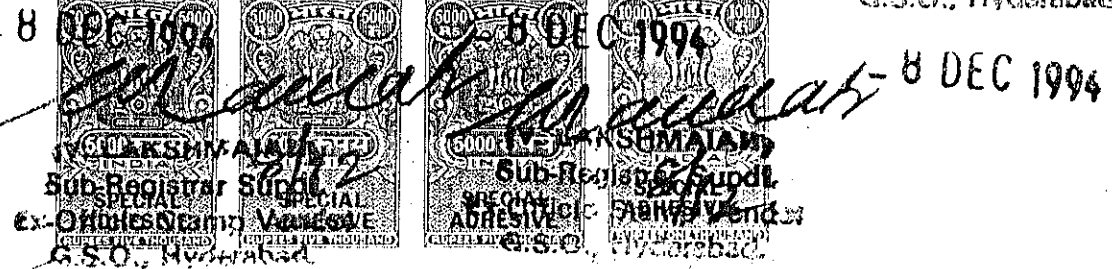




8/1
554
94



1190/99 - 8 DEC 1994 - 8 DEC 1994

M. Lakshmaiah
M. LAKSHMAIAH
Sub-Registrar Supdt.
Ex-Officio Stamp Vendor
G.S.O., Hyderabad.
- 8 DEC 1994

Sale Deed

This Deed of Sale is executed at Hyderabad on this the 9th day of December, 1994 by and between:

SHRI SOHAM MODI, S/o. Shri Satish Modi, aged about 25 years residing at 1-8-179/3, S.D. Road, Secunderabad - 500 003, hereinafter referred to as "the Vendor" (which term shall mean and include his heirs, executors, administrators and legal representatives) of the First Part; and

SHRI SOURABH MODI, S/o. Shri Satish Modi, aged about 23 years residing at 1-8-179/3, S.D. Road, Secunderabad - 500 003, hereinafter referred to as "the Confirming Party" (which term shall mean and include his heirs, executors, administrators and legal representatives) of the Second Part; and

GARDEN FINANCE LIMITED, a public limited company registered under the provisions of the Companies Act, 1956 having its registered office at Manek Mahal, 90 Veer Nariman Road, Bombay 400 020, hereinafter referred to as "the Purchaser" (which term shall mean and include its successors and assigns) of the Third Part;

WHEREAS:

1. By and under a Sale Deed dated the 9th Day of July, 1973 executed by (1) Shri Sivagori Maishaiah, (2) Shri Sivagori Shanker Sairam, (3) Shri Sivagori Bakaji and (4) Shri Sivagori Jeeturi (therein referred to as "the Vendors") in favour of one Shri M.B.S. Purushottam (therein referred to as "the Purchaser") and registered in the office of the Sub-Registrar of Secunderabad under Document No. 1477 of 1973, the said Shri Sivagori Maishaiah and three other sold, conveyed and transferred to the said Shri M.B.S. Purushottam the immovable property admeasuring 411 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet village,

Sohan mod.

Sourabh Modi

Hyderabad and more particularly described in the first schedule hereunder written and shown on the plan hereto annexed as surrounded by a blue colour boundary line (hereinafter referred to as "the said Land");

2. By and under an agreement dated 1st April, 1985 (hereinafter referred to as "the said Development Agreement") between the said Shri M.B.S. Purushottam (therein described as ' the Owner') and one Shri Satish Modi (therein described as ' the Developer '), the said Shri M.B.S. Purushottam permitted the said Shri Satish Modi to develop and construct on a portion of the said Land for the consideration and on the terms and conditions set out in the said Development Agreement;
3. Pursuant to the said Development Agreement the said Shri Satish Modi constructed on the said Land a ground floor structure comprising of two showrooms each admeasuring about 790 square feet and bearing Municipal No. 1-10-72/2/3 and 1-10-72/2/3/A respectively;
4. On or about 96 square meters of the said Land (being the area shown on the plan hereto annexed as surrounded by a green colour line) was acquired by the municipal corporation of Hyderabad by way of set back for the purposes of road widening thereby reducing the area of the said land to 315 square meters (being the area more particularly described in the Second Schedule hereunder written and shown on the plan hereto annexed as surrounded by a brown colour line) (the said area of 315 square meters is hereinafter referred to as "the said Property");
5. By and under a Sale Agreement dated 1st February 1986 executed by the said Shri M.B.S. Purushottam (therein described as "the Vendor") in favour of the Vendor herein (therein described as 'the Vendee') followed by a Sale Deed dated 24th July, 1993 executed by the said Shri M.B.S. Purushottam (therein described as "the Vendor party of the first part") and one Satish Modi (therein described as "the Vendor party of the second part") in favour of the Vendor herein (therein described as "the Vendee"), which Sale Deed is registered in the office of the Sub-Registrar of Assurances at Hyderabad under Document No. 330 of 1993; the said Shri M.B.S. Purushottam and the said Shri Satish Modi sold, transferred and conveyed to the Vendor herein:
 - a) 160 square meters of the said property, which 160 square meters is described in the Third Schedule hereunder written and shown on the plan hereto annexed as surrounded by a red colour boundary line; and
 - b) the said ground floor showroom admeasuring 790 square feet bearing Municipal No. 1-10-72/2/3;
6. By and under a Sale Agreement dated 1st February 1986 executed by the said Shri M.B.S. Purushottam (therein described as "the Vendor") in favour of the Confirming Party herein (therein described as 'the Vendee') followed by a Sale Deed dated 24th July, 1993 executed by the said Shri M.B.S. Purushottam (therein described as "the Vendor party of the first part") and one Satish Modi (therein described as "the Vendor party of the second part") in favour of the Confirming Party herein (therein described as 'the Vendee'), which Sale Deed is registered in the office of the Sub-Registrar of Assurances at Hyderabad under Document No. 3529 of 1993, the said Shri M.B.S. Purushottam and the said Shri Satish Modi sold, transferred and conveyed to the Confirming Party:
 - a) the balance 155 square meters of the said Property, which balance 155 square meters is described in the Fourth Schedule hereunder written and shown on the plan hereto annexed as surrounded by a yellow colour boundary line;

