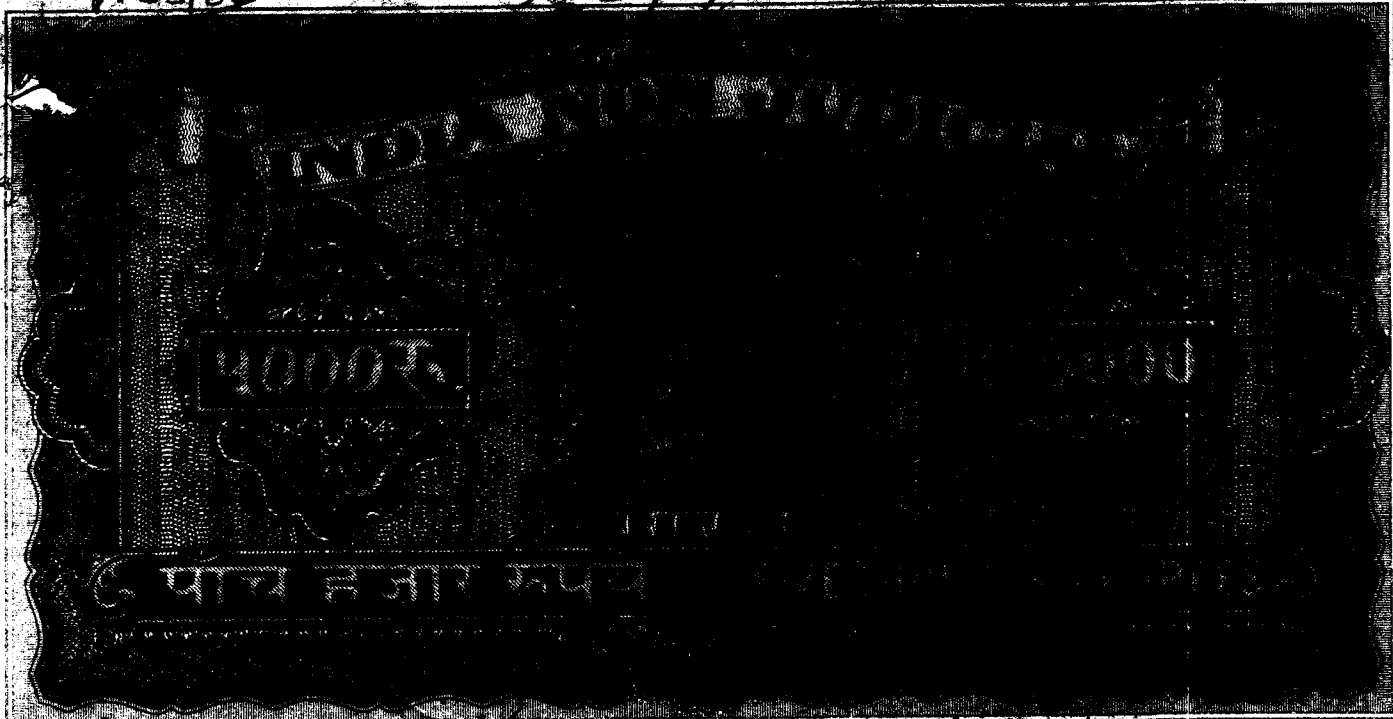


1.65/86

500/90

12315 95

5000Rs.



SI, N81811 Dt. 30/7/86 Rs. 5000/-
 Sold to P. A. Chakravarty 870 P. V. M. Rao R/10/1
 For Whom M. J. D. H. M. Kadakia (HUF) G. S. O. Hyderabad
 870 Manilal M. Kadakia R/10 H/2

Sub Registrar Super.
 & Ex. Officio Stamp Vendor
 G. S. O. Hyderabad

SALE DEED

THIS DEED OF SALE is made on this the 30th day of July 1986 by:

Sri SATISHCHANDRA MODI, Proprietor M/S S. M. Modi Commercial Complex having registered office at Karbala Maidan, Secunderabad 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;

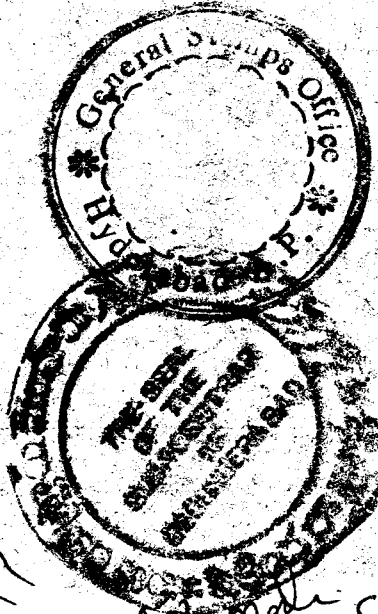
IN FAVOUR OF

Sri Jayantilal M Kadakia H.U.F. represented by its Karta Jayantilal M Kadakia son of Manilal Kadakia aged about 55 years residing at Opposite Hyderabad Public School, Begumpet, Hyderabad 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 its heirs, legal representatives, executors, administrators and assigns) of the Other Part,

Where as Shri Pravin Modi son of Sri Manilal C Modi was the sole absolute and exclusive owner of the land admeasuring 1980 sq Yds forming part of land known as "KARBALA MAIDAN" by virtue of registered

Satish Modi

500/90
 పన్ను సం. ప
 తప్పిపోయిన మొత్తం భాగముల పంపిణీ
 || ఈ భాగము వరుస
 పంపిణీ.....
 పం. పంపిణీ.



Presented in the office of the Sub-Registrar
 Secunderabad and fee of Rs. 13871-00

Paid between the hours of 3 and 4 PM
 on this 1st day of August
 1986 by S. Lakshman Rao

Saltash Mohi S/o Manihal C Modi, Burshey,
 701, Savita Apartment, Rayan Hills, And

Execution Admitted by
LEFT THUMB

Saltash Mohi of Manihal - C Modi, Burshey
 701, Savita Apartment, Rayan Hills, And



Identified by

Chakravarthy
 P. B. Chakravarthy S/o P. V. M. Rao, Manager
 Modi Builders, 1-10-72/3, Begumpet, Hyd.

