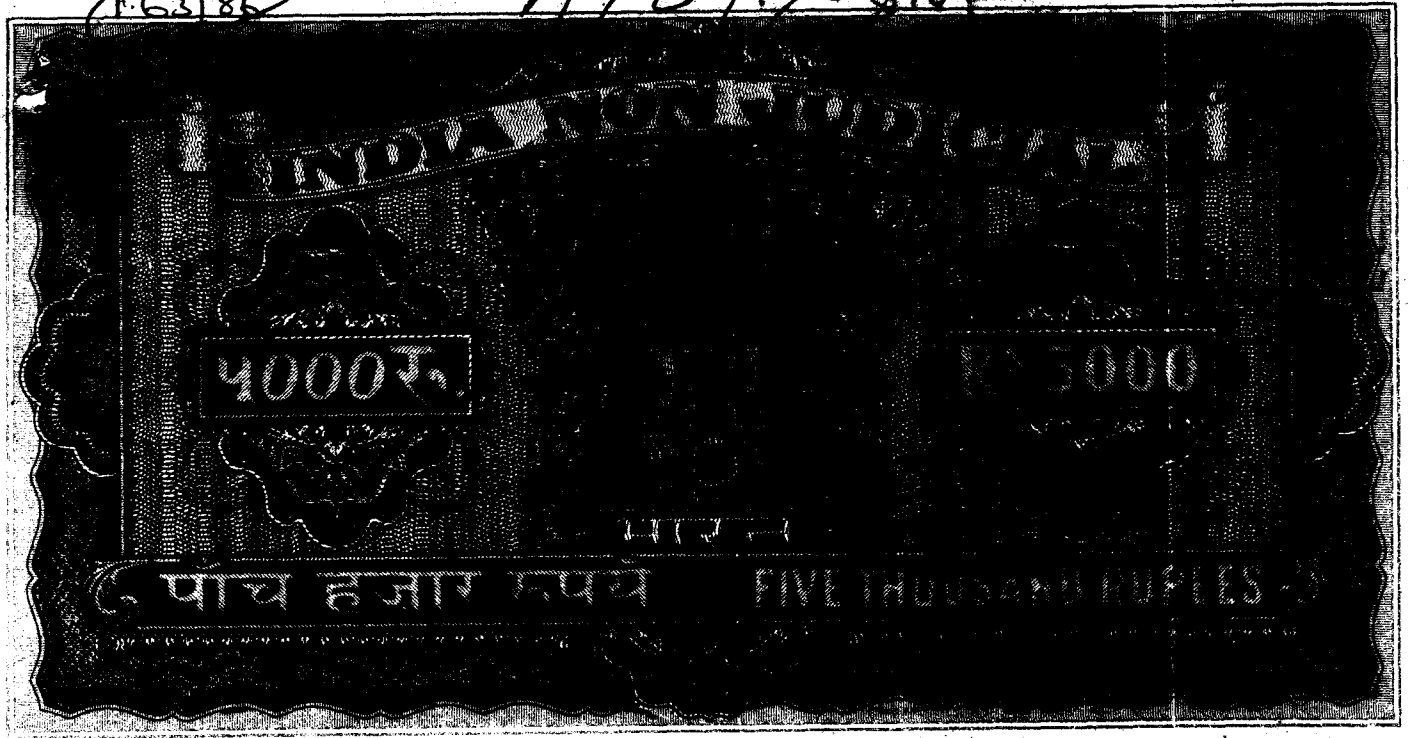


163/86

498/30 10725 97

5000Rs.



Sl. No. 1820 D/30/2/186 5000/-
 Sold to P. A. Chakravarthi No P.U.M. Raw Sub-Registrar Supdt.
 & Ex. Officio Stamp Vendor
 For Whom Shri. Kadakia (HUF) H.O. S. O. Hyderabad.
 No Jayanti Lal M. Kadakia

SALE DEED

Plotted

This Deed of Sale is made on this the 1st day of August 1986, by:-

Sri Satishchandra Modi son of Manilal C. Modi
 aged 42 years, business, Proprietor, S. S. Modi
 Commercial Complex having registered office at
 Kalyani Nagar, Secunderabad-A.P., Pin 781,
 Sarita Apartments, 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 his legal heirs, executors, adminis-
 trators, representatives and assigns) of the **ONE PART;**

IN FAVOUR OF

Sri Shafiq Kadakia W.O.P. represented by his karta
 Sri Shafiq Kadakia, son of Jayantilal I. Kadakia, Aged 28 years
 residing at 1-10-11, Opposite Hyderabad Public
 School, Begumpet, Hyderabad-A.P;

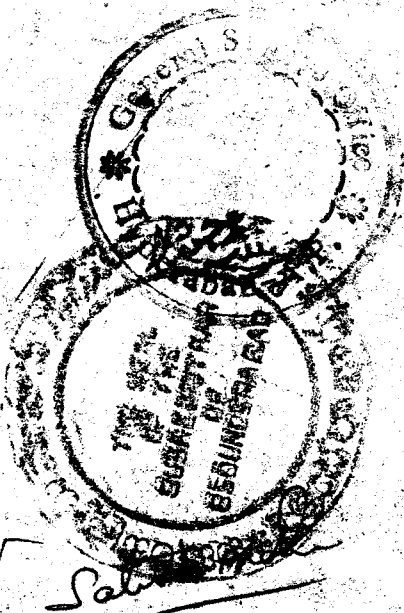
hereinafter called the **VENDEE** (which expression unless repugnant
 or inconsistent with the subject or context shall mean and include
 not only the said Vendee but also his heirs, legal representatives,
 executors, administrators and assigns) of the **OTHER PART;**

Satish Modi

...2..

49890

వ్యక్తికి సం. వ
 ఉపాధిమాల మార్గం కార్యముల సంఖ్య
 9 ఈ కార్యము వలన
 సంఖ్య:
 వే.వి.సి.సి.సి.సి.



