



Sl. No. 34615 3017186 Rs. 5000/-
 Sold to Mahesh Kumar S/o Mahan Lal Kadakia
 For Whom Rajesh Kumar J Kadakia Hty & Jayanti Lal M. Kadakia Hty &
 Sub-Registrar Supdt. & Ex. Officio Stamp Vender
 G. S. C. Hyderabad

SALE DEED

THIS DEED OF SALE Is made on this the 1st day of August 1986
~~June 1986~~ 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

199/30
 పుస్తకం సం. పు
 తర్వాత వెబుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య: 110
 సబ్-రిజిస్ట్రార్.



Presented in the office of the Sub-Registrar
 Secunderabad and fee of Rs. 12.071.00
 Paid between the hours of 3 and 4
 on this 18th day of August
 1986 by S. B. by

Execution Admitted by
 LEFT THUMB



Satish Mohan of Hanuman C. Mood
 Bhadravaram, 701, Sarvika Apartment
 Road No. 4, R. V. Hills, A.P.

Identified by

Calanay
 P. A. Chakravarti of P. V. M. Rao, Manager
 Modi Builders, 1-20-74/3, Begumpet, Hyderabad

2 S. H. Sathyanarayana
 (S. H. Sathyanarayana) 7-1-774 Behind Old Fort
 Sec 68

Executed by Modi Builders
 Begumpet Hyderabad

Date 18th August 1986
 10th day of Sravan 1985 K

Satish Mohan



Sl. No. 34.616, 30/7/86 5000/-

Sold to Mahesh Kumar & Mahan Lal Kadar's

For Whom Rajesh Kumar & Kadar's

Jayanti Lal M. Kadar's

Sub Registrar Supdt.

Ex. Office Stamp Vendor

G. S. O. 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 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

పుస్తకం ఫర. ప
 తస్మా వేణుల మొత్తం కాగితముల వలఖ్య
 ఈ కాగితము వరుస
 సంఖ్య: 21వ
 సబ్-రిజిస్ట్రార్.



Endorsement under Section 41 and 42 of Act II of 1864

I hereby Certify that the deficit Stamp duty of
 Rs... 600 ... has been Levied on the basis of agreed market Value of Rs... 226500 ...
 on respect of this instrument from being higher than the consideration

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

1వ పుస్తకము 7వ వలఖ్యం నుండి 6వ
 పుటలలో 1990 సం॥/1912 కా.శ. పు. 99 నెంబరుగా
 రిజిస్టరు చేయబడినది. 1990 సం॥ అక్టోబరు నెల
 21వ తేది 1912 కా.శ. 6 జూలై నెల 17వ తేది

సబ్-రిజిస్ట్రార్





Sl. No. 34617 Dt. 30/7/86 Rs. 500/-

Sold to Mahesh Kumar S/o Mahan Lal Kadakia Hyd Sub Registrar Supdt.
 For Whom Rayesh Kumar J. Kadakia S/o Ex. Officio Stamp Vendor
 Jayanki Lal M. Kadakia Hyd G. S. O. Hyderabad.

-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

199/90

పుస్తకం సం. ౪
 వస్త్రావేజాల మొత్తం కాగితముల సంఖ్య
 ౧ ఈ కాగితము వరుస
 సంఖ్య. ౨౦
 వనంజిస్టర్.





Sl. No. 34618-3017186-75/-

Sold to Mahesh Kumar Shro Mahan Lal Kadakia

For Wh. Rakesh Kumar J Kadakia Shro H. Sub-Registrar Supdt. & Ex-Office Stamp Vendor
Jayant Lal M. Kadakia 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

పునకం నం. పు
తదా పాఠం మొత్తం కాగితముల సంఖ్య
..... ఈ కాగితము వరుస
సంఖ్య.....
నవంబరు ౧౯౫౫.

[illegible]

1. The first of the two is the "General" which is a
2. The second of the two is the "Special" which is a
3. The third of the two is the "Detailed" which is a
4. The fourth of the two is the "Summary" which is a
5. The fifth of the two is the "Index" which is a
6. The sixth of the two is the "Table of Contents" which is a
7. The seventh of the two is the "List of Figures" which is a
8. The eighth of the two is the "List of Tables" which is a
9. The ninth of the two is the "List of References" which is a
10. The tenth of the two is the "List of Abbreviations" which is a

6624. Our collection of the birds of the island of
Mauritius is being sent to the British Museum.
- Please you to stop us if we have any birds
that are not wanted. We are in a hurry to get
the collection sent to the British Museum.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a copy of the original letter, and is signed by Abraham Lincoln.



Sl. No. 464930/2186 75/-

Sold to Mahesh Kumar S/o Mahan Lal Kadakia

For Whom Rajesh Kumar T Kadakia Hyd
 Jayanti Lal M. Kadakia 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 the 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.

contd..6

Satish Moh

1999/80

పన్నెం వం. పు
 తల్లి పేరుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య 5

పరిశీలించు.





