



Sl. No. 34019 25.7.86 Rs. 5000/-

Given to P.A. Channavathi s/o P.V.M. Rao - R/o ASNR. N.Y.S.

For Whom Jayantilal Manilal Kadakia
s/o Manilal V. Kadakia

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

R/o Sec-bad.

S A L E D E E D

THIS DEED OF SALE is made and executed on this
28th day of July, 1986, by :-

SRI.SATISHCHANDRA MODI, PROPRIETOR 'M/S S.M.MODI
COMMERCIAL COMPLEX', having Registered Office
at Karbala Maidan, Secunderabad, (hereinafter
called "THE VENDOR") (which expression unless
repugnant or inconsistent with the subject or
context shall mean and include not only the said
Vendor but his legal heirs, executors, administrators,
representatives and assigns) of the One Part:

I N F A V O U R O F

SRI.JAYANTILAL .M.KADAKIA S/o SRI.MANILAL KADAKIA,
Hindu, aged about 56 years, Residing at Opposite
Hyderabad Public School, Begumpet, Hyderabad
hereinafter called the VENDEE (which expression
unless repugnant or inconsistent with the subject
or context shall mean and include not only the
said vendee but also his heirs, legal representatives,
executors, administrators and assigns) of the Other Part.

[Signature]
[Signature]

Contd 2

947/88
1. మొత్తము 1986 వ సం.పు దసావేజు సం.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస.....



జాయింట్ సర్ రిజిస్ట్రారు-1

1986 వ సం. నెల 28 వ తేది

1986 వ సం. నెల 28 వ తేది

పగలు..... ఉప దుర్య హేద్యారాడ్ రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి రుసుము

Satish Mohan

రూ 8641=00 చెల్లించినది

వాసియిచ్చినట్లు పప్పుకొన్నది

ఎడమబొటన వ్రేలు

Satish Mohan S/o manilal c. mohan
Builder
701 Savita Apt.
Bangalore Hills
Hyd'bad

ఎడమబొటన వ్రేలు

Jayashil M. Kadavala
S/o
manilal V. Kadavala
Business
1-10-176 Begumpet
Hyderabad-500016

చిహ్నపించినది

A.A. Kadavala 20 A.U.H. Road, Kanchi Bazar
S. J. M. Kadavala
Green Belt Road Station
R.P. Road Station

రూ 5500=00 (పదివేల రూపాయలు)
పదివేల రూపాయలు
M. Kadavala

Satish Mohan

Satish Mohan

1986 వ సం. నెల 28 వ తేది జాయింట్ సర్ రిజిస్ట్రారు-1
రిజిస్ట్రారు కార్యాలయములో దాఖలు చేసి రుసుము



34020 Date 28-7-86 2000/-
 Sold to Sri P.A. Chakravarti 87- P.V.M. Rao
 for whom Jayantilal Manilal Kadalia
 S/o Manilal V. Kadalia
 Register Superintendent
 R/O DSNR Office Stamp Vendor.
 G.S.O. HYDERABAD

: 2 :

R/o Sec-6cd.

WHEREAS SRI PRAVEEN MODI SON OF MANILAL C. MODI was the sole, absolute and exclusive owner of the land admeasuring 1,980 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 A.P.

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 business, 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, situated at Karbala Maidan, Ranigunj, Secunderabad A.P.

Satish Modi

Contd 2'

Manilal

947/88

1 వ పుస్తకము 1986 వ సం. వృ. దస్తావేజు వం.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస..... 2



1వ పుస్తకము 1425 వాల్యూం 28.9 నుంచి
29.5 పుటలలో 1988 వ సం. 1909 కా.న,
శు. 947 నెంబరుగా రిజిస్టరు చేయబడినది
1988 వ సం. 19 న తేది
1909 కా.న. 29 వ తేది
జాయింట్ సబ్ రిజిస్ట్రారు-1
జిల్లా రిజిస్ట్రారు అధికారావరంగా



Endorsement: Under Section 471 of the Act of 1906

File No. 947/88 Dated 12/2/1988

I hereby certify that the proper / definite stamp duty of Rs. 3150 + 3126.75 = 6276.75

has been levied in respect of this instrument from Sri. Kalish Chandra Modi on the basis of the agreed Market value/consideration of Rs. 212,250 being higher than the consideration/agreed market value.

