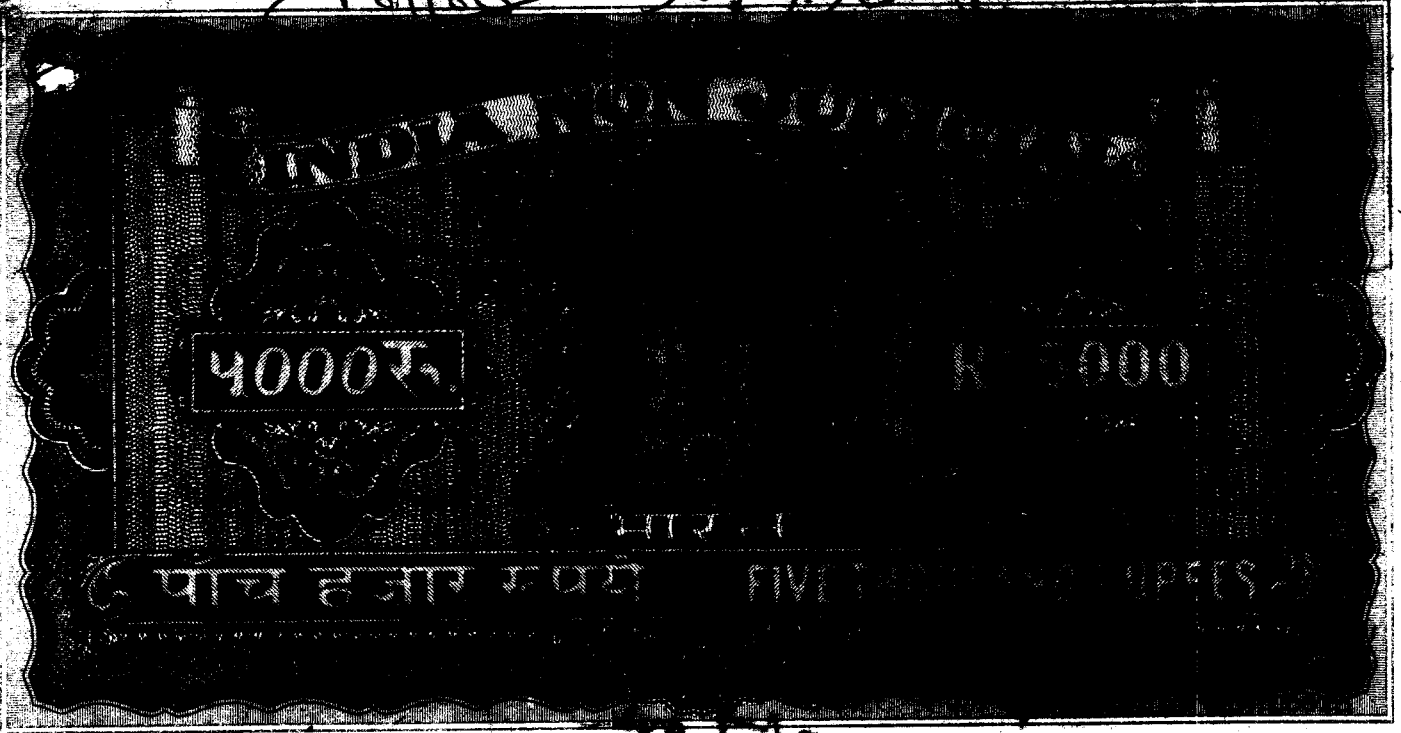


1.67186

501/90

5000Rs



Sl. No. 34815/1/8/86 Rs. 5000/-

Sold to Mahesh M. Kadakia of Motenul Kadakia. And

Sub Registrar Supdt.

For Whom Kokilaben J. Kadakia of Jayantilal M. Kadakia.

& Ex. Office Stamp Vendor S. O Hyderabad.

SALE DEED

THIS DEED OF SALE is made on this the First Day of August 1986

Sri Satishchandra Modi son of Sri Manilal C. Modi Aged 42 years, proprietor M/S S.M. Modi Commercial Complex having registered office at Karbala Maidan, Secunderabad resident of 701, Savita Apartment, 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, administrators, representatives and assigns of the one part:

IN FAVOUR OF

Smt Kokilaben J. Kadakia, wife of Sri Jayantilal Kadakia aged about 53 years residing at 1-10-176, 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 her heirs, legal representatives, executors, administrators and assigns of the Other Part:

Satish Modi

Contd .. 2

501/90

పత్రం P. 67/86... సె. 3
 పేజీలు పేజీలు పేజీలు పేజీలు
 4.0... * పాఠశాల పాఠశాల
 పాఠశాల... / 2.....
 పాఠశాల.



Presented in the office of the Sub-Registrar
 Secunderabad and fee of Rs. 13811.00
 Paid between the hours of 3 and 4
 P.M. on this 5th day of August
 1986.

Execution Admitted by
LEFT THUMB

Satish Reddy S/o. Mani Lal C. Modi
 1132



Business to
 Gurga apartments Banjara hills
 Hyderabad.

