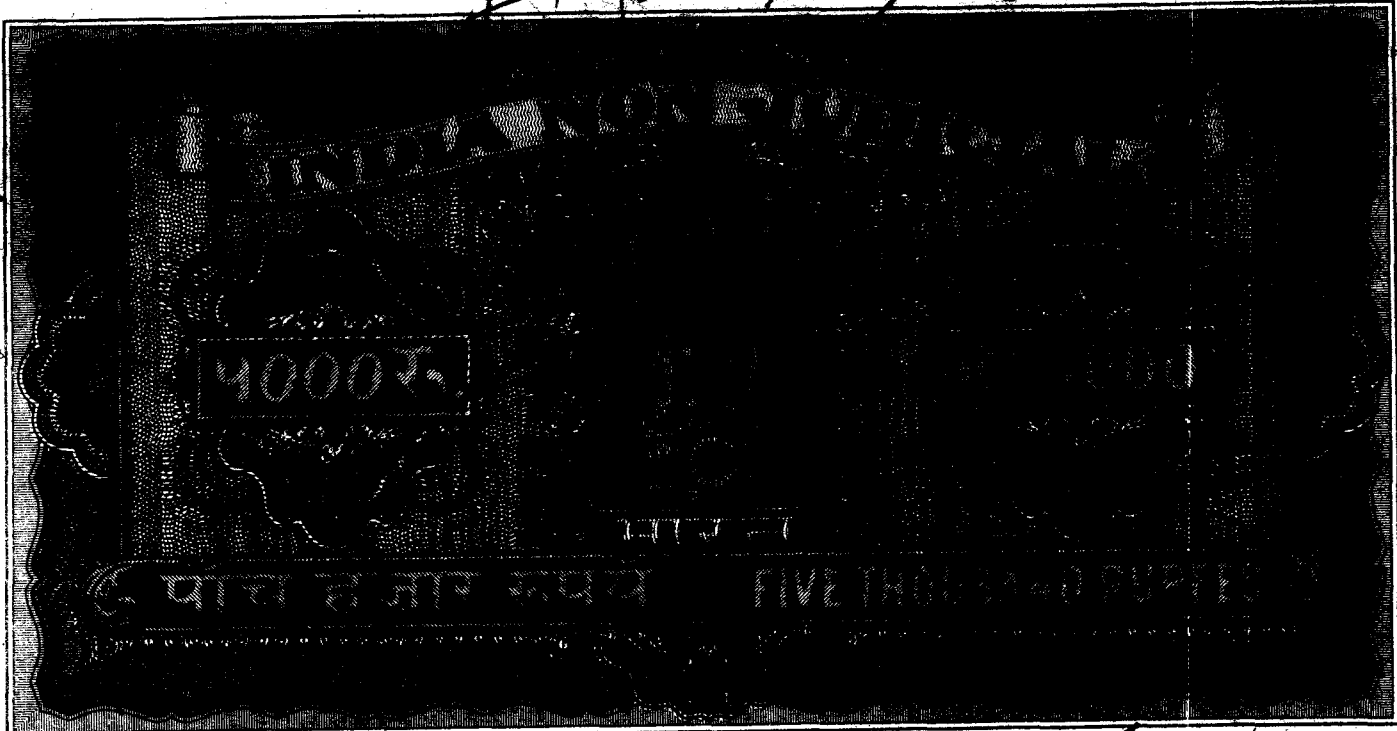


~~P. 71/86~~ 947/88



Sl. No. 34019, 26.7.86, Rs. 5000/-

Given to P.A. Channaiah s/o P.V.M. Rao - R/o Aswar. Nys.
For Whom Jayantilal Manilal Kadakia
s/o Manilal V. Kadakia.

[Signature]
Sub-Registrar Supdt.
& Ex-Officio Stamp Vendor
G. S. O. Hyderabad.

R/o Sec-bad.

S A L E D E E D

THIS DEED OF SALE is made and executed on this
28th day of July, 1986, by :-

SRI. SATISHCHANDRA MODI, PROPRIETOR 'M/S S.M. MODI
COMMERCIAL COMPLEX', having Registered Office
at Karbala Maidan, Secunderabad, (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 his legal heirs, executors, administrators,
representatives and assigns) of the One Part:

I N F A V O U R O F

SRI. JAYANTILAL .M. KADAKIA S/o SRI. MANILAL KADAKIA,
Hindu, aged about 56 years, Residing at Opposite
Hyderabad Public School, Begumpet, Hyderabad
hereinafter called the VENDEE (which expression
unless repugnant or inconsistent 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.

[Signature]
[Signature]

947/88

1986 వ సంవత్సరము 1986 వ సంవత్సరము

మొదటి భాగము

రెండవ భాగము



Handwritten initials 'AW'.

