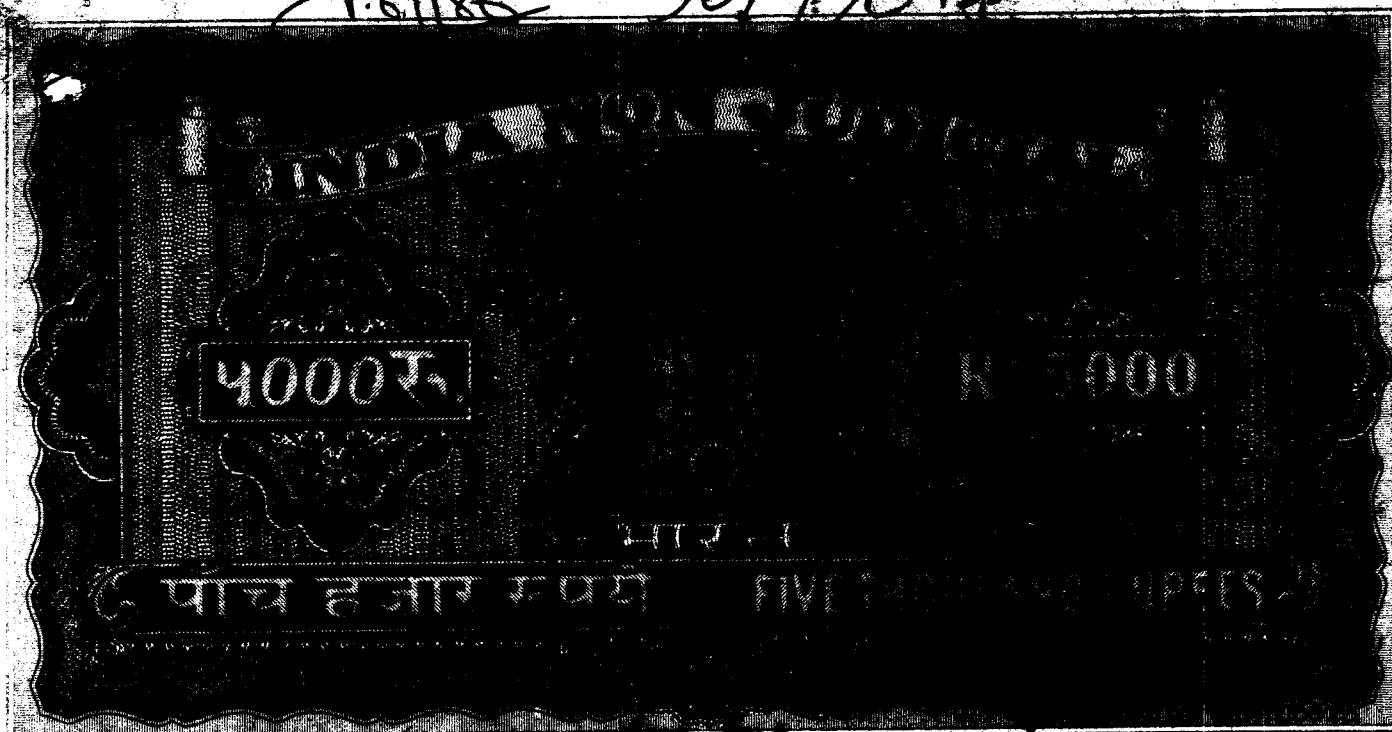


5000Rs



Sl. No. 34815/1/8/86 Rs. 5000/-

Sold to Mahesh M. Kadakia & Motenlal Kadakia. and
 For Whom Kokilaben J. Kadakia & Jayantilal M. Kadakia.

Sub Registrar Supdt.