Shri M.B.S. Purushottam

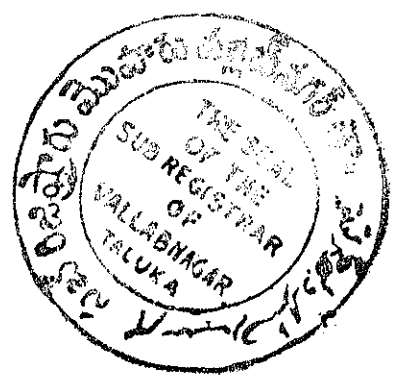
Satish Modi

1190
 మొదటి భాగము లాగినముఖము 12
 2

[Handwritten signature]

1వ పుస్తకము... 1190... వాల్కాం... 31 మార్చి 1954
 పుటలలో 1945 వ. సం. / 1917 కా. సం. పు. 1190.
 నెంబరు గా రిజిస్టరు చేయబడినది.
 1945 వ. సం. నిజాం నేల... 24 వ. తేదీ /
 1917 కా. సం. ప్రై. వి. సే. మాసము... 4... తేదీ

[Handwritten signature]
 వక్ రిజిస్ట్రారు



the said ground floor showroom admeasuring 790 square feet and bearing Municipal No. 1-10-72/2/3/A;

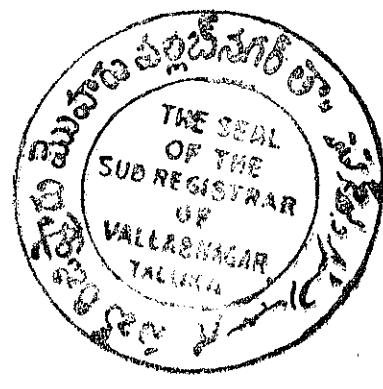
7. the Vendor constructed a structure on the first floor, above the said two showrooms on the ground floor on the said property, admeasuring about 2700 square feet bearing Municipal No. 1-10-72/2/3/B (hereinafter referred to as "the said First Floor");
8. the Confirming Party constructed a structure on the second floor, above the said First Floor, admeasuring about 2700 square feet bearing Municipal No. 1-10-72/2/3/C hereinafter referred to as "the said Second Floor", which Second Floor is described in the Fifth Schedule hereunder written and is shown on the plan hereto annexed as marked by yellow colour hatched lines;
9. By and under a Deed of Family Agreement dated the 9th day of December, 1993 executed by and between the Vendor and the Confirming Party it was inter alia agreed that:
 - a) the said 160 square meters of the said property bearing Municipal No. 1-10-72/2/3, which 160 square meter is described in the Third Schedule hereunder written and is shown on the plan hereto annexed as surrounded by a red colour boundary line, shall belong to the Vendor absolutely;
 - b) the said land admeasuring 155 square meters bearing Municipal No. 1-10-72/2/3/A, which 155 square meters is more particularly described in the Fourth Schedule hereunder written and is shown on the plan hereto annexed as surrounded by a yellow colour boundary line shall belong to the Confirming Party absolutely;
 - c) the said showroom admeasuring 790 Sq. ft., on the ground floor of the said structure bearing Municipal No. 1-10-72/2/3 shall belong to the Vendor absolutely;
 - d) the said showroom admeasuring 790 sq. ft., on the ground floor of the said structure bearing Municipal No. 1-10-72/2/3/A shall belong to the Confirming Party absolutely;
 - e) the eastern half of the said first floor, which eastern half admeasures 1350 square feet, shall belong exclusively to the Vendor; and
 - f) The western half of the said first floor, which western half admeasures 1350 square feet shall belong exclusively to the Confirming Party;
 - g) The eastern half of the said second floor, which eastern half admeasures 1350 square feet and is described in the Sixth Schedule hereunder written and is shown on the plan hereto annexed as shaded in red colour (hereinafter referred to as "the said eastern half of the said second floor") shall belong exclusively to the Vendor; and
 - h) The balance western half of the said second floor, which western half admeasures 1350 square feet, (hereinafter referred to as "the said western half of the said second floor") shall belong exclusively to the Confirming Party;
10. In the circumstances the Vendor and the Confirming Party are between themselves the exclusive owners of and are absolutely seized and possessed of and entitled to the said property, the said two showrooms on the ground floor, and the premises on the first and second floors of the said structure situate on the said property, as mentioned in the preceding recital;
11. The Vendor and the Confirming Party are also each entitled to a one-half undivided share, right, title and interest in the common areas, ways, services, utilities, passages

Sohan Modi

Sowal Modi

1190
12
3

Handwritten signature



and staircases in and of the said structure standing on the said property ("the said structure");

12. The purchaser has agreed to purchase from the Vendor and the Vendor has agreed to sell to the Purchaser as described in the Sixth schedule