జాయింట్ సర్టిఫికేట్

1980 వ సంవత్సరము నెల 28 వ తేదీ

1980 వ సంవత్సరము నెల 28 వ తేదీ

పదమూడవ రోజున ఉత్తమ వ్యవహారాల

రూ. 8641=00 చెల్లించినది

ప్రాసెసింగ్ ట్యాక్స్ పుస్తకం

అనుబంధ ప్రతి

Satish Mohan S/o manivel & son
Builder
701 Sarita Apt.
Bangalore Hills
Hyd/boel



అనుబంధ ప్రతి

Jayathil M. Kadavla
S/o
Manivel V. Kadavla
Business
H-10-176 Begumpet
Hyderabad 500016

Sharekhalma Kodala
R.A. Kodavla
J.M. Kodavla
R.P. Road Showl

రూ. 5500=00 (పదిహేనేడు)

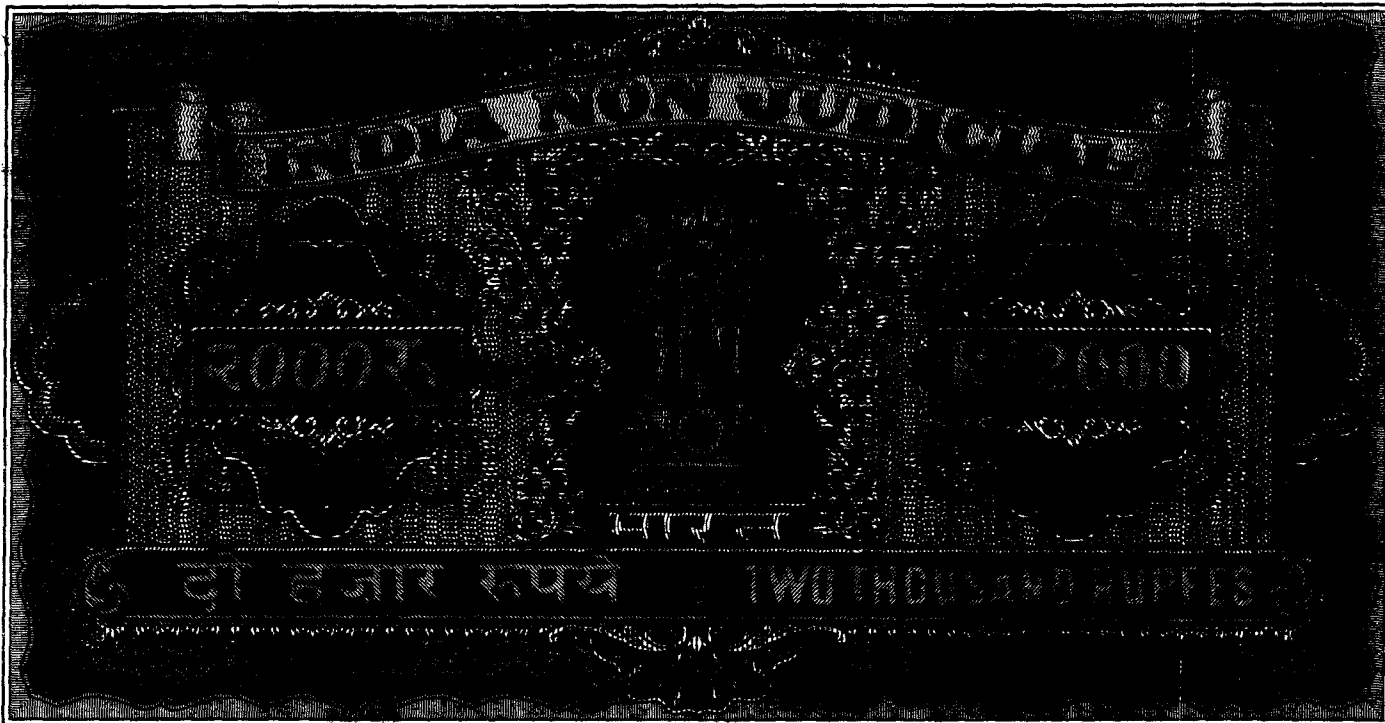
Signature of Jayathil M. Kadavla

Signature of Satish Mohan

1986 వ సంవత్సరము నెల 28 వ తేదీ జాయింట్ సర్టిఫికేట్

1986 వ సంవత్సరము నెల 28 వ తేదీ రెండవ భాగము

36



34020 Date 28-7-86 2000/-
 P.A. Chakra Varshi S/o P.V.M. Rero and Registrar Superintendent
 of which ... Jayantilal Manilal Kadalia R1005NR 2000 Office Stamp Vendor.
 S/o Manilal V. Kadalia G.S.O. HYDERABAD.
 : 2 : R/o Sec-bad.

