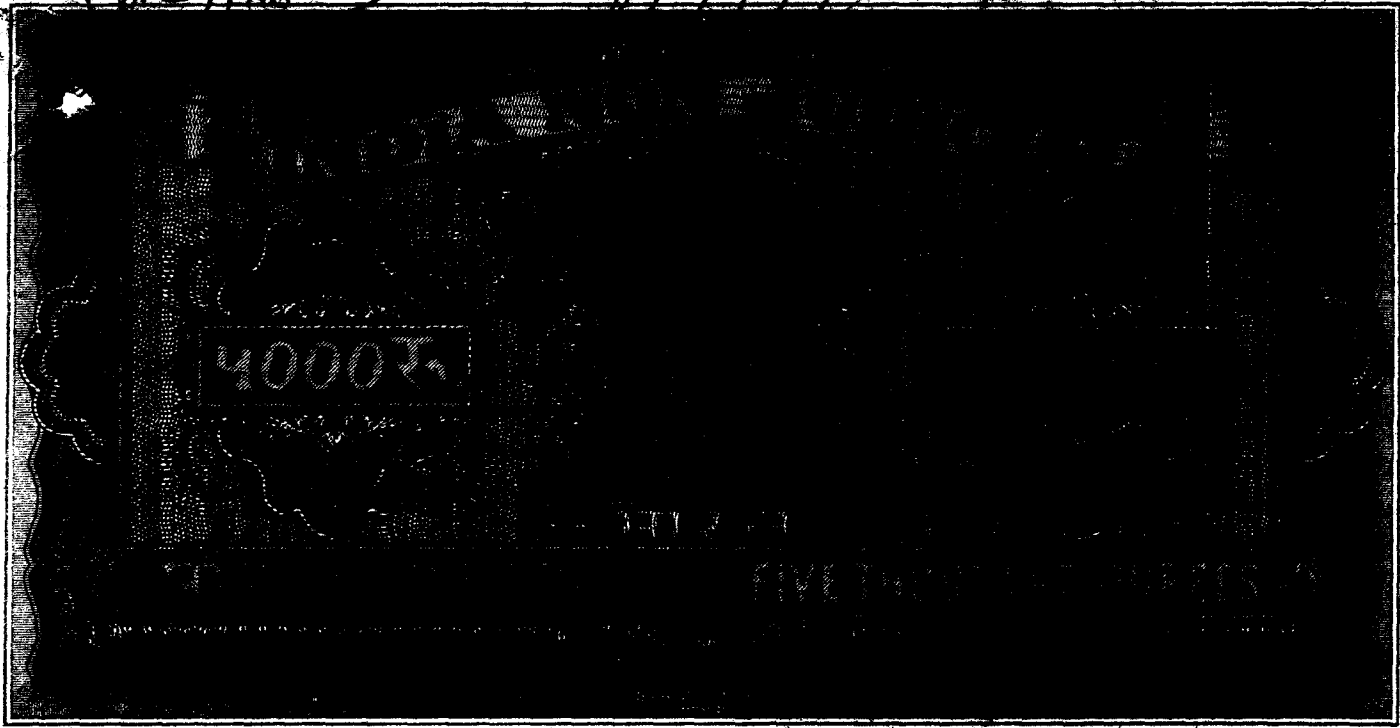


D. 64/86

499/90

1978

5000Rs.



26

Sl. No. 34615 301786 5000/-  
 Sold to Mahesh Kumar s/o Mahan Kadakia  
 For Whom Rajesh Kumar & Jayantilal Kadakia  
 Jayantilal Kadakia s/o Mahan Kadakia

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

**SALE DEED**

THIS DEED OF SALE Is made on this the 1st day of August 1978

Sri Satishchandra Modi s/o Manilal C. Modi, aged 42 years, Business, Proprietor of S. S. Modi Commercial Complex having registered office at Karbala Maidan, Secunderabad No. 70, Sarita Apartments, Banjara Hills, Hyderabad hereinafter called the **VENDOR** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendor but his legal heirs, executors, administrators, representatives and assigns) of the One Part;

**IN FAVOUR OF**

Sri Rajesh J. Kadakia son of Jayantilal Kadakia Hindu, aged 30 years represented by G.P.A. holder Sri Jayantilal Kadakia son of Manilal V. Kadakia residing at 1-10-176 Opposite Hyderabad Public School, Begumpet Hyderabad hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with subject or context shall mean and include not only the said Vendee but also his heirs, legal representatives, executors, administrators and assigns) of the other part;

