

## **P.M. MODI COMMERCIAL COMPLEX**

### **LIST OF TITLE DOCUMENTS:**

1. Affidavit by heirs of P. M. Modi dated 6<sup>th</sup> May 2002
2. Affidavit by Mrs. Jayashree Parikh dated 16<sup>th</sup> April 2002
3. Sale Deed No. 692/65 dated 31-03-1965 for 2100 sq. yards of land
4. Agreement dated 4<sup>th</sup> November 1978 between Pravinchandra Modi & Kusum P Modi and others
5. Agreement dated 4<sup>th</sup> November 1978 between Pravinchandra Modi & Kusum P Modi and others
6. Lease Deed No. 2331/79 dated 6<sup>th</sup> August 1979 between Pravinchandra Modi & Kusum P Modi and others
7. Deed of transfer of trust property from trustees to beneficiary dated 31/03/1989 by Pravinchandra Modi and others in favour of Kusum P Modi
8. Supplementary agreement dated 6<sup>th</sup> May 1993 between Pravinchandra Modi and Omprakash Modi and others
9. Last will and testament dated 5<sup>th</sup> November 1999 by Pravinchandra Modi
10. Trust deed No. 32/2001 dated 27<sup>th</sup> March 2001 executed by Shri Omprakash Modi and Smt. Supriti H Gandhi



S.No. 6133 Date 01/3/2002 Amt 100

07478

Name OM Prakash P. modi

S.No. of No. Between Chandra modi

A.P 2015

For Whom Ce. It's interest

'K. Srinivas'  
 S.V.L. No. 26/98, R. No. 32/2000  
 CITY CIVIL COURT  
 SECUNDERABAD

**AFFIDAVIT**

I, **OMPRAKASH P.MODI**, son of Late Shri. Pravinchandra M.Modi, aged about 38 years, Occupation : Business, resident of, Hyderabad as an individual and also as

- (i) Managing Trustee of Pravinchandra Modi Family Trust
- (ii) Surviving legal heir of Late Shri. Pravinchandra Modi
- (iii) Karta, Co-parcener & Member of Pravinchandra Modi HUF.
- (iv) Lessee
- (v) Natural parent & guardian of Master Ashkay O.Modi
- (vi) Natural parent & guardian of Miss Komal O.Modi
- (vii) Trustee of Sidha Yoga Trust

AND

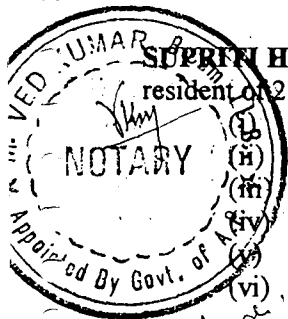
**AJAY KUMAR P.MODI**, son of Late Shri. Pravinchandra M. Modi, aged about 34 years, Occupation : Business, resident of Hyderabad as an individual and also as

- (i) Surviving legal heir of Late Shri. Pravinchandra Modi
- (ii) Co-parcener & Member of Pravinchandra Modi HUF.
- (iii) Lessee
- (viii) Natural parent & guardian of Miss Sneha A.Modi

AND

**SURESH H.GANDHI**, wife of Sri Hridoy Gandhi, aged about 41 years, Occupation: House wife, resident of 2 E, Raag Darbar, Sterling Road, Chennai as an individual and also as

- (i) Managing Trustee of Pravinchandra Modi Family Trust
- (ii) Surviving legal heir of Late Shri. Pravinchandra Modi
- (iii) Co-parcener & Member of Pravinchandra Modi HUF.
- (iv) Lessee
- (v) Natural parent & guardian of Miss. Heeral Gandhi
- (vi) Trustee of Sidha Yoga Trust



M. Prakash Modi

Suresh H. Gandhi  
 KUSHI P. modi  
 P. Modi

Suresh H. Gandhi  
 Suresh H. Gandhi  
 Suresh H. Gandhi

AND

**KUSUM P.MODI**, wife of late Shri. Pravinchandra M.Modi, aged about 61 years, Occupation : Housewife, resident of 6-3-344, Road No. 1, Banjara Hills, Hyderabad as an individual and also as

- (i) Surviving legal heir of Late Shri. Pravinchandra Modi
- (ii) Co-parcener & Member of Pravinchandra Modi HUF.
- (iii) Lessee
- (iv) Sole beneficiary of Pravinchandra Modi Discretionary Family Trust

AND

**PARUL O. MODI** wife of Omprakash Modi aged about \_\_\_\_ years, Occupation : Housewife, resident of 8-3-1084/1, Srinagar Colony, Hyderabad as an individual and also as

- (i) Beneficiary of Pravinchandra Modi Family Trust which is constituted by virtue of Last Will and Testament dated 05.11.1999

AND

**SMITA A. MODI**, wife of Ajaykumar Modi aged about \_\_\_\_ years, Occupation : Business, resident of 6-3-344, Banjara Hills, Hyderabad as an individual and also as

- (i) Beneficiary of Pravinchandra Modi Family Trust which is constituted by virtue of Last Will and Testament dated 05.11.1999

AND

**SUSHIL H. GANDHI**, daughter of Sri Hridoy Gandhi, aged about \_\_\_\_ years, Occupation : Student, resident of 2 E, Raag Darbar, Sterling Road, Chennai as an individual and also as

- (i) Beneficiary of Pravinchandra Modi Family Trust which is constituted by virtue of Last Will and Testament dated 05.11.1999

**DO HEREBY JOINTLY AND SEVERALLY SOLEMNLY STATE AND CONFIRM ON OATH AS UNDER**

1. That we, along with Jayshree H. Parikh, either in our individual capacity and/or in all representative capacities including as stated above are the only absolute/beneficial owners of and/or having subsisting interest in/over immovable property called P.M.Modi Commercial Complex situated at the corner of the Hussain Ring Road known as Karbala Maidan bearing Municipal No.5-4-187/6/5/9, Secunderabad.
2. That the above said immovable property was owned by Shri. Pravinchandra Modi.
3. That Shri. Pravinchandra Modi as a Lessor during his life time has entered into two agreements both dated 04.11.1978, a Lease Deed dated 06.08.1979 and a Supplementary Agreement dated 06.05.1993 in respect of P.M.Modi Commercial Complex.
4. That under the above referred agreements following are the seven lessees  
Shri. Omprakash P.Modi, Shri. Ajay Kumar P.Modi, Smt. Supriti H. Gandhi, Smt. Jayshree H.Parikh , Smt. Kusum P.Modi , Pravinchandra Modi HUF & Pravinchandra Modi Discretionary Family Trust.
5. That the said Shri. Pravinchandra Modi died on 20.12.1999.

6. That under a Last Will and Testament dated 05.11.1999 the said Shri. Pravinchandra Modi has, inter alia, bequeathed all his rights, claims, ownership etc. over P. M. Modi Commercial Complex to Pravinchandra Modi Family Trust, a Trust created under the Will.

7. That Omprakash Modi and Supriti Gandhi are appointed as Managing Trustees of Pravinchandra Modi Family Trust under the above referred Will and they are given the powers to frame the rules and regulations for the management of Trust. Accordingly both the Managing Trustees have drawn up and executed a Trust Deed dated 27.03.2001 and is registered as Document No.32/2001 with the office of Sub-Registrar Vallabh Nagar, R.R.Dist on 28.03.2001.

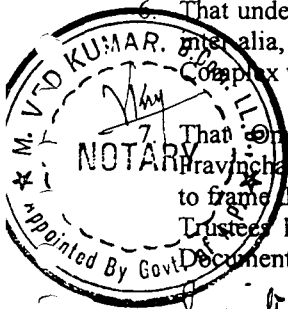
Supriti Gandhi

Kusum P Modi  
Pravinchandra

Omprakash Modi  
Ajay Kumar Modi

Jayshree H. Parikh

Pravinchandra Modi



8. That the beneficiaries of above referred Pravinchandra Modi Family Trust, are Shri. Omprakash P.Modi - 20%, Shri. Ajaykumar P.Modi - 10 % , Smt. Suprithi H. Gandhi - 5 % , Smt. Jayshree Parikh - 5%, Smt. Parul O.Modi - 5%, Smt. Smita A. Modi- 5 % , Miss. Heeral Gandhi - 5%, Miss. Sushil Gandhi - 5%, Master Akshay O.Modi - 5 % , Miss Komal O.Modi - 5%, Master Sanath Parikh - 5%, Miss Sneha A.Modi - 5% and Sidha Yoga Trust - 20%.
9. That Omprakash Modi and Supriti Gandhi, the Managing Trustees under the Registered Trust Deed dated 27.03.2001 has, inter-alia, all the powers in them to hold, sale, mortgage, transfer or deal with the properties devolved upon the Trust in the name of the Trust and in the interest of Trust.
10. That we jointly and severally undertake in individual capacity and/or in all representative capacities and/or as beneficiaries of the Trust not to question/challenge in any manner the powers of the Managing Trustees of the Pravinchandra Modi Family Trust to hold, sale, mortgage, transfer or deal with the properties devolved upon the Trust.
11. That we are making this affidavit in our individual capacities and/or in all other representative capacities and/or as beneficiaries and/or surviving legal heirs etc. so as to give the true and correct recitals as to the flow of title, claims, rights etc. of whatsoever nature in respect of P. M. Modi Commercial Complex
12. That we hereunder give a true and correct recitals as to the flow of title, claims, rights etc. of whatsoever nature in respect of P. M. Modi Commercial Complex.
  - (a) Shri. Pravinchandra Manilal Modi owns all that portion of land admeasuring 2100 Sq. Yards forming portion of the land known as Karbala Maidan by virtue of Sale Deed dated 31.03.1965 executed by M/s. Barman Brothers, a firm registered under the Partnership Act and registered as Document No.692 of 1965 in Book No.I in the office of Sub-Registrar, Secunderabad.
  - (b) Shri. Pravinchandra Modi during the years of 1965 to 1978 constructed, as per plans sanctioned by the Hyderabad Municipal Corporation (Secunderabad Division) a structure having a part basement of approximately 2600 Sq. ft. and a Ground Floor having a plinth area of approximately 7000 Sq. Feet on the part of the land referred above.
  - (c) Shri. Pravinchandra Modi later on got building plans sanctioned by the Municipality for further constructions i.e. of a basement (part) and ground (part) and three upper floors on the rest of the above referred land.
  - (d) The P.M.Modi Commercial Complex is constructed after obtaining necessary sanctions from M.C.H. from time to time.
  - (e) The owner Shri. Pravinchandra Modi, under a Notarised Agreement dated 4<sup>th</sup> day of November 1978 and under a Supplementary Agreement dated 04.11.1978 has granted lease to seven lessees named therein entitling them, inter-alia, to let out the structure that may be constructed by them and also to assign their interest in the Leased Premises.
  - (f) The owner Shri. Pravinchandra Modi has later on under a Lease Deed dated 06.08.1979 registered as document No.2331/15 with the Sub-Registrar, Secunderabad granted Lease to seven lessees named therein entitling them, inter-alia, to let out the structures that may be constructed by them and also to assign their interest in the Leased Premises.
  - (g) In the above referred registered Lease Deed dated 06.08.1979 reference of earlier two agreements both dated 04.11.1978 is inadvertently not been given. However the seven lessee and terms and conditions contained in the two agreements both dated 04.11.1978 and in the registered Lease Deed dated 06.08.1979 are the same.

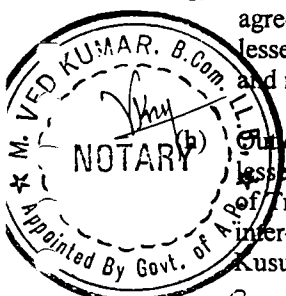
One of the seven lessees named under the Lease Deed dated 06.08.1979, one of the lessee namely Pravinchandra Modi Discretionary Family Trust has under a Deed of transfer of Trust Property from Trustees to Beneficiary dated 31.03.1989 transferred, inter-alia, its 1/7th share in P. M. Modi Commercial Complex unto the beneficiary Smt. Kusum P.Modi.

Suprithi Gandhi  
Kusum P. Modi  
P. Modi

Sushil Gandhi  
Ajaykumar P. Modi

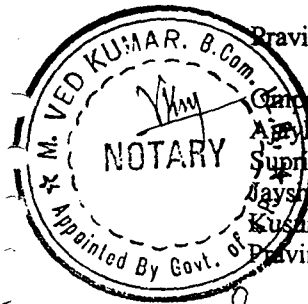
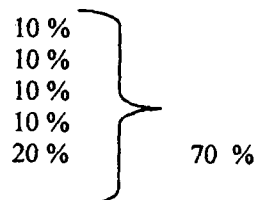
Omprakash P. Modi

Sidha Yoga Trust  
Sanath Parikh



- (i) The above Lease Deed dated 06.08.1979 was for a minimum initial period of 5 years from the date of agreement with an option to the Lessees to renew the lease as under:
  - (i). For a further period of 5 (five) years
  - (ii) For a further period of 10 (Ten) years thereafter
  - (iii) For a last period of 10 (Ten) years thereafter
- (j) During the currency of the Lease Deed, a Supplementary Agreement dated 06.05.1993 is entered into where in the terms and conditions of earlier Lease Deed dated 06.08.1979 are supplemented by adding further clauses. Under this agreement all the seven Lessees have given up their rights, claims, interest etc. of whatsoever nature in consideration of Lessor (i.e. Shri.Pravinchandra Modi) agreeing to give 70% of the sale consideration that may be received on sale of various portions/premises in P. M. Modi Commercial Complex from time to time.
- (k) Under the above referred Supplementary Agreement dated 06.05.1993, Pravinchandra Modi Discretionary Family Trust has continued to be one of the lessee though its 1/7<sup>th</sup> right arising out of the Lease Deed dated 06.08.1979 has already been given to the beneficiary Smt. Kusum P.Modi under a Deed of Transfer of Trust Property from Trustee to Beneficiary dated 31.03.1989.
- (l) After the execution of Deed of Transfer of Trust Property from Trustee to Beneficiary dated 31.03.1989, the said Pravinchandra Modi Discretionary Family Trust has no rights of whatsoever nature through its name has been inadvertently included in the Supplementary Agreement dated 06.05.1993 instead that of Smt. Kusum P.Modi.
- (m) The above Lease has been renewed from time to time by the Lessees and the terms and conditions of the Lease Deed dated 06.08.1979 and Supplementary Agreement dated 06.05.1993 are subsisting and valid on the day of this affidavit
- (n) The owner and the Lessor Shri. Pravinchandra Modi died on 20.12.1999.
- (o) Shri. Pravinchandra Modi under his Last Will and Testament Dated 15.11.1999 has bequeathed, inter-alia, his share and rights as given below in P.M.Modi Commercial Complex, Karbala Maidan, M.G.Road, Secunderabad to "Pravinchandra Modi Family Trust".
  - (i) 2600 Sq. ft in Cellar and 7000 Sq. Ft. in the Ground Floor with proportionate undivided share in the land;
  - (ii) 30% share in the unsold portion of remaining Cellar and Ground Floors, and
  - (iii) 30% share in the unsold portions of First, Second and Third floors.
- (p) The absolute ownership rights of Shri. Pravinchandra Modi in respect of P. M. Modi Commercial Complex on his demise on 20.12.1999, thus got devolved upon Pravinchandra Modi Family Trust.
- (q) By virtue of Last Will and Testament dated 15.11.1999 read together with Supplementary Agreement dated 06.05.1993 the title and the absolute ownership of P. M. Modi Commercial Complex vests with Pravinchandra Modi Family Trust. However under a Supplementary Agreement dated 06.05.1993 the consideration for sale of various portions/premises in P. M. Modi Commercial Complex is required to be shared between Shri. Pravinchandra Modi Family Trust on the one hand and seven lessees collectively on the other hand in the ratio of 30:70 respectively as given in detail hereunder :

Pravinchandra Modi Family Trust	30 %
Pravinakash Modi	10 %
Pravin Kumar Modi	10 %
Supriya H.Gandhi	10 %
Jayshree H.Parikh	10 %
Kusum P.Modi	20 %
Pravinchandra Modi HUF	10 %



Supriya Gandhi  
 Kusum P MODI  
 Pravinakash Modi  
 Jayshree H.Gandhi  
 Pravin Kumar Modi

13. That the apportionment amongst us of sale proceeds of various portions/premises in P. M. Modi Commercial Complex that may be sold from time to time is purely an internal arrangement and none of us will raise any objection or claim against third parties/buyers/prospective purchasers for non apportionment/non receipt of the sale consideration for whatever reason in accordance with above given ratio
14. That we jointly and severally undertake to indemnify buyers of the portions/premises in P. M. Modi Commercial complex in respect of any claims, all losses, expenses and cost including court cost to which the buyer may be put on account of non apportionment/non receipt of sale consideration amongst ourselves in accordance with the above given ratio.
15. That we jointly and severally undertake to indemnify buyers of portions/premises in P.M.Modi Commercial Complex at all times in respect of all losses, expenses and costs including court costs to which the buyer may be put on account of all or any of the recitals contained herein being false, incorrect; or on account of the breach of all or any of the covenants contained or on account of any one else claiming any right, title or interest in the premises sold ; or on account of any let or hindrance to the buyer in the enjoyment of the premises.