WHEREAS SRI PRAVEEN MODI SON OF MANILAL C. MODI was the sole, absolute and exclusive owner of the land admeasuring 1,980 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 A.P.

WHEREAS subsequent to purchase of the said property SHRI PRAVEEN MODI entired into a Partnership with SHRI. SATISH MODI under the name and stule of 'M/S S.M.MODI COMMERCIAL COMPLEX', the Vendor herein for the Purpose of construction and sale of residential, commercial business, flats, shops garages etc, over the said land.

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, situated at Karbala Maddan, Ranigunj, Secunderabad A.P.

Satish Modi
 Contd 2'
 Manilal

9/17/88

1 వ పుస్తకము 1986 వ సం. పుస్తక దస్తావేజు సం.....

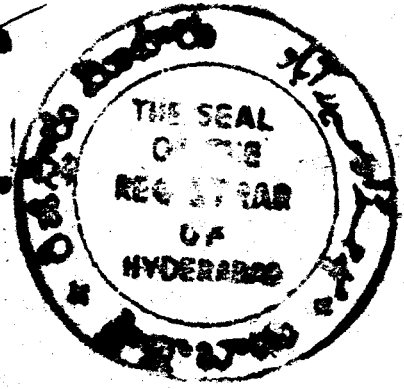
మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస..... 2



1వ పుస్తకము 1986 వ సం. పుస్తక దస్తావేజు సం. 1909 కా.స.,
29 కే.పు.లలో 1986 వ సం. 1909 కా.స.,
ఈ... 947... సంఖ్యగా రిజిస్టరు చేయబడినది
1986 వ సం. 1909 కా.స. 19 వ తేదీ
1909 కా.స. 29 వ తేదీ

జాయింట్ సీల్ రిజిస్ట్రారు
సీల్ రిజిస్ట్రారు అధికారాంశము



Enforcement Under Section 471 of the Act of 1909

File No. 967 of 1988 Dated 12/2/1988

I hereby certify that the proper stamp duty of Rs. 3150 + 3126.75 = 6276.75

Two Hundred Seventy Six Rupees and Seven Paise only
has levied in respect of this instrument from
Shri. Kalish chandra Modi
ON the basis of the agreed Market value/consi-
deration of Rs. 21225/- being higher than
the consideration/agreed market value.

