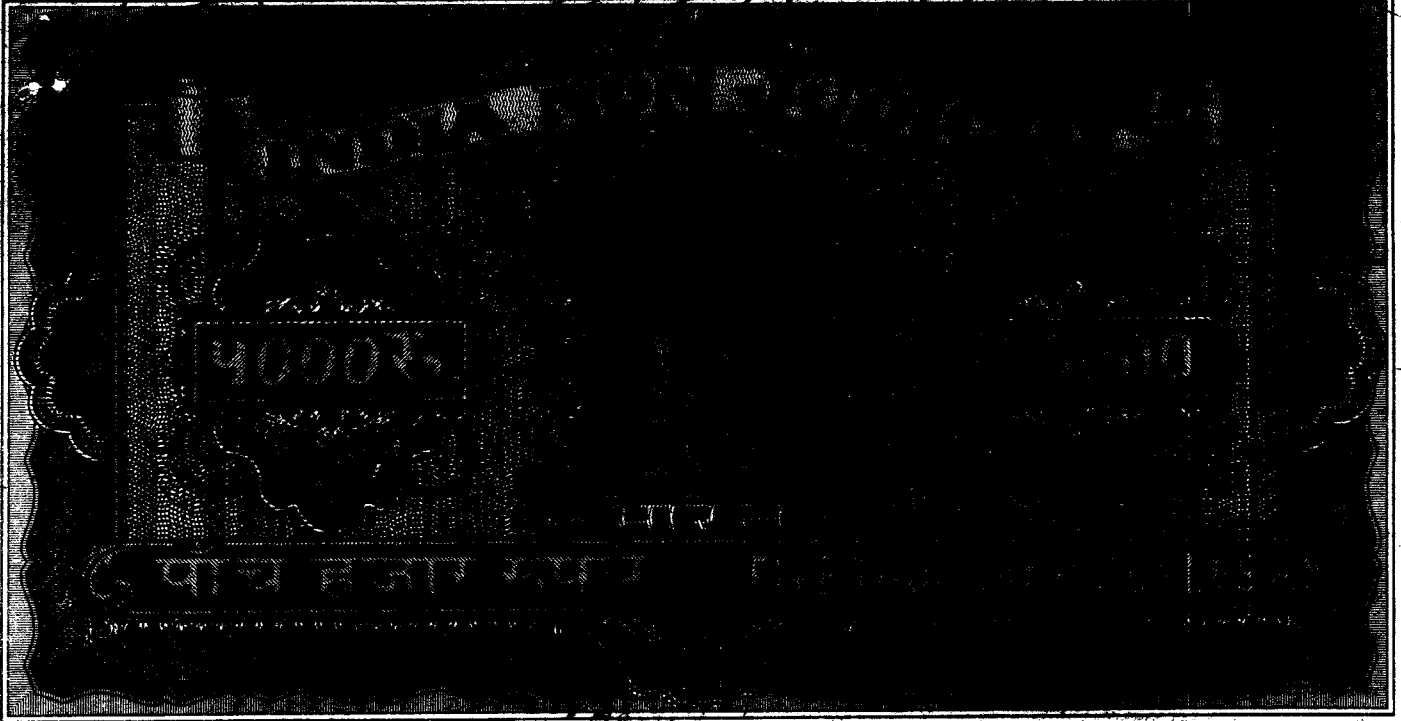


P. 50185

H 97770

50000



Sl. No. 3433 / Dt. 29/7/86 Rs. 5000/-

Sold to P. A. Chakravartulu & M. Raghav

For Whom Rajesh Kumar & Kadakia (HUF)

S/o Jayantilal M. Kadakia

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

SALE DEED

H 9

THIS DEED OF SALE is made on this the 1st day of August 1986 by:

Sri Satishchandra Modi S/o - Manilal C. Modi, aged 42 years Business, Proprietor, ... Commercial Complex having registered office at Karbala Maidan, Secunderabad hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vender but his legal heirs executors, administrators, representatives, and assigns) of the One Part;

IN FAVOR OF

Substantive

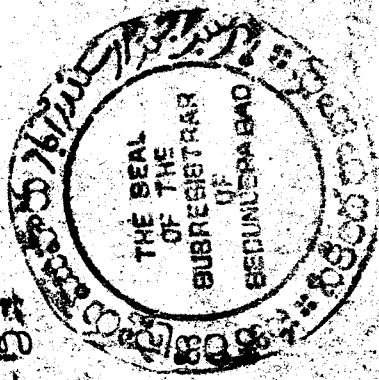
Sri Rajesh Kumar & Kadakia S/o Jayantilal M. Kadakia represented by his G.P.A. holder Sri Jayantilal Kadakia, S/o Manilal V. Kadakia, residing at 1-10-176, Opposite Hyderabad Public School, Begunpet Hyderabad hereinafter called the **VENDEE** (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vende but also his heirs, legal representatives, executors, administrators and assigns) of the Other Part;

WHEREAS Shri Praveen Modi son of 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.

