

2794422-8-82
Rs. 2000/-

Sold to Mr. Francis Fernandes S/o M. S. Fernandes
For whom Ashok Industry

S. Thahdt Hasan,
R 10 Secbad
BOMBAY

Worli, Bombay-400018

SALE DEED

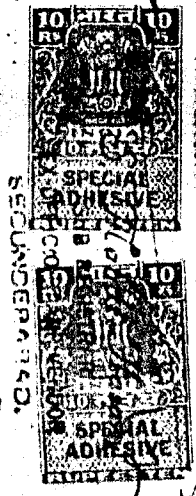
This Deed of sale is made on this the 12-9-83 day of 1983 By: M/S. S.M.Modi commercial complex, a registered Partnership firm, represented by its Managing Partner, Shri. Satish Modi, S/o. Shri. Manilal Modi, Hindu, aged: 39 years, residing at 5-4-187/3 & 4, Karbala Maidan, hereinafter called the VENDOR (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said vendor but also its all existing partners, also partners who would join in future and also their legal heirs, executors, administrators, representatives and assigns) of the one part,

IN FAVOUR OF

M/S. ASHOK INDUSTRY, a registered partnership firm, registered at 101 Kakad chambers, 132, Dr. Annie Besant road, worli, Bombay-400 0 hereinafter called the VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendee but also his legal heirs, executors, administrators and assigns) of the other part.

Satish Modi
12/9/83

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12 SEP 1983



S.No..... Date..... Rs 27947 22-885

Sold to Mr. F. Fernandes / Mrs. Fernandes

For whom A. S. K. Industries

R 10 Secbad
Worli Bombay 400018

S. Mohd Hasan,
SUB REGISTRAR
EX-OFFICIO TAMILNADU
SECUNDERABAD.

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Whereas the Vendor herein offered to sell and the Vendee agreed to purchase outright office no: admeasuring 29 ftx38 ft. 5 inches in the first floor of the building bearing no:5-4-187/5/situated at Karbala Maidan, Ranigunj, Secunderabad for a sum of Rs. 1,02,001/- (Rs. One Lakh Two Thousand and one only).