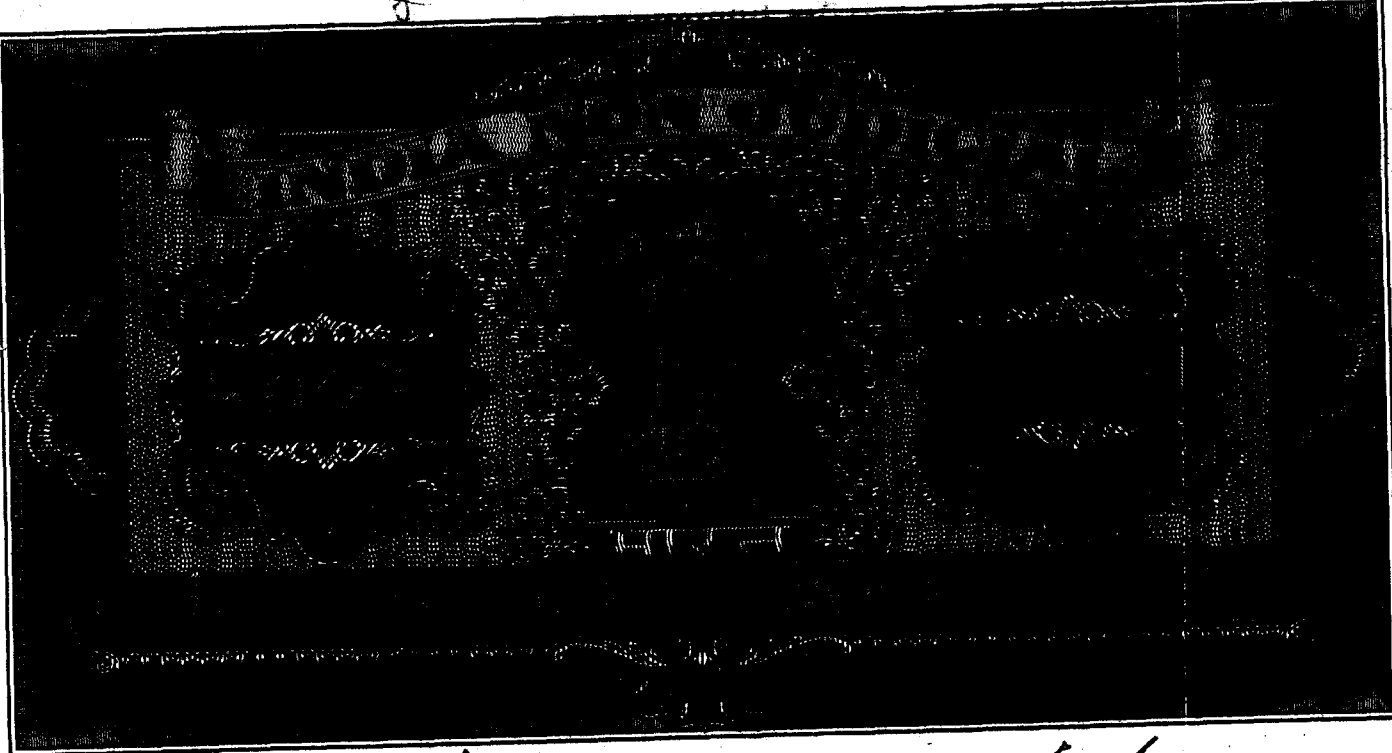
Date: 12.2.88

Officer of the
District Registrar
Hyderabad

Joint Sub-Registrar
R.O., Hyderabad
and Collector (Stamp
Duty) District Hyderabad

[Handwritten signature]

96



Sl. No. 34021 Dt 26-7-86 Rs. 500/-
 Sold to P. A. Chakravarti s/o P. V. M. Rao - R/o OSNR. HYS
 For Whom Jayantilal Manilal Kadakia s/o Manilal V. Kadakia & Ex-Officio Stamp Vendor
 S. O. Hyderabad.
 R/o Sec. Bldg.

WHEREAS from 31-12-1983 the partnership firm was dissolved and SRI SATISHCHANDRA MODI become the sole proprietor of 'M/S S.M.MODI COMMERCIAL COMPLEX'.

WHEREAS the vendor herein offered to sell and the vendee agreed to purchase office premises No.A1 admeasuring 1002 Sq Feet comprising an area of 1002 Sq Ft in the First Floor of the building bearing No 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad, for a sum of Rs 1,50,300/- (Rupees One Lakh Fifty Thousand and Three Hundred Only):

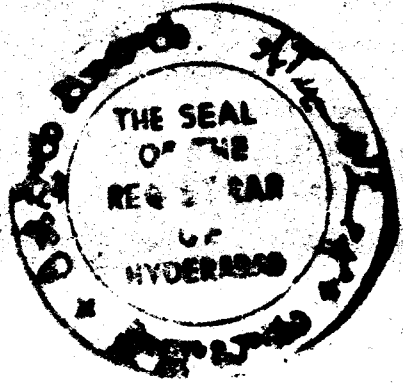
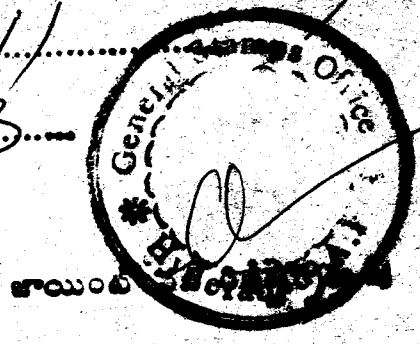
NOW THIS INDENTURE WITNESSETH:

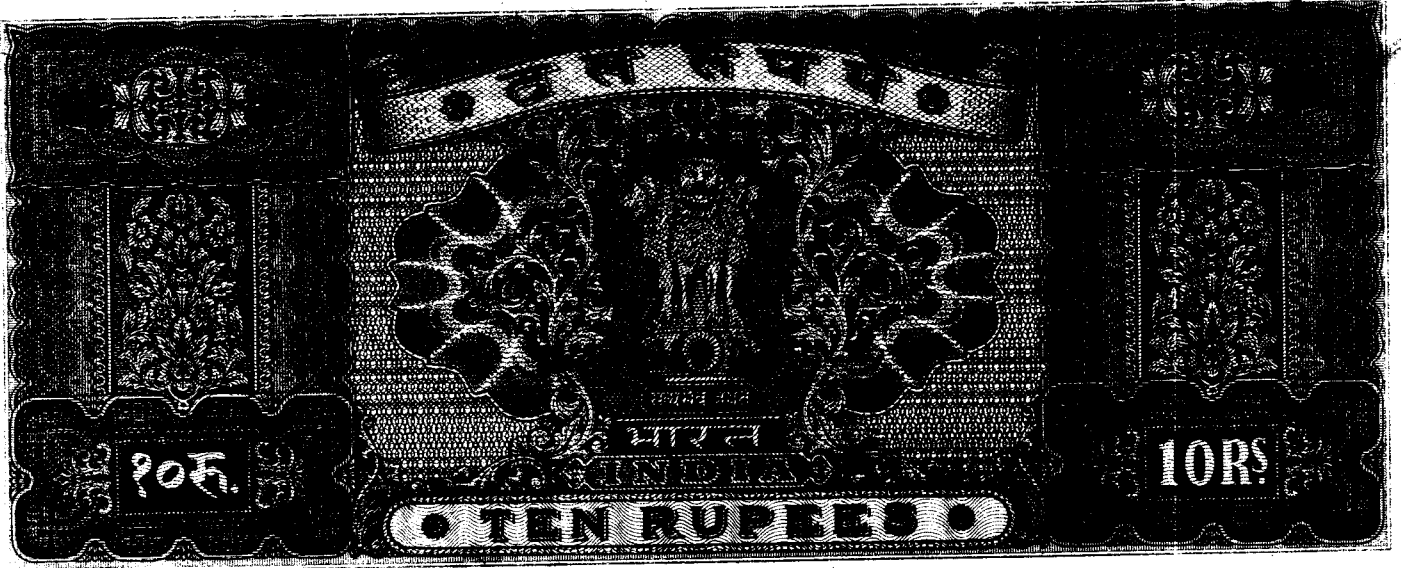
1. THAT in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 1,50,300/- (Rupees One Lakh Fifty Thousand and Three Hundred Only) well and truly paid by the vendee to the vendor as under;
 - i) Till date an amount of Rs 1,44,800/- (Rupees One Lakhs Forty Four Thousand Eight Hundred only) has been adjusted and paid from time to time.
 - ii) The balance amount of Rs 5,500/- (Rupees Five Thousand Five Hundred Only) is paid by the vendee to the vendor at the time of registration of this document the receipt whereof the vendor hereby admits, accepts and acknowledges.

