

S.M.MODI COMMERCIAL COMPLEX

5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,,
Secunderabad - 500 003.
Ph. Nos. 040-66 33 5551/2/3

TO WHOM SO EVER IT MAY CONCERN

I Satish Modi S/o. Late. Shri. Manilal C. Modi aged 70 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills , Hyderabad – 500 034 hereby declare as follows:

- A. Whereas Shri. Praveen Modi son of Late Shri. Manilal C. Modi was the sole, absolute and exclusive owner of land admeasuring 1980 Sq.yds forming part of the land known as “KARBALA MAIDAN” by virtue of registered deed of sale dated 28th May 1965, registered as document No. 1686, Book –I, Volume 129, Pages 55 to 60 before the Joint Sub-Registrar, Hyderabad.
- B. Whereas subsequent to purchase of the said property Shri. Praveen Modi entered in to a partnership with Shri. Satish Modi under deed of partnership dated 27.03.1980 under the name and style of M/s. S.M.MODI COMMERCIAL COMPLEX, the VENRODS herein for the purpose of construction and sale of commercial building, offices, shops etc., on a potion of the land admeasuring approx. 1,000 Sq.yds out of the said 1980 Sq.yds.
- C. Whereas under the terms of the Deed of Partnership a multi-storeyed commercial complex known as S.M.MODI COMMERCIAL COMPLEX with municipal No. 5-4-187/5, situated at Karbala Maidan, Continental Road, (Neckles Road), Secunderabad is constructed.
- D. Whereas on 31/12/1983 the partnership firm was dissolved and Shri. Satish Modi become the sole proprietor of M/s. S. M. Modi Commercial Complex and has thus become absolute owner of the building bearing Municipal No. 5-4-187/5 situated at Karbala Maidan, Continental Road (Neckles Road), Secunderabad.
- E. Whereas the said complex was sold to several intending purchasers and the details of the purchasers are given below.
- F. Whereas in several sale deeds executed in favour of these purchasers undivided share of land pertaining to the constructed area was not mentioned. However, the sale to the eventual purchasers was intended to be made along with proportionate undivided share of land.
- G. The undivided share of land, in proportion to built-up area sold to the purchasers in SM Modi Commercial Complex is given in detail in the below mentioned table.

Satish Modi

S.M.MODI COMMERCIAL COMPLEX

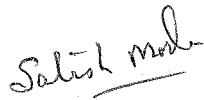
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,,
Secunderabad - 500 003.
Ph. Nos. 040-66 33 5551/2/3

-2-

S. No	Name of the Purchaser	Sale Deed No.	Shop/ Office No	Floor	Built-up area in Sq. ft	Undivided share of land in Sq.yds
1	Suguna Agencies	359/83	1 &2	Ground	739.5	23.40
2	C. C. Parikh Family Trust	396/83	3	Ground	362.5	11.47
3	Minal Corporation	394/83	4	Ground	377	11.93
4	Sandeep Agencies	395/83	5	Ground	362.5	11.47
5	Ashok Industry	406/83	6	Ground	362.5	11.47
6	Laxmi Electricals	500/84	7	Ground	362.5	11.47
7	Smt. Swati.S.Kadakia	405/83	8 &9	Ground	739.5	23.40
8	Sharad Chincholikar	499/84	10	Ground	377	11.93
9	Bhavesh V.Davey	391/83	11	Ground	362.5	11.47
10	Dharmesh V.Dvey	390/83	12	Ground	362.5	11.47
11	Ashok Industry	404/83	-	First	1116.5	35.34
12	Jayantilal M. Kadakia	947/88	A1	First	1002	31.71
13	J M Kadakia Minor HUF	495/90	A2	First	1087	34.40
14	Swati. S. Kadakia	494/90	A3	First	1088	34.43
15	Kokilaben J. Kadakia	501/90	B1	Second	1648	52.16
16	Rajesh Kadakia HUF	497/90	B2	Second	1430	45.26
17	Sharad J. Kadakia HUF	498/90	B3	Second	1430	45.26
18	J M Kadakia HUF	500/90	C1	Third	1648	52.16
19	Sharad J. Kadakia	496/90	C2	Third	1430	45.26
20	Rajesh Kadakia	499/90	C3	Third	1430	45.26
21	Mahesh K. Desai HUF	569/98	-	Second	1000	31.65
22	Subodh K. Desai HUF	1813/98	-	Third	1000	31.65
23	Vinod K. Desai HUF	1814/98	-	Third	1000	31.65
24	Valmik K. Desai HUF	572/98	-	Second	1000	31.65

I hereby certify and declare that the purchasers of built-up area in SM Modi Commercial Complex are owners of the built-up area along with proportionate undivided share in land as detailed above. I further confirm that I shall execute an further documents, if required, to more fully convey the undivided share of land to the purchasers, however at their cost.

For S. M. Modi Commercial Complex,



(Satish Modi)

Date: 13th September 2014.