Identified by

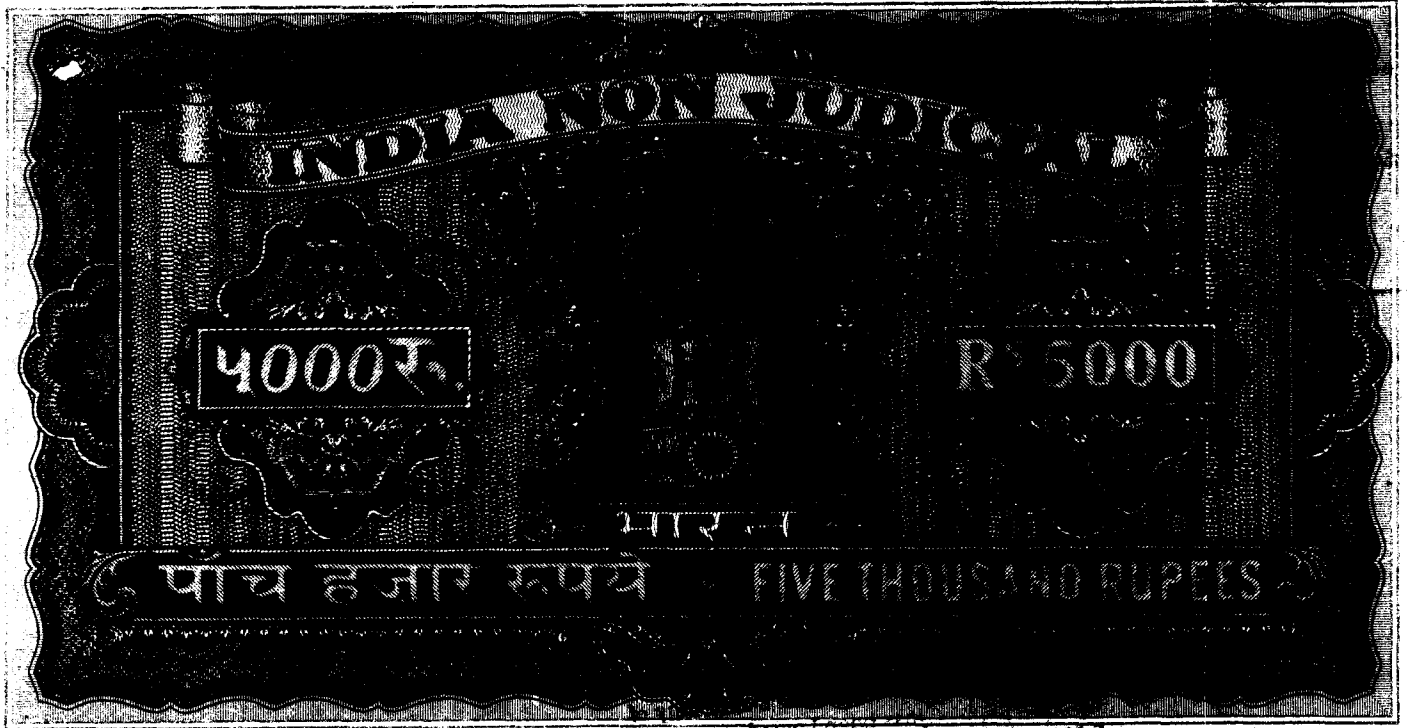
① Aswani S/o R.V. N. Rao, Manager
 Modi Builders
 1-10-72 P/3 Begumpet Hyd.

② Sharad Kumar Kadakia
 SHARAD KUMAR KADAKIA
 S/o. J. M. Kodakia (Business)
 1-10-176, Begumpet Hyd - 16.

Date 5th August 1986

14th Savaan 1908 SE

Sub-Registrar



Sl. No. 34816 dt. 1/8/86 Rs. 5000/-
 Sold to Mahesh M. Kadakia & Mohan Lal Kadakia & Sub Registrar Supdt.
 For Whom K. K. K. Kadakia w/ Jayanti Lal M. Kadakia. Hyd. & Ex-Officio Stamp Vendor
 G. S. O Hyderabad.

.. : 2 : ..

Whereas Shri Pravin Modi son of Manilal C. 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 ~~Part-I~~ Vol 129 at pages 55 to 60 before the Joint Sub-Registrar, Hyderabad.

Whereas subsequent to purchase of the said property Shri Pravind 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-storeyed commercial complex known as "S.M. MODI COMMERCIAL COMPLEX" with Muncipal No 5-4-187/5, situate at Karbala Maidan, Ranigunj, Secunderabad.

Whereas from 31-12-1983, the partnership firm was dissolved and Shri Satishchandra Modi become the sole proprietor of M/S S. M. Modi Commercial Complex.

Whereas the Vendor herein offered to sell and Vendee agreed to purchase office premises No B-1 admeasuring 1648 sq. feet in the Second Floor of the building bearing No 5-4-187/5, situated at Karbala Maidan, Secunderabad for a sum of Rs 2,47,200/- (Rupee s

Satish Modi

50/90



పుస్తకం... 67/86... సం. 90
ఉత్పాదక సంస్థల కార్యకర్తల సంఘం
..... 10..... ఈ కార్యకర్తల సంఘం
సంఖ్య 2.వ.....
సచి. రిజిస్ట్రారు.

