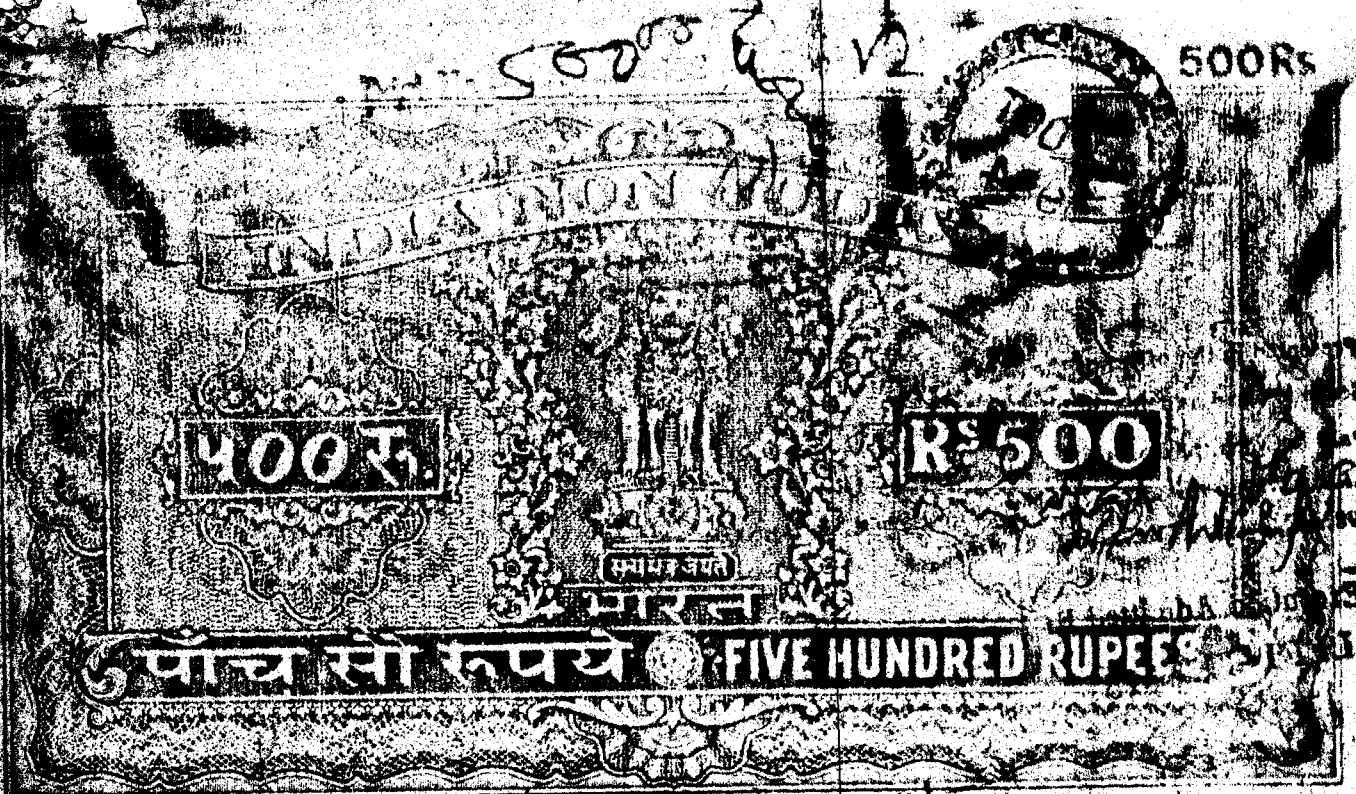


40425



[Handwritten signatures and notes in Hindi and English, including 'S.M. Modi' and 'A. S. Modi']

SALE DEED

This Deed of Sale is made on this the 17 day of July 1966
 By: M/s.S.M.Modi Commercial Complex, a registered partnership concern, represented by its Proprietor Shri Satishchandra Modi, S/o.Shri.Manilal C.Modi, Hindu, aged 38 years, residing at 703/704 Sarita Apartments, Road No.4, Banjara Hills, Hyderabad, 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 his legal heirs, executors, administrators, representatives and assigns) of the one part,

IN FAVOUR OF

M/s.Lakshmi Electricals represented by its proprietor Sri V.Lakshminarayanawamy s/o.Venkatesuly residing at 286, Sathy Road, Coimbatore, hereinafter called VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean include not only the said Vendee but also his legal heirs, executors, administrators(assigns) of the other part.

