



Sl. No. 3433 / 29/1/86 Rs. 5000/-
 Sold to P. A. Chakravartu s/o P. V. M. Rao Hydr
 For Whom Rajesh Kumar J. Kadakia (HUF) & Ex. Officio Stamp Vendor
 S/o Jayantilal M. Kadakia. G. S. O. Hyderabad.

SALE DEED Hydr

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, M/s. S.M. Modi Commercial Complex having registered office at Karbala Maidan, Secunderabad hereinafter called the VENDOR (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendor but his legal heirs executors, administrators, representatives, and assigns) of the One Part;

IN FAVOUR OF

Satish Modi

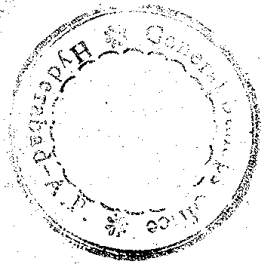
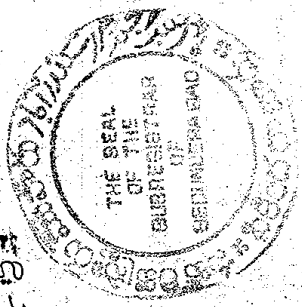
Sri Rajesh Kadakia H.U.F. Karta Rajesh J. Kadakia S/o Jayantilal M. Kadakia represented by his G.P.A. holder Sri Jayantilal Kadakia, S/o Manilal V. Kadakia residing at 1-10-176, Opposite Hyderabad Public School, Begumpet Hyderabad hereinafter called the VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendee but also 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.

Satish Modi

contd..2

పుస్తకం... 197/29
 దస్తావేజుల మొత్తం కాగితముల/సంఖ్య
 9 ఈ కాగితము వరుస
 సంఖ్య.....
 వచ-0825998.



Presented in the office of the Sub-Registrar,
 Secunderabad and fee of Rs. 12.0.11.7.00
 Paid between the hours of 3 and 4
 on this 1st day of August
 1980 S. E. by

Satish Mohan

Execution Admitted by
LEFT THUMB

Satish Mohan

No. Hanuman C. Modi, Ram Krishna colony
 704, Sarita Apartment
 Banjara Hills, Hyd. 60



Identified by

1. Chakraborty
 P.A. Chakraborty, P.O. P.V. H. Rao, Manager, Modin
 Railway, 6-10-72/2R, Begumpet, Hyd.

2. S. Lakshman Rao
 No. 4, Sitabekker, Executive Officer Modin
 7-10-74, Old Jail, Hyd. 60

Date 1st August 1980

1000 Saver 1908 SF

(Signature)
 Sub Registrar



SI. No. 4334, 29/7/86 Rs. 5000/-

Sold to P.A. Chakravartu, 8/0 P.V.M. Rao Hyl

For Wh. Rajesh Kumar, J. Kadakia (HUF)

8/0 Jayantikel M. Kadakia Hyl

Sub-Registrar Supdt.
& 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-storeyed commercial complex known as "S.M.MODI COMMERCIAL COMPLEX" with Municipal No.5-4-187/5, situate at Karbala Maidan Ranigunj, Secunderabad.

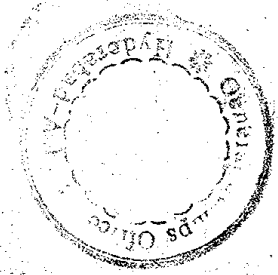
WHEREAS from 31-12-1983 the Partnership firm was dissolved and Shri Satishchandra Modi become the sole proprietor of M/s. S.M.Modi Commercial Complex.

WHEREAS the Vendor herein offered to sell and the Vendee agreed to purchase office premises 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

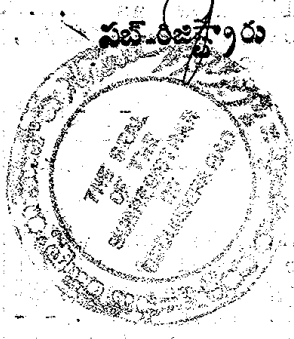
పుస్తకం H97/80 సం. 3
 తదావేశాల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య.....
 పబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1898
 I hereby Certify that the deficit Stamp duty of
 Rs. 75/- has been Levied
 in respect of this instrument from Sh. Lakshminarayana 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 వలయాంశమునుండి 26
 ఫుటలలో 1990 సం||/1912 కా.శ. పు.97 నెంబరుగా
 రిజిస్టరు చేయబడినది. 1990 సం|| అక్టోబరు 10 నెల
 26 వ తేది 1912 కా.శ. అక్టోబరు 10 నెల 16 వ తేది





Sl. No. 4333: 29.17.1956: 500/-

Sold to P. A. Chakravartu 80 P. V. M. Rao Hys

For Whom Rajam Kumar J. Kadakia (HUF) Sub-Registrar Supa.
 90 Jayantilal H. Kadakia & Ex-Officio Stamp Vendor
 G. S. O. Hyderabad.