Presented in the office of the Sub-Registrar
 & under had and fee of Rs. 12.000/- = 00
 Paid between the hours of 3 and 4
 on this 1st day of August
 1988 by

Execution Admitted by
LEFT THUMB



*Sahit mad. No Manilal - C. Modi
 Business
 201, Sanita Apartments
 Rajawadi Hill, Ara*

SAFE DEED

Identified by
 1988, by:-

1. *Chakraborty* son of *Manilal* & *Modi*
P.A. Chakraborty Registrar, Modli
 Commercial Complex, Hyderabad.
 101, *Modli* - 175, *Modli*, Hyderabad.

hereafter called the 'WADU' (WADU) and the subject of the deed shall mean and include
 or inconsistent with the subject of the deed, executor, administrator, representative and assignee of the WADU.

2. *[Signature]*

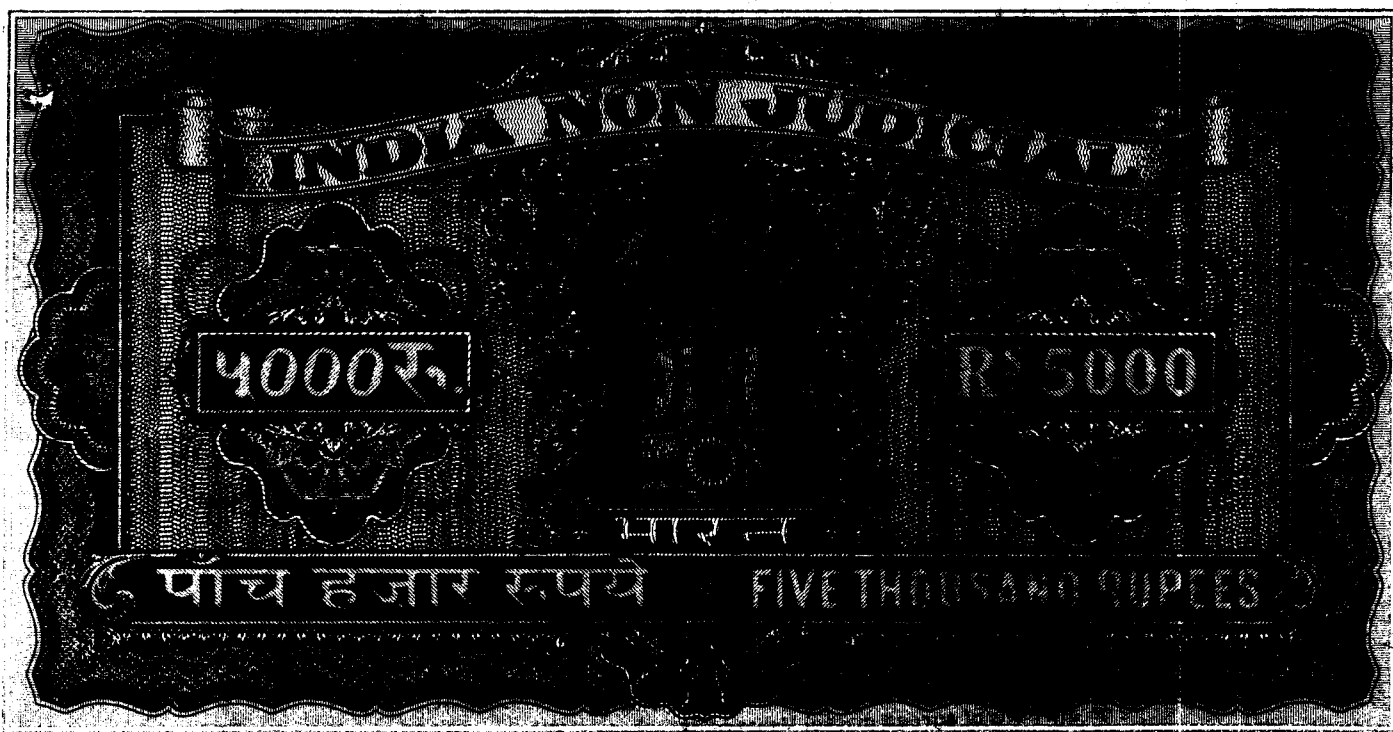
IN FAVOR OF

[Signature] *[Signature]* *[Signature]* *[Signature]*
 Modli Baidin
 Modli, Ara

Date 1st August 1988

[Signature]
 Registrar

.....



Sl. No. 21821 Dt. 30.7.87 Rs. 5000/-
 Sold to: A. Chakra Varthi 870 P-V-M Law Rto Hyd
 For Whom: Shri. J. Kadakia J. Kadakia Ex. Officio Stamp Vender
 G. S. O. Hyderabad.
 S/o Jyanti Lal M. Kadakia (HUF)
 :: Page 2 ::

WHEREAS Shri Praveen Modi son of Shri Manilal C. Modi was the sole, absolute and exclusive owner of the land measuring 1900 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. 127 of 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.

WHEREAS in terms of the Deed of Partnership the Vendor had constructed a Multi-storied commercial complex known as "S.M. Modi Commercial Complex" with Municipal No. 3-4-187/3, situated at Karbala Maidan, Ranigumji, Secunderabad.

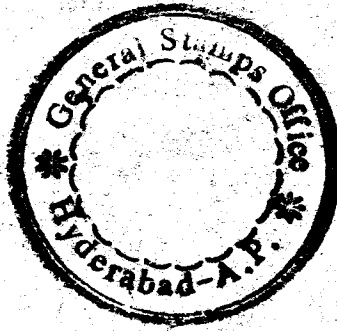
WHEREAS from 31.12.1983 the partnership firm was dissolved and Shri Satishchandra Modi became the sole proprietor of M/s S.M. Modi Commercial Complex.

