

(P. 64/86)

499/70

10721

5000RS.



Sl. No. 34615 3017186 Rs. 5000/-
Sold to Mahesh kumar S/o Mahan Lal Kadakia
For Whom Rajesh Kumar J Kadakia S/o
Jayanti Lal M. Kadakia Hyd
Sub-Registrar Supd.
& Ex-Officio Stamp Venc
G. S. O Hyderabad

SALE DEED

THIS DEED OF SALE Is made on this the 1st day of August 1988
~~June 1988~~ by:

Sri Satishchandra Modi s/o Manilal C. Modi, aged 42 years, Business, Proprietor M/s. S.M. Modi Commerical Complex having registered office at Karbala Maidan, Secunderabad, R/o 701, Sarita Appartments, 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 Rajesh J. Kadakia son of Jayantilal Kadakia Hindu, aged 30 years represented by G.P.A. holder Sri Jayantilal Kadakia son of Manilal V. Kadakia residing at 1-10-176 Opposite Hyderabad Public School, Begumpet Hyderabad hereinafter called the VENDEE (which expression unless repugnant or inconsistent with 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 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.

Satish modi

contd..2



Secunderabad and fee of Rs. 12.07/ = 50

Paid between the hours of 3 and 4
on this 18th day of August
1981 to the order of J. E. by

[illegible]

Selamat malam

Satish Moh of Haverhill - C. Moore

Wendover, Tol, Savita Apartment
Road No. 4, R. Hill, Abu

Identified by

by Kalman
P. A. Chakravarti & P. V. M. Rao, Manager,
Madi Bunder, 1-20-74/3, Begumpet, Hyderabad

2- 
(J. L. Hammond)

S/o H. S. Conner
7-1-774 Behind No. 100 St
Le. 1/10

Toxocaria sp. Modi Boulder
Beyerspot 14/6/65

Date 18th August 1986

10th day of Sravan 1905 K

BSH
Sustlesishar



Sl. No. 34616, 30/7/86 Rs. 5000/-

Sold to Mahesh Kumar s/o Mahan Lal Kadakia

For Whom Rajesh Kumar J Kadakia s/o

Jayanti Lal M. Kadakia Hyd

Sub Registrar Supdt.

Ex-Officio Stamp Vendor

G. S. O. Hyderabad

-2-

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 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 comprising an area of 1,430 S.Ft in the III 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 and 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 and Five hundred only) well and truly paid by the Vendee to the Vendor as under;

contd..3

Satish modi

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 తద్రా. వెంకట మొత్తం కాగితముల సంఖ్య
 9 ఈ కాగితము వరుస
 సంఖ్య 2వ
 సబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1899

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. 226500

being higher than the consideration

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

1వ పుస్తకము 75వ వల్యాం 45 నుండి 62
 పుటలలో 1990 సం॥/1912 కా.శ. పు 499 నెంబరుగా
 రిజిస్టరు చేయబడినది. 1990 సం॥ అక్టోబరు నెల
 9వ తేది 1912 కా.శ. 6 జూన్ నెల 17వ తేది

సబ్-రిజిస్ట్రార్





Sl. No. 34612 Dt. 30/7/86 Rs. 500/-

Sold to Mahesh Kumar S/o Mahan Lal Kadamia Hydrabad Sub Registrar Supdt.
For Whom Rayesh Kumar J. Kadamia S/o G. S. O. Hyderabad.
Jayanki Lal M. Kadamia Hydr

-3-

i) Till date and amount of Rs.1,30,800/-
(Rupees One Lakh Thirty Thousand and Eight Hundred only) has been adjusted and paid from time to time.

ii) The balance amount of Rs.83,700/- (Rupees Eighty Three Thousand and Seven Hundred only) is paid by the Vendee to the Vendor at the time of registration of the 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 plant 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.

Satish Modi

contd..4

199/10

పుస్తకం సం. పు
 తప్పావేజుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య:
 వచ-రిజిస్ట్రార్.



