



S.L.NO: 0002945 DATE: 30/01/99 RS: 100

AP-23-I-G

PURCHASER: V S R MURTHY 51807
S/O Y CHANDRA SEKHAR
SEC'BAD.

P. Ravalani
అధి. అధికారి, ఎన్.ఎ.ఆర్.ఆర్.
మరియు ఎక్స్-ఎసిటివ్ స్టాంప్ వెంటు
శ్రీ. కళ్యాణయ్య క ఇ. బ. కళ్యాణయ్య
హైదరాబాద్.

FOR WHOM : SATISH MODI HUF
S/O MANILAL L MODI
SEC'BAD.

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY made and executed at Hyderabad on this the 30th day of January 1999 by and between:

Shri. M. C. Modi Discretionary Trust represented by its sole Trustees Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "**VENDOR**", (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors - in- interest and assignees) of the One Part

AND

Shri. Satish Modi HUF represented by its karta Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "**PURCHASER**", (which expression unless repugnant or inconsistent with the subject or context shall mean and include his heirs, executors, nominees, administrators, successors and assignees) of the Other Part.

For M.C. Modi Discretionary Trust

for Satishchandra Modi (H.U.F.)

X
Satish modi

Trustee

Satish modi

Karta

WHEREAS :

M/s. 21st Century Constructions Pvt Ltd (a company incorporated under the Indian Companies Act hereinafter referred to as the "21st Century") was the original owner of the building bearing No. 5-8-112 to 5-8-173, admeasuring about 6,800 Sq. Yards situated at Nampally, Hyderabad. The said property belongs to a partnership firm known as the 21st Century Constructions of which the **VENDOR** was a partner. Subsequently the **VENDOR** retired from the firm in the year 1986 and it had to receive a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) towards its share of the assets of the firm. Subsequently the continuing partners converted the firm into a private Limited Company in the name of the "21st Century Constructions Pvt Ltd", and took over all the assets and liabilities of the firm including the liability of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) due to the **VENDOR**. The 21st Century entered into an agreement with M/s. Maheshwari Constructions (a partnership firm hereinafter referred to as the "DEVELOPER") for the development of the property demolishing existing structures and making new constructions.

In part satisfaction of the claim of the **VENDOR** herein, the 21st Century and the Developer have agreed to allot to the **VENDOR** a total constructed area of 4,100 Sq.Ft (4,500 S.Ft built up area) in the Lower Ground Floor of the property. Accordingly the 21st Century and Developer have allotted the said constructed area which now bears shops Nos. 2,3,34,35,36,37,38,39,46,47,48,49,50 & 51. In consideration of the said allotment the 21st Century and the **VENDOR** herein had agreed to adjust a sum of Rs. 9,32,500/- (Rupees Nine Lakhs Thirty Two Thousand And Five Hundred Only) from out of the amount payable to the **VENDOR**. The **VENDOR** has been in possession of the said shops as owner thereof and has been paying the Property Tax to the Municipal Corporation of Hyderabad, Hyderabad Division. The 21st Century has also executed an agreement embodying the terms of the agreement by and under which the **VENDOR** can also transfer the said shops to Third Parties. The 21st Century and Developer have executed an Irrevocable Power of Attorney in favour of their Agent for execution and registration of necessary documents.

The **PURCHASER** is interested in buying shops from the **VENDOR** bearing Nos. 39,46 and 47 admeasuring 1,125 Sq. Ft in the above said complex, on Basement Floor with an undivided share in land of 92.50 Sq. yards bearing M. C. H No.5-8-112 to 173, situated at Nampally, Hyderabad hereinafter referred to as the "**SCHEDULE PROPERTY**" and which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 3,00,000/-** (Rupees Three Lakhs only).

NOW THIS SALE AGREEMENT WITNESSETH AS FOLLOWS:

1. In pursuance of this agreement and in consideration of the said sum of **Rs. 3,00,000/-** (Rupees Three Lakhs only) the **PURCHASER** has agreed to pay the **VENDOR** with in 3 (three) months from the date of this agreement.

For M.C. Modi Discretionary Trust

Satish Modi
Trustee

For Satishchandra Modi (H.U.P.A.)

Satish Modi
Karta

2. The **VENDOR** has delivered the possession of the **SCHEDULE PROPERTY** to the **PURCHASER** on 1st February 1999.
3. All expenses of sale like stamp duty and registration charges shall be paid and borne by the **PURCHASER**.
4. The **VENDOR** hereby declares and assures the **PURCHASER** that the said property has not been alienated or encumbered in any manner whatsoever and further agrees to convey a free and marketable title to the **PURCHASER** in respect of the said property.
5. The **VENDOR** hereby agrees to execute Sale Deed or Sale Deeds in favour of the **PURCHASER** and/or his nominee or nominees.
6. The **PURCHASER** hereby specifically agrees to be bound by the terms of allotment made by the **21st Century and Developer** in favour of the **VENDOR**.
7. The **PURCHASER** shall pay the necessary maintenance charges for common areas and facilities.
8. The **PURCHASER** shall on the execution of this agreement, be liable to pay the Property Tax to the Municipal Corporation. No such payment however be deducted from the sale consideration payable to the **VENDOR**.
9. The **VENDOR** shall deliver all copies of title deeds, link documents, tax receipts etc., to the **PURCHASER** on the date of execution and registration of the Sale Deed or Sale Deeds.
10. The **VENDOR** shall pay all taxes, water charges, electricity consumption charges etc., in respect of the Schedule Property up to the date of handing over occupation to the **PURCHASER**. After that date, the **PURCHASER** shall pay all the outgoings relating thereto.
11. The **VENDOR** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities but at the expense of the **PURCHASER**.
12. The **VENDOR** hereby agree and undertake to indemnify and keep indemnified against all loss that the **PURCHASER** may be put to by reason of any defect in the title of the **VENDOR** to the property hereby agreed to be conveyed.

DESCRIPTION OF THE PROPERTY HEREBY AGREED TO BE SOLD

All that shops bearing Nos.39,46 and 47 admeasuring 1,125 Sq. Ft with an undivided share in land of 22.50 Sq. yards situated in the Lower Ground Floor of the **building "21st Century Commercial Complex"** bearing No. 5-8-112 to 5-8-173 situated at Nampally, Hyderabad more particularly shown in red in the plan annexed hereto and bounded on the

For **M.C. Modi** Discretionary Trust

Satish Modi
Trustee

For Satishchandra S Modi (H.U.R.)

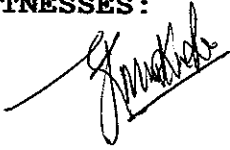
Satish Modi
Karta

NORTH BY: Common Passage
SOUTH BY: Shop No.38 and 48
EAST BY : Common Passage
WEST BY : Common Passage

IN WITNESS WHEREOF the parties have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.



2.

For M.C. Modi Discretionary Trust

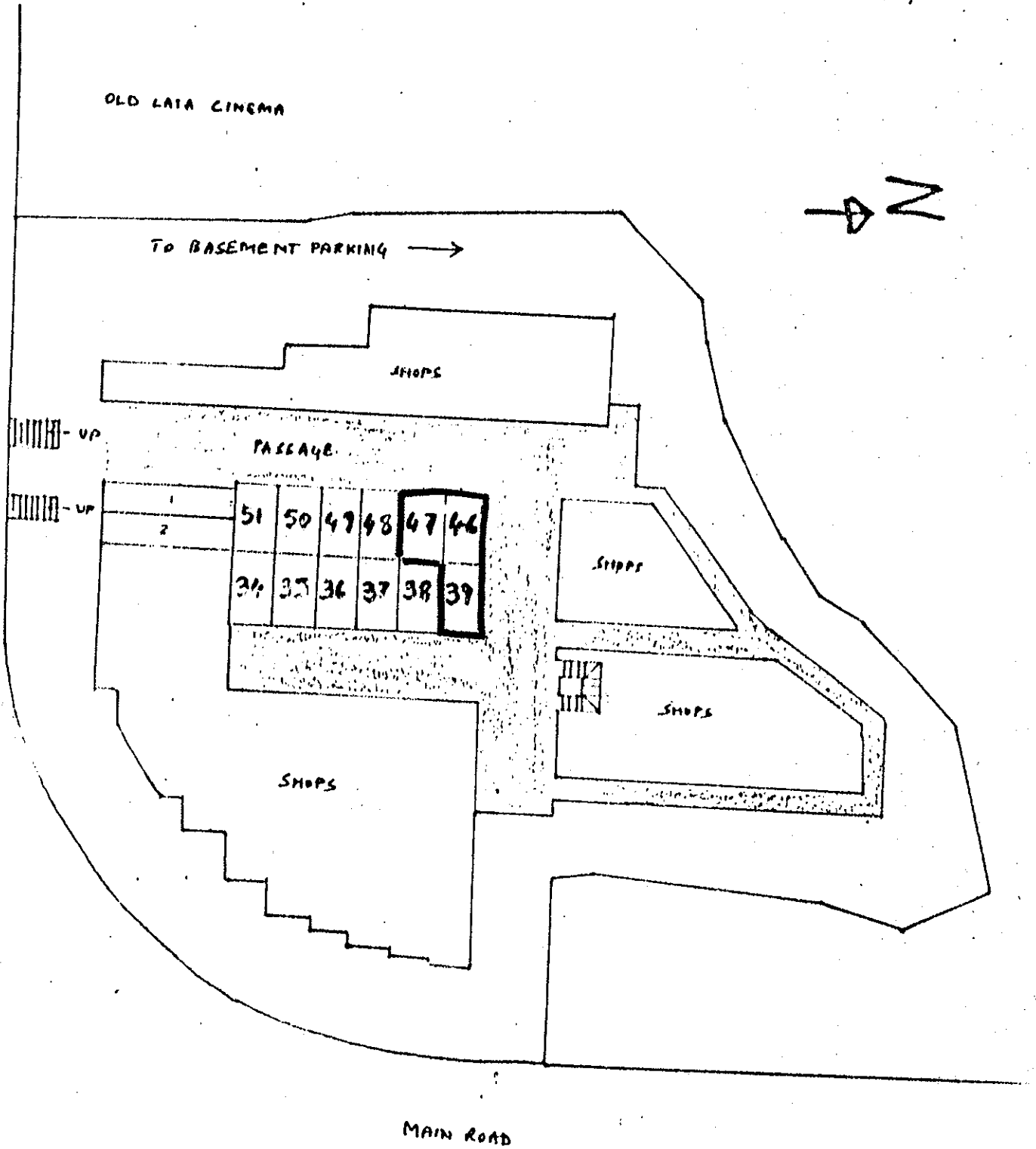

VENDOR

Trustee


PURCHASER

21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



For M.C. Modi Discretionary Trust

Satish modi
Trustee

For Solicitors

Satish modi
Karia



a. No. 1443 26990 15/

Sold to.....K. Venkatesh Keslu

S/o. K. V. Chennasiah. No. 4/4

For Whom M/s. M.C. Modi Discretionary Trust

Mohd. Yousuf (S.V.)

LICENCE No 3/78.

RENEWAL No. 50/89.

Shop No. 22-8-28, Chalis, Bazar Hyd.

AGREEMENT

THIS AGREEMENT is made and executed at Hyderabad on this the 27th day of September '90 by and between:

1. M/s 21st Century Constructions (Pvt) Ltd., a Company incorporated under the Indian Companies Act, 1956 with registration No.6450 of 1986-87 having its registered office at Nampally, Hyderabad, and represented herein by its Managing Director Sri B.V.Satya Sai Prasad S/o.B.Lakshmi Narayana aged about 28 years, R/o Nampally, Hyderabad, and hereinafter referred to as the VENDOR (which expression where the context so permits shall mean and include its successors and assigns).