Satish Modi
Satish Modi

1వ పుస్తకం 1986 వ సంవత్సరం వసూలు వసూలు..... 9/7/88

మొత్తం : గిరిమూల సర్కిల్.....
కా. కార్యకర్తల సంఘం..... 3.....





Sl. No. 34022 Dt. 26-7-86 Rs. 10/-

Sold to P.A. Chakla Varthi s/o P.V.M. Rao R/o DSNR. Hysr

For Whom Jayantilal Manilal Kadalkia

s/o Manilal V. Kadalkia

: 4 : R/o Sec. bud.

Sub-Registrar Supdt.
 & Ex. Officio Stamp Vendor
 G. S. O Hyderabad.

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 attached red and that 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 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 he 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 affected in the Municipal or Government authorities.

Manilal V. Kadalkia

Satish Rao
 Contd 5'

1 వ దశాబ్దం 1986 వ సంవత్సరం కనీసం 947

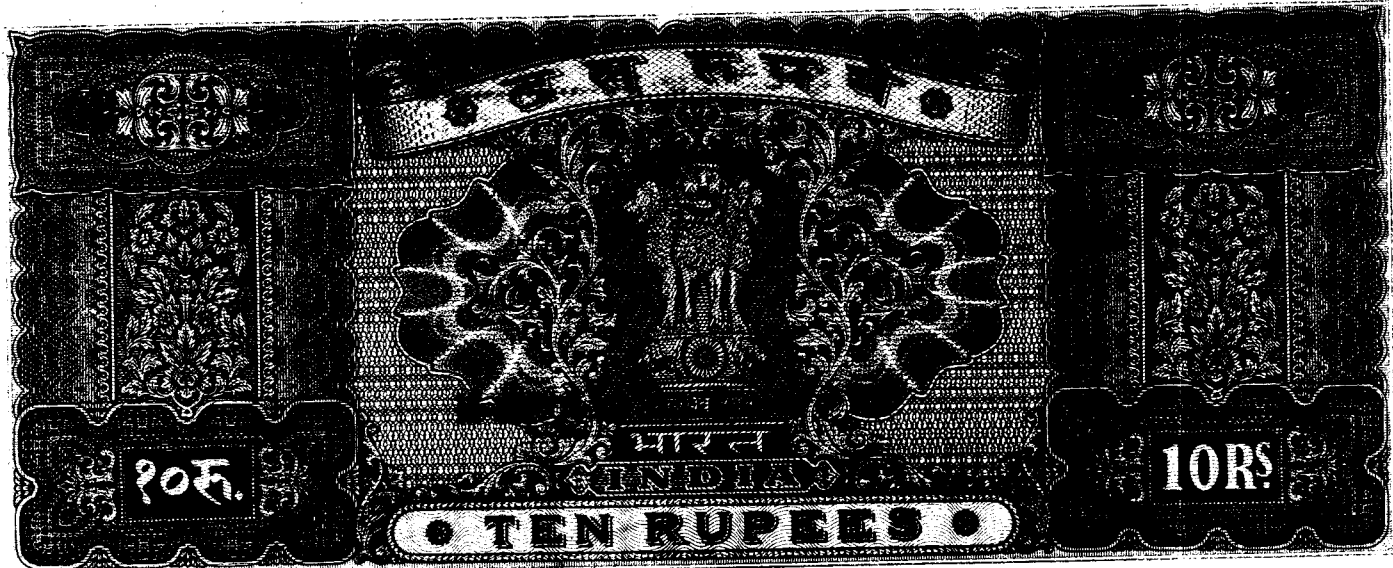
మొత్తం అక్షరాల సంఖ్య

ఈ సాక్షాత్తు వరుస



జాయింట్ సర్టిఫికేట్





Sl. No. 34023 Dt 26-7-86 10/-
 Sold to P.A. Chakravarti S/o P.V.M. Rao - R.P. Dhone, Hyd
 For Whom Jayantilal Manilal Kadalkar
 S/o Manilal V. Kadalkar
 R/o Sec. bud.

