Doct No.....198 Book.....

200Rs.

INDIA NON JUDICIAL

200 रु.

Rs 200

दो सौ रुपये

TWO HUNDRED RUPEES

No 2967. 24.2.82 2000

Sold to V.C. Davey

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

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

B. Ramchander

STAMP VENDOR,

CITY CIVIL COURT

SECUNDERABAD-A.P.

SALE DEED

This Deed of Sale is made on this the day of April, 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 5-8-187/3 - 4, Karbala Maidan, hereinafter called the VENDOR (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendor but also its all existing partners, also partners who would join in future and also their legal heirs, executors, administrators, representatives and assigns) of the one part,

IN FAVOUR OF

Master Dharmesh V. Davey, S/o Shri Vipin Chandra Davey, Hindu, aged: 11 years, Minor per father, natural guardian and next friend, Shri Vipin Chandra Davey S/o late Shri Shantilal Davey, Hindu, aged: 32 years, occupation: business, residing at 24, Beemanagar Colony, Lower Tank Bund, Secunderabad, hereinafter

పుస్తకం ...3వది/83..... నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16..... ఈ కాగితము వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్

Presented in the office of the Sub-Registrarg
Secunderabad and fee of Rs.....
Paid between the hours of
PM. on this 6th.....day of
1983 S. E. by.....

Satish mali
6/9/83

Execution Admitted By

LEFT THUMB

Satish mali
6/9/83
S/o manikl mali
Age 39 years
Business
Secbad

Identified by

1 Hameed S/o M.A. Hai
M.A. Hameed
ARCHITECT
age 24 years
Hyderabad

2 Chakravarthy
P.A. CHAKRAVARTHY S/o P.V.R. Rao
Private Service
age 25 years
Hyd

Date 6th September 1983
[illegible] 15055

200Rs.

INDIA NON JUDICIAL

200 Rs

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2968 Dt. 24.2.2006

Sold to V.C. Dalvey

S/o. S.M. Dalvey Hyderabad

For Dharmesh V. Dalvey S/o V.C. Dalvey

Guardian Vipin Chandra Dalvey

B. Ramchander

STAMP VENDOR,

CITY CIVIL COURT

SECUNDERABAD-A.P.

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

Whereas Shri Praveen Modi Sen of Shri Manilal Modi was the sole, absolute and exclusive owner of the land admeasuring 1980 sq.yards forming part of 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. over the said land.

పుస్తకం 390/83 నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
16 ఈ కాగితము వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రార్

Registered as No 390 of 1983 /1985 S.E.
of Book I Volume No 30 Pages 393 to 396.
Dated 8th September 1983 / 7th March 1985

Sub-Registrar.

200Rs.

INDIA NON JUDICIAL

200 रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2969 24.2.92 200/-

V. C. Davey

S. M. Davey

Dharmesh V. Davey S/o V.C Davey

Guardian Nilin Chandra Davey

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

Whereas in terms of the Deed of Partnership, the Vendor 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 Shop No.12, admeasuring 29 ft. x 12 ft.6inches in the ground floor of building bearing No.5-4-187/5 situate at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs.60,000/- (Rupees sixty thousand only).

NOW THIS INDENTURE WITNESSETH

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

... 4

Satish mdn 19/83

INDIA NON JUDICIAL

200 Rs

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2970 24.2.82 2000

V.C. Davey

S.M. Davey

Dharmesh Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

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

as under:

(i) A sum of Rs.51,000/- (Rupees fifty one thousand only) paid by the Vendee to the Vendor through cheque bearing No.AV.276910, dated 9.2.1982 drawn on the State Bank of Bikaner & Jaipur, Secunderabad.

(ii) A sum of Rs.9,000/- (Rupees nine thousand only) adjusted by the Vendor paid by way of rent deposit by the tenants M/s Southern Warehouse Company in occupation of the Shop No.12, (the receipt whereof the Vendor hereby admits, accepts and acknowledges).

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

... 5

పుస్తకం .....37(1) నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16. ఈ కాగితము వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రార్

THE SUB REGISTRAR
SUB REGISTRAR
DECUNDERABAD

200 Rs.

INDIA NON JUDICIAL

२०० रु.

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये

TWO HUNDRED RUPEES

S. No. 2971 24.2.82 200/-

Sold to V.C. Davey

S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

B. Ramchander

STAMP VENDOR,
CITY CIVIL COURT
HYDERABAD-A.P.

3. The property is not subject to any charge, mortgage, or any other encumbrances 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 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.

పుస్తకం ..... 390/B నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 16 ఈ కాగితము చదువున
సంఖ్య ..... 5 .....