-3- Hys

NOW THIS INDENTURE WITNESSETH

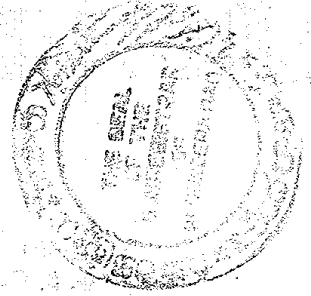
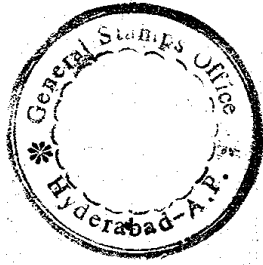
1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 2,14,500/- (Rupees Two Lakhs Fourteen Thousand Five Hundred only) well and truly paid by the Vendee to the Vendor as under;
 - i) Till date an amount of Rs. 1,65,900/- (Rupees One Lakh Sixty Five Thousand Nine 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

197/40

పుస్తకం సం.పు
 తీర్మానముల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య: 2000
 పబ్లికేషన్స్.



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Sl. No. 34334/29/186 2001 -
 Sold to P. A. Chakravarty No. P. V. M. 200/70
 For Whom Refresh Kumar J. Kadekria (HUF) & M. Kadekria
 For Whom S/o Jayanti Lal M. Kadekria H/2
 Sub-Registrar Supdt.
 Ex-Officio Stamp Vendor
 G. S. O. Hyderabad.

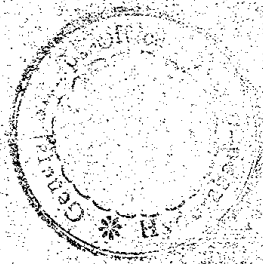
-4-

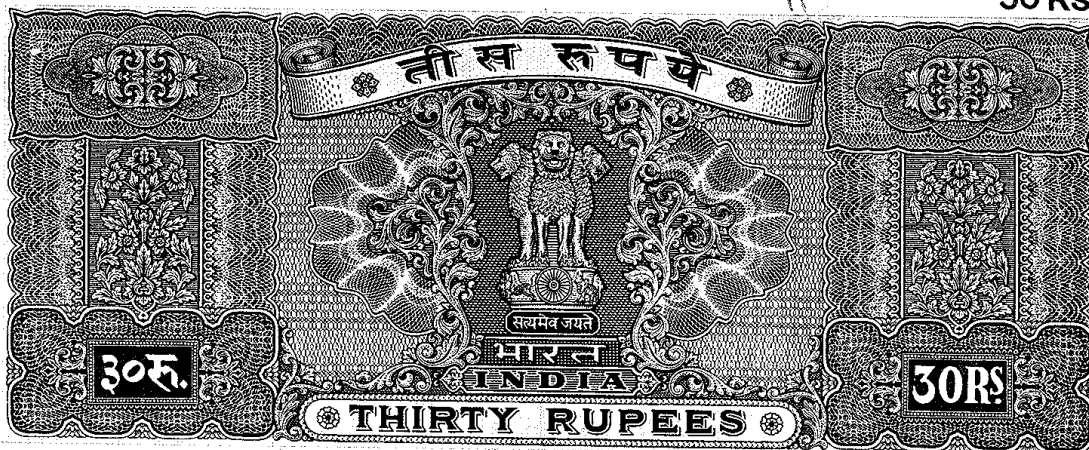
4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.
5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other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

contd..5

Satish mal

పునకం సం. ౧౯౭౭/౮౦
ఉపాధ్యక్షుల మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితము వరువ
సంఖ్య: ౫౦౦
వచ-రిజిస్ట్రార్.





Sl. No. 24335 Dt. 29/1/06 Rs. 30/-
 Sold to: A. Chakra Varty 80 PVM Raw (Hyd)
 For Whom: J. Kadekria (HUF) Sub Registrar Supdt.
 80 Jantilal M. Kadekria (Hyd) & Ex. Office Stamp Vendor
 G. S. O. Hyderabad.
 -5-

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 inconvenience that may be caused

Selot modi

contd..6

పుస్తకం స. పు
 తప్తావేఖాల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య
 వచ-రిజిస్ట్రార్.



The following is a list of the books and papers deposited for registration in the year 1954-55. The books are classified according to the subject matter and the authors. The papers are classified according to the nature of the documents. The total number of books and papers deposited is 100. The value of the books and papers is Rs. 1000.00.

The following is a list of the books and papers deposited for registration in the year 1955-56. The books are classified according to the subject matter and the authors. The papers are classified according to the nature of the documents. The total number of books and papers deposited is 150. The value of the books and papers is Rs. 1500.00.