*Omprakash Modi*

Omprakash P. Modi  
(DEPONENT)

*Ajay Kumar Modi*

Ajaykumar P.Modi  
(DEPONENT)

*Supriti Gandhi*

Supriti H.Gandhi  
(DEPONENT)

*Kusum P Modi*

Kusum P.Modi  
(DEPONENT)

*Parul O Modi*

Parul O. Modi  
(DEPONENT)

*Smita A Modi*

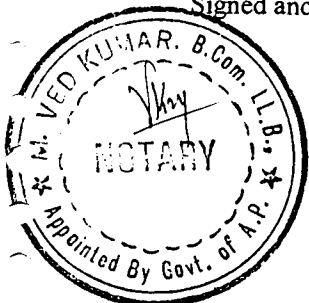
Smita A. Modi  
(DEPONENT)

*Sushil H Gandhi*

Sushil H.Gandhi  
(DEPONENT)

I , OMPRAKASH P. MODI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th</sup> day of March 2002



*Omprakash Modi*  
(DEPONENT)

I, AJAYKUMAR P. MODI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th may</sup>~~1st day of March~~ 2002

*Ajay*

*Ajay*  
(DEPONENT)

I, SUPRITI H. GANDHI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th may</sup>~~1st day of March~~ 2002

*Supriti*

*Supriti Gandhi*  
(DEPONENT)

I, KUSUM P. MODI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th may</sup>~~1st day of March~~ 2002

*Kusum*

*Kusum P modi*  
(DEPONENT)

I, PARUL O. MODI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th may</sup>~~1st day of March~~ 2002

*Parul*

*Parul Modi*  
(DEPONENT)

I, SMITA A. MODI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th may</sup>~~1st day of March~~ 2002

*Smita*

*Smita Modi*  
(DEPONENT)

I, SUSHIL H.GANDHI, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this <sup>6th May</sup>~~1st day of March~~ 2002

*Sushil*

*Sushil Gandhi*  
(DEPONENT)



ATTESTED

*M. Ved Kumar*  
06/5/2002  
M. Ved Kumar  
B. Com. LL.B.  
ADVOCATE & NOTARY  
GHATKESAR  
RANGA REDDY DIST.

**AFFIDAVIT**

I, **JAYSHREE H.PARIKH**, wife of Shri. Himanshu Parikh, aged about 36 years, resident of 34622 S, 93 St., MILWAUKEE W.I. – 553227, USA, as an individual and also as

- (i) Surviving legal heir of Late Shri. Pravinchandra Modi
- (ii) Co-parcener & Member of Pravinchandra Modi HUF.
- (iii) Lessee
- (iv) Natural parent & guardian of Master Sarath Parikh

**DO HEREBY SOLEMNLY STATE AND CONFIRM ON OATH AS UNDER**

1. That I, along with Omprakash P. Modi, Ajaykumar P.Modi, Supriti H.Gandhi, Kusum P. Modi, Parul O. Modi , Smita A. Modi and Sushil H.Gandhi, either in our individual capacity and/or in all representative capacities including as stated above are the only absolute/beneficial owners of and/or having subsisting interest in/over immovable property called P.M.Modi Commercial Complex situated at the corner of the Hussain Sagar Ring Road known as Karbala Maidan bearing Municipal No.5-4-187/6/5/9, Secunderabad.
2. That the above said immovable property was owned by Shri. Pravinchandra Modi.
3. That Shri. Pravinchandra Modi as a Lessor during his life time has entered into two agreements both dated 04.11.1978, a Lease Deed dated 06.08.1979 and a Supplementary Agreement dated 06.05.1993 in respect of P.M.Modi Commercial Complex.
4. That under the above referred agreements following are the seven lessees  
Shri. Omprakash P.Modi, Shri. Ajay Kumar P.Modi, Smt. Supriti H. Gandhi, Smt. Jayshree H.Parikh , Smt. Kusum P.Modi , Pravinchandra Modi HUF & Pravinchandra Modi Discretionary Family Trust.

*Jayshree Parikh*

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

*Iris V. Fonseca*  
NOTARY IRIS V. FONSECA

COMMISSION EX 4/16/06



5. That the said Shri. Pravinchandra Modi died on 20.12.1999.
6. That under a Last Will and Testament dated 05.11.1999 the said Shri. Pravinchandra Modi has, inter-alia, bequeathed all his rights, claims, ownership etc. over P. M. Modi Commercial Complex to Pravinchandra Modi Family Trust, a Trust created under the Will.
7. That Omprakash Modi and Supriti Gandhi are appointed as Managing Trustees of Pravinchandra Modi Family Trust under the above referred Will and they are given the powers to frame the rules and regulations for the management of Trust. Accordingly both the Managing Trustees have drawn up and executed a Trust Deed dated 27.03.2001 and is registered as Document No.32/2001 with the office of Sub-Registrar Vallabh Nagar, R.R.Dist on 28.03.2001.
8. That the beneficiaries of above referred Pravinchandra Modi Family Trust, are Shri. Omprakash P.Modi - 20%, Shri. Ajaykumar P.Modi - 10 % , Smt. Suprithi H. Gandhi - 5 % , Smt. Jayshree Parikh - 5%, Smt. Parul O.Modi - 5%, Smt. Smita A. Modi- 5 % , Miss. Heeral Gandhi - 5%, Miss. Sushil Gandhi - 5%, Master Akshay O.Modi - 5 % , Miss Komal O.Modi - 5%, Master Sanath Parikh - 5%, Miss Sneha A.Modi - 5% and Sidha Yoga Trust - 20%.
9. That Omprakash Modi and Supriti Gandhi, the Managing Trustees under the Registered Trust Deed dated 27.03.2001 has, inter-alia, all the powers in them to hold, sale, mortgage, transfer or deal with the properties devolved upon the Trust in the name of the Trust and in the interest of Trust.
10. That I undertake in individual capacity and/or in all representative capacities and/or as beneficiaries of the Trust not to question/challenge in any manner the powers of the Managing Trustees of the Pravinchandra Modi Family Trust to hold, sale, mortgage, transfer or deal with the properties devolved upon the Trust.
11. That I am making this affidavit in my individual capacity and/or in all other representative capacities and/or as beneficiaries and/or surviving legal heirs etc. so as to give the true and correct recitals as to the flow of title, claims, rights etc. of whatsoever nature in respect of P. M. Modi Commercial Complex
12. That I hereunder give a true and correct recitals as to the flow of title, claims, rights etc. of whatsoever nature in respect of P. M. Modi Commercial Complex.
  - (a) Shri. Pravinchandra Manilal Modi owns all that portion of land admeasuring 2100 Sq. Yards forming portion of the land known as Karbala Maidan by virtue of Sale Deed dated 31.03.1965 executed by M/s. Barman Brothers, a firm registered under the Partnership Act and registered as Document No.692 of 1965 in Book No.I in the office of Sub-Registrar, Secunderabad.
  - (b) Shri. Pravinchandra Modi during the years of 1965 to 1978 constructed, as per plans sanctioned by the Hyderabad Municipal Corporation (Secunderabad Division) a structure having a part basement of approximately 2600 Sq. ft. and a Ground Floor having a plinth area of approximately 7000 Sq. Feet on the part of the land referred above.

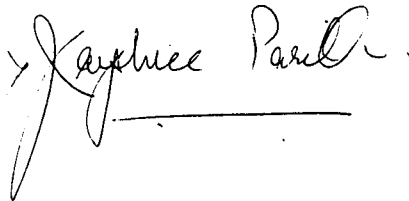
*Kayshree Parikh*

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

*Jiris V. Fonseca*  
NOTARY JIRIS V. FONSECA

COMMISSION EX 4/16/06

- (c) Shri. Pravinchandra Modi later on got building plans sanctioned by the Municipality for further constructions i.e. of a basement (part) and ground (part) and three upper floors on the rest of the above referred land.
- (d) The P.M.Modi Commercial Complex is constructed after obtaining necessary sanctions from M.C.H. from time to time.
- (e) The owner Shri. Pravinchandra Modi, under a Notarized Agreement dated 4<sup>th</sup> day of November 1978 and under a Supplementary Agreement dated 04.11.1978 has granted lease to seven lessees named therein entitling them, inter-alia, to let out the structure that may be constructed by them and also to assign their interest in the Leased Premises.
- (f) The owner Shri. Pravinchandra Modi has later on under a Lease Deed dated 06.08.1979 registered as document No.2331/15 with the Sub-Registrar, Secunderabad granted Lease to seven lessees named therein entitling them, inter-alia, to let out the structures that may be constructed by them and also to assign their interest in the Leased Premises.
- (g) In the above referred registered Lease Deed dated 06.08.1979 reference of earlier two agreements both dated 04.11.1978 is inadvertently not been given. However the seven lessee and terms and conditions contained in the two agreements both dated 04.11.1978 and in the registered Lease Deed dated 06.08.1979 are the same.
- (h) Out of the seven lessees named under the Lease Deed dated 06.08.1979, one of the lessee namely Pravinchandra Modi Discretionary Family Trust has under a Deed of Transfer of Trust Property from Trustees to Beneficiary dated 31.03.1989 transferred, inter-alia, its 1/7th share in P. M. Modi Commercial Complex unto the beneficiary Smt. Kusum P.Modi.
- (i) The above Lease Deed dated 06.08.1979 was for a minimum initial period of 5 years from  
the date of agreement with an option to the Lessees to renew the lease as under:
  - (i) For a further period of 5 (five) years
  - (ii) For a further period of 10 (Ten) years thereafter
  - (iii) For a last period of 10 (Ten) years thereafter
- (j) During the currency of the Lease Deed, a Supplementary Agreement dated 06.05.1993 is entered into where in the terms and conditions of earlier Lease Deed dated 06.08.1979 are supplemented by adding further clauses. Under this agreement all the seven Lessees have given up their rights, claims, interest etc. of whatsoever nature in consideration of Lessor (i.e. Shri.Pravinchandra Modi) agreeing to give 70% of the sale consideration that may be received on sale of various portions/premises in P. M. Modi Commercial Complex from time to time.



STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

  
NOTARY IRIS V. FONSECA

COMMISSION EX 4/16/06

- (k) Under the above referred Supplementary Agreement dated 06.05.1993, Pravinchandra Modi Discretionary Family Trust has continued to be one of the lessee though its 1/7<sup>th</sup> right arising out of the Lease Deed dated 06.08.1979 has already been given to the beneficiary Smt. Kusum P.Modi under a Deed of Transfer of Trust Property from Trustee to Beneficiary dated 31.03.1989.
- (l) After the execution of Deed of Transfer of Trust Property from Trustee to Beneficiary dated 31.03.1989, the said Pravinchandra Modi Discretionary Family Trust has no rights of whatsoever nature through its name has been inadvertently included in the Supplementary Agreement dated 06.05.1993 instead that of Smt. Kusum P.Modi.
- (m) The above Lease has been renewed from time to time by the Lessees and the terms and conditions of the Lease Deed dated 06.08.1979 and Supplementary Agreement dated 06.05.1993 are subsisting and valid on the day of this affidavit
- (n) The owner and the Lessor Shri. Pravinchandra Modi died on 20.12.1999.
- (o) Shri. Pravinchandra Modi under his Last Will and Testament Dated 15.11.1999 has bequeathed, inter-alia, his share and rights as given below in P.M.Modi Commercial Complex, Karbala Maidan, M.G.Road, Secunderabad to "Pravinchandra Modi Family Trust "
  - (i) 2600 Sq. ft in Cellar and 7000 Sq. Ft. in the Ground Floor with proportionate undivided share in the land;
  - (ii) 30% share in the unsold portion of remaining Cellar and Ground Floors, and
  - (iii) 30% share in the unsold portions of First, Second and Third floors.
- (p) The absolute ownership rights of Shri. Pravinchandra Modi in respect of P. M. Modi Commercial Complex on his demise on 20.12.1999, thus got devolved upon Pravinchandra Modi Family Trust.
- (q) By virtue of Last Will and Testament dated 15.11.1999 read together with Supplementary Agreement dated 06.05.1993 the title and the absolute ownership of P. M. Modi Commercial Complex vests with Pravinchandra Modi Family Trust. However under a Supplementary Agreement dated 06.05.1993 the consideration for sale of various portions/premises in P. M. Modi Commercial Complex is required to be shared between Shri. Pravinchandra Modi Family Trust on the one hand and seven lessees collectively on the other hand in the ratio of 30:70 respectively as given in detail hereunder :

Pravinchandra Modi Family Trust		30 %
Omprakash Modi	10 %	} 70%
Ajaykumar Modi	10 %	
Supriti H.Gandhi	10 %	
Jayshree H.Parikh	10 %	
Kusum P.Modi	20 %	
Pravinchandra Modi HUF	10 %	

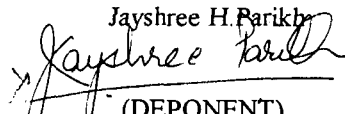
*Jayshree Parikh*

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

*Iris V. Fonseca*  
NOTARY IRIS V. FONSECA

COMMISSION EX 4/16/06

13. That the apportionment amongst us of sale proceeds of various portions/premises in P. M. Modi Commercial Complex that may be sold from time to time is purely an internal arrangement and none of us will raise any objection or claim against third parties/buyers/prospective purchasers for non apportionment/non receipt of the sale consideration for whatever reason in accordance with above given ratio
14. That I jointly and severally undertake to indemnify buyers of the portions/premises in P. M. Modi Commercial complex in respect of any claims, all losses, expenses and cost including court cost to which the buyer may be put on account of non apportionment/non receipt of sale consideration amongst ourselves in accordance with the above given ratio.
15. That I jointly and severally undertake to indemnify buyers of portions/premises in P.M.Modi Commercial Complex at all times in respect of all losses, expenses and costs including court costs to which the buyer may be put on account of all or any of the recitals contained herein being false, incorrect; or on account of the breach of all or any of the covenants contained or on account of any one else claiming any right, title or interest in the premises sold ; or on account of any let or hindrance to the buyer in the enjoyment of the premises.


Jayshree H. Parikh  
  
(DEPONENT)

I, JAYSHREE H. PARIKH, the above named deponent hereby declare and verify that the above contents are true to the best of my knowledge.

Signed and verified on this .....day of June 2002

  
(DEPONENT)

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

  
NOTARY IRIS V. FONSECA

COMMISSION EX 4/16/06

3

692 1500



Handwritten notes in Urdu and Hindi, including 'Rs. 150/00 (Rs. 150/00)' and '1500'.

SALE DEED.

SALE DEED executed at Secunderabad on this the 31st day of March 1965 by M/s. Barman Brothers, a firm registered under the Partnership Act, represented by its partners (1) Somnath Barman, son of Shambunath, Hindu, aged 30 years (2) Veerendranath Barman, son of Somnath, Hindu, aged 33 years and (3) Surendranath Barman, son of Somnath, Hindu, aged 30 years, carrying on business in Gunfoundry, Hyderabad herein after called the Vendors which term shall mean and include, whenever the context may so require their

1. S. Barman
2. Veerendra Nath Barman
3. Surendra Nath Barman

150 Rs



Handwritten notes in Urdu and Hindi. On the left, there is a signature and some illegible text. In the center, there is a note: '₹150/- (R. 150/-) 13/10'. On the right, there is another signature and the word 'تاریخ' (Date).

- 2 -

successors in interest in favour of Pravinchandra  
 M. Modi, son of Manilal, Hindu, aged 28 years,  
 partner, Indian Iron & Steel Corporation, Rastra-  
 patny Road, Secunderabad hereinafter called the  
 purchaser, which term shall mean and include whenever  
 the context may so require, his heirs, executors,  
 administrators and assigns witnesseth as follows: -

The Evacuee property known as "Karbala Maidan"  
 situate in Mahatma Gandhi Road, Secunderabad was

1. S. S. Sharma
2. Veerendra Nath Sharma
3. J. -

contd....3/-



Handwritten notes in Urdu and Hindi are present below the stamp. One note reads 'Rs 150 of 100 (Rs 150 4 10)'. Another note reads '100 - 1/2'.

- 3 -

originally purchased by Devi Dayal Marwah and his associates (1) Bhagwandas Rochaldas (2) Jannadas Ramdas (3) Shopt Bai Tiratdas (4) Sugunlal Hassanand (5) Muralidhar Ptimal (6) Kanayalal Teeckchand (7) Balchand Issardas (8) Nirmala Bai Gulabchand (9) Goverdhanada das (10) Bhagwandas (11) Phumal alias Bhagwandas Jaindani (12) Nirmal Kumar (13) Subash Kumar (14) Prakash Kumar (15) Smt. Jogindrvathi (16) Savithri Devi and (17) Pramodh Kumar. The said Devidayal Marwah was the successful bidder in an auction held by the Regional Settlement Commissioner, Bombay on 19-12-1955 which bid was confirmed by the

1. S. K. Bhatnagar  
2. Varanendra Nath Bhatnagar

contd....4/



- 4 -

Regional Settlement Commissioner, Bombay. The said Devidayal Marwah, associated the abovesaid 17 persons in the purchase of the property "Karbala Maidan" by getting the compensation payable to him and the 17 others, who are all displaced persons, against their verified claims, adjusted in the sale price of the said property known as Karbala Maidan. A sale certificate was issued by the Regional Settlement Commissioner, Bombay on 21st April 1961 declaring Devi Dayam Marwah and his associates as the purchasers of Karbala Maidan. By an agreement dated 28-11-1960

1. *S. S. Marwah*
2. *Vasendra Nath Marwah*
3. *[Signature]*

contd....5/-





- 5 -

Devi Dayal Marwah agreed to sell Karbala Maidan to the Vendors herein or their nominees, on terms and conditions mentioned in the said agreement. After the said agreement and on the request of Devidayal Marwah, the amounts of the claims payable to each of the said associates, was paid to the said associates by the Vendors herein out of the advance payable to the said Devidayal Marwah by the Vendors, for the purchase of Karbala Maidan. After receipt of the abovesaid amounts from the Vendors herein, the said 17 persons agreed to sell the said property known as

1. S. Berman
2. Veerendra Nath Berman
3. J. Berman

contd.....6/-



Handwritten notes in Urdu and Hindi below the stamp, including the number '150' and some illegible signatures and dates.

