



Sl. No. 34386, 29.7.86 Rs. 5000/-
Sold to P. N. Chakravarty s/o P. V. M. Rao. R/o Hyd.
For Whom Sharad Kumar J. Kadakia
s/o Jayantilal Kadakia R/o Hyd.

Sub Reg. St. Supdt.
& 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, s/o Manilal C. Modi, Proprietor of 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 Sharad Kumar J Kadakia, son of Jayantilal Kadakia, Hindu, aged about 27 years residing at 1-10-17C 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 Pravin Modi son of Shri Manilal C. Modi was the sole, absolute and exclusive owner of the land

Satish Modi

Contd... 2 ...

496/90

పుస్తకం ..1.5.9.186.... నం. ప
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....10..... ఈ కాగితము పరుస
సంఖ్య.....1.....
పబ్-రిజిస్ట్రార్.



Presented in the office of the Sub-Registrar
Hyderabad and fee of Rs. 12071.00
Paid between the hours of 3 and 4
P.M. on this 30th day of July
1986, 8th Sravan 1908 S.E. by.....

Satish Mehta

Execution Admitted by
LEFT THUMB

Satish Mehta

of Maital. C. Hotel Building
R/o 701, Service Apartment
2 Hills, H.W.



Identified by

1. Chakraborty
(PA. CHAKRABARTI) S/o P.V.H. Rao Manager, Madhukailash
1-10-74/213, Begpet, Hyderabad.

2. S. Lakshmaiah

S. Lakshmaiah S/o H. S. Lakshmaiah Executive Engineer Madhukailash
7-1-774, behind old fort Serbo

S. Lakshmaiah

Date 30th July 1986

B.S.V.
Sub Registrar

8th Sravan 1908 S.E.



Sl. No. 34337, 29-7-86: 5000/-

Sold to P.A. Chara Varthy s/o P.V.M. Rao. R/o hyd

For Whom... Sharaad Kumar T. Kadalica

s/o Jayantilal Kadalica
R/o hyd.

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

: 2 :

admeasuring 1980 sq.yards forming part of land known as "KARBALA MAIDAN" by virute 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. Pravin 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, Ranigunj, Secunderabad.

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.

Satish modi

Contd .. 3 ..

496/90

(పుస్తకం 11.59.186..... సం. పు
తప్తా వేజుల మొత్తం కాగితముల సంఖ్య
.....10..... ఈ కాగితము పరువ
సంఖ్య 2వ.....
సబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1897
I hereby Certify that the deficit Stamp duty of
Rs... 5957... has been Levied
in respect of this instrument from Mr. S. S. Reddy
on the basis of agreed market Value of Rs. 2-26-50
being higher than the consideration

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

1 వ పుస్తకము 74... వ వల్యాండ్ 29 నుండి 500 వ వల్యాండ్ 29 వ వల్యాండ్
పుటలలో 1990 సం॥/1912 కా.శ. పుష్కల నెంబరుగా 1 నుండి 500
రిజిస్టరు చేయబడినది. 1990 సం॥ డిక్టేటర్ నెంబరు
... వ తేది 1912 కా.శ. డిక్టేటర్ నెంబరు... వ తేది

సబ్-రిజిస్ట్రార్





Sl. No. 34338 Dt. 29-7-86 Rs. 500/-

Sold to P.A. Chandra Varthy s/o P.V.M. Rao - R/o hyd

For Whom Sharad Kumar J. Kadalica

s/o Jayantilal Kadalica
R/o hyd.

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

: 3 :

Whereas the Vendor herein offered to sell and the Vendee agreed to purchase office premises No C-2 comprising an area of 1430 sq.ft in the Third 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).

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 1,76,000/- (Rupees One lakh Seventy six thousand only) has been adjusted and paid from time to time.
 - ii) The balance amount of Rs 38,500/- (Rupees Thirty Eight 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.

Satish Mehta

Contd.. 4

496/90

పుస్తకం. 59/86..... సం. పు
తప్తా వేజుల మొత్తం కాగితముల సంఖ్య
..... 10.. ఈ కాగితము పరువ
సంఖ్య 36.....
సచి-రిజిస్ట్రార్.