2. M/s. Venkatesh Keslu & Co. Private Limited, a Company incorporated under the Indian Companies Act, 1956 with registration No. 12345 of 1986-87 having its registered office at Nampally, Hyderabad, and represented herein by its Managing Director Sri B.V.Satya Sai Prasad S/o.B.Lakshmi Narayana aged about 28 years, R/o Nampally, Hyderabad, and hereinafter referred to as the PURCHASER (which expression where the context so permits shall mean and include its successors and assigns).

AND

M.C.Modi Discretionary Trust represented by its Trustee Shri Satish Modi S/o Manilal C.Modi hereinafter referred to as the PURCHASER (which expression where the context so permits shall mean and include his heirs, executors, administrators and assigns).

[Handwritten signatures]

Satish Modi

WHEREAS the Vendor is the absolute owner of the property bearing M.No.5.8.112 to 5.8.173, measuring about 6800 Sq.yards situated at Nampally, Hyderabad, more fully described in the first schedule hereunder.

AND WHEREAS by and under an agreement of development dated. 15.12.88 executed by and between the Vendor and the Developer the Vendor entrusted the development of the said property to the Developer and the Developer has to develop the said property into a Commercial Complex as per the sanction taken by the Vendor from the Municipal authorities.

AND WHEREAS the Purchaser herein had entered into an agreement on 4th April '86 with Shri B.V.Satya Sai Prasad now representing M/s.21st Century Constructions (Pvt) Ltd., as Managing Director. In pursuance of that agreement the Trust has exercised its option to purchase an area of 4100 sft on basement floor from out of the share of Vendor viz., 21st Century Constructions (Pvt) Ltd., and the Vendor and the developer have agreed to sell the same to the terms and conditions here under mentioned.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendors have sold and the purchaser have purchased the schedule mentioned property for a total consideration of Rs,9,32,500/- (Rupees Nine Lakhs Thirty two thousand five hundred only) which amount has been received by Vendor herein with the knowledge and consent of the Developer.
2. These presents shall be construed to confer upon the purchaser right, title and interest in 4100 sft of constructed area more particularly described in the schedule and marked in the plan annexed hereto. For the purposes of conveyance a separate power of attorney has been executed in favour of the nominee of the purchaser herein.
3. The purchaser herein is placed in actual physical possession of the premises sold under this present.
4. The Vendors undertake to complete the balance work as per the plans of the purchaser on or before 30th of November 1990.

Satish mal
[Signature]

Contd....3.

5. The Vendor has a right to make additions, raise storeys or put up additional structures which shall be the sole property of the Vendor who will be entitled to dispose of the same or any of them in any way they choose and the Purchaser hereby consent(s) to the same. The terrace of the building including the parapet wall shall always be the property of the Vendor and this agreement with Purchaser and all other Purchasers of office space in the said building complex shall be subject to the aforesaid right of the Vendor who shall be entitled to use the said terrace including the parapet wall for any purpose including the display of advertisements and sign board and the Purchaser shall not be entitled to raise any objections or to any abatement in the price of the office space/ garage/tenament/ shop agreed to be acquired by him/her/them and/or to any compensation or damages on the ground of inconvenience of any other ground whatsoever.
6. The purchaser shall pay a sum of Rs.1000/- (Rupees One thousand only) towards maintenance and security from the date of completion of work or effective enjoyment of the completed construction which ever is later. The purchaser has also deposited a sum of Rs.10,000 (Rupees Ten thousand only) with the Vendor towards this account.
7. The Purchaser shall regularly pay every month provisional amount of Rs.1000/- (Rupees One thousand only) fixed by the Vendor towards salary of the persons appointed by the Vendor to manage and look after the building, the chowkidars, liftmen, sweepers etc., and other outgoings and expenses mentioned in the Second Schedule hereto commencing from 1st April 1991 or three months after completion of the basement floor which ever is later. The Purchaser hereby has deposited Rs.10,000/- (Rupees Ten thousand only) with the Vendor towards the performance of the terms and conditions of this agreement.
8. The Purchaser hereby agree(s) to contribute and pay his/her their proportionate share towards the cost, expenses and outgoing in respect of the matters specified in the schedule hereto PROVIDED HOWEVER that the proportionate share or outgoing payable by the Purchaser of the said area shall be determined by the Vendor in such manner as they may think fit, and such determination shall always be binding upon all the Purchasers and the society or the Association after it is formed. The first of such maintenance charges to be paid only on completion of the total construction in all respects.

[Handwritten signature]

[Handwritten signature]

Contd....4.

9. The Purchaser shall become a member of the Co-operative Society or an Association registered under Societies Registration Act or any other analogous enactment or regulation, that may be formed with the owners of the premises that are proposed to be constructed on the land as members and shall abide by rules and bye-laws of the said society who shall be the administrators and supervisors or common service lift, corridors, passages, staircase, roads, courts, garden, playground, drainage, water supply, electricity and other properties of common enjoyments. The Purchaser shall pay to the said Society/Association his/her/their share of the amount towards common service and taxes and rates leviable or any other sum on the entire premises and purchaser has to pay House/Property tax to the Municipality and other taxes to concerned authority in respect of his/her/their office from the date of actual commencement of business directly to the corporation. The Electricity meter deposit, rent and electricity consumption charges metered separately of his/her/their respective portion shall be borne and payable by the Purchaser.

10. That the Purchaser can let out, sub-let, transfer or assign or part with his/her/their interest or possession of the said area or transfer or assign the rights under the agreement for which no consent of the vendors need to be taken except intimating the transfer to vendor or the society as the case may be.

11. That the Vendors covenants that they would not in any way inconvenience the enjoyment of the premises by keeping the construction of other shops or structures and any other buildings in the premises by gathering of men and material and by erecting of scaffolding and such other acts, determined to the business of the purchasers.

12. The Vendors assures the purchasers that while they retain the right to further develop the property they shall do so keeping in view effective enjoyment i.e., such construction is not detrimental to business of the Purchasers.

J. V. Arora

satish mal

Contd...5.

13. The Purchaser further covenants with the Vendor and through them with the Purchasers of the other premises that he/she/they shall not demolish or cause to be demolished any structure in the said building or any portion of the same but will be entitle to make any new construction of whatsoever nature on the said area under its possession for which no further consent of the Vendor or the proposed Society or Association of all Purchasers which may be formed, will be necessary.

14. The main terrace of the building including its parapet walls and also blank walls on the external periphery of the building shall remain to be the absolute property of the Vendor and their agreement shall be subject to the said rights of the Vendor who shall be entitled to use the said terrace and the parapet wall and the blank external walls of the building for any purpose including the display of advertisements or sign boards and the Purchaser shall not be entitled to any abatement in the price of the office ~~space~~/garage/shop/tenament to be acquired by him/her/them or to any compensation or damages on the ground of inconvenience caused to the Purchaser.

The Purchasers are entitled to place their name boards and signes on the premises and on the railings on the road side and common board which the developer may put up at a later date.

The Vendors hereby assures that the Purchasers shall not be elled upon to pay any further charges, deposits, etc. on common facilities or any other account except the recurring maintenance mutually agreed to be paid.

[Handwritten signature] *[Handwritten signature]*

Contd....6.

FIRST SCHEDULE

All that piece and parcel of land bearing M.No.5.8.112 to 5.8.173 situate at Nampally, Hyderabad, together with land appurtenant thereto admeasuring 6800 Sq.yards (Sq.mts)

SECOND SCHEDULE

1. The expenses of maintaining repairing re-decorating etc. of the main structure and in particular the roof, gutters and rain water pipes of the building water pipes, gas pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser in common with other occupiers of other flats and the maintenance, passages and staircases of the building as enjoyed by the purchaser or used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces etc.
2. The cost of cleaning and lighting the passages, landings, staircases and other parts of the buildings as enjoyed or used by the Purchaser in common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The amount of the salaries of clerks, bill collectors, chowkidars, liftmen, sweepers etc.,
5. The cost of working and maintenance of lift, generator, pumps and other light and service charges.

J. V. Rao

S. K. Moh

Contd.....7.

6. Municipal and other taxes and water/electricity charges.
7. Cost of water or electric meters and/or any deposit for water or electricity.
8. Proportionate share of deposit to be deposited with the Hyderabad Municipal Corporation and other Government or local bodies.
9. Cost of Society's office premises and for the furniture and office equipment.
10. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

THIRD SCHEDULE

PROPERTY AGREED TO BE CONVEYED TO THE PURCHASER

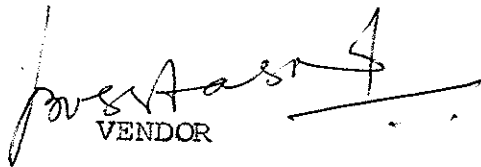
GARAGE/TENAMENT/SHOP:

All that area on Floor No. basement of an area of approximately 4700 sft. delineated in red colour in the plan annexed hereto.

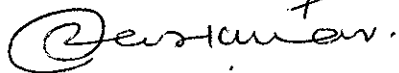
IN WITNESS WHEREOF the parties hereto have put their hand and seal on the day and year first hereinabove written in the presence of the following:

WITNESSES:

1.


VENDOR

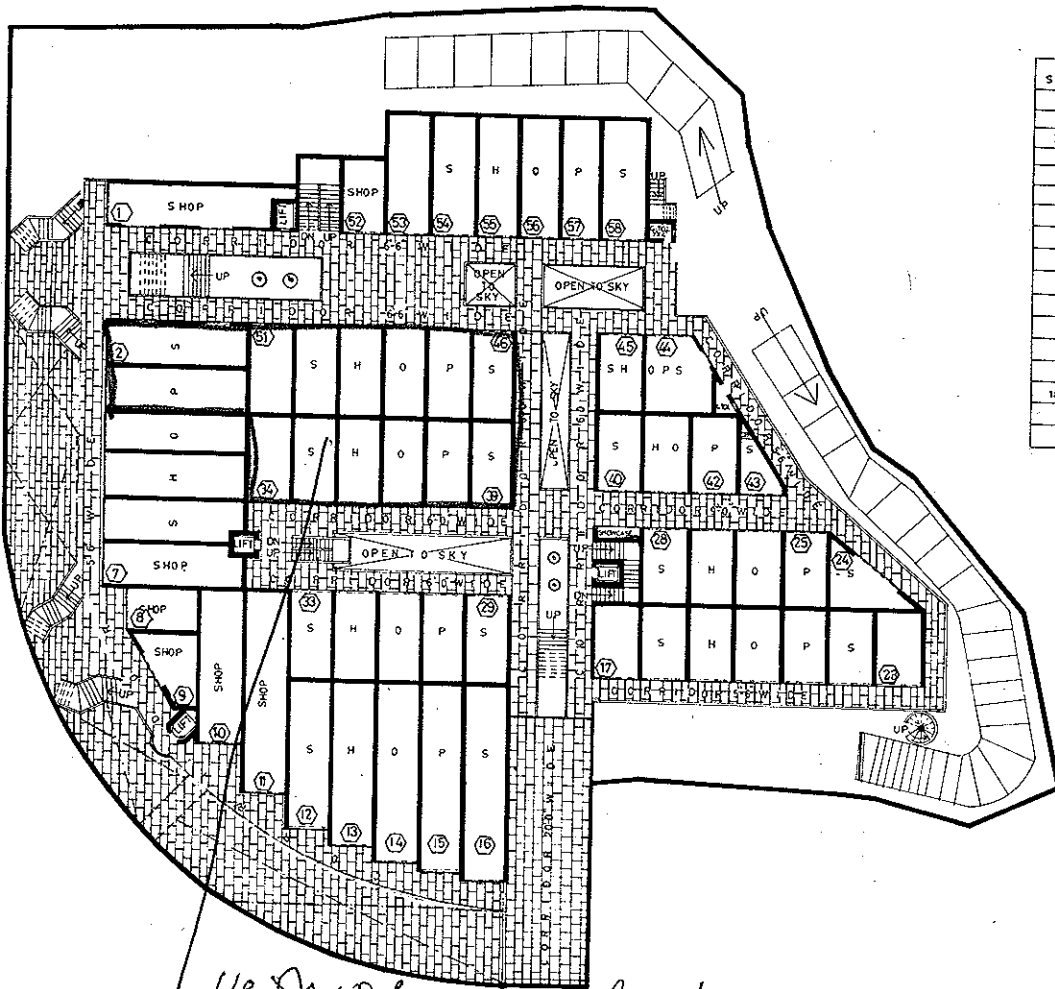
2. I hereby confirm the transaction as developer and confirming party




PURCHASER

21st Century Commercial Complex

Basement Floor Plan



SHOP NO.	AREAS	SHOP NO.	AREAS
1	525	25	252
2	410	26 TO 26	250
3 TO 6	409	29	282
7	336	30 TO 38	280
8	256	39	290
9	290	40	270
10	500	41 & 42	262
11	616	43	150
12	450	44	325
13	486	45	285
14	530	46	292
15	345	47 TO 51	282
16	565	52	225
17	258	53 TO 55	378
18 TO 22	246	56 & 57	355
23	258	58	405
24	238		

14 shops to the extent of 10000 SFT.
 front area

I hereby confirm the above data.

