



Sl. No. 21820 Dt 30/7/86 5000/-

Sold to P. A. Chakravarti No P.V.M. Rao H. Sub-Registrar Supdt.
Ex. Officio Stamp Vendor
Hyd. G. S. O. Hyderabad.

For Whom Sharad Kumar J. Kadakia (HUF)
No Jayantilal M. Kadakia

SALE DEED

This Deed of Sale is made on this the 1st day of August 1986, by:-

Sri Satishchandra Modi son of Manilal C. Modi, aged 42 years, business, Proprietor S.M. Modi Commercial Complex having registered Office at Karbala Maidan, Secunderabad-A.P., r/o 701, Sarita Apartments, Banjara Hills, 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

Sri Sharad Kadakia H.U.F. represented by its Karta Sri Sharad Kadakia, son of Jayantilal J. Kadakia, Aged 28 years residing at 1-10-176, Opposite Hyderabad Public School, Begumpet, Hyderabad-A.P;

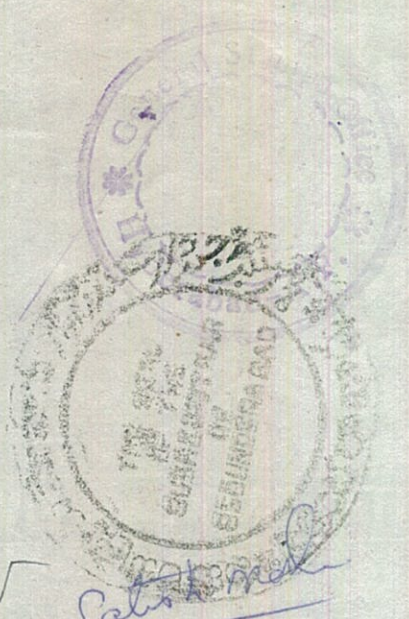
hereinafter called the VENDEE (which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Vendee but also his heirs, legal representatives, executors, administrators and assigns) of the OTHER PART;

Satish Modi

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 తప్పా వేజుల మొత్తం కాగితముల న-ఖ్య
 ఈ కాగితము వరుస
 నంబు
 వచ-విజ్ఞప్తి.



Presented in the office of the Sub-Registrar
 & under bad and fee of Rs. 12.07.11 = 00

Paid between the hours of 3 and 4
 on this 1st day of August
 1986 by S. B. by

Execution Admitted by
 LEFT THUMB



Satish mudi: No. 201, Sanika Apartment
 Rajawadi Hills, Hyderabad

Identified by

1. P. A. Chakravarty to P. V. H. Rao, Manager, Modi
 Building, Begumpet, Hyderabad.
 1-10-77/13, Begumpet, Hyderabad.

2. [Signature]

S/o. K. S. S. Rao, Executive, Modi Building
 7-1-77/13, Begumpet, Hyderabad.
 [Signature]

Date 18/ August 1986

100/11/1986

[Signature]
 Sub-Registrar



Sl. No. 21521 Dt. 30.7.88 Rs. 5000/-

Sold to A. Chakravarti 870 P.V. M. Raw

For Whom Shurad Kumar J. Kadakia

Sub Registrar Supdt.

& Ex. Officio Stamp Vendor

G. S. O. Hyderabad.

S/o Jyanti Lal M. Kadakia

:: Page 2 ::

WHEREAS Shri Praveen Modi son of Shri 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.

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, admeasuring 1430 Sq. ft. 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).

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Satish modi

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సంఖ్య: 2

వచ-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1898

I hereby Certify that the deficit Stamp duty of

Rs. 600/- has been Levied

on respect of this instrument from

on the basis of agreed market Value of Rs. 22500/-

being higher than the consideration

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

Page 2 ::

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రిజిస్టరు చేయబడినది. 1990 సం. క్రి.క్ర.వి.ర. నెల

4 వ తేది 1912 కా.శ.వి.వి.నెల 11 వ తేది

సబ్-రిజిస్ట్రారు





No. 21822 Dated 30/7/86 Rs. 500/-
 Id. Sri P. A. Chakraborty Vasthi 870 P. V. M. Rao R/o H. D.
 For whom Sh. urad Kumar J. Kadar Kria (HUF) Sub Registrar Superintendent
 S/o Sayantilal M. Kadar Kria R/o H. D. Ex Officio Stamp Vendor.
 G.S.O. HYDERABAD.

