



Sl. No. 21811 Dt. 30/7/86 5000/-
Sold to P. A. Chakravarti. 870 P. V. M. Rao R/o H. S.
For Whom Jayantilal M. Kadakia (HUF) Sub Registrar Supdt.
G. S. O. Hyderabad.
870 Manilal V. Kadakia R/o H. S.

SALE DEED

THIS DEED OF SALE is made on this the 30th 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;

IN FAVOUR OF

Sri Jayantilal M Kadakia H.U.F represented by its Karta Jayantilal M Kadakia son of Manilal Kadakia 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 its heirs, legal representatives, executors, administrators and assigns) of the Other Part,

Where as Shri Pravin Modi son of Sri Manilal C Modi was the sole absolute and exclusive owner of the land admeasuring 1980 sq Yds forming part of land known as "KARBALA MAIDAN" by virtue of registered

Satish Modi

Contd .. 2 ..

500/80

పుస్తకం..... సం. పు
 తప్పి వేజుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య.....
 సచివశిష్యుడు.



Presented in the office of the Sub-Registrar
 Secunderabad and fee of Rs. 13871-00
 Paid between the hours of 3 and 4 PM
 on this 1st day of August
 1986/10th August 1986 S. E. by.....

Execution Admitted by
LEFT THUMB

Satish Moh of Navilal - C. Modi, Builders
 701, Savita Apartment, Rayana Hills, Hyd



Identified by
Chakravarthy
P. B. Chakravarthy of P. V. H. Rao, Manager
Modi Builders, 1-60-72/43, Begumpet, Hyd.

(S. LAKSHMAN Rao)
S/o H. S. Chinnappa
7-1-774, Behind 810 Jmt St.

Date 1st August 1986
10th August 1986 SE

Executed by
Modi Builders
Mod. Bldg
B S A
Sub Registrar



Sl. No. 812 Dt. 30/7/86 Rs. 5000/-

Sold to P. A. Chakravarti Slop-V M Rao *Notary*
 For Whom Jayanti Lal M. Kadakia (HUF) *Sub Registrar Supdt.*
Ex. Office Stamp Vendor
 S/o Manilal V Kadakia *B. S. O. Hyderabad.*

.. : 22..

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, flots, shops, garages etc.; over the said land.

Whereas in terms of the Deed of Partnership, the Vendor had constructed a multi-storied 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 Satischandara 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 C-1 comprising an area of 1648 sq feet in the third floor of the building bearing No 5-4-187/5 situated at Karbala Maidan, Secunderabad for a sum of Rs 2,47,200/- (Rupees Two Lakhs Forty Seven Thousand and Two Hundred only).

Satish modi

Contd .. 3 ..

500/80

పుస్తకం నం. పు
తస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితము పరుస
సంఖ్య 21

నభ-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1899

I hereby Certify that the deficit Stamp duty of
Rs. 65/- has been Levied
in respect of this instrument from
on the basis of agreed market Value of Rs. 261/-
being higher than the consideration

261/-

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

I వ పుస్తకము 75 వ పల్కాయం 63 నుండి 84
పుటలలో 1990 సం॥/1912 కా.శ. పుస్తకం నెంబరుగా
రిజిస్టరు చేయబడినది. 1990 సం॥ అక్టోబరు నెం
9 వ తేది 1912 కా.శ. ఆర్డర్ నెంబరు 17 వ తేది





Sl. No. 21813 Dt. 30/7/86 Rs. 2000/-

Sold to .. P. A Chakravarti .. 80 PVM Raw 40 H 20 .. Registrar Supdt.

For Whom .. Jayanti .. M Kadakia (HUF) .. Ex. Officio Stamp Vendor

Mo Mani Lal V Kadakia R 10 H 20

.. 3 ..

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 Vender as under:-

- (i) Till date an amount of Rs 1,40,000/- (Rupees One lakh and forty Thousand only) has been adjusted and paid from time to time.
- (ii) The balance amount of Rs 1,07,200/- (Rupees One lakh Seven Thousand two 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.