(S. LAKSHMAN RAO)

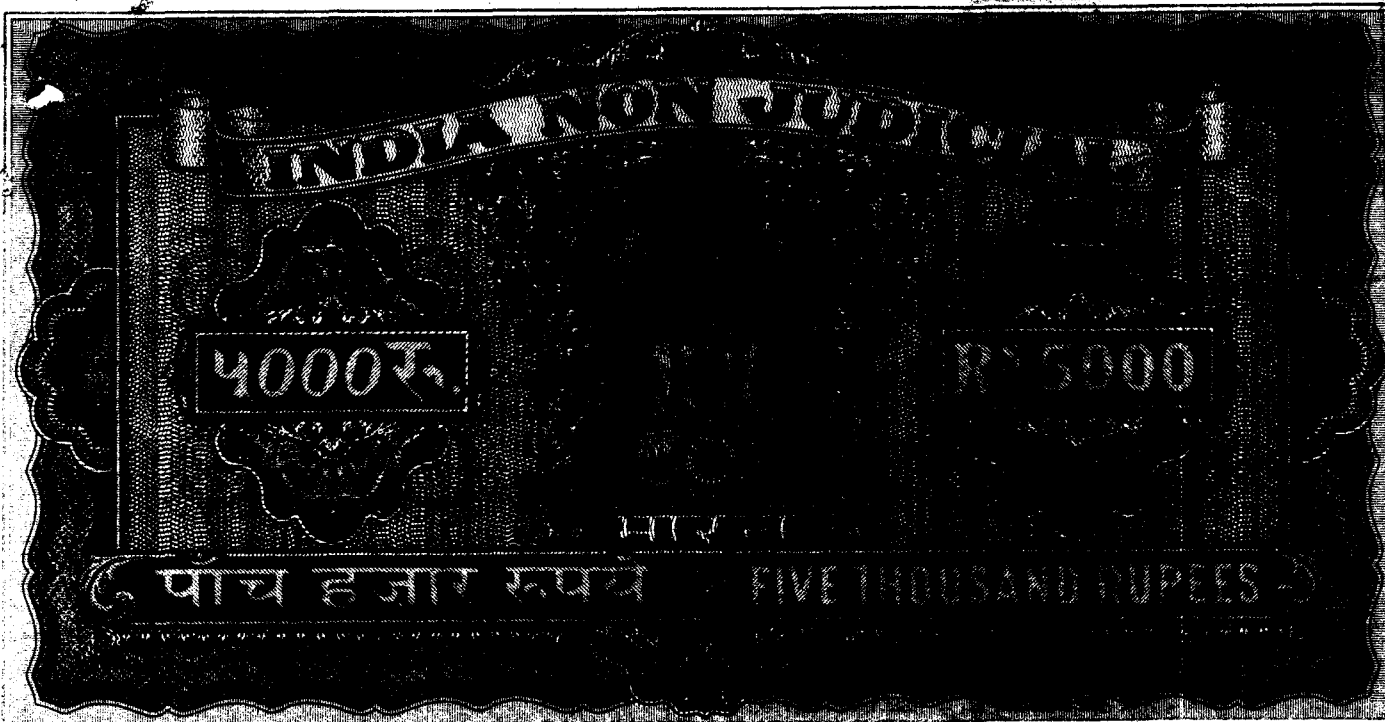
S/o. P. V. Lakshman Rao
 7-1-774, Behind Old Jail St

Executed by
 Modi Builders
 Mod. Co

Date 1st August 1986

10th Floor 1908 SF

Sub Registrar



Sl. No. 812 Dt. 30/7/86 Rs. 5000/-
 Sold to P. A. Chakravarti 80P-V M Rao
 For Whom Jayantilal M. Kadakia (HUF) Hyderabad.
 Shri Manilal V Kadakia

.. : 22..

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.

Whereas subsequent to purchase of the said property Shri Praveen 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-storyed commercial complex known as " S.M.MODI COMMERCIAL COMPLEX" with Muncipal No 5-4-187/5 situate at Karbala Maidan, Ranigunj, Secunderabad.

Whereas from 31-12-1983 the partnership firm was dissolved and Shri Satischandara 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 permises No C-1 comprising an area of 1648 sq feet in the third floor of the building bearing No 5-4-187/5 situated at Karbala Maidan, Secunderabad for a sum of Rs 2,47,200/- (Rupees Two Lakhs Forty Seven Thousand and Two Hundred only).

Satish modi

500/20

పుస్తకం సం. ప
 తస్మాదేవాల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము పదున
 సంఖ్య 2 వా.....

సహ-రిజిస్ట్రార్.