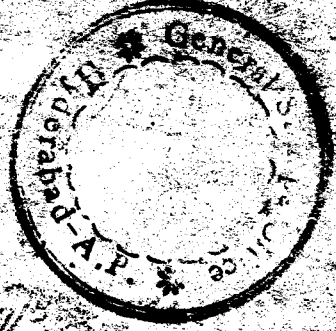
WHEREAS Shri Pravin Modi son of Shri Manilal C. Modi was the sole, absolute and exclusive owner of the land admeasuring 1980 Sq.yards forming part of land known as "KARBALA MAIDAN" by virtue of registered Deed of Sale dated 28th May 1965 registered as Document No. 1686 of 1965 of Book-I Vol. 129 at pages: 55 to 60, before the Joint Sub-Registrar, Hyderabad.

*Satish Modi*

contd...2

199/30

పునకం ..... పం. ప  
తద్రామాల మొత్తం కాగితముల సంఖ్య  
..... ఈ కాగితము వరుస  
సంఖ్య: 112



Presented in the office of the Sub-Registrar,  
Secunderabad and fee of Rs. 12.00  
Paid between the hours of 2 o'clock  
on the 12th day of August  
1926

Execution Admitted by

LEFT THUMB



Satish Mohan of Marital C. Mohan  
Residence, 701, Sarita Apartment  
Road No. 4, R. Hills, A.W.

Identified by

Chaitany  
P. A. Chaitanya of P. V. M. Rao, Manager  
Modi Building, 1-20-7th B, Begumpet, Hyderabad