Karbala Maidan to any person nominated by Devi Dayal Marwah. The said 17 persons also executed irrevocable powers of attorney authorising their agents to execute and register sale deeds in favour of Devi Dayal or the nominees of Devi Dayal Marwah. The said Devidayal Marwah also created an equitable mortgage of the entire Karbala Maidan, in favour of the Vendors for Rs. 95,320-50 found due by them to the Vendors herein as per settlement of account made on 31-5-1962.

1. ...
2. Veerendra Nath Berman
3. ...



Handwritten notes in Urdu and Hindi, including 'Rs. 150/each', '4/19', and 'محکمہ زمینداروں کے دفتر' (Office of Landowners).

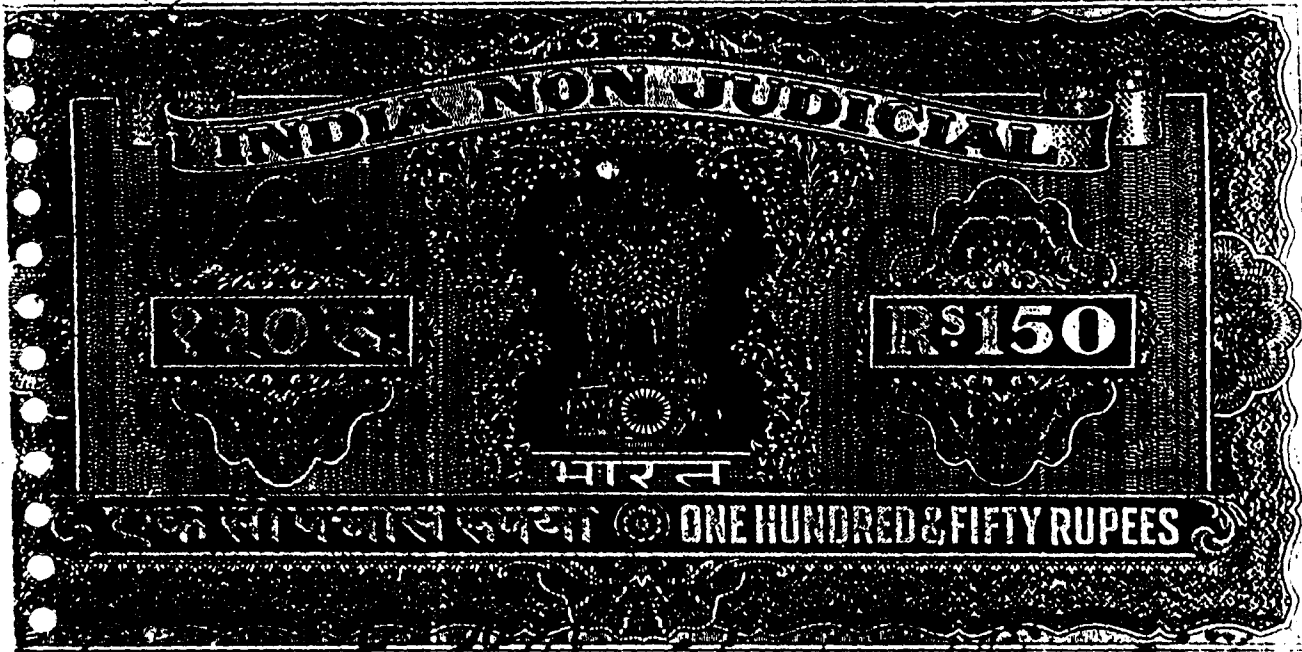
As per the nominations made by the Vendors herein, the said Devidayal Marwah, and the power of attorney agents of his associates namely P.K. Sehgal and B.N. Kochar, executed and got registered sale deeds in favour of the nominees of the Vendors herein, conveying portions of Karbala Maidan to the said nominees by separate Sale Deeds.

In pursuance of the agreement executed by Devidayal Marwah in their favour the Vendors herein called upon Devidayal Marwah to convey the portion of

1. S. S. Bannu
2. Veerendra Nath Bannu
3. ...

contd.....3/-

150 Rs.



Handwritten notes in Urdu and English. The English text includes "Rs. 150/-" and "4270". The Urdu text is partially legible and appears to be a signature or set of initials.

- 8 -

Karbala Maidan admeasuring 4042 Sq. Yds. in their favour at Rs. 20/- per Sq. Yd. as per the terms of the agreement dated 28-11-1960 and the said Devidayal Marwah consented to the same. By virtue of the order of the High Court of Andhra Pradesh passed in C.M.P. No. 373/1961 in C.M.A.No. 373 of 1961 the Vendors had to deposit Rs. 50,000/- or reserve 3000 Sq. yards to answer the claim of G. Moosal Reddy and others against Devidayal Marwah. The Vendors herein under took the said liability and to make a deposit of Rs. 50,000/- as

1. S. Banu
2. Keerendra Nath Banu
3. S. Banu

contd....9/-



Handwritten notes in Urdu and Hindi below the stamp. The notes include the amount '₹ 150/00' and 'Rs 150/00/00'. There are several lines of text, some of which are partially obscured or illegible due to the handwriting and ink bleed-through. The text appears to be a receipt or acknowledgment of the stamp's value.

and when the plot covered by the sale deed was sold to others and agreed to indemnify Devidayal Marwah and his associates. A sale deed was accordingly drawn up on 30-3-1963. The General Power of Attorney Agents of the 17 associates of Devidayal Marwah executed the said sale deed in favour of the Vendors on 9th April 1963 but the said Devidayal Marwah evaded execution of the sale deed and promised to do so after consulting his lawyer but ultimately evaded executing the sale deed. But the sale deed was partially registered in the office

1. *Sy. Hemman*
2. *Veerendra Nath Berman*
3. *J. ...*



- 10 -

of the Sub-Registrar, Secunderabad as document No.2082 of 1963 Book No. 1 as regards P.K. Sahgal, the General Power of Attorney Agent of the associates of Devi Dayal Marwah on 31-12-1963 and again on 30-3-1964 as regards the other General Power of attorney agent of the associatees namely B.N. Kochar as document No. 590 of 1964 book No. 1 Vol. 69 Pages 113 to 117 dated 31-3-1964. On 26-11-1963 the Vendors herein filed a suit against Devidayal Marwah and his associates praying for the relief of grant specific performance of the contract dated 28-11-1960 by directing Devi Dayal Marwah to

1. For Barman
2. Veerendra Nath Barman
3. Anil Kumar

contd....11/-

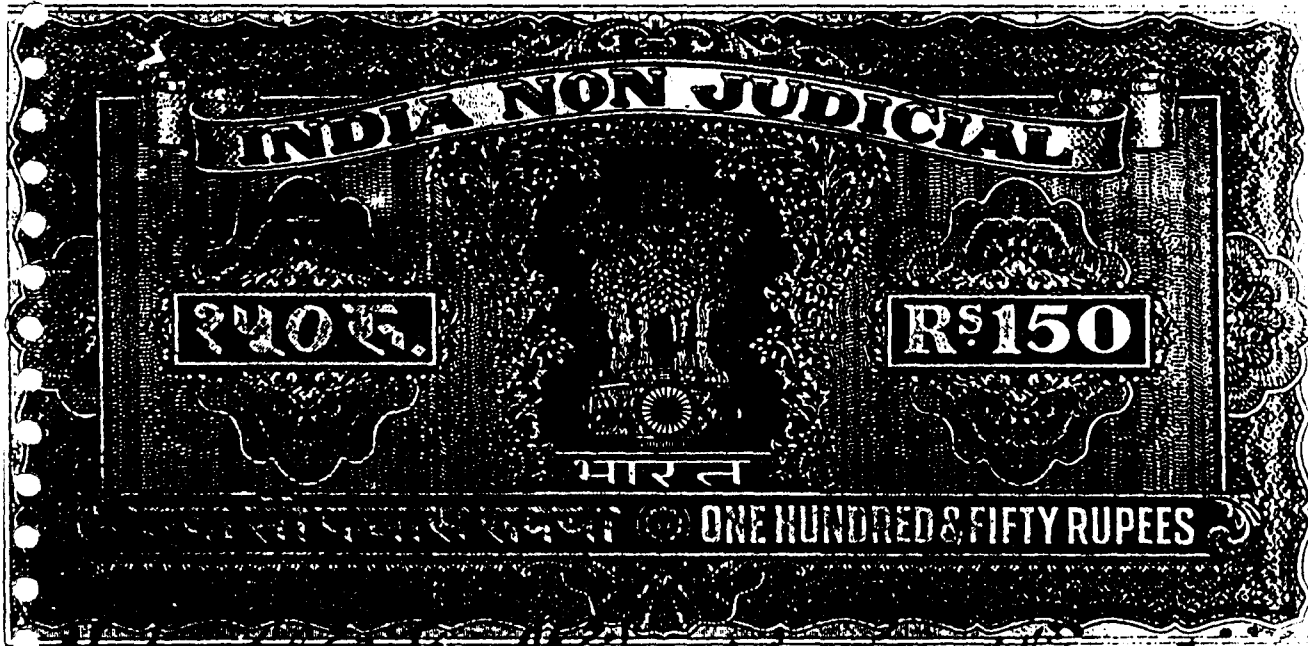


Handwritten notes in Urdu and Arabic script are present above and below the stamp. Below the stamp, there is a signature line and the text: **حالت یافتہ عدالت دیوانی**

execute a sale deed in favour of the Vendors herein conveying the 13410/2,25,000 share of Devi Dayal Marwah in the portion of land admeasuring 4042 Sq.Yds. and forming portion of the land known as Korbala Maidan, forming the subject matter of the sale deed dated 30-3-1963 as the share of the 17 associates was conveyed to the Vendor herein by the execution of the sale deed by the associates of Devi Dayal through their General Power of Attorney Agents. The said Devidayal Marwah is contesting the suit which is now pending disposal as O.S.No. 67 of 1964 in the

1. *S. S. Berman*
2. *Keerendra Nath Berman*
3. *[Signature]*

contd....12/-

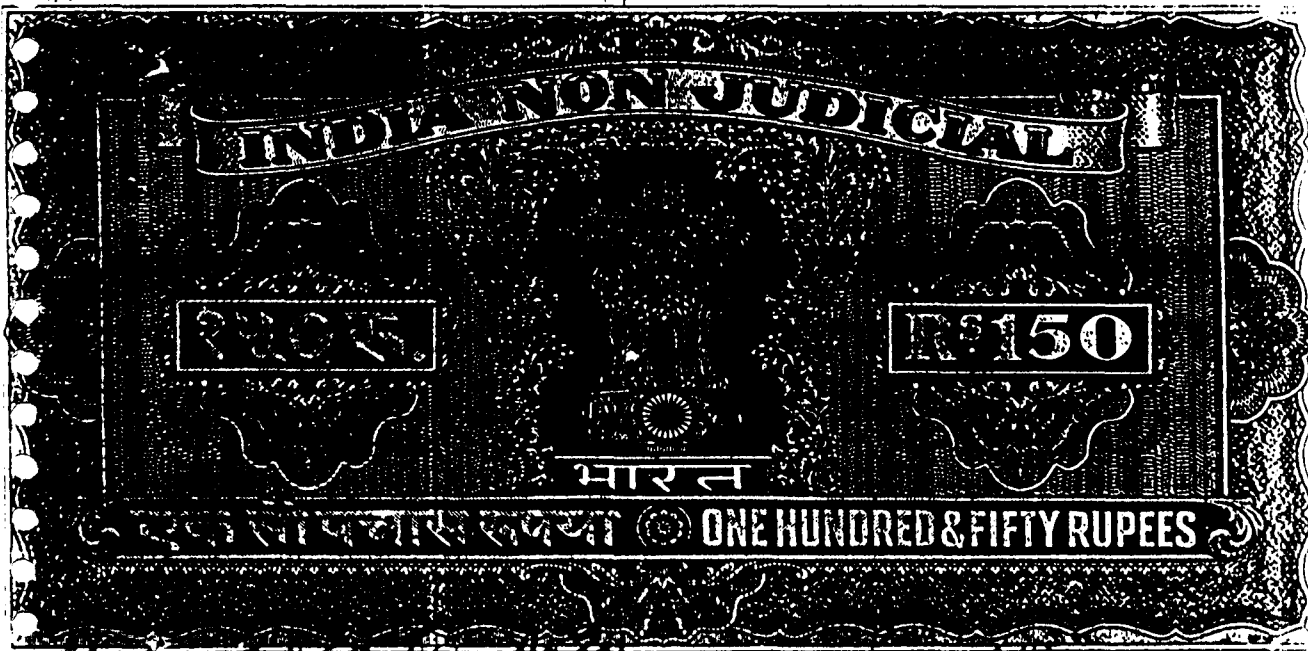


Handwritten notes in Urdu/Hindi script, including a signature and the number '12'.

Court of the III Assistant Judge, City Civil Court, Hyderabad. On 31-12-1963, the Vendors herein executed an agreement in favour of the Purchaser, the said portion of 4042 Sq. yards forming portion of Karbala Maidan, on terms and conditions, mentioned in the said agreement. In pursuance of the said agreement, the Vendors are now conveying a portion of the land admeasuring 2,100 square yards more particularly described at the foot of this document and herein- after called the said land for a sum of Rs.84,000/- (Rupees eighty four thousands only). M/s The Commercial

1. S. Banner
2. Venendra Nath Banner
3. [Signature]



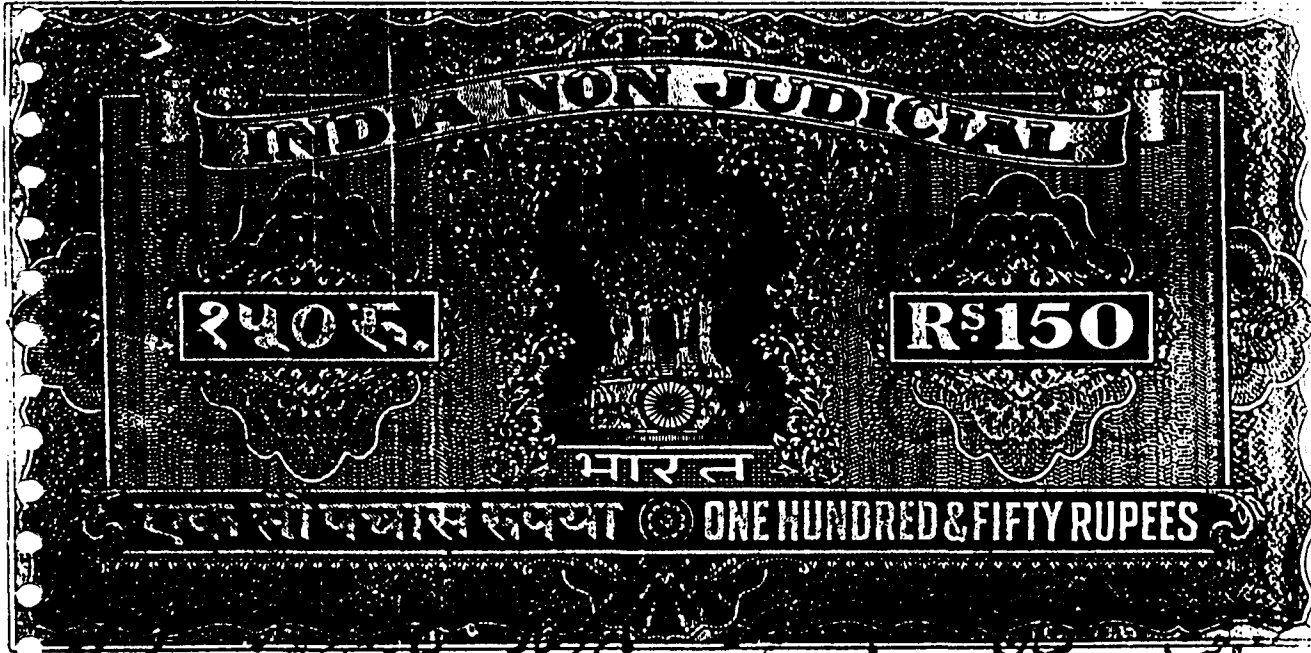


Handwritten notes in Urdu/Hindi script, including the number '150/100' and other illegible text.

and Industrial Finance Limited, 5-2-299 Gunfoundry, Hyderabad have attached the portion of Karbala Maidan belonging to the Vendors in execution of a decree obtained against the Vendors in E.P.No. 67 of 1964 on the file of the III Additional Judge, City Civil Court, Secunderabad. The Vendors herein have filed an application under Section 151 C.P.C. and obtained permission to alienate the portion of Karbala Maidan belonging to them by private sale. The purchaser has agreed to deposit the sum of Rs. 62,475/- (Rupees Sixty-two thousand four hundred seventy five only) towards the decretal amount in E.P. 67 of 1964.

1. *S. D. Banerjee*
2. *Keerendra Nathi Banerjee*
3. *[Signature]*

contd....14/-



Handwritten notes in Urdu script, including the number '14' and some illegible signatures and dates.