Where as Shri.Praveen Modi S/o.M.C.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 approx.1,000 sq.Metres out of the said 1980 Sq.yards.



12307 15.10.83
Purchaser's Name: *S. S. Srinivasulu Reddy*
For whom purchased: *S. S. Srinivasulu Reddy*

-:2:-

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, and whereas the said Partnership is dissolved with effect from 31-12-1983 and there upon Shri.Satischandra Modi has taken over the business as a sole proprietor!

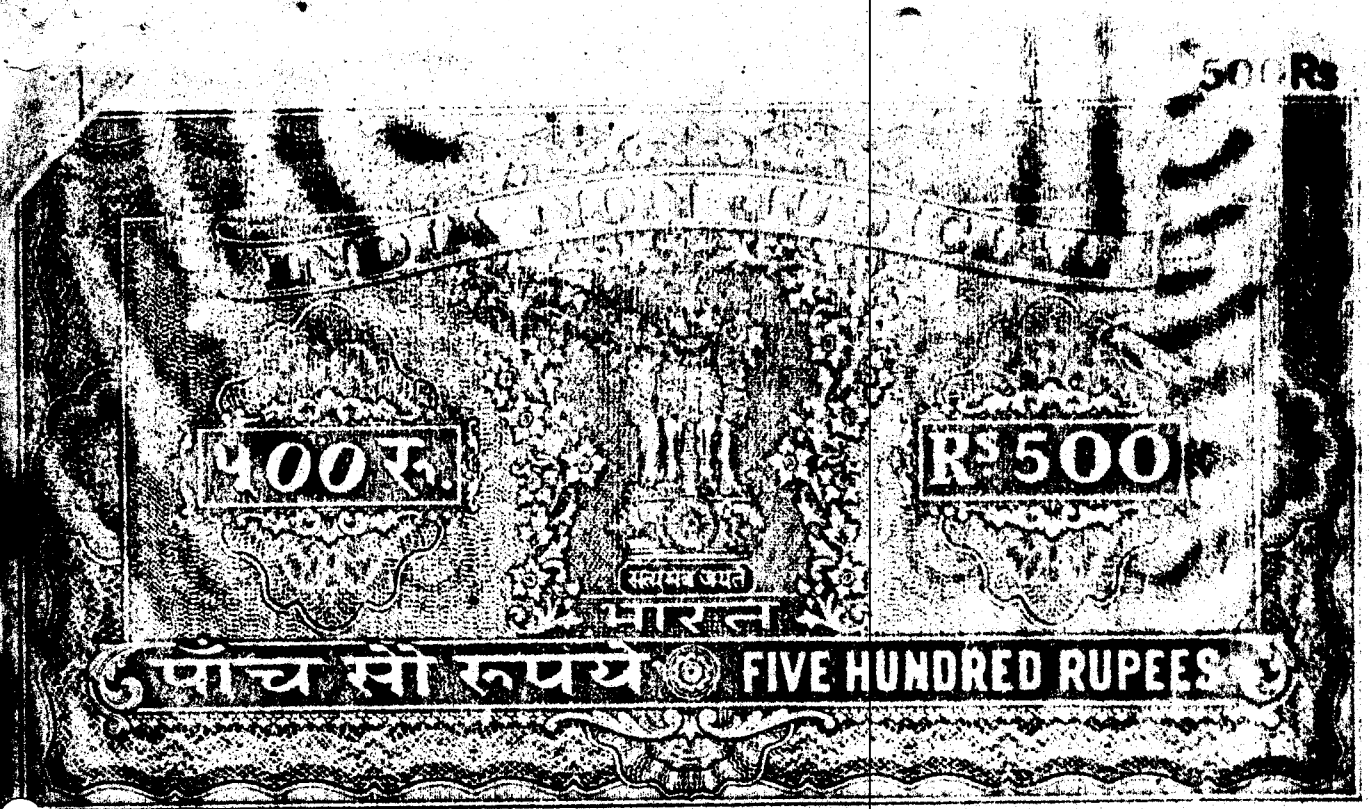
Whereas the Vendor-herein offered to sell and the Vendee agreed to purchase outright Shop No.7 admeasuring built not ave for each shop in the ground floor of the building bearing No.5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs.49,000/- (Rupees forty-nine thousand only).

