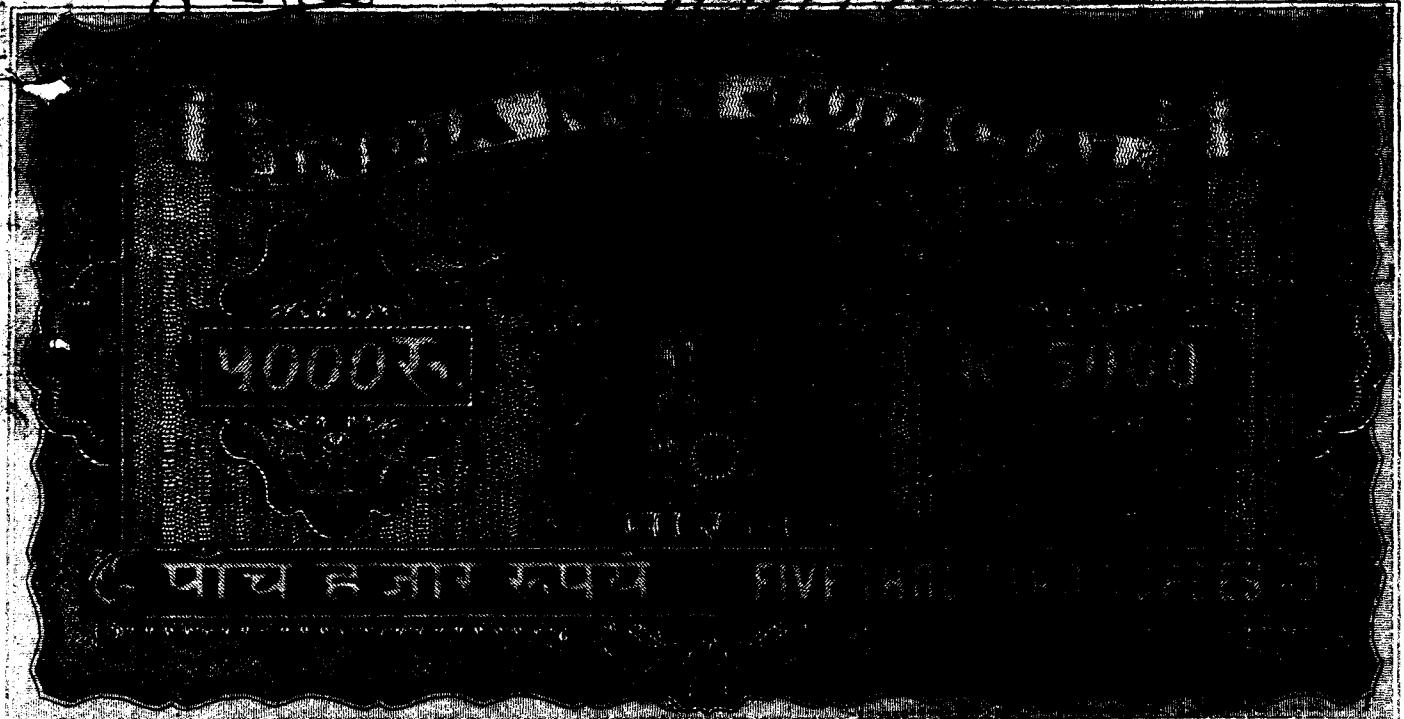


157182

1994/190

100 5000Rs



Sl. No. 1633, 29-7-86, 5000/-  
 Sold to Mahesh M. Kadam, 870, Mohanlal, Hyderabad  
 For Whom Swati S. Kadakia w/o Sharad  
 H. A. Kumar, Kadakia, Hyd  
 Sub-Registrar Supdt.  
 Ex. Officio Stamp Vendor  
 G. S. O. Hyderabad.