- a) a one-half undivided share, right, title and interest in the said eastern half of the said second floor, which eastern half admeasures 1350 square feet; i.e. 675 sq.ft. as shown in red coloured hatched lines as described in the sixth schedule.
- b) an undivided share, right, title and interest to the extent of 26.67 square meters (i.e. 32.23 sq yards) in the said 160 sq. meters of the said Property, which 160 sq. meters is described in the Third Schedule hereunder written and is shown on the plan hereto annexed as surrounded by a red colour boundary line;
- c) a one-twelfth undivided share, right, title and interest in the common areas, ways, passages, services, utilities and staircases in and of the said structure (being one-sixth of the Vendor's own undivided share, right title and interest therein);

upon the Confirming Party joining as the confirming party in the Sale Deed, which the Confirming party has agreed to do;

13. At the request of the Purchaser, the Vendor has agreed to execute, and the Confirming Party has agreed to confirm, this Sale Deed as under:

NOW THIS INDENTURE WITNESSETH THAT:

1. In pursuance of the said agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees Four lakhs only) paid by the Purchaser to the Vendor on or before the execution of these presents (the payment and receipt whereof the Vendor does hereby admit and acknowledge and of and from the same every part thereof does hereby forever acquit, release and discharge the Purchaser) HE THE VENDOR does hereby grant, sell, transfer, convey, assign and assure unto the Purchaser forever, AND HE THE CONFIRMING PARTY, does hereby confirm unto the Purchaser forever:

an undivided share, right, title and interest to the extent of 26.67 square meters (i.e. 32.23 sq yards) in all that the piece and parcel of the said property admeasuring 160 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet, Hyderabad more particularly described in the Third Schedule hereunder written and shown on the plan hereto annexed as surrounded by a red colour boundary line (hereinafter referred to as "the said Property");

In pursuance of the said agreement and in consideration of the sum of Rs. 2,37,500/- (Rupees two lakhs thirty seven thousand five hundred only) paid by the Purchaser to the Vendor on or before the execution of these presents (the payment and receipt whereof the Vendor does hereby admit and acknowledge and of and from the same every part thereof does hereby forever acquit, release and discharge the Purchaser) HE THE VENDOR does hereby grant, sell, transfer, convey, assign and assure unto the Purchaser forever, AND HE THE CONFIRMING PARTY, does hereby confirm unto the Purchaser forever:

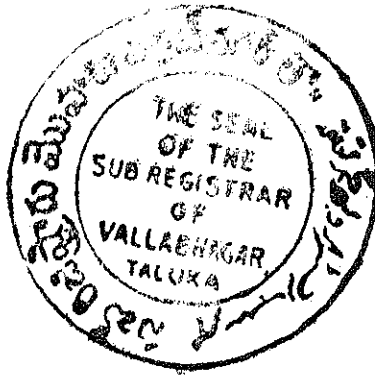
- i. a one-half undivided share, right, title and interest in the Eastern half of the said second floor of the said structure standing on the said property, which Eastern half admeasures 1350 square feet and is described in the Sixth Schedule hereunder written and is shown on the plan hereto annexed as shaded in red colour (hereinafter referred to as "the said eastern half of the said second floor");

Sohan Modi

Sourabh Modi

త పుస్తకము క్ర.సంఖ్యవ సం. క్ర. 1190 బా.సం.
మొత్తము క్ర.సంఖ్య 12
ఈ కారితప్పువరుస సంఖ్య 4

పరమేశ్వర



a one-twelfth undivided share, right, title and interest in the common areas, ways, passages, services, utilities and staircases in or of the said structure standing on the said property (including in or of any replacement of or additions or modifications to the said structure)(being one-sixth of the Vendor's undivided share, right title and interest therein);

(All of which the said property, the one-half undivided share, right, title and interest in the said Eastern half of the said second floor of the said structure and one-twelfth undivided share, right, title and interest in the common areas, ways, passages, services, utilities and staircases of the said structure are hereinafter for brevity's sake collectively referred to as "the said Premises")

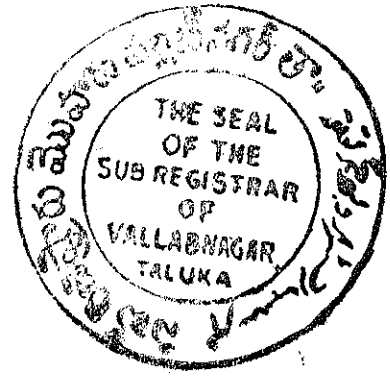
TOGETHER WITH ALL AND SINGULAR the houses, out houses, edifices, buildings, courts, yards, areas, compound, sewers, ditches, fences, trees, drains, paths, passages, commons gullies, water, water courses, plants, lights, liberty, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Premises or any part thereof belonging to or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession and benefit, claim and demand whatsoever at law and in equity of the Vendor in, to, out of or upon the said Premises or any part thereof TO HAVE AND TO HOLD ALL AND SINGULAR the said Premises hereby granted, released, conveyed, intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the purchaser forever SUBJECT to the payment of all proportionate rents, rates, taxes, assessments, dues and duties, betterment charges, now chargeable upon the same or hereafter to become payable to the Government or any other public body in respect thereof AND THE VENDOR does hereby covenant with the purchaser that NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming y from through under or in trust for him or any or more of them made, done, committed, omitted or knowingly or willingly suffered to the contrary HE THE VENDOR now has in himself good right, full power and absolute authority to grant, convey, transfer or assure the said premises hereby granted, released, transferred or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to had, enter upon, have, occupy, possess and enjoy the said Premises hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or his heirs, executor or administrators or assigns or any of them or from on by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Premises hereby granted, conveyed, transferred or assured or intended so to be or any part thereof by from under or in trust for him the Vendor or his heirs, executors, administrators or assigns shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and executor or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law for absolutely granting and assuring the said Premises and every part thereof hereby granted unto and to

Sohan Modi

Sorash Modi

వి. పుస్తకము 1954 ..వ. నం. 1190 రహితము
ముత్తము కొరతము నదిఖ్య.....12.....
ఈ కొరతపూచరుని పదిఖ్య.....5.....