2 J.S. (S. Lakshminarayana)

S. S. Subramanian  
7-1-7th B, Begumpet  
Hyderabad

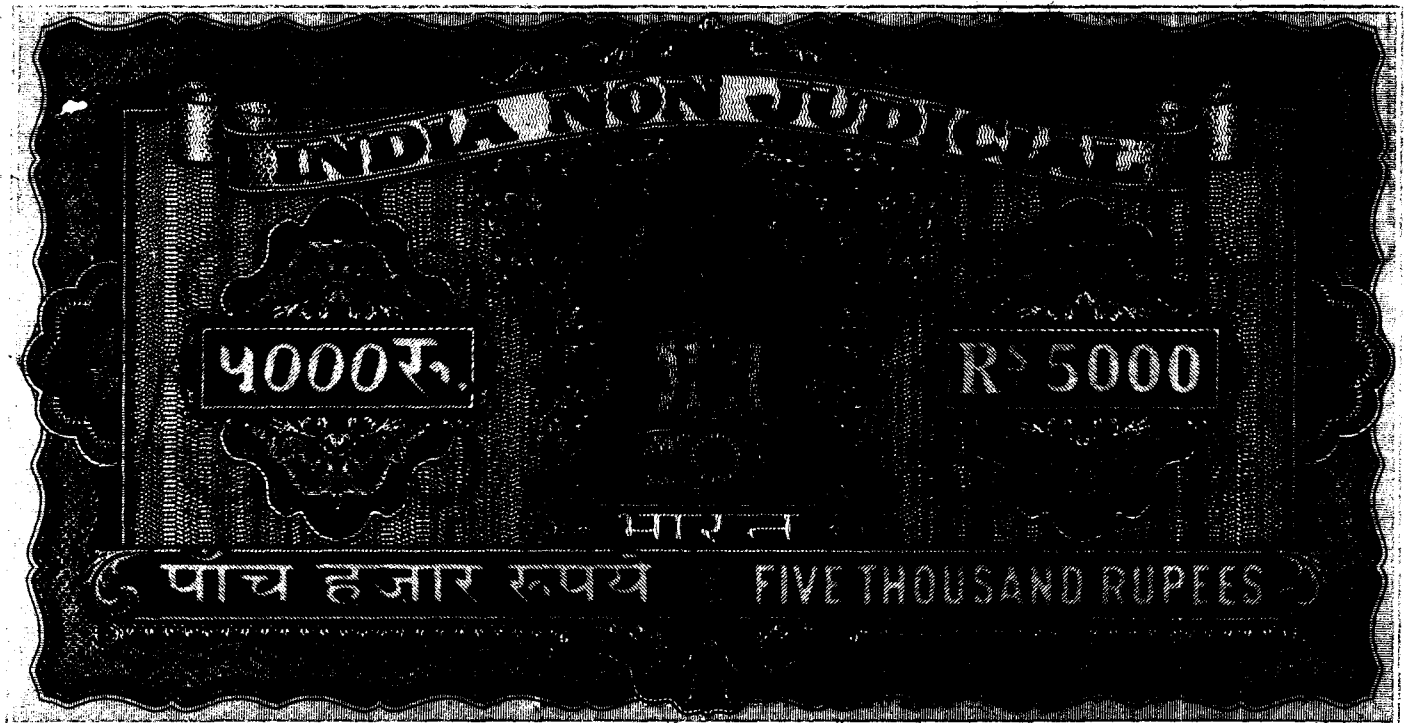
K. Venkateswara

Modi Building  
Begumpet Hyderabad

Date 12th August 1926

12th day of Sravan 1925 K

S. S. Subramanian  
S. S. Subramanian



Sl. No. 34.616, 30/7/86 Rs. 5000/-

Sold to Manhesh Kumar 80 Mahan Lal Kadar Ki'a  
 For Whom Rajesh Kumar J Kadar Ki'a 80 Hyderabad  
 Jayanti Lal M. Kadar Ki'a Hyd

Sub Registrar Supdt.  
 Ex. Officio Stamp Vender  
 G. S. O. Hyderabad.

WHEREAS subsequent to purchase of the said property Shri Pravin Modi entered into a partnership with Shri Satish Modi under the name and style of M/s. S.M. Modi Commercial Complex the Vendor herein for the purpose of construction and sale of residential commercial buildings, flats, shops, garages, etc over the said land.

WHEREAS in terms of the Deed of Partnership, the Vendor had constructed a multi-storeyed commercial complex known as "S.M. MODI COMMERCIAL COMPLEX" with Municipal No. 5-4-187/5 situate at Karbala Maidan, Ranigunj, Secunderabad.

WHEREAS from 31-12-1983 the partnership firm was dissolved and Shri Satishchandra Modi become the sole proprietor of M/s. S.M. Modi Commercial Complex.

WHEREAS the Vendor herein offered to sell and the Vendee agreed to purchase office premises comprising an area of 1,430 S.Ft in the XII floor of the building bearing No. 5-4-187/5 situated at Karbala Maidan, Secunderabad for a sum of Rs. 2,14,500/- (Rupees Two Lakhs Fourteen Thousand and Five hundred only)

**NOW THIS INDENTURE WITNESSETH**

- 1., That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 2,14,500/- (Rupees Two Lakhs Fourteen thousand and Five hundred only) well and truly paid by the Vendee to the Vendor as under;

contd..3

*Satish Modi*

499/90

వస్తకం ..... పం. ప  
 తప్పిపోయిన మొత్తం కాగితముల సంఖ్య  
 ..... ఈ కాగితము వదివ  
 సంఖ్య: 2000.....  
 సబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1908  
 I hereby Certify that the deficit Stamp duty of  
 Rs. 607 has been Levied on Subrahmany  
 a respect of this instrument from  
 on the basis of agreed market Value of Rs. 226500  
 being higher than the consideration

Collector Under Indian Stamp Act and  
 Sub-Registrar, Secunderabad-A.P.

ప్రస్తుతము 7వ వల్యాంకు నుండి 6-2  
 ఫుటలలో 1990 సం॥/1912 కా.శ. పు 499 నెంబరుగా  
 రిజిస్టరు చేయబడినది. 1990 సం॥ అక్టోబరు నెంబరు  
 1 వ తేది 1912 కా.శ. 6వీసెల 17 వ తేది  
 సబ్-రిజిస్ట్రారు



Sl. No. 34612 Dt. 30/7/86 Rs. 500/-  
 Sold to ... Mahesh Kumar S/o Mahan Lal Kadakia Hyd  
 For Whom ... Rajesh Kumar J. Kadakia S/o Jayanki Lal M. Kadakia Hyd  
 Sub Registrar Supdt.  
 Ex. Officio Stamp Vendor  
 G. S. O. Hyderabad.