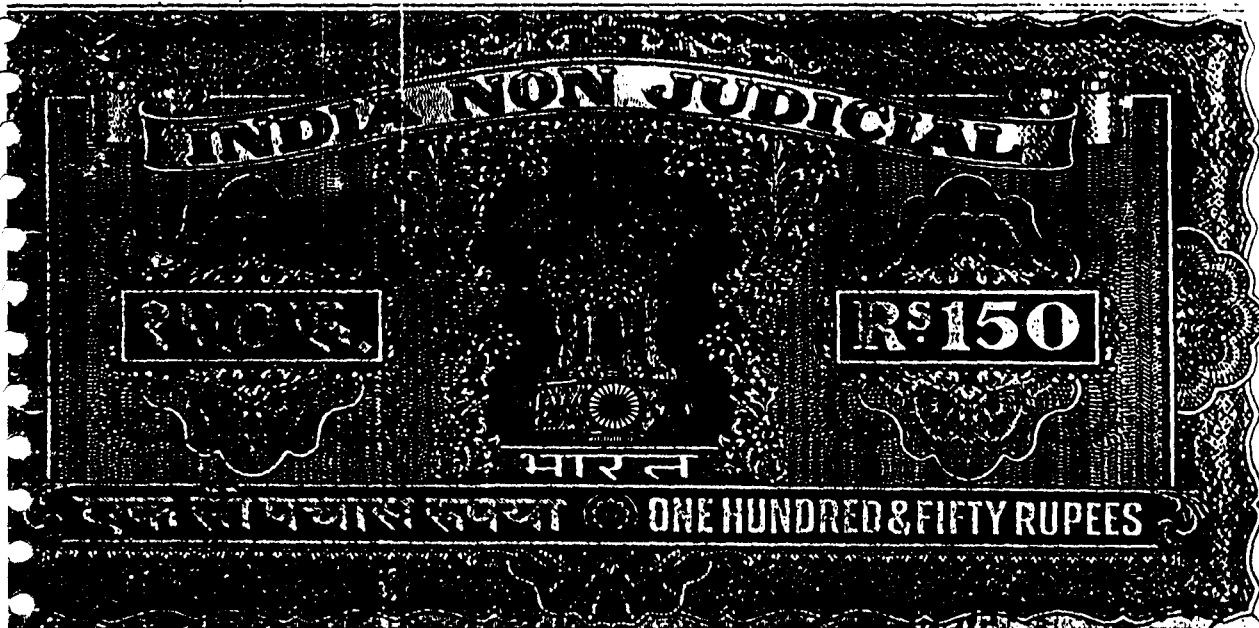
- 14 -

حالت یافتہ عدالت دیوانی داد

Devi Dayal Marwah has filed an application in O.S. 67 of 1964 on the file of the III Assistant Judge, Hyderabad for a direction to the Vendors to deposit the amount of Rs. 50,000/- reserved by the Vendors herein, under the sale deed dated 30-3-1963. Out of the said sum of Rs. 50,000/- the Vendors have been restrained by an injunction issued on 25-3-1963 by the I. Additional Judge, City Civil Court, Hyderabad from making payment of an amount of Rs. 40,000/- to Devidayal Marwah. The Vendor has called upon the

1. *[Signature]*
2. *Keerendra Nath Barman*
3. *[Signature]*

contd.....10/-



Handwritten notes in Urdu script, including the number '150' and other illegible text.

Handwritten Urdu text at the bottom left corner.

purchaser to reserve the balance of Rs. 10,000/- from out of the sale consideration, for depositing the same in court, as and when the court orders the Vendors to do so, on the application of Devidayal Marwah in O.S. 67 of 1964 in the Court of the III Assistant Judge, Hyderabad.

Know all men by these presents that in pursuance of the said agreement and in consideration of the sum of Rs. 84,000/- paid to the Vendors by the Purchaser in the following manner namely;

1. *S. Bannan*
2. *Kerendra Nath Bannan*
3. *[Signature]*

contd....16/-



Handwritten notes in Urdu script at the top of the page, including the number '1170' and some illegible text. Below the notes is the number '- 16 -'.

- (1) A sum of Rs. 4,500/- paid to the Vendors by way of advance and earnest money,
- (2) Rs. 62,475/- (Rupees Sixty two thousand four hundred and seventy five only) which the purchaser has undertaken to deposit to the credit of the decree obtained against the Vendor in the Court of the III Additional Judge, City Civil Court, Secunderabad in E.P.No. 67 of 1964,
- (3) Rs. 10,000/- (Rupees ten thousand only) agreed to be deposited in the Court of the III Assistant Judge, City Civil Court, Hyderabad in O.S.No. 67 of 1964 as

- 1. S. S. ...
- 2. Veerendra ...
- 3. ...

contd....17/-

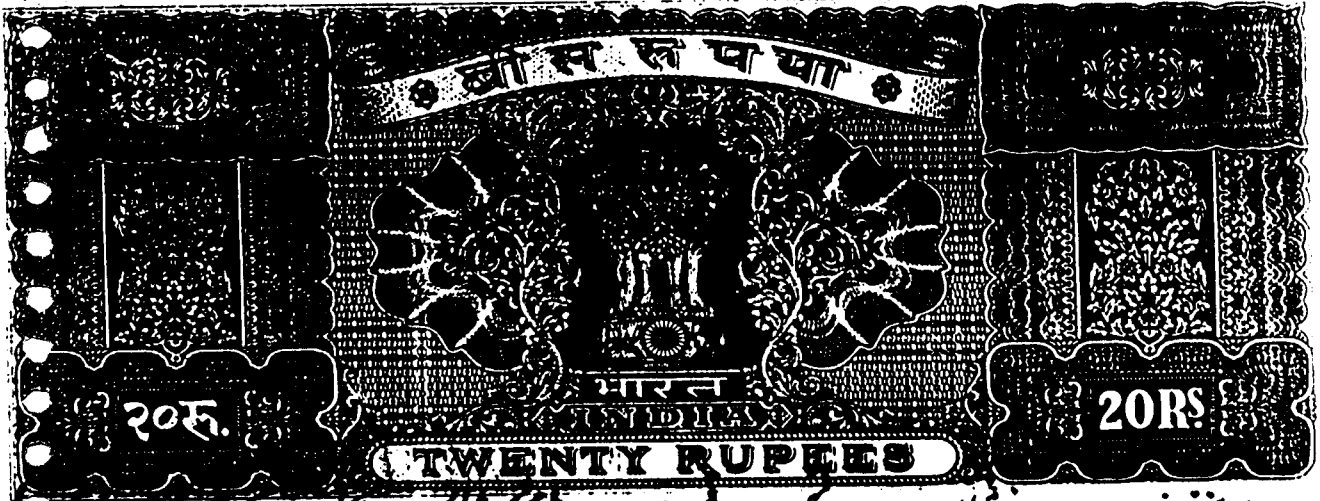


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and when the Court, orders the Vendors to deposit the  
 same in court and  
 (4) the balance of Rs. 7025/- paid this day by the  
 purchaser to the Vendors, receipt of which aggregate  
 sum of Rs. 34,000/- (Rupees eighty four thousands only)  
 is hereby acknowledged and full and final discharge  
 whereof is hereby given by the Vendors to the Purchaser,  
 the Vendors do hereby sell, transfer and convey unto the  
 Purchaser absolutely their right, title and interest in  
 the said portion of Karbala Maiden admeasuring 2,100 Sq.yds.  
 more particularly described at the foot of this document.

1. *[Signature]*
  2. *Keerendra Nath Bannur*
  3. *[Signature]*
- contd....10/-

20Rs.



Handwritten notes in Urdu and Persian script, including the number '13410/2' and a signature.

- 18 -

which includes their absolute rights in the said portion conveyed to them by the associates of Devidayal Marwah under the sale deed dated 30-3-1963 and also all the rights of the Vendors under the agreement executed by Devi Dayal Marwah in their favour on 23-11-1960 including the right to obtain a decree for the 13410/2,25,000 share of Devidayal Marwah in the said portion of land, in pursuance of the suit filed by them and which is now pending disposal as O.S.No. 67 of 64 on the file of the Third Assistant Judge, City Civil Court, Hyderabad. Hereafter the Vendors shall not have any right, title or interest in the said portion which shall be enjoyed by the said purchaser absolutely without

- 1. ...
2. Veerandia Nath Bannan
3. ...

contd...19 -

any let or hindrance from the Vendors or any one claiming through them. The Vendors hereby covenant with, declare and assure the purchasers that excepting the 2410/225000<sup>Sm</sup> share of Devidayal Marwah, the Vendors have become the absolute owners of the said portion, by virtue of the sale deed dated 30-3-1963 which was partially registered as regards the execution of the sale deed by Sri B.N. Kochar and P.N. Sehgar as General Power of Attorney agents of the seventeen associates of Devidayal Marwah and that Devidayal Marwah has no right title or interest in the said portion except to the extent of his 13410/225000 share in respect of which the Vendors have already instituted a suit for specific performance against the said Devidayal Marwah. The Vendors hereby declare and assure the purchaser that the First Additional Judge City Civil Court, Hyderabad has passed prohibitory order in respect of Rs. 40,000/- out of the balance of sale price of Rs. 50,000/- mentioned in the sale deed dated 30-3-63 in favour of the Vendors, and that they are not liable to deposit<sup>any</sup> any amounts in

1. *Fa. Bannu*
2. *Keerendra Nath Bannan*
3. *Amarendra*

O.S.No. 67/64 on the file of the III Assistant Judge, City Civil Court, Secunderabad as Devidayal Marwah has been paid in excess of his share of the sale price, and that, in any event the Vendors will abide by the directions of the III Assistant Judge, City Civil Court, Secunderabad in O.S.No. 67/64 to be given by him <sup>on</sup> ~~and~~ <sup>the</sup> application of Devidayal Marwah as aforesaid. The Vendors hereby further declare and assure the purchaser, that Moosal Reddy has no claim over the said portion as all the legal proceedings instituted by him have been dismissed and the orders dismissing the proceedings have become final. The Vendors hereby undertake to deposit the said sum of Rs. 40,000/- in court, if the III Assistant Judge directs the amount of Rs. 50,000/- to be deposited in court, as and when the directions are given. The Vendors hereby further covenant with Devidayal Marwah and assure the purchaser that they have not encumbered or alienated their right, title and interest in the said portion to any one else in any manner whatsoever. The Vendors hereby further agree to indemnify and keep indemnified

1. *S. B. Bannu*
2. *K. Venkata Nalla Bannu*
3. *S. Venkata Bannu*

contd....21/-



at all times the purchaser in respect of all losses, expenses and costs including court costs which the purchaser may be put to, on account of the breach of all or any of the covenants contained herein by the Vendors or any one of them or any one else claiming through them or on account of any other person claiming any right, title or interest in the said portion hereby conveyed to the Purchaser. The Vendors hereby further agree to sign all documents and do all acts that may become necessary to complete or defend the title of the purchaser to the said portion. The purchaser has been placed in possession of the said portion.

DESCRIPTION OF THE PROPERTY HEREBY SOLD.

All that portion of land admeasuring 2100 Sq.yds. forming portion of the land known as Herbale Maidan shown in red in the plan annexed hereto bounded on the:

South by: Open land, belonging to Dr. Ram Krishna Reddy Leelavathi and Vendors.

North by: Land belonging to Vendors.

East by: Footpath and Mahatma Gandhi Road.

West by: Municipal Nalla,

together with all easements and

1. *J. S. Banerjee*  
21.5.65
2. *Veerendra Nath Banerjee*
3. *Amarendra*

contd...22/-

appurtenances and all internal and external  
rights belonging to or reputed to belong to  
the said portion.

Witnesses:

1. *G. G. Gorman*
2. *V. L. B. B. B. B. B.*

1. *S. P. P. P. P. P.*
2. *V. C. C. C. C. C. C.*
3. *S. M. M. M. M. M.*

V E N D O R S.

692 of 1965 of book

Contains (23) sheets  
18... Sheet

Presented in the presence of the Sub-Registrar  
of... Seelbad and fee of Rs. 2162-50  
Paid between the hands of U and S  
on the 31st day of March 1965 by S. Barmann

S. Barmann  
Sub-Registrar

EXECUTION ADMITTED BY.

- 1. S. Barmann S/o Shambhunnath occupation business  
business R/O 5-965 Gunjoundry Hyderabad
- 2. Keerendra Nath Barmann S/o Sri Somnath Barmann occupation Business  
R/O 5-9-665, Gunjoundry Hyderabad
- Jurendra S/o Sri Somnath Barmann occupation Business  
R/O 5-9-665 Gunjoundry Hyderabad

Known Personally to the Sub-Registrar

Rs. 7025 (Rupees Seven thousand and  
twenty five only.) were paid in my presence by Pramodchandra  
in behalf of the debtor to the executant.  
Payer. Payee.

Pramodchandra  
S. Barmann

at 31st March 1965 Deputy Sub-Registrar

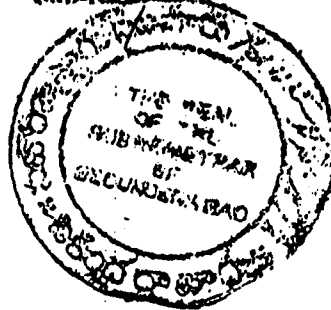


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Contains (23) sheets

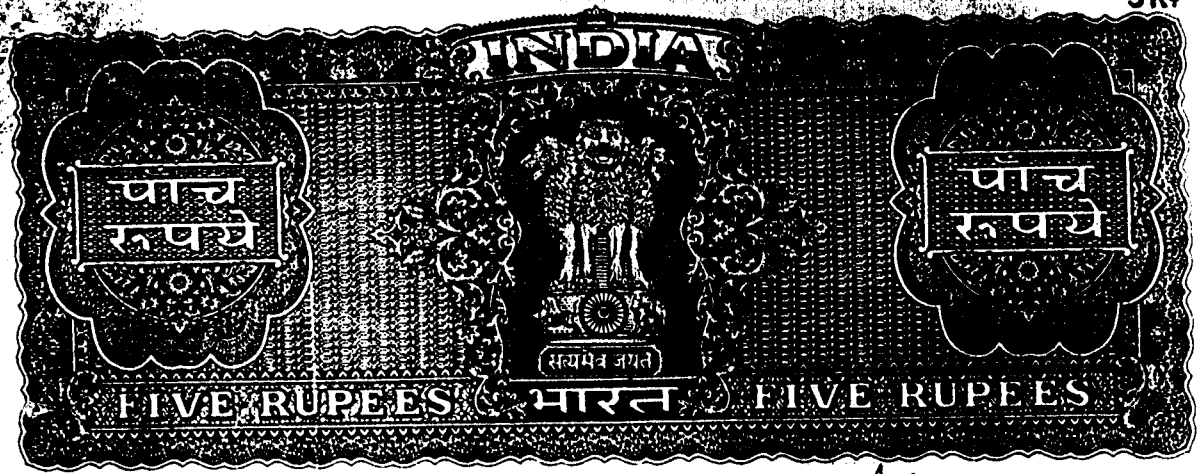
Sheet 11

*[Signature]*  
Sub-Registrar

Registered as No. 692 of 1965 of book 1  
vol. 2 pages 144 to 149  
Date 3-4-1965 Sub-Registrar



5RS

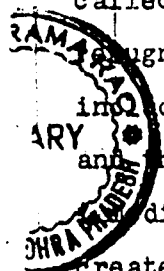


1777 1978 500  
Lynderpin  
S/o Mr. Venkatesh...

*[Signature]*  
DEPUTY COMMISSIONER  
MADRAS STATE  
MADRAS

for which Satish Chandra Modi s/o Manvel C. Modi  
Rud

THIS AGREEMENT made at Secunderabad (A.P.) the 4<sup>th</sup>  
day of November 1978 between PRAVINCHANDRA MANILAL MODI,  
an Adult, of Secunderabad Indian Inhabitant, hereinafter  
called "the "essor" (which expression shall, unless it be  
repugnant to the context or meaning thereof, be deemed to  
include his heirs, executors, administrators and assigns  
and the reversioner or reversioners for the time being  
directly expectant on the term hereby agreed to be  
created) of the ONE PART; AND (1) MRS. KUSUM PRAVINCHANDRA  
MODI, (2) MRS. SUPRITI HRIDAYKUMAR GANDHI by her General  
Power of Attorney holder SATISHCHANDRA MANILAL MODI,



*[Signature]*  
... ..  
20... ..

Kusum. P. modi.

For minors  
Kusum. P. modi.

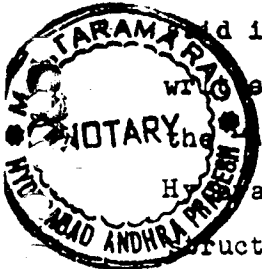
... ..  
... ..  
For Supruti Hridaykumar Gandhi:

Satish m... (GPA)  
For Pravin chandra modi discretionary family trust  
Satish m...  
Trustee.

*[Signature]*  
Notary

(3) KUM. JAISHREE PRAVINCHANDRA MODI, (4) MASTER OM PRAKASH PRAVINCHANDRA MODI, (5) MASTER AJAY PRAVINCHANDRA MODI, Nos 3,4, and 5 being minors by the hand of their mother, M. Modi and (7) SATISHCHANDRA MANILAL MODI, the trustee and representing Praveenchandra Modi Discretionary Family Trust, all also of Secunderabad Indian Inhabitants, hereinafter called "the Lessees" (which expression shall unless it be repugnant to the context or meaning thereof include their respective heirs executors, administrator and assigns) of the ONE PART:

WHEREAS the Lessor is the absolute Owner of a large immoveable property situated at the corner of Mahatma Gandhi Road and a 30' wide Link Road connecting Mahatma Gandhi Road with Hooseinsagar Ring Road, Secunderabad AND WHEREAS the Lessor planned to develop a portion of his said land, namely; the portion admeasuring approximately 1862 Square Metres described in the Schedule hereunder written and shown on the plan hereto annexed thereon surrounded by Red colour boundary lines, marked with the letters A, B, C, D AND WHEREAS the said immoveable property described in the Schedule hereunder abuts on the aforesaid 30' wide Link Road AND WHEREAS the Lessor constructed, as per plans sanctioned by the Secunderabad Municipal Corporation (Secunderabad Division), a structure having a part basement of approximately 2699 Square Feet and having a ground floor, having a plinth area of approximately 7000 Square feet abutting on the Link Road and shown hatched black on the said plan hereto annexed,



Kusum P. Modi. *[Signature]*  
*[Signature]* .....3/-

Kusum P. Modi.