సబ్-రిజిస్ట్రార్.

THE SUB REGISTRAR
HELIKOPTER
SECBANDERABAD

INDIA NON JUDICIAL

२०० रु. Rs 200

भारत

दो सौ रुपये TWO HUNDRED RUPEES

2912 24.2.82 200.00
V.C. Davey
— S.M Davey
D.Harmeet Kr Davey S/o V.C Davey
Guardian Vipin Chandra Davey

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

7. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendee against all loss that the Vendee may 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, 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 understands and agrees that the said premises purchased by him being a shop on the

Satish mehta 6/9/83

INDIA NON JUDICIAL

200 R. R. 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2973 24.2.82 200/-

Sold to V.C. Davey

S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

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

ownership basis and being a part of the said huge building namely " S.M.MODI COMMERCIAL COMPLEX" the approach road 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 tenaments.

(b) The Vendee hereby undertakes not to make any encroachment or otherwise disturb the common passage, roads, lifts, 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.

Satish mehta
6/9/83

... 8

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

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

२००रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

2974 24.2.82 200/-

V.C. Davey

— S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

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

(c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxies, auto-rickshaws 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/Company.

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

... 9

Satish Mehta
6/9/83

దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16..... ఈ కాగితము వరుస
సంఖ్య .....8.....

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

200 Rs. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2975 Dt. 24.2.82 200-00

Sold to V.C. Davey

S/o. S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

D. Ramchander

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

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

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

(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

Satish Mehta 6/99

దస్తావేజుల ముద్రణ కాగితముల సంఖ్య
.....16..... ఈ కాగితము వరుస
సంఖ్య .....9.....
నవంబర్ 95

INDIA NON JUDICIAL

200 Rs. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2826 Dt. 24.2.2000

Sri S.V.C. Davey

S.M. Davey

Dharmendra Davey S/o V.C. Davey

Guardian Vijay Chandra Davey

STAMP VENDOR
CITY CIVIL COURT
SECUNDERABAD-A.P.

of whatsoever nature onthe 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.

Satish Mehta
6/9/83

దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16..... ఈ కాగితము వరుస
సంఖ్య .....10.....

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

सत्यमेव जयते

दो सौ रुपये TWO HUNDRED RUPEES

No 29.80 24.2.82 200.00

Sold to V.C. Dalvey

S.M. Dalvey

Dharmesh V. Dalvey S/o V.C. Dalvey

Guardian Nilin Chandra Dalvey

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

Satish mal
6/9/83

... 12

పుస్తకం ... 2/15 ... నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 16 ..... ఈ కాగితము వరుస
సంఖ్య ..... 11 .....

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

२०० रु. Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 29 81 Dt. 24.2.82 200.0

Sold to V.C. Davey

S/o. V— S. M. Davey Residents

Purpose Dharmesh V. Davey S/o V.R. Davey

Guardian Vilin Chandra Davey

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

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

Satish mal
6/9/83

పుస్తకం ..390/D..... నం. వు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16..... ఈ కాగితము వరుస
సంఖ్య .....12.....

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

Rs200 Rs200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 29 82 Date 24.2.82 200

Sold to V.C. Davey

S/o. Mr. S.M. Davey Residence

as W. Dhananjesh V. Davey S/o V.C. Davey

Guardian Vilin Chandra Davey

D. Ramchander

STAMP VENDOR,

CITY CIVIL COURT

HYDERABAD-A.P.

(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 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 tenement owners and they shall share proportionately all the expenses thereof

Satish modi 6/9/83

పుస్తకం ...2701/2... నం పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....16 ఈ కాగితము వరుస
సంఖ్య .....13.....

సబ్-రిజిస్ట్రార్.

INDIA NON JUDICIAL

Rs200 Rs200

भारत

दो सौ रुपये TWO HUNDRED RUPEES

No. 2983 24.2.82 200.00

Sold to V.C. Davey

S/o — S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vipin Chandra Davey

D. Ramchander
STAMP VENDOR,
CITY CIVIL COURT
HYDERABAD-A.P.

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.

Satish mod
6/9/83

పునరం 39010 సం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
16 ఈ కాగితము వరుస
సంఖ్య 14
సబ్-రిజిస్ట్రార్.

:45:

200 Rs.

INDIA NON JUDICIAL

Rs 200

TWO HUNDRED RUPEES

No 2984 24.2.82 200.00

V.C. Davey

— S.M. Davey

Dharmesh V. Davey S/o V.C. Davey

Guardian Vilin Chandra Davey

D. Ramachandra

STAMP VENDOR,
CITY CIVIL COURT
SECUNDERABAD

: 15 :

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

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

North: By property belonging to Shri Gurudeva Ashram under occupation of Indian Iron Workshop.
South: By common passage.
West : By Nullah and ring road.
East : By Shop No.11 belonging to Bhavesh V. Davey.