Endorsement under Section 41 and 43 of Act II of 1990

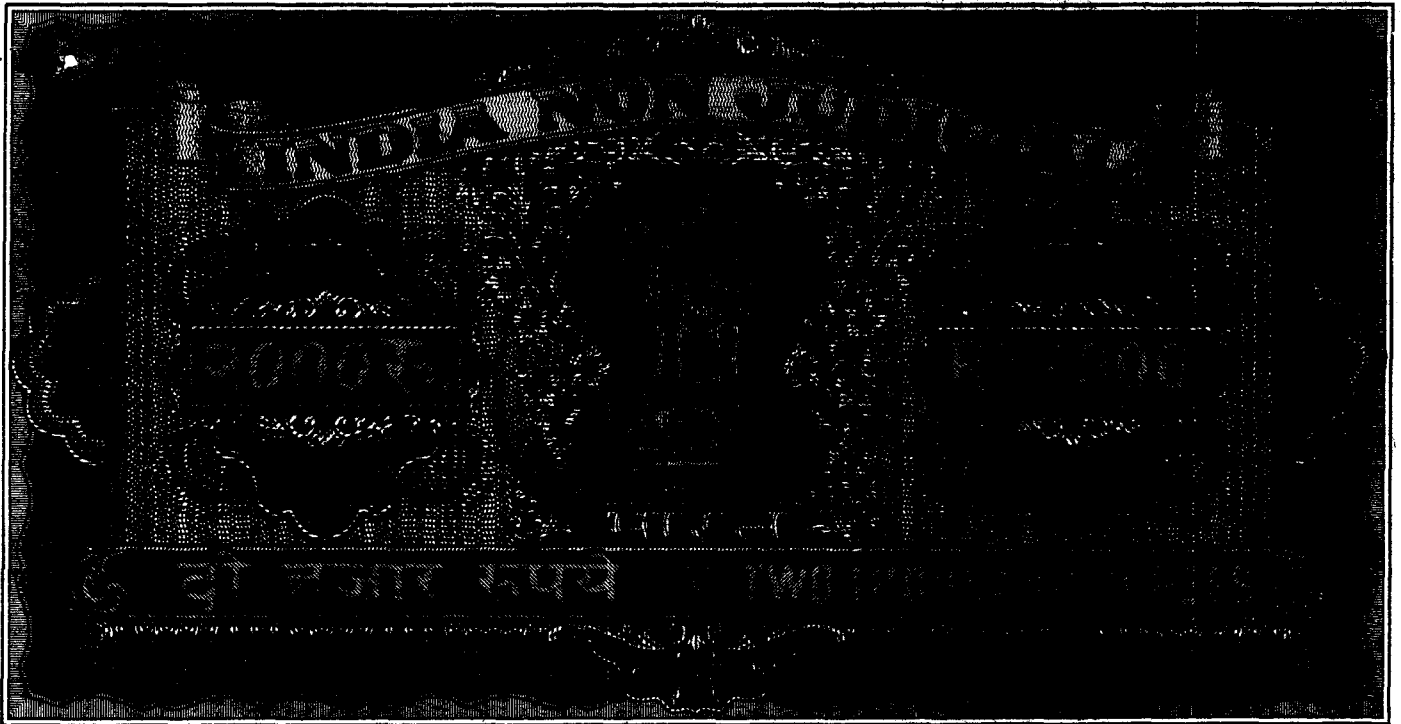
I hereby Certify that the deficit Stamp duty of
Rs... 67/86... has been Levied
in respect of this instrument from *Dr. Sankar...*
on the basis of agreed market Value of Rs... 76/00/
being higher than the consideration

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

ఇవ పుస్తకము... 75వ వల్యాం 95 నుండి 104
పుటలలో 1990 సం||/1912 క.శ. వల్ల... 50/ సంఖ్యగా
రిజిస్టరు చేయబడినది. 1990 సం||... నెం
...వ తేది 1912 క.శ. నెం... 17... వలె

సచి. రిజిస్ట్రారు





34817 1/8/86 2000/-
 mahesh m. kada kias / maharajal kadakia
 For whom Koki Lal Ben J. Kadakia w/ Jayantilal m. Kadakia. Hud

G.S.O. HYDERABAD

.. : 3 : ..

Two Lakhs Forty Seven Thousand Two Hundred only)

NOW THIS INDENTURE WITNESSETH

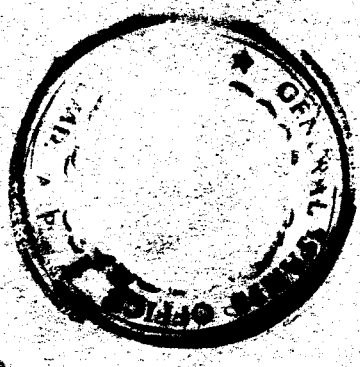
- 1 That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 2,47,200/- (Rupees Two Lakhs Forty Seven Thousand Two hundred only) well and truly paid by the vendee to the Vendor as under;
 - (i) Till date an amount of Rs 1,01,500/- (Rupees One lakh One thousand and Five hundred only) has been adjusted and paid from time to time.
 - (ii) The balance amount of Rs 1,45,700/- (Rupees One Lakh Forty Five Thousand Seven 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.
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 hatched red and that the Vendor has good and perfect right, title and authority to convey the same to the Vendee.