@eastman
 Developer



AP 23 IL 90499

S.L.NO: 0027032 DATE: 10/12/97 RS: 100

PURCHASER: P SOLOMON
S/O P KRUPARATNAM
SEC' BAD.FOR WHOM : SATISH MODI
S/O MANILAL C MODI, SEC' BAD.

P. Ramakrishna

శ్రీ. కార్తీకేయం శ్రీనివాసులు

మరయు ఎక్స్. అధ్యక్షుల వేదిక

శ్రీ. కార్తీకేయం శ్రీనివాసులు, కార్తీకేయం

హైదరాబాద్.

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY made and executed at Hyderabad on this the 1st day of April 1998 by and between:

Shri. M. C. Modi Discretionary Trust represented by its sole Trustees Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "VENDOR", (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors - in- interest and assignees) of the One Part

AND

Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "PURCHASER", (which expression unless repugnant or inconsistent with the subject or context shall mean and include his heirs, executors, nominees, administrators, successors and assignees) of the Other Part.

For M.C. Modi Discretionary Trust

* Satish Modi
Trustee

Satish Modi

WHEREAS :

M/s. 21st Century Constructions Pvt Ltd (a company incorporated under the Indian Companies Act hereinafter referred to as the "**21st Century**") was the original owner of the building bearing No. 5-8-112 to 5-8-173, admeasuring about 6,800 Sq. Yards situated at Nampally, Hyderabad. The said property belongs to a partnership firm known as the 21st Century Constructions of which the **VENDOR** was a partner. Subsequently the **VENDOR** retired from the firm in the year 1986 and it had to receive a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) towards its share of the assets of the firm. Subsequently the continuing partners converted the firm into a private Limited Company in the name of the "**21st Century Constructions Pvt Ltd**", and took over all the assets and liabilities of the firm including the liability of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) due to the **VENDOR**. The **21st Century** entered into an agreement with **M/s. Maheshwari Constructions** (a partnership firm hereinafter referred to as the "**DEVELOPER**") for the development of the property demolishing existing structures and making new constructions.

In part satisfaction of the claim of the **VENDOR** herein, the **21st Century** and the **Developer** have agreed to allot to the **VENDOR** a total constructed area of 4,100 Sq.Ft (4,500 S.Ft built up area) in the Lower Ground Floor of the property. Accordingly the **21st Century** and **Developer** have allotted the said constructed area which now bears shops Nos. 2,3,34,35,36,37,38,39,46,47,48,49,50 & 51. In consideration of the said allotment the **21st Century** and the **VENDOR** herein had agreed to adjust a sum of Rs. 9,32,500/- (Rupees Nine Lakhs Thirty Two Thousand And Five Hundred Only) from out of the amount payable to the **VENDOR**. The **VENDOR** has been in possession of the said shops as owner thereof and has been paying the Property Tax to the Municipal Corporation of Hyderabad, Hyderabad Division. The **21st Century** has also executed an agreement embodying the terms of the agreement by and under which the **VENDOR** can also transfer the said shops to Third Parties. The **21st Century** and **Developer** have executed an Irrevocable Power of Attorney in favour of their Agent for execution and registration of necessary documents.

The **PURCHASER** is interested in buying two shops from the **VENDOR** bearing No. 2 & 3 admeasuring 662 Sq. Ft in the above said complex, on Basement Floor, ^{together with undivisible share of land of 13,24 Sq. Yds. (13.24 Sq. Yds.)} bearing M. C. H NO.5-8-112 to 173, situated at Nampally, Hyderabad hereinafter referred to as the "**SCHEDULE PROPERTY**" and which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 4,75,000/-** (Rupees Four Lakhs Seventy Five Thousand only).

NOW THIS SALE AGREEMENT WITNESSETH AS FOLLOWS:

1. In pursuance of this agreement and in consideration of the said sum of **Rs.4,75,000/-** (Rupees Four Lakhs and Seventy Five Thousand only) the **PURCHASER** has paid the total sale consideration to the **VENDOR**. The **VENDOR** has acknowledged the receipt for the same

M. S. Modi Discretionary Trust

Satish Moh
Trustee

Satish Moh

2. The **VENDOR** has delivered the possession of the **SCHEDULE PROPERTY** to the **PURCHASER** on 1st April 1998.
3. All expenses of sale like stamp duty and registration charges shall be paid and borne by the **PURCHASER**.
4. The **VENDOR** hereby declares and assures the **PURCHASER** that the said property has not been alienated or encumbered in any manner whatsoever and further agrees to convey a free and marketable title to the **PURCHASER** in respect of the said property.
5. The **VENDOR** hereby agrees to execute Sale Deed or Sale Deeds in favour of the **PURCHASER** and/or his nominee or nominees.
6. The **PURCHASER** hereby specifically agrees to be bound by the terms of allotment made by the **21st Century** and **Developer** in favour of the **VENDOR**.
7. The **PURCHASER** shall pay the necessary maintenance charges for common areas and facilities.
8. The **PURCHASER** shall on the execution of this agreement, be liable to pay the Property Tax to the Municipal Corporation. No such payment however be deducted from the sale consideration payable to the **VENDOR**.
9. The **VENDOR** shall deliver all copies of title deeds, link documents, tax receipts etc., to the **PURCHASER** on the date of execution and registration of the Sale Deed or Sale Deeds.
10. The **VENDOR** shall pay all taxes, water charges, electricity consumption charges etc., in respect of the Schedule Property up to the date of handing over occupation to the **PURCHASER**. After that date, the **PURCHASER** shall pay all the outgoings relating thereto.
11. The **VENDOR** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities but at the expense of the **PURCHASER**.
12. The **VENDOR** hereby agree and undertake to indemnify and keep indemnified against all loss that the **PURCHASER** may be put to by reason of any defect in the title of the **VENDOR** to the property hereby agreed to be conveyed.

DESCRIPTION OF THE PROPERTY HEREBY AGREED TO BE SOLD

All that two shops bearing Nos. 2 & 3 admeasuring 662 Sq. Ft. ^{together with undivisible share of land 13.44 Sq. Yds.} situated in the Lower Ground Floor of the building "21st Century Commercial Complex" bearing No. 5-8-112 to 5-8-173 situated at Nampally, Hyderabad more particularly shown in red in the plan annexed hereto and bounded on the (13.24 Sq. Yds.)

M. C. Modi Discretionary Trust

Satish Modi
Trustee

Satish Modi

NORTH BY: Shop No.51
SOUTH BY: Ekminar Maszid Road
EAST BY : Shop No.4
WEST BY : Passage

IN WITNESS WHEREOF the parties have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

[Handwritten signature]

2.

[Handwritten signature]

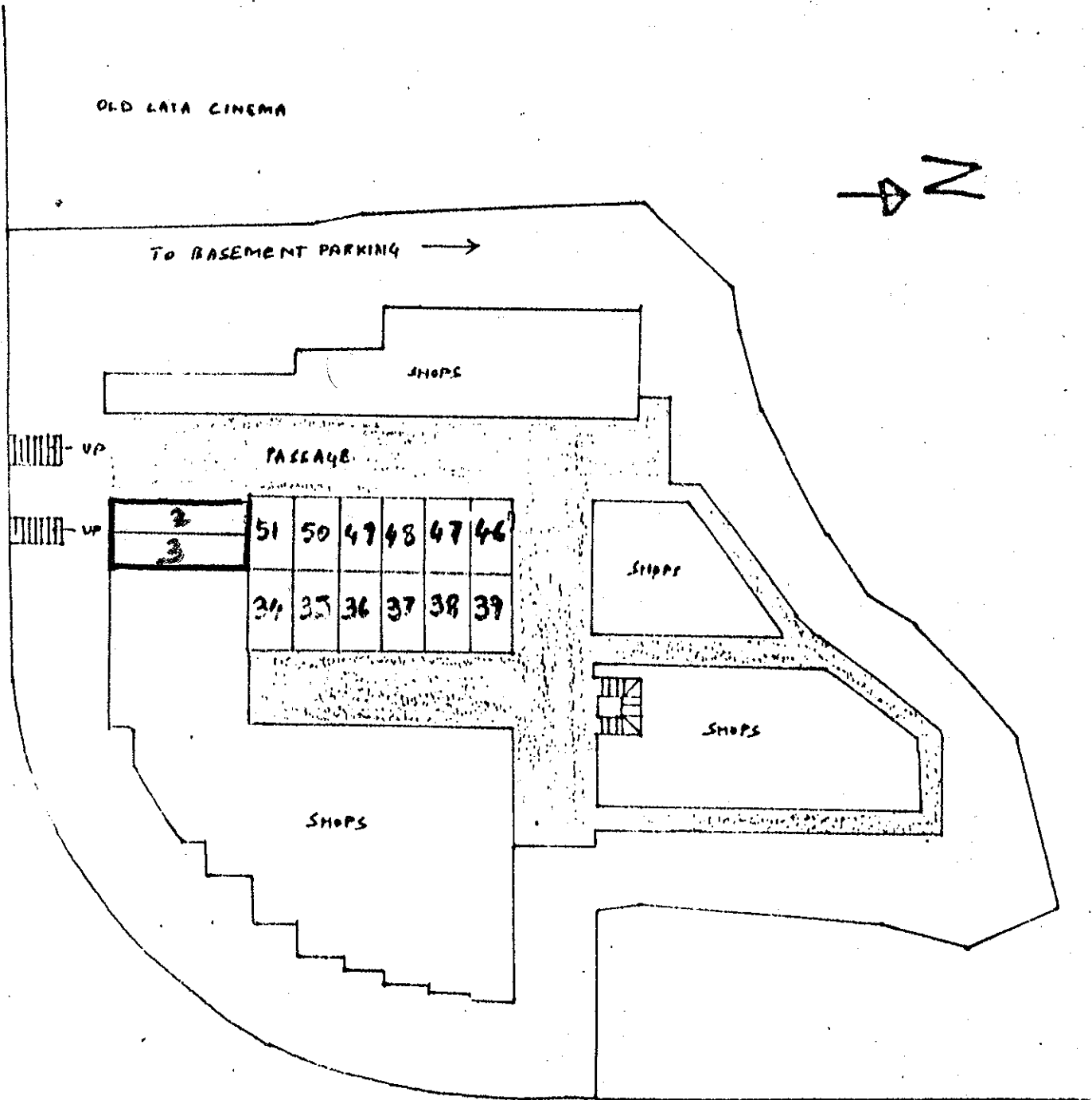
Per M.S. Medi Discretionary Trust

[Handwritten signature]
VENDOR Trustee

[Handwritten signature]
PURCHASER

21st Century Commercial Complex Nampally, Hyderabad.

Lower Ground Floor Plan



For M.C. Modi Discretionary Trust

Satish Modi
Trustee

Satish Modi



S.L.NO: 0002946, DATE: 30/01/99 RS: 100

AP-23-I-G 5180

PURCHASER: Y S R MURTHY
S/O Y CHANDRA SEKHAR
SEC'BAD.