WHEREAS the vendor herein offered to sell and the vendee agreed to purchase office premises, measuring 1430 Sq. Ft. in the II Floor of the building bearing No. 3-4-187/3, situated at Karbala Maidan, Secunderabad, for a sum of Rs. 2,14,500/- (Rupees Two Lakhs Fourteen thousand Five hundred only).

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Satish modi

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 తదావకాల మొత్తం కారితముల వంటక
 క కారితము వరుస
 వంటక
 పబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1926
 I hereby Certify that the deficit Stamp duty of
 Rs. 600/- has been levied
 on respect of this instrument from Shri G. Srinivasulu
 on the basis of agreed market Value of Rs. 22,500/-
 being higher than the consideration

Collector Under Indian Stamp Act and
 Sub-Registrar, Secunderabad-A.P.

:: Page 2 ::

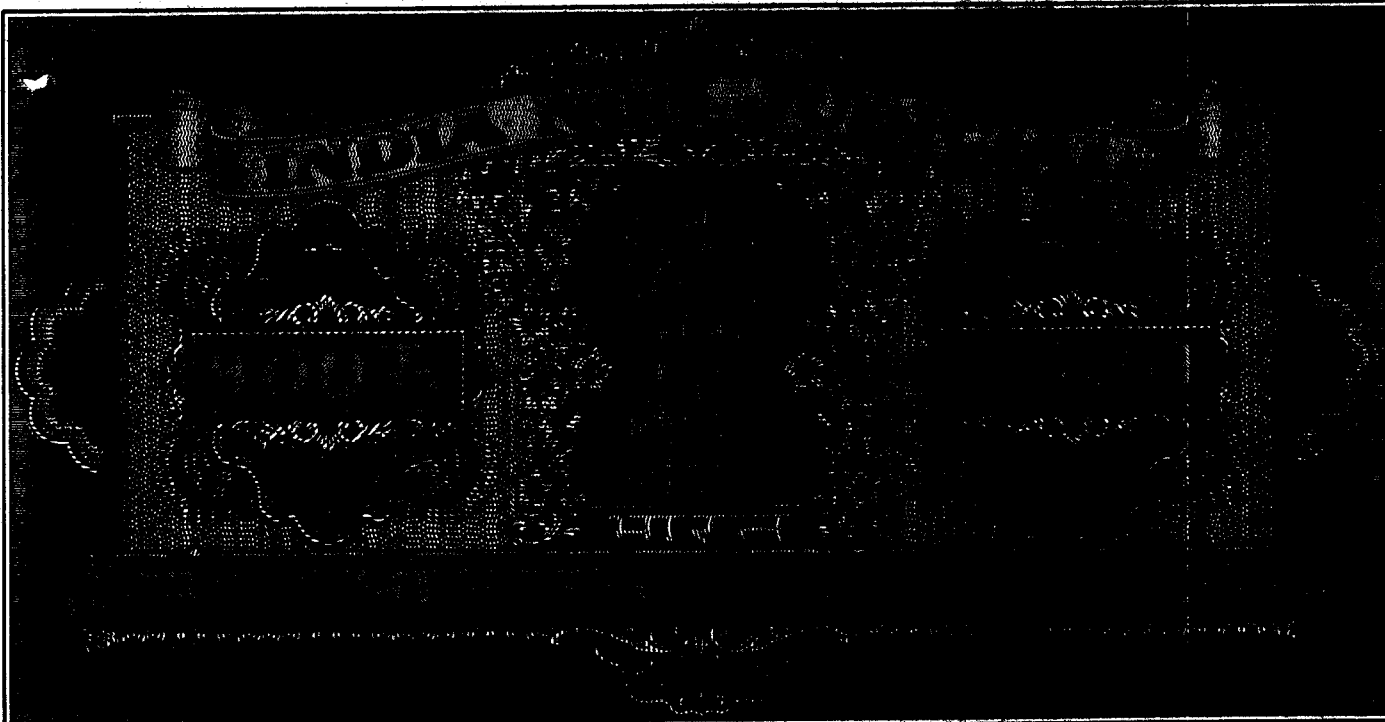
WHEREAS the said vendor had sold to the said purchaser the sole absolute and exclusive right of the said premises...
 1990 సం. 10/1992 కి కే.వి. ప్రకాశ్ కు
 రిజిస్ట్రారు చేరుబడినది. 1990 సం. 10/1992 కి కే.వి. ప్రకాశ్ కు

WHEREAS the said vendor had sold to the said purchaser the sole absolute and exclusive right of the said premises...
 1972 కి కే.వి. ప్రకాశ్ కు
 రిజిస్ట్రారు చేరుబడినది. 1972 సం. 10/1972 కి కే.వి. ప్రకాశ్ కు

WHEREAS the said vendor had sold to the said purchaser the sole absolute and exclusive right of the said premises...
 1983 కి కే.వి. ప్రకాశ్ కు
 రిజిస్ట్రారు చేరుబడినది. 1983 సం. 10/1983 కి కే.వి. ప్రకాశ్ కు

WHEREAS the said vendor had sold to the said purchaser the sole absolute and exclusive right of the said premises...
 1984 కి కే.వి. ప్రకాశ్ కు
 రిజిస్ట్రారు చేరుబడినది. 1984 సం. 10/1984 కి కే.వి. ప్రకాశ్ కు

...