Substantive

contd...

వస్త్రం పంపి
 పంపింపబడిన వస్తువుల వివరములు
 4 వాగ్దాన పత్రం
 సంఖ్య
 పంపింపబడినది.



Presented in the office of the Sub-Registrar,
 Secunderabad and fee of Rs. 12.00
 Paid between the hours of 3 and 4
 P.M. on this 1st day of August
 1981.

Sathish maha

Execution Admitted by
LEFT THUMB

Sathish maha Sr. Manager C. Madh. Ram Krishna
 70, Sankarapattanam
 Bangalore 560 001, Ind. Co.



Identified by

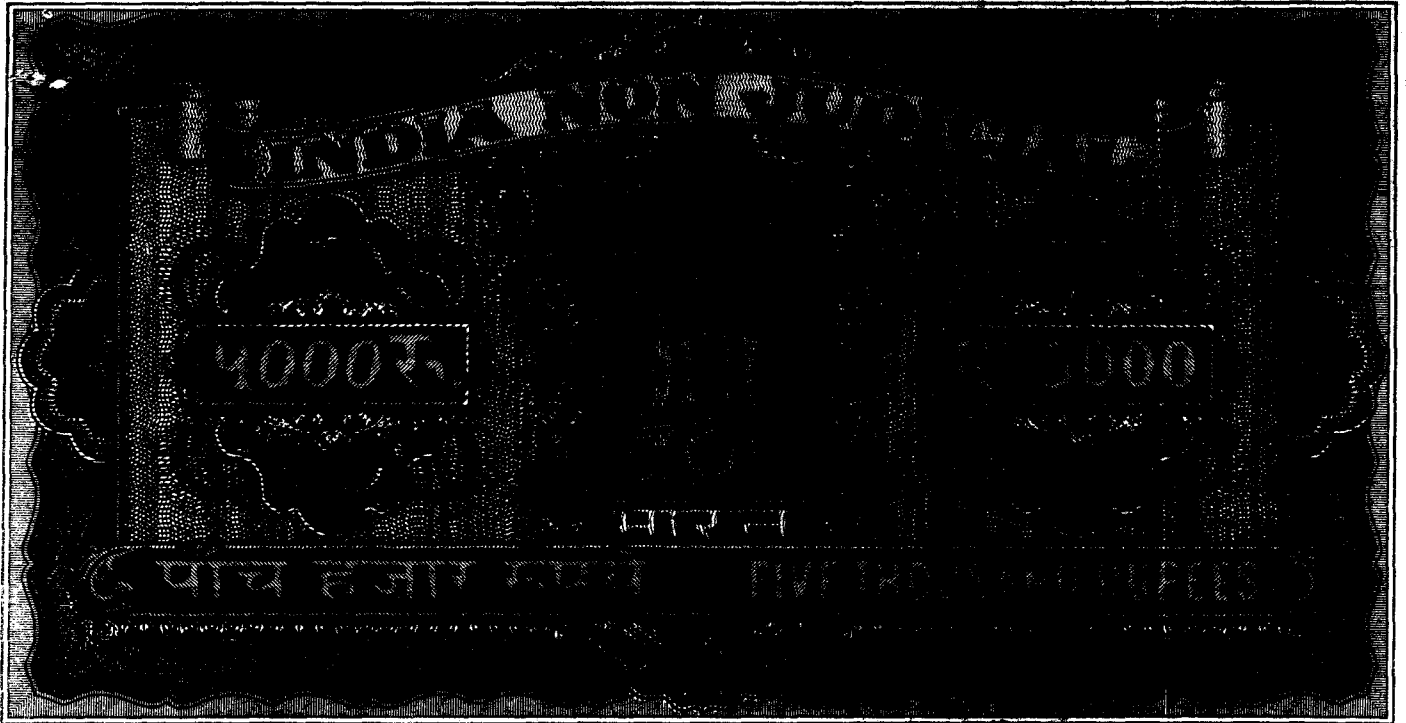
1. *Chakravarthy*
 P. A. Chakravarthy, No. 10 P. V. Road, Manager, Modi
 Road, 6-10-12/12, Begumpet, Hydr.