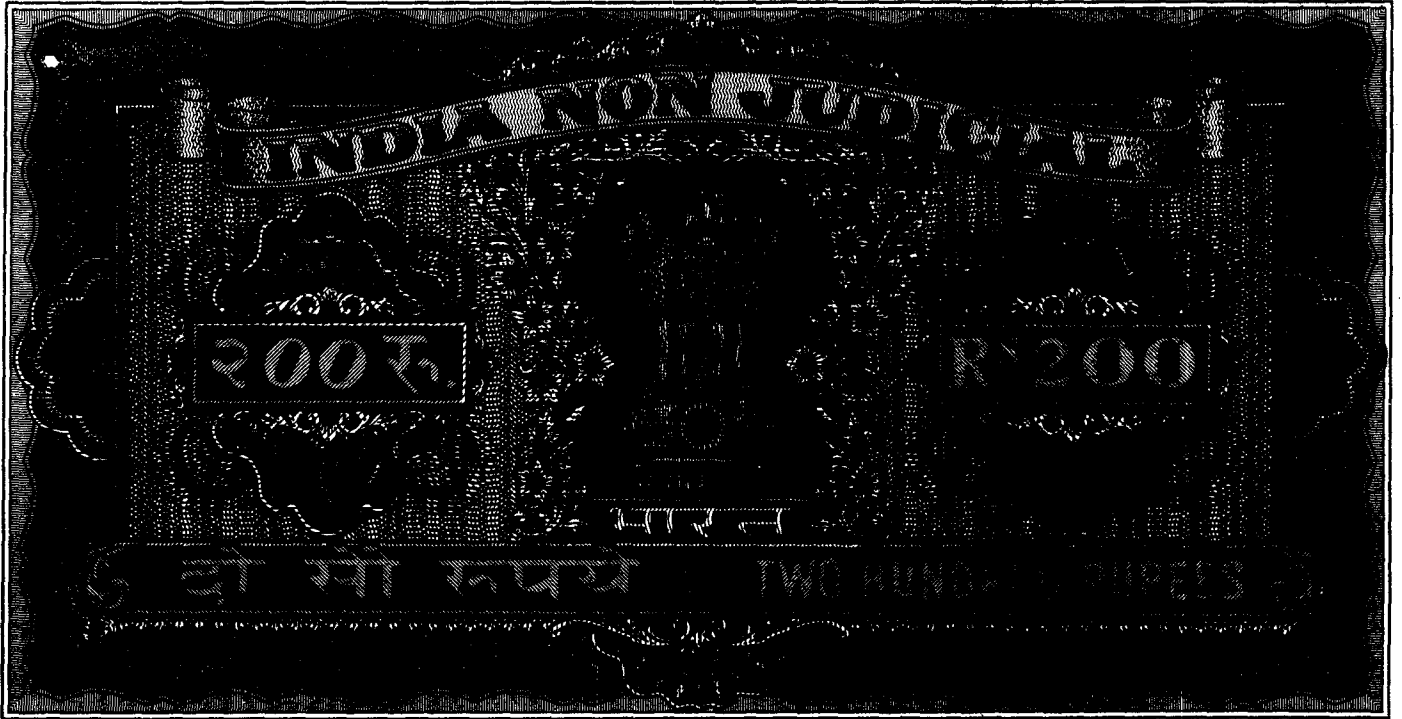
Satish mada

Contd.. 4 ..

501/90

ప్రవేశం 0.67/86..... పం. పే.
 తొలివారి మార్కెట్ కార్యకర్తల సంఘం
 10..... ఈ కార్యకర్తల సంఘం
 సంఖ్య 35.....
 స. రెడ్డి.





Sl. No. 34818 Dt. 1/8/86 Rs. 200/-

Sold to Mahesh Kadakia w/o Mohan Lal Kadakia Hyd.

For Whom Ka. K. Lal w/o J. Kadakia w/o Jayantilal
m. Kadakia. Hyd.

Sub Registrar Supdt.
Ex. Off. o Stamp Vendor
G. S. O. Hyderabad.

.. : 4 : ..

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.
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.

Satish Moh

501/30

సంఖ్య 67/86..... పం. 3
 తప్పిపోయిన మొత్తం కాగితముల వెల
 10 ఈ కాగితము వదుల
 సంఖ్య 45.....
 వర-నిర్దేశం.





Sl. No. 34819 of 11/8/88 Rs. 75/-

Sold to Mahesh M. Kadakia & Mohanlal Kadakia. Sd.

For Whom K. K. K. J. Kadakia

w/ Jayantilal M. Kadakia. Sd.

Sub-Registrar Supdt.
 P. O. Office Stamp Vendor
 P. O. Hyderabad.