[Signature]
 Sub-Registrar Supdt.
 & Ex. Officio Stamp Vendor
 G. S. O. Hyderabad.

: 5:

6. THE Vendor hereby declares, covenants and agrees with the vendee that he 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 affected in the Municipal or Government authorities.

[Signature]

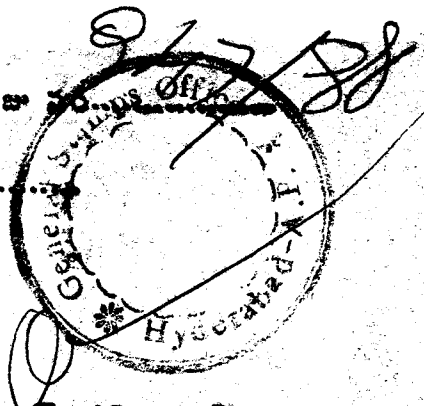
[Signature]

Contd 6'

1 వ పుస్తకము 1986 వ సంవత్సరమున

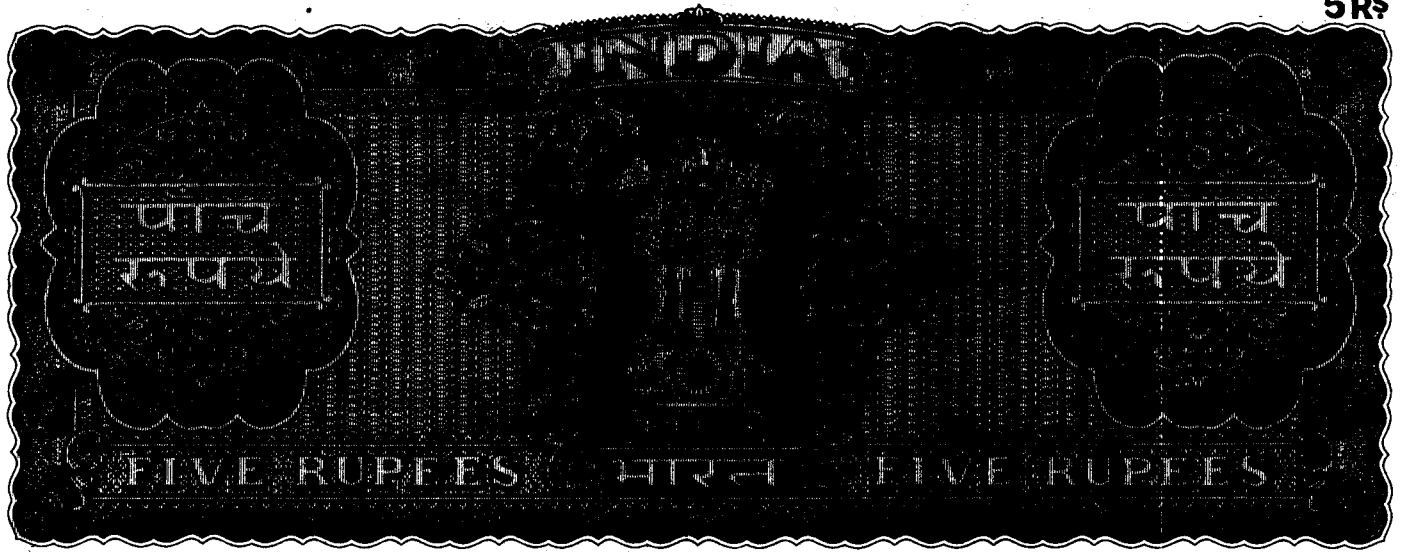
ముక్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస.....



కాయింట్ వల్ రిజిస్ట్రార్





Sl. No. 34024 Dt. 26.7.86 Rs. 5/-
 Sold to P.A. Chakravarti s/o P.V.M. Rao. Rep DSNR.
 For Whom Jayant Lal Mani Lal Kadakia s/o Mani Lal V. Kadakia. Sub Registrar Supdt.
 & Ex. Officio Stamp Vender
 G. S. O. Hyderabad.
 : 26 : R/o Sec-bud.

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 encumbrances, or charges 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 office premises purchased by him being an office on the ownership basis and being a part of the said building namely 'M/S 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 tenants.