Sl. No. 34339 Dt. 29.7.86 Rs. 200/-

Sold to P.A. Chavara Varthy s/o P.V.M. Rao. R/o hyd

For Whom Sharad Kumar T. Kada Kida

s/o Jayantilal Kada Kida
R/o hyd.

Sub Registrar Supdt.

Ex-Officio Stamp Vendor
G. S. O. Hyderabad.

: 4 :

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.
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.

Satish Mohan

Contd ... 5 ...

496/90

పునకం 8.59/96 నం. పు
తప్తావేజుల మొత్తం కాగితముల సంఖ్య
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సంఖ్య 4.వ

నవ-రిజిస్ట్రార్.





Sl. No. 34340 Dt. 29.7.26. 30/-

Sold to ... P. A. Chakravarty S/o P. V. M. Rao. R/o Hyd.

For Whom ... Sharad Kumar T. Kadalica

S/o Jayantilal Kadalica

R/o Hyd.

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

: 5 :

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 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.

Satish Modi

Contd ... 6 ...

1996/90

ప్రస్తావనం 11.59/84..... సం. ప
తప్తావేజుల మొత్తం కాగితముల సంఖ్య
...../10..... ఈ కాగితము పరువ
సంఖ్య 5వ.....
సబ్-రిజిస్ట్రార్.



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, auto-rickshwas 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, 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 Mehta

సంఖ్య 0.59/86.... సం. 496/80
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 10..... ఈ కాగితము పరువ
సంఖ్య 6వ.....

న.చ.ర.జి.ప్రొ.ర్.



(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 and existing laws and rules in force of the Government.

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

⑤ only C-2 - Office equivalent to 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. ⑥

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

496/80

పుస్తకం 59/86..... నం. పు
టప్రావేశాల మొత్తం కాగితముల సంఖ్య
..... 10..... ఈ కాగితము పరుస
సంఖ్య 25.....
సచివశాసనాధికారి.



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.

Satish Modi

V E N D O R

W I T N E S S E S

1. *Chakraborty*
(P.A. Chakraborty)

2. *S. Lakshminarayana*
S. LAKSHMINARAYANA

496/90

సంఖ్య. 59/86..... సం. ప
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 10..... ఈ కాగితము వరుస
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నల్-రిజిస్ట్రార్.



(Sundarav A)

మొదటి

ANNEXURE - 1A

- (a) House No. : 5-4-187/5, N.G. Road
Said
- (b) Age of the Building. : 6 YEARS :
- (c) Plinth area of each floor : 1480 SQ. FEET :
- (d) Nature of Roof : D.C.C.
- (e) Amenities like Electricity, water and Drainage. : Yes
- (f) Length of Compound wall or fencings. : — N/A —
- (g) Total Site. 31.77 sq yards or N.A. SQ. YDS :
26.57 SQ MTR, undivided share of land
- (h) Annual Rental Value : Rs. 10,000/- P.A.
- (i) Party's own estimate Value. : Rs. 2,00,000/-
- (j) Departmental Value : Rs.

Place : Seebur

Satish Moh
VENDOR

Dated : 30-7-86

Shamshulman Kotala
VENDEE

496/90

పుస్తకం: 59/86..... సం. ప
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 10..... ఈ కాగితము వరుస
సంఖ్య: 96/.....
శాసనసభ.
శాసనసభ.