2. *S. Lakshmanan* Sr. H. Lakshmanan Executive Officer, Modi
 Road, 6-10-12/12, Begumpet, Hydr. Ind. Co.

Date: 1st August 1981

[Signature]
 Sub Registrar

10th August 1981 S.F.



Sl. No. 34334, 29/7/84, Rs. 5000/-

Sold to P. A. Chakravartu, 870 P. V. M. Rao Hq. 2
 For Whose Rajesh Kumar J. Kadakia (HUF) Sub-Registrar Supdt.
 870 Sugentilal M. Kadakia Hq. & Ex. Officio Stamp Vendor
 G. S. O. Hyderabad.

-2-

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-storied commercial complex known as "S.M. MODI COMMERCIAL COMPLEX" with Municipal No. 5-4-187/5, situate at Karbala Maidan Raniganj, Secunderabad.

WHEREAS from 31-12-1983 the Partnership firm was dissolved and Shri Satishchandra Modi became 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 No. B2 admeasuring an area of 1,430 Sq. feet in the II 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 Five Hundred only)

Satish Modi

contd..3

497/80

పుస్తకం పం. పు
తద్రాజుల మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితము వదిలిన
సంఖ్య.....
వర-రిజిస్ట్రార్.



Endorsement under Section 41 and 43 of Act 2 of 1938
I hereby Certify that the deficit Stamp duty of
Rs... 75/- has been Levied
a respect of this instrument from Mr. Lakshminchandra Reddy
on the basis of agreed market Value of Rs 227500/-
being higher than the consideration

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

I వ పుస్తకము 75 వ వల్యాం 9 నుండి 24
పుటలలో 1990 సం॥/1912 కా.శ. పు 497 నంబరుగా
రిజిస్టరు చేయబడినది. 1990 సం॥ ఆక్టోబరు 10 నెల
నాటికి 1912 కా.శ. అక్టోబరు 16 వ తేదీ



Sl. No. 4330t 29.1.7. Hsb. 500/-

Sold to P. A. Chakravartu. 870 P. V. M. Rao Hys

For Whom Perform Kumar J. Kadakia (HUF) Sub-Registrar Supd.
870 Jayantilal H. Kadakia Ex-Officio Stamp Vendor
G. S. O. Hyderabad.

-3-

Hys

NOW THIS INDENTURE WITNESSETH

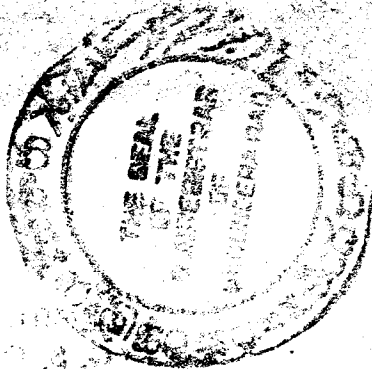
1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 2,14,500/- (Rupees Two Lakhs Fourteen Thousand Five Hundred only) well and truly paid by the Vendee to the Vendor as under;
 - i) Till date an amount of Rs. 1,65,900/- (Rupees One Lakh Sixty Five Thousand Nine Hundred only) has been adjusted and paid from time to time.
 - ii) The abalance amount of Rs. 48,600/- (Rupees Forty Eight Thousand and six 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 plant 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 Mohan

contd..4

197/90

పుస్తకం పం. ౪
 తనూ వెజుల మొత్తం కాగితముల పంపిణీ
 ఈ కాగితము చేయవలె
 పంపిణీ చేయవలె
 పట్టణం.....
 పట్టణం.....



HOW THIS ACCOUNT IS TO BE MAINTAINED

1. The in-charge of the account shall be responsible for the maintenance of the account and for the collection of the amount due to the Government of Hyderabad from the vendors.

(i) In the maintenance of the account, the in-charge shall be guided by the instructions of the Government of Hyderabad.