-3-

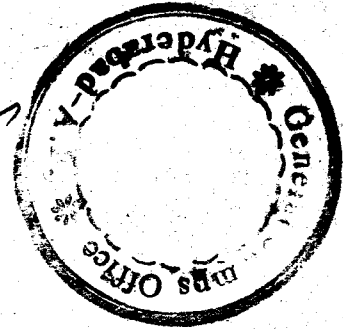
- 1) Till date and amount of Rs.1,30,000/- (Rupees One Lakh Thirty Thousand and Eight Hundred only) has been adjusted and paid from time to time.
- 11) The balance amount of Rs.83,700/- (Rupees Eighty Three Thousand and Seven Hundred only) is paid by the Vendee to the Vendor at the time of registration of the document the receipt whereof the Vendor hereby admits, accepts and and acknowledges.
2. The Vendor hereby declares, covenants and agrees with the Vendee that he is the sole, absolute and exclusive owner of the said property hereby sold and conveyed, more fully described at the foot of this indenture and as delineated in the plan annexed hereto and hatched red and that the Vendor has good and perfect right, title and authority to convey the same to the Vendee.
3. The property is not subject to any charge, mortgage or any other encumbrances whatsoever in favour of any one.
4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.
5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.

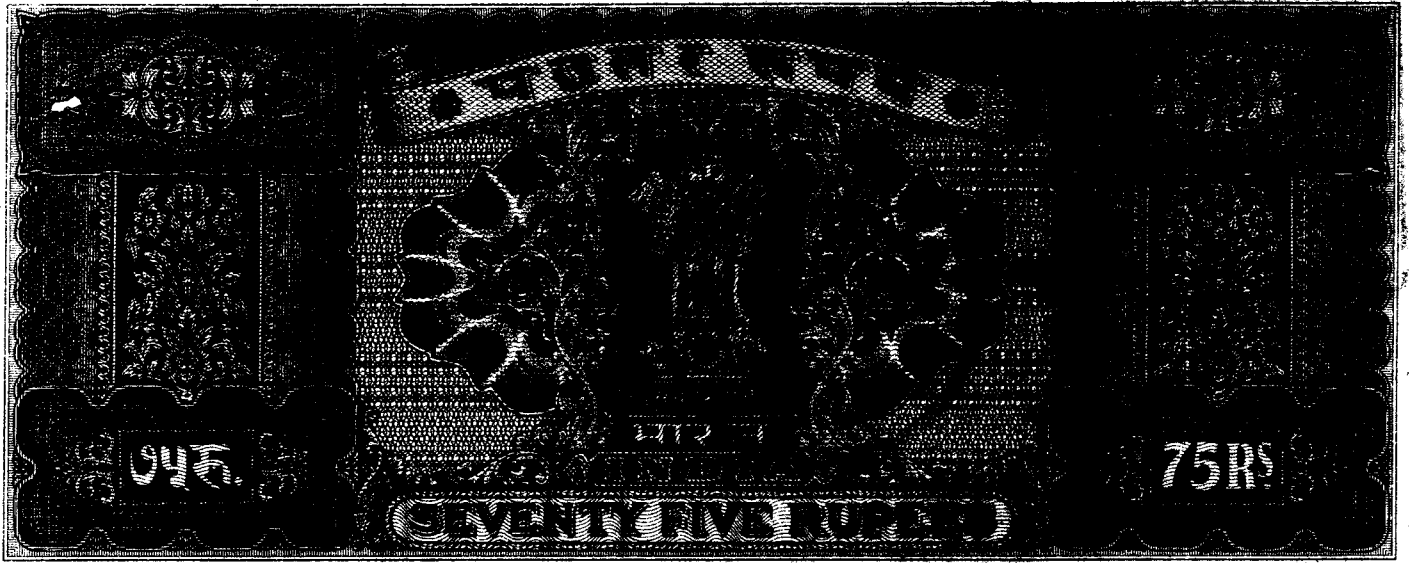
Satish Modi

contd..4

199/90

పుస్తకం ..... సం. పు  
 తర్జుమా చేసిన మొత్తం కాగితముల సంఖ్య  
 ..... ఈ కాగితము వరుస  
 సంఖ్య.....  
 వర-సిద్ధార్థ.