*[Signature]*  
 Karli Hut

*[Signature]*  
 Notary 4/11/8  
 Appointed By The Govt. A.P.

*[Signature]*

3.

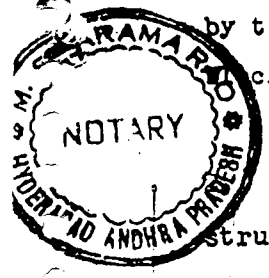
AND WHEREAS the Lessor has let out the aforesaid structures of part basement and of a ground floor and receives the rent in respect thereof AND WHEREAS the Lessor got building plans sanctioned by the Municipality for further construction, i.e. of a basement and ground floor on the rest of the said land described in the Schedule hereunder written and of a first floor on the entire area marked A, B, C, D AND WHEREAS the Lessor has agreed to grant unto the Lessees a Lease of the said land described in the Schedule hereunder written (except for the aforesaid existing structure so constructed by the Lessor and owned by the Lessor and shown hatched in black on the said plan hereto annexed) on the terms and conditions mutually agreed upon between the parties hereto which are hereby reduced to writing and recorded.

NOW THESE PRESENTS WITNESS that it is agreed by and between the parties hereto as under:-

1. The Lessor shall grant and the Lessees shall accept a Lease of the said land described in the Schedule hereunder written and shown marked A, B, C, D on the plan hereto annexed (except for the aforesaid existing structure so constructed by the Lessor and owned by the Lessor and shown hatched in black on the said plan hereto annexed).

It is clearly understood and agreed that the said existing structure partly of a part basement and of a ground floor, belongs and shall continue to belong to the Lessor and he alone shall be entitled to the rent in respect thereof and the Lessor alone will be liable to pay the Municipal and

Musum. P. Modi.



Musum. P. Modi.

*M. Srinivas Rao*  
Notary (4478)  
Appointed By The Govt. A.P.

*Satish Mohan*

*Satish Mohan*

*Srinivas Rao*  
*1000/-*

.....4/-

4.

other taxes and outgoings in respect thereof.

3. The Lessee shall be entitled to the benefit of the aforesaid sanctioned building plans and shall be entitled to develop the said immoveable property described in the Schedule hereunder written by constructing the basement and a ground floor in the rear of the property and the entire first floor (including above the said existing structure) as per the aforesaid sanctioned building plans and also to carry out further vertical expansion or development as may be permitted by the authorities from time to time.

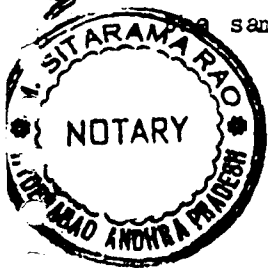
4. The Lessees shall be entitled to let-out the structures that may be constructed by them and/or portions of such structure and also to grant Sub-leaseses may be required from time to time.

5. The Lessees shall also be entitled to assign their interest in the Leased premises and or to join one or more additional persons as Lessees alongwith them of the demised premises.

6. The Lease shall in the first instant be for a period of five years certain, with the option to the Lessees to renew the same as under:-

- a) for a further period of five years;
- b) for a further period of ten years thereafter;  
and
- c) For a last period of ten years thereafter;

If the options are exercised by the Lessees, the total period of the Lease shall be thirty (30) years.



*Musum. P modi.*

*Musum. P modi.*

*(Signature)*

.....5/-

*Satish msh*

*(Signature)*  
*(Signature)*

*M. Sitarama Rao*  
**Notary 4/1/88**  
**Appointed By The Govt. A.P.**

*Satish msh*



5.

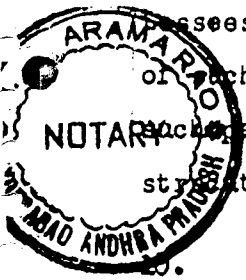
7. The Lessees shall pay to the Lessor rent in respect of the demised premises as under, namely:-

- a) At the rate of Rs.4,000/- per month (commencing from 1st April 1979) for the first term of five years;
  - b) Rs.5,000/- per month for the next term of five years;
  - c) Rs.6,000/- per month for the next term of ten(10) years;
- and
- d) Rs.8,000/- per month for the last term of ten (10) years.

8. All Municipal and other Taxes and outgoings in respect of the demised premises shall, during the term of the Lease or the renewal thereof i.e. until the time the Lessees are in possession of the Leased property, shall be borne and paid by the Lessees alone, who will keep the Lessor fully indemnified against the same.

9. The Lessor shall have the option to buy over, at the expiration of the original or renewed period of the Lease, the structure that may be constructed by the Lessees on the Leased property, at a price equal to the cost of the said structure to the Lessees. The amount of cost of such structures shall be confirmed in writing by and between the parties hereto within six months from the date of completion of any structure. The Lessees shall be required to hand over to the Lessor possession of each structure against payment of the cost thereof. On each payment being made by the Lessor to the Lessees, such structures shall thereupon belong absolutely to the Lessor.

10. At any time after the Lessees construct on the Leased property a structure of the cost of at least Rs.5,00,000/- (Rupees Five lacs) the Lessor shall grant the necessary Lease in favour



Sum. P. Modi.

Sum. P. Modi.

...../-

*Satish Moh.*

*Satish Moh.*

*Satish Moh.*

Notary, 4.11.78  
Appointed By The Govt. A.P.

of the Lessees of the Leased property. Such lease shall be in the form hereto annexed and ~~annexed~~ shall contain the terms provisions, and conditions set out in the said form.

11. The Lessees have agreed to take the said property on lease as Co-owners, in equal shares and the near construction shall belong to them accordingly.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

SIGNED AND DELIVERED BY the withinnamed Lessor PRAVINCHANDRA MANILAL MODI in the presence of:

*Pravinchandra M. M.*

SIGNED AND DELIVERED by the withinnamed Lessees

- 1. MRS. KUSUM PRAVINCHANDRA MODI
- 2. MRS. SUPRITI HRIDAYKUMAR GANDHI
- 3. KUM. JAISHREE PRAVINCHANDRA MODI
- 4. MASTER OMPRAKASH PRAVINCHANDRA MODI
- 5. MASTER AJAY PRAVINCHANDRA MODI
- 6. PRAVINCHANDRA MODI HUF.

*Kusum. P. Modi.*  
*Satish Modi.*  
*Kusum. P. Modi.*  
*Pravinchandra M. M.*

and

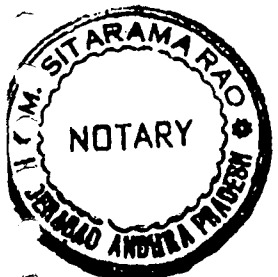
7. SATISHCHANDRA MANILAL MODI. in the presence of :

*Satish Modi.*

*Exhibition admitted and signed before me on 4.11.78*

*A.P. Rao*  
*4.11.78*

**Notary**  
Appointed By The Govt. A.P.



5

2RS



Date: 10/11/78

P. Rama Subbamma,  
STAMP VENDOR,  
33/6, OLD BARKUDA,  
SECUNDERABAD - A.P.

Residence: P. Rama Subbamma

AGREEMENT

Further to the Agreement dated 10th November 1978,  
between Pravinchandra Modi and the Co-Lessees under the  
said agreement relating to the construction to be called  
P.M.Modi Commercial Complex, which the Co-Lessees are en-  
titled to make under the agreement, Sri. P.M.Modi hereby  
grants to the Co-Lessee also the right to manage the const-  
ructions already made by him and not covered by the said  
agreement on the condition that the Co-Lessees shall  
administer the constructions made by Sri. P.M.Modi also  
by collecting the rents from the Tenants and meeting

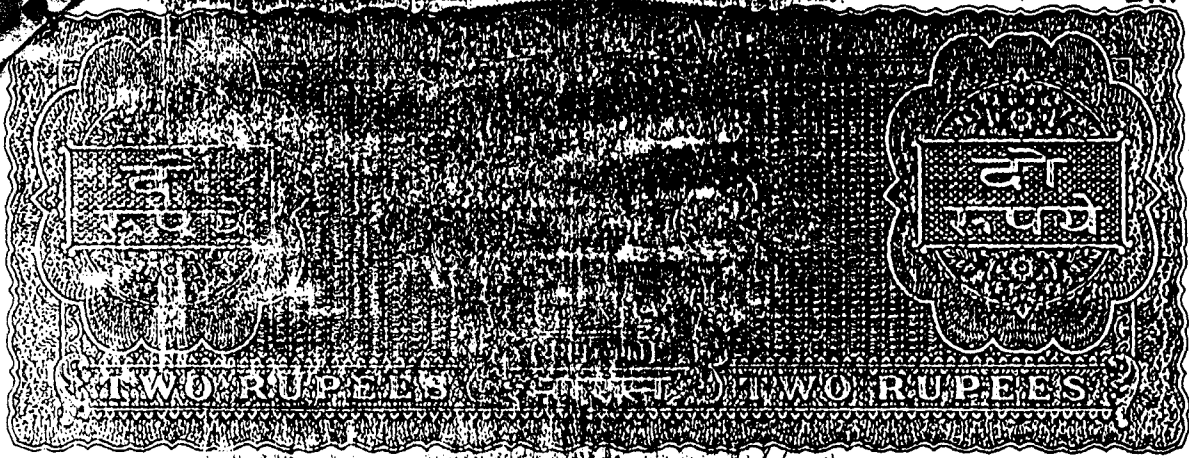
Pravinchandra Modi

contd .....2

Satesh Modi

P. Rama Subbamma

2RS



No. 129 Da. 129 Rs. 200  
Residence, S. P. Modi's

P. Rama Subbamma,  
STAMP VENDOR,  
3316, OLD B IOIGUDA,  
SECUNDERABAD - A. P.

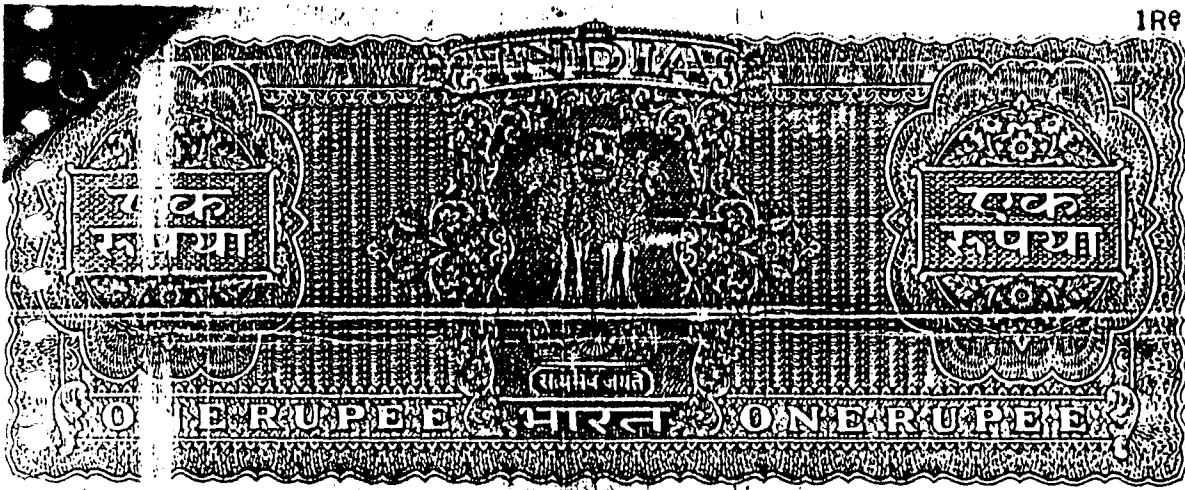
all expenses like Municipal taxes etc. on their own responsibility and paying a nett amount of Rs. 9,000/- per month.

In consideration of their paying Sri. P.M.Modi the nett amount of Rs. 9,000/- per month and administering the property, the Co-Lessees shall be entitled to exist the tenants or alter the tenancies or lease out the same to any persons on such terms and conditions

*Srinivas Chandraiah*  
*Satish Moh*

Contd ....3.

*Kusum P. Modi.*



1R

Date: 12/12/78  
to: 12/12/78  
Residence: P. Modi

P. Rama Subbamma,  
STAMP VENDOR,  
3316, OLD S. ROIGUDA,  
SECUNDERABAD - A. P.

as they deem proper for the portion covered under this agreement.

The period under this agreement will run concurrently with the lease to be granted under the agreement dated 4-11-1978 for further development provided they increase the amount of Rs. 9,000/- per month by 20%

*Pravin Chandras...*

Contd.....4

x Rysam. P. Modi.

*x Satish Meh*

every five years during the currency of the lease to be granted under the agreement dated 4-11-78.

In Witness where of the parties signed the 21st February, 1979.

SIGNED AND DELIVERED BY THE WITHIN NAMED LESSOR PRAVINCHANDRA MANILAL MODI in the presence of :

*Pravinchandra Manilal Modi*

Signed and Delivered by the within named Lessee.

- 1. Mrs. Kusum Pravinchandra Modi.
- 2. Mrs. Supriti Hridaykumar Gandhi.
- 3. Kum. Jaishree Pravinchandra Modi.
- 4. Master. Omprakash Pravinchandra Modi.
- 5. Master. ~~Pravinchandra Modi~~
- 6. Pravinchandra Modi HUP

2 x *Satish Modi*  
 1 x *Kusum. H. Modi*  
 3 x *Satish Modi*  
 1 x *Satish Modi*  
 1 x *Satish Modi*  
 1 x *Satish Modi*

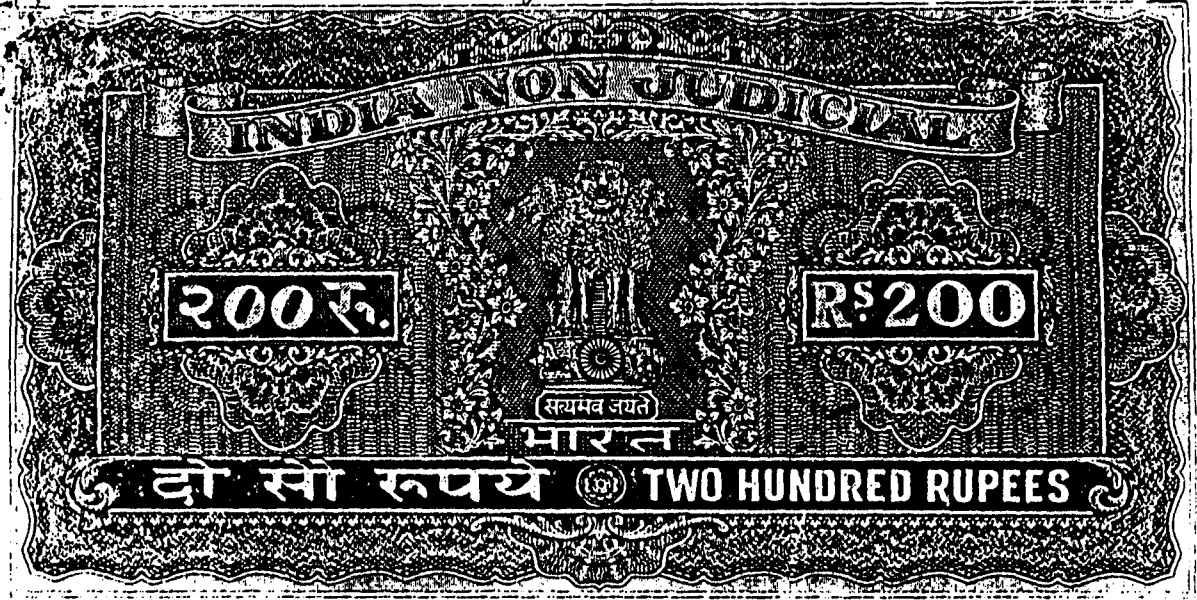
and  
7. Satishchandra Manilal Modi  
in the presence of .....

1440/2

J. 615/73

2501/73

200 (6) 1



No. .... Date 27.7.79 Rs 200/-

Ad to Chakravarthi .....

33/7/1979

STAMP VENDOR  
CITY CIVIL COURT  
SECUNDERABAD-A.P.

to Who M. V. M. Reddy Residence 8/12

Whom Pravinchandra Modi 8/12 Kamal Reddy

LEASE DEED.

THIS AGREEMENT made at Secunderabad (A.P.) the 27th day of July 1979 between PRAVINCHANDRA MANILAL MODI, an Adult, of Secunderabad Indian Inhabitant, hereinafter called the "Lessor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns and the reversioner or reversioners, for the time being immediately expectant on the term hereby created) of the ONE PART; AND (1) MRS. KUSUM PRAVINCHANDRA MODI,

*[Handwritten signature]*

Kusum. P. Modi.  
For minor.  
Kusum. P. Modi.  
Sushruti Gandhi (in charge)  
Satech ... (CA.P.A.)  
for Pravinchandra Manilal Modi  
Satech ... (in charge)

*[Faint handwritten text]*

200Rs.



No. \_\_\_\_\_ Date 27-7-98 Rs 200=00  
 To Chakravarthi.....  
 S/o P.V.M. Rao... Residence (Subur)  
 Whom Pravinchandra Modi & Manilal C. Modi

2/-

(2) MRS. SUPRITI HRIDYAKUMAR GANDHI, (3) KUM. JAISHREE PRAVINCHANDRA MODI, (4) MASTER OM PRAKASH PRAVINCHANDRA MODI, (5) MASTER AJAY PRAVINCHANDRA MODI, (Nos. 3,4 and 5 being minors by the hand of their mother, Mrs. Kusum PRAVINCHANDRA MODI). (6) PRAVINCHANDRA MODI HUF represented by its Karta and Manager the said Pravinchandra M.Modi, and (7) SATISHCHANDRA MANILAL MODI, the Trustees of and representing Pravin Chandra Modi

Kusum P. Modi.  
 for Sujata Ramani.  
 ....3/-

Manilal C. Modi  
 for Pravinchandra Modi



200Rs.