[Handwritten Signature]
ఆర్. ఆర్. నాగ



Use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors or assigns or its counsel in law AND the Vendor does hereby so as to bind himself, his heirs, executors, administrators and assigns respectively covenant with the Purchaser that the Vendor his heirs, executors, administrators and assigns will at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the costs of the Purchaser and its successors in title or any of them produce or cause to be produced to the Purchaser or their Solicitors or agents or such other person or persons as they shall direct or in the course of any judicial or other proceedings or otherwise as occasion shall require the documents set out in the Seventh Schedule hereunder written for the proof, defense and support of the title of the Purchaser or its successors in title or any of them and will permit the same to be examined, inspected or given in evidence and will also at the like request and costs of the Purchaser or its successors in title or any of them make and furnish or cause to be made and furnished to them such true, attested or other copies or abstracts or extracts from the said deeds/documents as they may require PROVIDED ALWAYS and it is hereby declared that in case the said documents or any of them herein before covenanted to be produced shall at any time hereafter be delivered by the holder or holders thereof to any person or persons lawfully entitled to the custody thereof and such person or persons shall thereupon enter into with and deliver to the persons for the time being entitled to the benefit of the covenant for production herein before contained and without any expenses to them a covenant for the production and furnishing copies of the said documents which shall have been delivered up similar to the covenant herein before contained then and in such case the said last mentioned covenant (except in respect of any breach thereof committed) shall thenceforth be null and void as far as regards the said documents to which the said substituted covenant shall relate.

2. The Vendor and the Confirming Party do hereby clarify, agree, declare and confirm that as a result of this sale deed the Purchaser is the absolute owner free of all encumbrances of:
 - i. an undivided share, right, title and interest to the extent of 26.67 square meters (i.e. 32.23 sq yards) in all that the piece and parcel of the said property admeasuring 160 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet, Hyderabad more particularly described in the Third Schedule hereunder written and shown on the plan hereto annexed as surrounded by a red coloured boundary line (hereinafter referred to as "the said Property");
 - ii. a one-half undivided share, right, title and interest in the Eastern half of the said second floor of the said structure standing on the said property which Eastern half admeasures 1350 square feet and is described in the Sixth Schedule hereunder written and is shown on the plan hereto annexed as shaded in red colour;
 - iii. a one-twelfth undivided share, right, title and interest in the common areas, ways, passages, services, utilities and staircases in or of the said structure standing on the said property (including in or of any replacement of or additions or modifications to the said structure) (being one-sixth of the Vendor's undivided share, right title and interest therein);
3. The Purchaser shall pay and bear the full stamp duty and registration charges and expenses in connection with the execution of this sale deed and this transaction.
4. The Vendor confirms that all dues, taxes, water and electricity charges and other levies, cesses and taxes in respect of the said premises hereunder sold and transferred to the Purchaser have been paid till the date of execution of this sale deed.

Sohan Modi

Souvik Mohi

1 వ పుస్తకము 1954 ... 1190 పుస్తకము

మొత్తము ... 12

ఈ కారితరహమున ... 6

[Handwritten signature]



The Purchaser agrees not to claim or ask for partition of the undivided share in the said property from the rest of the said property and not to transfer or deal with the undivided share in the said Property in any manner disjunctive from the Purchaser's interest in the said eastern half of the said second floor.

6. The Purchaser confirms that the Vendor shall be entitled to undertake construction on or above the said second floor of the said structure and on the balance portion of the said property as may be permissible and that the Purchaser has no right to itself so construct PROVIDED THAT any such construction shall not impair or impede the flow of light or air to the said Eastern half of the second floor of the said structure and shall not cause any inconvenience, detriment or damage to the said Eastern half AND PROVIDED FURTHER THAT in the event of any damage to or destruction or demolition of the said structure (including any replacements) the Purchaser shall be entitled to construct on the said Property to the extent of 625 square feet.
7. The Purchaser agrees to keep and maintain the Purchaser's interest in the said Eastern half in good condition and repair at the Purchaser's own cost.
8. The parties hereto agree that the common areas, ways, passages, utilities, staircases and services of the said Property and the said structure shall be used by the parties hereto and the other occupants of the structure jointly and responsibly.
9. The Vendor and the Confirming Party agree and undertake not to deposit the said title deeds in respect of the said Premises in any manner so as to purport to create an equitable mortgagee by deposit of title deeds on the said Eastern half of the said second floor and/or on the Purchaser's right title and interest in the said Property. The Vendor and the Confirming Party agree that before creating any mortgage, charge or other encumbrance of or on the said Property and/or the said structure or any part thereof, a copy of the mortgage deed and the terms of the mortgage shall be previously approved by the Purchaser so as to ensure that the same is not in contravention of this clause.
10. The Confirming Party hereby confirms all that is stated above.