SALE DEED

THIS DEED OF SALE is made on this the 30th day of July 1986

by:

*Shri Manilal C. Modi, age 44 years, Resident*  
 Sri SATISHCHANDRA MODI, Proprietor M/S SOM MODI COMMERCIAL  
 COMPLEX having registered office at Karbala Maidan, Secunderabad  
 Rio 701, Sarika Apartments, Barton Hills, 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;

IN FAVOUR OF

Smt Swati S. Kadakia, wife of Sri Sharad Kumar J Kadakia  
 aged about 25 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;

Whereas Shri Praveen 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 date 28th May 1965 registered as Document No 1686 of  
 Book-I, Vol 129 at pages: 55 to 60 before Joint Sub-Registrar,  
 Hyderabad.

*Satish Modi*

494/80

ప్రకం. 57/86..... పం. ప  
ఉద్దేశం. మార్గం కాగితముల వ్యాజ్య  
..... 10..... ఈ కాగితము వరుస  
వ్యాజ్యం.....  
పరిశీలన.



Presented in the office of the Sub-Registrar  
Secunderabad and fee of Rs. 9243.50  
Paid between the hours of 3 and 4 PM  
on this 30th day of July  
1986 by 8th Gawan 908 SE

Saltu mal...

Execution Admitted by  
**LEFT THUMB**



Saltu mal & Manikot C. Modar  
Business 701, Saltu  
Apartments, L.H.M. H.W.

Identified by

1. (C.A. Chakiravala) & P.N.H. Rao, Manager, Mallawilad  
1-10-74/1, Bumpit, H.W.

2. (S. H. Sankaranna) & H. S. Sankaranna Executive, Mod. Builders  
7-1-774, behind old jail, H.W.

Date 30th July, 1986

8th Gawan 1908 SE

B.S.H.  
Sankaranna

Sl. No. 21634 29/7/86 3000/-

Sold to Mahesh M. Kadakia No. Mahabul Hy

For Whom Swati S. Kadakia w/o Sharda  
Kumar Kadakia Hy

Sub-Registrar Supd.  
Office Stamp Vendor  
C. S. O. Hyderabad.

... : 2 : ...

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-storeyed commercial complex known as " S.M. MODI COMMERCIAL COMPLEX " with Municipal No 5-4-187/5 situate at Karbala Maidan, Raniguhj, Secunderabad.

Whereas from 31-12-1983 the partnership firm was dissolved 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 A-3 comprising an area of 1088 sq. Feet in the First Floor of the building bearing No 5-4-187/5 situated at Karbala Maidan Secunderabad for a sum of Rs 1,63,050/- (Rupees One Lakh Sixty Three Thousand Fifty only).

NOW THIS INDENTURE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 1,63,050/- (Rupees

*Satish Modi*

494/90

సంఖ్య 57/86..... నం. ప  
వస్తా వేజుల మొత్తం కాగితముల వలబద్ధ  
..... 10..... \* కాగితము వరుస  
సంఖ్య 2వ.....  
సహ. రిజిస్ట్రార్.