Sl. No. 34618 Dt. 30/7/86 Rs. 75/-

Sold to Mahesh Kumar No Mahan Lal Kadakia

For Wh. Rafesh Kumar J Kadakia

Jayant Lal M. Kadakia

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

-4-

Hyd

6. The Vendor hereby declares, covenants and agrees with the Vendee that he shall ~~do~~ do and execute all such acts, deeds and things as may be necessary to more effectually assure the Vendee with respect to the title and assist in getting mutation affected in the Municipal or Government authorities.

7. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendee against all loss that the Vendee may be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.

8. The Vendor hereby assures that the rates and taxes leviable on the said property have been paid and discharged upto the date of sale deed and in the event of any encumbrance or charge is found to be due in respect of the said property the same shall be payable by the Vendor to the Vendee.

9. Whereas it ~~is~~ has been mutually agreed that the Vendee shall abide by the following conditions:

a) That the Vendee hereby understands and agrees that the said office premises purchased by him being an office on the ownership basis and being a part of the said building namely "S.M. NEGI COMMERCIAL COMPLEX" the approach road parking space will remain common for enjoyment of all the Vendees in the said building. Further the walls intervening between the two adjacent Vendees tenements shall also be common and enjoyed as such by the Vendees of such adjacent tenements.

contd..5.

Satish Moh

499/80

పనులం ..... పం. ప  
 పట్టణం నామం కాగితముల వలన  
 ..... క కాగితము వలన  
 పం. ప  
 పం. ప



2. The Vendor hereby declares, certifies and agrees with the Vendor that on the date of the sale of the property, deeds and things as may be necessary to carry out the sale of the property shall be in the possession of the Vendor and the Vendor shall be responsible for getting the same registered with the Government authorities.

3. The Vendor hereby agrees and undertakes to maintain and keep unencumbered the Vendor against all loans or mortgages and to indemnify the Vendor against all losses or damages which may be incurred by or on behalf of the Vendor in connection with the property hereby conveyed or by reason of any defect in the title being made by anybody whatsoever to the said property.

4. The Vendor hereby warrants that the title and interest in the property hereby conveyed shall be free from all encumbrances and shall be in the possession of the Vendor on the date of the sale and in the event of any defect in the title or charge or charge is found to be in the possession of the Vendor, the same shall be payable by the Vendor to the Vendor.

5. Whereas it has been mutually agreed that the Vendor shall abide by the following conditions:

(a) That the Vendor hereby warrants and agrees that the said office premises, situated at the corner of the main road and the main road, known as "Sri Venkateswara Temple" shall be in the possession of the Vendor and the Vendor shall be responsible for getting the same registered with the Government authorities. The Vendor shall also be responsible for getting the same registered with the Government authorities.





Sl. No. 46.19.30.121 Rs. 75/-

Sold to Mahesh Kumar S/o Mahan Lal Kadakia

For Whom Rajesh Kumar J Kadakia

Jayanti Lal M. Kadakia

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

-5-

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

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

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

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.

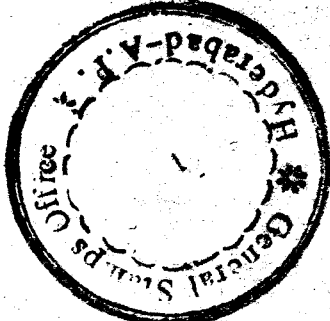
contd..6

*Satish*

19/09/80

పుస్తకం ..... పం. పు  
 కట్టవేరాల మొత్తం కాగితముల పరిమాణ  
 ..... ఈ కాగితముల పరిమాణ  
 పంఖ్య .....  
 పంఖ్య .....

పంఖ్య



The undersigned hereby certifies that the above mentioned books are the property of the Great Hindu Temple Society, Hyderabad, and are being sold for the purpose of raising funds for the maintenance and repair of the temple premises.

The undersigned hereby certifies that the above mentioned books are the property of the Great Hindu Temple Society, Hyderabad, and are being sold for the purpose of raising funds for the maintenance and repair of the temple premises.

The undersigned hereby certifies that the above mentioned books are the property of the Great Hindu Temple Society, Hyderabad, and are being sold for the purpose of raising funds for the maintenance and repair of the temple premises.

The undersigned hereby certifies that the above mentioned books are the property of the Great Hindu Temple Society, Hyderabad, and are being sold for the purpose of raising funds for the maintenance and repair of the temple premises.