Date: 12.2.88

Office of the District Registrar Hyderabad

Joint Sub-Registrar
R.S., Hyderabad
and Collector (under
MUTUAL STAMP ACT)

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Sl. No. 34021 Dt. 26-7-86 Rs. 500/-
 Sold to P. A. Chakravarti s/o P. V. M. Rao - R/o DSNR. Hyd
 For Whom Jayantilal Manilal Kadakia
 s/o Manilal V. Kadakia - R/o Sec. Bldg, S. O. Hyderabad.
 Sub-Registrar Supdt.
 Ex-Officio Stamp Vendor

WHEREAS from 31-12-1983 the partnership firm was dissolved and SRI 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. A1 admeasuring 1002 Sq Feet comprising an area of 1002 Sq Ft in the First Floor of the building bearing No 5-4-187/5, situated at Karbala Maidan, Ranigunj, Secunderabad, for a sum of Rs 1,50,300/- (Rupees One Lakh Fifty Thousand and Three Hundred Only):

NOW THIS INDENTURE WITNESSETH:

1. THAT in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 1,50,300/- (Rupees One Lakh Fifty Thousand and Three Hundred Only) well and truly paid by the vendee to the vendor as under;
 - i) Till date an amount of Rs 1,44,800/- (Rupees One Lakhs Forty Four Thousand Eight Hundred only) has been adjusted and paid from time to time.
 - ii) The balance amount of Rs 5,500/- (Rupees Five Thousand Five 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.

1వ పుస్తకం 1986 వ సం. పుస్తకావేజు నం. 947/58

మొదటి పుస్తకము సం. 1/.....
రెండవ పుస్తకము సం. 3/.....





Sl. No. 34022 Dt. 26.7.86 Rs. 10/-
 Sold to P.A. Chandra Varma s/o P.V.M. Rao R/o DNR.Hyd
 For Whom Jayantilal Manilal Kadalkia
 s/o Manilal V. Kadalkia
 : 4 : R/o Sec. bad.

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

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 attached 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.
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.

[Signature]

[Signature]
 Contd 5'

1వ పుస్తకం 1986 వ సం. పుస్తకాల వేజు నం.....

మొత్తము రు. గిరిముం స. రు.

ఈ పాత్రము వదున.....



జాయింట్ సబ్ రిజిస్ట్రారు-II



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Sl. No. 34023 Dt. 26-7-86 Rs. 10/-
 Sold to P.A. Chakravarti S/o P.V.M. Rao - R.D.S.R. Hyderabad
 For Whom Jayantilal Manilal Kadam
 S/o Manilal V. Kadam
 R/o Secbad.

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

: 5:

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.

[Signature]

Satish mda

Contd 6'

1 వ పుస్తకము 1986 వ సంపు దస్తావేజు నం.....

మొత్తము కాగితముల సంఖ్య.....

ఈ జాగితము చదువు.....



జాయింట్ సెల్ రిజిస్ట్రారు-II



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Sl. No. 34024 26.7.86 5/-
 Sold to P.A. Chakravarti 8/10 P.V.M. Rao. R/o DSNR.
 For Whom Jagannath Lal Mani Lal Kadakia
 8/10 Mani Lal V. Kadakia
 : 26 :
 Sub Registrar Supdt.
 & Ex-Officio Stamp Vendor
 G. S. O. Hyderabad.
 R/o Sec-bd.

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 encumbrances, or charges 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 'M/S 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 tenants.

Contd 7.
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1 వ పుస్తకము 1986 వ సం.పు దస్తావేజు నం.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము పరుస.....

947/88



జాయింట్ సెల్ రిజిస్ట్రారు-1

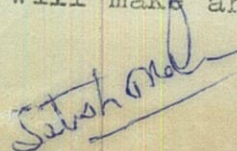


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- b) THE Vendee hereby undertakes not to make any encroachment or otherwise disturb the common passage, roads, lifts, but keep the same usable for all the vendees of other tenements. Further the vendee shall not use the said premises hereby sold in 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, taxies ~~authorit~~ ~~shwas~~ 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 during such construction and all the ancillary work pertaining to the same, agrees of men and material and scaffolding to the said 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 condition and particularly in such good condition so as to support, shelter and protect different parts of the buildings other than his premises.
- g) THAT the vendee further covenats 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 ✓





Contd 2

1 వ పుస్తకము 1986 వ సంపుదసావేజు సం.....

మొత్తము కౌగితముల సంఖ్య.....

కౌగితము వరుస.....

9/7/88

జాయింట్ సర్వీసిస్ట్రీ-11



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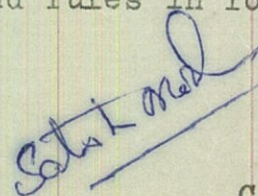
or alterations in the said premises affecting the front elevation of the building, but any internal changes not affecting the elevation or common walls, if needed, can be undertaken with previous consent of the vendor or the association or society of company.

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 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 person who have purchased the tenements in the entire "S.M.MODI COMMERCIAL COMPLEX". The taxes of every description and every kind will be shared proportionately and promptly paid and all items of common enjoyment will be maintained and kept in good repairs by all the tenement owners and they shall share proportionately all the expenses thereof inclusive of salaries and other expenses etc, and emoluments of the personnel who will be appointed to keep the same in good shape. The aforesaid taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

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



Contd 21

1 వ పుస్తకము 1986 వ సం.పు దస్తావేజు నం.....

947/88

మొత్తము క గిత్తముల సంఖ్య/.....

ఈ గాగితము వరుస.....