:: Page 3 ::

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.1,63,400/- (Rupees One Lakh Sixty Three thousand Four Hundred only) has been adjusted and paid from time to time;
 - ii) The balance amount of Rs.51,100/- (Rupees Fifty One thousand and One 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.
- 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.

Satish Mohan

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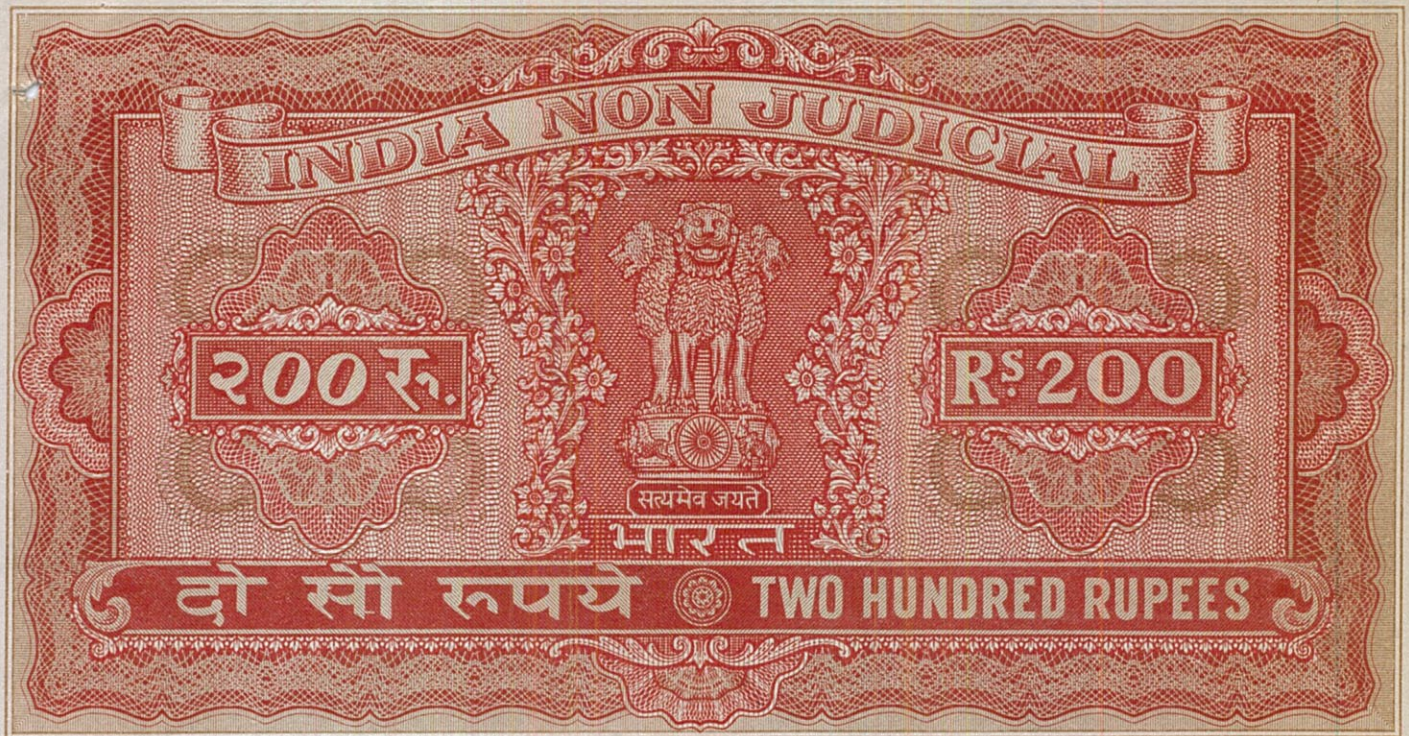
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సంఖ్య 3వ.....
పబ్లికేషన్.