& Ex. Office Stamp Vendor

S. O Hyderabad.

Hud

SALE DEED

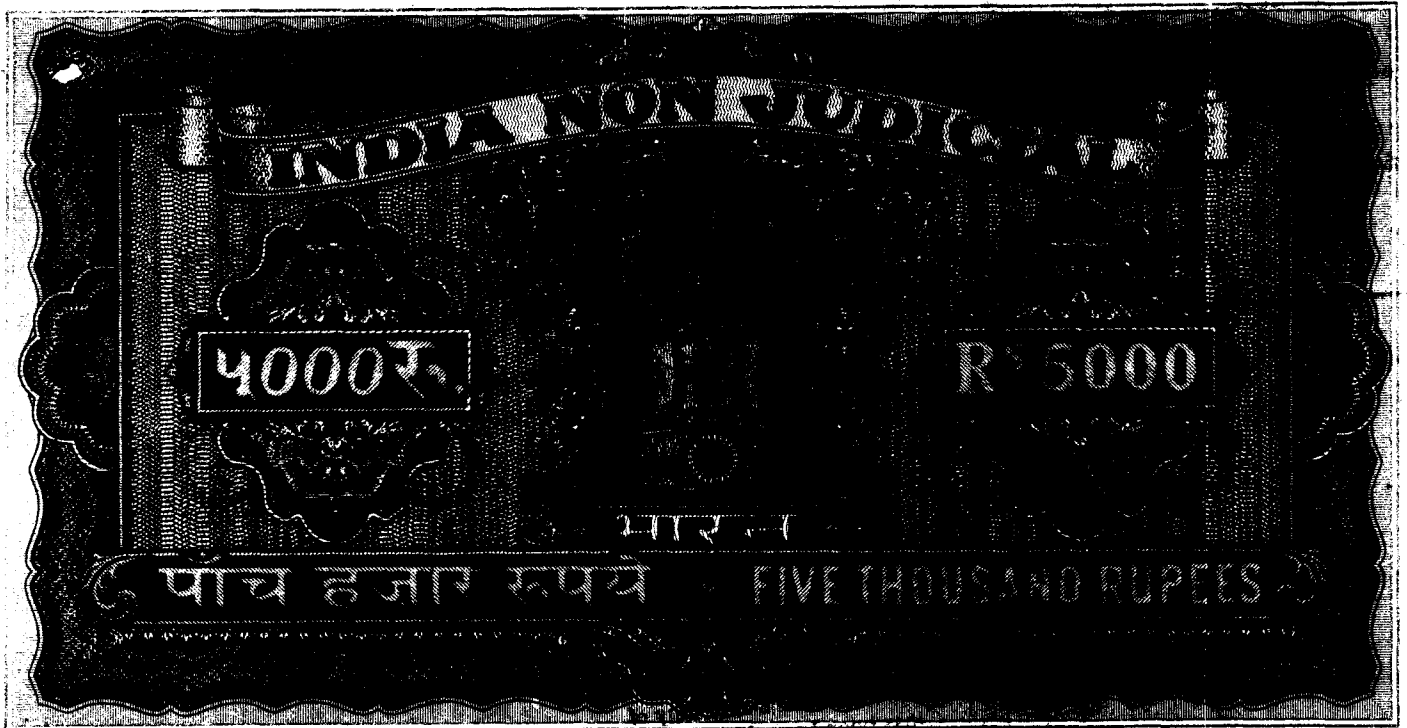
THIS DEED OF SALE is made on this the First Day of
 August 1986.

Sri Satishchandra Modi son of Sri Manilal C. Modi Aged
 42 years, proprietor M/S S.M. Modi Commercial Complex
 having registered office at Karbala Maidan, Secunderabad
 resident of 701, Savita Appartment, Banjara Hills,
 Hyderabad, hereinafter called the ~~VENDOR~~ ^{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

Smt Kokilaben J. Kadakia, wife of Sri Jayantilal Kadakia
 aged about 53 years residing at 1-10-176, 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 her heirs,
 legal representatives, executors, administrators and assigns
 of the Other Part:

Contd .. 2



Sl. No. 34816 dt. 1/8/86 Rs. 5000/-
 Sold to Mahesh M. Kadakia & Mohanlal Kadakia and Sub Registrar Supdt.
 For Whom K. K. K. Kadakia w/ Jayanti Lal M. Kadakia. Hyd. & Ex-Officio Stamp Vendor
 G. S. O Hyderabad.

.. : 2 : ..

Whereas Shri Pravin 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 Part-I Vol 129 at pages 55 to 60 before the Joint Sub-Registrar, Hyderabad.

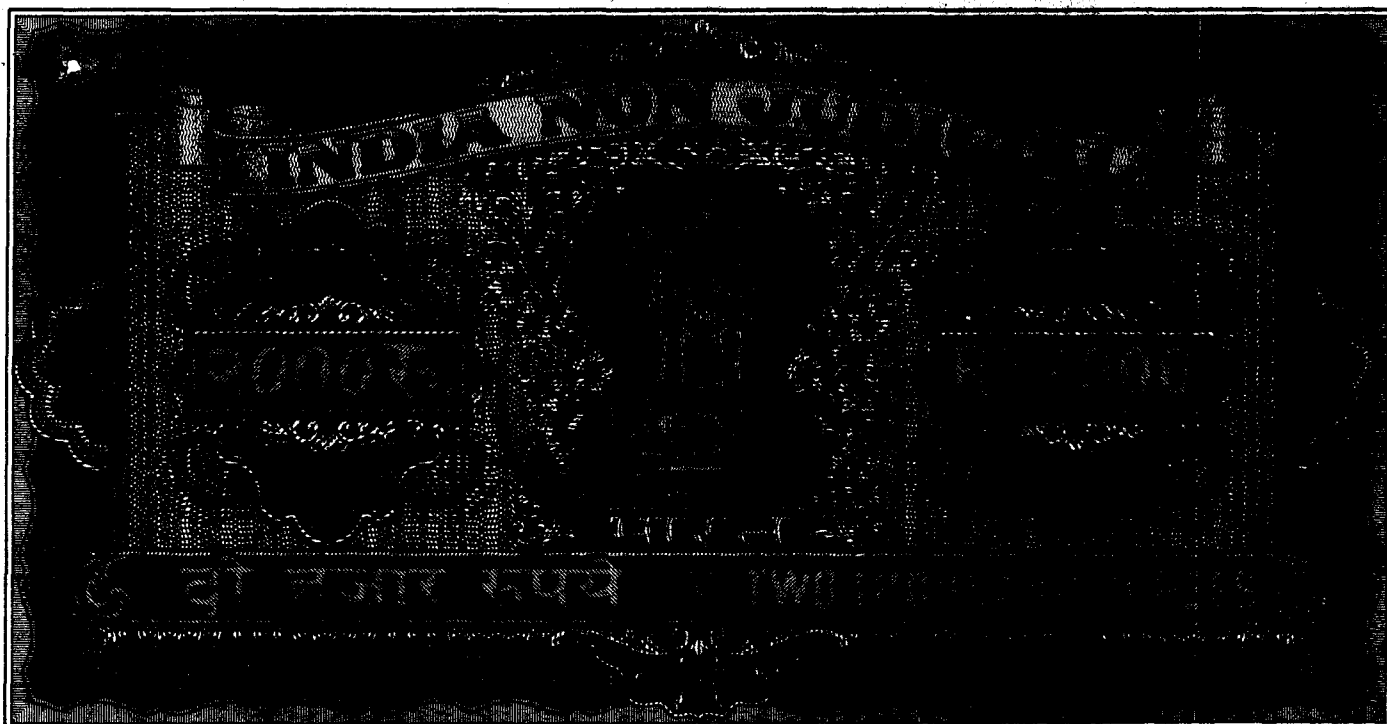
Whereas subsequent to purchase of the said property Shri Pravind Modi entered into a partnership with Shri Satish Modi under the name and style of M/S S.M. MODI COMMERCIAL COMPLEX the Vendor herein for the purpose of construction and sale of residential, commercial buildings, flats, shops garages etc; over the said land.