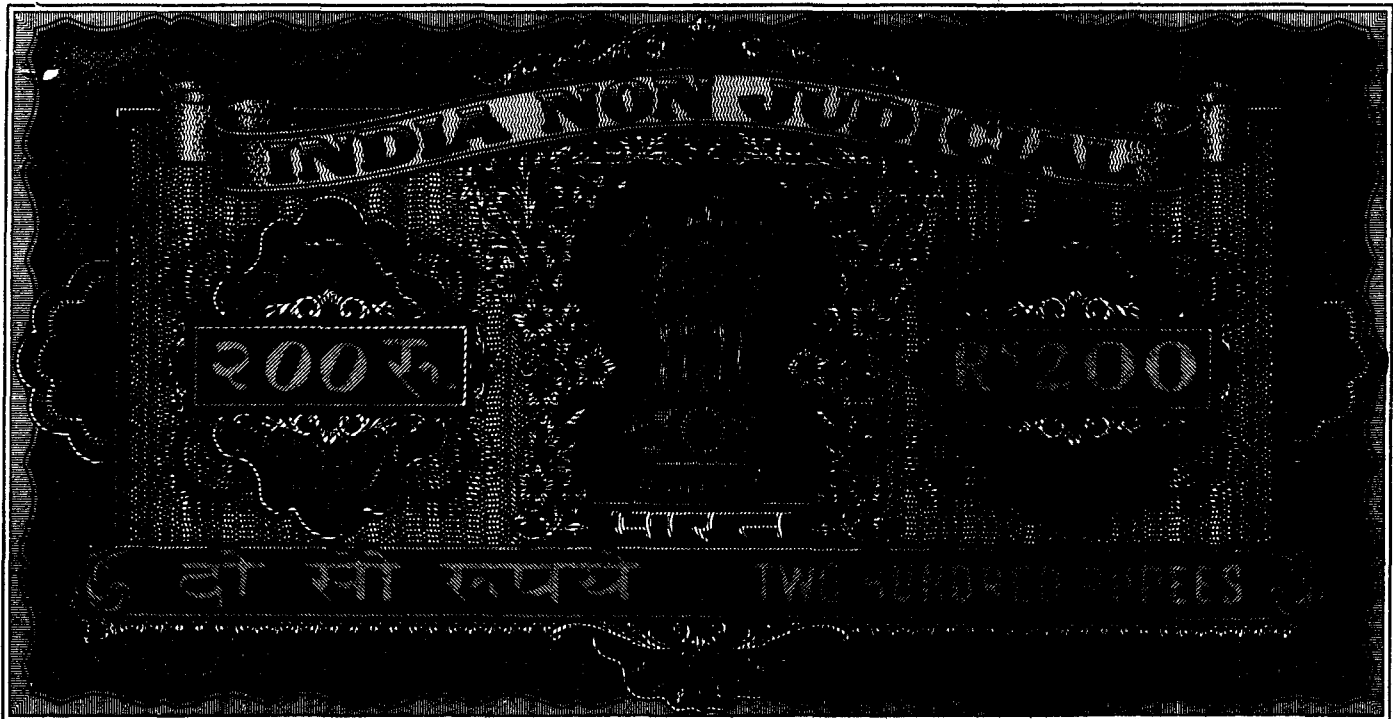
(ii) The balance sheet of the account shall be prepared at the end of each month and shall be submitted to the Government of Hyderabad for their approval. The in-charge shall also be responsible for the collection of the amount due to the Government of Hyderabad from the vendors.

3. The vendor hereby declares, covenants and agrees that he is the owner of the said property and that he is entitled to the amount due to the Government of Hyderabad from the vendors. He further declares that he is not a partner in the business of the vendors and that he is not a member of the firm.

4. The account is not subject to audit and the in-charge is not responsible for the maintenance of the account.

bv

200Rs.



Sl. No. 34334 of 29/7/86 Rs. 200/-

Sold to P. A. Chakravarty No P. V M Rao Hys

For Whom Refesh Kumar J. Kadam (HUF) &

Sl. No. Jayanti Lal M. Kadam Hys

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

-4-

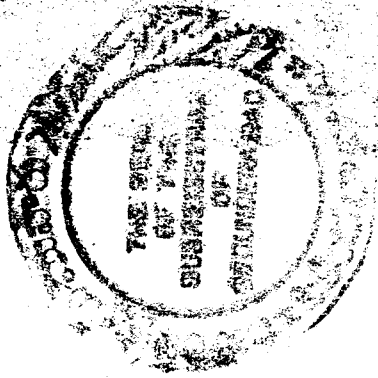
4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.
5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.
6. 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 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:

Satish m...

contd..5

497/80

పం.కెం పం.పె
 తల్లి పేరిట మొత్తం కాగితముల సంఖ్య
 త. కాగితము పరువ
 సంఖ్య: 4
 వల్-విజయవరం.