Page 3

HOW 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 Four thousand five hundred only) well and truly paid by the Vendor to the Vendor as under:-
 - i) That an amount of Rs. 1,67,400/- (Rupees One Lakh Sixty Three thousand Four Hundred only) has been adjusted and paid from time to time;
 - ii) The balance amount of Rs. 51,100/- (Rupees Fifty One thousand and One Hundred only) is paid by the Vendor 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 Vendor 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 hereto and that the Vendor has good and perfect right, title and authority to convey the same to the Vendor.
- 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 attesting the tenant therein to the Vendor.



Sl. No. 21823 Dt. 30/1/86 Rs. 200/-

Sold to: A. Chakra Varthy S.P.V.M. Ra R/10th

For Whom Sharad Kumar J. Kadakia Sub-Registrar Supdt.
(HUF) 870 Jayanti Lal M. Kadakia Ex. Officio Stamp Vendor
G. S. O Hyderabad.

:: Page 4 ::

R/10th

- 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:-

a) That the vendee hereby understands and agrees that the said office premises purchased by him being an office on the

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 వచ-విజ్ఞాపకం.



Page 4

2) The Vendor hereby declares that he shall be and execute all such acts, deeds and things as may be necessary to more effectually secure the Vendor with respect to the title and assist in getting mutation effected in the Municipal or Government authorities.

3) The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vendor against all loss that the Vendor 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 whatsoever to the said premises.

4) The Vendor hereby assures that the rates and taxes leviable on the said property have been paid and discharged up to the date of sale and in the event of any encumbrance or charge in future to be due in respect of the said property the same shall be payable by the Vendor to the Vendor.

5) Where it has been mutually agreed that the Vendor shall abide by the following conditions:-

a) That the Vendor hereby understands and agrees that the said office premises purchased by him being an office on the

[Handwritten signature]



Sl. No. 1824 Dt. 30/7/86 Rs. 20/-

Sold to: A. Chakravarty 870 P V M Rao Rto Hg

For Whom: Sharad Kumar J. Kadakia Sub-Registrar Supdt. Ex-Officio Stamp Vendor S. O. Hyderabad

(HUF) 870 Jay anti Lal M. Kadakia

:: Page 5 ::

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 it is agreed that the lorries or any heavy vehicles, bullock carts, commercial vehicles, taxes, autorickshaws 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 and 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,

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సంఖ్య 52

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Page 2 of 2

ownership basis and being a part of the said building namely "S.M. MOGI COMMERCIAL COMPLEX" the adjacent road parking space will remain common for enjoyment of all the vendees in the said building. Further the walls intervening between the two adjacent vendee 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, lift, 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, auto-rickshaws 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 construction, shop, office or garage or godown or on the upper story, 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 man and material and scaffolding to the and other work will not be objected by the vendee.

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,



Sl. No. 21825 Dt. 30/7/86 Rs. 5/-

Sold to P. A. Chakra Varthy s/o P. V. M. Rao R/o H. S. Sub-Registrar Supdt.
 For Shauad Kumar J. Kadakia & Ex. Officio Stamp Vender
 G. S. O. Hyderabad.

(HUF) s/o Jayantilal M. Kadakia
 R/o H. S.

:: Page 6 ::

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.

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.

Satisfactory

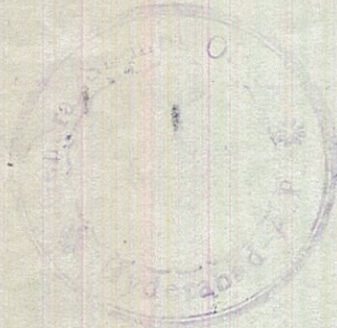
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Page 2

structure or stability of the said building.

(1) That the vendee hereby covenants that he shall keep the walls and partition walls, sewer drains and appurtenances belonging thereto in good condition and particularly in such good condition as to support, shelter and protect different parts of the building other than his premises.

(2) 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 he 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.

(3) 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 vendee 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.

