



SI. No. 21633 29-7-86 5000/-

Sold to Mahesh M. Kadakia s/o Mohanlal Hyd

For Whom Swati S. Kadakia w/o Sharad
Kumar Kadakia Hyd

Sub-Registrar Supar.

Ex-Officio Stamp Vendor

G. S. O. Hyderabad.

SALE DEED

THIS DEED OF SALE is made on this the 30th day of July 1986
by:

Sri SATISHCHANDRA MODI, age 42 years, Business
Proprietor M/S SOM.MODI COMMERCIAL
COMPLEX having registered office at Karbala Maidan, Secunderabad
R/o 701, Savita Apartments, Begumpet, Hyderabad
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

Smt Swati S. Kadakia, wife of Sri Sharad Kumar J Kadakia
aged about 25 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;

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 date 28th May 1965 registered as Document No 1686 of
Book-I, Vol 129 at pages: 55 to 60 before Joint Sub-Registrar,
Hyderabad.

Satish Modi

Contd ... 2 ...

1. పుస్తకం No. 57/86 సం. పు
తదా వెబుల మొత్తం కాగితముల సంఖ్య
..... 10 ఈ కాగితము వరుస
సంఖ్య % ము
నవ-రిజిస్ట్రార్.



Presented in the office of the Sub-Registrar

Secunderabad and fee of Rs. 9243-50

Part between the hours of 3 and 4 PM

... on this 30th day of July

1986/87 *Graven* 1908 S. E. by

Execution Admitted by

LEFT THUMB

Seit 1. mal

Schedule of Harold C. Moore
Business, 701, South
Appointments, Little, Mo. Aug



Identified by

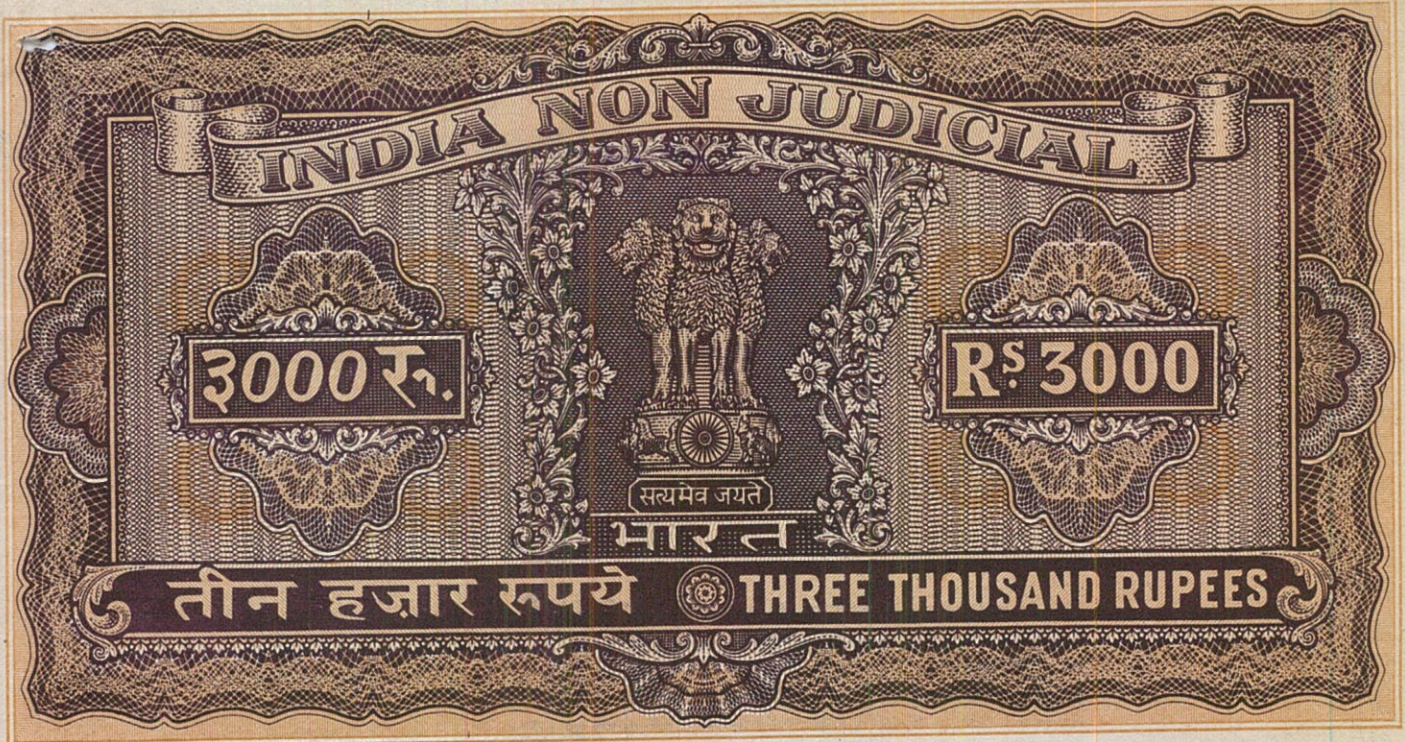
Chakraborty
(P.A. Chakraborty) To P.N.M. Rao, Manager, Mail Bungalow,
1-10-72/81, Bumpet, (H.W.)