Contd 7.

1 వ పుస్తకము 1986 వ సం.పు దస్తావేజు నం.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస.....

94788



కాయిత్రీ వక్ రక్షణ



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.

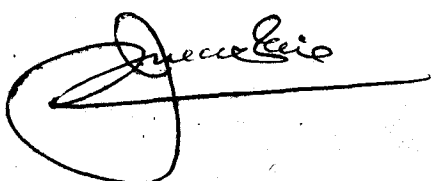
c) THAT it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis ~~authorit~~ ~~shwas~~ etc of the vendee herein or other vendees of other portions shall not be permitted to be parked inside the building premises for more than 30 minutes without the written consent of the association or society or the vendor till formation of such Association or Society/Company.

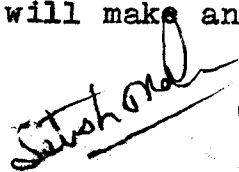
d) THAT the vendee hereby agrees that he will have absolutely no objection of whatsoever nature, regarding any constructions, shop, office or garage or godown or on the upper storey, but will actively co-operate and help in this regard. The inconvenience that may be caused during such construction and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

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 buildings 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 a new construction of whatsoever nature on the said property or building or any part thereof nor will make any additions ✓





1 వ శుక్రము 1986 వ సంవత్సరము దసావేజా నం.....

947/88

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస.....

జాయింట్ సర్కిల్ డైరెక్టరు-1



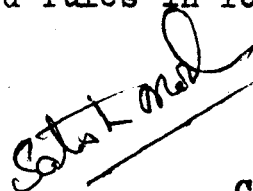
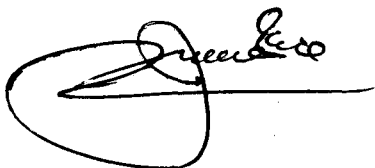
or alterations in the said premises affecting the front elevation of the building, but any internal changes not affecting the ~~elevation~~ or common walls, if needed, can be undertaken with previous consent of the vendor or the association or society of company.

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 vendees will have no right 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 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, court yards, gardens and roads shall be in common enjoyment and joint properties of all person 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 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.



1 వ పుస్తకము 1986 వ సం. పు. దస్తావేజు వం.....

947/88

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస.....

అయింట్ల పండ్ల రిజిస్ట్రార్



Handwritten signature or stamp at the bottom left.

Handwritten signature or stamp at the bottom center.

1-10-86

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

ALL OFFICE, admeasuring 1002 Sq feet being the portion of the building known as .S.M.MODI COMMERCIAL COMPLEX. bearing Municipal No 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad A.P. *Chapattimote land area 58 Sq. yds. (1443 sq ft)*
Satish Modi

N O R T H : INDIAN IRON & STEEL CORPORATION:
S O U T H : PRIVATE COMMON ROAD:
W E S T : HUSSAIN SAGAR RING ROAD:
E A S T : NEIGHBOUR'S BUILDING:

IN WITNESS WHEREOF the said vendor SRI SATISHCHANDRA MODI representing 'M/S S.M.MODI COMMERCIAL COMPLEX', has hereto signed at Secunderabad on the day month and the year first aforementioned.

Satish Modi

V E N D O R .

W I T N E S S E S

[Signature]
[Signature]

[Signature]

V E N D E E

Prepared by

M. Mustajeeb
Mohd. Mustajeeb
Document Writer
Licence No 11/1986
Hyderabad District. A.P.

1 వ పుస్తకము 1986 వ సంపుట సాక్షాత్ పాఠము..... 347/8

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస..... 9

కాయితీ పత్రం



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Faint printed text on the right side of the page.

Vertical text on the right side, possibly a list or index, with some words like 'WE' and 'EA' visible.

Additional printed text at the bottom of the main body, including the word 'Characteristics'.

Handwritten signature or name in Telugu script.

Large handwritten signature or mark.

Handwritten signature or name.

Handwritten signature or name.

Handwritten notes and a stamp at the bottom left, including the text 'Hyderabad District Registrar'.

947/88

ANNEXURE - I A

Particulars of

(a) House No. 5-4-182/S *Khorbata Maidan M.G. Road, S.E. Road.*

(b) Age of the Building 5 YEARS;

(c) Plinth area of each floor 1002 SQ. FEET;

(d) Nature of Roof R.C.C. Roof

(e) Amenities like Electricity, water and Drainage Yes

(f) Length of Compound wall or Fencing Nil

(g) Total Site *Report with land SQ. YDS: fifty eight only*

(h) Annual Rental value Rs. 5000/- P.A.

(i) Party's own estimated value Rs.

(j) Departmental value Rs. 11,50,300/-

Place: Hyd.