NOW THIS INDENTURE WITNESSETH

That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.49,000/- (Fortynine thousand only) well and truly paid by the Vendee to the Vendor as under:-

- (1) Ch.No. 283674 Dt. 7-12-83 for Rs.49,000/-.
- (2) The Vendor hereby declares, convents and agree with the Vendee that 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 or any one.
- (4) The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.

S. S. Srinivasulu Reddy/3



23. 18. 1954
Vendor's Name: *S. Rukhsiddin*

S. Rukhsiddin
S.V.L. No. 11, 4th
C/O A.D. S. S. S. S. S. S. S.

-:3:-

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 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 discharges upto the date of sale deed and in the event of any encumbrance or charge is found to be due to 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.

500Rs



-:4:-

(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 tenemans. 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 is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis, auto-rickshaws etc., of the Vendee herein or either Vees 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, 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 effect the construction, structure or stability of the said building.

.. / 5

200Rs



--:5:--

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

(g) That the Vendee futher convents 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 now 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 effecting the elevation or common walls, if needed, can be undertaken with previous consent of the Vendor or the Association of 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 install such machinery which may create should 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, telephones and electricity and other such items, the main distribution line of sanitation, electricity etc., and the same should not be touched or interferred with, without the written permission of the Vendor or the Association, or society or Company.

.. / 6



-16:-

(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 share 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 proportionate 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 the Vendee shall not use the premises hereby sold for any illegal and unlawful activities forbidden by and existing laws and rules in forces of the Government.

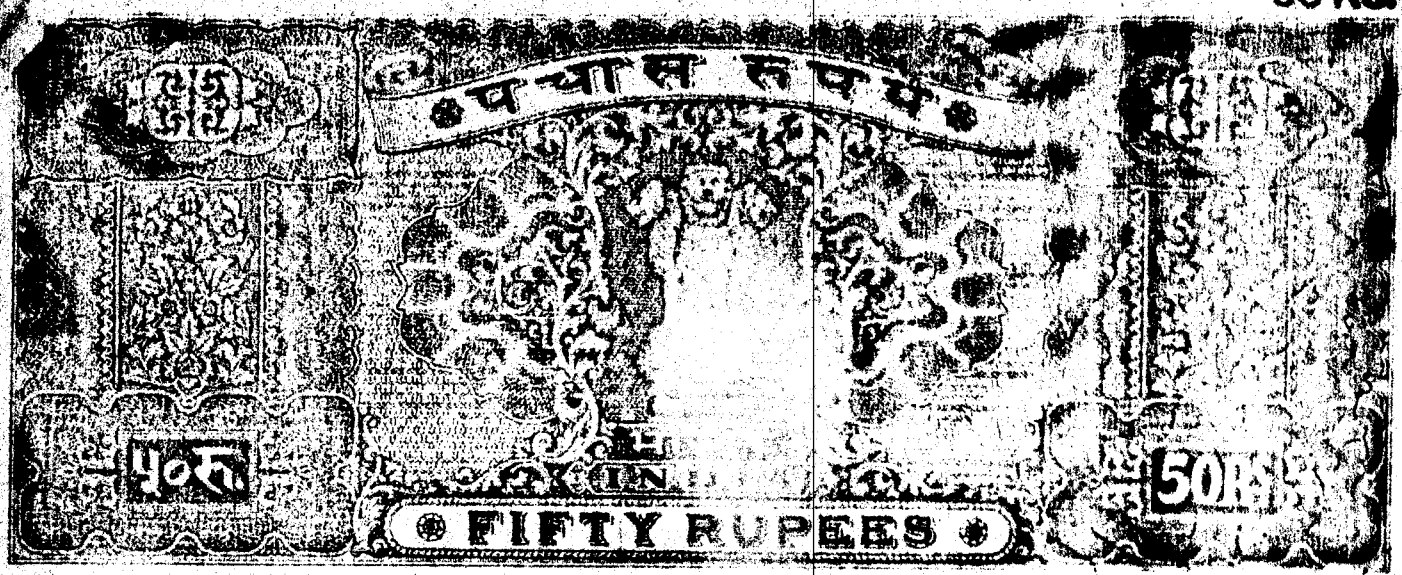
SCHEDULE OF THE PROPERTY HEREBY CONVEYED