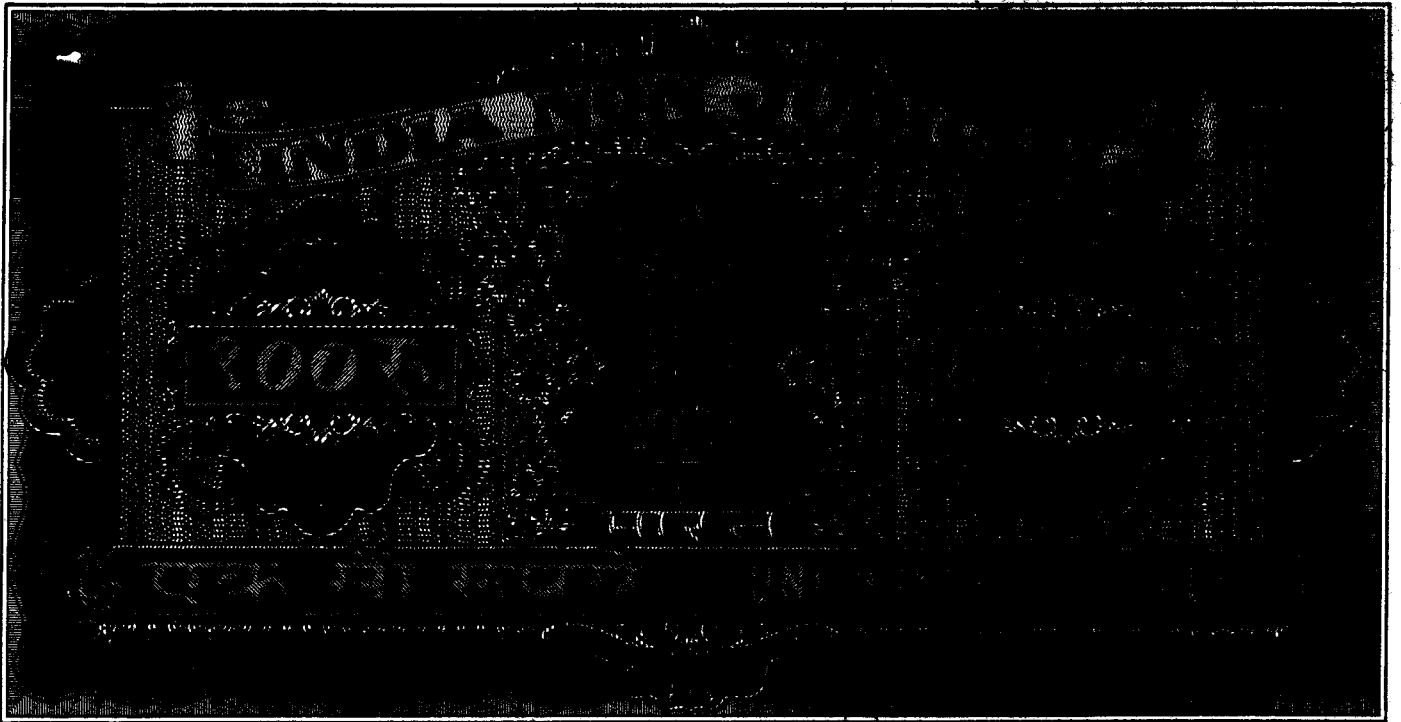


Endorsement under Section 41 and 42 of the Stamp Act, 1899  
I hereby Certify that the deficit Stamp duty of  
Rs. 750/- has been Levied  
in respect of this instrument from  
on the basis of agreed market Value of Rs. 1750/-  
being higher than the consideration

Collector Under Indian Stamp Act, 1899  
Sub-Registrar, Secunderabad-4.

1. వస్తుకము... వ వల్యాం... నుండి 468470  
పుటలలో 1990 సం॥/1912 కా.శ. పు... నెంబరుగా  
రిజిస్టరు చేయబడినది. 1990 సం॥... నెం  
... వ తేది 1912 కా.శ. ... వ తేది

సహ. రిజిస్ట్రార్  
THE SEAL  
OF THE  
SUB-REGISTRAR  
OF  
SECUNDERABAD



S. No. 21635 Dt. 29/7/76 100/-  
 Sold to Mahesh M. Kadakia No Mohan bel  
 For Whom, Swati S. Kadakia W/o Sharad G. S. O. Hyderabad.  
 kumar kadakia Hyd

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

.. : 3 : ..

One Lakh Sixty Three Thousand and Fifty only) well and truly paid by the Vendee to the Vendor as under;

- (i) Till date an amount of Rs 1,21,300/- (Rupees One Lakh Twenty One Thousand Three Hundred only) has been adjusted and paid from time to time.
- (ii) The balance amount of Rs 41,750/- (Rupees Forty One thousand Seven Hundred and Fifty 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 the 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.

3. The property is not subject to any charge, mortgage or any other encumbrances whatsoever in favour of any one.

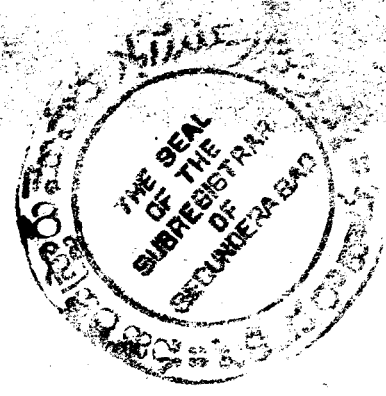
4.