(4) 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.

20/11/20

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 tenaments 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 tenament 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 tenaments.

k) That it is agreed that the vendee shall not use and 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.

23- Office, Admeasuring 1430 Sq.ft. 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.

Satish Modi

VENDOR.

WITNESSES:

1) *[Signature]*

2) *[Signature]*
(S. Lakshminarayana Rao)

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Page 7 ::

j) That the vendee hereby agrees that 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 shall be maintained and kept in good repair by all the tenants and they shall share proportionately all the expenses thereof, including salaries and other expenses etc., and emoluments of the personnel to be appointed to keep the same in good shape. The ground taxes are in addition to their own individual taxes of all every description payable by them for their own respective tenements.

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED.

Office, Addressing 1430 Sq. ft. being the portion of the building known as "S.M. MODI COMMERCIAL COMPLEX" bearing Municipal No. 2-4-187/2, situated at Karbala Maidan, Rangoon, Secunderabad, structure only not land.

IT WITNESSES 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 above mentioned.

Satishchandra Modi

VENDOR.

WITNESSES:

1) [Signature]

2) [Signature]

ANNEXURE - 1A

(a) House No.

By Inv. No. 5-4-197/5
1-1-1988, Se. 1600

(b) Age of the Building.

: 6 YEARS :

(c) Plinth area of each floor

: 173 SQ. FEET :

(d) Nature of Roof

: R.C.

(e) Amenities like Electricity, water and Drainage.

: 74

(f) Length of Compound wall or fencings.

: NIL

(g) Total Site.

31.77 sq yards or 26.57 sq mtr
undivided shareland SQ. YDS:

(h) Annual Rental Value

: Rs. 10,000/- P.A

(i) Party's own estimate Value.

: Rs. 2,14,500/-

(j) Departmental Value

: Rs.

Place : Secunderabad

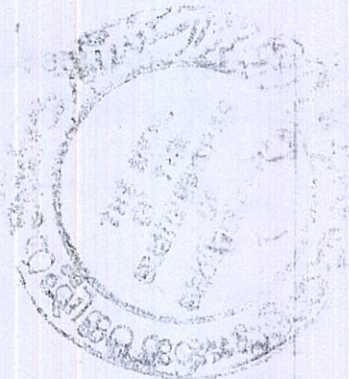
Satish Reddy

VENDOR

Dated : 18-1988

~~Satish Reddy~~
VENDEE

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 వచ-రిజిస్ట్రార్.



STAGE 12-13 to 14-15
- 1st stage of 1st series

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for the use of the

2011-12-12

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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

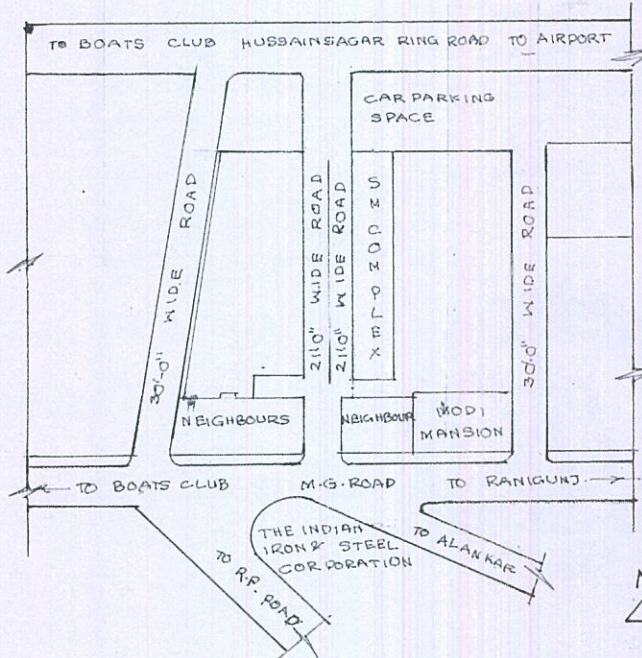
VENDEE

SHARADKUMAR J. KADAMIA HUR

REFERENCE

INCLUDED 
EXCLUDED 

BUILT UP AREA ~~1470~~ 1470 SQA. SCALE 1"=16'-0"
UNDIVIDED SHARE OF LAND 31.77 SQ YARDS
OR 26.57 SQ MTRS.