FIRST SCHEDULE

All that piece and parcel of immovable property admeasuring 411 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet Village, Hyderabad 500-016 particularly marked in the plan hereto attached as surrounded by a blue colour boundary line and bounded on the:

- North by : Begumpet Road
- South by : House of Shri Subba Rao
- East by : Road
- West by : Property bearing Survey No. 42

SECOND SCHEDULE

All that piece and parcel of immovable property admeasuring 315 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet Village, Hyderabad 500-016 particularly marked in the plan hereto attached as surrounded by a brown colour boundary line and bounded on the:

- North by : Begumpet Road
- South by : Neighbour's building bearing Municipal No. 1-10-72/2/1
- East by : Road
- West by : Neighbour's building occupied by Times of India

THIRD SCHEDULE

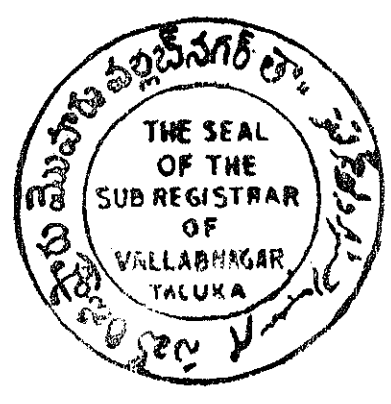
Sohan Modi

Souresh Modi

... 1190 ...
మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపునకు సంఖ్య..... 7

[Handwritten signature]
శా. శా. శా.



That piece and parcel of immovable property admeasuring 160 square meters bearing Municipal No. 1-10-72/2/3, Survey No. 41 situated at Begumpet, Hyderabad 500-016 particularly marked in the plan hereto attached as surrounded by a red colour boundary line and bounded on the:

North by : Begumpet Main Road

South by : Neighbour's building bearing Municipal No. 1-10-72/2/1

East by : Road

West by : Premises No.1-10-72/2/3/A

FOURTH SCHEDULE

All that piece and parcel of immovable property admeasuring 155 square meters bearing Municipal No. 1-10-72/2/3/A, Survey No. 41 situated at Begumpet, Hyderabad 500-016 particularly marked in the plan hereto attached as surrounded by a yellow colour boundary line and bounded on the:

North by : Begumpet Main Road

South by : Neighbour's building bearing Municipal No. 1-10-72/2/1

East by : Premises No.1-10-72/2/3

West by : Neighbour's building occupied by Times Of India

FIFTH SCHEDULE

All that piece and parcel of immovable property admeasuring 2700 sq.ft. bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad 500-016 particularly marked in the plan hereto attached by yellow colour hatched lines and bounded on the:

North by : Begumpet Main Road

South by : Neighbour's building bearing Municipal No. 1-10-72/2/1

East by : Road

West by : Neighbour's building occupied by Times Of India

SIXTH SCHEDULE

All that half share piece and parcel of immovable property admeasuring 1350 sq.ft. bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad 500-016 particularly marked in the plan hereto attached as shaded in red colour with undivided share of land 26.67 sq meters (i.e. 32.23 sq. yards) and bounded on the:

North by : Begumpet Main Road

South by : Neighbour's building bearing Municipal No. 1-10-72/2/1

East by : Road

West by : Premises No. 1-10-72/2/3/C admeasuring 1350 sq.ft. owned by Sourabh Modi

SEVENTH SCHEDULE

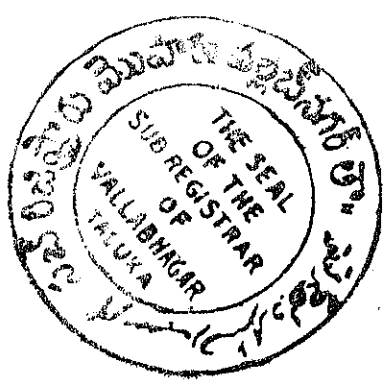
1. Sale deed dated 9th July 1973 executed by Shri Sivagori Maishaiah and three others in favour of Shri Puroshottam registered as Document No. 1477, of 1973.
2. Development Agreement dated 1st April 1985 between Shri Purushottam (as owner) and Satish Modi as developer.
3. The sale agreement dated 1st Feb. 1986, between Shri Purushottam as vendor and Soham Modi as the purchaser.
4. The sale agreement dated 1st Feb. 1986, between Shri Purushottam as vendor and Sourabh Modi as the purchaser.
5. Sale deed dated 24th July 1993, executed by Shri Purushottam (through his power of attorney holder Shri P.A. Chakravarty) and Satish Modi in favour of Soham Modi. registered as Document No. 3530 of 1993.
6. Sale deed dated 24th July 1993 executed by Shri Purushottam (through his power of attorney holder Shri P.A. Chakravarty) and Satish Modi in favour of Sourabh Modi registered as Document No. 3529, of 1993.
7. Registered Irrevocable Power of Attorney dated 14th September 1992 by Shri Purushottam in favour of Shri P.A. Chakravarty.

Soham Modi.

Sourabh Modi

క పుస్తకము 1994 ... ప వ. ప 1190 కర్తాహు
మొత్తము నంబర్లు 12
ఈ కారితప్పువారు నంబర్లు 8

జ్జ
జ్జ

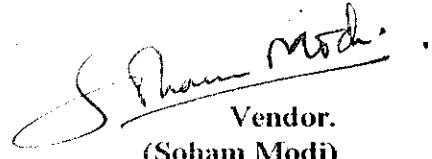


family agreement dated 9th December 1993 between Soham Modi & Sourabh Modi.