2.  S. Lakshmanan, Sp. H. Sitaranagar, Decent Office, Road, Bunder
7-1-774, Behind old Jail, Sitar, Se. Co.

Date 30th July, 1986

8th January 1908 SE

BST
Suzegshan



Sl. No. 21634, 29/7/86 3000/-

Sold to Mahesh M. Kadakia Shri Mahan Lal Hy

For Whom Swati S. Kadakia w/o Sharan
Kumar Kadakia Hy

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 Muncipal No 5-4-187/5 situate at Karbala Maidan, Ranigubj, Secunderabad.

Whereas from 31-12-1983 the partnership firm was dissolved 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 A-3 comprising an area of 1088 sq. Feet in the First Floor of the building bearing No 5-4-187/5 situated at Karbala Maidan Secunderabad for a sum of Rs 1,63,050/- (Rupees One Lakh Sixty Three Thousand Fifty only).

NOW THIS INDENTURE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 1,63,050/- (Rupees

Satish Modi

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పంఖి 2వ

సబ్-రిజిస్ట్రార్.



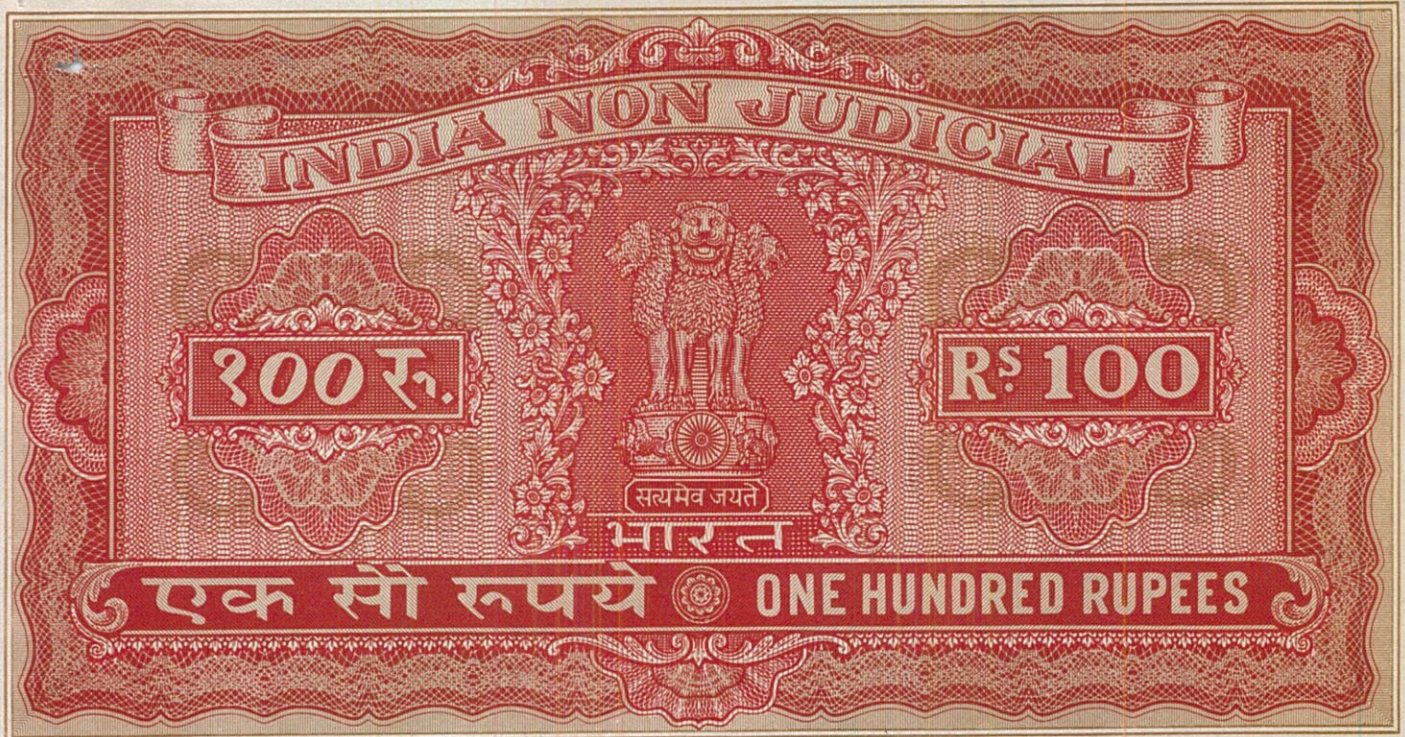
Rs... 7500... has been Levied
on the basis of agreed market Value of Rs... 17500/
being higher than the consideration