The following is a list of the books and papers deposited for registration in the year 1956-57. The books are classified according to the subject matter and the authors. The papers are classified according to the nature of the documents. The total number of books and papers deposited is 200. The value of the books and papers is Rs. 2000.00.

The following is a list of the books and papers deposited for registration in the year 1957-58. The books are classified according to the subject matter and the authors. The papers are classified according to the nature of the documents. The total number of books and papers deposited is 250. The value of the books and papers is Rs. 2500.00.

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 beobjected 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, sower 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 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 of 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

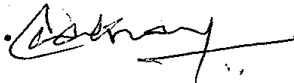
k) That it is agreed that the Vendee shall not use the premises hereby sold for any illegal and unlawful activities forbidden by and existing laws and rules in force of the Government.

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:

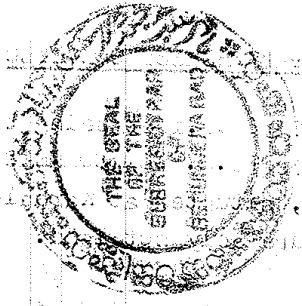
1. 

2. 
(S. K. Prasad)


VENDOR.

497/40

పుస్తకం నం. 3
 తప్పిపోయిన మొత్తం కాగితముల సంఖ్య
 91 ఈ కాగితము వరుస
 సంఖ్య..... 91
 వనంజిస్ట్రార్.



భారత ప్రభుత్వం ఆంధ్రప్రదేశ్ రాష్ట్రం
 ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ రాష్ట్రం
 ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ రాష్ట్రం
 ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ రాష్ట్రం

Handwritten signature

Handwritten signature

ANNEXURE - 1A

- (a) House No. : R₂-1st floor, 5-1/2/187/E
- (b) Age of the Building. : H.O. Road, R₂ 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 fence. : ~~NA~~ ^{with}
- (g) Total Site. : 31.77 sq yards or undivided share of land
26.57 sq yards ~~NA~~ 80 YDS.
- (h) Annual Rental Value : Rs. Rs. 12,000/-
- (i) Party's own estimate Value. : Rs. 2,14,500/-
- (j) Departmental Value : Rs.

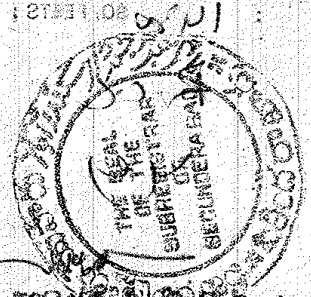
Place: Secunderabad Satish mad.

VENDOR

Dated: 1/8/18

197/80
 పుస్తక సంఖ్య
 పుస్తకం పేరు
 పుస్తకం సంఖ్య
 పుస్తకం పేరు
 పుస్తకం సంఖ్య
 పుస్తకం పేరు

ANNEXURE



Handwritten notes and signatures in Telugu script, including the name 'S. Srinivasulu Reddy' and various numerical figures.



- (a) House No.
- (b) Age of the Building.
- (c) Plinth area of each floor.
- (d) Nature of Roof.
- (e) Amount like Electricity wire and Cables.
- (f) Length of Compound wall enclosure.
- (g) Total GFA.
- (h) Annual Rental Value.
- (i) Owner's own use Value.
- (j) Governmental Value.

Signature: S. Srinivasulu Reddy
 YENNER
 Date: 1/1/78

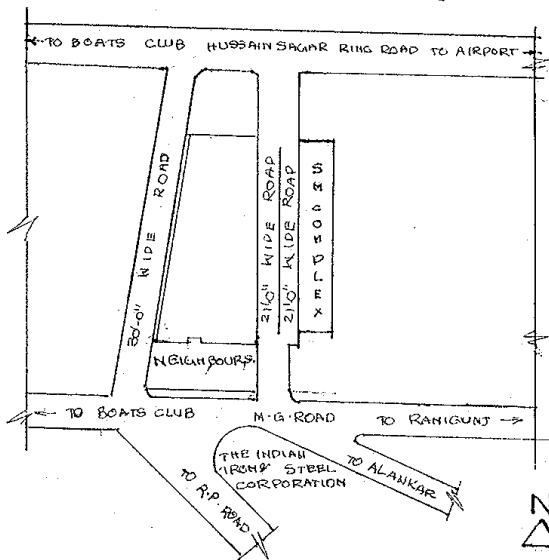
REGISTRATION PLAN SHOWING
THE PORTION OF S.M. MODI
COMMERCIAL COMPLEX BEARING
MUNICIPAL NO. 5-4-187/5 KARBALA
MAIDAN M.G. ROAD SECUNDERABAD.

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

VENDEE:- RAMESH KUNAR J. KAMAKHA HUF

REFERENCE:- INCLUDED 
EXCLUDED 

BUILT UP AREA 1430 SFT. SCALE 1"=160'
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