Date 27.7.79 Rs 200=00  
for Whom... Chakravarti...  
P.V.M. Rao Residence...  
Pravinchandra Moh... of ...

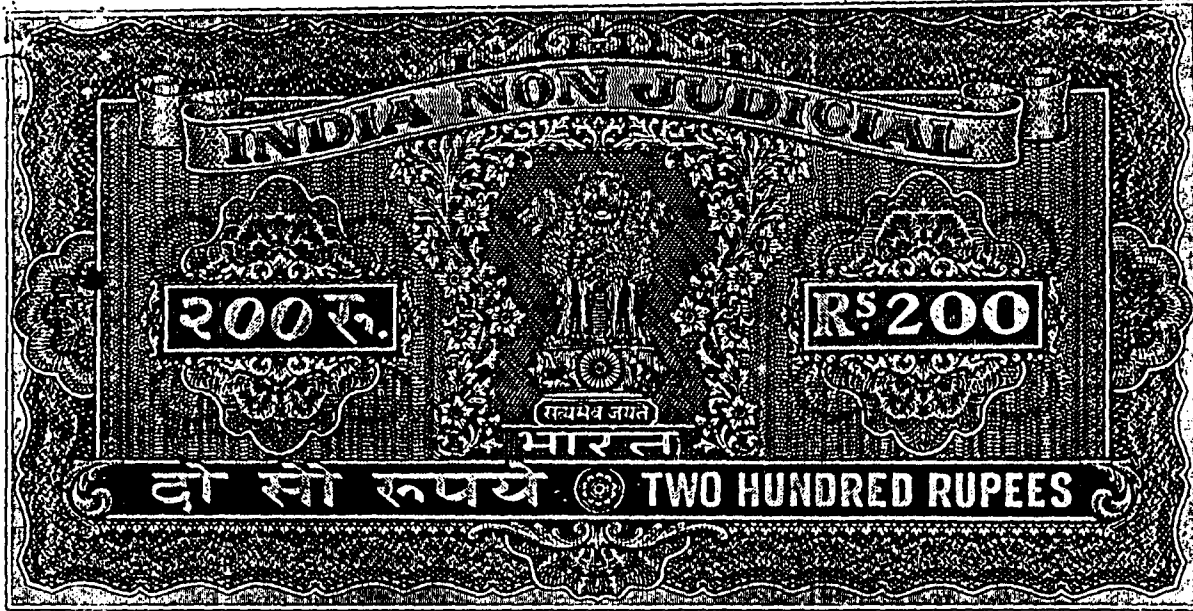
3/-

Discretionary Family Trust, all also of Secunderabad  
Indian Inhabitants, hereinafter called "the Lessees" (which  
expression shall unless it be repugnant to the context  
or meaning thereof include their respective heirs,  
Executors, administrators and assigns) of the OTHER PART:

WHEREAS the Lessor is the absolute Owner of a large  
immoveable property situated at the corner of Mahatma  
Gandhi Road with Hooseinsagar Ring Road, Secunderabad  
AND WHEREAS the Lessor Planned to develop a portion of

For ...  
Rusum. P. moji.  
Rusum. P. moji. (mother)  
.....4/-  
for Sujata Gandhi  
Sahab ... (C.P.A.)  
Sahab ... (Trustee)  
Pravinchandra P. Moh...

200Rs.



CHANDRAN 27-7-79 Rs 200=200  
 Chakravarthi  
 P.V.M. Rao Resident Subd  
 whom Pravinchandra Reddy 8/ Manihal Chod

4/-

his said land namely; the portion admeasuring approximately  
 1862 square metres described in the Schedule hereunder  
 written and shown on the plan hereto annexed thereon  
**A, B, C, D AND WHEREAS** the said immoveable property  
 described in the Schedule hereunder written abuts on the  
 aforesaid 30' wide Link Road and WHEREAS the Lessor cons-  
 tructed, as per plans sanctioned by the Hyderabad Municipal  
 Corporation (Secunderabad Division), a structure having  
 a part basement having an area of approximately 2600  
 square feet and having a ground floor, having a plinth

for minor - Rs 4500. P. modf.  
 for Rs 4500. P. modf. (with 5/-  
 for duplicate & amend hi

Satish Mohan (G.P.A.)  
 for Pravinchandra Mohan Chakravarthi  
 Satish Mohan trustee

Pravinchandra Mohan  
 Karthi (H.O.)

200Rs.



S. No. 1044. Date 27.7.77 Rs. 200/-  
 Sold to Chakravarth  
 S/o. W/o P. V. M. Rao Residence Sakbar  
 Whom Pravinchandra Modi s/o Manik. C. Modi

5/-

area of approximately 7000 Square Feet abutting on the Link Road and shown hatched black on the said plan hereto annexed, AND WHEREAS the Lessor has let out the aforesaid existing structures of part basement and on a ground floor and receives the rent in respect thereof AND WHEREAS the Lessor got building plans sanctioned by the Municipality for further construction, i.e. of a basement and ground floor and facilities on the rest of the said land described in the schedule hereunder written and of a first floor on the entire area marked A, B, C, D AND WHEREAS the Lessor agreed to grant unto the Lessees a lease of the said

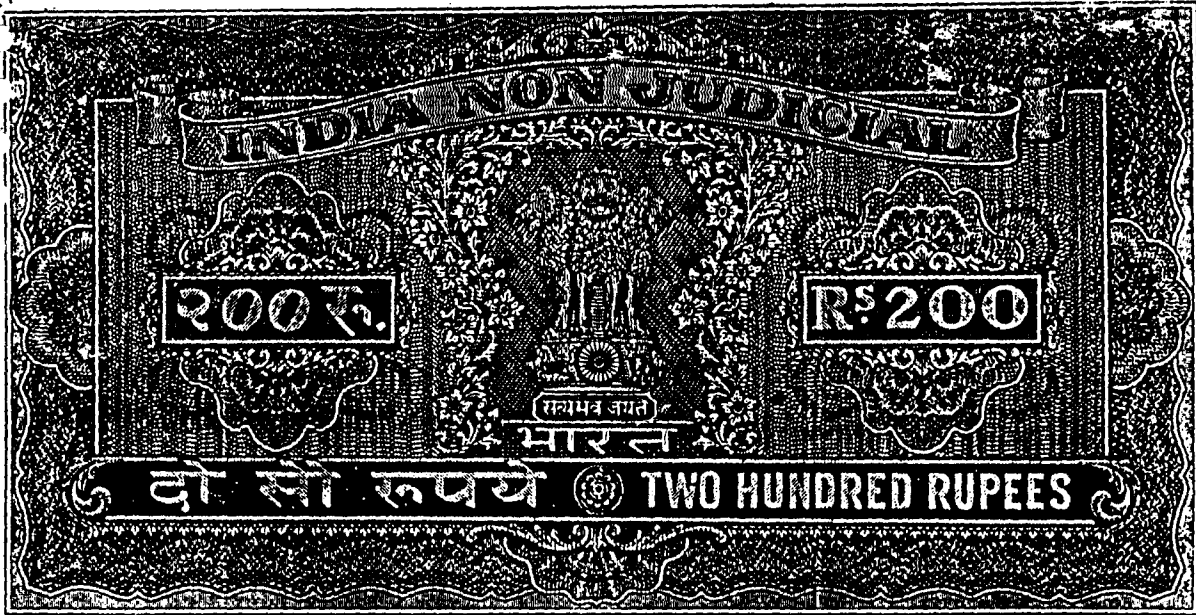
In witness whereof  
 Kusum P Modi.  
 Kusum P Modi (mother)  
 ....6/-  
 for signature furnished

Sakbar Sakbar (ex. H)

for Pravinchandra Modi Sakbar Sakbar

Sakbar Modi - 1 witness

Pravinchandra Modi Sakbar  
 12.10.77



27.7.79 Rs. 200=00  
Sd/- Chakravarti S/o. P.V.H. Rao  
Residence, Seelbad  
Whom Pravinchandra Modi s/o Manilal C. Modi

Notary Public,  
CITY OF SECUNDERABAD,  
SECUNDERABAD-A.P.

6/-

land described in the Schedule hereunder written (except for the aforesaid existing structure so constructed by the Lessor and owned by the Lessor and shown hatched in black on the said plan hereto annexed) in the manner following:-

LUCKS

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of the said Agreement and in consideration of the premises and of the rent and covenants on the part of the Lessees hereinafter reserved and contained the Lessor DOETH HEREBY DEMISE UNTO the Lessees ALL THAT place or parcel of land situated at Mahatma Gandhi Road, Secunderabad, (A.P.) hereinafter referred to as "the said Land" and more particularly described in the Schedule hereunder written and (shown on the plan hereto annexed and thereon surrounded by a red colour boundary

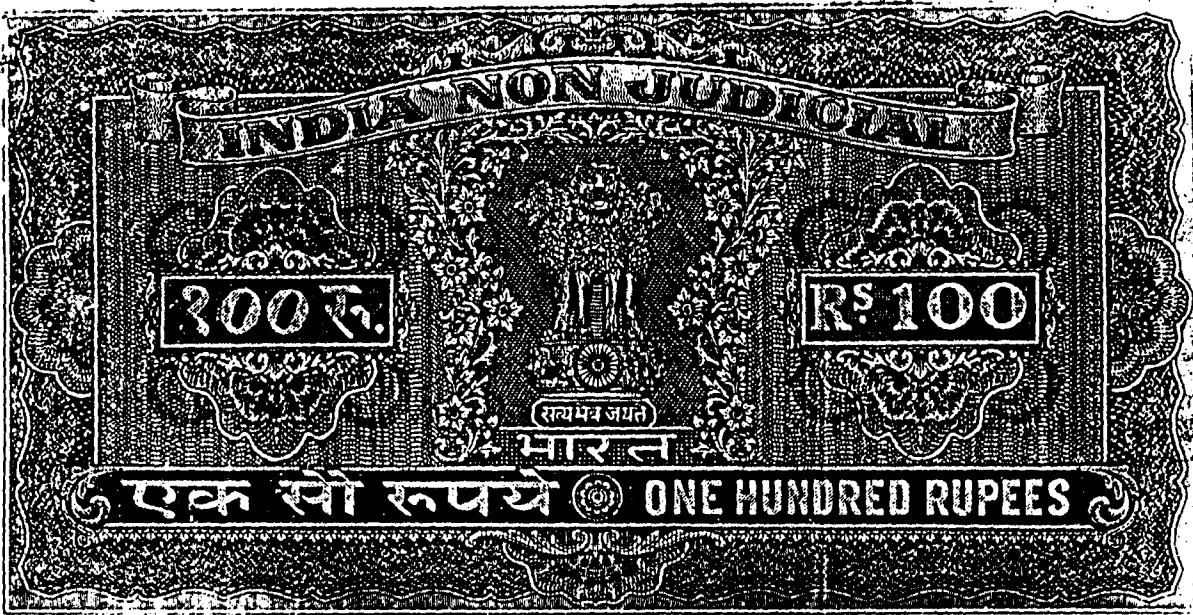
Pravinchandra Modi

Kusum P. Modi.  
Kusum P. Modi.

Pravinchandra Modi  
Karta H.H.B.

to Sripada Gandhi  
Sateh Modi (G.P.)  
to Pravinchandra Modi s/o Manilal C. Modi  
Sateh Modi  
Trustee

100Rs.



27-7-79 Rs. 200000  
 Chakravarthi  
 P.V.R. Rao Residenter  
 Pravin Chandra Mohi & Manilal C. Mohi  
 CITY COURT  
 SECUNDERABAD-A.P.  
 Mohi

7/-

line and marked A, B, C, D) with all the rights and  
 appurtenances thereto belonging (which said land and  
 appurtenances and benefits are for brevity's sake  
 hereinafter referred to as "the said Premises")

TO HOLD the said premises Unto the Lessees from

for a minimum term of 5 (Five) years but determinable  
 and renewable as hereinafter provided YEILDING AND PAYING  
 there for the period ending 31st March 1979 a token  
 rent of Re.1/- per month, if demanded, and during the  
 remainder of the said term of five years hereby created

Kusun. P. modi  
 Kusun. P. modi  
 8/-

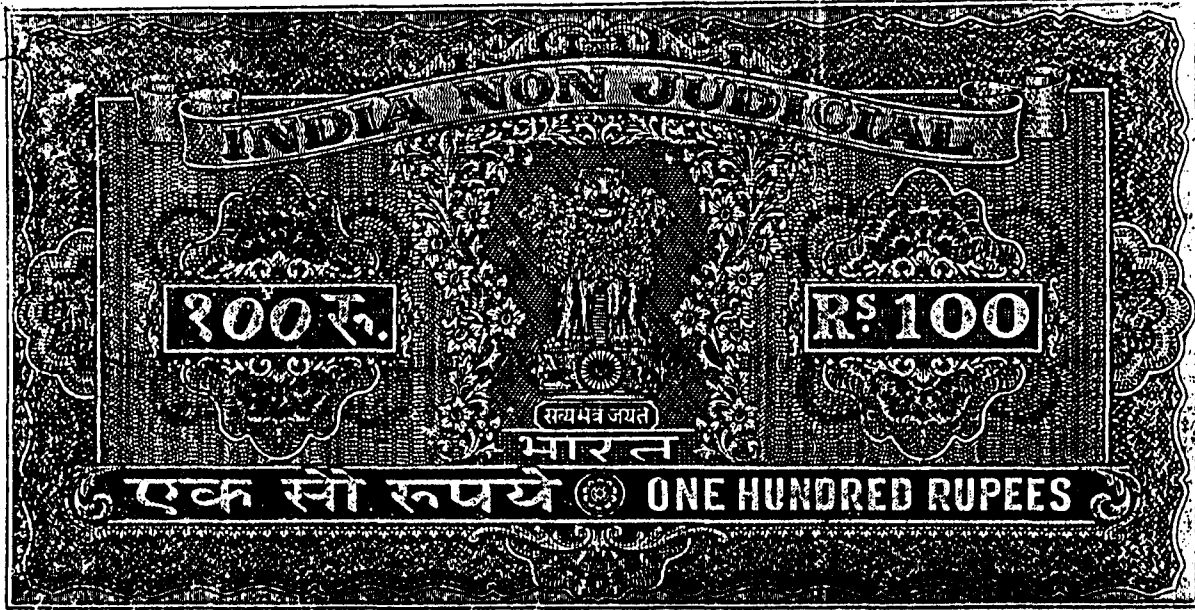
In default of...

Subst. Mohi  
 for Pravin Chandra Mohi: dix 7/99

Pravin Chandra Mohi

(Signature)

100Rs.



10325 28-7-77 100=00

Chakravarthi  
 P.V.M. Rao Secbad  
 Pravinchandra Modi s/o Manilal C. Modi

B. Ramchander  
 STAMP VENDOR  
 CITY CIVIL COURT  
 SECUNDERABAD-A.P.

8/- B. Ramchander

commencing from the 1st day of April 1977 a monthly rent of Rs. 4,000/- (Rupees Four Thousand) payable on or before the 10th day of each and every succeeding calendar month without any deduction AND ALSO YEILDING AND PAYING to the lessors in the event and immediately upon the term being determined by re-entry under the provisions hereinafter contained or otherwise, a proportionate part of the rent under the provisions hereof for the fraction of the month unto the date of such re-entry.

2. The Lessees for themselves, their successors and assigns and to the intent that the covenants herein contained shall continue throughout the term hereby

for infinite period.  
 Sateesh m...  
 for Ramchander m...  
 Sateesh m...  
 (Sateesh m...)

20 Rs.



No. 10244 Date 27.7.77 Rs. 20.00

Sold to Chakrapanik

No. 140 P.V.M. Res. Residence Su 16w

For Whom... Pravin Chandra Modi Sh. Manish C. Modi

B. Ramchander, STAMP VENDOR, CITY CIVIL COURT SECUNDERABAD-A.P.

9/-

created, covenant with the Lessors as follows:-

- (a). to pay to the Lessor the monthly rent hereby reserved at the time and in the manner herein before provided, from all deductions;
- (b). Whomever desired by the Lessees, to construct on the said land a building or buildings or other structures with proper conveniences and appurtenances as may be necessary, subject to and in conformity in all respects with the building Rules and Regulations that may be prevailing from time to time. The Lessees shall be entitled to the benefit of the aforesaid sanctioned building plans and to develop the said immoveable property described in the

10 Rs.

*J. Ramchander, St. Sec.*

Kusum. P. Modi.  
Kusum. P. Modi... 10/-  
for Sifuti Gaudhi.

*J. Ramchander, St. Sec.*  
Karti (H+)

for Pravinchandra Modi discretionary trust  
Satiok Mohi.

20 Rs.



10245 27-7-79 20=00

Chakravarti

— P.V.H. Rao Reside...

Sulba

Whom Pravinchandra Modi & Hanibal C. Modi

Ramchander,  
STAMP VENDOR,  
CITY CIVIL COURT  
SECUNDERABAD-A.P

10/-

Schedule hereunder written by constructing the basement on a ground floor in the rear of the property and the entire first floor (including above said existing structure) as per the aforesaid sanctioned building plans and also to carry out further vertical expansion or development as may be permitted by the authorities from time to time.