One shop No.7 admeasuring 362.5 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 Malton, Rantapur, Secunderabad - 3 as per the plan annexed hereto and as delineated in red colour therein and bounded on the:

..7

5000-

50 Rs.



-:7:-

North by: Property belonging to Sro.Gurudeva Ashram under occupation of Indian Iron Workshop.

South by: Common Passage.

West by: Shop No.8

East by: Shop No.6

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

WITNESS:

1. *[Signature]*
A. HANDEE

2. *[Signature]*

VENDOR

M/S.S.M.MODI COMMERCIAL COMPLEX,
through its Proprietor
Sri.Satischandra Modi.

REGISTRATION PLAN SHOWING SHOP NO. 7 IN S.M. MODI COMMERCIAL COMPLEX PREMISES NO. 5-4-187/5, KARBALA MAIDAN, M.G. ROAD SECUNDE RABAD.

VENDOR: SATISH MODI

REFERENCE

AREA

302.5 sq ft
33.72 sq yds
SCALE 1:80

TO S.M. MODI COMMERCIAL COMPLEX.

INCLUDED

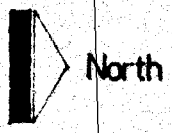
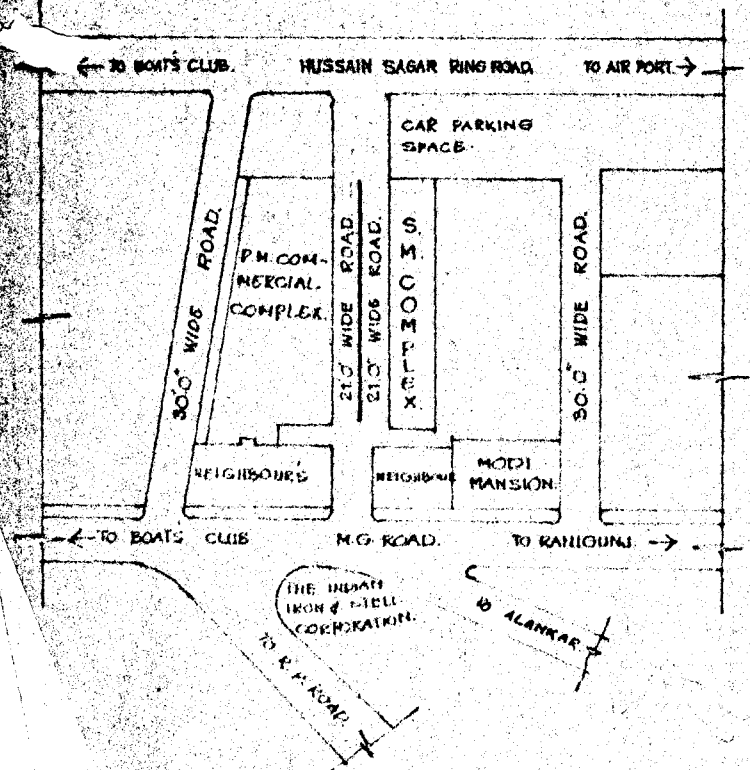
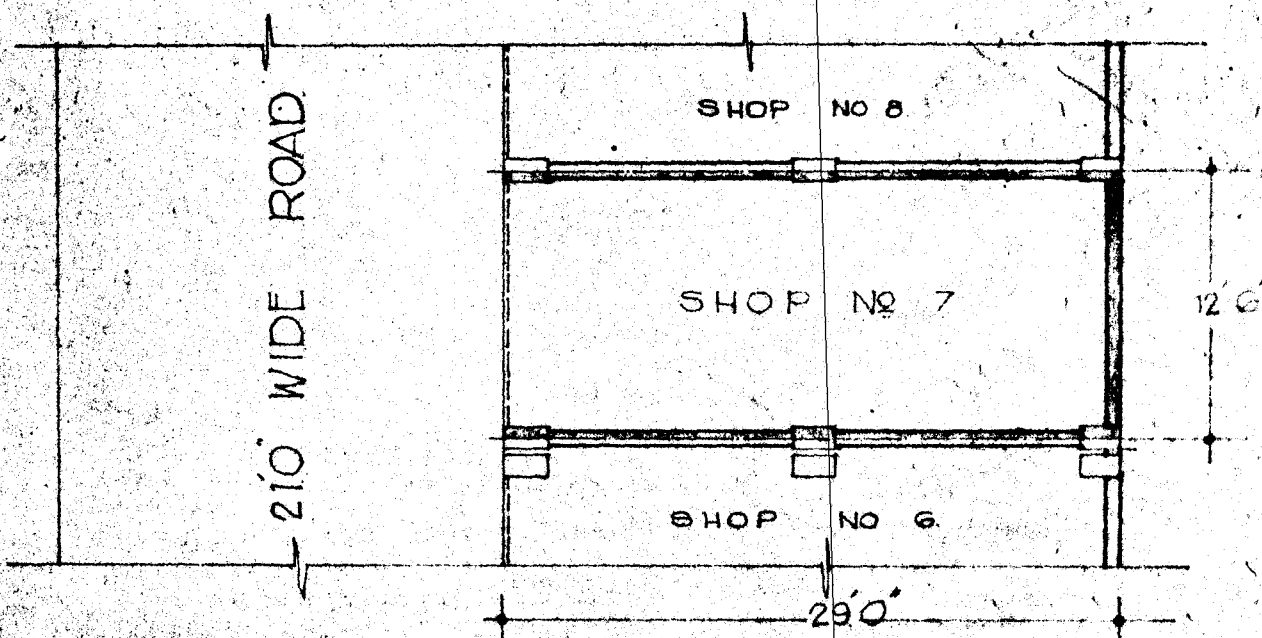