Satish Mali

Contd .. 4 ..

500/80

పుస్తకం..... సం. పు
తర్వాత వెబుల మొత్తం కాగితముల సంఖ్య
..... 4 ఈ కాగితము వరుస
సంఖ్య..... 320
నవ-రిజిస్ట్రార్.





Sl. No. 21814 Dt. 30/7/86 Rs. 200/-

Sold to P. A. Chakre Varthi No PUM Rao R/o H/o

For Whom Jayanti Lal M kada Kria (HUF) & Ex. Officio Stamp Vendor
G. S. O Hyderabad.

No Mani Lal v. Kadar Kria R/o H/o

.. 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

Sahib Moh

Contd .. 5 ..

500/80

పుస్తకం..... నం. పు
తీర్మానముల మొత్తం కాగితముల సంఖ్య
..... 11..... ఈ కాగితము పరువ
సంఖ్య..... 4.....
పద-రిజిస్ట్రార్.





Sl. No. 21815 Dt. 30/7/86 100/ —

Sold to P. A. Chakravarti No PVM Raw Rto Hg

For Whom Jayanti Lal M. Kadakia (HF) Sub-Registrar Supdt.
8/0 Mamilal V. Kadakia Rto Hg Ex. Officio Stamp Vendor
G. S. O. Hyderabad.

.. 5 ..

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 the same usable for all the Venders 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 autorickshwas etc of the

Satish Mohan

Contd .. 6 ..

9/11/90

పుస్తకం..... నం. పు
స్తకావేజుల మొత్తం కాగితముల సంఖ్య
..... 11..... ఈ కాగితము వరుస
సంఖ్య..... 52.....

నల్లరజిష్ట్రార్.





Sl. No. 1816 30/7/26 30/-

Sold to P. A. Chkravartty S/o P. V. M. Ravi
For Whom Jayanti M. Kadekria (HUF)
S/o Mami Lal V. Kadekria Mottu

Sub-Registrar Supdt.
Office Stamp Vender
B. R. O. Hyderabad.

.. 6 ..

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 Vender 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 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.

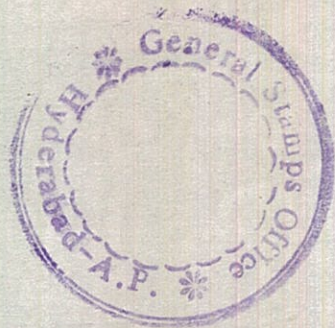
(g) That the Vendee further covenants with the Vendor and with all purchasers of other portions of the said building that he shall

Satish Mohan

Contd... 7 ...

500/30

పుస్తకం సం. పు
స్తకాల మొత్తం కాగితముల సంఖ్య
..... 4 ఈ కాగితము వరుస
సంఖ్య..... 6 వా
నబడినది.





Sl. No. 21817 30/7/87 Rs. 30/-

Sold to P. A. Chakravarty 870 P. V. M. Rao 2/10/87

For Whom (Janti) Jayanti Lal M. Kalladki Sub-Registrar Supdt. Office Stamp Vendor
(HUF) 870 Manilal V. Kalladki G. S. O. Hyderabad.

2/10/87

.. : 7 : ..

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 Modi

Contd .. 8 ..

400/90

పుస్తకం సం. పు
దస్త్రా వేజుల మొత్తం కాగితముల నంబు
..... 41 ఈ కాగితము వరుస
నంబు 7వ
సబ్-రిజిస్ట్రార్.



40552



St. No. 18180130171876... 10/-

Sold to ... P. A. Chakravartty 870 PVM Rao Rlotte

For Whom Jayant Lal M. Kadakia & Sub-Registrar Supdt.
(HUF) 870 Manilal V. Kadakia & Ex. Officio Stamp Vendor
Rlotte G. S. O. Hyderabad.

... : 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 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.

Sabot modh

Contd.. 9 ..