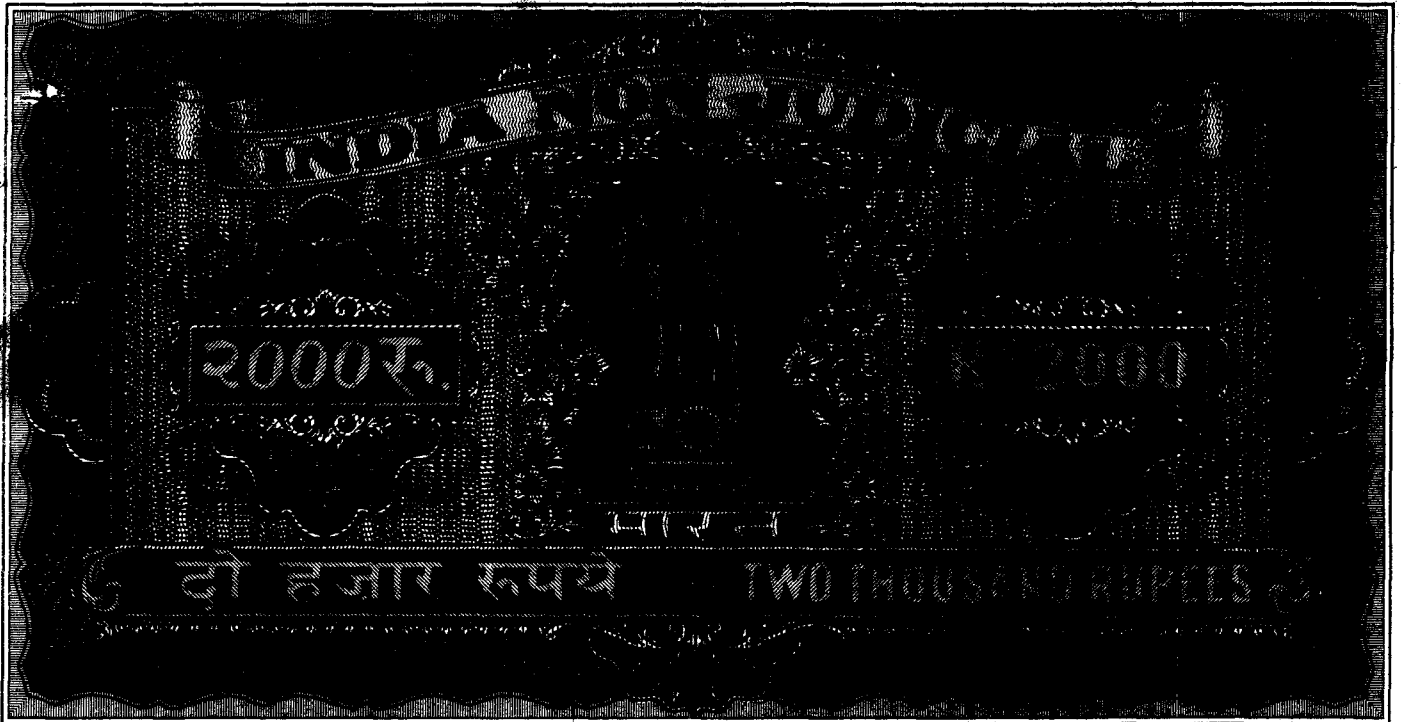
Endorsement under Section 41 and 48 of Act II of 1909

I hereby Certify that the deficit Stamp duty of
 Rs. 675/- has been Levied
 in respect of this instrument from *Dr. Lakshmi Narayana*
 on the basis of agreed market Value of Rs. 26,000/-
 being higher than the cons. defation

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

ఈ పుస్తకము 75 వ వల్యాం 63 నుండి 84
 పుటలలో 1990 సం॥/1912 కా.శ. పుస్తకం నెంబరుగా
 రిజిస్టరు చేయబడినది. 1990 సం॥ అక్టోబరు నెం
 బరు 17 వ తేది 1912 కా.శ. రిజిస్ట్రేషన్ నెంబరు 17 వ తేది





Sl. No. 21813 Dt. 30/7/86 Rs. 2000/-
 Sold to ..p. A Chakravarti 870 PVM RAO R/O H Sub-Registrar Supdt.
 & Ex-Officio Stamp Vendor
 For Whom Jayantilal M Kadakia (HUF) S. O. Hyderabad.
 No Mani Lal V Kadakia R/O H
 .. 3 ..

NOW THIS INDENTURE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 2,47,200/- (Rupees Two Lakhs Forty Seven Thousand Two Hundred only) well and truly paid by the Vendee to the Vendor as under:-

- (i) Till date an amount of Rs 1,40,000/- (Rupees One lakh and forty Thousand only) has been adjusted and paid from time to time.
- (ii) The balance amount of Rs 1,07,200/- (Rupees One lakh Seven Thousand two hundred only) is paid by the Vendee to the Vendor at the time of registration of this document the receipt whereof the Vendor hereby admits, accepts and acknowledges.

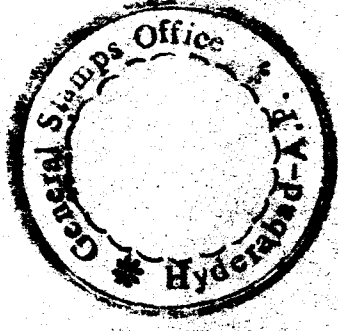
2. The Vendor hereby declares, covenants and agrees with the Vendee that he is the sole absolute and exclusive owner of the said property hereby sold and conveyed, more fully described at the foot of this indenture and as delineated in the plan annexed hereto and hatched red and that the Vendor has good and perfect right, title and authority to convey the same to the Vendee.

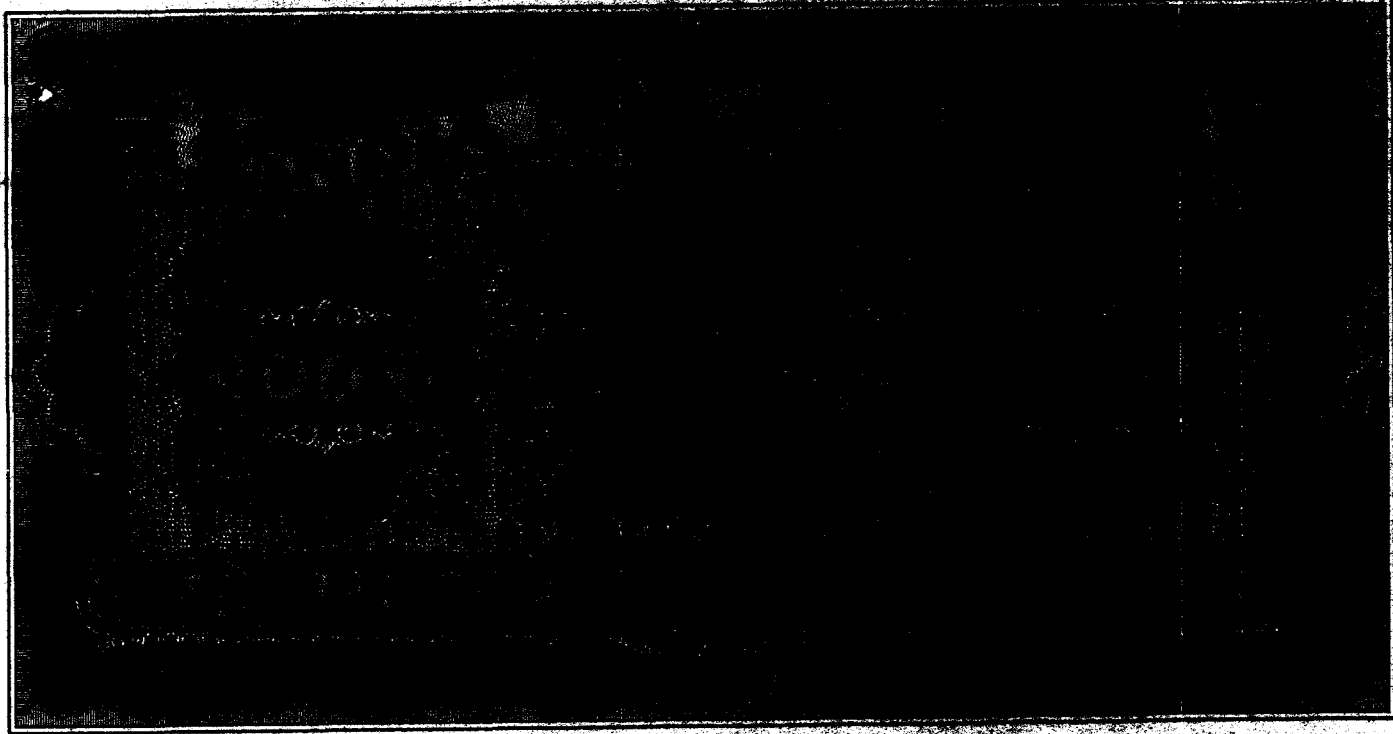
3. The property is not subject to any charge mortgage or any other encumbrances whatsoever in favour of any one.