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

Whereas from 31-12-1983, the partnership firm was dissolved and Shri Satishchandra Modi became the sole proprietor of M/S S. M. Modi Commercial Complex.

Whereas the Vendor herein offered to sell and Vendee agreed to purchase office premises No B-1 admeasuring 1648 sq. feet in the Second Floor of the building bearing No 5-4-187/5, situated at Karbala Maidan, Secunderabad for a sum of Rs 2,47,200/- (Rupee s

Satish Modi



34817 - 1/8/86 - 2000/-
 mahesh m. kada k'as / maharajal kadakia /
 For whom Koki Lal Ben J. kadakia w/ Jayantilal m. kadakia. Hud
 G.S.O. HYDERABAD

.. : 3 : ..

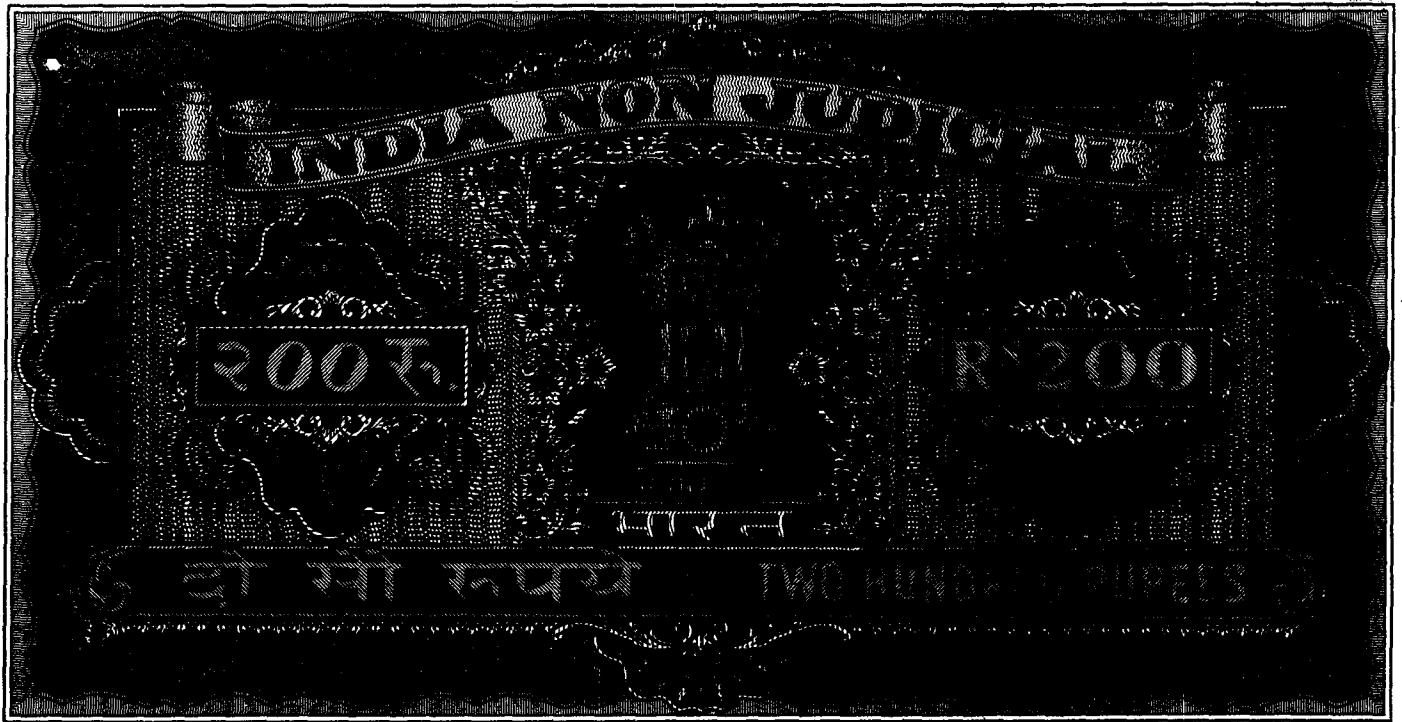
Two Lakhs Forty Seven Thousand Two Hundred only)