S.No 21822 Dated 30/7/86 Rs. 500/-
 Id. Slip A. Chak. R. Vaidya 870 P.V.M. Raw R/10 H/D
 Sub Registrar Superintendent
 & Ex Officio Stamp Vendor.
 G.S.O. HYDERABAD.
 J. Kada Kria (HUF)
 S/o Sayantilal M. Kada Kria R/10 H/D

:: Page 3 ::

NOW THIS INDENTURE WITNESSETH:

- 1) That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 2,14,500/- (Rupees Two Lakh Fourteen thousand Five Hundred only) well and truly paid by the Vendor to the Vender as under:-
 - i) Till date an amount of Rs. 1,63,400/- (Rupees One Lakh Sixty Three thousand Four Hundred only) has been adjusted and paid from time to time;
 - ii) The balance amount of Rs. 51,100/- (Rupees Fifty One thousand and One Hundred only) is paid by the Vendor to the vender at the time of registration of this document the receipt whereof the vender hereby admits, accepts and acknowledges.
- 2) The Vender hereby declares, covenants and agrees with the vendee that he is the sole, absolute and unincumbered 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 that the vender 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 Vender has this day delivered symbolic possession of the property by attorning the tenant therein to the vendee.

Satish Anand

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పన్ను సం. వ
 ప్రామాణిక మొత్తం కార్యమాల వల్య
 ఈ కార్యము వరుస
 సంఖ్య 32
 పరిశీలించు.

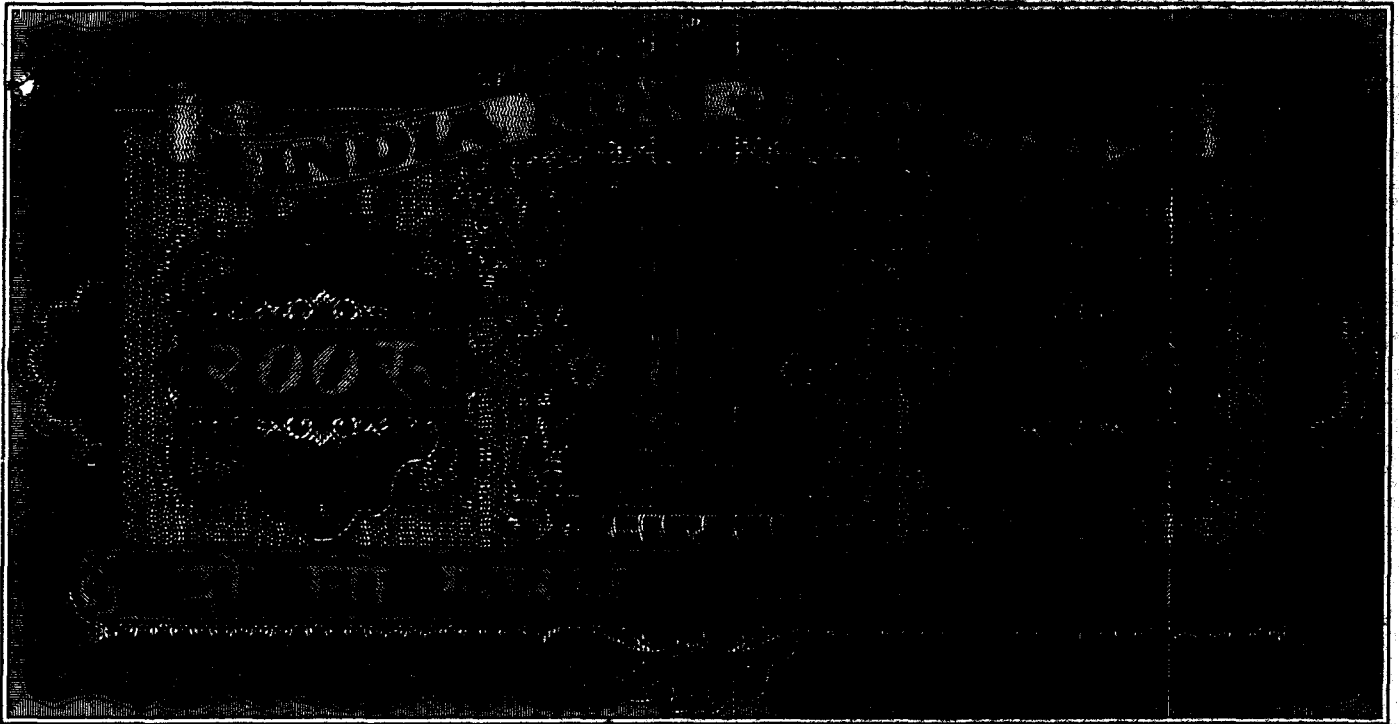


:: Page 2 ::

HOW THIS INSTRUMENT WITNESSETH:

- (1) That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 2,14,500/- (Rupees Two Lacs and Fourteen thousand five hundred only) well and truly paid by the Vendor to the Vendor as under:-
 - (i) That an amount of Rs. 1,47,400/- (Rupees One Lakh Sixty Three thousand Four hundred only) has been paid and paid first time to time;
 - (ii) The balance amount of Rs. 67,100/- (Rupees Sixty Seven thousand and One hundred only) is paid by the Vendor to the Vendor at the time of registration of this document the receipt whereof the Vendor hereby accepts and acknowledges.
- (2) The Vendor hereby declares, covenants and agrees with the Vendor that he is the sole, absolute and exclusive owner of the said property hereby sold and conveyed, more fully described in the foot of this instrument and as delineated in the plan annexed hereto and attached hereto and that the Vendor has good and lawful right, title and authority to convey the same to the Vendor.
- (3) The property is not subject to any charges, mortgage or 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 Vendor.

....



Sl. No. 21823 Dt. 30/1/86 Rs. 200/-

Sold to: A. Chakravarty S.P.V.M. Ra. 2/10/86

For Whom Sharad Kumar J. Kadakia
 (HUF) 870 Jayanti Lal M. Kadakia

Sub-Registrar Supdt.