Satish Mali

500/30

పుస్తకం..... పం. పు
 తర్జుమా మొత్తం కాగితముల సంఖ్య
||..... ఈ కాగితము వరుస
 సంఖ్య.....
 సబ్-సిస్టాంట్.





Sl. No. 1914 Dt. 30/7/1971 Rs. 200/-

Sold to P. A. Chakre Varthi No PUM No. 10/11/12

For Whom Jayant: Lal M Kada Kria (HUF)

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

Shri Mamilal v. Kadarkia R/10/12

.. 4 ..

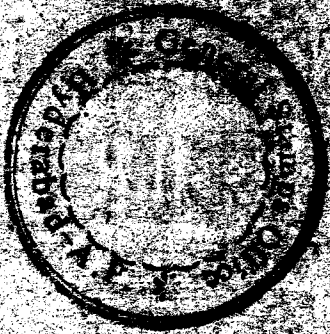
- 4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the vendee.
- 5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.
- 5. The Vendor hereby declares, covenants and agrees with the Vendee that he 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 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

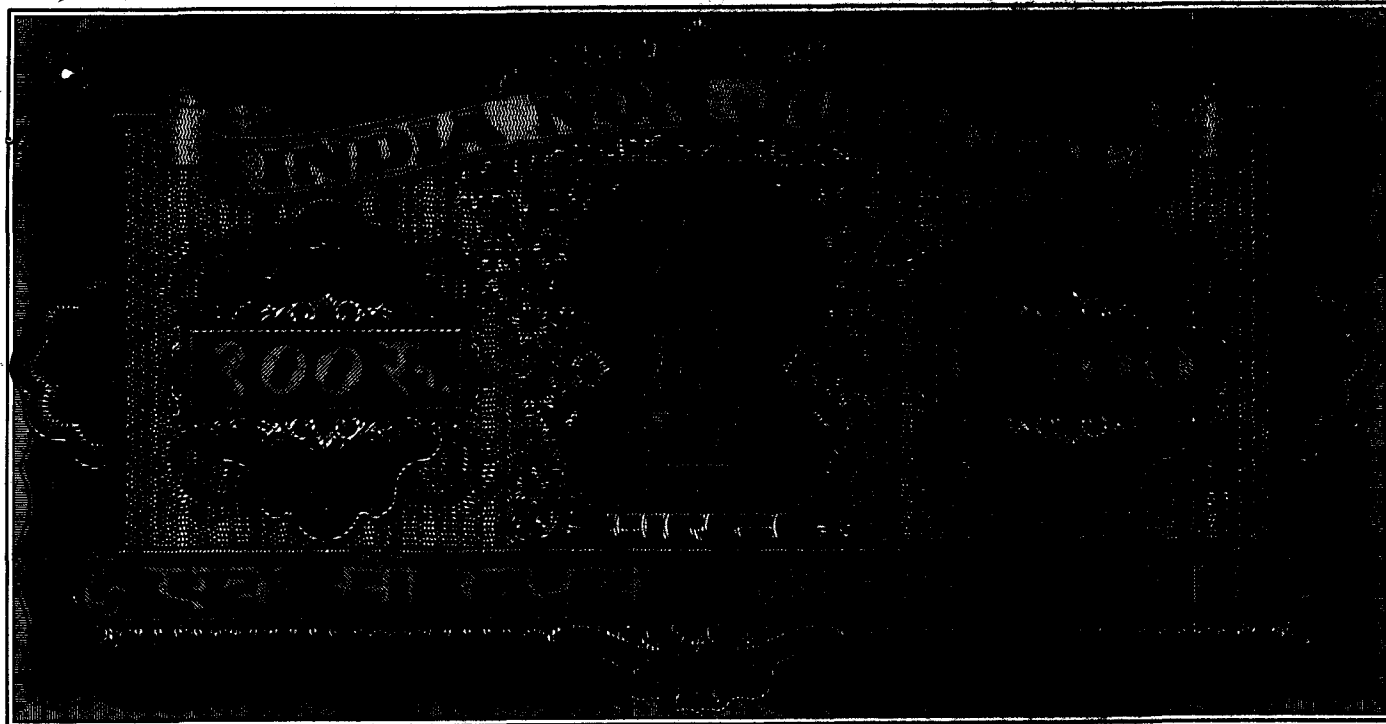
[Handwritten signature]

50005 00/90

5560	No. 3
5560	No. 3
5560	No. 3
5560	No. 3

5560





Sl. No. 1815 D. 30/7/86... 100/-
 Sold to P. Achakravartu 870 PVM Raw Rtothya
 For Whom Jayanti Lal M. Kadakia (HF) Sub-Registrar Supdt.
 870 Manilal V. Kadakia Rtothya Ex. Officio Stamp Vendor
 G. S. O. Hyderabad.