*Satish Mohan*

Contd ... 4 ...

494/90

పుస్తకం పి. 57/26..... సం/ప  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 .....10..... ఈ కాగితము పరుప  
 సంఖ్య రూ. ....  
 వచ-రిజిస్ట్రార్.





Sl. No. 21636 Dt. 29-7-86 Rs. 50/-  
 Sold to Mahesh H. Kadakia No. Mahanagar  
 For Whom S. Kadakia w/o Sharada R. O. Hyderabad.  
 Kinu Kadakia H/S

.. : 4 : ..

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.
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:

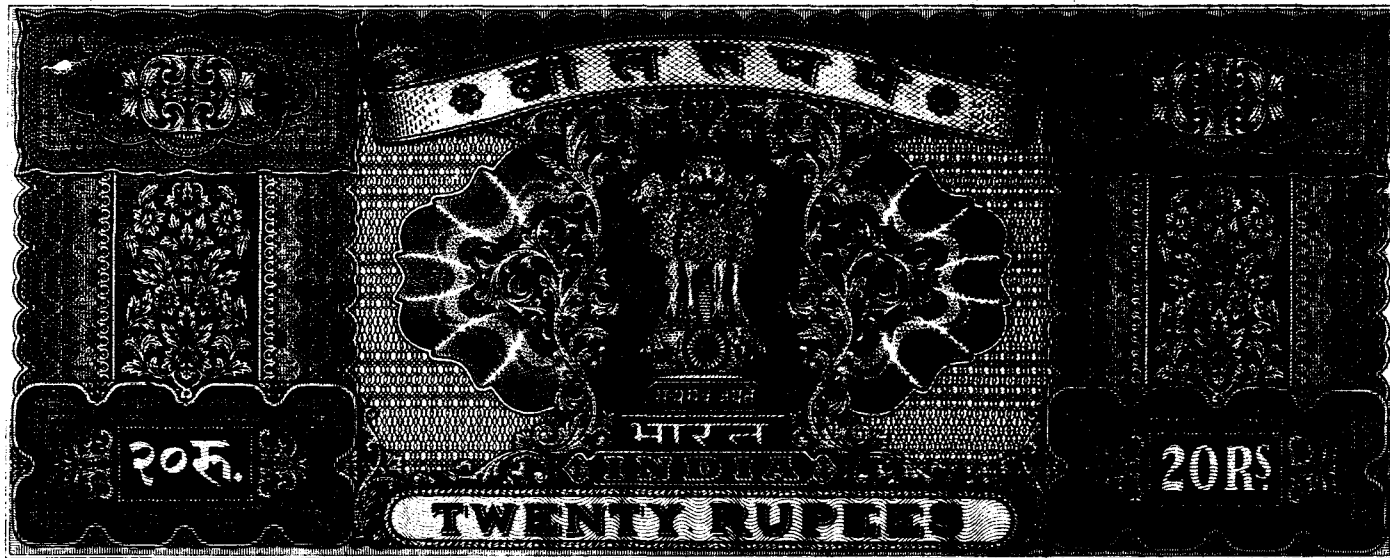
*Satish Moh*

494/90

ప్రకంబి. 57/86..... నం. 3  
 దస్తావేజుల హక్కు లాగితముల వసూళ్లు  
 ..... I.P. .... \* లాగితము వసూలు  
 పంపి: 4.00.....  
 \_\_\_\_\_  
 వ.వ. శివప్రసాద్.







Sl. No. 24637 Dt. 29-7-86 Rs. 20/-  
 Sold to Mahesh M. Kadakia s/o Haharaj Sub-Registrar Supdt.  
 For Whom S. S. Kadakia w/o Sharanesh 174 Es. Officio Stamp Vendor  
 Kumar Kadakia Hyd G. S. O. Hyderabad.

.. : 5 : ..

(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 " 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 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 is is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxies, 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 or on the upper storey, but will

Satish Modi

Contd .. 5..