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 1,01,500/- (Rupees One lakh One thousand and Five hundred only) has been adjusted and paid from time to time.
 - (ii) The balance amount of Rs 1,45,700/- (Rupees One Lakh Forty Five Thousand Seven 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.

Satish mada

Contd.. 4 ..



Sl. No. 34818 Dt. 1/8/88 Rs. 200/-

Sold to Mahesh Kadamia to Mohan Lal Kadamia Ind.

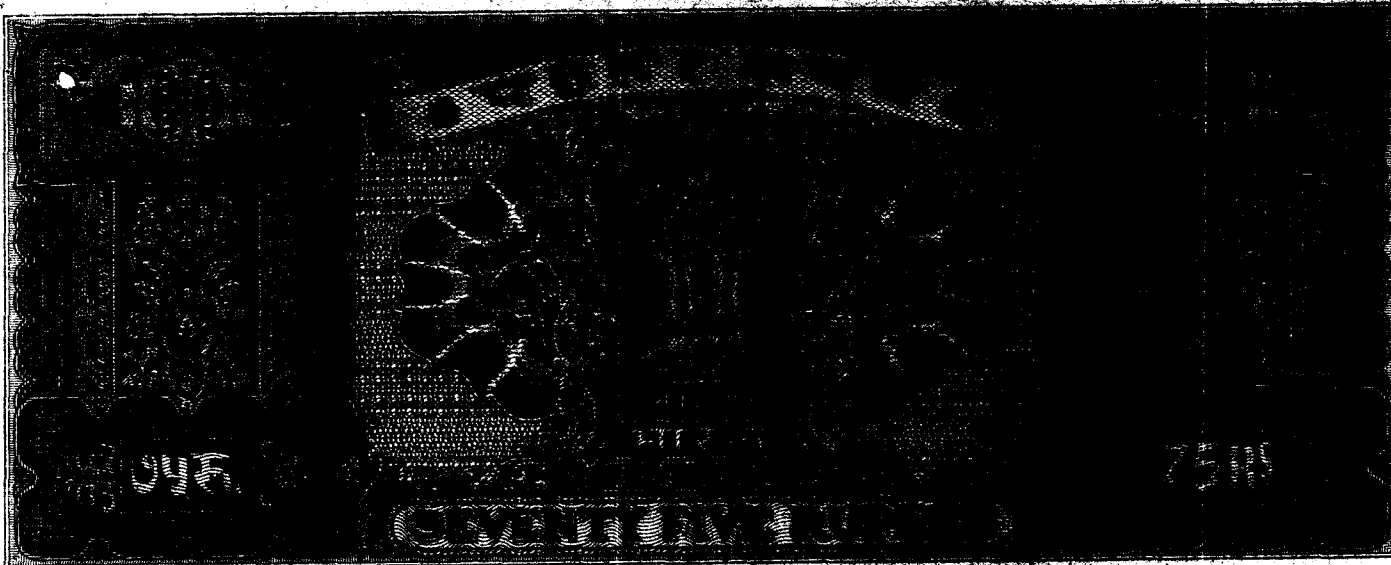
For Whom K. K. Kadamia w/ Jayantilal Sub Registrar Supdt.
m. Kadamia. Hyd. Ex. Off. c/o Stamp Vendor
G. S. O. Hyderabad.

.. : 4 : ..

3. The property is not subject to any charge, mortgage or any other encumbrances whatsoever in favour of any one.
4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.
5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.
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.

Satish Moh

Contd .. 5 ..



Sl. No. 34819 11/8/88 Rs. 75/-

Sold to Mahesh M. Kadakia & Mohan Lal Kadakia. Sd.

For Whom K. K. K. J. Kadakia

w/ Jayantilal M. Kadakia

Sub-Registrar Supdt.
Office Stamp Vendor
S. O. Hyderabad.

.. : 5 : ..