FOR WHOM : SATISH MODI HUF
S/O MANILAL L MODI
SEC'BAD.

P. Ramesh Babu
నది.ంజనాగారి, మునిపాటం
ఉరియ ఎక్కె. ఏషియా స్టాంపు వెంకట
శ్రీ. శర్కారయము క డి. శర్కారయము
ప్రకాశాచారి.

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY made and executed at Hyderabad on this the 30th day of January 1999 by and between:

Shri. M. C. Modi Discretionary Trust represented by its sole Trustees Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "VENDOR", (which expression unless repugnant or inconsistent with the subject or context shall mean and include its heirs, executors, nominees, administrators, successors - in- interest and assignees) of the One Part

AND

Shri. Satish Modi HUF represented by its Karta Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years residing at Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad hereinafter referred to as the "PURCHASER", (which expression unless repugnant or inconsistent with the subject or context shall mean and include his heirs, executors, nominees, administrators, successors and assignees) of the Other Part.

M.C. Modi Discretionary Trust

Satish mod.

Trustee

Satish mod.

WHEREAS :

M/s. 21st Century Constructions Pvt Ltd (a company incorporated under the Indian Companies Act hereinafter referred to as the "**21st Century**") was the original owner of the building bearing No. 5-8-112 to 5-8-173, admeasuring about 6,800 Sq. Yards situated at Nampally, Hyderabad. The said property belongs to a partnership firm known as the 21st Century Constructions of which the **VENDOR** was a partner. Subsequently the **VENDOR** retired from the firm in the year 1986 and it had to receive a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) towards its share of the assets of the firm. Subsequently the continuing partners converted the firm into a private Limited Company in the name of the "**21st Century Constructions Pvt Ltd**", and took over all the assets and liabilities of the firm including the liability of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) due to the **VENDOR**. The **21st Century** entered into an agreement with **M/s. Maheshwari Constructions** (a partnership firm hereinafter referred to as the "**DEVELOPER**") for the development of the property demolishing existing structures and making new constructions.

In part satisfaction of the claim of the **VENDOR** herein, the **21st Century** and the **Developer** have agreed to allot to the **VENDOR** a total constructed area of 4,100 Sq.Ft. (4,500 S.Ft built up area) in the Lower Ground Floor of the property. Accordingly the **21st Century** and **Developer** have allotted the said constructed area which now bears shops Nos. 2, 3, 34, 35, 36, 37, 38, 39, 46, 47, 48, 49, 50 & 51. In consideration of the said allotment the **21st Century** and the **VENDOR** herein had agreed to adjust a sum of Rs. 9,32,500/- (Rupees Nine Lakhs Thirty Two Thousand And Five Hundred Only) from out of the amount payable to the **VENDOR**. The **VENDOR** has been in possession of the said shops as owner thereof and has been paying the Property Tax to the Municipal Corporation of Hyderabad, Hyderabad Division. The **21st Century** has also executed an agreement embodying the terms of the agreement by and under which the **VENDOR** can also transfer the said shops to Third Parties. The **21st Century** and **Developer** have executed an Irrevocable Power of Attorney in favour of their Agent for execution and registration of necessary documents.

The **PURCHASER** is interested in buying shops from the **VENDOR** bearing Nos. 37, 38 and 48 admeasuring 1,125 Sq. Ft in the above said complex, on Basement Floor with an undivided share in land of 92.50 Sq. yards bearing M. C. H No.5-8-112 to 173, situated at Nampally, Hyderabad hereinafter referred to as the "**SCHEDULE PROPERTY**" and which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 3,00,000/-** (Rupees Three Lakhs only).

NOW THIS SALE AGREEMENT WITNESSETH AS FOLLOWS:

1. In pursuance of this agreement and in consideration of the said sum of **Rs. 3,00,000/-** (Rupees Three Lakhs only) the **PURCHASER** has agreed to pay to the **VENDOR** within 3 (three) months from the date of this agreement.

For M.C. Modi Discretionary Trust

Satish Modi
Trustee

or Satishchandra Modi (H.U.F.)

Satish Modi
Karta

2. The **VENDOR** has delivered the possession of the **SCHEDULE PROPERTY** to the **PURCHASER** on 1st February 1999.
3. All expenses of sale like stamp duty and registration charges shall be paid and borne by the **PURCHASER**.
4. The **VENDOR** hereby declares and assures the **PURCHASER** that the said property has not been alienated or encumbered in any manner whatsoever and further agrees to convey a free and marketable title to the **PURCHASER** in respect of the said property.
5. The **VENDOR** hereby agrees to execute Sale Deed or Sale Deeds in favour of the **PURCHASER** and/or his nominee or nominees.
6. The **PURCHASER** hereby specifically agrees to be bound by the terms of allotment made by the **21st Century and Developer** in favour of the **VENDOR**.
7. The **PURCHASER** shall pay the necessary maintenance charges for common areas and facilities.
8. The **PURCHASER** shall on the execution of this agreement, be liable to pay the Property Tax to the Municipal Corporation. No such payment however be deducted from the sale consideration payable to the **VENDOR**.
9. The **VENDOR** shall deliver all copies of title deeds, link documents, tax receipts etc., to the **PURCHASER** on the date of execution and registration of the Sale Deed or Sale Deeds.
10. The **VENDOR** shall pay all taxes, water charges, electricity consumption charges etc., in respect of the Schedule Property up to the date of handing over occupation to the **PURCHASER**. After that date, the **PURCHASER** shall pay all the outgoings relating thereto.
11. The **VENDOR** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities but at the expense of the **PURCHASER**.
12. The **VENDOR** hereby agree and undertake to indemnify and keep indemnified against all loss that the **PURCHASER** may be put to by reason of any defect in the title of the **VENDOR** to the property hereby agreed to be conveyed.

DESCRIPTION OF THE PROPERTY HEREBY AGREED TO BE SOLD

All the shops bearing Nos. 37, 38 and 48 admeasuring 1,125 Sq. Ft with an undivided share in land of 22.50 Sq. yards situated in the Lower Ground Floor of the building "21st Century Commercial Complex" bearing No. 5-8-112 to 5-8-173 situated at Nampally, Hyderabad more particularly shown in red in the plan annexed hereto and bounded on the

M.C. Modi Discretionary Trust

Satish Modi
Trustee

for Satisfaction of the Trust

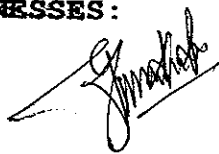
Satish Modi
Karta

NORTH BY: Shop No.47 and 39
SOUTH BY: Shop No.36 and 49
EAST BY : Common Passage
WEST BY : Common Passage

IN WITNESS WHEREOF the parties have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.



2.

Faj M.C. Modi Discretionary Trust

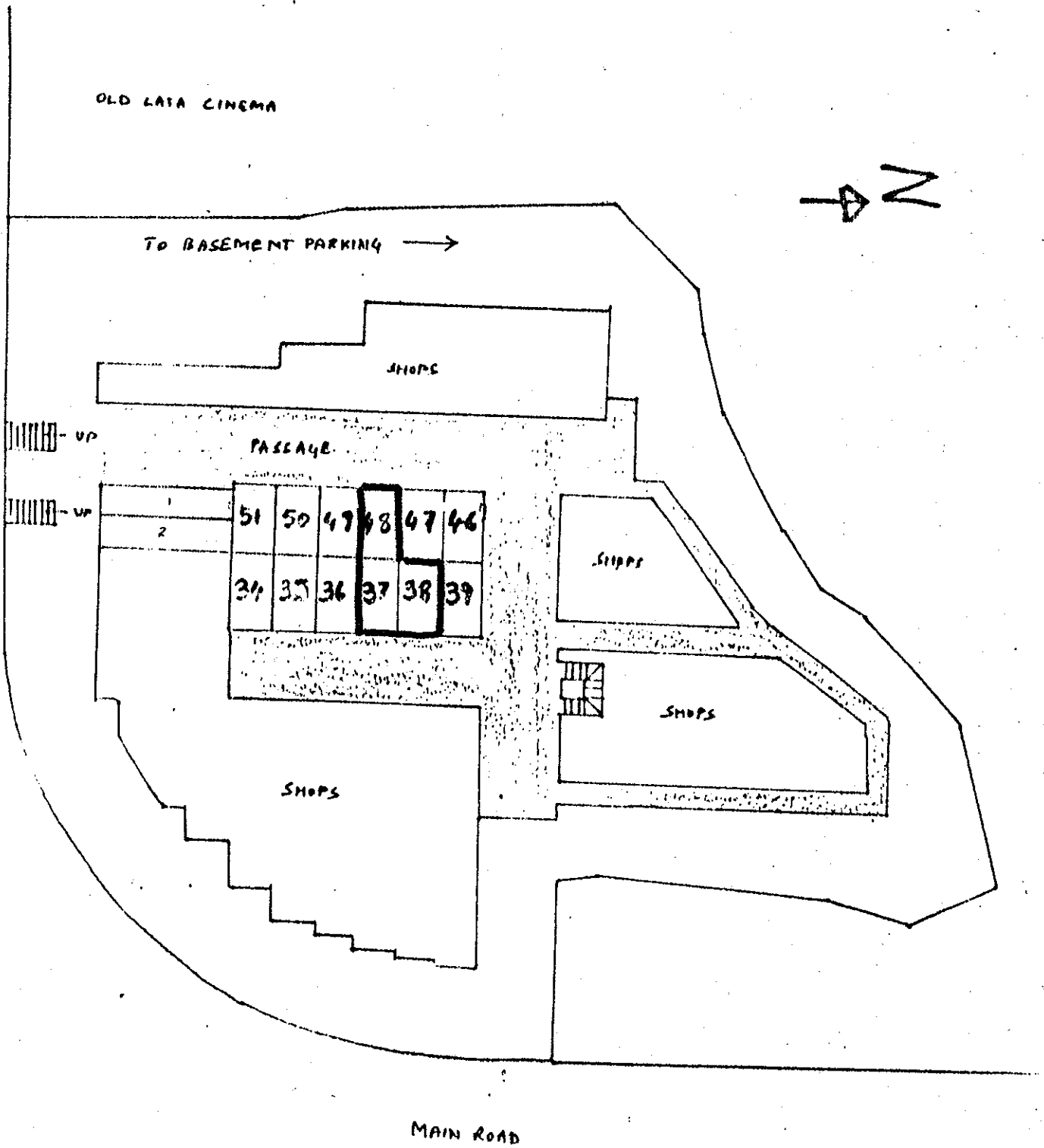
X Satish Modi
VENDOR

Trustee

X Satish Modi
PURCHASER

21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



For M.C. Modi Discretionary Trust

X

Satish mah.
Trustee

For Satishchandra Modi (H.U.F.)

X

Satish mah.
Kerala



AP 23 ID 90498

S.L.NO: 0027031, DATE: 10/12/97 RS: 100

P. Ramalaxmi

నవ. రవిచంద్రారెడ్డి కుమార్

కురియ ఎక్స్. ప్లాంట్ వెంకట

శ్రీ శ్రీ. కార్యాలయము, పి. వి. కార్యాలయము

హైదరాబాద్.

PURCHASER: P SOLOMON
S/O P KRUPARATNAM
SEC'BAD.

FOR WHOM : SATISH MODI
S/O MANILAL C MODI, SEC'BAD.