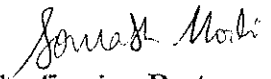
in WITNESS WHEREOF the parties hereto have signed this Sale Deed on the day of
December, 1994 in the presence of the following witnesses.


WITNESSES:

1. 
2. *Donnelte*


Vendor.

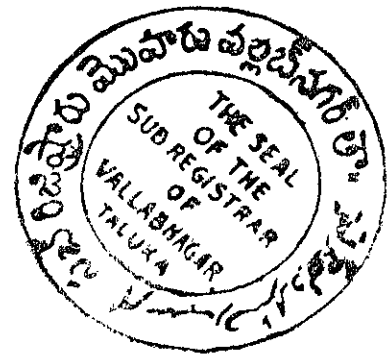
(Soham Modi)


Confirming Party.
(Sourabh Modi)

Self drafted by


పుస్తకమునకు 1994 వ సం. ఏ. 11.20 ప్రకారము
ముత్యమునకు నంబర్..... 72
ఈ కారితప్పుచేయునంబర్..... 9

చక్రవర్తి



11/90/95

ANNEXURE-IA

- 1. Description of the Building : Rs. H. No. 1-10-72/2/3/c, Begumpet Hrd.
- (a) Nature of Roof : R.C.C
- (b) Type of Structure : pillars
- 2. Age of the Building : Newly Constructed.
- 3. Total Extent of Site : Undivided share of land 26.67 sq meters
Equivalent to 32.23 sq yards
- 4. Built up Area Particulars (with break up floor-wise) :
- Cellar, Parking Area :
- In the Ground Floor :
- In the First Floor :
- In the 2nd Floor : 675 sq ft
- In the 3rd Floor :
- 5. Annual Rental Value : Rs 10,000/-
- 6. Municipal Taxes per Annum : 3500/-
- 7. Executant's estimate of the MV of the Building : 6,37,500/-

Date :

S. Shanmugam
Signature of the Executant

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

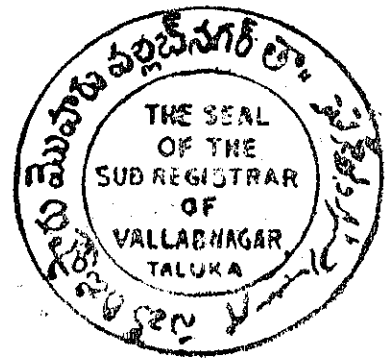
Date :

S. Shanmugam
Signature of the Executant

S. S. S.
Signature of the Claimant

1995 సం.పు. 1120 దనావజ
నంబు...
ఈ దానికముఖ...న సంఖ్య... 10

R
నల్.రిజిస్ట్రారు,



PLAN SHOWING M.C.No. 1-1072/2/3/c
SITUATED AT BEGUMPET MAIN ROAD HYDERABAD.

TIMES OF DUBIAL OFFICE

TO BEGUMPET FLY OVER
TOTAL SUPER BUILT UP AREA: 2550.0 SFT

TRANSFERABLE SUPER BUILT UP AREA: 674
LAND AREA: 150.0 SFT

VENDOR - SOHAM MODI

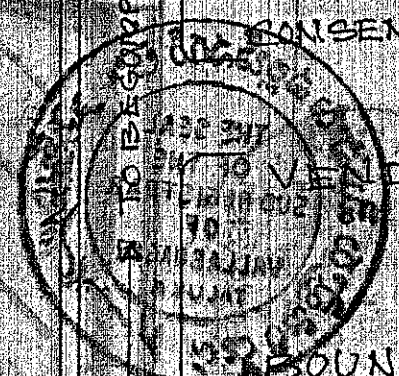
Soham Modi

CONSENTING PARTY - SOURABH MODI

Sourabh Modi

VENDEE - GARDEN FINANCE, L.T.D.

G.H. Moh.



EAST - ROAD

WEST - NEIGHBOUR'S BUILDING

NORTH - BEGUMPET MAIN ROAD

SOUTH - NEIGHBOUR'S BUILDING

NEIGHBOUR'S BUILDING

VENDOR'S SIGN

VENDOR'S SIGN

CONSENTING PARTY'S SIGN

CONSENTING PARTY'S SIGN

VENDEE'S SIGN

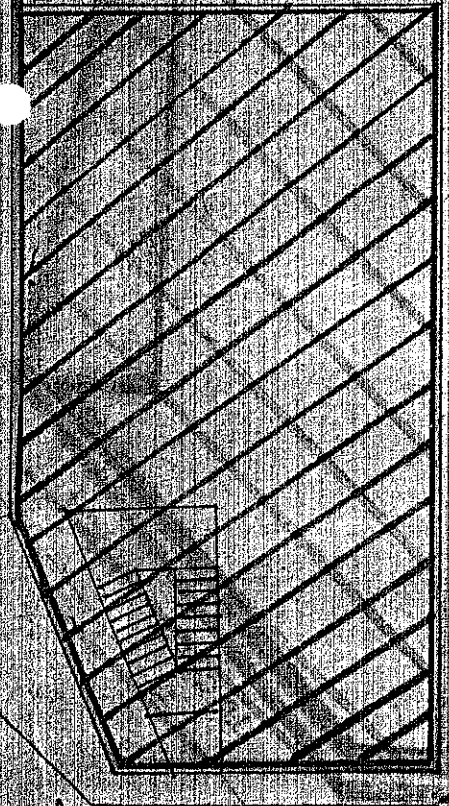
WITNESSES

- [Signature]*
- [Signature]*

NEIGHBOURS

TO SEC. ROAD

TO GARDEN FINANCE



REGN. PLAN SHOWING M.C.H.N.O. 1-10-45/3/c
SITUATED AT BEGUMPET MAIN ROAD HYDRABAD.