జాయింట్ సబ్ రిజిస్ట్రార్-1



జాయింట్ సబ్ రిజిస్ట్రార్-1

జాయింట్ సబ్ రిజిస్ట్రార్-1

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

ALL OFFICE, admeasuring 1002 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 A.P. *(Proportionate land area 58 Sq. yds. (fifty eight) Sathish modi)*

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

IN WITNESS WHEREOF the said vendor SRI SATISHCHANDRA MODI representing 'M/S S.M.MODI COMMERCIAL COMPLEX', has hereto signed at Secunderabad on the day month and the year first aforementioned.

WITNESSES

1. *[Signature]*

2. *[Signature]*

Sathish modi
VENDOR.

[Signature]
VENDEE

Prepared By.

Md. Mustafa Ali
Mohd. Mustafa Ali
Document Written
Licence No 11/1986
Hyderabad District. *28/7/82*

1 వ పుస్తకము 1986 వ సం పు దస్తావేజు నం..... 547/88

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము పరుస..... 9

జాయింట్ పబ్లికేషన్స్-11



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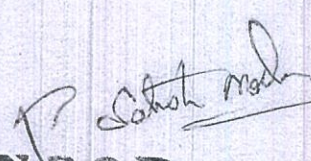
947/88

ANNEXURE - I A

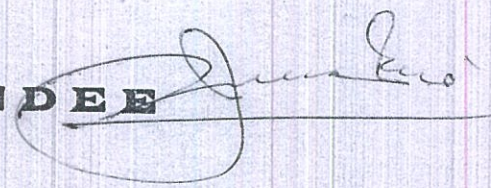
portion of

- (a) House No. 5-4-187/3 Karbala Maidan M.G. Road, Se. Ward.
- (b) Age of the Building 5 YEARS :
- (c) Plinth area of each floor 1002 SQ. FEET :
- (d) Nature of Roof R.c.c. Roof
- (e) Amenities like Electricity, water and Drainage Yes
- (f) Length of Compound wall or Fencing Nil
- (g) Total Site Report metric land SQ. YDS: fifty eight only
- (h) Annual Rental value Rs. 5000/- P.A.
- (i) Party's own estimated value Rs.
- (j) Departmental value Rs. 11,50,300/-

Place: Hyd.


VENDOR

Dated: 28-7-1986


VENDEE

947/88

15 6 1988

15 6 1988



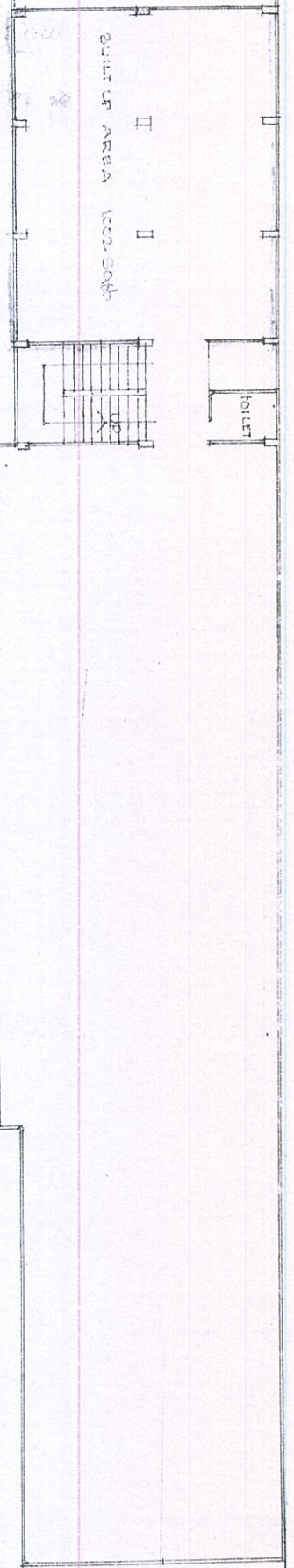
15 6 1988

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INDIAN IRON & STEEL CORPORATION

HUSSAIN SAGAR RING ROAD



PRIVATE COMMON ROAD

NEIGHBOURS BUILDING

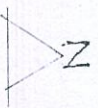
REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5 KARBALA MAIDAN M.G. ROAD. SECUNDERABAD. (187/5) Registered land area fifty-eight sq. yds.

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

Satish Modi

VENDEE: JAYANTILAL M. KADAKIA

BOUNDRIES



REFERENCE

INCLUDED I I
EXCLUDED I I

BUILT UP AREA 1002 SQ. FT. SCALE 1" = 16' 0"

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

VENDOR

Satish Modi

VENDEE

Satish Modi

WITNESS

1. Satish Modi
2. Javed Khan

1 వ పుస్తకము 1986 ద సం.పు దస్తావేజు నం. 947/88

మొత్తము కాగితముల పుస్తకము 11

ఈ కాగితము పుస్తకము 11

జాయింట్ సెక్రటరీ-1

NEWDEC

NEWDOK

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