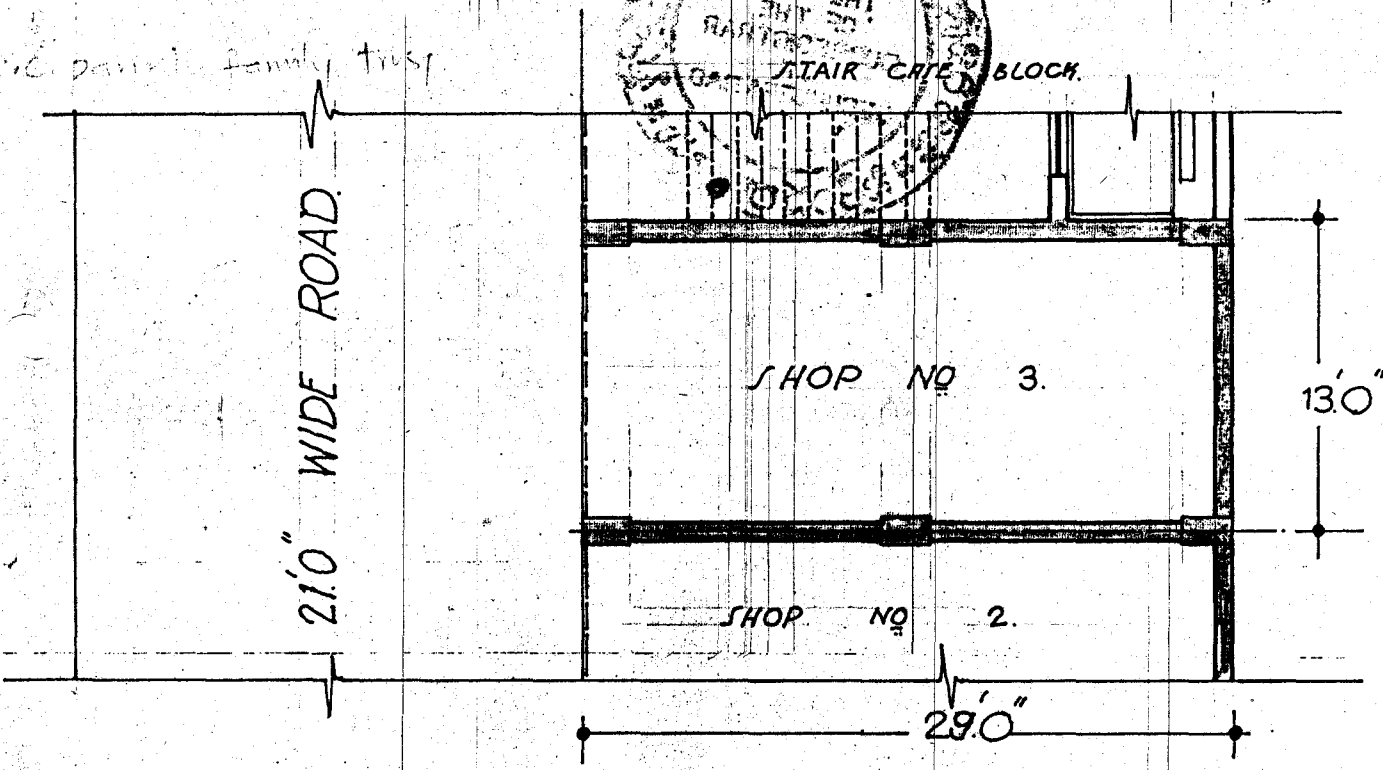
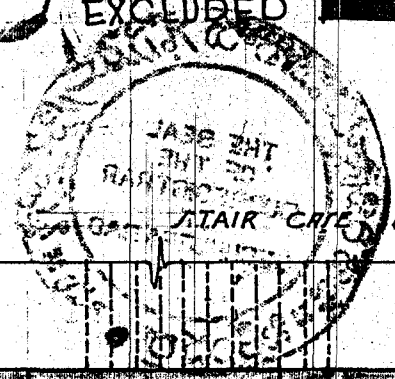
VENDOR.
 M/s.S.M.MODI COMMERCIAL COMPLEX.,
 through its Partner Shri
 Satish Modi
 2/9/53

WITNESSES:

1. Hameed
2. Chakraborty

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

VENDOR: SATISH MODI REFERENCE AREA INCLUDED 377 sqft. 35.07 sq mt
 % S.M. MODI COMMERCIAL COMPLEX
 VENDEE: C.C. PARIKH FAMILY TRUST EXCLUDED SCALE 8" = 1"



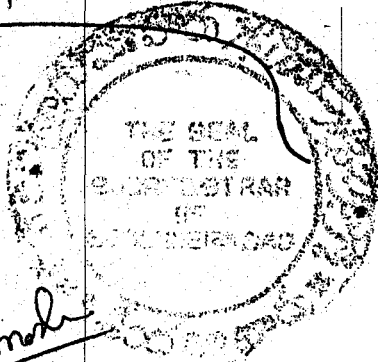
BOUNDRIES.
 NORTH OPEN YARD.
 SOUTH 21'0" WIDE ROAD.
 EAST SHOP NO 2.
 WEST STAIR CASE BLOCK.

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

LOCATION PLAN.
 Not to scale.

Satish Modi
 VENDORS SIGNATURE.

పత్రకం 396/83... శం. ప
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితము వరుస
 సంఖ్య... 157
 నవ-విభాగం



Presented in the office of the Sub-Registrar
 Hyderabad and fee of Rs. 400/-
 Paid between the hours of 4 and 5
 on this 8th day of September
 1983 S. E. by.....

Satisfactory
 Satisfactory
 S/o mental mode
 Age 39 years
 Business, Sec'bad

Execution Admitted By
 LEFT THUMB



Identified by

1 Hameed (M.A. Hameed)
 S/o M.A. Hai
 9-4-86/60 S. Colony
 Hyd 50000

2 Chakraborty S/o P.V.M. Rao
 (CHAKRABARTY) 18-92, K.V. Nagar
 Hyd.

Done & signed by
 M. V. S. R.
 Sub Registrar