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

1. వస్తుకము 74... వ నల్కాం 451 నుండి 468 470
పుటలో 1990 సం॥/1912 శ.శ. పు 494 నెంబరుగా
రిజిస్టరు చేయబడినది. 1990 సం॥ ఆక్టోబరు నెల
8 వ తేది 1912 శ.శ. ఆగస్టు నెల 16 వ తేది

సబ్-రిజిస్ట్రార్





Sl. No. 21635 Dt. 29/1/86 Rs. 100/-
 Sold to Mahesh M. Kadakia w/o Mohan Lal
 For Whom, Swati S. Kadakia w/o Shorade
 kuman kadakia H/I
 Sub-Registrar Supdt.
 Ex. Officio Stamp Vendor
 G. S. O. Hyderabad.

.. : 3 : ..

One Lakh Sixty Three Thousand and Fifty only) well and truly paid by the Vendee to the Vendor as under;

- (i) Till date an amount of Rs 1,21,300/- (Rupees One Lakh Twenty One Thousand Three Hundred only) has been adjusted and paid from time to time.
- (ii) The balance amount of Rs 41,750/- (Rupees Forty One thousand Seven Hundred and Fifty 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 the 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.

3. The property is not subject to any charge, mortgage or any other encumbrances whatsoever in favour of any one.

4.

Satish maha

Contd ... 4 ...

494/80

ప్రస్తుతం 11.57/86..... సం/ప
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....10..... ఈ కాగితము వరుస
సంఖ్య 3వ.....
D
సచి-రిజిస్ట్రార్.



11.57/86



Sl. No. 21636 Dt. 29-7-86 50/-

Sold to Mahesh M. Kadakia No. Mahan Lal

For Whom S. wati S. Kadakia W/o Sharada S. O. Hyderabad.

Sy. Registrar Supdt.

Ex. Officio Stamp Vendor

S. O. Hyderabad.

Kumar Kadakia Hg

.. : 4 : ..

4. The Vendor has this day delivered symbolic possession of the property by attorning the tenant therein to the Vendee.

5. The Vendee hereafter shall hold, use and enjoy the said property as his own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person whomsoever.

6. The Vendor hereby declares, covenants and agrees with the Vendee that he shall do and execute all such acts, deeds and things as may be necessary to more effectually assure the Vendee with respect to the title and assist in getting mutation affected in the Municipal or Government authorities.

7. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendee against all loss that the vendee may be put to by reason of any defect in title to the property hereby conveyed or by reason of any claim being made by anybody whomsoever to the said premises.

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

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

Satish mehta

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496/80

పుస్తకం N. 57/86..... సం. ౪
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 10 ఈ కాగితము వరుస
సంఖ్య 4వ.....
సచి-రిజిస్ట్రార్.





Sl. No. 24637 Dt. 29-7-86 Rs. 20/-

Sold to Mahesh M. Kadakia s/o Haharaj
 For Whom Shwati S. Kadakia w/o Sharan
 Kumar Kadakia Hyd

Sub-Registrar Supdt.
 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 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 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 is is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxis, 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 or on the upper storey, but will

Satish modi

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496/90

ప్రవేశం: 57/86..... స. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 40..... ఈ కాగితము వదున
సంఖ్య 5వ.....
సచి-రెజిస్ట్రార్.



496/90



Sl. No. 21645 Dt. 29/7/86 57 -

Sold to Mahesh M. Kadakia no Mahesh Lal

For Whom Shri S. Kadakia w/o Shri S. O. Hyderabad, Hyderabad, Hyd

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

... : 6 ...

actively co-operate and help in this regard. The inconveniencence 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 and other work will not be objected by the Vendees.

(e) The vendee hereby agrees that he shall not stores 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 condition 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 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.