.. 5 ..

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 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. MODI 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.

(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 Venders 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.

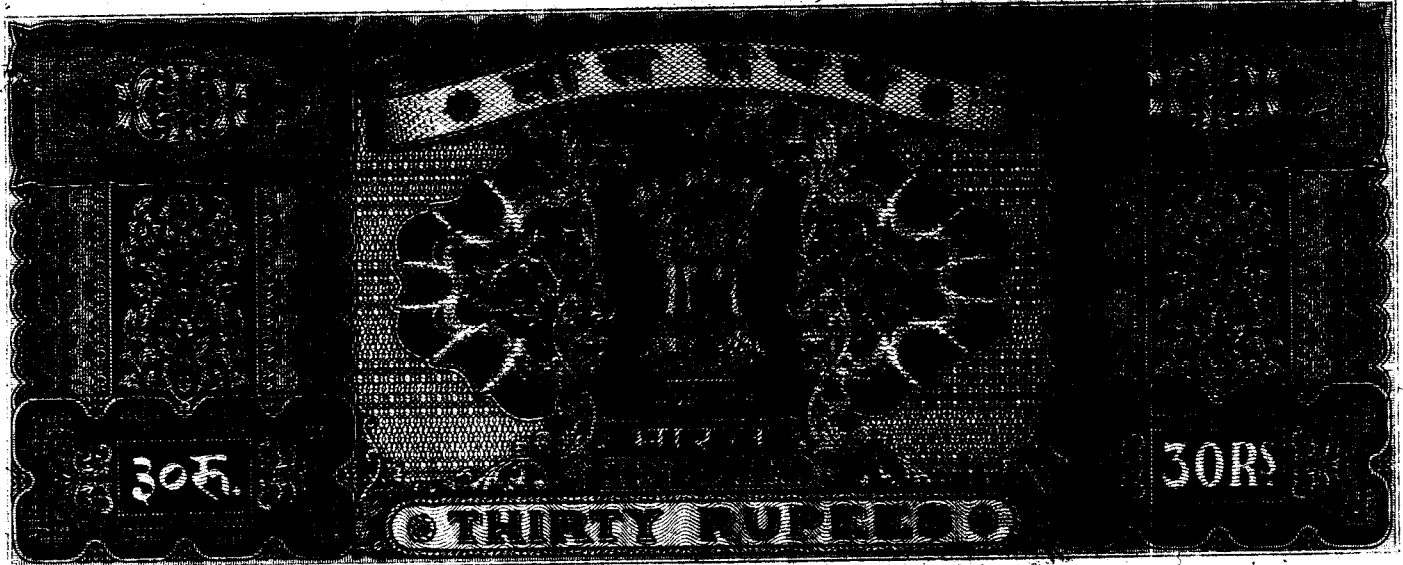
(c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis auto rickshaws etc of the

Satish Mohan

Contd .. 6 ..

పుస్తకం పం. పు
 ప్రతిపాదన మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య.....
 వక-రకెస్ట్రార్.





Sl. No. 1816, 30/7/26 30/-

Sold to P. A. Chkravarty, 8/0 P. V. M. Road, Sub-Registrar Supdt. Office Stamp Vendor, G. R. O. Hyderabad.

For Whom Jayant! M. Kada Kira (H & F)
8/0 Main Rd V. Kadakira, N. 10/20

.. 6 ..

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 Vender 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 inconvenience 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 and other work will not be objected by the Vendees.

(e) The Vendee hereby agrees that he shall not stores 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, sower drains and appurtenants belonging thereto in good condition 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

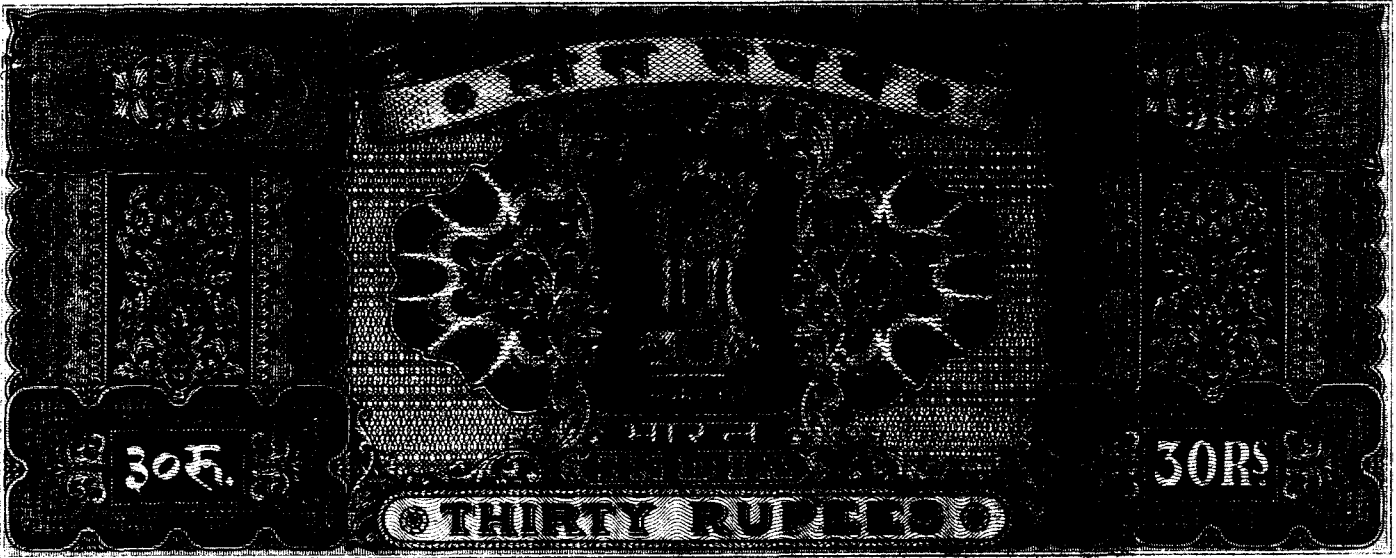
Sahab Mohan

Contd... 7 ...