Ex. Officio Stamp Vendor

G. S. O Hyderabad.

:: Page 4 ::

2/10/86

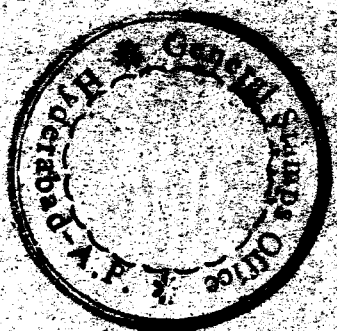
- 5) The Vender hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the vendee or any other person whatsoever.
- 6) The vender hereby declares, covenants and agrees with the vendee that he shall do and execute all such acts, deeds and things as may be necessary to more effectually secure the vendee with respect to the title and assist in getting mutation effected in the Municipal or government authorities.
- 7) The vender 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 whatsoever to the said premises.
- 8) The vender 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 vender 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

Satish Mohan

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:: Page 4 ::

(1) The vendor hereby declares, covenants and agrees that he shall do and execute all such acts, deeds and things as may be necessary to secure the vendor's title and interest in the land and to secure the title and interest in the land to the Municipal or government authorities.

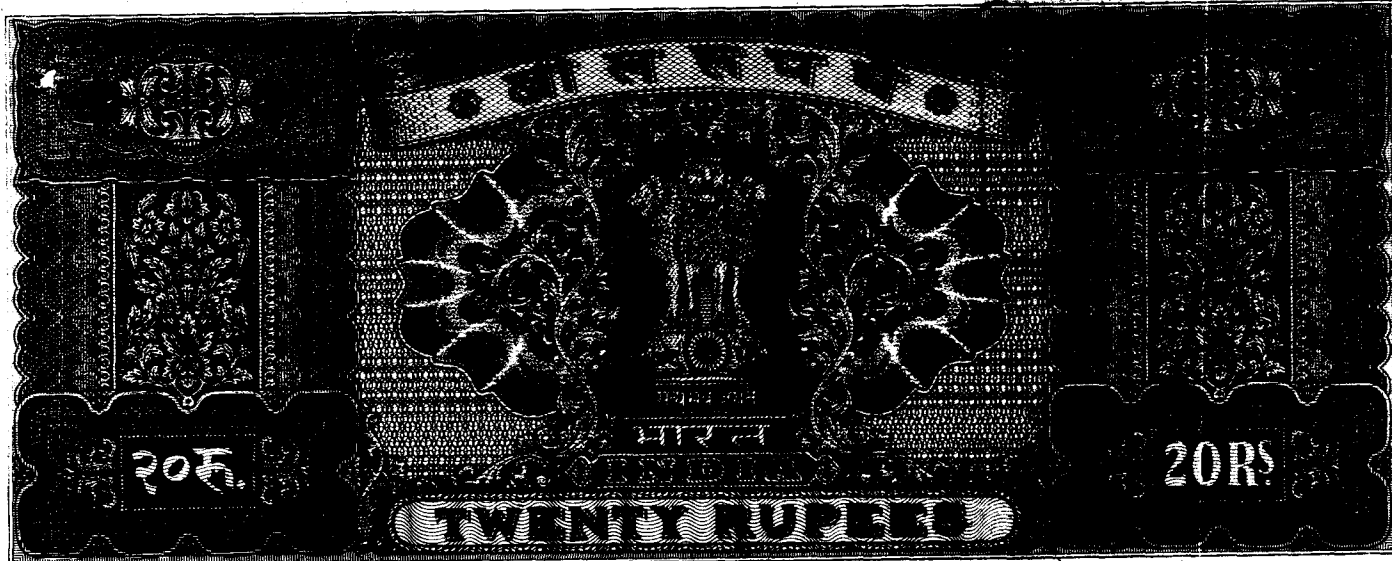
(2) The vendor hereby agrees and undertakes to indemnify and keep indemnified the vendor against all loss that the vendor may be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim whatsoever by anybody against the said premises.

(3) The vendor hereby assures that the rates and taxes levied on the said property have been paid and discharged and that no amount is due and in the event of any encumbrance or charge in respect of the said property the same shall be paid by the vendor to the vendor.

(4) Whereas it has been mutually agreed that the vendor shall abide by the following conditions:

(a) That the vendor hereby undertakes and agrees that the said office premises purchased by him being an office in the

....



Sl. No. 1824 of 30/7/86 20/-

Sold to: A. Chakravarty 8/0 P V M Rao R/o H/O

For Whom: Sharad Kumar J. Kadakia Sub-Registrar Supdt.
Ex-Officio Stamp Vendor

(HUF) 8/0 Jay anti Lal M. Kadakia S. O Hyderabad.

:: Page 5 ::

ownership basis and being a part of the said 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 vendee 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, 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.

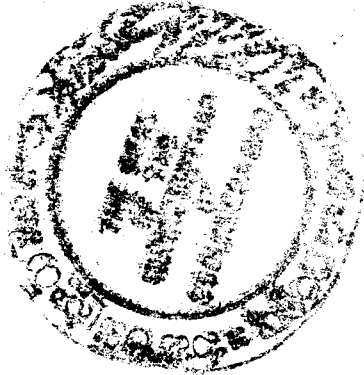
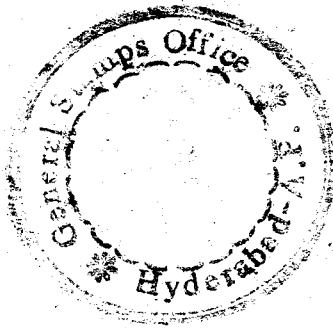
c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxies autorickshaws etc., of the vendee herein or other vendees of other portions shall not be permitted to be parked inside the building premises for more than 30 minutes without the written consent of 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 man and material and scaffolding to the and 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,

Satish Modi ...6..

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 కాగితము వరుస
 సంఖ్య
 వస-0-25555



Page 2 ::

ownership basis and being a part of the said building, the
 K.M. MOOI COMMERCIAL COMPLEX, the adjacent road, parking area etc.
 remain common for enjoyment of all the tenants in the building.
 Further the walls intervening between the two adjacent
 tenements shall also be common and enjoyed equally by the
 tenants of such adjacent tenements.