(c). To use the said premises and/or any building and/or buildings and/or structures that may be put up on the said land for any purpose whatsoever and howsoever, permitted by law.

(d). To pay and discharge all existing and future, rates, taxes assessments dues duties and outgoings whatsoever whether of the Government of Andhra Pradesh, the Municipality

Kusum. P. Modi.  
Kusum. P. Modi.  
.....11/-

Pravinchandra Modi

Pravinchandra Modi  
Karta H.T.

for Sugait family  
Setoh maha  
In Pravinchandra maha disintary Trust  
Setoh maha



or any other public Body or Authority now or at any time hereafter imposed or charged upon the land hereby demised and/or on the buildings or structures for the time being on the said land or any part thereof and whether payable by the Lessor or the Lessees;

(e) To permit the Lessor and his agents at all reasonable times, on giving 24 hours previous notice in that behalf, to enter upon the said land and the Buildings thereon or any part thereof for the purpose of viewing the state of repairs of the buildings and for all other reasonable purposes;

(f) At their own expense to comply with any notice or requirement or demand of the local authority as to any matters in respect of which such authority has jurisdiction to serve any notice or make any requirement or demand;

(g) At the expiration or sooner determination of the term hereby created (or the renewal thereof, as the case may be) to yield and deliver up the said land after demolishing, if so desired by the Lessees, the buildings and structures then standing thereon unless such structures are purchased by the Lessor in pursuance of the provisions in that connection hereinafter contained.

3. The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and observing and performing the covenants and conditions herein and on the part of the Lessees to be observed and performed, shall and will peaceably and quietly enjoy the said premises during the said

*Pravinchandra S. Modh.*  
*Pravinchandra S. Modh.*  
*10/11/12*

*Lessee*  
*Kusum. P. Modi.*  
*Kusum. P. Modi.*  
*12/-*  
*for Sufiya Janthi*  
*Satish Modi (A.P.A.)*  
*for Pravinchandra S. Modh. discretionary family Tru*  
*Satish Modi*  
*(Trustee)*

term or the renewal thereof without interruption or disturbance by the Lessor or any person or persons lawfully or equitably claiming from under or trust for him or any of them.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS;

- (a) The Lessees shall have the right and shall be entitled to assigns, mortgage and/or Sub-Lease the said Leasehold land described in the Schedule hereunder written and their interest therein and to let out the said structures and/or parts thereof. No further consent of the Lessors shall be required;
- (b) the building and/or buildings or structures that may be constructed by the Lessees on the said land shall during the term of the lease and the renewal thereof, always belong to the Lessees;
- (c) If at any time the rent hereby reserved or any part thereof remains unpaid for a period of one month after the date on which the same ought to be paid (whether formally or legally demanded or not) or if the Lessees shall make default in performance and/or conditions herein contained and on their part to be observed and performed (and which default causes loss, damage and/or injury to the Lessors) and if such rent remains unpaid or such default continues and is not remedied for two months from the date

*Pravinchandra S. Desai*

*Pravinchandra S. Desai*  
*Karte (Truf)*

*Kusum P. Modi*  
*Kusum P. Modi*  
*...13/-*

*for Supt. Gardi*  
*Satish Modi (S.P.O.)*  
*Pravinchandra S. Desai's family*  
*Satish Modi*  
*Trustee*

of service of a notice in writing to be given by the Lessor to the Lessees to remedy such default or breach, then and in any such case it shall be lawful for the lessor at any time thereafter to re-enter upon the said premises or any part thereof in the name of the whole and thereupon the lease hereby created shall determine but without prejudice to any claim, right, action or remedy which the Lessor may have against the Lessees in respect of any breach of the Lessees covenants and stipulations here in contained.

(d). The Lessees shall have the option to re new this Lease as under, viz:-

- (i) For a further period of 5 (five) years.
- (ii) For a further period of 10 (ten) years thereafter;  
and
- (iii) For a last period of 10 (Ten) years thereafter.

Notice in writing shall be given by the Lessees to the Lessor at least two months in advance, for exercising such options for renewal.

(e). If the Lessees exercise their option for renewal contained in the last preceding sub-clause, the rent payable by the Lessees to the Lessor during such respective renewed periods shall be as under, viz:-

- (i) Rs.5,000/- per month for the first renewed term of 5 (five) years;
- (ii) Rs.6,000/- per month for the next renewed term of 10 (Ten) years;

and

- (iii) Rs.7,000/- per month for the last renewed term of 10 (Ten) years.

(f). It is clearly understood and agreed that the said existing structure partly of a part basement and of

*Pravinchandra S. Desai*

*Pravinchandra S. Desai*  
*Trustee*

*Kusum P. Modi*  
*Kusum P. Modi*  
*...14/*  
*for Sufiti Gandhi*  
*Satish Modi (C.P.A.)*  
*for Pravinchandra S. Desai's family*  
*Satish Modi*  
*Trustee*

a ground floor belongs and shall continue to belong to the Lessor and he alone shall be entitled to the rent in respect thereof and the Lessor alone will be liable to pay the Municipal and other Taxes and Outgoings in respect thereof.

(g) The Lessee shall have the option to buy over, at the expiration of the original or renewed period of the Lease, the structure that may be constructed by the Lessees on the leased property at a price equal to the cost of the said structures to the Lessees. The amount of cost of such structures shall be confirmed in writing by and between the parties hereto within six months from the date of completion of any structure. The Lessors shall be required to hand over to the Lessees possession of such structures against payment of the cost thereof. On such payment being made by the Lessor to the lessees, such structures shall there upon belong absolutely to the Lessor.

(h) Any notice to the Lessees, shall be sufficiently given if posted by registered post to them at their last known address or left for them at the said premises and any notice to the Lessor shall be deemed to be sufficiently given if posted to him at his last known address.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to the original and duplicate hereof the day and year first herein above written.

Lessees. 1) Kusum. P. Modi.  
2) Kusum. P. Modi (mother of minors)

Lessor:-

*Pravin Chandra B. Desai*

For Supt. Gandhi  
*Satish Mohi*  
g.p.a.

For Pravin Chandra Mohi Secretary  
*Satish Mohi* Trustee

Witness

*SH. VASUDEV  
(SYED SAUKAT HUSSAIN)  
214 Karlekhane, Bagan  
2nd floor AP*

*Rasam Rao*

*Pravin Chandra B. Desai*

*Karle Hq*



15) ... of ...  
1st

*[Handwritten signature]*  
~~Sub-Registrar~~



Presented in the Office of the  
Sub Registrar of Secunderabad and  
fee of Rs. 2.99. Paid between the  
hours of 11. and 11.11. on the <sup>6th</sup>  
day of ... August ... 1979  
157654/Va ... 1899 B, E. by

*[Handwritten signature]*  
Pravinchandra. S. Moti.

Execution admitted by

Left Thumb,



*[Handwritten signature]* Pravinchandra S. Moti. Son of  
Maniklal. Moti.  
Retired - State Revenue Officer,  
Singed in capacity of ...  
Pravinchandra S. Moti (1979) - ...  
Number ...

Left Thumb,



Musum. P. Moti. Uo. Pravinchandra Moti,  
Bangar-tullo, Hyderabad.

Musum. P. Moti.

Guardian of minor sons.  
Om! Prasad Moti.  
Ajay Moti & Jaishree Moti.

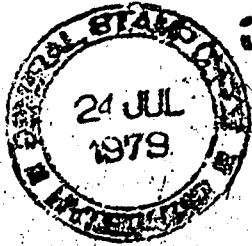
Left Thumb,



Sahot ... Uo Maniklal C. Moti, Bus ...  
M.G. Road, Sec'bad.

Sahot ...

GPT of Sufuti Gandhi ...  
Trustee Pravinchandra Moti discretionary family



Document No. 232 Lot 1079 of 1000  
Pages (15) Pages  
end

*[Handwritten signature]*

IDENTIFIED BY

*[Handwritten signature]*  
(SYED SHAUKAT HUSSAIN)  
154. S/O SYED HUSSAIN  
Kashmir Bagel  
Delhi H.P.

2.) P-a South Road, 1/2, Hammamatti Road  
Kashmir, K.P. Kharata Road

*[Handwritten signature]* 6th August 1979  
154. Sara 19110



*[Handwritten signature]*

153  
2nd



*[Handwritten signature]*

Registered as No 2331 of 1972/1901  
SE of Book I Vol 462 pages 139 to  
146 Dated 24th September 1972/  
2nd Asvin 1901 SE



*[Handwritten signature]*  
Sub Registrar

153  
2nd





No. 5  
 Kusun Modi  
 Pravinchandra Modi  
 Sub

G. Sree Rama Murthy  
 STAMP VALUE 571

DEED OF TRANSFER OF TRUST PROPERTY FROM  
TRUSTEES TO BENEFICIARY

THIS DEED OF TRANSFER OF TRUST PROPERTY FROM TRUSTEES TO BENEFICIARY executed on this the 31st day of March, 1988 by: 31-3-88

1. Pravinchandra M.M. Dicerchandra Family Trust represented by its Trustees: (1) Pravinchandra M. Modi S/o. Manilal C. Modi, aged about 51 years, R/o. 6-3-344, Banjara Hills, Hyderabad.
2. Pramodchandra Modi, S/o. Manilal C. Modi, aged about 49 years, R/o. Penderghat Road, Secunderabad.
3. Satishchandra M. Modi S/o. Manilal C. Modi, aged about 44 years, R/o. "Saritha Apartments" Banjara Hills, Hyderabad.
4. Kiran C. Modi, S/o. Chimalal C. Modi, aged about 41 years, R/o. Penderghat Road, Secunderabad.
5. Prakash Kadakin, S/o. Pravinchandra Kadakin, aged 40 years, R/o. Flat No. 12/2, Chandralok Complex, 110, Sarojini Devi Road, Secunderabad - 3.

hereinafter called the "TRUSTEES"

IN FAVOUR OF

Smt. Kusun F. Modi W/o. Sri Pravinchandra M. Modi  
 aged about 40 years, R/o. 6-3-344, Banjara Hills,  
 Hyderabad.

*(Handwritten signatures and names)*  
 Pravinchandra  
 Pramodchandra  
 Satishchandra  
 Kiran C. Modi  
 Prakash Kadakin

M



Hereinafter called the BENEFICIARY :  
Witnesseth as follows :

WHEREAS the Trustees are the Trustees of PRAVINCHANDRA  
MODI DISCRETIONARY FAMILY TRUST, constituted by will of  
Smt. Girijabai M. Modi w/o. Manilal C. Modi dt. 1-8-1976.

*Trust  
by will*

AND WHEREAS the Trust having the following assets/  
Liabilities :

1. 1/7th Share in P.M. Modi Commercial Complex, bearing  
municipal No. 5-4-187/6, M.G. Road, Karbala Maidan,  
Secunderabad.
2. A credit balance of Rs. 34,229-56 (Rupees Thirty ~~six~~ four  
thousand two hundred twenty nine and Ps. fifty six only)  
in the firm M/s. Indian Iron & Steel Corporation, 8571,  
R.P. Road, Secunderabad.
3. A Debit balance of Rs. 1,56,579-19 (Rupees One lakh fifty six  
thousand five hundred seventy nine and Ps. Nineteen only)  
in the books of P.M. Modi Commercial Complex, Secunderabad.

*P.M. Modi*

are being held by the Trustees as Trustees for the benefit of  
the Beneficiary who is the beneficiary under the Trust  
Deed.

AND WHEREAS under the terms of the said trust by will  
dated 1-8-1976, the trustees decided to transfer the schedule  
mentioned property to the beneficiary of the beneficiary under  
the Trust deed.

The trustees hereby transfer unto the beneficiary the  
schedule mentioned assets/Liabilities to have and to hold  
the same as absolute to the owner thereof.

HEREAFTER, the Trustees shall not have any right, title  
or interest in the schedule mentioned Assets/Liabilities which  
shall be enjoyed by the Beneficiary absolutely without  
any let or hindrance from the Trustees.

The Trustees hereby declare that they have not alienated  
or encumbered the schedule mentioned premises in any manner  
whatsoever.

*[Handwritten signature]*

..3..

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

The Trustees hereby agree to sign all documents and perform all acts that may become necessary to complete or defend the title of the Beneficiary to the Schedule mentioned ~~proximity~~ assets/Liabilities.

SCHEDULE

DESCRIPTION OF THE PROPERTY HEREBY TRANSFERRED :

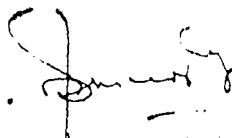
1. 1/7th share in P.M.Modi Commercial Complex, bearing MCH No. 5-4-187/6, N.E.Road, Marla Maidan, Secunderabad.
2. A credit balance of Rs.34,229-56 (Rupees Thirty four thousand two hundred twenty nine and Ps. fifty six only) in the firm M/s. Indian Iron & Steel Corporation, 9571, R.P.Road, Secunderabad.
3. A Debit balance of Rs.1,56,579-19 (Rupees One lakh fifty six thousand five hundred seventy nine and Paise Nineteen only) in the books of P.M.Modi Commercial Complex, Secunderabad.

IN WITNESS WHEREOF, the Trustees have signed there presents on the date and at the place mentioned hereinabove in the presence of the following Witnesses.

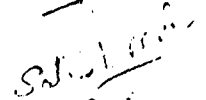
WITNESSES :

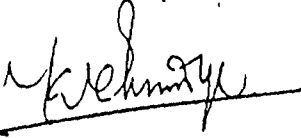
1. R Nagalakshmi  
(R NAGALAKSHMI)

2.   
(J R. KRISHNA)

1. 

2. 

3. 

4. 

5. 

(TRUSTEES)



30370, 4. 11. 91, 100/-  
Abdul Majid -  
Abdul-karim &  
P. M. Modi - C. Modi &

Smt. K. RUKMINI  
V. 1. 19. 51/84, R. No. 51/84,  
REGIMENTAL BAZAR, SEC'DAD.

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT executed at Secunderabad,  
by and between :-

Pravinchandra Manilal Modi, Son of Late Sri.Manilal  
C.Modi, aged 57 years, R/o. 6-3-344, Road No.1,  
Banjara Hills, Hyderabad ;

hereinafter referred to as the "LESSOR" which term shall  
mean and include whenever the context may so require his  
heirs, exe utors, administrators and assigns :

A N D

1. Omprakash Modi S/o.Pravinchandra Modi, aged 30 years  
occupation Business, R/o. 8-3-1084/1, Srinagar Colony,  
Hyderabad.
2. Ajaykumar Modi S/o.Pravinchandra Modi, aged 26 years,  
Occupation Business, R/o. Prime Hills, Road No.10,  
Banjara Hills, 3rd Floor, Hyderabad - 34.
3. Suprithi Gandhi W/o.Hridoy Gandhi aged 33 years,  
Occupation House hold, R/o. 2-E, Raag Durbar,  
52-A, Sterling Road, Madras - 34.

*[Handwritten signatures and names: Pravinchandra Modi, Ajaykumar Modi, Suprithi Gandhi, P. M. Modi]*

..2..

..3..

4. Jayashree Parikh, W/o. Himanshu Parikh aged 28 years, occupation House hold, presently residing at U.S.A. represented by her General Power of Attorney agent Smt.Kusum P.Modi W/o. Sri Pravinchandra Modi.
5. Kusum P.Modi W/o. Sri Pravinchandra Modi aged 53 years, occupation business, R/o. 6-3-344, Banjara Hills, Hyderabad.
6. P.M.Modi HUF, represented by Pravinchandra Modi, S/o.Manilal C.Modi aged 57 years as the karta of his main HUF.
7. P.M.Modi Discretionary Family Trust represented by its Trustee Sri Prakash P.Kadakia S/o. Pravinchandra Kadakia aged        years, occupation-business, R/o. Chandralok Complex, S.D.Road, Secunderabad.

hereinafter referred to as the "LESSEES" which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns; Witnesseth as follows :

The Lessor is the owner of the land, admeasuring 2100 Sq.yards, situated at the corner of the Mahatma Gandhi Road and Hussain Sagar Ring Road, which was formerly known as 'Karbala Maidan', Secunderabad. The Lessor had commenced construction of a multi-storeyed complex on the said land, but before the completion of the construction, the Lessor had entered into agreement Dt. 6-8-79 with the Lessees for completion of the construction and also leasing the property to the Lessees.

The Lessees have completed the construction and the complex is now styled as 'P.M.MODI COMMERCIAL COMPLEX'. Most of the complex is in the occupation of tenants, some of whom have offered to purchase specific units in the complex with proportionate share in the land. The Lessor as the owner, is intending to sell such Units. Under terms of the agreement of lease the lessor had specifically been vested with a right to take over the property by paying compensation to the lessees, notwithstanding the nonexpiry the period of lease. The parties herein have agreed that the lessees shall give up all their rights under various agreements and receive instead compensation as and when the lessor intends to sell various portions.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. The Lessor shall be entitled to sell the Units to the intending purchasers on such terms as he may deem fit and proper.
2. The Lessees shall have no objection to the proposed sales.
3. In consideration of the Lessees having completed the construction and looked after the property for a considerably long period and in further consideration of the lessees giving up all their rights and claims in respect of the portions to be sold by the Lessor to third parties, the Lessor shall pay 70% of the sale consideration to the Lessees (who shall divide the same equally among themselves) in respect of the portions constructed and developed by the Lessees. The balance of 30% sale consideration of such sales shall be retained by the Lessor.
4. It is specifically agreed that in so far the portions of the property which were constructed by the Lessor himself the entire sale consideration of such Units shall be retained by the Lessor.
5. It is further agreed that in so far as the portions which are not sold, the terms of the earlier agreements shall prevail and be in force.