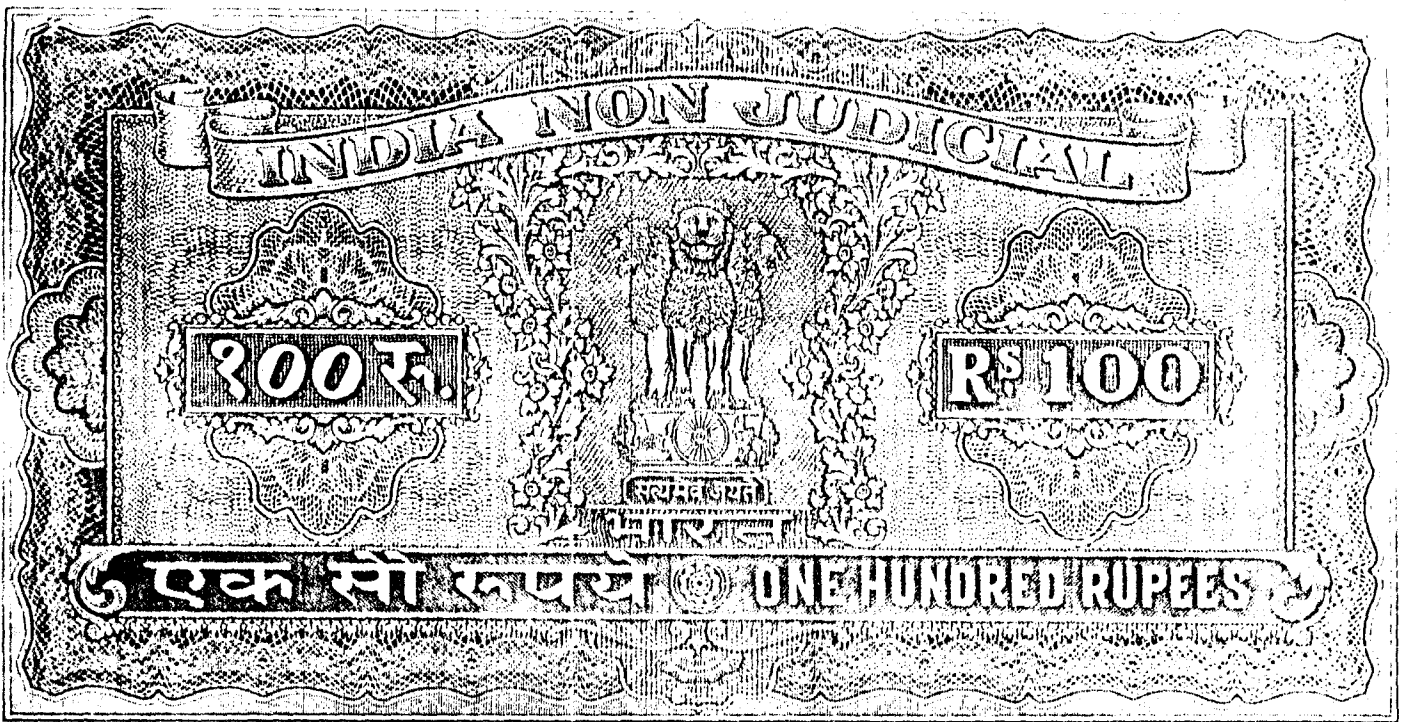
NOW THIS INDENTURE WITNESSETH

That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.1,02,001 (Rs. One Lakh Two Thousand and one only) well and truly paid by the Vendee to the Vendor as under:

- 1) A sum of Rs.2,001/- vide cheque no:470367 dt.2-9-80.
- 2) A sum of Rs.10,000/-vide cheque no:472177 dt.5-1-81
- 3) A sum of Rs.15,000/-vide cheque no:474178 dt.3-2-81
- 4) A sum of Rs.15,000/-vide cheque no:974995 dt.4-3-81
- 5) A sum of Rs.15,000/-vide cheque no:961277 dt.3-4-81
- 6) A sum of Rs.15,000/-vide cheque no:961283 dt.6-5-81
- 7) A sum of Rs.15,000/-vide cheque no:137226 dt.9-6-81
- 8) A sum of Rs.15,000/-vide cheque no:137234 dt.13-7-81

Total Rs.1,02,001/-

(Rs. One Lakh Two Thousand and one



27951 22-8-83
S No..... Date.....Rs 100/-

Sold to Mr. F. Fernandez S/o S. Fernandez

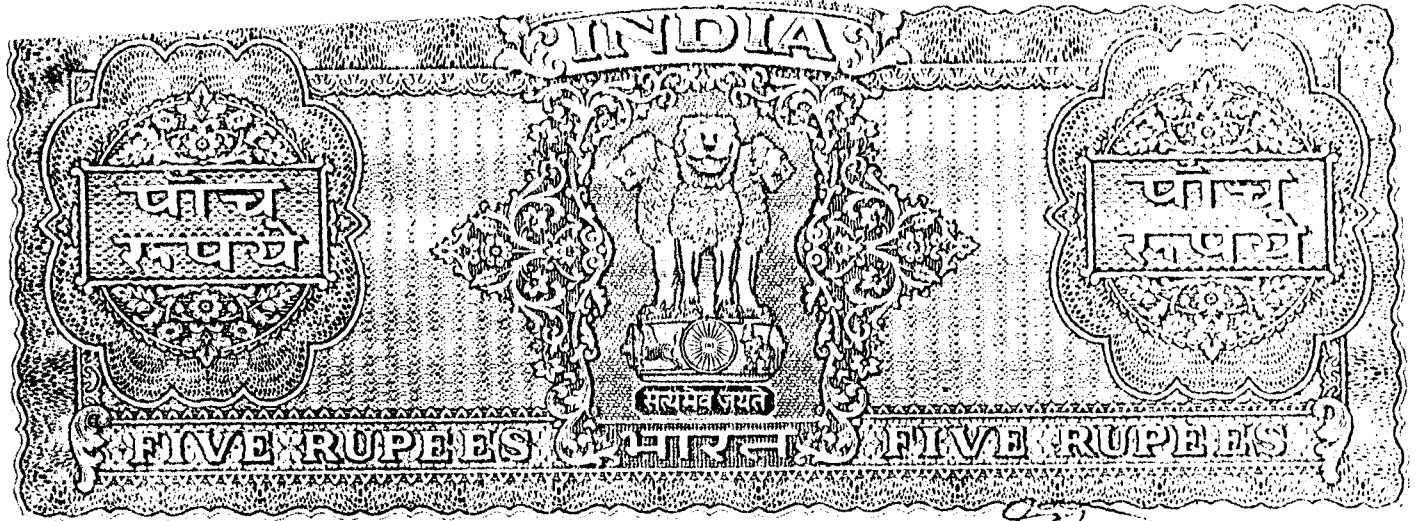
For whom. A. Shuk Industries

R/S Secbad
Ward Bom 40018
S. Mahdi Hussain
JUR REG. TRAR
EX-OFFICIO STAMP VENDOR
SECUNDERABAD.