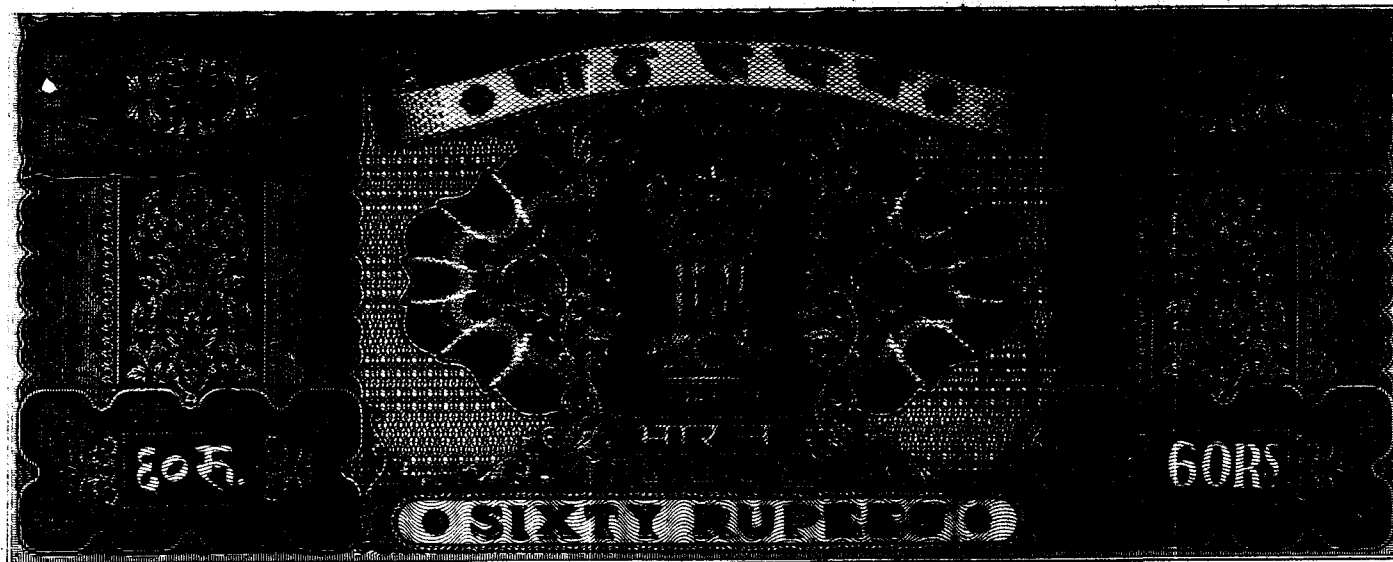
8. The Vendor hereby assures that the rates and taxes leviable on the said property have been paid and discharged upto the date of sale deed and in the event of any encumbrance or charge is found to be due in respect of the said property the same shall be payable by the Vendor to the Vendee.

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

(a) That the Vendee hereby 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 them same usable for all the Vendees of other tenements. Further the Vendee shall not use the said premises hereby sold in such a manner which may or is likely to cause nuisance or annoyance to the Vendees/occupants of the other portions in the said building.

Sd. M. Kadakia



Sl. No. 24820 J/8/86 Rs. 60/-

Sold to Mahesh M. Kadakia & Mohanlal Kadakia. Incl

For Whom K. K. Lal Ben. J. Kadakia.

w/ Jeyantilal M. Kadakia. Incl

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

.. : 6 : ..

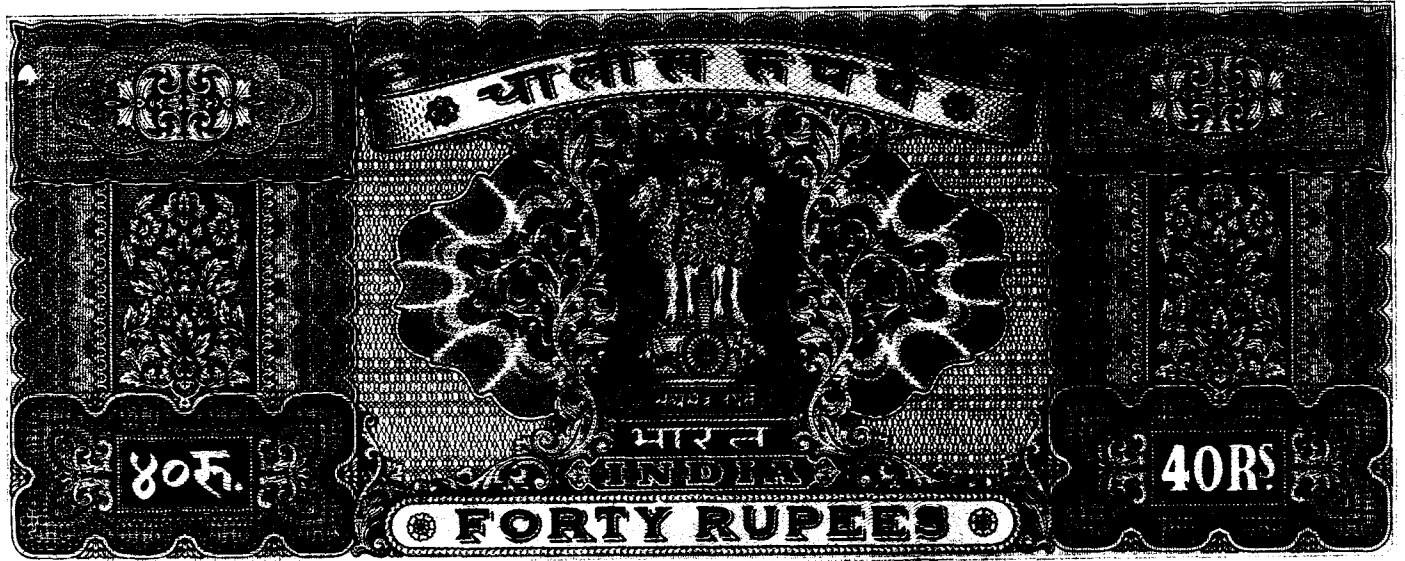
(c) That it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxies, autorickshwas etc of the Vendee herein or other Vendees of other portions shall not be permitted to be parked inside the building premises for more than 30 minutes without the written consent of 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 of 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 acaffolding to the and other work will not be objected by the Vendees.