.. : 5 : ..

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 office premises purchased by him being an office on the ownership basis and being a part of the said building namely "E.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 tenements.

(b) The Vendee hereby undertakes not to make any encroachment or otherwise disturb the common passage roads, lifts but keep them same usable for all the Vendees of other tenements. Further the Vendee shall not use the said premises hereby sold in such a manner which may or is likely to cause nuisance or annoyance to the Vendees/occupants of the other portions in the said building.

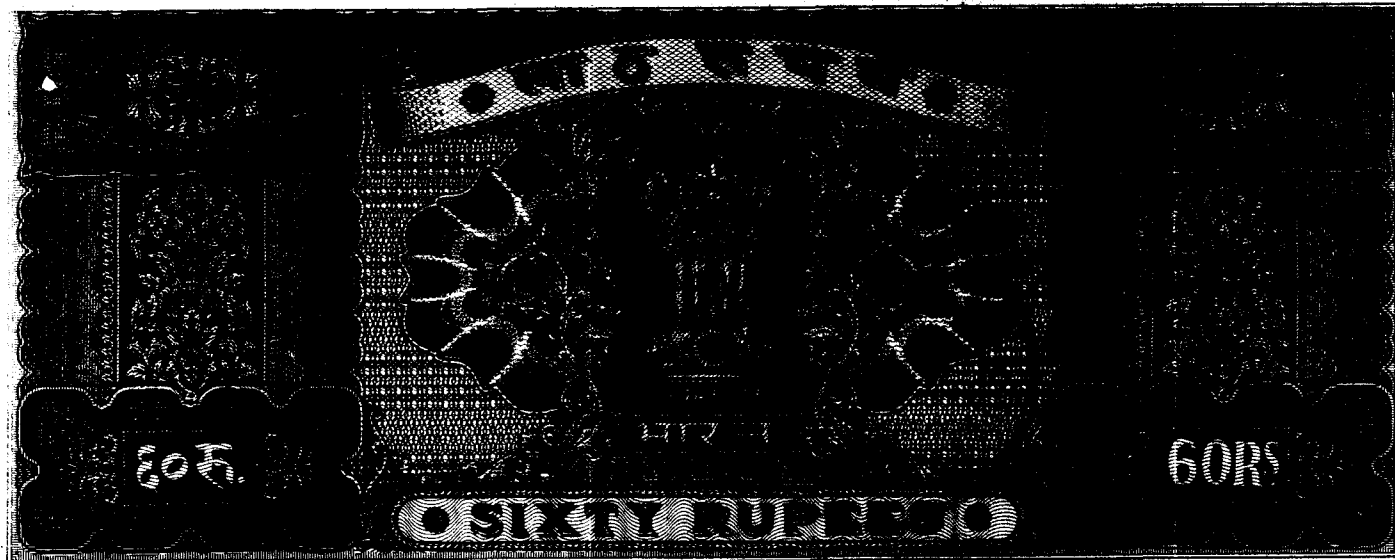
Sd. Mahesh

501/80

1వ వకం P. 67/80... పం. ప
 తనా నూం మార్కం కాగితము నుంబ
/10..... త కాగితము నుంబ
 నుంబ 50.....
 పం. ప



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Sl. No. 4820 J/8/86 Rs. 60/-

Sold to Mahesh M. Kadakia & Mohanlal Kadakia. *Mud*

For Whom K. K. K. Kadakia.

w/o Jayantilal M. Kadakia. *Mud*

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

.. : 6 : ..

(c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis, autorickshwas 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 of 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 acaffolding to the and other work will not be objected by the Vendees.

(e) The Vendee hereby agrees that she shall not store in the said premises any goods of hazardous or combustile 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, sower 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.