19/09/80



Sl. No. 34620 Dt. 30/7/186 Rs. 75/-

Sold to Mahesh Kumar 90 Mahan Lal Kada Kria  
 The Dulle  
 Sub-Registrar Supdt.

For Whom Raf.esh. Kumar J Kada Kria 90  
 Sub-Office Stamp Vendor,  
 G. S. O. Hyderabad.

Jayanti Lal M. Kada Kria Hyd

-6-

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

g) That the Vendee further covenants with the Vendor and with all purchasers of other portions of the said building that he shall not demolish or cause to be demolished any structure in the said building or any portion of the same nor will the Vendee at any time make or cause to be made a new construction of whatever 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 of company.

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

i) That the Vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity, etc, and the same should not be touched or interfered with, without the written permission of the Vendor or the association Society or Company.

contd..7

*Sd/-*

1999

పునః సం. 2  
 తదానంతరం మొత్తం కార్యకర్తల సంఖ్య  
 9  
 ఈ కార్యకర్తల వయస్సు  
 సంఖ్య 6  
 సహాయక.



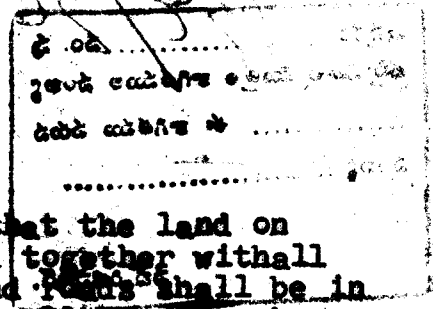
1) The Hyderabad Government has decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State.

2) The Hyderabad Government has decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State.

3) The Hyderabad Government has decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State. It is decided to keep the water and electricity supply to the Hyderabad State in the Hyderabad State.

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*Handwritten signature*



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

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

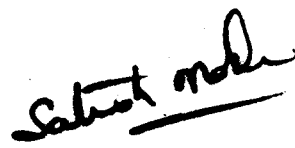
**SCHEDULE OF THE PROPERTY HEREBY CONVEYED**

C<sub>1</sub>-Office, admeasuring 1430 Sq. Ft. only structure not land being the portion of the building known as 'S.M.MODI COMMERCIAL COMPLEX' bearing Municipal No.5-4-187/5, situated at Karbala Maidan, Raniganj, Secunderabad.

IT WITNESS WHEREOF the said Vendor Sri Satishchandra Modi representing M/s. S.M.Modi Commercial Complex has hereto signed at Secunderabad on the day, month and the year first aforementioned.

**WITNESSES:**

1. 

  
**VENDOR**

2.   
 (S. Lakshmanan)

199/80

పుస్తకం ..... 20. 5

ఆంధ్ర ప్రదేశ్ సర్కారు

..... 9

సంఖ్య: 70

-1-

That the Vendor hereby agrees to sell the entire contents of the building known as 'Commercial Complex' bearing Municipal No. A-107, situated at Kharabala Station, Secunderabad. The Vendor has been authorized by the Municipal Corporation, Secunderabad to sell the said building and the contents thereof. The Vendor hereby agrees to sell the said building and the contents thereof to the Government of Andhra Pradesh for the purpose of the said building and the contents thereof being used for the purpose of the said building and the contents thereof. The Vendor hereby agrees to sell the said building and the contents thereof to the Government of Andhra Pradesh for the purpose of the said building and the contents thereof. The Vendor hereby agrees to sell the said building and the contents thereof to the Government of Andhra Pradesh for the purpose of the said building and the contents thereof.



K. that it is agreed and the Vendor hereby agrees to sell the said building and the contents thereof to the Government of Andhra Pradesh for the purpose of the said building and the contents thereof.

DECLARATION OF THE VENDOR

I, the Vendor, do hereby declare that the building known as 'Commercial Complex' bearing Municipal No. A-107, situated at Kharabala Station, Secunderabad, is the property of the Government of Andhra Pradesh and that I have been authorized by the Municipal Corporation, Secunderabad to sell the said building and the contents thereof. I hereby agree to sell the said building and the contents thereof to the Government of Andhra Pradesh for the purpose of the said building and the contents thereof.