1) All date and amount of Rs. 1,50,000/-
 (Rupees One Lakh Fifty Thousand and 00/100)
 hundred only has been adjusted and paid from
 time to time.

2) The balance amount of Rs. 1,50,00/- (Rupees
 One Lakh Fifty Thousand and 00/100) hundred
 is paid by the Vendor to the Vendor at the time
 of registration of the document the receipt
 whereof the Vendor hereby certifies, accepts and
 acknowledges.

3. The Vendor hereby declares, covenants and agrees that
 the Vendor has as the sole, absolute and exclusive owner
 of the said property, hereto sold and conveyed, more fully
 described as a plot of land situated in the village of
 in the District of and the Vendor has good and lawful right, title and authority
 to convey the same to the Vendor.

4. The property is not subject to any charge, mortgage or
 any other encumbrance whatsoever in favor of any one.

5. The Vendor has this day delivered peaceful possession
 of the property to the Vendor.

6. The Vendor hereby certifies that he and any other
 person have no claim or interest in the property
 sold hereby as his own property without the consent
 of the Vendor, his heirs, assigns or any other person
 who may claim or have any interest in the property.

199/10



Sl. No. 34618 Dt. 30/7/86 Rs. 75/-

Sold to Mahesh Kumar S/o Mahan Lal Kadakia

For Wh. Rakesh Kumar J Kadakia S/o

Jayant Lal M. Kadakia

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

-4-

6. The Vendor hereby declares, covenants and agrees with the Vendee that he shall ~~do~~ 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 ~~is~~ 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.

contd..5.

Salust maha

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పుస్తకం నం. పు
తద్రాజుల మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితము వరుస
..... నం. 4
నం. 4

నవ-విస్తార.



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

7. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the Vender against all loss that the Vender 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.

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 amount or charge is found to be due in respect of the said property the same shall be payable by the Vendor to the Vender.

9. Wherever it has been mutually agreed that the Vender shall abide by the following conditions:

(a) That the Vender hereby undertakes 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. Commercial Complex" the approach road parking space will remain common for enjoyment of all the Venders in the said building. Further the walls intervening between the two adjacent Vender's tenements shall also be common and enjoyed as such by the Venders of such adjacent tenements.

contd...5.

Handwritten signature or mark.



Sl. No. 4669/30/12186 75/-

Sold to Mahesh Kumar S/o Mahan Lal Kadamia Hyd

For Whom Rajesh Kumar J Kadamia No

Jayanti Lal M. Kadamia Hyd

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

-5-

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, taxis, 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, structure or stability of the said building.

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Satish

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 9 ఈ కార్గితము పరువ
 సంఖ్య 5
 పద-విజ్ఞాపన.



b) The Vendor hereby undertakes not to make any
 encroachment or otherwise disturb the common passage
 roads, lifts, but keep the same usable for all the Vendors
 of other tenants. Further the Vendor shall not use the
 said premises for any other purpose which may be
 likely to cause nuisance or annoyance to the Vendors
 of the other tenants in the said building.

c) That it is agreed that the loading or unloading of
 vehicles, bullock carts, commercial vehicles, trucks
 autorickshaws etc. of the Vendor shall not be carried
 out in the common passage or other parts of the building
 which are reserved 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 Vendor hereby agrees that he will have
 absolutely no objection of whatsoever nature, regarding
 any construction, repair, or other work or work of
 the nature of repair, but will actively co-operate and help
 in this regard. The inconvenience that may be caused
 during such construction and all the auxiliary work
 pertaining to the same, of men and material and
 scaffolding to the said other work will not be objected
 by the Vendor.

e) The Vendor hereby agrees that the small shop
 space in the said building any goods or materials or
 construction of any kind may be too heavy or may
 affect the construction, structure or stability of the
 said building.

1/1/2000



Sl. No. 34620 Dt. 30/7/86 75/-

Sold to Mahesh Kumar 870 Mahan Lal Kada Kira H/o Sub-Registrar Supdt.