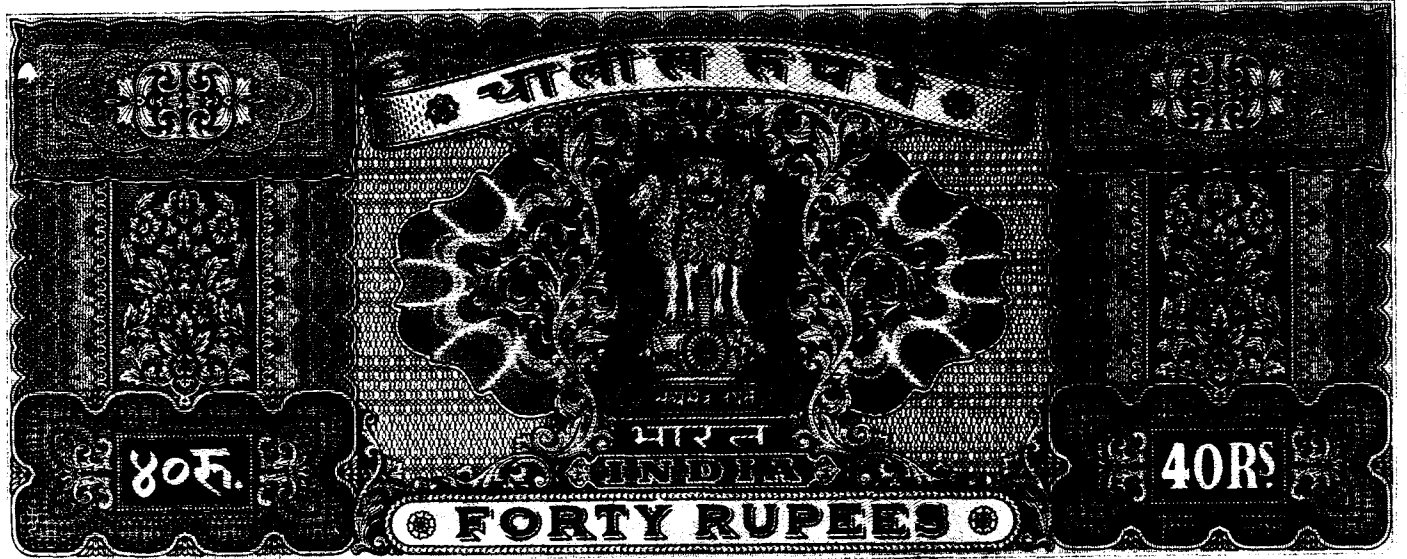
Sahib Moh

501/80

ప్రకరణ: 67/86..... తం. ప
 తర్జా వెలల మొత్తం కాగితముల సంఖ్య
/10..... ఈ కాగితము వరుస
 సంఖ్య: 65.....

వనం-విజయవాడ





Sl. No. 34821 Dt. 1/8/88 Rs. 40/-

Sold to Mahesh M. Kadakia of Mohanlal Kadakia and

For Whom K. K. Kadakia.

of Jayantilal M. Kadakia and

.. : 7 : ..

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

(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 Vendees 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.

Satish m...

Contd .. 8 ..

501/90

పుస్తకం 0:67/86..... పం. ప
 తప్పావేజుల మొత్తం కాగితముల సంఖ్య
10..... ఈ కాగితము వరుస
 సంఖ్య 7వ.....

నబ-రిజిస్ట్రార్.



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(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 persons who have purchased the tenements in the entire "S.M.MODI COMMERCIAL COMPEEX". The taxes of every description and every kind will be shared propoortinately and promptly paid and all items of common enjoyment will be maintained and kept in good ~~ex~~ 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 ~~is~~ is agreed that the Vendee shall not use the premises hereby sold for all illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

B-1 Office, IInd Flood admeasuring 1648 sq feet being the portion of the building known as " S.M. MODI COMMERCIAL COMPEEX" bearing Muncipal No 5-4-187/5, situated at Karbala Maidan Ranigunj, Secunderabad; bounded on the

- N O R T H : Indian Iron and Steel Corporation
- S O U T H : Private Road
- E A S T : L Staircase
- W E S T : Hussian Sagar Ring Road.

Satish modi

only structure 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 ~~x~~firstst aforementioned.

Witnesses

Satish modi
V E N D O R

1 *[Signature]*

2 *[Signature]*

501/90

సంఖ్య 10... ఈ కార్యము వరుస
సంఖ్య 9.వ.....
పరమశిష్యుడ.



10/10/90

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ANNEXURE - 4A

By the office 5-4-86/5
H.G. Road, Secunderabad
3-12-86

- (a) House No. : H.G. Road, Secunderabad
- (b) Age of the Building : 6 YEARS
- (c) Plinth area of each floor : 1698 SQ. FEET
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage : 74
- (f) Length of Compound wall or fencings : 20.62 sq yards or 20.62 sq yds
- (g) Total Site : 20.62 sq yds - N.A. - SQ. YDS.
- (h) Annual Rental Value : Rs. 10,00/- P.A.
- (i) Party's own estimate Value : Rs. 2,47,200/-
- (j) Departmental Value : Rs.

Place : Secunderabad

Sd/-

VENDOR

Dated : 5. 8. 86

~~Sd/-~~
VENDEE

501/70

ప్రకం 11.67.86 పం. 5
 తొలి పాఠ మొత్తం కాగితము పత్రం
 10 కాగితము పత్రం
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EXHIBIT



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Handwritten signature or name.

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EXHIBIT


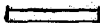
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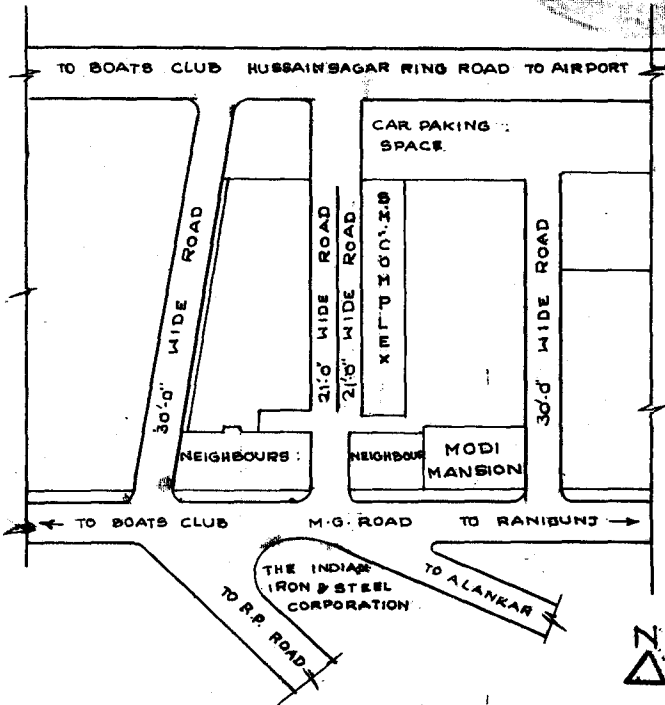
EXHIBIT