(e) The Vendee hereby agrees that she shall not store in the said premises any goods of hazardous or combustile 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.

Salish made



Sl. No. 34821 Dt. 1/8/88 Rs. 40/-
 Sold to Mahesh M. Kadakia of Mohanlal Kadakia and
 For Whom K. K. Lal Singh J. Kadakia.

of Jayantilal M. Kadakia and

.. : 7 : ..

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

(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 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.

Satish m...

Contd .. 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 COMPEEX". 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 ~~ex~~ 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 all illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

B-1 Office, IInd Floor measuring 1648 sq feet being the portion of the building known as " S.M. MODI COMMERCIAL COMPEEX" bearing Municipal No 5-4-187/5, situated at Karbala Maidan Ranigunj, Secunderabad; bounded on the

N O R T H : Indian Iron and Steel Corporation

S O U T H : Private Road

E A S T : Staircase

W E S T : Hussian Sagar Ring Road.

Satish modi
only structure 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~~ first aforementioned.

Witnesses

Satish modi
V E N D O R

1 *[Signature]*

2 *[Signature]*

ANNEXURE - 4A

- (a) House No. : *By the office 5-4-187/5*
H.G. Road, Secunderabad
- (b) Age of the Building. : *6 YEARS*
- (c) Plinth area of each floor : *1698* SQ. FEET;
- (d) Nature of Roof : *R.C.C.*
- (e) Amenities like Electricity, water and Drainage. : *74*
- (f) Length of Compound wall or fencings. : *20.62 sq yards or 20.62 SQ YDS - N.A. - SQ. YDS:*
- (g) Total Site. : *20.62 SQ YDS - N.A. - SQ. YDS:*
- (h) Annual Rental Value : Rs. *10,00/- P.A.*
- (i) Party's own estimate Value. : Rs. *2,47,200/-*
- (j) Departmental Value : Rs.

Place : *Secunderabad*

Sd/-
VENDOR

Dated : *5.8.86*

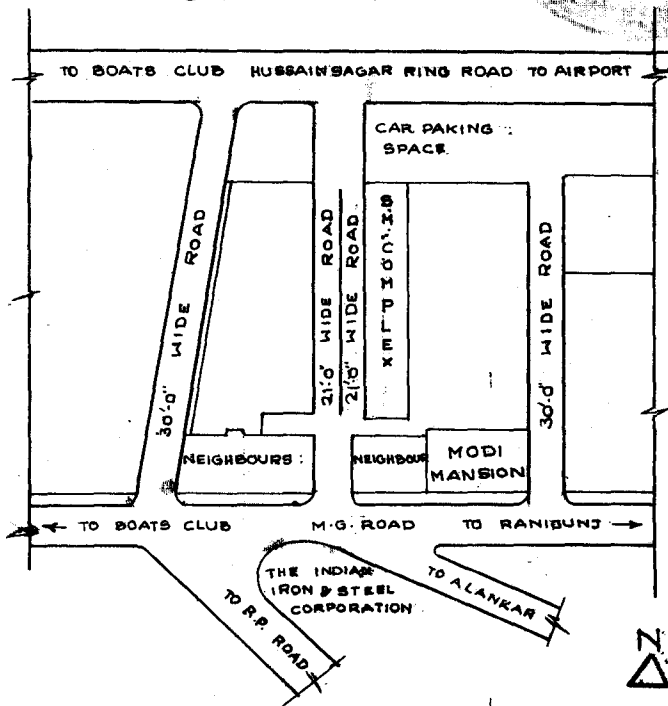
Sd/-
VENDEE

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

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

REFERENCE:- INCLUDED 
EXCLUDED 

BUILT UP AREA 1648 SQFT SCALE 1:1000
UNDIVIDED SHARE OF LAND 36.62 SQ YARDS
OR 30.62 SQMTRS

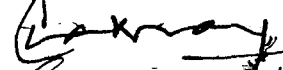
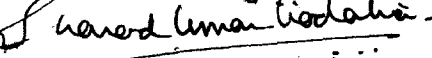