500/30

పుస్తకం సం. పు

తర్వాత వెళ్ళాలి మొత్తం తగిలముల సంఖ్య

..... 11 ఈ కాగితము పరుస

సంఖ్య..... 62

నవ-రిజిస్ట్రార్.



20/10/22



Sl. No. 24819, 30/7/56 57 -

Sold to B. A. Chakravarti. No. P. U. M. Rao

For Whom Jayanti Lal M. Kadam (Huf) Sub-Registrar Supdt. & Ex-Officio Stamp Vendor Q. S. O. Hyderabad

No. Main Lal V Kadam Motho

... : 9 : ...

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

C 1- Office admeasuring 1648 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.

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

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

Satish modi
VENDOR

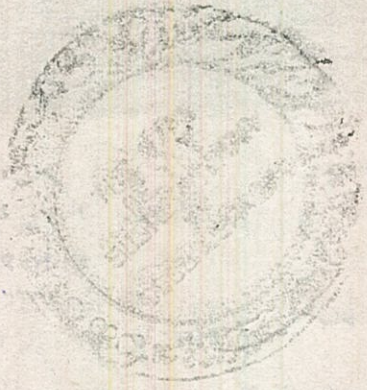
1. C. S. Lakshminarayana

2. [Signature]

C. S. LAKSHMINARAYANA

500/30

పుస్తకం పం. పు
తర్వాత వెబుల మొత్తం కాగితముల సంఖ్య
..... 11 ఈ కాగితము వరుస
సంఖ్య..... 11
వర-రిజిస్ట్రార్.



Sub-Inspector

[Signature]

[Signature]

[Signature]

D/- 8-86

ANNEXURE - 1A

- (a) House No. : 11 G. Road, 32, S. C. Road, 1/5
- (b) Age of the Building. : 6 YEARS:
- (c) Plinth area of each floor : 1648 SQ. FEET:
- (d) Nature of Roof : R.C.C.
- (e) Amenities like Electricity, water and Drainage. : Y.N.
- (f) Length of Compound wall or fencings. : 26.62 SQ yards or 36.62 SQ yards
- (g) Total Site. : 26.62 SQ yards or 36.62 SQ yards
- (h) Annual Rental Value : Rs. Rs. 10,00/- P.A.
- (i) Party's own estimate Value. : Rs. 2,47,200/-
- (j) Departmental Value : Rs.

ce: S. C. Road

S. C. Road

VENDOR

d: 1-8-86

VENDEE

500/40

పుస్తకం..... సం. ప
 తర్వాత మొత్తం కాగితముల సంఖ్య
 11 ద్ ఈ కాగితము వరుస
 సంఖ్య..... 10 ద్

వద-రిజిస్ట్రార్.



హైదరాబాద్ రిజిస్ట్రార్ ఆఫ్ సర్టిఫికేట్స్

10/10/1950

10/10/1950

10/10/1950

HYDRABAD

HYDRABAD

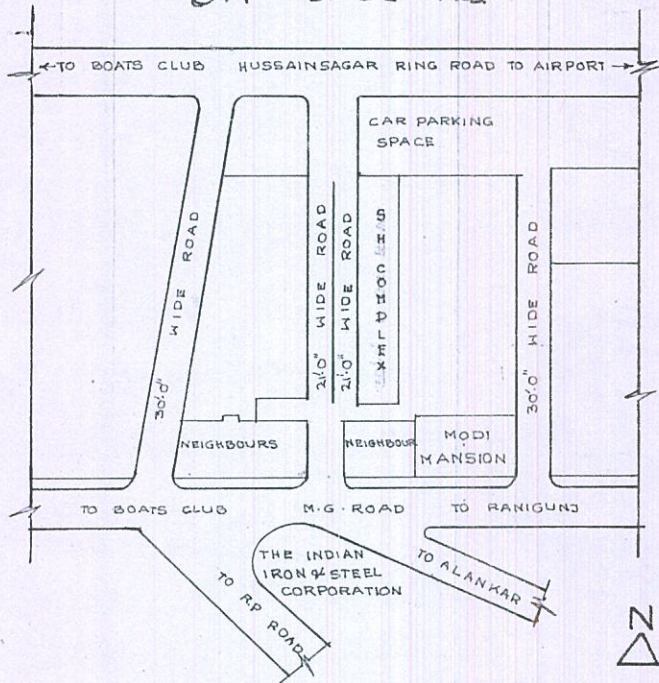
REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5 KARBALA MAIDAN M.G. ROAD, SECUNDERABAD