494/30

పుస్తకం: 57/86..... పం. ప  
కుప్తా వేజుల మొత్తం కాగితముల సంఖ్య  
..... 40..... ఈ కాగితము వరుస  
సంఖ్య 5వ.....  
పబ్లికేషన్.





SI. No. 21645 Dt. 29/7/76 57 -

Sold to Mahesh M. Kadakia No Mahesh Lal

For Whom Shri S. Kadakia w/o Shri  
Kumar Kadakia Hyd

Sub-Registrar Supd.

Office Stamp Vendor

G. S. O. Hyderabad.

.. : 6 . . .

actively co-operate and help in this regard. The inconveniencence 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 and other work will not be objected by the Vendees.

(e) The vendee hereby agrees that he shall not stores in the said premises any goods of hazardous or combustibile 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.

(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.

*Satish Moh*

Contd .. 7 ..

494730

|పుస్తకం: 57/86..... పం. ప  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 ....10..... ఈ కాగితము వరుస  
 సంఖ్య 6వ.....  
 వజ-రజిస్ట్రార్.



(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.

(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 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 the existing laws and rules in force of the Government.


SCHEDULE OF THE PROPERTY HEREBY CONVEYED

\* only A-3 - Office admeasuring to 1088 Sq.Feet being the portion of the building known as " S.M.MODI COMMERCIAL COMPLEX" bearing Muncipal No 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad. A.P.\*

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

490/40

ప్రవక్తం. 5.7.86..... పం. ప్రి  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 ... 10 ..... ఈ కాగితము వరుస  
 సంఖ్య 25.....

  
 వచ-రిజిస్ట్రార్.



IN WITNESS WHEREOF the said Vendor Shri 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*

WITNESSES

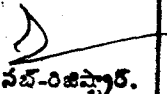
VENDOR

1 *Chakray*  
(P.A. Chakraverty)

2 *[Signature]*  
(S. KAWITHAN Rao)

494/30

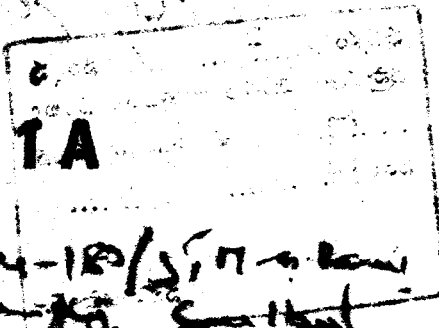
పుస్తకం P. 57/86..... సం. ప  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 ..... 10..... ఈ కాగితము వరుస  
 సంఖ్య ౯౫.....

  
 వచ-రిజిస్ట్రార్.





# ANNEXURE - 1A



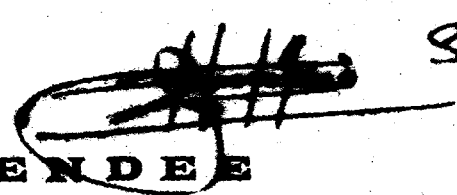
- (a) House No. : 4-18/5, 17 - low  
range content
- (b) Age of the Building. : 6 YEARS;
- (c) Plinth area of each floor : 1084 SQ. FEET;
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage. : 44
- (f) Length of Compound wall or fence. : NIL
- (g) Total Site. 24.17 30 yards or N.A. 20.21 30 meters <sup>sq. yards</sup> <sub>sq. meters</sub> undivided share of land.
- (h) Annual Rental Value : Re. 1,8000/-
- (i) Party's own estimate Value. : Re. 1,63,050/-
- (j) Departmental Value : Re.