Sl. No. 24335 Di. 29/7/56 Rs. 361 -

Sold to: A. Chakravarty

For Whom: J. Kadekria

80 Jan-11 Ld M. Kadekria

80 PVM Raw 1750

Kadekria (HUF)

80 PVM Raw 1750

-5-

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

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 spare 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 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 autocickshwas 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 inconveniencence that may be caused

Salish modi

contd..6

497/30

పుస్తకం పు. పు.
 తదావేశాల మొత్తం కాగితముల పరిమాణం
 ఈ కాగితము వరుస
 సంఖ్య:
 పరిశీలించారు.



The Board of Revenue, Hyderabad, has received from the Government of Andhra Pradesh, Hyderabad, a copy of the report of the Special Officer, Hyderabad, dated 10.12.1950, regarding the assessment of the land revenue in the Hyderabad State. The report states that the land revenue in the Hyderabad State is assessed on the basis of the land revenue assessment of the Government of Andhra Pradesh, Hyderabad, and that the land revenue in the Hyderabad State is assessed on the basis of the land revenue assessment of the Government of Andhra Pradesh, Hyderabad.

The Board of Revenue, Hyderabad, has also received from the Government of Andhra Pradesh, Hyderabad, a copy of the report of the Special Officer, Hyderabad, dated 10.12.1950, regarding the assessment of the land revenue in the Hyderabad State. The report states that the land revenue in the Hyderabad State is assessed on the basis of the land revenue assessment of the Government of Andhra Pradesh, Hyderabad, and that the land revenue in the Hyderabad State is assessed on the basis of the land revenue assessment of the Government of Andhra Pradesh, Hyderabad.

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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 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 a new construction of whatsoever nature in the said property or building or any part thereof nor will he 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 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, 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.

Satish Modi

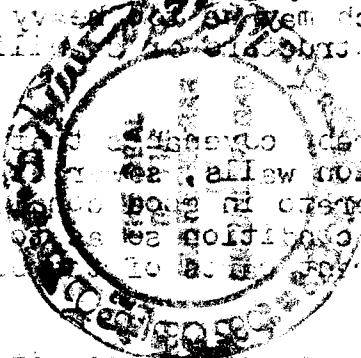
49780

పుస్తకం పం. ప
 తల్లివేలం మొత్తం కాగితముల సంఖ్య
 కాగితము పదున
 సంఖ్య.....

During such construction and all the...
 pertaining to the said, agreement of...
 according to the said other with...
 by the Venues.

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

(f) That the Venues hereby agree that he shall
 keep the walls and partition walls, as well as the
 partitions belonging to the said premises in good
 condition and in such good condition as to
 prevent any danger to the said premises.



(g) That the Venues hereby agree that he shall
 not make any alterations or additions to the
 said building or any part thereof nor shall
 he make any alterations or additions in the said premises
 affecting the front elevation of the building, or any
 internal changes such as getting the elevator or other
 of the Venues or the Association Society of Hyderabad.

(h) That in case of landing out the said premises
 or any portion thereof, the Venues shall take care that
 no inconvenience is caused to other Venues. Further the
 Venues will have no right to install any machinery which
 may create sound or vibration in any manner which may
 cause injury to the building or the Venues.

(i) That the Venues also agree not to object to
 the installation 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 Venues or the Association
 of Society or Company.

(j) That the Venues hereby agree that he shall not
 when the entire area is constructed hereby shall be
 its open land, courts yards, gardens and roads shall be
 common enjoyment and shall be governed by the bye-laws
 have purchased the same in the name of "S.V.V. Venues
 CIVIL SOCIETY". The shares of every Venues shall be every
 kind will be shared proportionately and every Venues
 all items of common enjoyment will be maintained and
 in good repair by all the Venues owners and they shall
 share proportionately all the expenses incurred and the
 of salaries and other expenses etc., and maintenance of the
 personnel who will be appointed to keep the same in good
 shape. The proposed taxes and in addition to their own
 individual taxes of all services and other duties shall
 them for their own respective contributions.

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

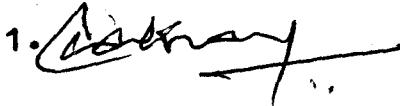
k) That it is agreed that the Vendee shall not use the premises hereby sold for any illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

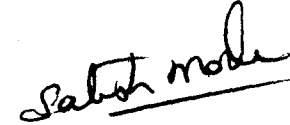
SCHEDULE OF THE PROPERTY HEREBY CONVEYED

B2 - Office, admeasuring 1430 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, structure only not land.