For Whom Rakesh Kumar T Kada Kira 870 & Ex. Officio Stamp Vendor
G. S. O. Hyderabad.

Jayanti Lal M. Kada Kira H/o

-6-

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 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 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.

contd..7

Satish Moh

A circular purple ink postmark from Hyderabad, A.P. India. The text "Hyderabad-A.P. India" is curved along the top inner edge, and "General Stamp Office" is curved along the bottom inner edge. A small star symbol is positioned between the two text segments on the right. The center of the stamp is blank.



11-10-02

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.

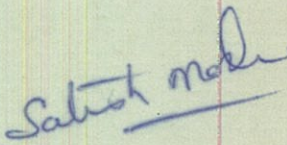
SCHEDULE OF THE PROPERTY HEREBY CONVEYED

C₂-Office, measuring 1430 Sq. Ft. only structure not land 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.

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.

WITNESSES:

1. 


VENDOR

2. 
(S. Lakshman Rao)

199/80
 పుస్తకం నం. ప
 తదాపేక్షల మొత్తం కాగితముల నంబర
 ఈ కాగితము వరుస
 నంబర 70

(j) That the Vendor hereby agrees that the land on which the entire Complex is constructed shall be in its open land, court yards, gardens and all items 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 tenant owners and shall share proportionately all the expenses thereof including water, electricity and other expenses etc., and employees of the personnel who will be appointed to keep the same in good state. The said taxes are in addition to their own individual and every description payable by the respective tenants.

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

SCHEDULE OF THE PROPERTY HEREBY CONVEYED

Office, measuring 1430 Sq. Ft. only structure not land being the portion of the building known as 'S.M. MODI COMMERCIAL COMPLEX', bearing Municipal No. 5-4-1875, situated at Karpala Maidan, Rangimaj, Secunderabad.

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 aforementioned.

Satish Modi
 VENDOR

WITNESSES:
[Signature]
[Signature]

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C₂ - 1000 g flow
5-4-1515 in inflow
So. chad

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YEARS :

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430 SQ. FEET

2

CC

On

427

- 21 -

2

31.77 sq yards or 26.57 sq mtrs undivided share of land. SQ. YDS :

SQ. YDS :

: Rs. (5000/-) =

: Rs. 2,14,500/-

: RS.

Secunderabad

Sabot and

VENDOR

1-8-86

పుస్తకం.....
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....
 9 ఈ కాగితము వరుస
 సంఖ్య.....
 వచ-విజ్ఞాపన.