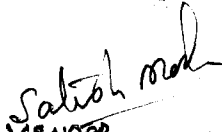
LOCATION PLAN
NOT TO SCALE

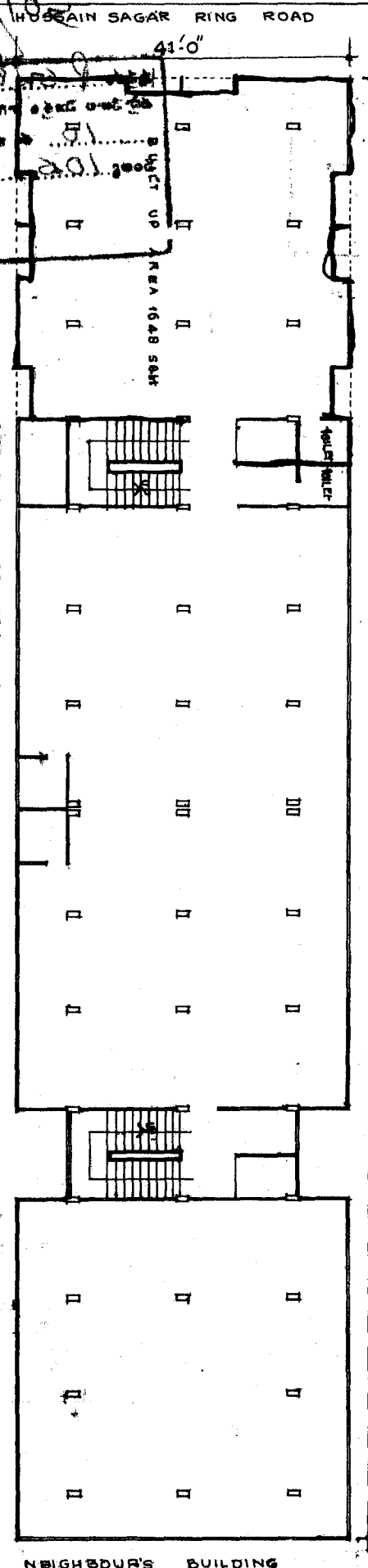
BOUNDRIES

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

WITNESS:

1. 
2. 


VENDOR



NEIGHBOUR'S BUILDING

501/90

సంఖ్య P. 67/86..... పం. ప
జిల్లా మేజర్ మేజర్ కార్యముం సంఖ్య
.....40..... * కార్యము వరుస
సంఖ్య.../...
పద-వివరము.



Presented in the office of the Sub-Registrar
Secunderabad and fee of Rs. 138.11.00
Paid between the hours of 3 and 4
P.M. on this 5th day of August
1986.

Execution Admitted by
LEFT THUMB



Satish and S/o Mani Lal C. Modi

Sub-Registrar
Sarla apartments Banjara Hills
Hyderabad

Identified by ① Aswamy S/o R.V. N. Rao, Manager
Modi Builders
1-10-72/2/3 Begumpet Hyd.

② Sharad Kumar Kadakia
SHARAD KUMAR KADAKIA
S/o. J. M. Kadakia (Business)
1-10-176, Begumpet Hyd-16

Date 5th August 1986

14th Savaan 1908 SE

BSH
Sub-Registrar

50/90



ప్రస్తుతం... 67/86... సం. 5
ఉత్తర వేలం నామకం కాగితముల సంఖ్య
..... 10..... ఈ కాగితముల పేరున
సంఖ్య 2.2.....
సబ్-రిజిస్ట్రార్.

Endorsement under Section 41 and 42 of Act II of 1890

I hereby Certify that the deficit Stamp duty of

Rs. 67/86 has been Levied

in respect of this instrument from

on the basis of agreed market Value of Rs. 76/00

being higher than the consideration

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

ప్రస్తుతము... 7.5... వ వల్యం... 95... నుండి... 104

పుటలలో 1990 సం॥/1912 కా.శ. నంబరు... 50/ సెంటిగా

రిజిస్టరు చేయబడినది. 1990 సం॥... నెం

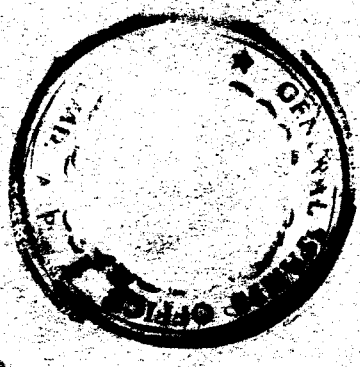
... వ తేది 1912 కా.శ. నెం... 17... వ తేది

సబ్-రిజిస్ట్రార్



501/90

పుస్తకం 167/86..... పేం. పు.
అంతర్జాతీయ మోక్షం కాగితముల సంఖ్య
.....10..... ఈ కాగితము పరువ
సంఖ్య 35.....
పరిశీలించు.



501/30

సంఖ్య 67/86..... పం. 6
తహసీల్దార్ మొదల కాగితముల వలె
..... 10 ఈ కాగితము వరుస
సంఖ్య 45.....
సహ-నిర్వాహక.



501/80

1వ పేజీ P. 67/80... పం. ప.
తదాపరాంత మోక్షం కాగితముల పంఖ్య
...../0..... ఈ కాగితము పంఖ్య
పంఖ్య 50.....
పర-విభాగం.



501/80

ప్రకరణ: 67/80..... సం. ప
తర్జుమా చేయబడిన మొత్తం కాగితముల సంఖ్య
...../10..... ఈ కాగితము వరుస
సంఖ్య: 62.....



501/90

పుస్తకం 0:67/86..... పం. ప
ఉపాధిదేహం మొత్తం కాగితముల సంఖ్య
.....10..... ఈ కాగితము వరుస
సంఖ్య 7వ.....
పద-రిజిస్ట్రార్.