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY

AGREEMENT TO SELL AND PURCHASE OF IMMOVABLE PROPERTY
executed at Hyderabad on this the 1st day of May 1998 by
and between:

Shri. M. C. Modi Discretionary Trust represented by its sole
Trustees Shri. Satish Modi S/o. Shri Manilal Modi aged 53
years residing at Plot No. 1025, Road No. 45, Jubilee Hills,
Hyderabad hereinafter referred to as the "VENDOR", (which
expression unless repugnant or inconsistent with the subject
or context shall mean and include its heirs, executors,
nominees, administrators, successors - in- interest and
assignees) of the One Part

AND

Shri. Satish Modi S/o. Shri Manilal Modi aged 53 years
residing at Plot No. 1025, Road No. 45, Jubilee Hills,
Hyderabad hereinafter referred to as the "PURCHASER", (which
expression unless repugnant or inconsistent with the subject
or context shall mean and include his heirs, executors,
nominees, administrators, successors and assignees) of the
Other Part.

For M.C. Modi Discretionary Trust

Satish modi
Trustee

Satish modi

WHEREAS :

M/s. 21st Century Constructions Pvt Ltd (a company incorporated under the Indian Companies Act hereinafter referred to as the "**21st Century**") was the original owner of the building bearing No. 5-8-112 to 5-8-173, admeasuring about 6,800 Sq. Yards situated at Nampally, Hyderabad. The said property belongs to a partnership firm known as the **21st Century Constructions** of which the **VENDOR** was a partner. Subsequently the **VENDOR** retired from the firm in the year 1986 and it had to receive a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) towards its share of the assets of the firm. Subsequently the continuing partners converted the firm into a private Limited Company in the name of the "**21st Century Constructions Pvt Ltd**", and took over all the assets and liabilities of the firm including the liability of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) due to the **VENDOR**. The **21st Century** entered into an agreement with **M/s. Maheshwari Constructions** (a partnership firm hereinafter referred to as the "**DEVELOPER**") for the development of the property demolishing existing structures and making new constructions.

In part satisfaction of the claim of the **VENDOR** herein, the **21st Century** and the **Developer** have agreed to allot to the **VENDOR** a total constructed area of 4,100 Sq.Ft (4,500 S.Ft built up area) in the Lower Ground Floor of the property. Accordingly the **21st Century** and **Developer** have allotted the said constructed area which now bears shops Nos. 2,3,34,35,36,37,38,39,46,47,48,49,50 & 51. In consideration of the said allotment the **21st Century** and the **VENDOR** herein had agreed to adjust a sum of Rs. 9,32,500/- (Rupees Nine Lakhs Thirty Two Thousand And Five Hundred Only) from out of the amount payable to the **VENDOR**. The **VENDOR** has been in possession of the said shops as owner thereof and has been paying the Property Tax to the Municipal Corporation of Hyderabad, Hyderabad Division. The **21st Century** has also executed an agreement embodying the terms of the agreement by and under which the **VENDOR** can also transfer the said shops to Third Parties. The **21st Century** and **Developer** have executed an Irrevocable Power of Attorney in favour of their Agent for execution and registration of necessary documents.

The **PURCHASER** is interested in buying shops from the **VENDOR** bearing Nos. 50 & 51 admeasuring 603 Sq. Ft in the above said complex, on Basement Floor together with indivisible share of Land of 12.06 Sq.yards bearing M. C. H No.5-8-112 to 173, situated at Nampally, Hyderabad hereinafter referred to as the "**SCHEDULE PROPERTY**" and which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto for a total consideration of **Rs. 3,00,000/-** (Rupees Three Lakhs only).

NOW THIS SALE AGREEMENT WITNESSETH AS FOLLOWS:

1. In pursuance of this agreement and in consideration of the said sum of **Rs. 3,00,000/-** (Rupees Three Lakhs only) the **PURCHASER** has paid the total sale consideration to the **VENDOR**. The **VENDOR** has acknowledged the receipt for the same.

M. B. Modi Discretionary Trust

X Satish mod.
Trustee

Satish mod.

2. The **VENDOR** has delivered the possession of the **SCHEDULE PROPERTY** to the **PURCHASER** on 1st April 1998.
3. All expenses of sale like stamp duty and registration charges shall be paid and borne by the **PURCHASER**.
4. The **VENDOR** hereby declares and assures the **PURCHASER** that the said property has not been alienated or encumbered in any manner whatsoever and further agrees to convey a free and marketable title to the **PURCHASER** in respect of the said property.
5. The **VENDOR** hereby agrees to execute Sale Deed or Sale Deeds in favour of the **PURCHASER** and/or his nominee or nominees.
6. The **PURCHASER** hereby specifically agrees to be bound by the terms of allotment made by the **21st Century and Developer** in favour of the **VENDOR**.
7. The **PURCHASER** shall pay the necessary maintenance charges for common areas and facilities.
8. The **PURCHASER** shall on the execution of this agreement, be liable to pay the Property Tax to the Municipal Corporation. No such payment however be deducted from the sale consideration payable to the **VENDOR**.
9. The **VENDOR** shall deliver all copies of title deeds, link documents, tax receipts etc., to the **PURCHASER** on the date of execution and registration of the Sale Deed or Sale Deeds.
10. The **VENDOR** shall pay all taxes, water charges, electricity consumption charges etc., in respect of the Schedule Property up to the date of handing over occupation to the **PURCHASER**. After that date, the **PURCHASER** shall pay all the outgoings relating thereto.
11. The **VENDOR** hereby declare, covenant and agree with the **PURCHASER** that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the **PURCHASER** with respect to the title and assist the **PURCHASER** in getting mutation effected in Municipal Records or Government Authorities but at the expense of the **PURCHASER**.
12. The **VENDOR** hereby agree and undertake to indemnify and keep indemnified against all loss that the **PURCHASER** may be put to by reason of any defect in the title of the **VENDOR** to the property hereby agreed to be conveyed.

DESCRIPTION OF THE PROPERTY HEREBY AGREED TO BE SOLD

All the shops bearing Nos.50 and 51 admeasuring 603 Sq. Ft with an undivided share in land of 12.06 Sq. yards situated in the Lower Ground Floor of the building "**21st Century Commercial Complex**" bearing No. 5-8-112 to 5-8-173 situated at Nampally, Hyderabad more particularly shown in red in the plan annexed hereto and bounded on the

For M.C. Modi Discretionary Trust

Trustees

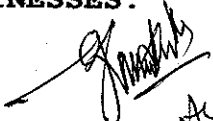
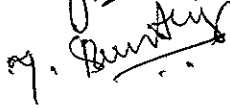
Satish mod.

Satish mod.

NORTH BY: Shop No.49
SOUTH BY: Shop No.2 and 3
EAST BY : Shop No.34 & 35
WEST BY : Common Passage

IN WITNESS WHEREOF the parties have signed these presents on the date and at the place mentioned above.

WITNESSES:

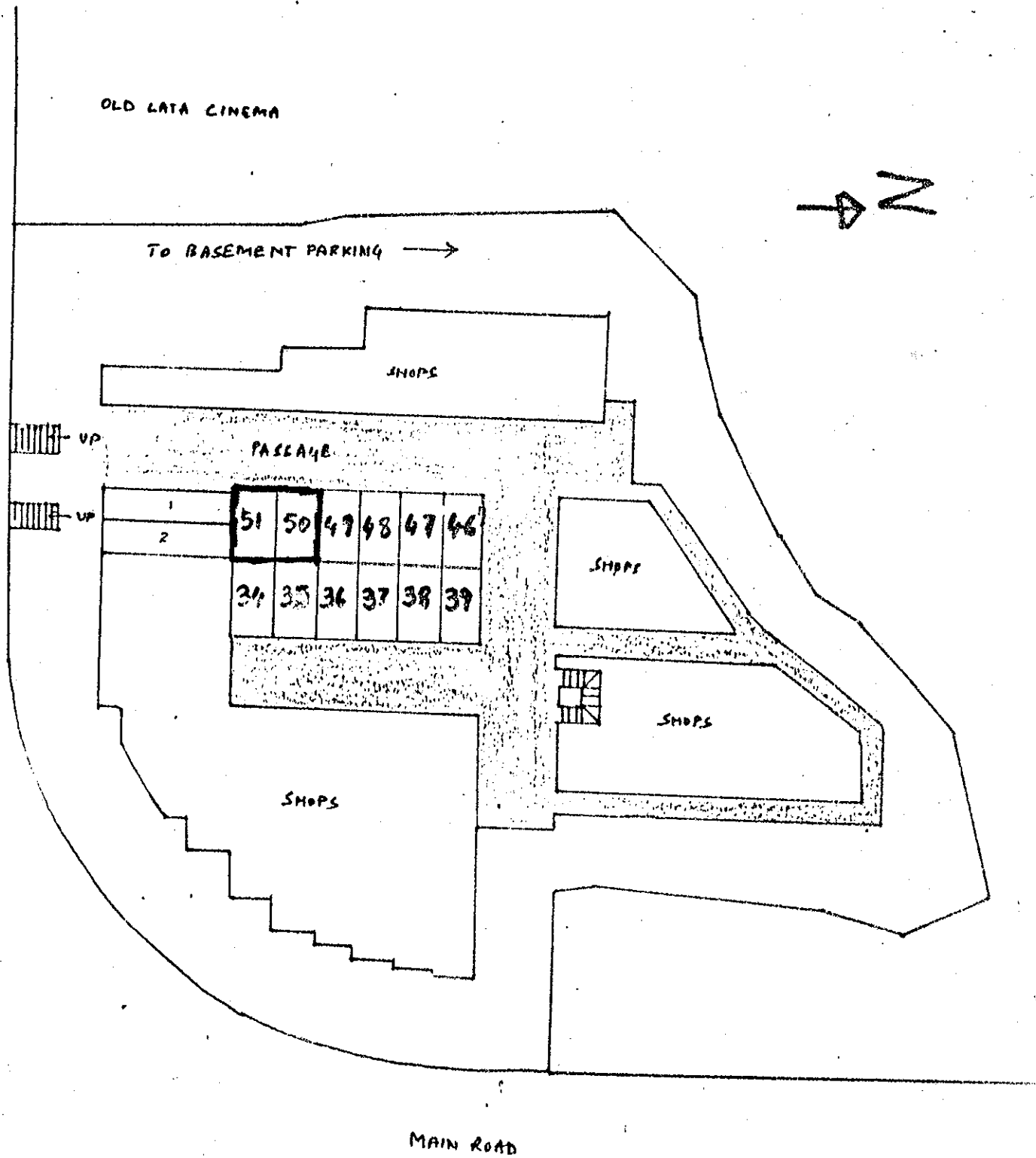
1. 
2. 

For M.C. Modi Discretionary Trust
X Satish Modi
VENDOR Trustee

X Satish Modi
PURCHASER

21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



For M.C. Modi Discretionary Trust

Satish Modi

Trustee

Satish Modi



NO. 14146 26-9-90 10/
 Sold to K. Venkateswara
 S/o K.V. Chennai
 For G. Kanaka Rao
 G. Subba Rao

Mohd. Yausuf (S.V.)
 LICENCE No 3/78,
 RENEWAL No. 50/89.
 Shop No. 22-8-28, Cholia, Bazar Rd

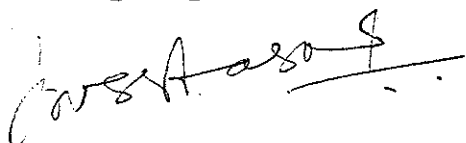
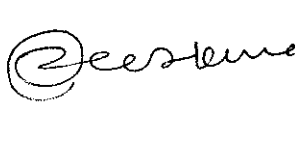
IRREVOCABLE POWER OF ATTORNEY

This IRREVOCABLE POWER OF ATTORNEY, executed at Secunderabad, this the 27th day of September '90 by:

1. M/s. 21st Century Constructions (Pvt) Ltd., a Company Incorporated under the Indian Companies Act, 1956 with registration No. 6450 of 1986-87 having its registered office at Nampally, Hyderabad, and represented herein by its Managing Director Sri B.V. Satya Sai Prasad S/o B. Lakshmi Narayana aged about 28 years, R/o Nampally, Hyderabad, and hereinafter referred to as the VENDOR (which expression where the context so permits shall mean and include its successors and assigns).
2. M/s Maheshwary Constructions, a partnership firm having its office at Masab Tank, Hyderabad, represented by its Managing Partner Mr. Rajkumar Malpani S/o Sri Jagdish Prasad Malpani, R/o "Sriniketan" Bashirbagh Palace Colony, Bashirbagh, Hyderabad, hereinafter referred to as the DEVELOPER (which expression unless repugnant to the context or meaning shall mean and include their respective heirs, executors, administrators, successors and assigns).