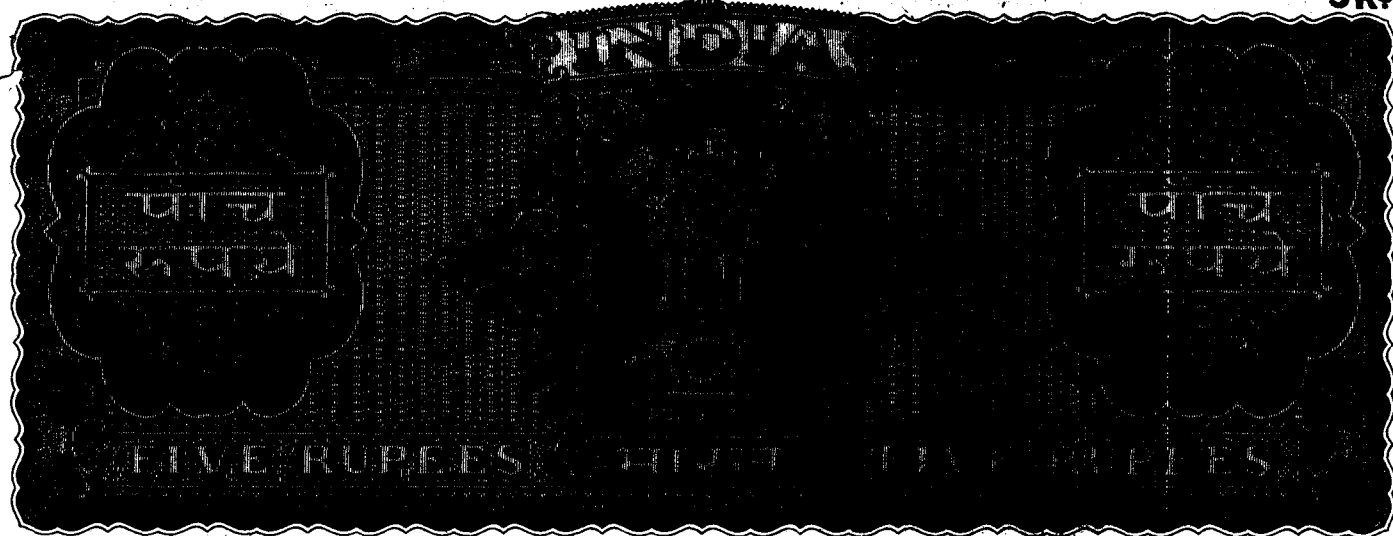
(b) The vendor hereby undertakes not to make any alterations or
 or otherwise disturb the common passages, roads, lift, etc. which
 are common for all the tenants of the building. Further
 the vendor shall not use the said premises for any other
 purpose which may or is likely to cause nuisance or annoyance to the
 tenants/occupants of the other portions in the said building.

(c) That it is agreed that the loading or any heavy vehicles,
 bullock carts, commercial vehicles, taxis, autorickshaws etc., in
 the building or other portions 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 vendor 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 story, but will
 actively co-operate and help in this regard. The inconvenience
 that may be caused during such construction and all the expenses
 work pertaining to the same, wages of men and material and other
 falling to the and other work will not be objected by the vendor.

(e) The vendor 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.

...



Sl. No. 21825 Dt 30/7/76 Rs. 5/-

Sold to: A. Chakra Varthy 870 P. V. M. Rao R. H. J. & Co.
 Sub-Registrar Supdt.
 & Ex. Officio Stamp Vendor
 G. S. O. Hyderabad.

Shanud Kumar J. Kadakia
 (HUF) 870 Jayanti Lal H. Kadakia

:: Page 6 ::

R. H. J.

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 appurtenances belonging thereto in good condition and particularly in such good condition 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 a 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 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.

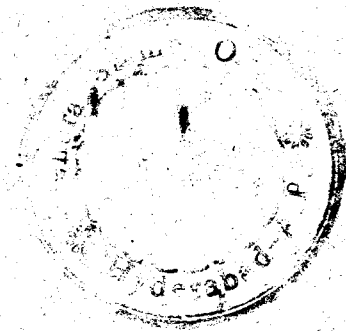
i) That the vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity, etc., and the same should not be touched or interfered with, without the written permission of the vendor or the Association or Society or Company.

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198990

వస్తకం
 తస్మాదేవాల మొత్తం కాగితముల న.ఖ్య
 ఈ కాగితము వరుస
 సంఖ్య.....
 వచ-రిజిస్ట్రార్.



:: Page 2 ::

structure or stability of the said building.

(a) That the vendor hereby covenants that he shall not...
 walls and partition walls, sewer drains and other...
 and there to be good condition and particularly in...
 tion so as to support, shelter and protect...
 the building other than its premises.

(b) That the vendor further covenants that...
 all purchasers of other portions of the said building...
 shall not have/let or cause to be demolished any...
 and building or any portion of the same nor will...
 any time take or cause to be taken any...
 nature of the said property or building or...
 will make any additions or alterations...
 ting the front elevation of the building...
 not affect the elevation or appearance...
 undertaken with the consent of the...
 or society or company.

(c) That in case of...
 thereof, the vendor shall take care that no...
 caused to other tenants. Further the vendor...
 to install such machinery which may create...
 manner cause damage or injury to the building...
 or other...
 thereof.

(d) That the vendor also covenants that...
 laying of any lines and erection of poles...
 for water, telephone and electricity, etc.,...
 not be done or interfered with, without the...
 of the vendor or the association or society or company.

....

Handwritten notes in a box at the top right of the page, including the number '22' and some illegible text.

j) That the vendee hereby agree 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 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 tenant 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 and premises hereby sold for any illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

SCHEDULE OF THE PROPERTY HEREBY CONVEYED.