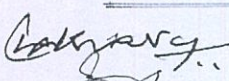
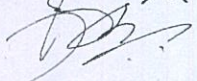


LOCATION PLAN
NOT TO SCALE

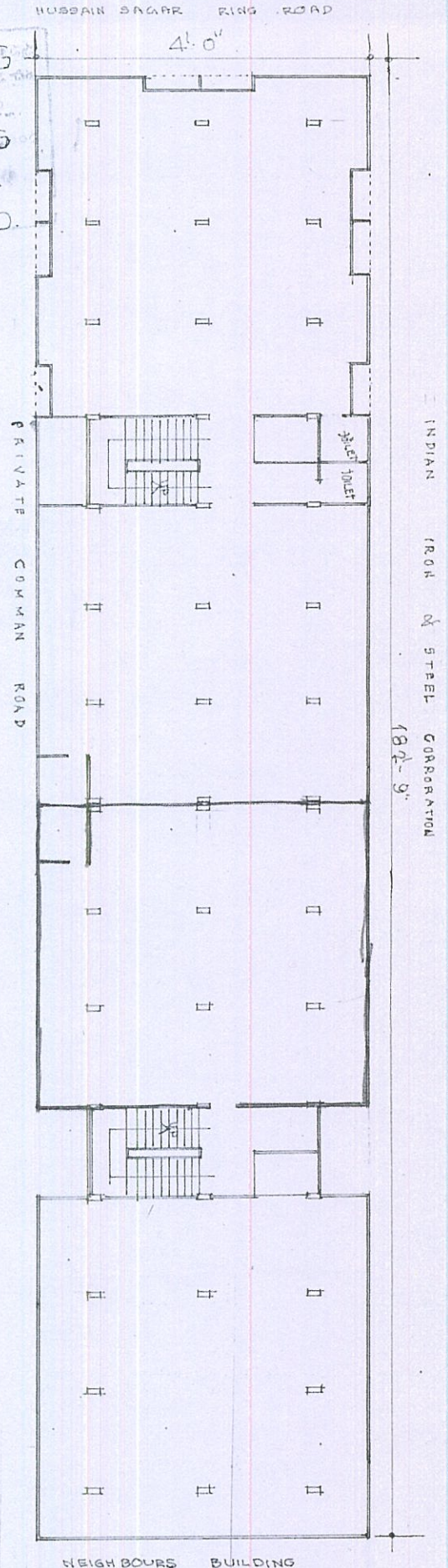
BOUNDRIES

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

WITNESS

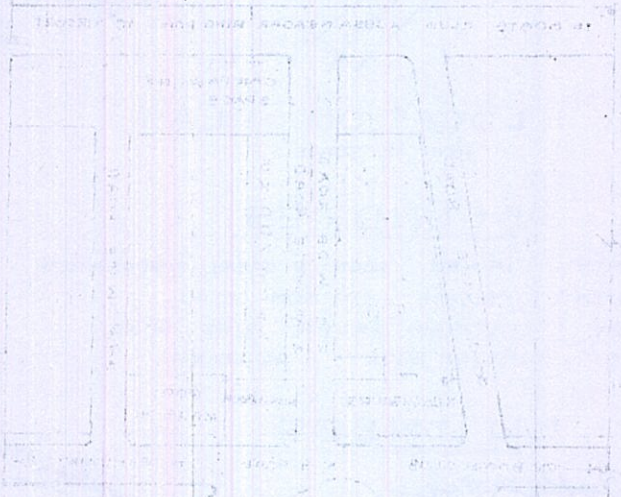
1. 
2. 

Sathish Modi
VENDOR



06/8/90

ప్రశం సం. 9
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Handwritten notes and signatures at the bottom of the page, including a signature that appears to be 'S. S. Srinivas' and another that is partially legible as 'S. S. Srinivas'.