REGISTRATION PLAN SHOWING
 THE PORTION OF S.M. MODI
 COMMERCIAL COMPLEX BEARING
 MUNICIPAL NO-5-4-18715 KARBALA
 MAIDAN M.G. ROAD SECUNDERABAD

VENDOR :- SATISH MODI
 P/O. S.M. MODI COMMERCIAL COMPLEX
VENDEE :- KOKILABEN KADAKIA

REFERENCE :- INCLUDED 
 EXCLUDED 

BUILT UP AREA 1648 SQFT SCALE 1:100
 UNDIVIDED SHARE OF LAND . 36.62 SQ YARDS
 OR 30.62 SQMTRS


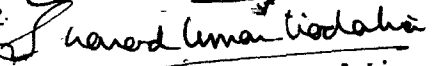


LOCATION PLAN
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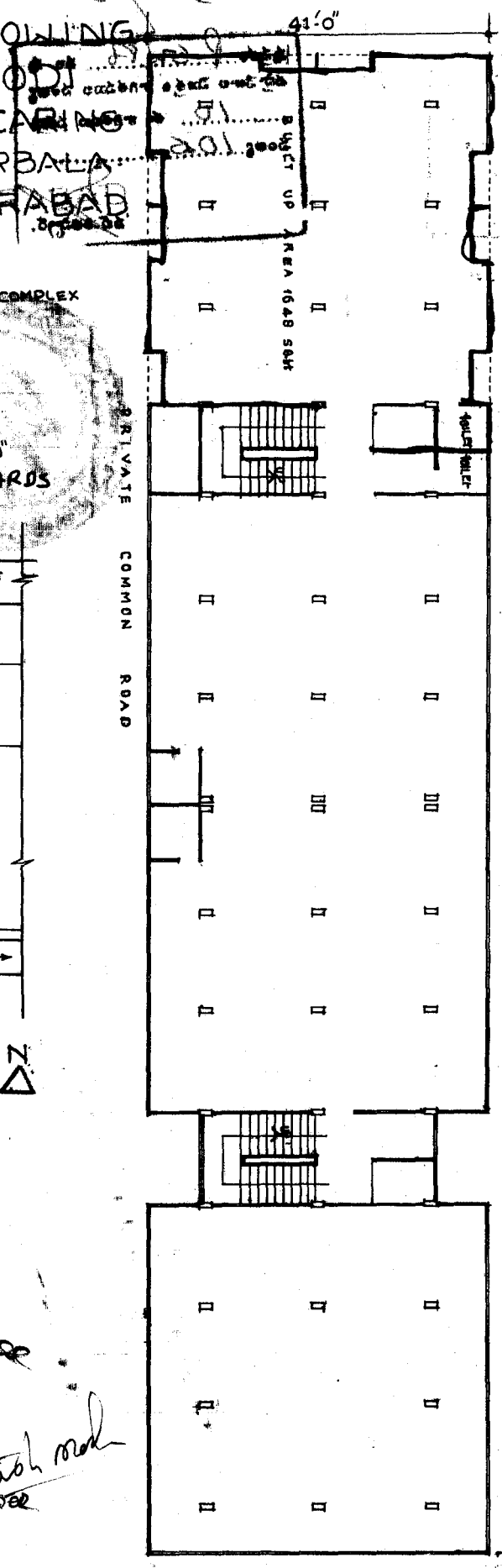
BOUNDRIES

NORTH INDIAN IRON & STEEL CORPORATION
 SOUTH PRIVATE COMMON ROAD
 EAST HUSSAIN SAGAR RING ROAD
 WEST NEIGHBOUR'S BUILDING *stair case*

WITNESS:

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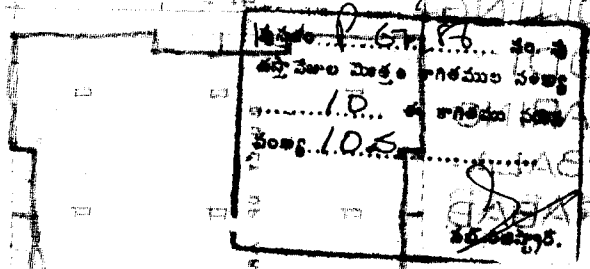
Satish Modi
 VENDOR