IN FAVOUR OF

G. Kanaka Rao Son of G. Subba Rao aged 33 years residing at 1-8-488, Chikkadpally, Hyderabad - 500 020.



 Contd...2





No. 14145 26-9-90 10/
 sold to K. Venkateshwarlu
 S/o K. V. Chennarayana
 G. Kanaka Rao
 G. Suleha Rao

Mohd. Yausuf (M.V.)
 LICENCE No 3/78,
 RENEWAL No. 50/89.
 Shop No. 22-8-28, Chalia, Bazar Hyd.

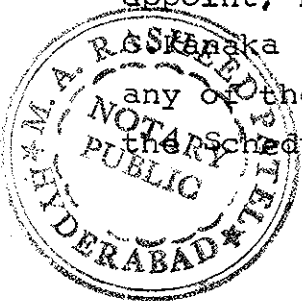
- 2 -

hereinafter called the "AGENT", witnesseth as follows:-

By an Agreement executed on this day the 27th of September '90, the Principal has agreed to sell to M/s.M.C.Modi Discretionary Trust property forming a portion of basement admeasuring 4000 sft. more particularly described in the Schedule and marked in the plan annexed hereto and hereinafter referred to as the "SCHEDULE MENTIONED PROPERTY".

In consideration of the Purchasers having paid the Principal the entire sale consideration, the Principal has placed the Purchasers in actual physical possession of the Schedule mentioned constructed area for the benefit and enjoyment of the Purchasers, pending completion of the formalities of obtaining a regular conveyance executed and registered in favour of the Purchasers and/or their nominee or nominees at the cost and expense of the Purchasers, and in order to enable the Purchasers to enjoy the Schedule mentioned property as effectively as the Owner himself could do, the Principal has agreed to execute this General Power of Attorney in respect of the Schedule mentioned constructed area only.

KNOW ALL MEN BY THESE PRESENTS THAT the Principal doth hereby appoint, nominate and constitute the Agent the afore mentioned Kanaka Rao, as his General Power of Attorney agent, to do all or any of the following acts of his (Principal) behalf in respect of the Schedule mentioned constructed area:-



Handwritten signature of Kanaka Rao

Handwritten signature of the agent

Contd...3.

a) To execute Sale Deed in favour of M.C.Modi Discretionary Trust as per the agreement enclosed herewith.

In consideration of Principal having received the entire sale consideration and other deposits for the Schedule mentioned Property from the Purchasers, this Power of Attorney is hereby given in favour of the Agent, who represents the Purchasers shall be irrevocable.

The Principal hereby agrees to ratify, abide by and confirm all acts lawfully performed by the Agent in pursuance of this General Power of Attorney.

SCHEDULE

All that portion of constructed area admeasuring 4000 sq.feet forming a portion of basement in 21st Century Construction (Pvt) Ltd., situated at Nampally, Hyderabad. in Basement floor.

NORTH BY :
SOUTH BY :
EAST BY :
and WEST BY :

IN WITNESS WHEREOF the Principal has signed these presents on the date and at the place mentioned herein above in the presence of the following Witnesses.

PRINCIPAL:

[Handwritten signature]
[Handwritten name]

WITNESSES:

1. *[Handwritten signature]*
U - Indar Khan
Savarnagar
H no 3-27
Hyderabad 500035

2. *[Handwritten signature]*
P. Gomathy
Plot no. 4
M. Nagar
Sec. 11, Hyderabad

AGENT:

[Handwritten signature]
1-8-488
Chikkodapalli, Hyderabad
(G. KANAKARAO)



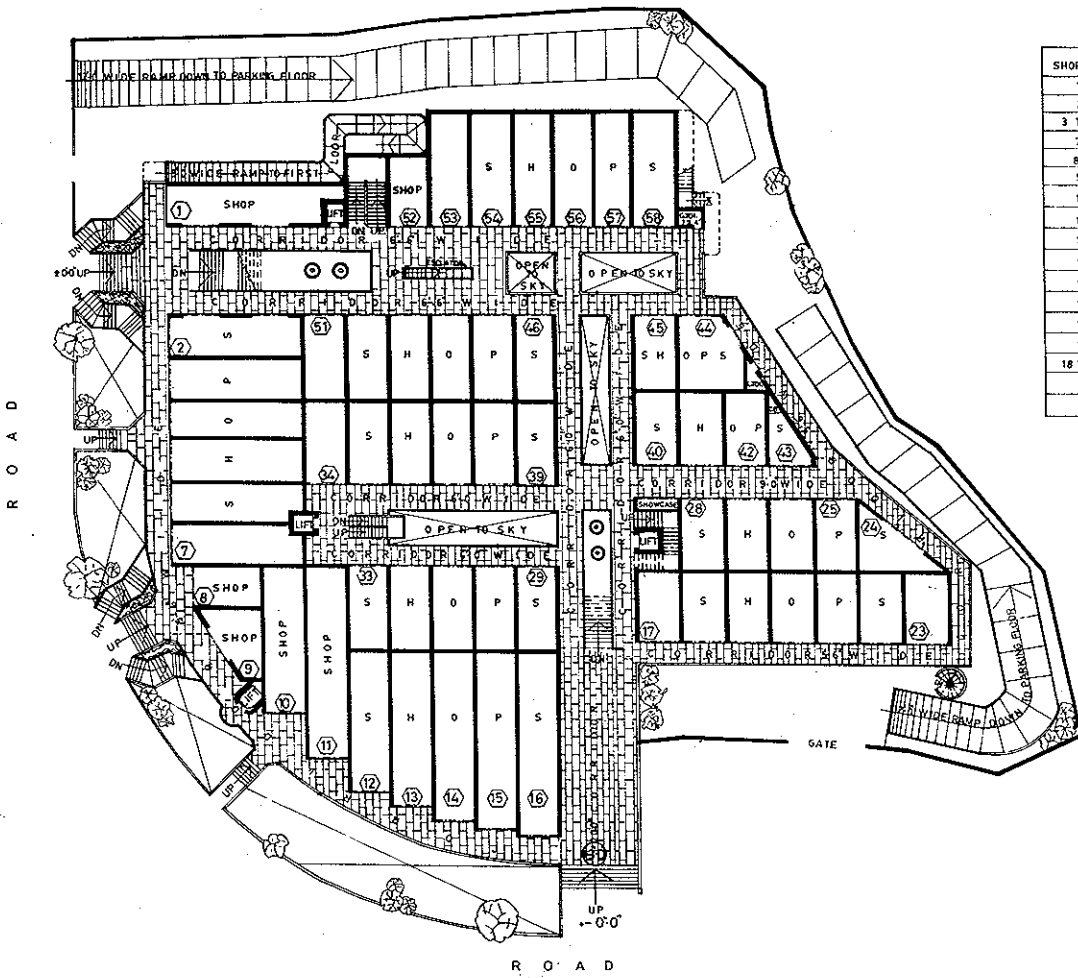
ATTESTED
[Handwritten signature]
L. A. Rasheed Patel

D. Sc., LL. B.
ADVOCATE & NOTARY
N. No. 11-4-187,
Banjara Hills, Hyderabad

S. No. _____
DATE 27-9-1991

21st Century Commercial Complex

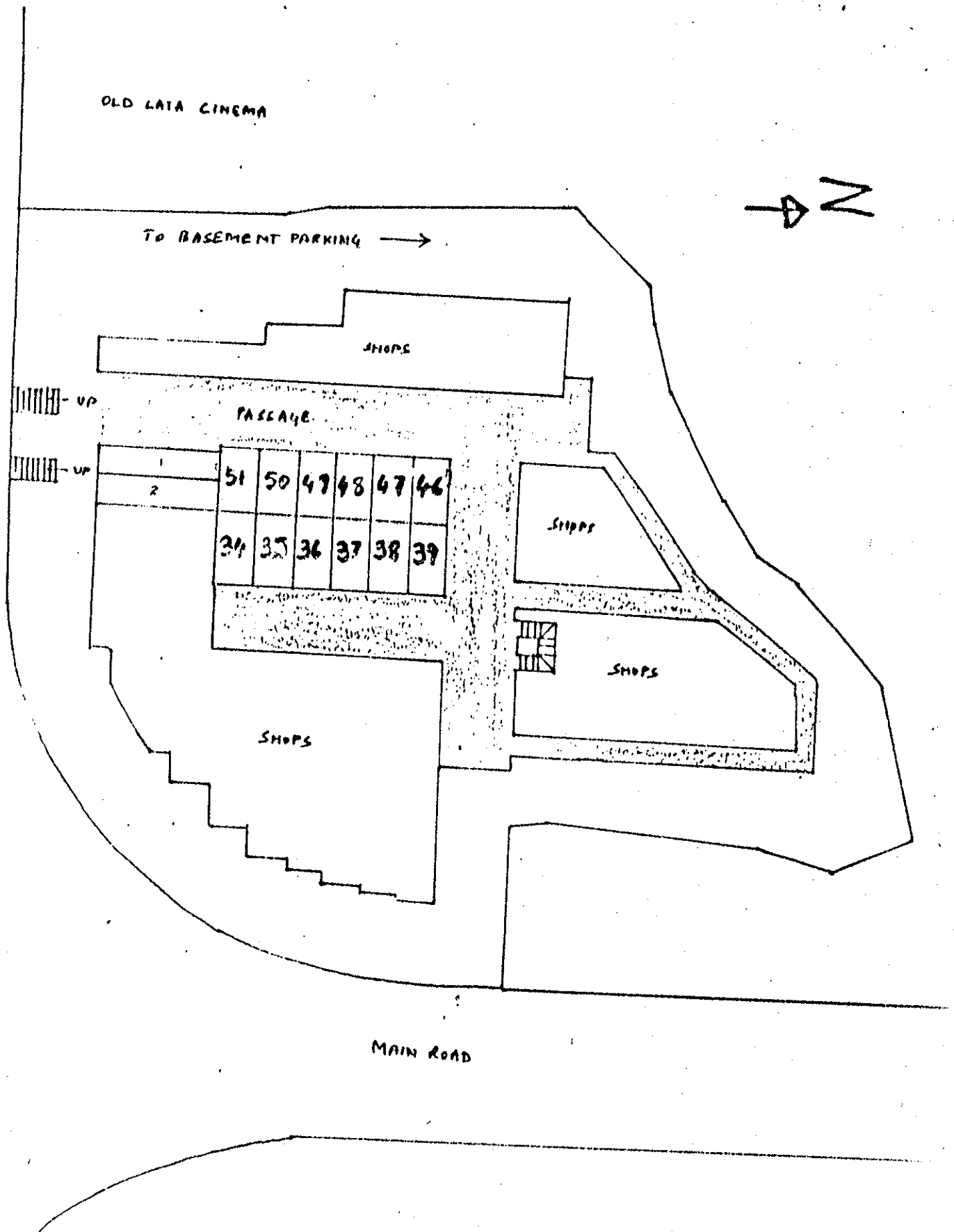
Ground Floor Plan



SHOP NO	AREAS	SHOP NO	AREA
1	525	25	252
2	410	26 TO 28	250
3 TO 6	409	29	282
7	396	30 TO 38	280
8	256	39	290
9	290	40	270
10	500	41 & 42	262
11	616	43	150
12	450	44	325
13	486	45	285
14	530	46	292
15	545	47 TO 51	282
16	565	52	225
17	258	53 TO 55	378
18 TO 22	246	56 & 57	355
23	258	58	405
24	238		