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. 



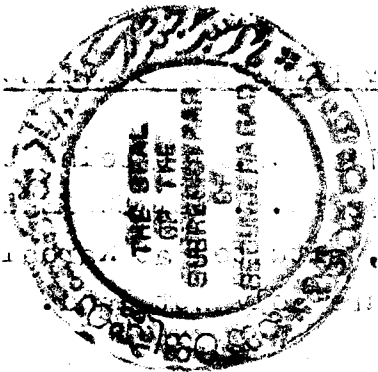
VENDOR.

2. 
(S. R. Akshay Kumar)

497/90

పుస్తకం నం. 9
 తప్పిపోయిన మొత్తం కాగితముల పంఖ్య
 9 ఈ కాగితము వరుస
 నంబర్..... 92.....
 సహ-రీజిస్ట్రార్.

-1-



భారత ప్రభుత్వం ద్వారా జారీ చేయబడిన ఈ ప్రకటనలో ఉన్న
 సమాచారం ఖచ్చితమైనదిగా ఉందని భావిస్తున్నాము. దయచేసి
 దీనిని తనిఖీ చేసి, తగిన సమాచారం అందించండి.
 ప్రభుత్వం ద్వారా జారీ చేయబడిన ఈ ప్రకటనలో ఉన్న
 సమాచారం ఖచ్చితమైనదిగా ఉందని భావిస్తున్నాము. దయచేసి
 దీనిని తనిఖీ చేసి, తగిన సమాచారం అందించండి.

Handwritten signature

Handwritten signature

Handwritten signature

ANNEXURE - 1A

- (a) House No. : R2 - First floor, 5-4-185/1
H.O. Road, Guntur
- (b) Age of the Building. : 6 YEARS
- (c) Plinth area of each floor : 1420 SQ. FEET
- (d) Nature of Roof : RCC
- (e) Amenities like Electricity, water and Drainage. : Yes
- (f) Length of Compound wall or fenceings. :
- (g) Total Site. : 31.77 sq yards or undivided share of land
26.57 sq yards -
- (h) Annual Rental Value : Re. 2,00,000/-
- (i) Party's own estimate Value. : Re. 2,14,500/-
- (j) Departmental Value : Re.

Place :

Secunderabad Satish mad

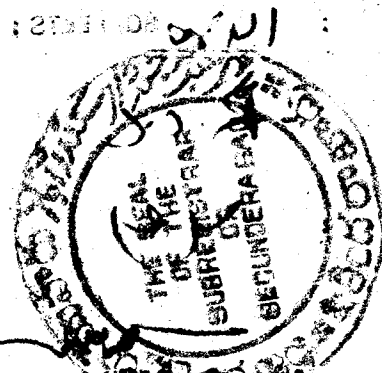
V E N D O R

Dated : 1/8/22

197/30

ప్రస్తావన.....
 పేరు.....
 వయస్సు.....
 వృత్తి.....
 చిరునామా.....

ANNEXURE -



పూల గోడెం...
 - 1000, 500
 - 1000, 500

- (a) Name No.
- (b) Age of the Building
- (c) Area of the plot
- (d) Nature of Soil
- (e) Area of the plot
- (f) Nature of the plot
- (g) Nature of the plot
- (h) Nature of the plot
- (i) Nature of the plot
- (j) Nature of the plot

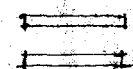
Date: 1/2/72
 Place: ...