500/30

పుస్తకం సం. ౩
 ప్రతి పేజీల మొత్తం కాగితముల సంఖ్య
 4 ఈ కాగితము పుస్తక
 సంఖ్య 6
 వక-రిజిస్ట్రార్.





Sl. No. 21817 30/7/87 Rs. 30/-
 Sold to P. A. Chakravarty 870 V.M. Road
 For Whom (Joint) Sayanti W.M. Kadek
 (HUF) 870 Manilal V. Kadek
 Sub-Registrar Supdt.
 Office Stamp Vendor
 S. O. Hyderabad.
 R. W. H. J.

.. : 7 : ..

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 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.

(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.

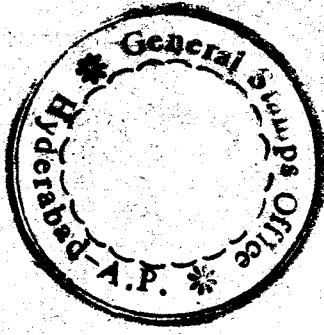
(i) That the Vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity etc, and the same should not be touched or interfered with without the written permission of the Vendor or the Association or Society or Company.

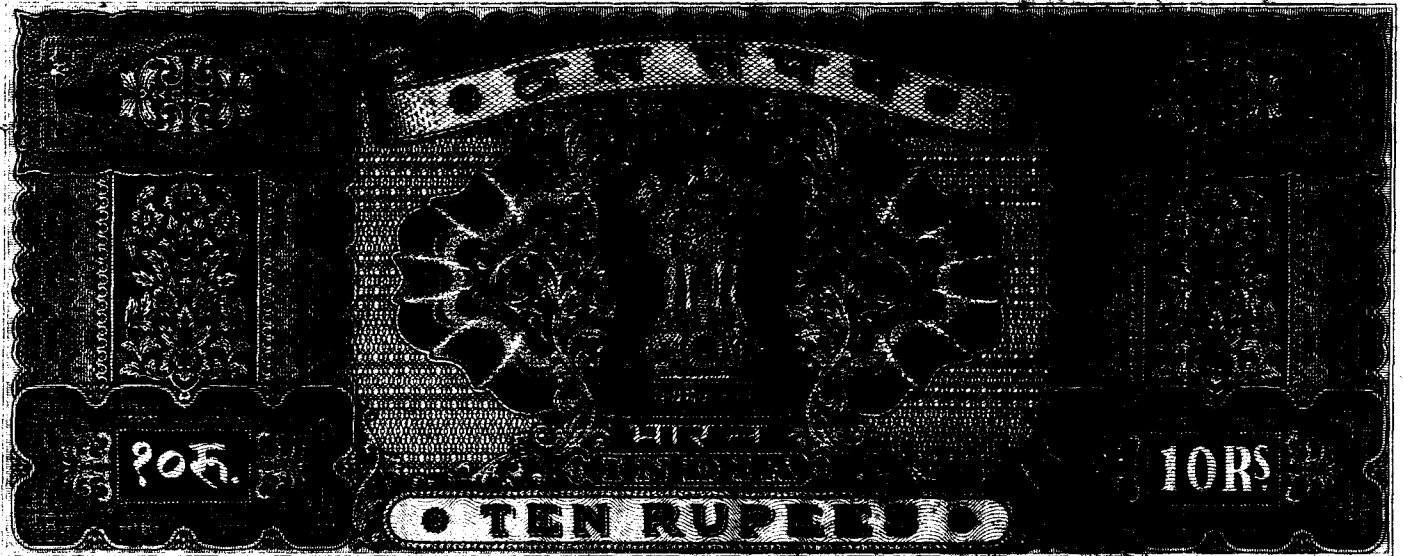
Sahel Modi

Contd .. 8 ..

400/90

పుస్తకం పం. పు
 తప్పిపోయిన మొత్తం కాగితముల పరిమాణం
 ఈ కాగితము పరువ
 పరిమాణం
 సహ. రిజిస్ట్రార్.





St. No. 181013012... 10/-

Sold to ... P. A. Chakravartty, 870 PVM Rao Road

For Whom Jayantilal M. Kadakia, Sub-Registrar Supdt. & Ex. Officio Stamp Vendor
(HUF) 870 Main Rd V. Kadakia, G. S. O. Hyderabad.

2/11/42

.. : 8 : ..

(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 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 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.

Sahab Modi

Contd.. 9 ..

500/30

పునకం వం. ప
 తదావేశాల మొత్తం తగిలముల సంఖ్య
 11 ఈ తగిలము వరుస
 సంఖ్య: 42

వక-నిశ్చయం.





Sl. No. 21819 Dt 30/7/56 Rs. 57 —
 Sold to A. Chakravarty 910 PUM Row No. 2
 For Whom Jayanti Lal M. Kadakia (Huf) G. S. O. Hyderabad
 910 Main Lal V Kadakia No. 2
 .. : 9 : ..

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

C 1- Office admeasuring 1648 sq Feet being the portion of the building known as ' S.M.MODI COMMERCIAL COMPLEX' bearing Municipal No 5-4-187/5 situated at Karbala Maidan, Ranigunj, Secunderabad.

- N O R T H : INDIAN IRON & STEEL CORPORATION
- S O U T H : PRIVATE COMMON ROAD
- E A S T : HUSSAIN SAGAR RING ROAD
- W E S T : NEIGHBOUR'S BUILDING

IN 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.

Satish Modi
VENDOR

Witnesses

1 *[Signature]*

2 *[Signature]*
(S. Lakshminarayana)

500/30

ప్రదేశం..... పం. ప
 తహశీల్దార్ మొత్తం కార్యముల సంఖ్య
 11..... ఈ కార్యము వరుస
 సంఖ్య..... 92.....
 పరిశీలకుడు.