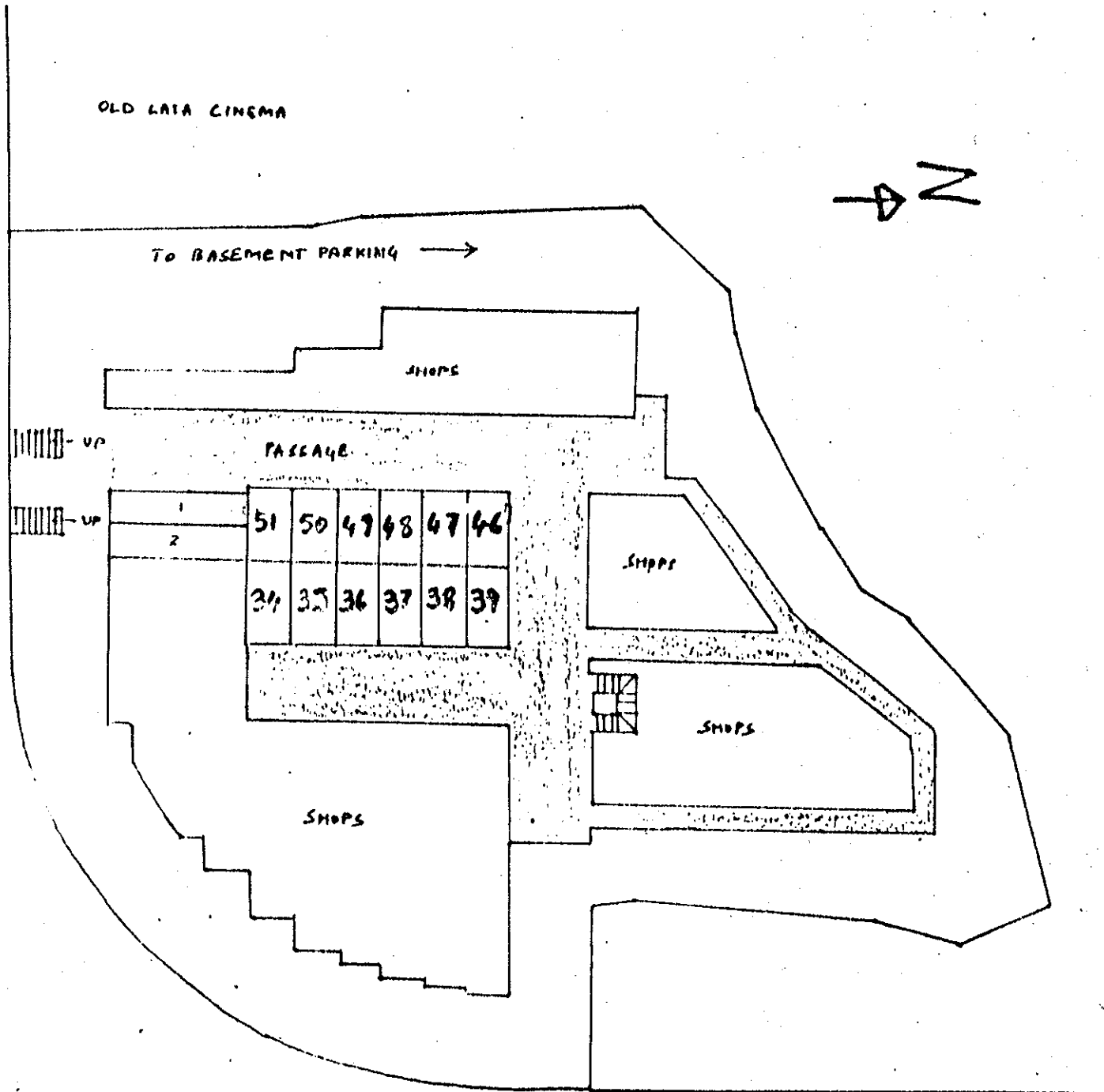
21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



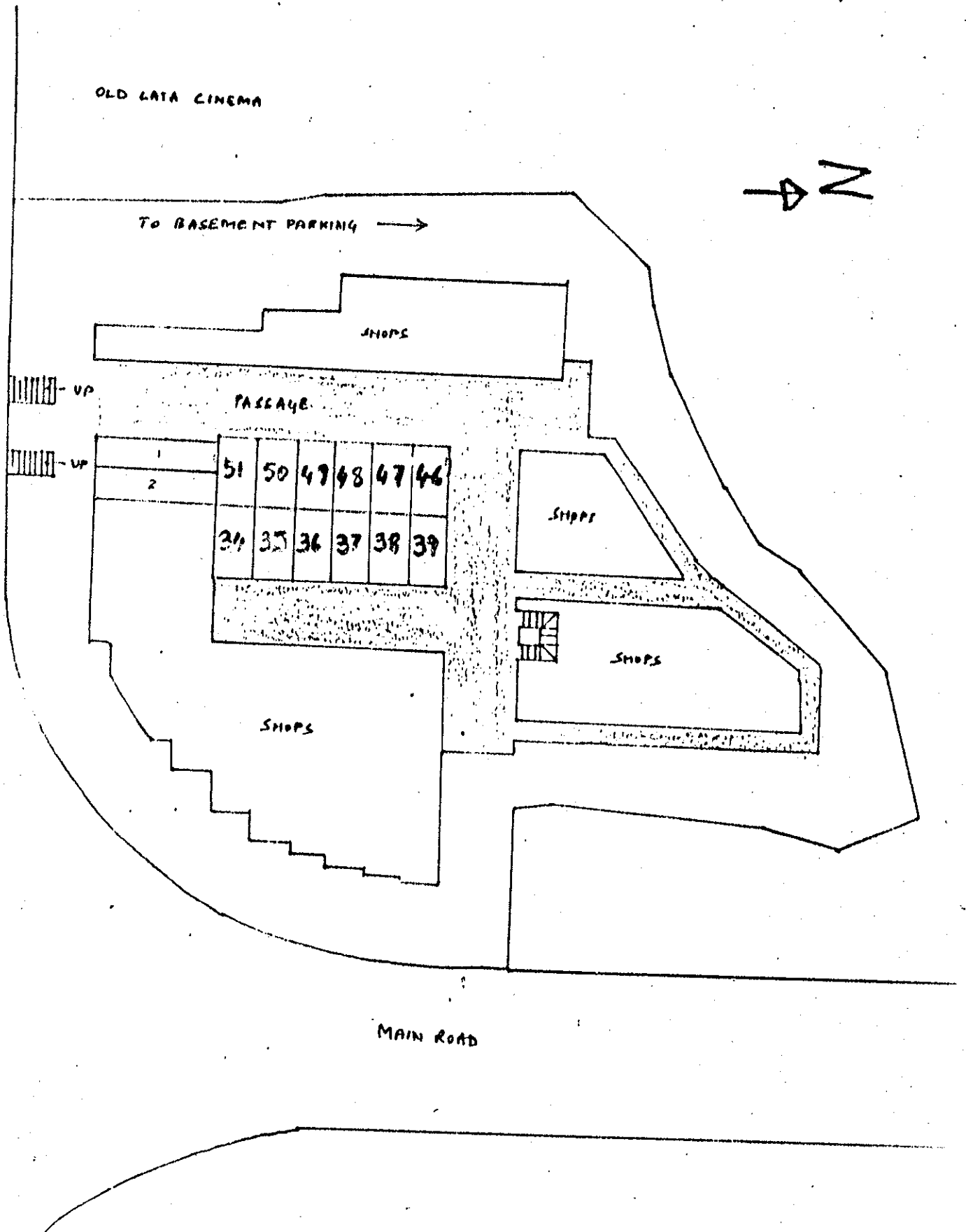
21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