Y E N D O H

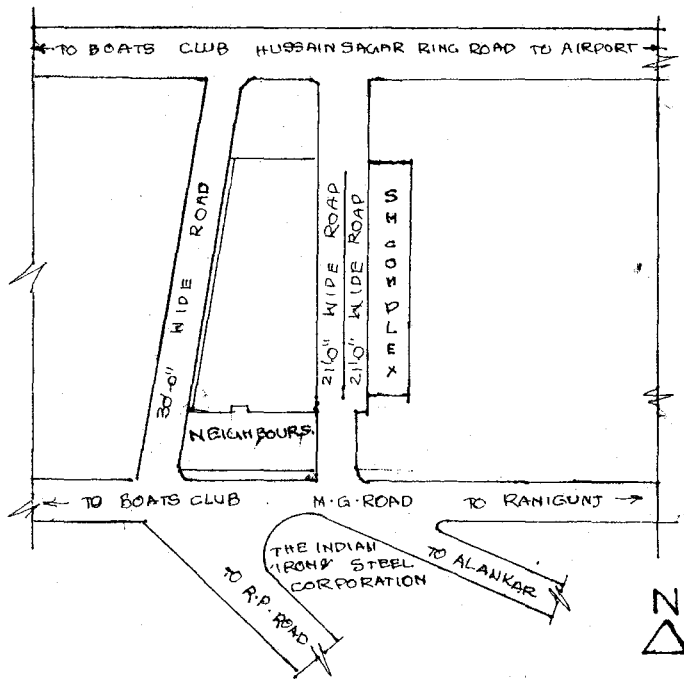
REGISTRATION PLAN SHOWING
THE PORTION OF S.M. MODI
COMMERCIAL COMPLEX BEARING
MUNICIPAL NO. 5-4-187/5 KARBALA
MAIDAN M.G. ROAD SECUNDERABAD.

VENDOR:- SATISH MODI
PID. S.M. MODI COMMERCIAL COMPLEX

VENDEE:- RATESHKUMAR J. KADAKIA HUF

REFERENCE:- INCLUDED 
EXCLUDED

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

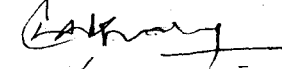



LOCATION PLAN
NOT TO SCALE

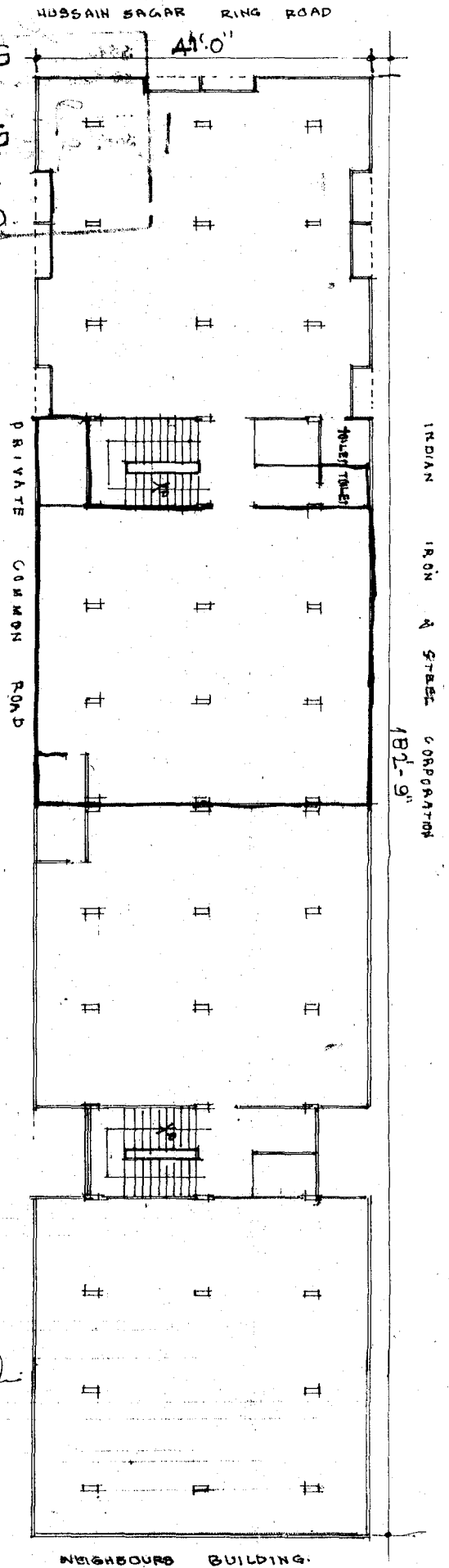
BOUNDRIES

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

WITNESS:-

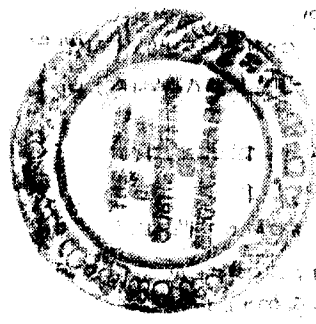
1. 
2. 