18 09 1994
18 09 1994
18 09 1994

ADMITTED 28/11/90
30/11/90

TRANSFERABLE SUPER BUILT UP AREA: 618 SFT

VENDOR: SOHAM MODI

Soham Modi

CONSENTING PARTY: SOURABH MODI

Sourabh Modi

VENDEE: GARDEN FINANCE LTD.

Garden Finance



BOUNDARIES

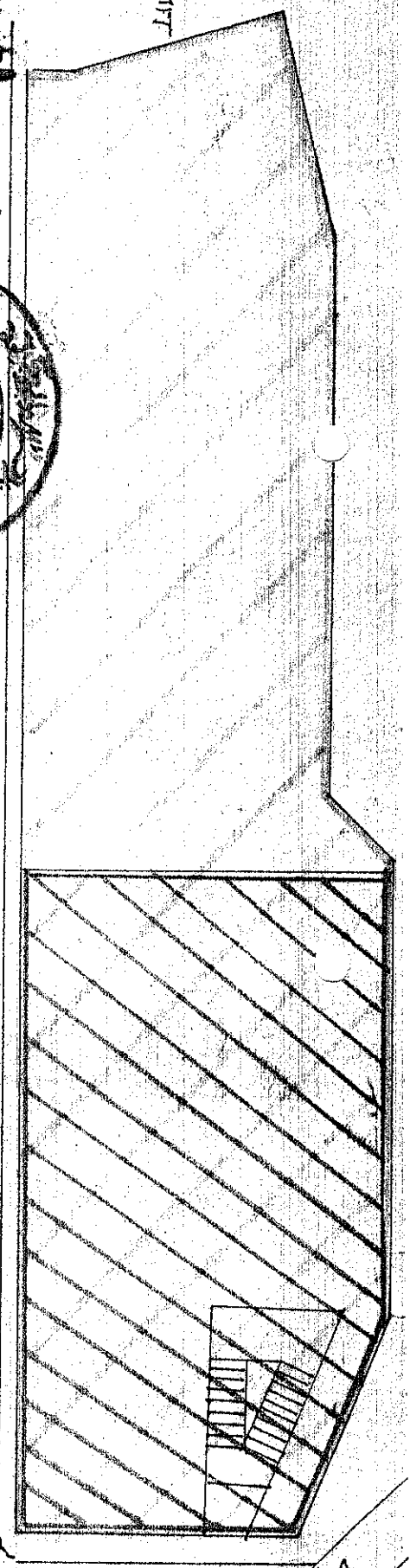
EAST: ROAD
WEST: NEIGHBOUR'S BUILDING
NORTH: BEGUMPET MAIN ROAD
SOUTH: NEIGHBOUR'S BUILDING

ADMITTED 28/11/90
30/11/90

CONSENTING PARTY'S SIGN
VENDOR'S SIGN
VENDEE'S SIGN

WITNESSES

[Signatures]



ADMITTED 28/11/90
30/11/90

REGN. PLAN SHOWING M.CH.No. 1-10-72/2/3 & 1-10-72/2/3/A
SITUATED AT BEGUMPET MAIN ROAD HYDERABAD.

.....
.....
.....

TOTAL LAND AREA:- 160.0 SQ.M.

TRANSFERABLE LAND AREA: 26.67 SQ.M.

VENDOR:- SOHAM MODI

Soham modi.

CONSENTING PARTY:- SOORABH MODI

Soorabh Modi

VENDEE:- GARDEN FINANCE LTD.

Garden

BOUNDARIES

EAST:- ROAD.

WEST:- NEIGHBOUR'S BUILDING

NORTH:- BEGUMPET MAIN ROAD.

SOUTH:- NEIGHBOUR'S BUILDING

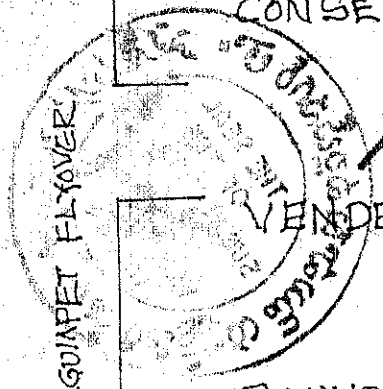
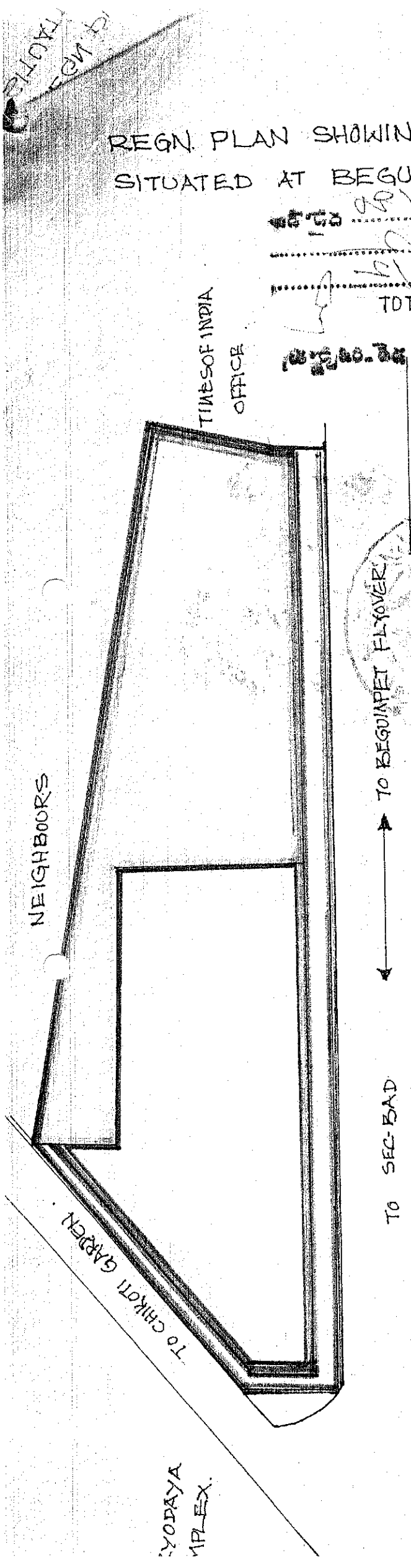
VENDOR'S SIGN.