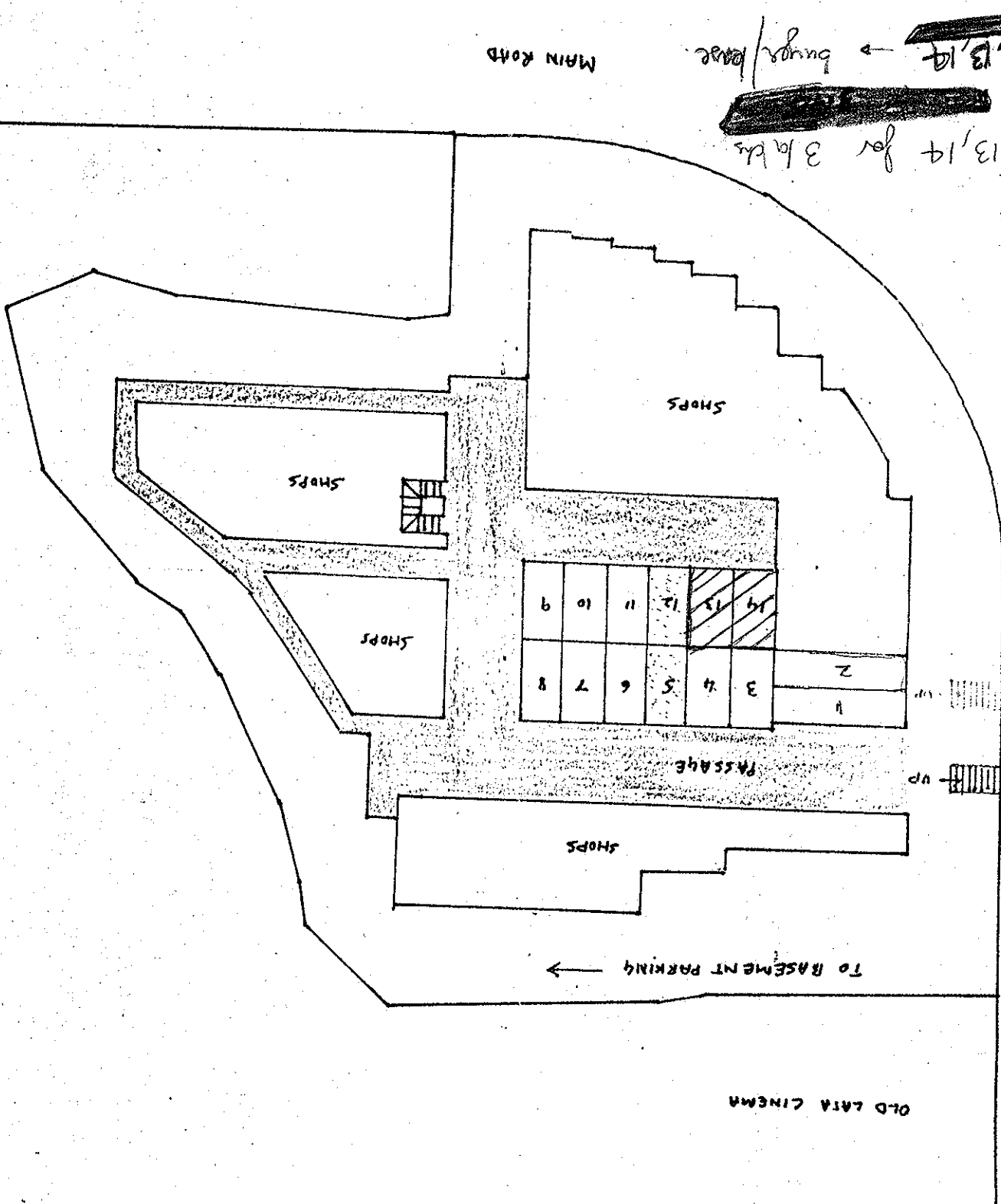


21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

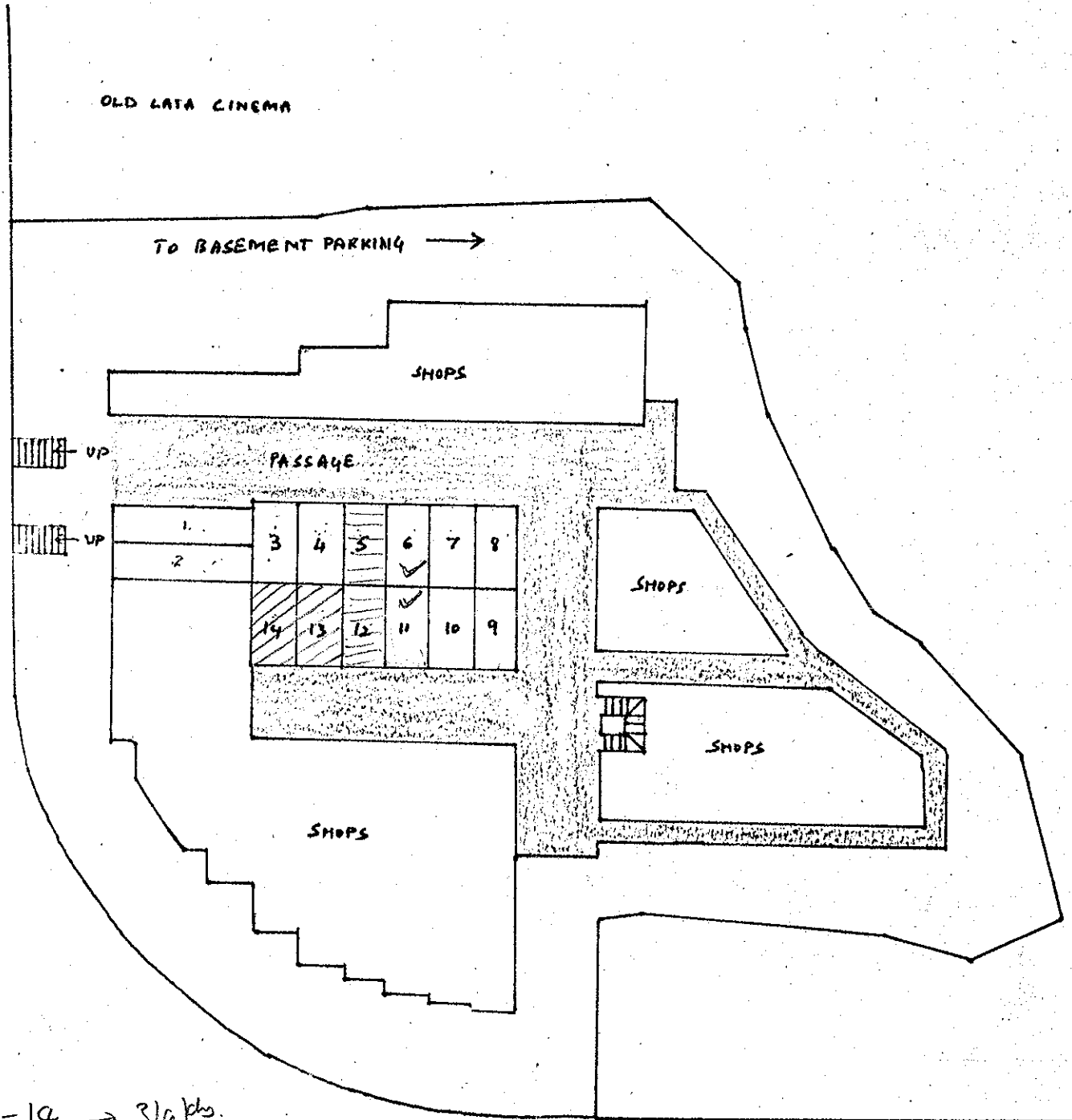


21st Century Commercial Complex
 Nampally, Hyderabad
 Lower Ground Floor Plan



21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan



13-14 → 31a/b.

Exchange for 6 & 11

provided 3 & 4, 13, & 14 handed over.

*
*

21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

1st / 10 / 98.

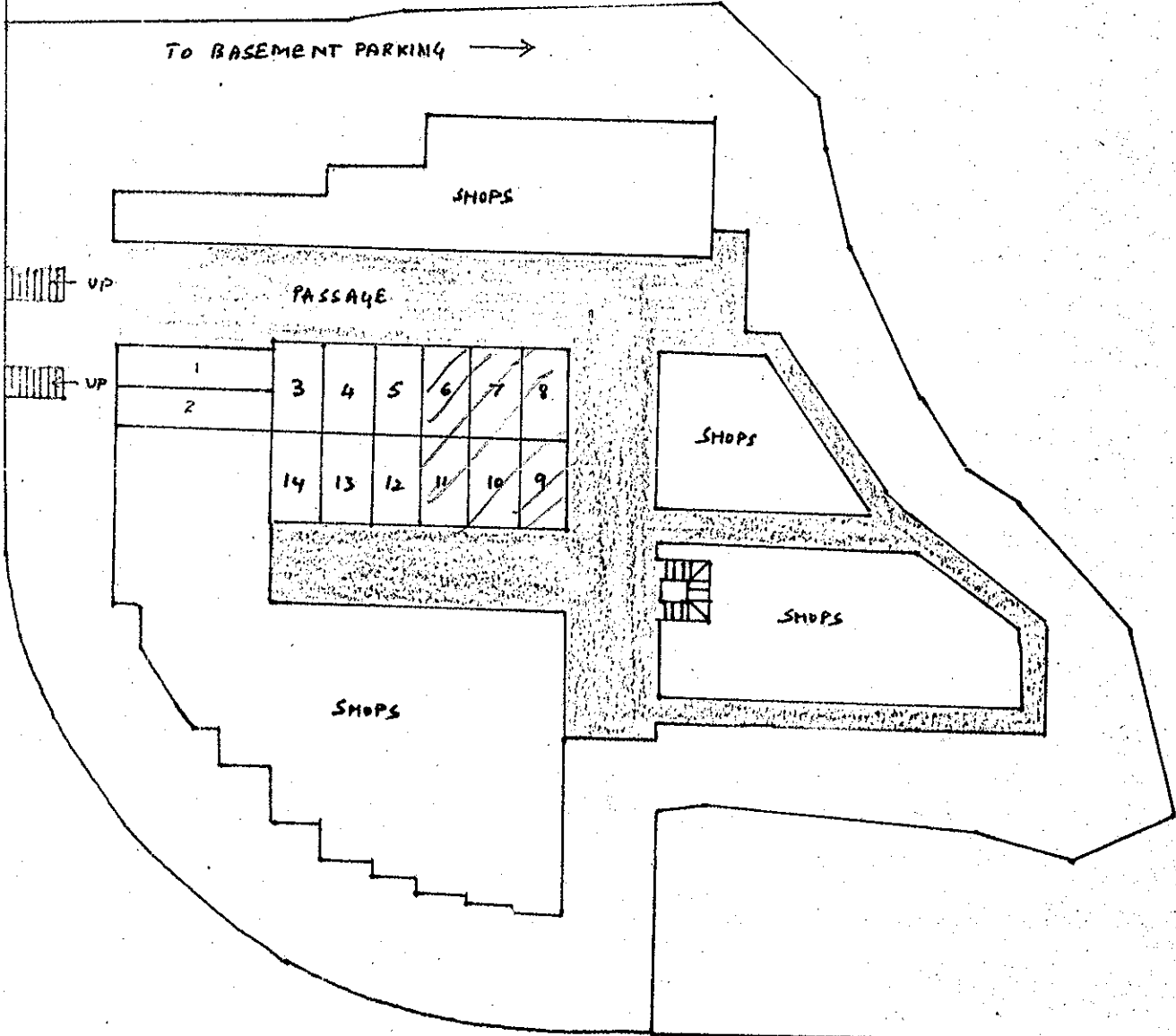
10,500.

6 mon in deposit
property tax.

7% increase per year
maintenance →

OLD LATA CINEMA

TO BASEMENT PARKING →



MAIN ROAD

21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

Cheretha Blawan

OLD LATA CINEMA

TO BASEMENT PARKING →

SHOPS

PASSAGE

UP

UP

MAIN ROAD

SHOPS

SHOPS

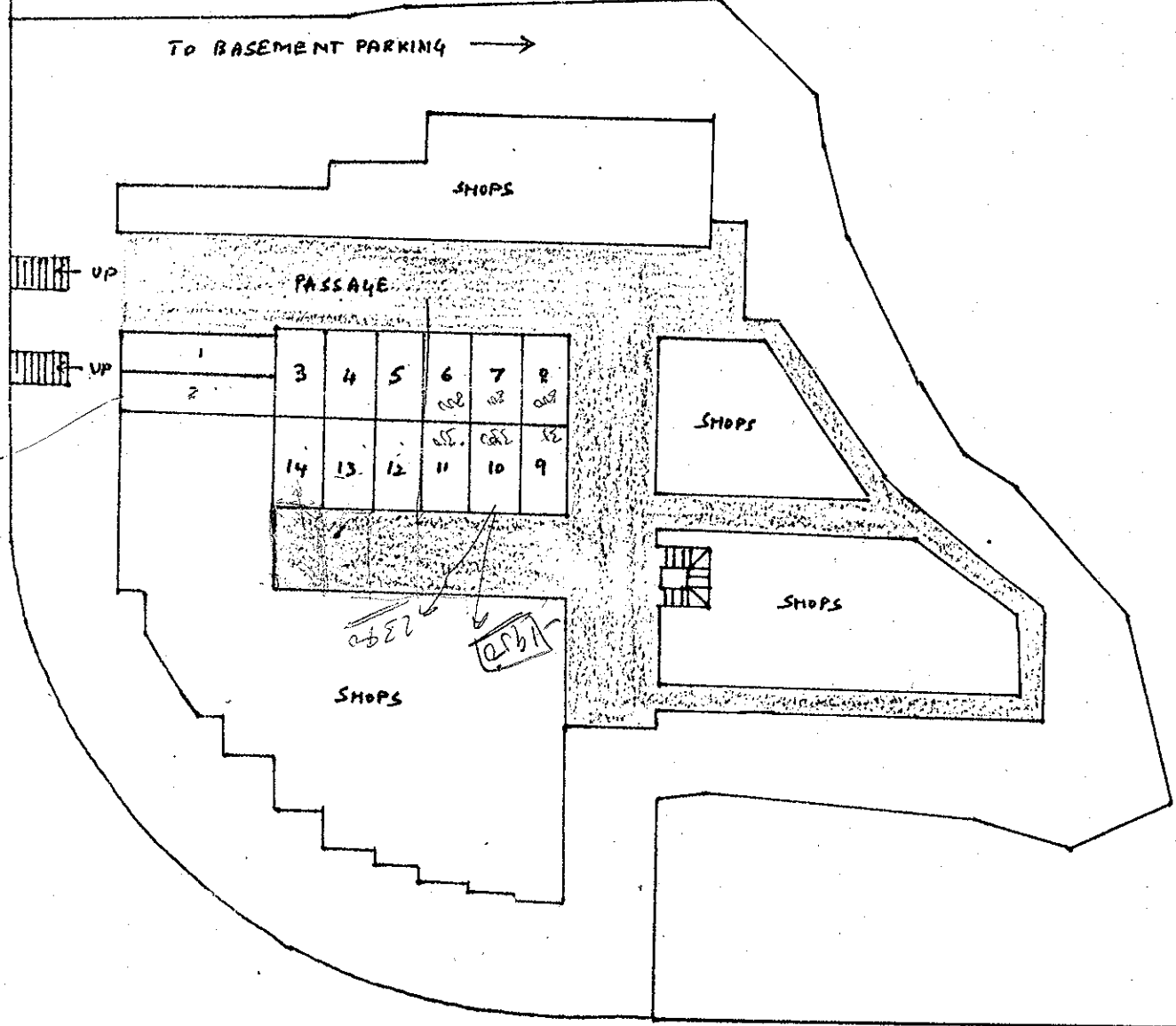
SHOPS

MAIN ROAD

1	3	4	5	6	7	8
2				OFF	OFF	OFF
	14	13	12	11	10	9

4560

1234



21st Century Commercial Complex
Nampally, Hyderabad.

Lower Ground Floor Plan