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

Witnesses:

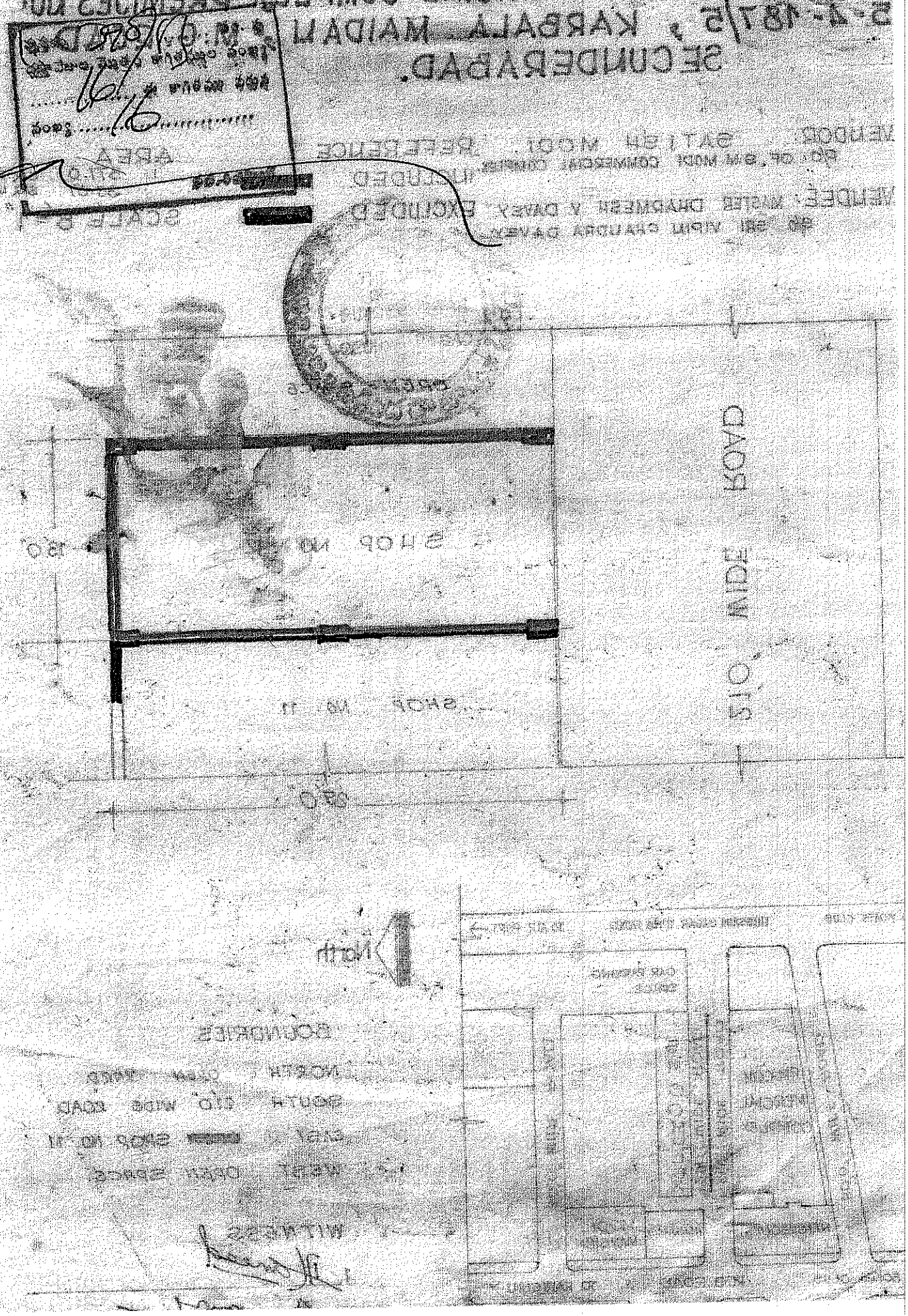
1. Hameed
M.A. HAMEED

Satish Modi
VENDOR,
M/s S.M.Modi Commercial Complex, through its Partner Shri —

పుస్తకం 39018 నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
16 ఈ కాగితము వరుస
సంఖ్య 15

సబ-రిజిస్ట్రార్.