11/11/1955



11/11/55

11/11/55

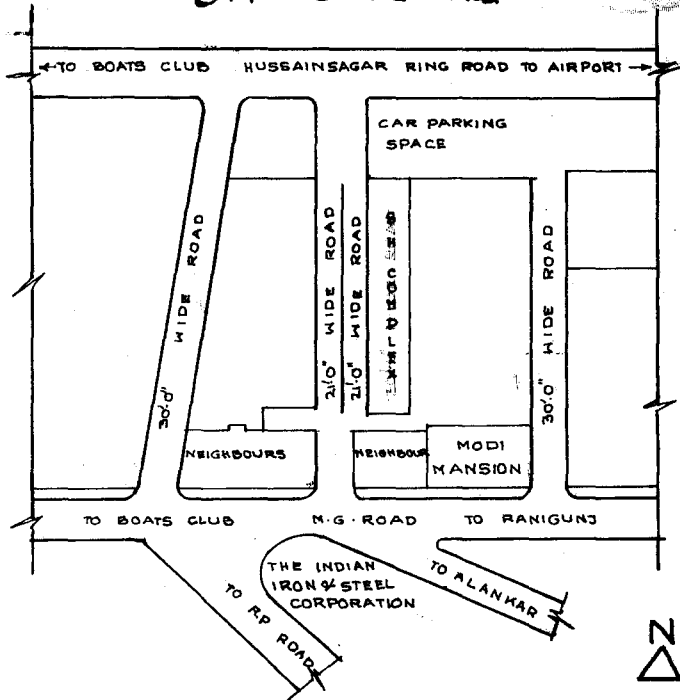
REGISTRATION PLAN SHOWING
THE PORTION OF S.M. MODI
COMMERCIAL COMPLEX BEARING
MUNICIPAL NO. 5-4-187/5 KARBALA
MAIDAN M.G. ROAD, SECUNDERABAD

VENDOR:- SATISH MODI
P/O. S.M. MODI COMMERCIAL COMPLEX

VENDEE:- JAYANTILAL M KADARLA HUB

REFERENCE:- INCLUDED 
EXCLUDED 

BUILT UP AREA ~~148~~ SFT. SCALE 1" = 16'-0"
UNDIVIDED SHARE OF LAND 36.62 SQYARDS
OR 30.62 SQMTRS.





LOCATION PLAN
NOT TO SCALE

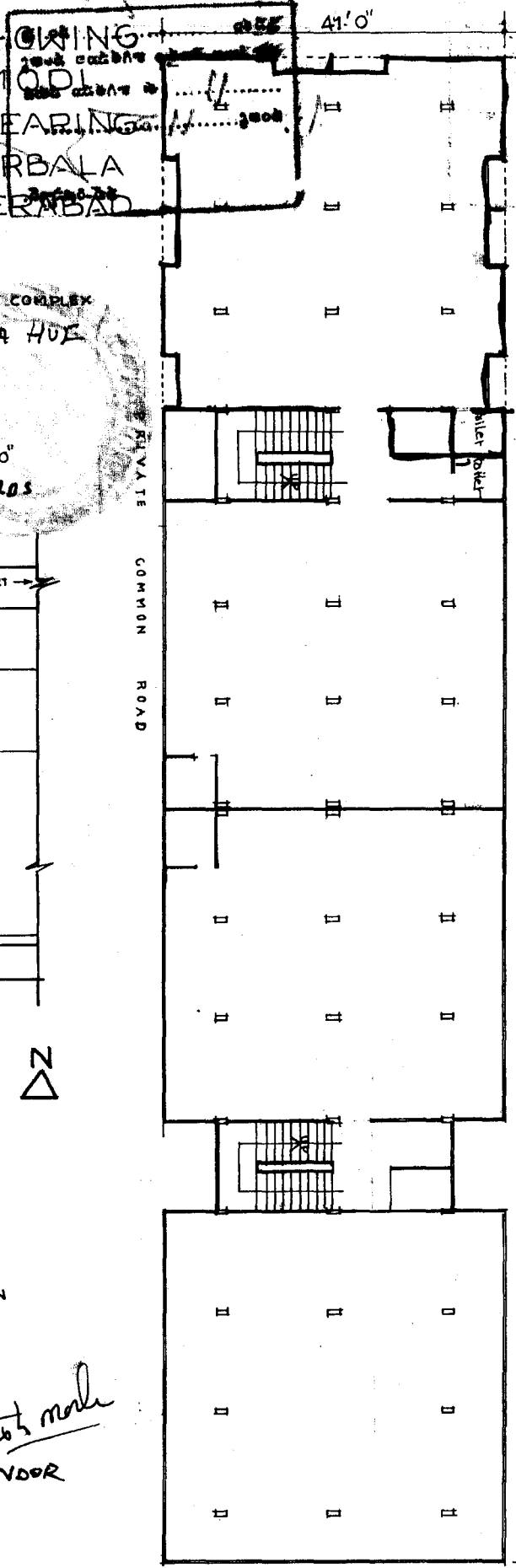
BOUNDRIES

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

WITNESS:

1. 
2. 