VENDEE M/S LAKSHMI ELECTRICALS

EXCLUDED



BY SRI V. LAKSHMINARAYANA SWAMY



BOUNDRIES
 NORTH OPEN YARD
 SOUTH 210' WIDE ROAD
 EAST SHOP NO 6
 WEST SHOP NO 8

WITNESS
 1 _____
 2 _____

Satish Modi

VENDOR'S SIGNATURE

LOCATION PLAN.
 Not to scale.

11 OCT 1984

100
A
B

Presented in the office of the Sub-Registrar
Kondur and Co of Raichur
Part between the houses of
27th ... day of ...
1984 ...



Executed Admitted By
LEFT THUMB

Sathu ...
27th ...
Confidential
Dandi Apartment No 100/104
Bangalore City

Identified by

1. *[Signature]*

M.A. HANDED 3/8 M.A. HAI
9-1087

[Faint, mostly illegible text]

2. *[Signature]*

H 00
Su

Done 19th October 1984

[Signature]

[Signature]

[Faint, mostly illegible text]



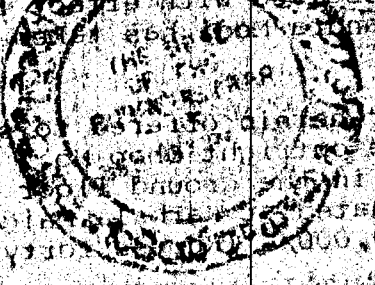
Handwritten scribbles and marks, possibly initials or a signature.

Registered as No 506
of Book I Volume No 39 Page 322 to 332
Dated 22nd October 1984

Handwritten text: Amending SR

...of the Vendor...
...commercial complex known as...
...and where the said...
...from 31-12-1983 and there...
...over the business as a

...the Vendor...
...advertising bills not...
...of the building...
...Rahman, Saeedul...
...and the Vendor



...in consideration...
...of the sum of Rs. 10,000/- (Ten thousand only) well and...
...to the Vendor as follows:-

...7-1-83 for Rs. 49,000/-...
...convenient and agree with the...
...absolute and exclusive owner of the said...
...and fully cleared...
...in the...
...and the Vendor...
...to the Vendor.

...not subject to any charge, mortgage or any...
...in favor of any one...
...by delivered symbolic possession of...
...the tenant to the Vendor.