Satish Modi
VENDOR

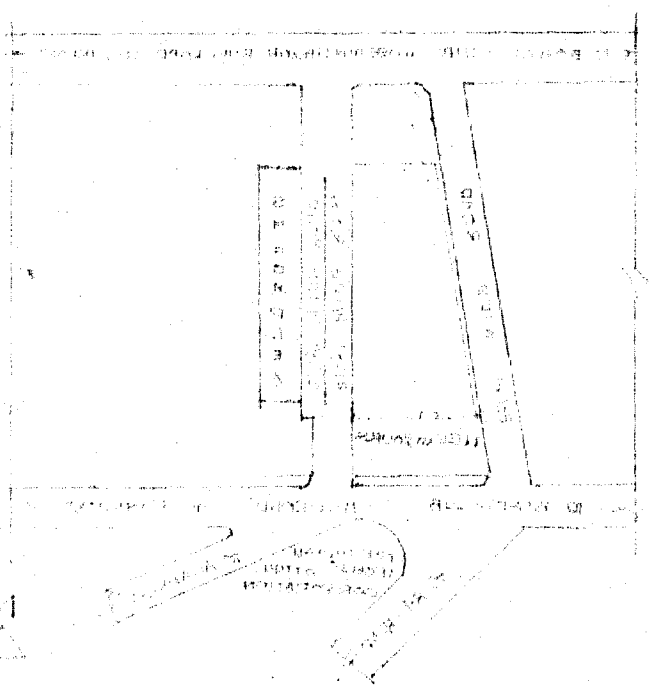
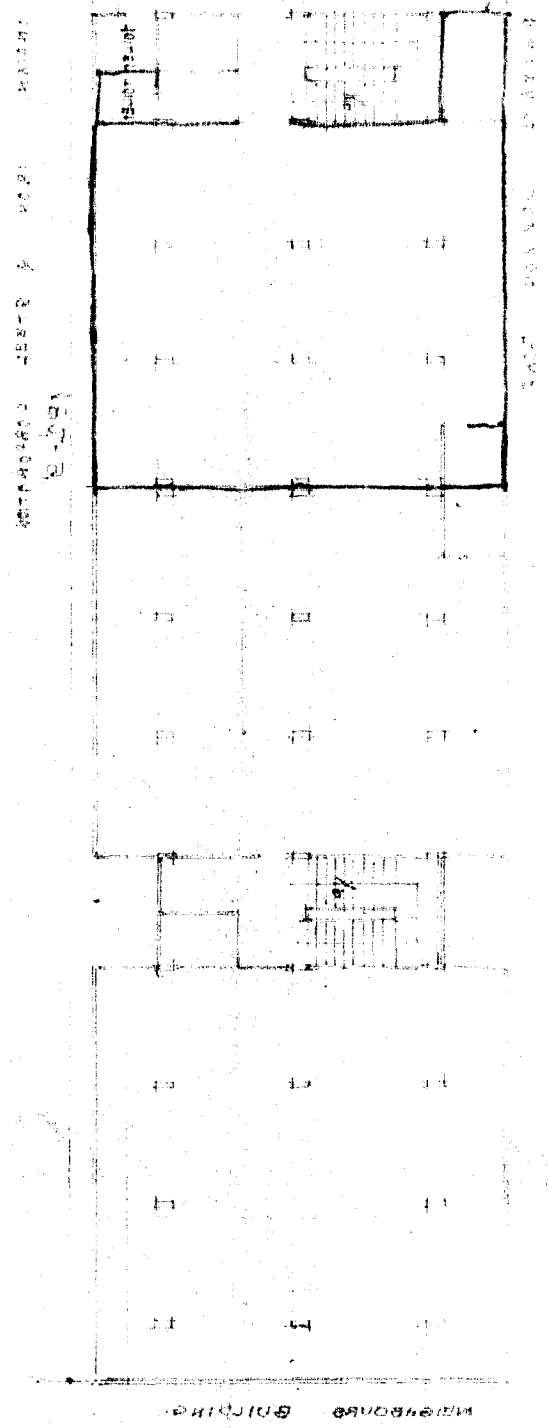


08/27/90

REGISTRATION PLAN
THE PORTION OF THE
COMMERCIAL COMPLEX
MUNICIPAL NO. 2-1878
MAIDAN N. ROAD BUILDING



VENDOR: ...
VENDEE: ...
RE FERENCIE: ...



LOCATION PLAN
NOT TO SCALE

BOUNDARIES

- NORTH: JUBA IRON & STEEL CORPORATION
- SOUTH: PRIVATE COMMON ROAD
- EAST: HUSSAIN BAKAR BING ROAD
- WEST: HUSSAIN BAKAR BING ROAD

NOTES

1. ...
2. ...