23- Office, Admeasuring 1438 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, Rajgunj, Secunderabad, structure only not land.

IT 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
VENDOR.

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*
(S. Lakshminarayana)

పేరు
 పతనం
 చిరునామా
 తేదీ
 స్థలం

That the vendee hereby agrees that the land on which the entire complex is constructed together with all its appurtenances, court yards, 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 shall be maintained and kept in good repair by all the tenants and they shall share proportionately all the expenses thereof. The person who will be appointed to keep the same in good shape. The stored taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED.

Office, Addressing 1430 sq.ft. being the portion of the building known as "S.M. MODI COMMERCIAL COMPLEX" bearing Municipal No. 2-4-1875, situated at Karala Maidan, Rangunji, Secunderabad, structure only not land.

IT WITNESSES WHEREOF the said vendor Sri Satishchandra Modi representing M/s S.M. Modi Commercial Complex has here to signed at Secunderabad on the day, month and the year first above mentioned.

Vendor
 Satishchandra Modi

WITNESSES:
 1) [Signature]
 2) [Signature]

ANNEXURE - I A

6.00
02.22
5-4-1975
R.G. Road, Sec 16, Delhi

- (a) House No. : 2177
- (b) Age of the Building. : 6 YEARS ;
- (c) Plinth area of each floor : 143 SQ. FEET ;
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage. : YES
- (f) Length of Compound wall or fencings. : -NIL-
- (g) Total Site. : 21.77 sq yards or 26.37 sq rods
undivided ~~26.37~~ SQ. YDS.
- (h) Annual Rental Value : Rs. 10,000/- PA
- (i) Party's own estimate Value. : Rs. 2,14,500/-
- (j) Departmental Value : Rs.

Place : Sec 16, Delhi

Satish Malhotra

VENDOR

Dated : 18.10.1986

[Signature]
LESSEE

498/50

పుస్తకం..... పే. 5
 పుస్తకం పేరు.....
 సంఖ్య.....
 తేదీ.....

ANNEXURE



ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
 హైదరాబాద్

ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

హైదరాబాద్

అధికారి

అధికారి

అధికారి

అధికారి

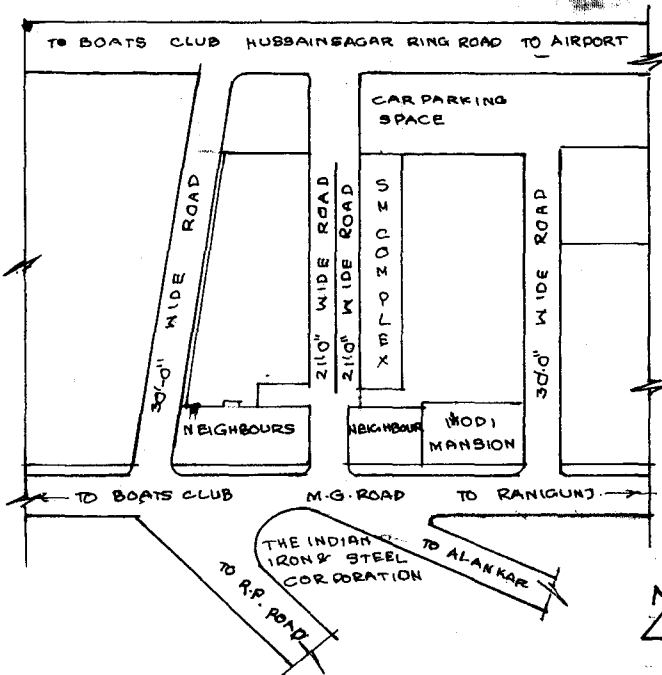
అధికారి

REGISTRATION PLAN NO. 50189/189
 SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 54-187/5 KARBALA MAIDAN M.G. ROAD, SECUNDERABAD.

VENDOR SATISH MODI
 P/O. S.M. MODI COMMERCIAL COMPLEX
 YENDEE SHARADKUMAR J. KADAKIA HUR

REFERENCE INCLUDED [Symbol]
 EXCLUDED [Symbol]

BUILT UP AREA 1470 SQ. FT. SCALE 1"=16'-0"
 UNDIVIDED SHARE OF LAND 31.77 SQ YARDS
 OR 26.57 SQ METRES.



LOCATION PLAN
 NOT TO SCALE

BOUNDRIES

NORTH INDIAN IRON & STEEL CORPORATION
 SOUTH PRIVATE COMMON ROAD
 EAST HUSSAIN SAGAR RING ROAD
 WEST NEIGHBOURS BUILDING

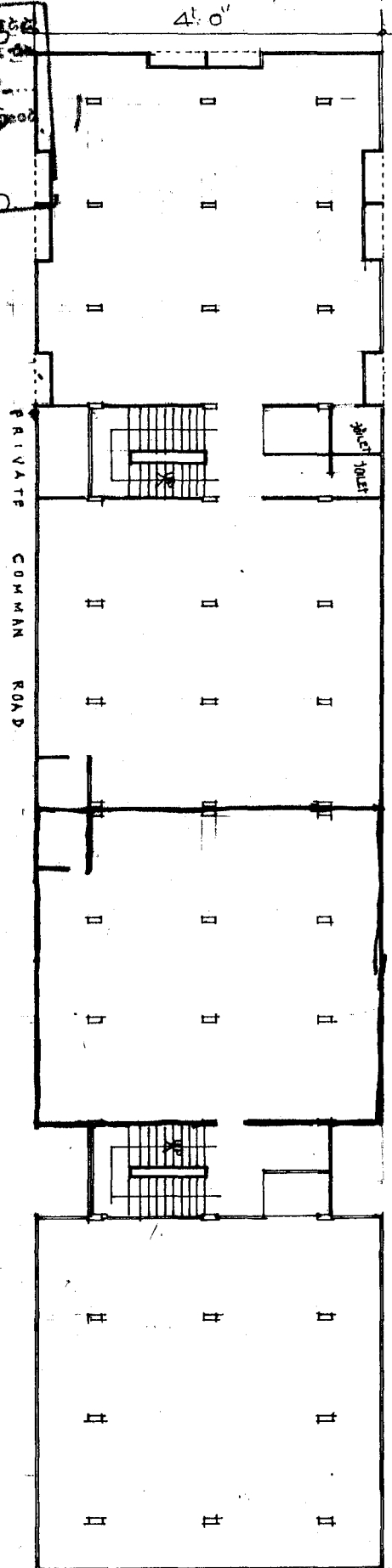
WITNESS

1. [Signature]
 2. [Signature]