P. Chaitanyaiah

VENDOR

Dated: 28-7-1986

VENDOR

[Signature]

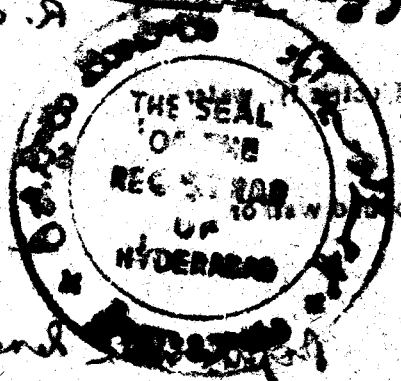
ANNEXURE - A

9/17/88

(a) Name of the building
Y.S. ...
YEARS: 2

(b) Floor area in sq. feet
100 ...

(c) Nature of building
R.C.C. roof



(d) American like fittings and fixtures
Yes

(e) Length of contract in years
1

(f) Total site
...

(g) Annual rental value
Rs. ...

(h) Party's own estimated value
Rs. ...

(i) Departmental value
Rs. 1,20,000/-

VENDOR
[Signature]

Place: Hyderabad

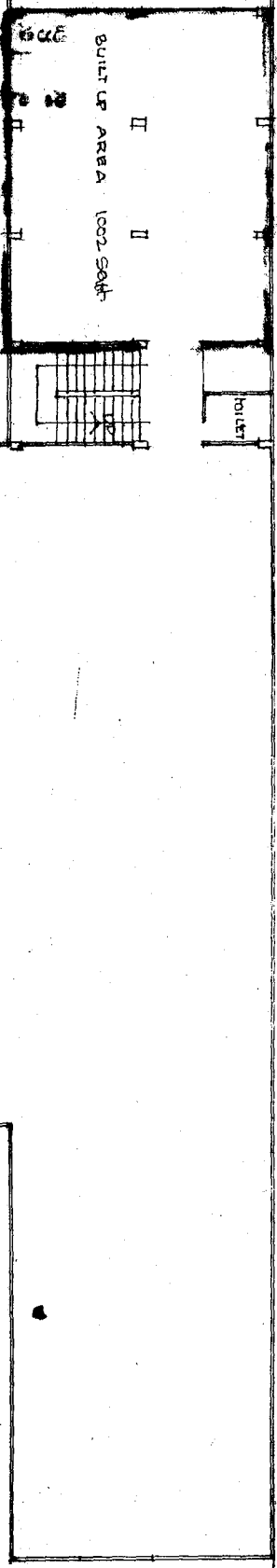
Date: 28-5-88

VENDOR
[Signature]

INDIAN IRON & STEEL CORPORATION

HUSSAIN SAGAR RING ROAD

PRIVATE COMMON ROAD



NEIGHBOURS BUILDING

REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI
 COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5 KARBALA
 MAIDAN M.G. ROAD SECUNDERABAD. (18th floor) *Refurbish work done over fifty eight sq. yds.*

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

VENDEE M. KADAKIA
 JAYANTILAL

REFERENCE INCL. EXCL. SCALE 1" = 16'0"
 BUILT UP AREA 1002 SQ. FT.

NORTH
 SOUTH
 EAST
 WEST

INDIAN IRON & STEEL CORPORATION
 PRIVATE COMMON ROAD
 HUSSAIN SAGAR RING ROAD
 NEIGHBOURS BUILDING

BOUNDARIES



Satish Modi

VENDOR *Satish Modi*

VENDEE *Suman Devi*

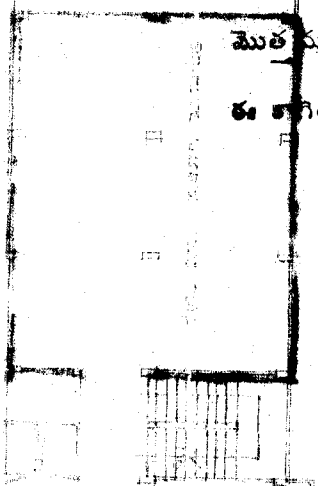
WITNESS

1. *Suman Devi*
 2. *Suman Devi*

947/88

మొదటి కమిషన్ 1986 వ సం. ఫి. ద్వారా చేసినది

మొదటి కమిషన్ కార్యక్రమం ప్రకారం
కొత్త కమిషన్ ప్రకారం

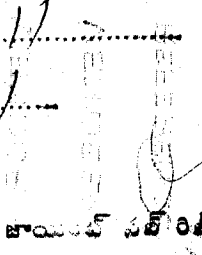


3 STAIRS
CORRIDOR

ALL THE ROAD RECORDS DELETED BY THE MUNICIPALITY NO. 6-4-11 GATEWAY
ELECTION PLAN SHOWING THE SECTION OF EM. MODI

భూమి కమిషన్ నంబర్ 447/88

10/10/88



M. SODHAI
MUNICIPALITY

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