CONSENTING PARTY'S SIGN.

VENDEE'S SIGN.

WITNESSES.

- [Signature]*
- [Signature]*



REGN. PLAN SHOWING M.C.H. NO. 1-10-72/2/3 & 1-10-72/2/3/A
SITUATED AT BEGUMPET MAIN ROAD HYDERABAD

దస్తవం నంబర్: 5991
విస్తీర్ణం: 12
గ్రామీణ సంస్థ: 12

TOTAL LAND AREA: 100.0 SQ.M.
TRANSFERABLE LAND AREA: 26.5 SQ.M.

అమ్మదానం
అమ్మదానం

VENDOR: SOHAM MODI

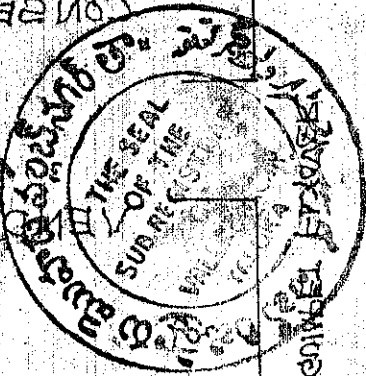
Soham Modi

CONSENTING PARTY: SOORABH MODI

Soorabh Modi

WITNESSES: GARDEN ESTATE LTD.

Garden Estate Ltd.



BOUNDARIES

- EAST: ROAD
- WEST: NEIGHBOUR'S BUILDING
- NORTH: BEGUMPET MAIN ROAD
- SOUTH: NEIGHBOUR'S BUILDING

VENDOR'S SIGN

CONSENTING PARTY'S SIGN

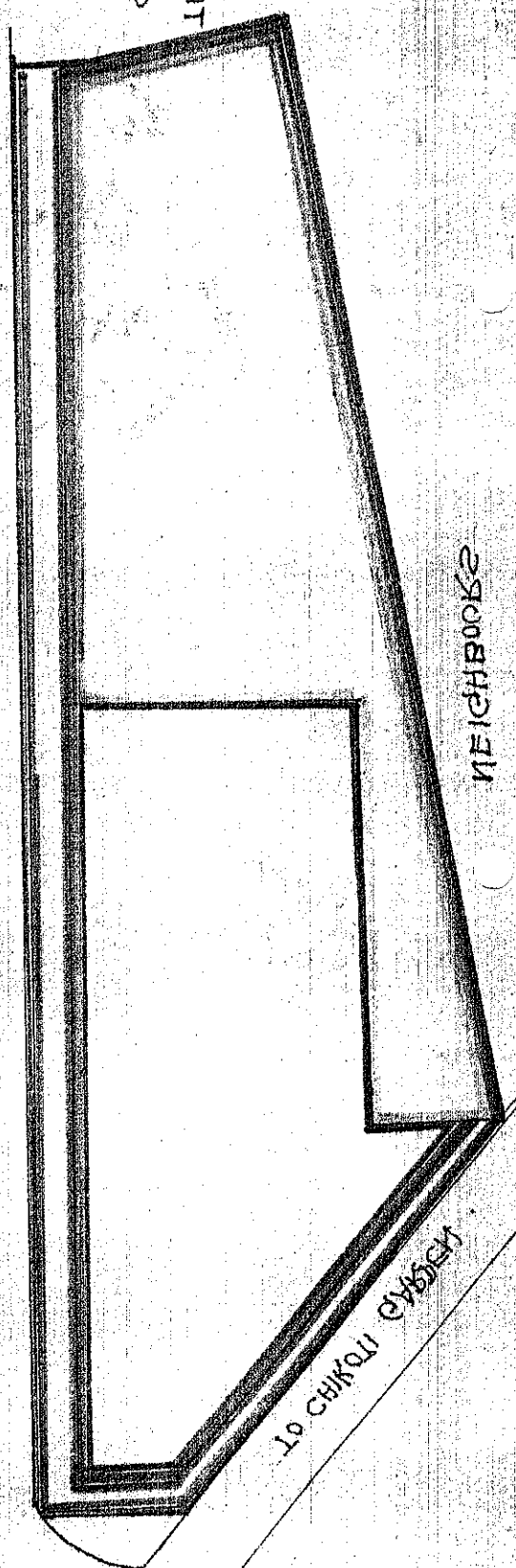
VENDOR'S SIGN

WITNESSES

[Signatures]

TO BE BOUND BY

TO BE BOUND BY



NEIGHBOUR

అమ్మదానం
అమ్మదానం