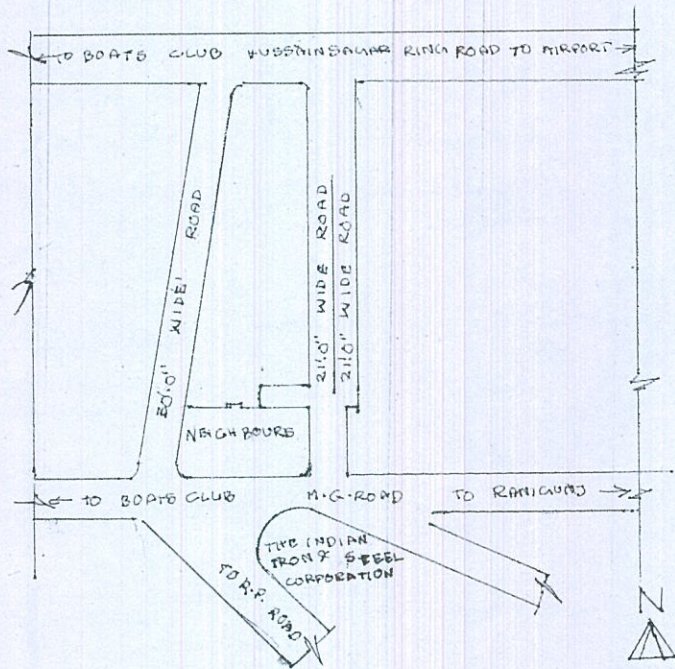
4.11 10 11/11/88 15:15
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11/11/88

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 -Jr KADAKIA

REFERENCE: INCLUDED 
EXCLUDED 
BUILT UP AREA 1430 SFT. SCALE 1"=16'0"
UNDIVIDED SHARE OF LAND 31.77 SQUARE YARDS
OR 26.57 SQUARE METERS

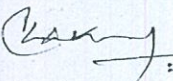


LOCATION PLAN
NOT TO SCALE

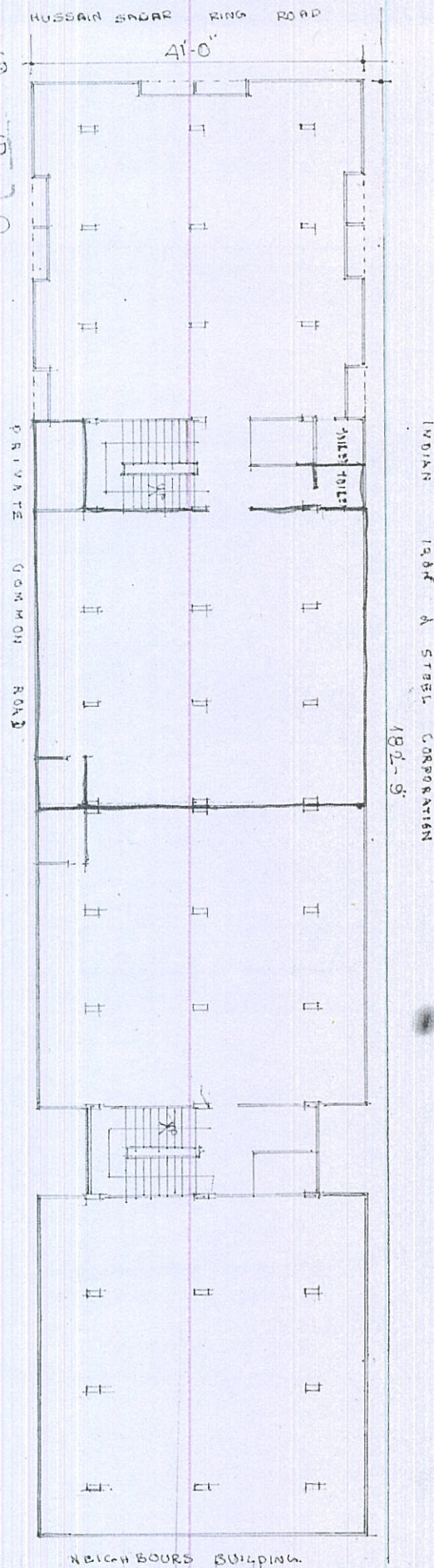
BOUNDRIES

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

WITNESS:

1. 
2. 