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- 2) The Vendor hereby declares, covenants and agrees with the Vendee that it is the sole, absolute and exclusive owner of the said property hereby sold and conveyed, more fully described at the foot of this indenture and as delineated in the plan annexed hereto and hatched red and the Vendor has good and perfect right, title and authority to convey the same to the Vendee.
- 3) The property is not subject to any charge, mortgage or any other encumbrance whatsoever in favour of any one.
- 4) The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.
- 5) The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.
- 6) The Vendor hereby declares, covenants and agrees with the Vendee that it shall do and execute all such acts, deeds and things as may be necessary to more effectually assure the Vendee with respect to the title and assist in getting mutation effected in the Municipal or Government authorities.

Satish Moh
12/7/83
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S.No. 27952 22-8-83 D/o.....Rs. 5/-

Sold to Mr. F. Fernandes, 10, M. S. Fernandes

For whom A. Shok. Industries work. Bombay 400018 R/Secbad

EX-OFFICIO STAMP VENDOR,
SECUNDERABAD.

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- 7) The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendee against all loss that the Vendee shall be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.
- 8) The Vendor hereby assures that the rates and taxes leviable on the said property have been paid and discharged upto the date of sale Deed and in the event of any encumbrance or charge is found to be due in respect of the said property, the same shall be payable by the Vendor to the Vendee.
- 9) Whereas it has been mutually agreed that the Vendee shall abide by the following conditions:
- (a) That the Vendee hereby undertakes and agrees that the said premises purchased by him being a shop on the ownership basis and being a part of the said huge buildings, namely " S.M. MODI COMMERCIAL COMPLEX", the approach roads, and parking space will remain common for enjoyment of all the Vendees in the said building. Further the walls intervening between the two adjacent Vendees, Tenements shall also be common and enjoyed as such by the Vendees of such adjacent tenements.

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

(c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis, auto-rikshaws etc. of the Vendee herein or other Vendees of other portions shall not be permitted to be parked inside the building premises for more than 30 minutes without the written consent of the association or society or the Vendor till formation of such Association or society or company.

(d) That the Vendee hereby agrees that he will have absolutely no objection of whatsoever nature, regarding any construction, shop, office or garage or godown or on the upper storey, but will actively co-operate help in this regard. The inconvenience that may be caused during such construction and all the ancillary work pertaining to the same, agrees or men and material and scaffolding and other work will not be objected by the Vendee.

(e) The Vendee hereby agrees that he shall not store in the said premises any goods of hazardous or combustible nature or which may be too heavy or which may affect the construction, structure or stability of the said building.

(f) That the Vendee hereby covenants that he shall keep the walls and partition walls, sewer drains and appurtenants belonging thereto in good conditions and particularly in such good condition so as to support, shelter and protect different parts of the building other than his premises.

(g) That the Vendee further covenants with the Vendor and with all purchasers of other portions of the said building that he shall not demolish or cause to be demolished any structure in the said building or any portion of the same nor will the Vendee at any time make or cause to be made any new construction of whatsoever nature on the said property or building or any part thereof nor will make any additions or alterations in the said premises affecting the front elevation of the building, but any internal changes not affecting the elevation or common walls, if needed, can be undertaken with previous consent of the vendor or the association or society or company

Satish Mohan
12/12/837.....

(h) That in case of letting out the said premises or any portion thereof, the vendee should take care that no inconvenience is caused to other tenants. Further the vendee will have no right to install such machinery which may create sound or which in any manner causes damages or injury to the building under any circumstances.

(i) That the vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity and other such items, the main distribution line of sanitation, electricity etc., and the same should not be touched or interfered with, without the written permission of the vendor or the Association, or society or company.