Place : Secunderabad

Satish Mohan

**VENDOR**

Dated : 30/7/86



S.S. Kodavala

**VENDEE**

పుస్తకం పి.సి.కె.ఎ. సం. 3  
 తొలివేలం మొత్తం కాగితముల సంఖ్య  
 ..... 10 ..... \* కాగితము సంఖ్య  
 సంఖ్య: 9.5

వా. నం. 11/10/2011  
 తే. 10/10/2011



A. N. 11/10/2011  
 10/10/2011  
 10/10/2011

20/10/2011

20/10/2011

20/10/2011

20/10/2011

20/10/2011

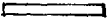
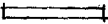
ANNEXURE

(a) The name of the company  
 (b) The name of the Director  
 (c) The name of the Secretary  
 (d) The name of the Auditor  
 (e) The name of the Registrar  
 (f) The name of the Government  
 (g) The name of the State  
 (h) The name of the District  
 (i) The name of the Division  
 (j) The name of the Office

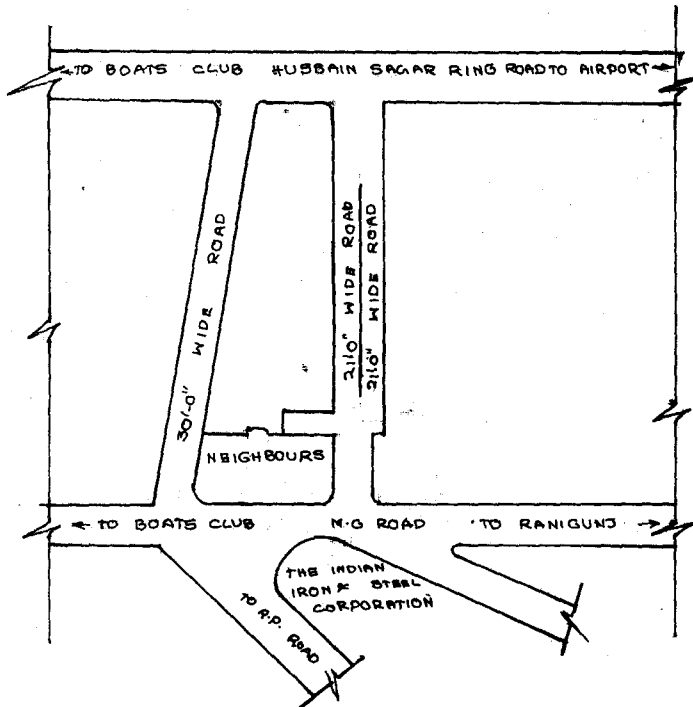
REGISTRATION PLAN SHOWING  
THE PORTION OF S.M. MODI  
COMMERCIAL COMPLEX BEARING  
MUNICIPAL NO. 5-4-187/5, KARBALA-  
MAIDAN, M.G. ROAD, SECUNDERABAD.

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

VENDEE: SWATI S. KADAKIA

REFERENCE: INCLUDED   
EXCLUDED 

BUILT UP AREA 10 @ 39 FT SCALE = 1" = 16'-0"  
WITH UNDIVIDED SHARE OF LAND 24.17 SQ YARDS  
OR 20.21 SQ METRE.