Satish Modi
VENDOR

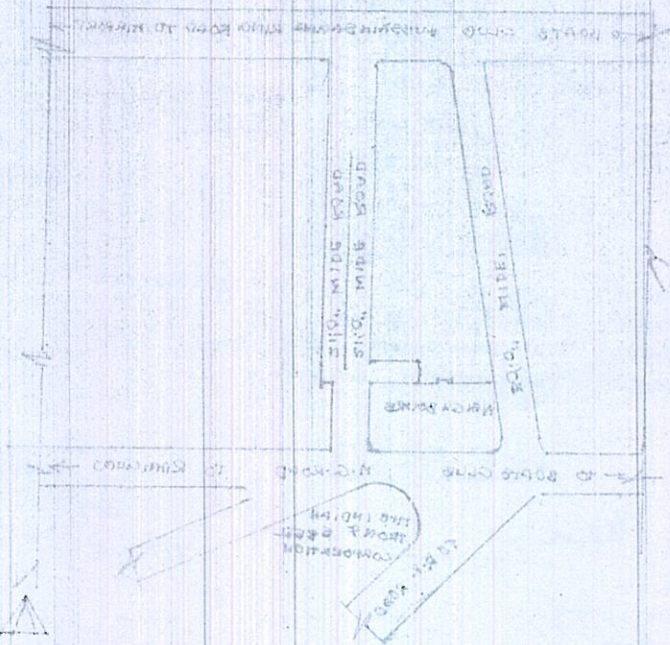


REGISTRATION NO. 196/80
 THE PORTION OF
 COMMERCIAL COMPLET BEARING
 MUNICIPAL NO. 5-4-187-3-2-1
 MAIDAN M.G. ROAD SECTOR 3-2-1



VENDOR: SHARAD KUMAR
 VENUEE: SHARAD KUMAR
 REFERENCE: 196/80

BOUNDARY MARKS OF LAND 17.20 ACRES
 17.20 ACRES

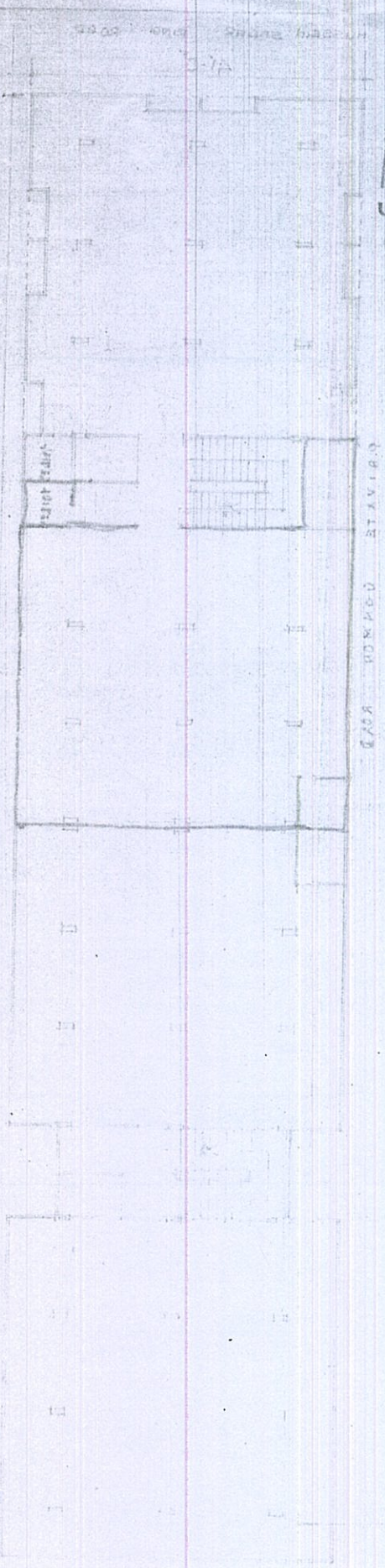


LOCATION PLAN
 NOT TO SCALE

BOUNDARIES

NORTH: INDIA, NEW 4 STREET, 17.20 ACRES
 SOUTH: PRIVATE ROAD, 17.20 ACRES
 WEST: HUBBARD STREET, 17.20 ACRES
 EAST: HUBBARD STREET, 17.20 ACRES

WITNESS



INDIAN REVENUE CORPORATION