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

VENDEE:- JAYANTILAL M. KADAKIA HUF

REFERENCE:- INCLUDED 
EXCLUDED 

BUILT UP AREA 1148 SFT. SCALE 1" = 16'-0"
UNDIVIDED SHARE OF LAND 36.62 SQYARDS
OR 30.62 SQMTRS.

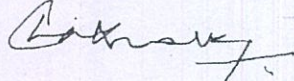


LOCATION PLAN
NOT TO SCALE

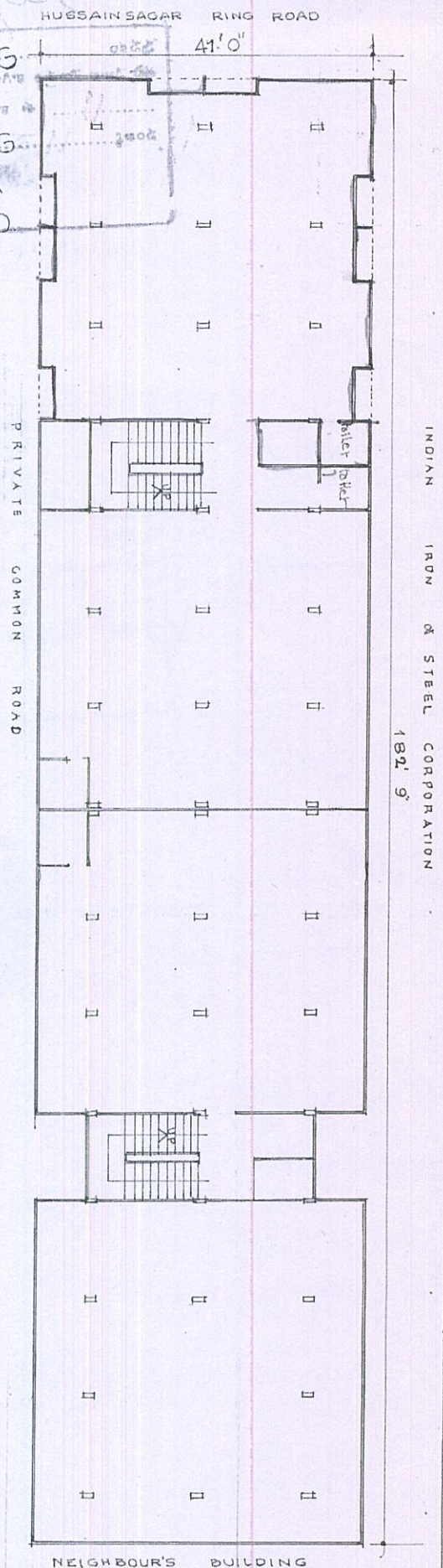
BOUNDRIES

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

WITNESS:-

1. 
2. 

Satish Modi
VENDOR



వనకర్త సం. పు
అర్హతపాఠము మొత్తం కాగితముల నల్భాస
..... శాశ్వతము వరుస
పంఖ్య.
A.D.
వదలిజియార్.



REGISTRATION PLAN
THE PORTION OF SLM
COMMERCIAL COMPLEX
MUNICIPAL NO. 54-1875
MAIDAN M.G. ROAD, SECUR

VENDOR:- SATISH MOGI
P.O. S.M. MODI COMMERCIAL
VEENDEE:- JAYANTILAL M. K

REFERENCE:- INCLUDED
EXCLUDED

BUILT UP AREA 115.577
INDIVIDUAL SHARE OF LAND 36.62
CR 50-62 50MTR

John L. Lutz
secretary