*[Signature]*  
VENDOR

*[Signature]*

*[Signature]*

# ANNEXURE - TA

- (a) House No. : *2-14-15/1*  
*54-15/1* *So. chod*
- (b) Age of the Building. : *6* YEARS ;
- (c) Plinth area of each floor : *1430* SQ. FEET ;
- (d) Nature of Roof : *RCC*
- (e) Amenities like Electricity, water and Drainage. : *Y*
- (f) Length of Compound wall or fenceing. : *N/A*
- (g) Total Site. *31.77* SQ. YDS : *31.77* SQ. YDS :
- (h) Annual Rental Value : Rs. *12000/-*
- (i) Party's own estimate Value. : Rs. *2,14,500/-*
- (j) Departmental Value : Rs.

Place : *Secunderabad*

*Satish*

**VENDOR**

Dated /

*1-8-86*

పుస్తకం...  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య:  
 ..... 9 .....  
 వంటి: .....

ANNEXURE



11-12  
 2008

Date: 11-12-2008  
 Registrar of Companies, Hyderabad



REGISTRY

Date:

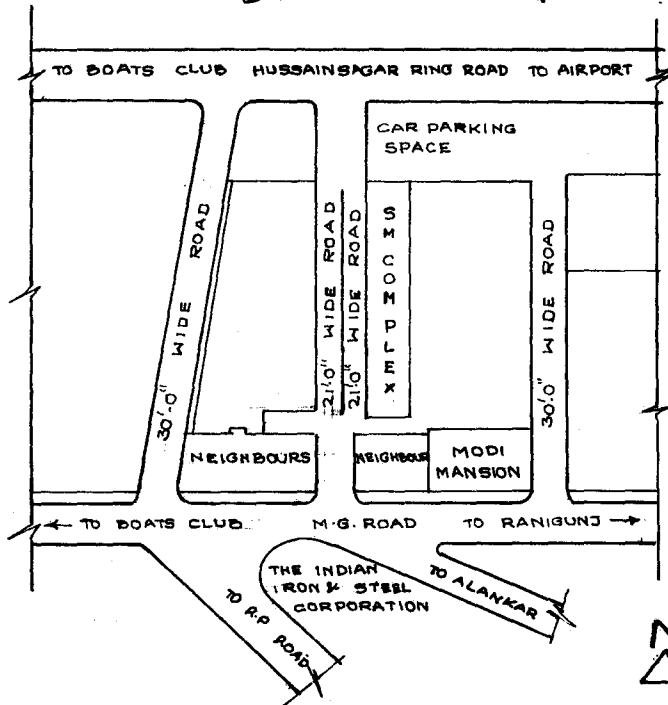


REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5, KARBALAMAIDAN, M.G. ROAD, SECUNDERABAD.

VENDOR: SATISH MODI  
 P/O. S.M. MODI COMMERCIAL COMPLEX  
VENDEE:- RAJESHKUMAR J. KADAKIA

REFERENCE:- INCLUDED   
 EXCLUDED 

BUILT UP AREA 1430 SFT. SCALE 1" = 16'-0"  
 UNDIVIDED SHARE OF LAND 31.77 SQYARDS  
 OR 26.57 SOMTRS.