IN WITNESS WHEREOF, the Lessor and the Lessees have signed these presents on this the 6th day of May, 1993 at Secunderabad in the presence of the following witnesses.

WITNESSES

1. Sueel  
(S. AMEER)
2. J. R. Krishna  
(J. R. KRISHNA)

1. [Signature]  
LESSOR
1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature] P. MODI (self + GPA)
6. [Signature]
7. [Signature]

LESSEES

(7) (8)

LAST WILL AND TESTAMENT

This LAST WILL AND TESTAMENT executed by myself Pravinkhandra M.Modi son of late Sri Manilal C. Modi, aged about 61 years, R/o. 6-3-344, Road No.1, Banjara Hills, Hyderabad.

Witnesseth as follows:

I am in a sound and disposing state of mind. I have not executed any WILL previously and even if I have, I hereby revoke all such WILLS. I hereby reserve my right to cancel, amend or otherwise alter this will at any time. The bequests made under this WILL shall come into force only after my demise.

I have from time to time acquired certain properties which are my self acquisition. I am giving the details of the properties in a subsequent paragraph. No one except myself, has any right in the properties so detailed.

I got married my wife Smt. Kusum Modi about 40 years ago and we have the following children:

1. Suprithi Gandhi (Daughter)
2. Omprakash P.Modi (Son)
3. Jayshree Parikh (Daughter)
4. Ajaykumar P.Modi (Son)

Both my daughters are married and well settled in life. I have also provided enough money for their education, marriages etc. My sons were also given education and set-up in business by me. I am making the bequests under this will taking into consideration all these factors.

IMMOVABLE PROPERTIES:

1. House bearing No.6-3-344, Road No.1, Banjara Hills, Hyderabad admeasuring about 3448.8 Sq.yds.
2. An extent of 599 Sq.yds.of open land (adjecent to P M Modi Complex) Karbala Maidan, Secunderabad.
3. A bungalow bearing No.9, Sandeep Co-op. Housing Society, situated at Panchgani, Maharashtra.
4. A land to an extent of 2 acres 20 guntas in Survey No.96/1 at Moula Ali, Secunderabad.
5. An open land situated at Uttar Kashi.

Witness:

1. [Signature]  
9/1/92

[Signature]  
Pravinkhandra M. Modi

[Signature]  
Pravinkhandra M. Modi

6. In P.M.Modi Commercial Complex, Karbala Maidan, M G Road, Secunderabad I have the following shares;
- a) 2600 Sq.ft. in Cellar and 7000 Sq.ft. in the Ground floor with proportionate undivided share in the land.
  - b) 30% share in the unsold portions of remaining Cellar and Ground floors and a 30% share in the unsold portions of First, Second and Third Floors.

**JEWELARY:**

Gold ornaments of approximate weight of 55 Tolas, Silver articles of 20 kgs. One pair of Daimond ear tops and one diamond ear ring.

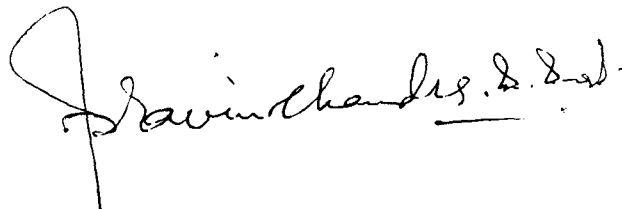
I make the following bequests in respect of the above said properties:

1. The house bearing No.6-3-344, Road No.1, Banjara Hills, Hyderabad shall be bequethed in my wife Smt. Kusum P.Modi's favour. She will have absolute right over the property.
2. The property situated at Panchgani, Maharashtra shall devolve upon the P.M.Modi HUF (Main) and shall be maintained by the P.M. Modi HUF (Main).
3. I am creating a Trust, the details of which are given hereunder;
  - a) The name of the Trust shall be "PRAVINCHANDRE MODI FAMILY TRUST".
  - b) The Trust shall be managed by the following Trustees.
    - i) Shri Omprakash P. Modi (My son)
    - ii) Smt. Suprithi Gandhi (My daughter)

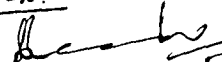
They shall formulate the rules and guidelines for maintenance and administration of the Trust. The trustees may purchase, acquire, transfer, sell, mortgage any movable or immovable property necessary in implimenting the objects of the Trust. They shall also be competent to enroll any other person or persons of their choice as Trustees.

- c) I hereby bequeath the following properties to the said Trust for the benefit of the beneficiaries:

1. A land to an extent of 2 acres 20 guntas in Survey No.96/1 at Moula Ali, Sec'bad. 2) My share in P M Modi Com.Complex - as mentioned above, 3) An extent of 599 Sq.yds of open land bearing No. 5-4-187/ Karbala Maidan, Se<sup>CU</sup>nderabad (Land adjacent to P M Modi Complex), 4) Open land at Uttar Kashi.



Witness:

1.   
57/11/99

Kusum P Modi.

5) All the Credit / Debit balances in the books of P.M.Modi Comm. Complex, Indian Iron & Steel Corporation, Indian Steel Industries and or any other firms / Cos. not specified in this. 6) My share in the firm M/s.Sagarview Estates, 7) All the balances in the Banks, 8) Any other property or properties which becomes my property from the date of this WILL till the date of my death 9) Any other property held by me and not specifically bequeathed in favour of any one.

d) The following are the beneficiaries of the Trust and they shall enjoy the income of the Trust in the ratios mentioned against each;

Sri Omprakash P.Modi - 20%, Sri Ajaykumar P.Modi - 10%, Smt. Suprithi Gandhi - 5%, Smt. Jayshree Parikh - 5%, Smt. Parul O. Modi - 5%, Smt. Smita A. Modi - 5%, Miss Heeral Gandhi - 5%, Miss Sushil Gandhi - 5%, Master Akshay O. Modi - 5%, Miss Komal O. Modi - 5%, Master Sanath Parikh - 5%, Miss Sneha A. Modi -5%, and Sidha Yoga Trust - 20%.

4. I hereby bequeath all the Jewellery specified above equally to my four children i.e. 2 sons and 2 daughters. None of my children will raise any dispute with regard to my distribution of jewellery which will be equal in value but at the discretion of my daughter Smt. Supriti Gandhi and son Omprakash P. Modi.


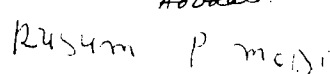
I appoint Shri Omprakash P. Modi for execution of the will in consultation with our family members. I also wish that all the family members to co-ordinate in executing the WILL.


The properties mentioned above all my self acquired properties. No one except myself has any right in the properties. They shall be enjoyed by the persons in whose favour they are bequeathed without any disturbance from others. I wish that the properties so bequeathed shall be enjoyed exclusively by the persons in whose favour they are bequeathed.

This WILL is executed by me voluntarily without fear or favour and without any coercion or undue influence from any one;

This WILL is signed by me on this 5th day of November, 1999 in the presence of the following witnesses;

WITNESSES:

1.   
(S. Rama Rao)  
Advocate.
2.   
Ramesh P. Modi

  
1

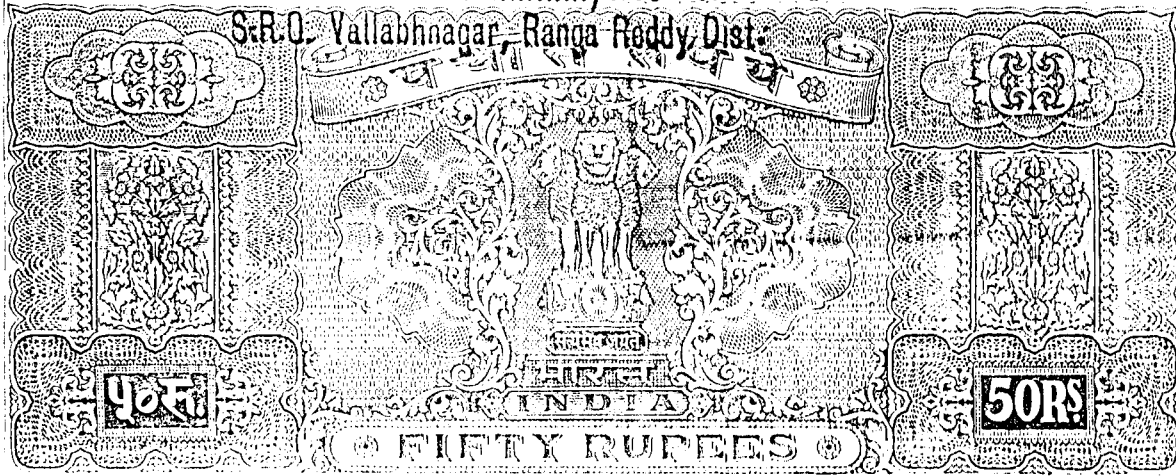


432

Document No ...../2001 of Book F

50 Rs.

S.R.O. Vallabhnagar, Ranga Reddy Dist.



945 27/3/2001 50-00.  
Pravinchandra Modi Family Trust  
Smt. Supriya Gandhi

L. G. Chimalgi  
LETIA G CHIMALGI  
STAMP VENDOR  
L. No. 13/97 R No 12/2000  
5 4 76/A, Cellar,  
Opp: TVS Show Room,  
Ranigunj, SEC'BAD-3.

TRUST DEED

This deed of Trust executed on this 27<sup>th</sup> day of March, 2001 by

1. Sri Omprakash P. Modi son of late Sri Pravinchandra M. Modi, aged about 37 years, resident of H.No. 8-3-1084/1, Srinagar Colony, Hyderabad.

And

2. Smt. Supriya Gandhi, wife of Sri Hridoy Gandhi, aged about 40 years, resident of 2 E, Raag Darbar, Sterling Road, Chennai. *Temporarily resident at 1-11-24/2, Sycambal Bunkal, Bagampet, Hyderabad.*  
(hereinafter referred to as Managing Trustees)

WHEREAS the Trustees have decided to form a trust under the name and style of "Pravinchandra Modi Family Trust" and the trustees shall manage the affairs of the said trust to safeguard the interests of the beneficiaries hereinafter set forth.

*Supriya Gandhi*



NOW THIS INDENTURE OF TRUST WITNESSETH AS UNDER

1. That the trust shall be known as **"Pravinchandra Modi Family Trust"**.
2. The trust shall function from P.M. Modi Commercial Complex, 5-4-187/6, M.G. Road, Secunderabad – 500 003.
3. The Trust shall be managed by the following Managing Trustees;
  - a. Sri Omprakash P. Modi son of late Sri Pravinchandra M. Modi resident of 8-3-1084/1, Srinagar Colony, Hyderabad;

And

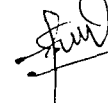
  - b. Smt. Suprilli Gandhi, wife of Sri Hriday Gandhi resident of 2E Raag Durbar, 52 Sterling Road, Chennai.
4. The Managing Trustees shall manage the affairs of the estate belonging to the Trust to the utmost benefit of the Trustees. The Managing Trustees shall have all the powers in them to hold, sale, mortgage, transfer or deal with the said properties in the name of the Trust and in the interest of the Trust.
5. Both the Managing Trustees shall jointly open Bank account (s) with any Schedule Bank or any banking institutions including co-operative banks in the name of the Trust.
6. The Managing Trustees shall maintain the books of account for the Trust and close the books of account on 31<sup>st</sup> March, of every year.
7. The Managing Trustees shall prepare the accounts of the Trust by 31<sup>st</sup> March of every year.
8. The income derived from the properties of the Trust shall be retained with the Trust. The Managing Trustees may at their discretion allow the beneficiaries to draw repayable loans from the Trust funds in case there is any need for medical, educational and marriage purposes.
9. In case the Trust were to be dissolved, all the properties, movable and immovable, held by the Trust on the date of dissolution shall be divided among the beneficiaries in the ratio mentioned above. The trust shall continue to exist for a minimum period of 10 years or such period as is advantageous to the beneficiaries at the discretion of the Managing Trustees.

*Suprilli Gandhi*

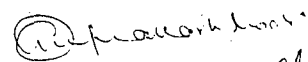
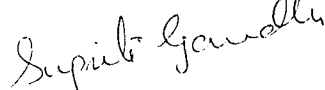
10. The Managing Trustees may enter into any business including the purchase and sale of shares. However, all such activities shall be in the interest and for the benefit of the beneficiaries.
11. The Managing Trustees may appoint any employee(s) to assist in the day to day work of the Trust and the said trustees shall have all the rights to remove such employees in the interest of the Trust.
12. The Managing Trustees may incur expenditure, on maintenance of the properties and management of the Trust, from out of the Trust funds to the extent necessary in the interest of the Trust.
13. The Trust shall contain two trustees and the said trustees may at their discretion nominate any number of trustees as are required for management and administration of the settled properties.
14. The Managing Trustees may at their discretion borrow, lend and deal with the funds of the trust in the manner most beneficial to the beneficiaries of the Trust.
15. The powers conferred under this trust deed in favour of the Managing Trustees are only in the interest of maintenance of the properties transferred to the trust and to look after the interest of the beneficiaries of the trust. Such powers cannot in any way be mistaken to be the rights allotted to the Managing Trustees.
16. The Managing Trustees are obliged to explain the accounts to the beneficiaries, whenever such beneficiaries require to do so.

In witness whereof, the Managing Trustees affix their signatures on this the 27<sup>th</sup> day of March, 2001 in the presence of the witnesses mentioned hereunder;

Witnesses:

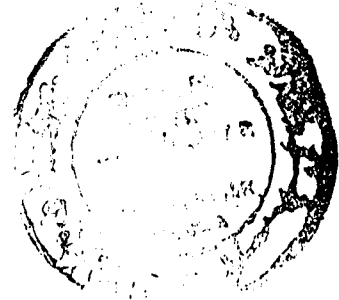
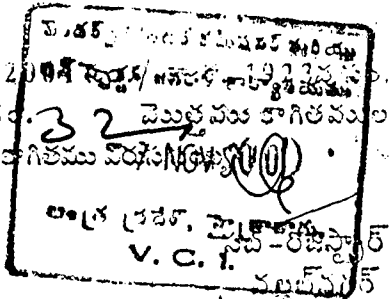
1.  (S. AMBER)

2. S. Kowmulla

1. 
2. 

( TRUSTEES

పుస్తకము 2001 సం. / శా.స. 1923 సం. ను  
 నెంబరుగా రిజిస్టరు చేయబడినది. పుస్తకం నెంబరు  
 గుర్తింపు నెంబరు 1508-4-32-2881.



2001 సం. ఏప్రిల్ నెల 21 వ తేది / 1923 వ శా.స.  
 మాసము 7 వ తేది | మరియు 2 గంటల  
 చుట్టూ చల్లబెట్టగర్ సబ్-రిజిస్ట్రార్ కార్యాలయములో  
 దాఖలు చేసి, రుసుము రూ 41 = 00 చెల్లించినది.



ప్రాసి ఇచ్చినట్లు బహుకున్నది ....  
 ఎడమచేతువ నేలు

Signature  
 S/O...  
 OCC...  
 R/O...  
 Sec.



Signature

Signature  
 S/O...  
 OCC...  
 R/O...  
 Sec.

చూపించినది:  
 (1) Name: S. AMEER  
 S/o : S. M. Vala  
 Occ : Sec  
 R/o :  
 (2) Name: వైకేశమయ్యల  
 S/o : ALLA. BAKSH  
 Occ :  
 R/o :  
 Sec.

2001 సం. ఏప్రిల్ నెల 21 వ తేది. శా.స. 1923 వ  
 సం. మాసము 7 వ తేది.

Signature  
 సబ్-రిజిస్ట్రార్  
 చల్లబెట్టగర్

పుస్తకము 2001 సం. / శా.స. 1923 సం. ను  
 నెంబరుగా రిజిస్టరు చేయబడినది. పుస్తకం నెంబరు  
 గుర్తింపు నెంబరు 1508-4-32-2881.


Signature  
 సబ్-రిజిస్ట్రార్  
 చల్లబెట్టగర్



ప్రకాశము 2001 సం. / త.శ. 1923 వ సం.  
పుస్తక సంఖ్య నెం. 32 మొత్తము కాగితముల  
సంఖ్య (4) ఈ కాగితము వరుస సంఖ్య (2)  
జబ్-రిజిస్ట్రార్  
వల్లభవగిరి



గ్రామ పుస్తకము 2001 సం./ శా.శ. 1923 జ సరి,  
పు దస్తావేజు నెం. 32 మొత్తము వాగితముల  
సంఖ్య ( ౪ ) ఈ వాగితము వర్తిస సంఖ్య ( ౩ )

  
శబ్ - రిజిస్ట్రార్  
వజ్రత్ నగర్



4వ పుస్తకము 2001 సం./ శా.శ. 1923 వ సం.  
 పు దస్తావేజు నెం. 3 మొత్తము కాగితముల  
 సంఖ్య (4) ఈ కాగితము వరుస సంఖ్య (4)

*[Signature]*  
 సబ్ రిజిస్ట్రార్  
 వల్లభ నగర్



Consideration	: Rs.	2000
Market Value	: Rs.	1000
Stamp Duty	: Rs.	100
Regn. Fee	: Rs.	20
Endt Fees	: Rs.	1
Copying Fees	: Rs.	20
T.P.T.	: Rs.	
R.R. 200	: Rs.	100/-
D.S.D.	: Rs.	
<b>TOTAL</b>	: Rs.	<b>41</b>

Check Slip Prepared by	<i>[Signature]</i>
Check Slip Examined by	<i>[Signature]</i>
Regular Number	<i>[Signature]</i>
Assigned by	<i>[Signature]</i>
Document Scanned by	<i>[Signature]</i>

*[Signature]*  
 Sub-Registrar  
 Vallabh Nagar  
 Ranga Reddy Dist.