[Signature]
 VENDOR

HUSSAIN SAGAR RING ROAD

4'-0"



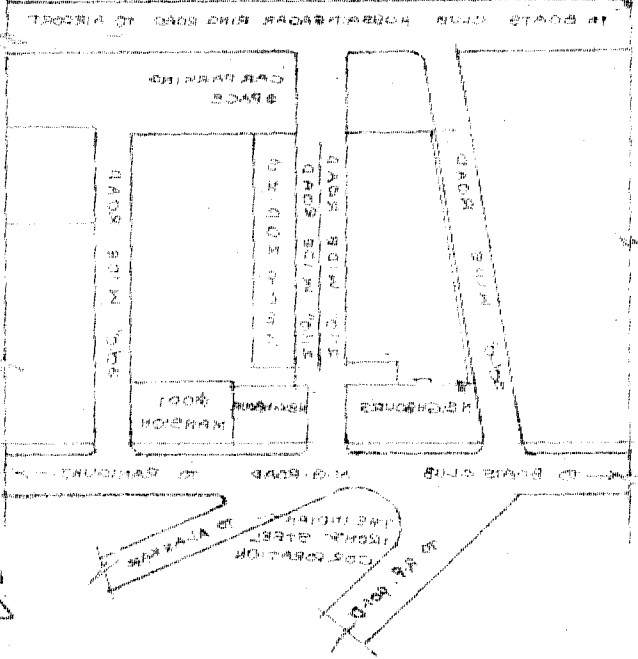
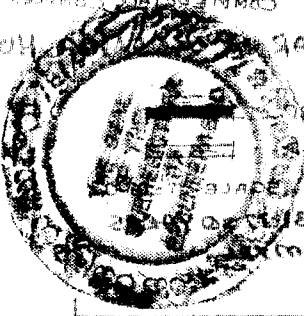
INDIAN IRON & STEEL CORPORATION
 18'-9"

NEIGHBOURS BUILDING

98790

REGISTRATION PLAN
THE PORTION OF A
COMMERCIAL COMPLEX
MUNICIPAL NO-5-41815
MAIDAN M.G. ROAD SECOND STAGE

VENDOR
P.O. 64, MODI COMMERCIAL COMPLEX
SHARADKUMAR
REFERENCE INCLUDES
EXCLUDES
BUILT UP AREA
IMPLIED IMAGE OF LAND SURVEY
OF 1952



LOCATION PLAN
NOT TO SCALE

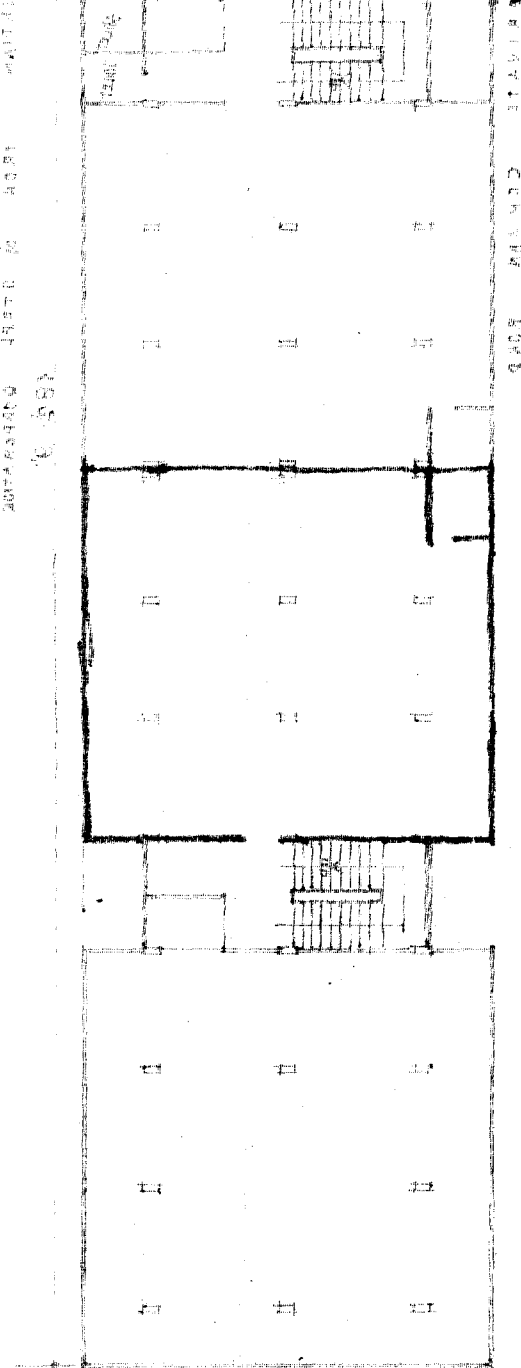
BOUNDARIES

- NORTH: FROM 3rd STREET CORPORATION
- SOUTH: PRIVATE COMMON ROAD
- EAST: HUBBAIN SWAIN RING ROAD
- WEST: HATCH BOURS BUILDING

WITNESS

Signature
VENDOR

Signature
2



FLOOR BOARD BUILDING

185.9