(j) That the Vendee hereby agrees that the land on which the entire complex is constructed together with all its open land, courtyards, gardens and roads shall be in common enjoyment and joint properties of all persons who have purchased the tenements in the entire " S.M.MODI COMMERCIAL COMPLEX". The taxes of every description and every kind will be shared proportionately and promptly paid and all items of common enjoyment will be maintained and kept in good repairs by all the tenements owners and they shall share proportionately all the expenses thereof inclusive of salaries and other expenses etc., and emoluments of the personnel who will be appointed to keep the same in good shape. The aforesaid taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

(k) That it is agreed that the vendee shall not use the premises hereby sold for any illegal and unlawful activities forbidden by existing laws and rules in force of the Government.

Satish mod-
12/9/83

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SCHEDULE OF THE PROPERTY HEREBY CONVEYED:

One office in first floor admeasuring 29 ft x 38.5 ft.equivalent to 1116.5 sq.ft. being the portion of the building known as " S.M.MODI COMMERCIAL COMPLEX" bearing Municipal no:5-4-187/5_A/situated at Karbal Maidan, Ranigunj, Secunderabad-3 as per the plan annexed hereto and as delineated in red colour therein and bounded on the :

North: By Property belonging to sri Gurudeva Ashram
under occupation of Indian Iron workshop.

South: By common passage.

West : By stair case.

East : By cycle shed.

In witness whereof the said Vendor M/s.S.M.MODI COMMERCIAL COMPLEX, represented by its partner, Shri.Satish Modi has hereto signed at Secunderabad on the day, month and the year first aforementioned.

Vendor

Satish modi
12/11/22

M/s. S.M.MODI COMMERCIAL COMPLEX

Through its partner

Shri. Satish Modi

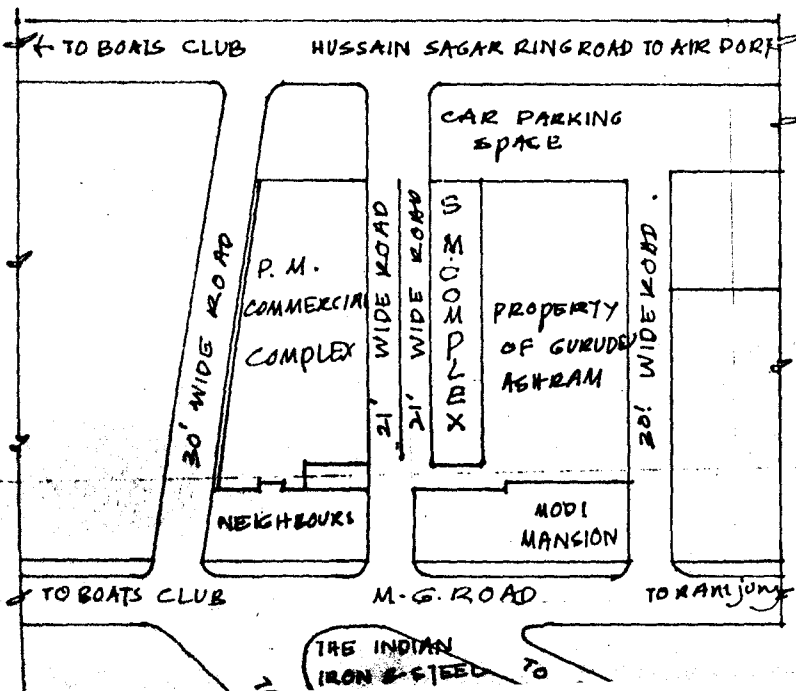
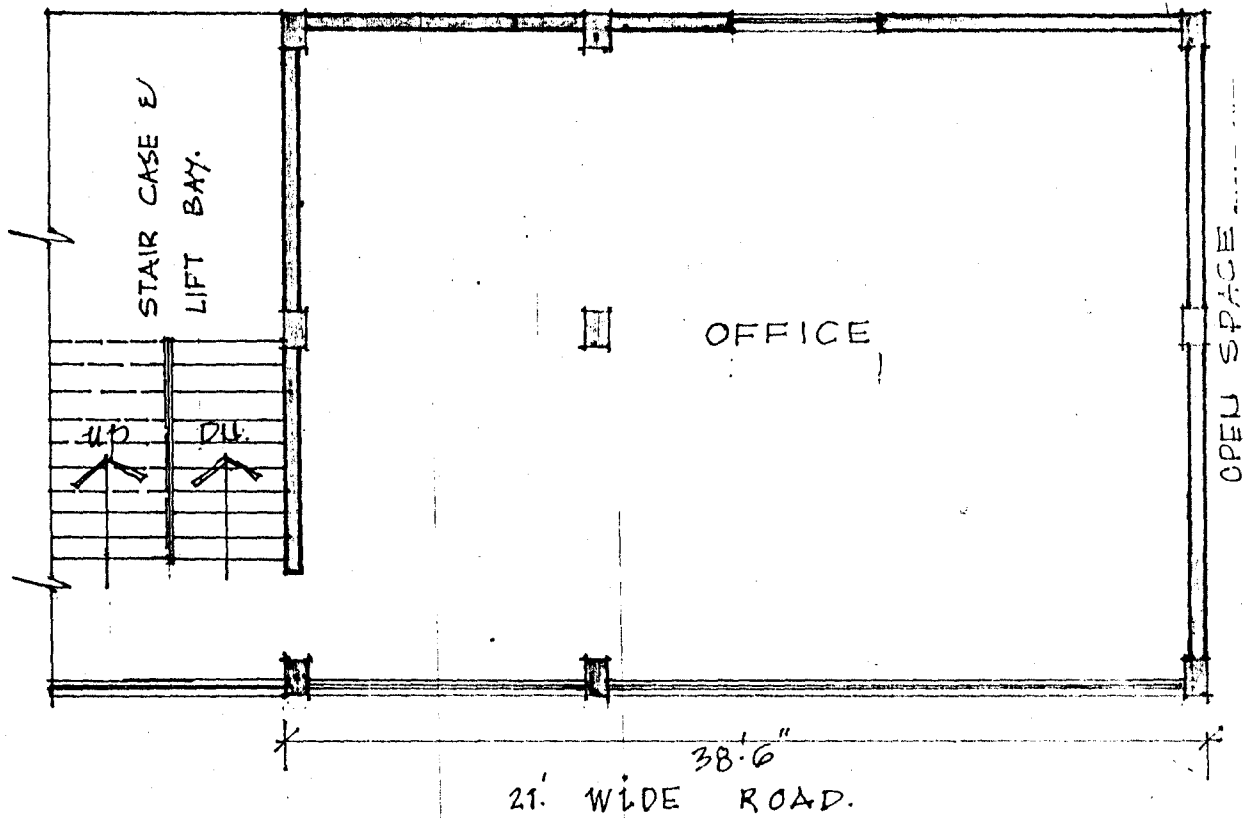
WITNESSES:

- 1). *Hameed*
- 2). *Chakraborty*

REGISTRATION PLAN SHOWING PREMISES (OFFICE) IN FIRST FLOOR OF S.M. MODI COMMERCIAL COMPLEX PREMISES NO 5-4-187/5/A KARBALA MAIDAN, M.G. ROAD SECUNDERABAD

VENDOR	SATISH MODI	REFERENCE	AREA
% S.M. MODI COMMERCIAL COMPLEX	% S.M. MODI COMMERCIAL COMPLEX	INCLUDED	1116.5 sq ft.
VENDEE	M/S ASHOK INDUSTRY	EXCLUDED	SCALE 1-8"=1'-0"

-property of gurudev ashram.



North boundaries

- north : property of gurudev ashram
- south : common passage
- east : cycle shed
- west : stair case block.

witness

1. Hameed
2. Chakraborty

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 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 9 ఈ కాగితము పరుస
 సంఖ్య 1.57
 వన. రిజిస్ట్రార్.



Presented in the office of the Sub-Registrar
 Secunderabad and fee of Rs. 56.72.75
 Paid between the hours of 4.55 PM
 on this 12th day of Feb
 1987. S. E. by Satish Mohan

Execution Admitted By
 LEFT THUMB

Satish Mohan
 12/7/85
 Age 32 years
 S/o M. A. Hameed c. Mohan
 Business, Sec'bad.



Identified by

1. Hameed
 M. A. Hameed s/o M. A. Hameed
 Architect 9-4-86/60 S. Colony Hyd 8

2. Chakravarty
 P. A. Chakravarty s/o P. V. P. C. Rao
 18-92 Kamala nagar
 Hyd.

12th Feb 1987
21/1/87
As Crossed