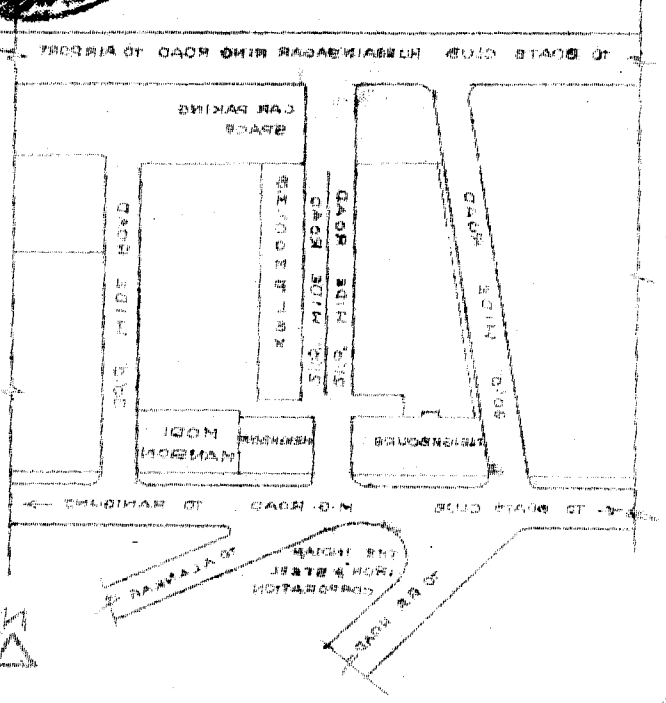
NEIGHBOUR'S BUILDING

INDIAN IRON & STEEL CORPORATION
 182'9"

08/105



OR 30-62 S.M. ROAD
 UNDIVIDED SHARE OF LAND, 24.00 S.M. ROAD
 BUILT UP AREA 1848 SQR. FEET
 EXCLUDED
 INCLUDED
 REFERENCE
 VENDOR : KOKILABEN KADAKIA
 P/O. S.M. ROAD COMMERCIAL COMPLEX
 VENDOR : BATHIN MOJI



LOCATION PLAN
NOT TO SCALE

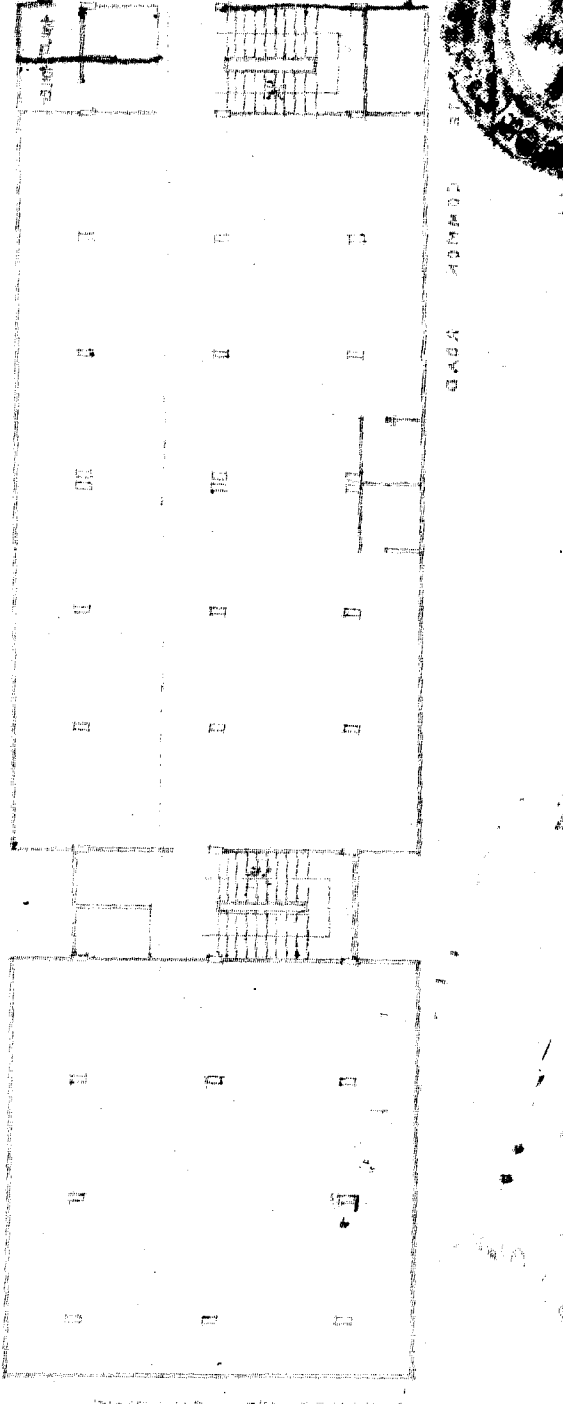
BOUNDARIES

WEST : HONRAJNAGAR RING ROAD
 EAST : HONRAJNAGAR RING ROAD
 SOUTH : PRIVATE COMMON ROAD
 NORTH : INDIAN IRON & STEEL CORPORATION

M.TIN 33

Handwritten signature and text

INDIAN IRON & STEEL CORPORATION
1957 E



NEIGHBOUR'S BUILDING