Handwritten text in Telugu script, likely a library or archival entry, mentioning dates and details.

501/190

సంఖ్య 10/80..... పం. ప
తదామోల మోక్షం కాగితముల సంఖ్య
.....10..... ఈ కాగితము వరుస
సంఖ్య 8.చ.....
పరమశివార్.



10/80

సంఖ్య 10/80

ప్రవచనం 67/186 వం. న
 తర్వాత వేదాల మొత్తం కాగితము పట్టి
 10 ఈ కాగితము పట్టిన
 సంఖ్య. 9999
 పద-విజ్ఞాపకం.



01 22 - A.H. - 27th Oct. 2014

A 9 - 100,01

100-577,2

Am 12.2

12-1-1962

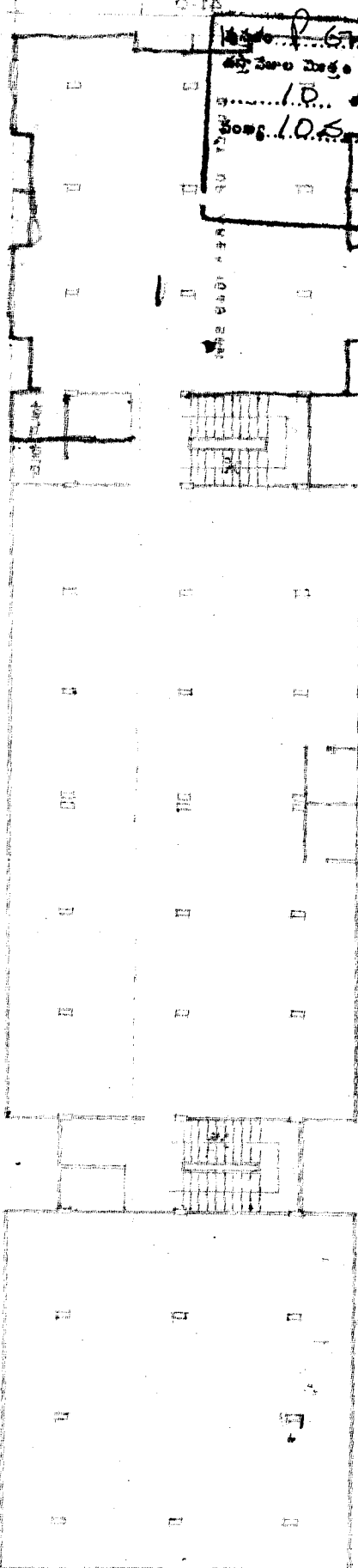
SECRET

28-2

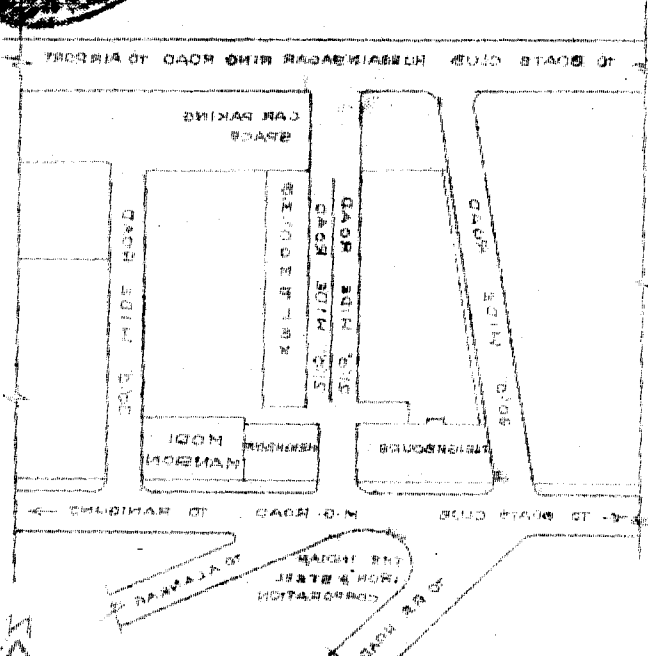
~~CONFIDENTIAL~~

08/105

INDIAN RAILWAY ROAD



COMMON ROAD



LOCATION PLAN
NOT TO SCALE

BOUNDARIES

WEST: HOSURINAGAR RING ROAD
EAST: CHURCHINAGAR RING ROAD
SOUTH: PRIVATE COMMON ROAD
NORTH: INDIAN RAILWAY ROAD

DATE: 08/105

[Handwritten signature]
MUNICIPAL ENGINEER

REVISIONS

REGISTRATION PLAN SHOWING
THE PORTION OF S.M. NO. 105
COMMERCIAL COMPLEX BEARING
MUNICIPAL NO. 5-4-1875 KARABAT
MAIDAN M.G. ROAD SECOND FLOOR

REFERENCE INCLUDED
EXCLUDED
BUILT UP AREA 1848 SQ. FT.
UNBUILT AREA 21.64 SQ. FT.
OR 30.62 SQ. FT.

INDIAN RAILWAY ROAD
COMMON ROAD
1875