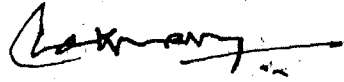



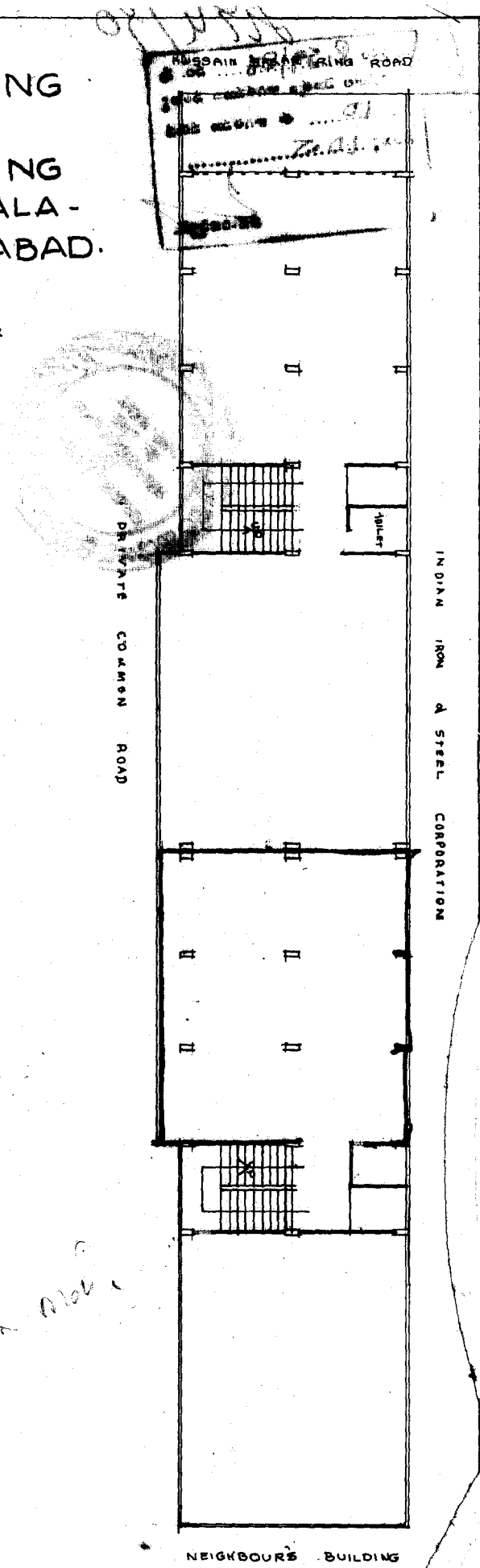
LOCATION PLAN  
NOT TO SCALE

BOUNDRIES

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

WITNESS:

1. 
2. 



NEIGHBOURS BUILDING

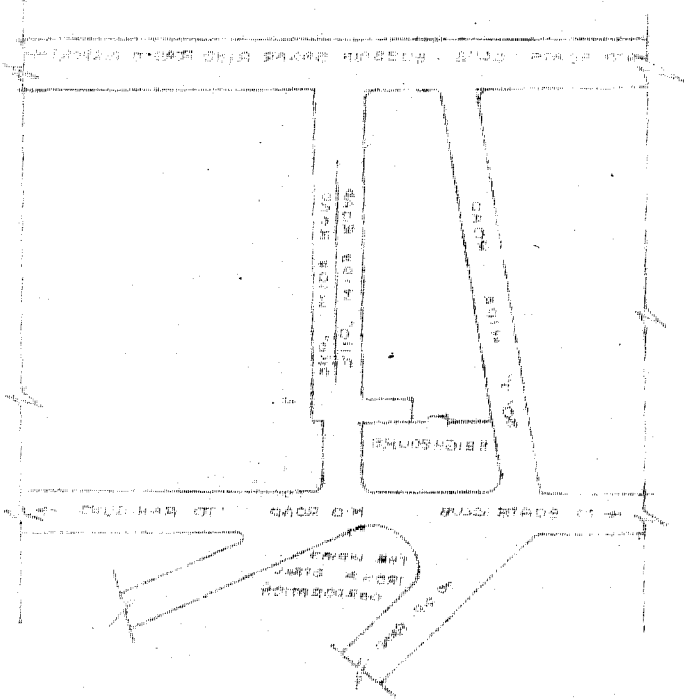
08/4/80

No. 59/80  
 ಸಾಧಾರಣ ಪಟ್ಟಿ ನೋಂದಣಿ  
 ಸಂಖ್ಯೆ 59/80  
 ದಿನಾಂಕ 08/4/80

REGISTRATION PLAN SHOWING  
 THE PORTION OF S.M. MG 01  
 COMMERCIAL COMPLEX BEARING  
 MUNICIPAL NO. S-4-18715 KARALA -  
 MAIDAN, M.G. ROAD, SECUNDERABAD

VENDOR: S.M. MODI  
 VENDOR: S.M. MODI COMMERCIAL COMPLEX  
 VENDEE: SWATI S. KADAPPA

REFERENCED: INCLUDED  
 EXCLUDED



LOCATION PLAN

BOUNDARIES

NORTH: ...  
 SOUTH: ...  
 EAST: ...  
 WEST: ...

WITNESSES

[Handwritten signatures and names of witnesses]