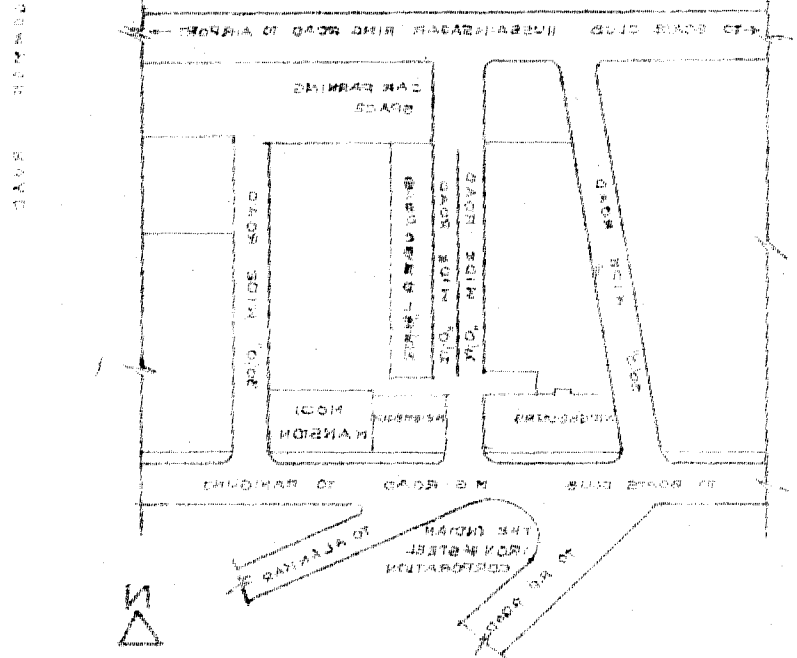
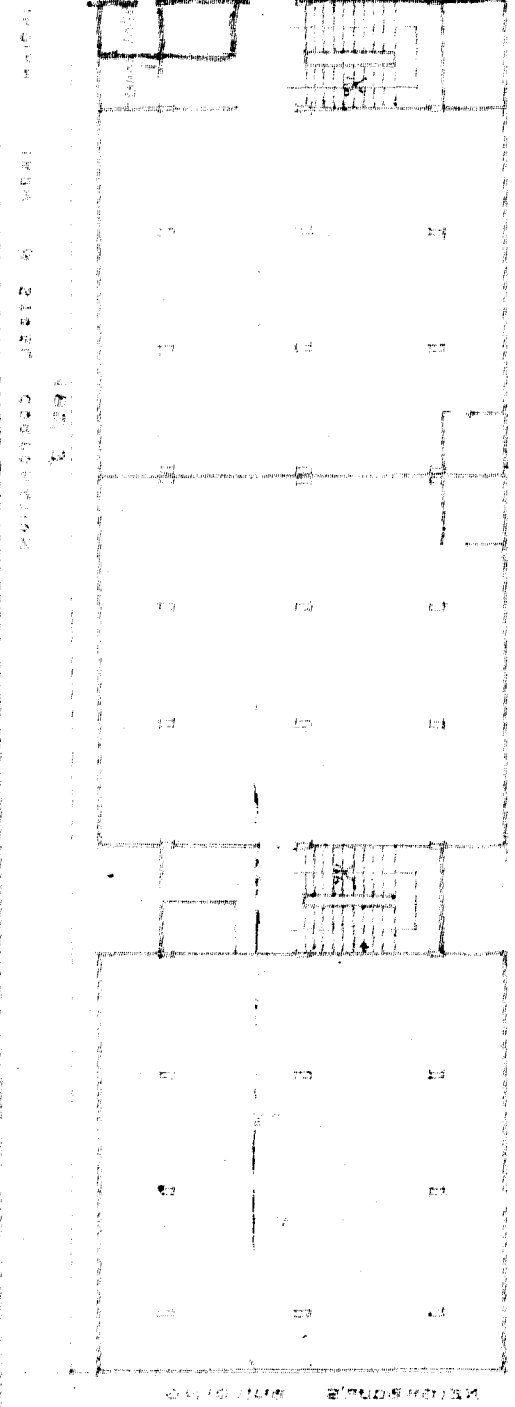
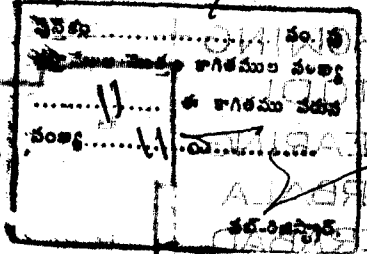
Satish Modi
VENDOR



INDIAN IRON & STEEL CORPORATION
182' 9"

NEIGHBOUR'S BUILDING

08/005



LOCATION PLAN
NOT TO SCALE

BOUNDRIES

NORTH: INDIAN IRON & STEEL CORPORATION
 SOUTH: PRIVATE COMMON ROAD
 EAST: DAVHUBBAI ROAD RING ROAD
 WEST: NEIGHBOUR'S BUILDING

WITNESS:

Sahat...
VENDOR

[Signature]
[Signature]

REGISTRATION PLAN SHOWN
 THE PORTION OF S.M. MODI
 COMMERCIAL COMPLEX BEARING
 MUNICIPAL NO. 5-4-1878 KARBA
 MAIDAN M.G. ROAD SECUNDERABAD

VENDOR: SATHI MODI
 P.O. S.M. MODI COMMERCIAL
 VENDOR: JAYANTILAL M. KADAM
 REFERENCED: INCLUDED
 EXCLUDED

OR 20-67 2001/18
 UNDIVIDED SHARE OF LAND SET
 BUILT UP AREA 448 SQ. FT.
 SCALE: 1:1000

MUNICIPAL NO. 5-4-1878 KARBA

ROAD



1-8-86
[Stamp with illegible text]

ANNEXURE - 1A

- (a) House No. : 166, Sector 26, Gurgaon
- (b) Age of the Building. : 6 YEARS;
- (c) Plinth area of each floor : 1648 SQ. FEETS;
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage. : 7-1
- (f) Length of Compound wall or fencings. : Nil
- (g) Total Site. : 26.62 SQ. Yards or ~~36.62~~ undivided share plot - N/A - SQ. YDS:
- (h) Annual Rental Value : Rs. Rs. 10,000/- P.A.
- (i) Party's own estimate Value. : Rs. 2,47,200/-
- (j) Departmental Value : Rs.

co: Sec 26 Gurgaon

Satish

VENDOR

d: 1-8-86


VENDEE

500/30

పదకం.....	పం. ప
కర్తా హేతుల మొత్తం కార్యముల సంఖ్య	
.....	క కార్యముల కర్త
సంఖ్య.....	



అధికారి కార్యముల సంఖ్య 2000
 అధికారి కార్యముల సంఖ్య 2000

2000

2000

అధికారి కార్యముల సంఖ్య

2000