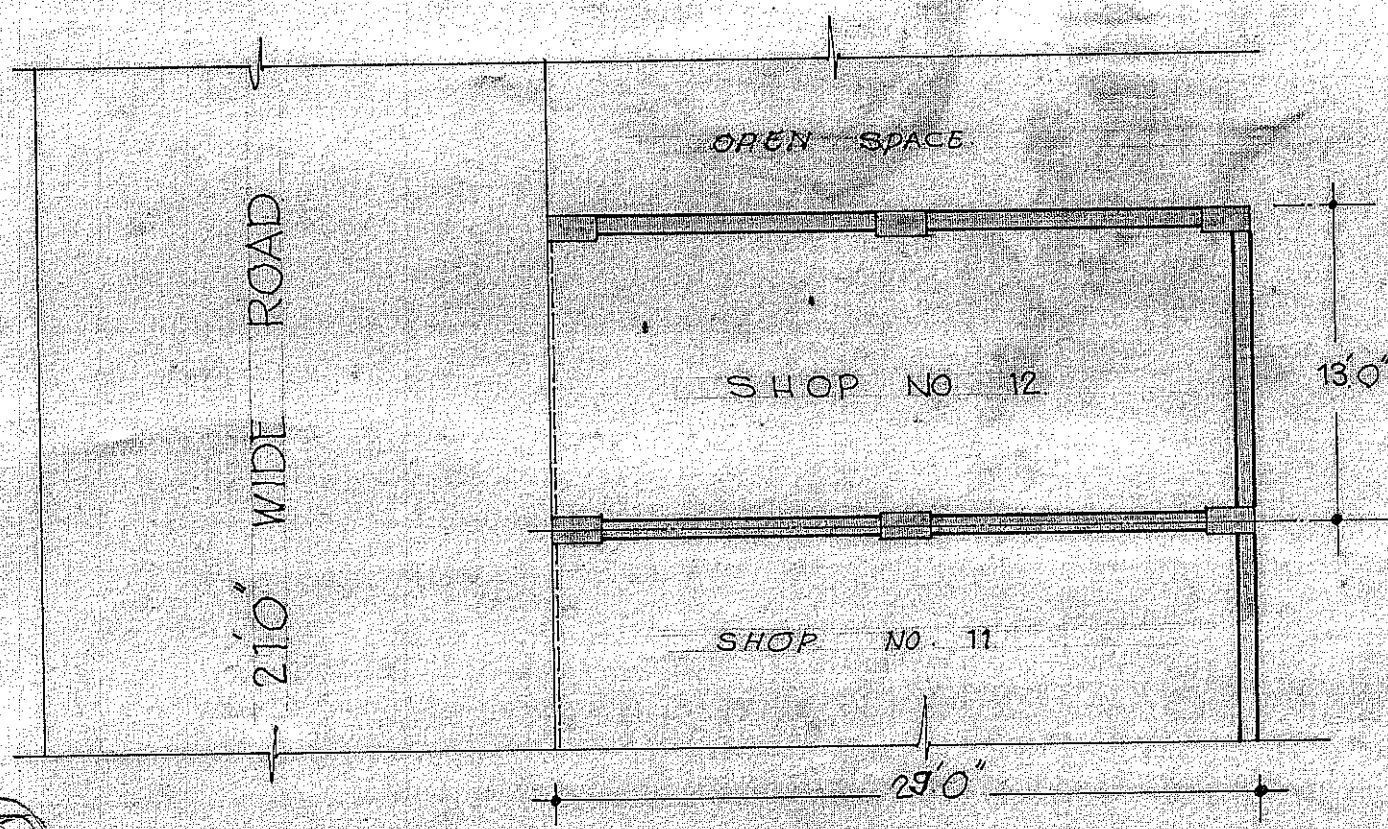
REGISTRATION: PLAN SHOWING SHOP NO 12 IN SM MODI COMMERCIAL COMPLEX PREMISES NO: 5-4-187/5, KARBALA MAIDAN SECUNDERABAD.