Satish maha

Contd ... 7 ...

494/30

పుస్తకం: 57/86..... నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....10..... ఈ కాగితము వరుస
సంఖ్య 6.వ.....
నవ-రజిస్ట్రార్.



అనుమతి

(h) That in case of letting out the said premises or any portion thereof, the Vendee should take care that no inconvenience is caused to other tenants. Further the Vendees will have no right to install such machinery which may create sound or which in any manner causes damages or injury to the building under any circumstances.

(i) That the Vendee also agrees not to object or obstruct the laying of any wires and erection of poles and laying of pipes for water, telephone and electricity, etc, and the same should not be touched or interfered with without the written permission of the Vendor or the Association or Society or Company.

(j) That the Vendee hereby agrees that the land on which the entire complex is constructed together with all its open land, court yards, gardens and roads shall be in common enjoyment and joint properties of all persons who have purchased the tenements in the entire S.M.MODI COMMERCIAL COMPLEX. The taxes of every description and every kind will be shared proportionately and promptly paid and all items of common enjoyment will be maintained and kept in good repairs by all the tenement owners and they shall share proportionately all the expenses thereof inclusive of salaries and other expenses etc., and emoluments of the personnel who will be appointed to keep the same in good shape. The aforesaid taxes are in addition to their own individual taxes of all and every description payable by them for their own respective tenements.

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

* only A-3 - Office admeasuring to 1088 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.*

N O R T H : INDIAN IRON & STEEL CORPORATION
S O U T H : PRIVATE COMMON ROAD
E A S T : HUSSAIN SAGAR RING ROAD
W E S T : NEIGHBOUR'S BUILDING

Satish Modi Contd .. 8 ...

494/40

ప్రసక్తి. 57/86..... పం. ప
ధస్తా వేజుల మొత్తం కాగితముల సంఖ్య
... 10 ఈ కాగితము వరుస
సంఖ్య 25.....
↓
సచి-సిజిస్టర్.



Handwritten text in blue ink, possibly a signature or date, located at the bottom of the page.

IN WITNESS WHEREOF the said Vendor Shri Satishchandra Modi representing M/S S M Modi Commercial Complex has hereto signed at Secunderabad on the day, month and the year first aforementioned.

Satish modi

WITNESSES

V E N D O R

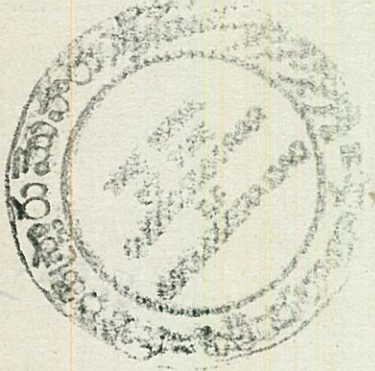
1 *Chakraborty*
(P.A. Chakraborty)

2 *[Signature]*
(S. K. ARJUNAN Rao)

494/30

పుస్తకం P. 57/86..... సం. ప
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 10..... ఈ కాగితము వరుస
సంఖ్య ౯౫.....

సచి-రిజిస్ట్రార్.



ANNEXURE - 1A

- (a) House No. : 5-4-18/5, 17 - 18 - 19
Rajgadh, Gwalior
- (b) Age of the Building. : 6 YEARS :
- (c) Plinth area of each floor : 1088 SQ. FEET :
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage. : 44
- (f) Length of Compound wall or fencings. : NIL
- (g) Total Site. 24.1780 yards or N.A. 30 YDS :
20.21 SQMTRs undivided share of land.
- (h) Annual Rental Value : Rs. Rs. 8000/-
- (i) Party's own estimate Value. : Rs. 1,63,050/-
- (j) Departmental Value : Rs.

Place :

Secunderabad

Satish Mohan

VENDOR

Dated :

30/7/82

S.S. Kaidakia

VENDEE

44/90

పుస్తకం P.S. 186	నం. పు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య	
10	ఈ కాగితము పరుస
సంఖ్య 9.వ	