LOCATION PLAN  
 NOT TO SCALE

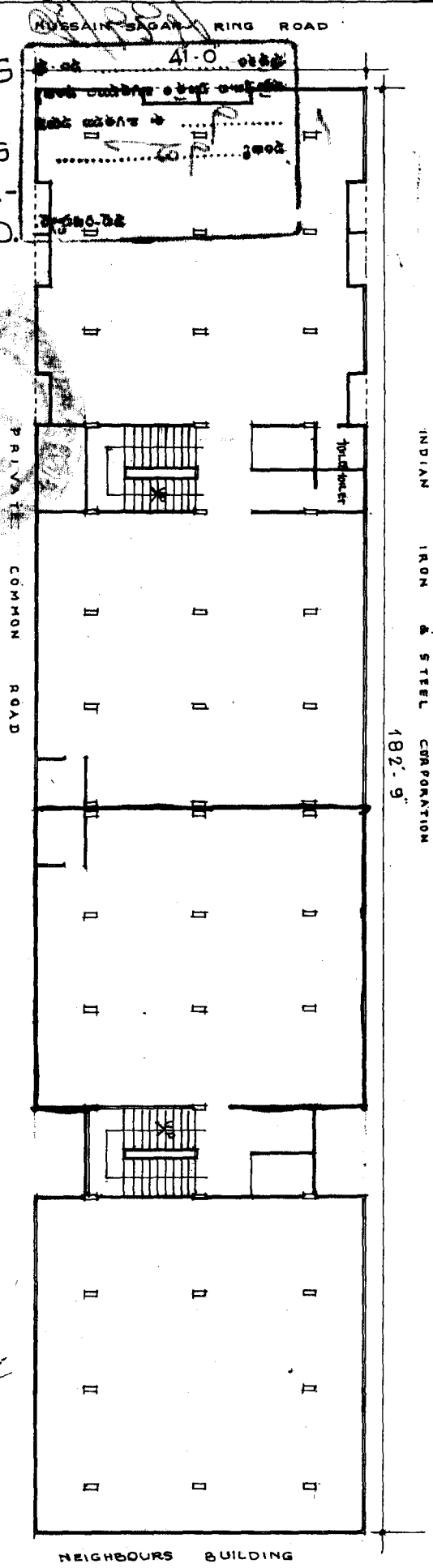
BOUNDRIES

NORTH INDIAN IRON & STEEL CORPORATION  
 SOUTH PRIVATE COMMON ROAD  
 EAST ~~HUSSAIN SAGAR RING ROAD~~ Stair case  
 WEST NEIGHBOUR'S BUILDING

WITNESS:-

1. 
2. 

*Satish Modi*  
 VENDOR

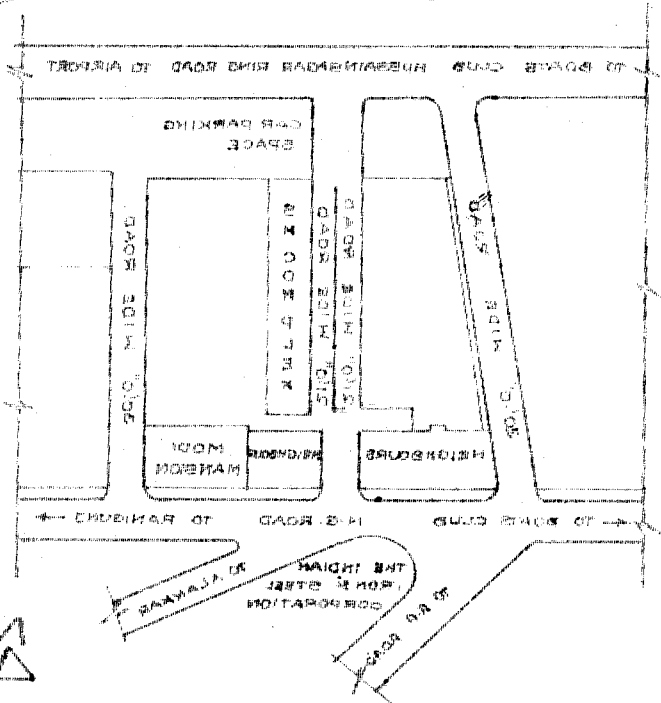


499/30

210 S.M. MODI COMMERCIAL  
 5-4-18715 KARBALA-  
 MAIDAN M.G. ROAD, SECUNDERABAD  
 MUNICIPAL NO. 2-4-18715 KARBALA-  
 COMMERCIAL COMPLEX BEARING  
 THE PORTION OF S.M. MODI  
 REGISTRATION PLAN SHOWING

VENDOR: SATHISH MODI  
 VENDOR: S.M. MODI COMMERCIAL  
 VENDEE: RAJESHKUMAR B. KADAKIA

REFERENCE- INCLUDED  
 EXCLUDED  
 SURT UP AREA 140 SQ FT SCALE 1:1000  
 DIMENSIONS SPACE OF LAND 8-77 TO 10-00  
 OR 25.23 METERS



LOCATION PLAN NOT TO SCALE

BOUNDRIES

NORTH: FRONT FROM STEEL CORPORATION  
 SOUTH: PRIVATE COMMON ROAD  
 EAST: NEIGHBOUR BUILDING  
 WEST: NEIGHBOUR BUILDING

W.T.NE 25-

*Sathish Modi*  
VENDOR

*Rajesh Kumar B. Kadakia*

NEIGHBOUR BUILDING

M.A.D.M. SECTION 4-B-18715 CARBALAR