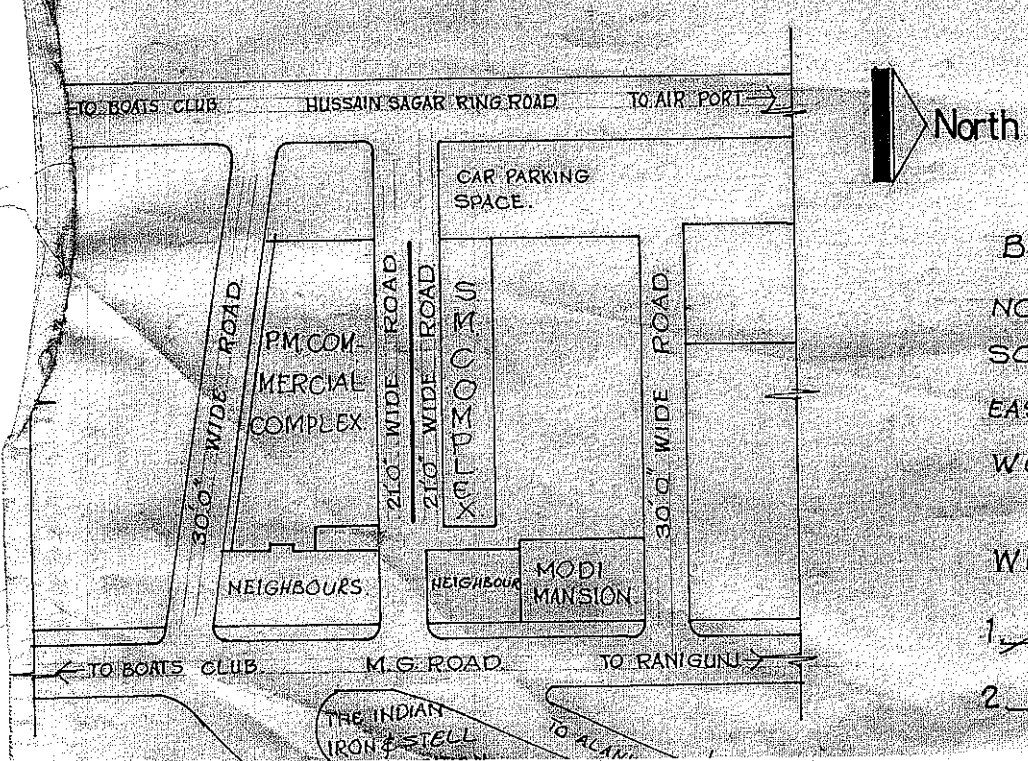


IN S.M. MODI COMMERCIAL COMPLEX PREMISES NO: 5-4-187/5, KARBALA MAIDAN, M.G. ROAD. SECUNDERABAD.

VENDOR: SATISH MODI. REFERENCE AREA
P/O OF S.M. MODI COMMERCIAL COMPLEX INCLUDED 377.0 SQ FT 35.07 SQ MTS

VENDEE: MASTER DHARMESH V. DAVEY EXCLUDED SCALE 8' = 1"
S/O SRI VIPIN CHANDRA DAVEY





BOUNDRIES.

NORTH OPEN YARD.
SOUTH 21'0" WIDE ROAD.
EAST SHOP NO 11.
WEST OPEN SPACE.

WITNESS
1. [illegible]
2. [illegible]

Regn. II Old 84. New 86. Regn. II Old 86. New 33-20,500 Bks.—11-6-74.

ORIGINAL

Receipt for Fees and Document

Received from _____ the undermentioned document, Application No. _____ and fees as under:—

	Doct. No.	Doct. No.
Registration Fee		
Fee	358	
Copy		02
Number of words	15	
	14	

Memorandum

Travelling allowance _____ Kilometers

Process fee

Diet and Travelling allowance to witness

Stamp

Same fee under Section 30(1) 30(2)

80 (1)

80 (2)

Filing Translation

IP.7

Deficient Stamp Duty
Penalty
మొత్తము
శిక్షా స్టాంపు
పెనాల్టీ

Total.
మొత్తము

Station
స్థలం

Date 19
తేది 19

This document will be ready for delivery _____ at _____ on _____
ఈ దస్తావేజు ..... తారీఖు..... గంటలకు వాడుకకు సిద్ధమై యు

Signature of Registering Officer.
రిజిస్ట్రరింగు ఆఫీసరు సంతకము.

No fee is levied for safe custody of a document for fifteen days after the date on which it is ready for del
వాడుకకు సిద్ధమైన తేదీ తరువాత 15 రోజుల్ దస్తావేజు నిలువవున్నందుకు రుసుము వసూలు చేయబడదు.
Fifteen days or part thereof after the first fifteen days 40 paise will be levied subject to a maxi
of six rupees.
తరువాత పిమ్మట ప్రతి 15 రోజులకు అందుల భాగమునకు 40 పైసలు చొప్పున 6 రూపాయలకు మించకుండా రుసుము వ
చేయబడును.
No Document unless it is a will, will be liable to be destroyed at the end of two years if unclaimed.
దస్తావేజులు ఆధారు వారకూ దస్తావేజు తీసుకొనని తొందరు శరణ శాసనము కాని స్థితము నశింపు చేయబడును.