శ్రీ 17 వ అంకం 12 వ పేజీలో ఉన్నది

అధికారి

అధికారి

అధికారి

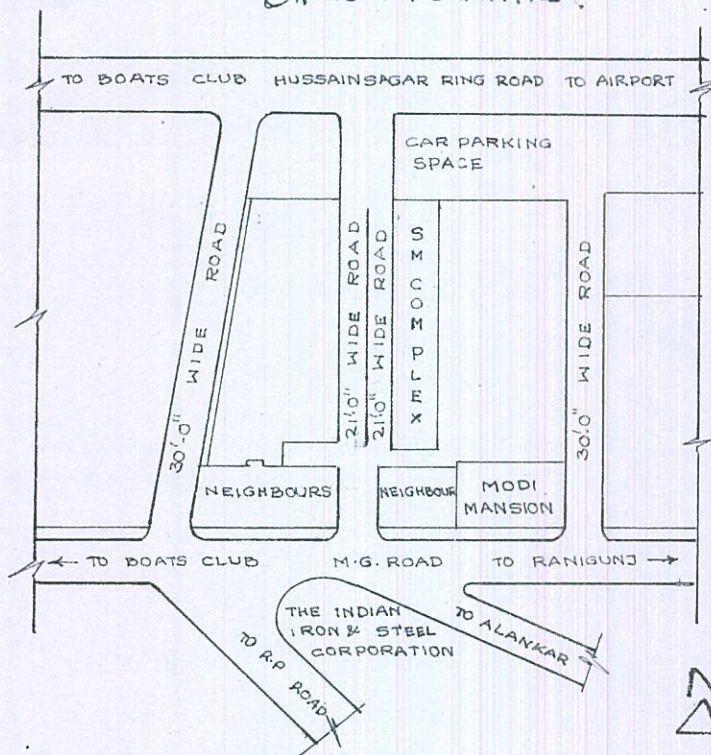
అధికారి

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:- RAJESHKUMAR J. KADAKIA

REFERENCE:- INCLUDED ☐
EXCLUDED ☐

BUILT UP AREA 1430 SFT. SCALE 1"=16'-0"
UNDIVIDED SHARE OF LAND 31.77 SQYARDS
OR 26.57 SQMTRS.



LOCATION PLAN
NOT TO SCALE

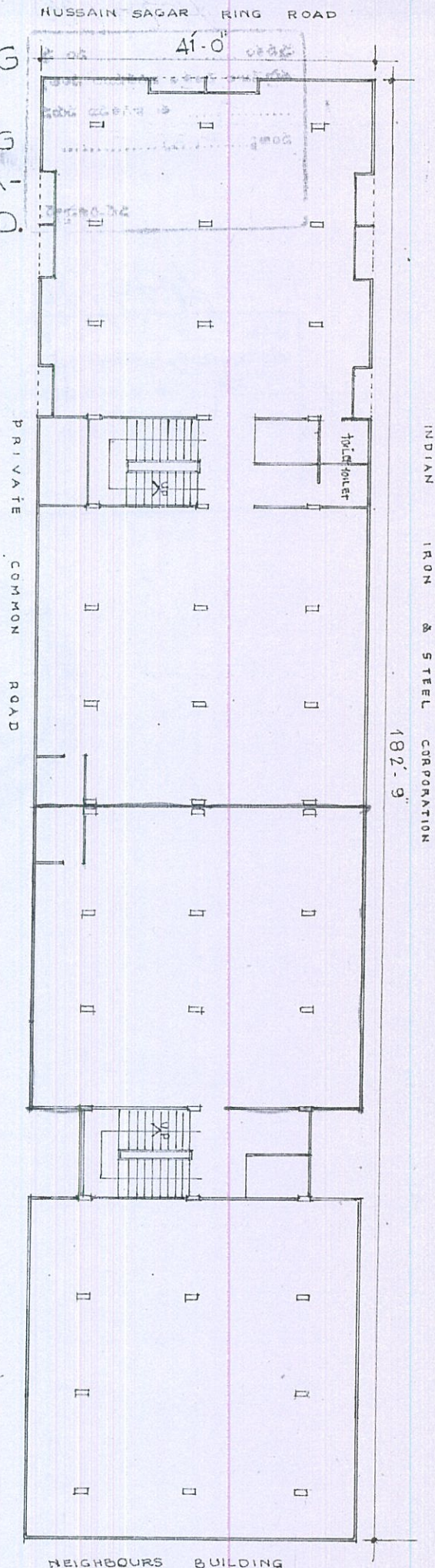
BOUNDRIES

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

WITNESS:-

1. *[Signature]*
2. *[Signature]*

Satish Modi
VENDOR

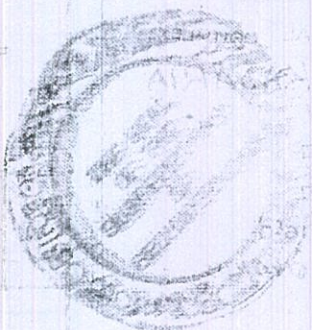


ప్రసంగం నం. ౨
తనాపైబాల మొత్తం కాగితముల పదున్న
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నంబు ౧౫
.....
వేద-విజ్ఞాన.

VEN DOR:

VENDEE:

REFERENCES



BOUNDARY

Activity