నవ-విజ్ఞప్తి



A in ... 18.06

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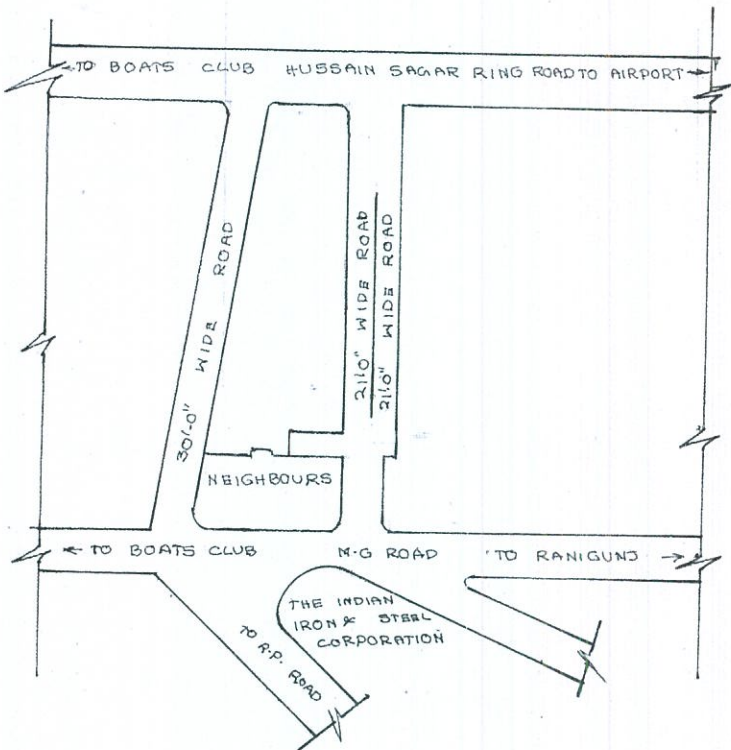
REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5, KARBALA- MAIDAN, M.G. ROAD, SECUNDERABAD.

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

VENDEE: SWATI S. KADAKIA

REFERENCE:- INCLUDED 
EXCLUDED 

BUILT UP AREA 1088 SQFT SCALE = 1" = 16'-0"
WITH UNDIVIDED SHARE OF LAND 24.17 SQ YARDS
OR 20.21 SQ METRS.



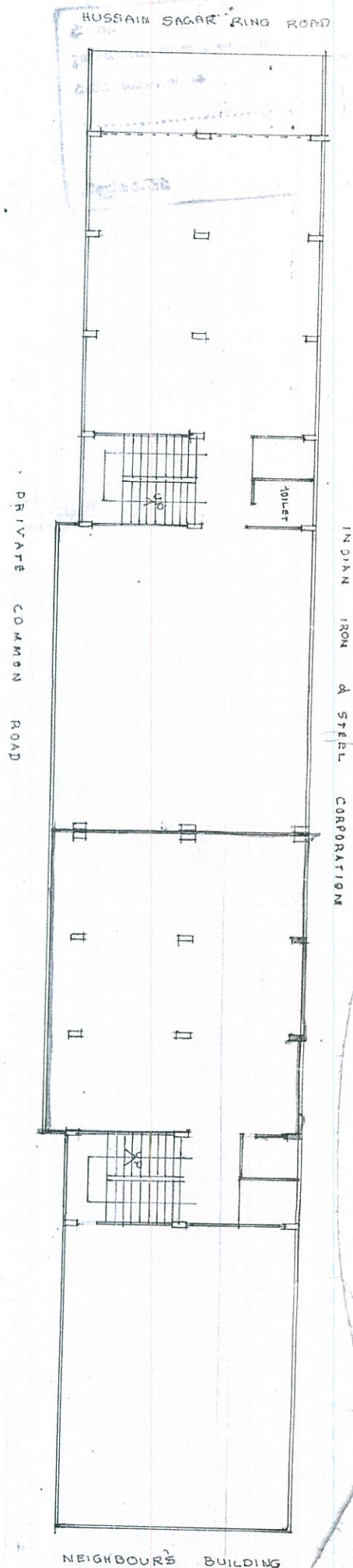
LOCATION PLAN
NOT TO SCALE

BOUNDRIES

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

WITNESS:

1. 
2. 



494/80

ప్ర.సం. P-59/80..... సం. 59
దస్త్రాల మొత్తం కాగితముల సంఖ్య
..... 10 ఈ కాగితము చదువ
సంఖ్య: 10.5



REGISTRATION FLAT SHOWING
THE POSITION OF IS NO 01
COMMERCIAL COMPLEX BEARING
MUNICIPAL NO 54-1875 KARALA
MADAN M. ROAD LIC. NOTRABAD

VENDOR: DASTA REDD
CH. ST. W.P. DISTRICT
VENDOR: DASTA REDD
REFERENCE: 10.5
WITH ORIGINAL BOOK OF LAND 54-1875 KARALA
CH. ST. W.P. DISTRICT

LOCATION FLAT

10.5

10.5

10.5

10.5