Sl. No. 34620 30/1/86 75/-

Sold to Mahesh Kumar 970 Mahan Lal Kada Kia

For Whom Rajesh Kumar J Kada Kia 970 & Ex. Officio Stamp Vendor
G. S. O. Hyderabad.

Jayanti Lal M. Kada Kia Hys

-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 Mohi

199/80

పుస్తకం సం. పు
 తర్వాత వెబుల మొత్తం కాగితముల సంఖ్య
 ఈ కాగితము వరుస
 సంఖ్య: 6-వ
 వజ్ర-రిజిస్ట్రార్.



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

C₅-Office, admeasuring 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)

1999/80

పుస్తకం డి. పి.
 తల్లిపాఠం మొత్తం కాగితముల సంఖ్య
 9 కాగితము పరుస
 సంఖ్య 72

వన-విజ్ఞప్తి.



For the purpose of the above mentioned project, the Board has decided to purchase a certain number of books from the publishers. The books are to be purchased at the rate of Rs. 100/- per copy. The books are to be purchased from the publishers who are registered with the Board. The books are to be purchased from the publishers who are registered with the Board.

Central Board of Secondary Education, New Delhi

The Board has decided to purchase a certain number of books from the publishers. The books are to be purchased at the rate of Rs. 100/- per copy. The books are to be purchased from the publishers who are registered with the Board. The books are to be purchased from the publishers who are registered with the Board.

The Board has decided to purchase a certain number of books from the publishers. The books are to be purchased at the rate of Rs. 100/- per copy. The books are to be purchased from the publishers who are registered with the Board. The books are to be purchased from the publishers who are registered with the Board.

Signature
 20/12/2009

Signature

Signature
 (21/12/2009)

ANNEXURE - 1A

(a) House No.

: 5-4-1976-11-10-10000

(b) Age of the Building.

: 10 YEARS;

(c) Plinth area of each floor

: 1000 SQ. FEET;

(d) Nature of Roof

: R.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 26.57 SQ mtrs including share of land

SQ. YDS:

(h) Annual Rental Value

: Rs. 10000

(i) Party's own estimate Value.

: Rs. 20000

(j) Departmental Value

: Rs.

Place:

Secunderabad

Signature

VENDOR

Dated:

1-8-86

పుస్తకం... 1999/100... పం.
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 9 ఈ కాగితము వరుస
 సంఖ్య,
 నల్-రిజిస్ట్రార్.



1. ముఖ్యమంత్రి గారికి 12-4-98 న అందజేసిన (1/18)
 2. అనుబంధం 1 నుండి

1. ముఖ్యమంత్రి గారికి 12-4-98 న అందజేసిన (1/18)

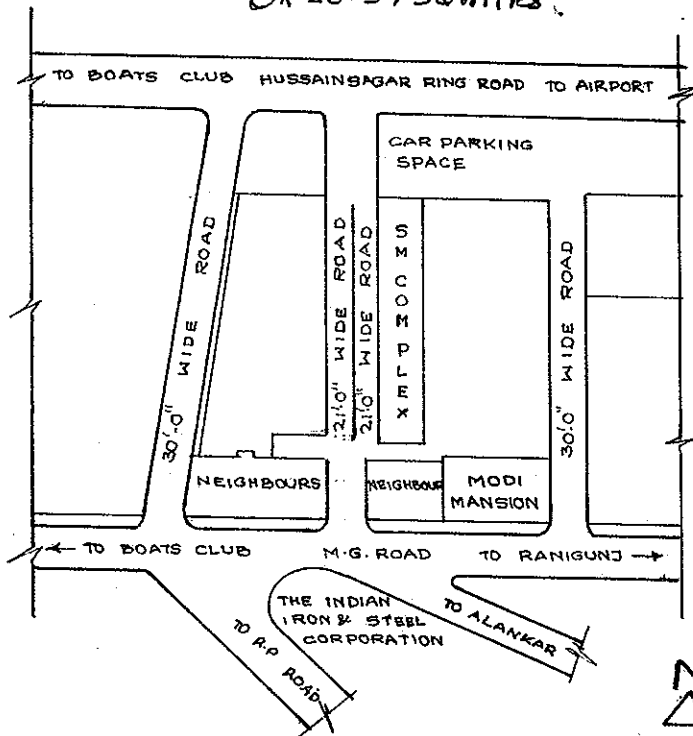
REGISTRATION PLAN SHOWING THE PORTION OF S.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL NO. 5-4-187/5, KARBALA- MAIDAN, M.G. ROAD, SECUNDERABAD.

VENDOR:- SATISH MODI
PIO. 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 21.77 SQYARDS
OR 26.57 SQMTRS.

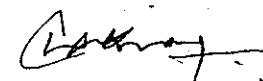


LOCATION PLAN
NOT TO SCALE

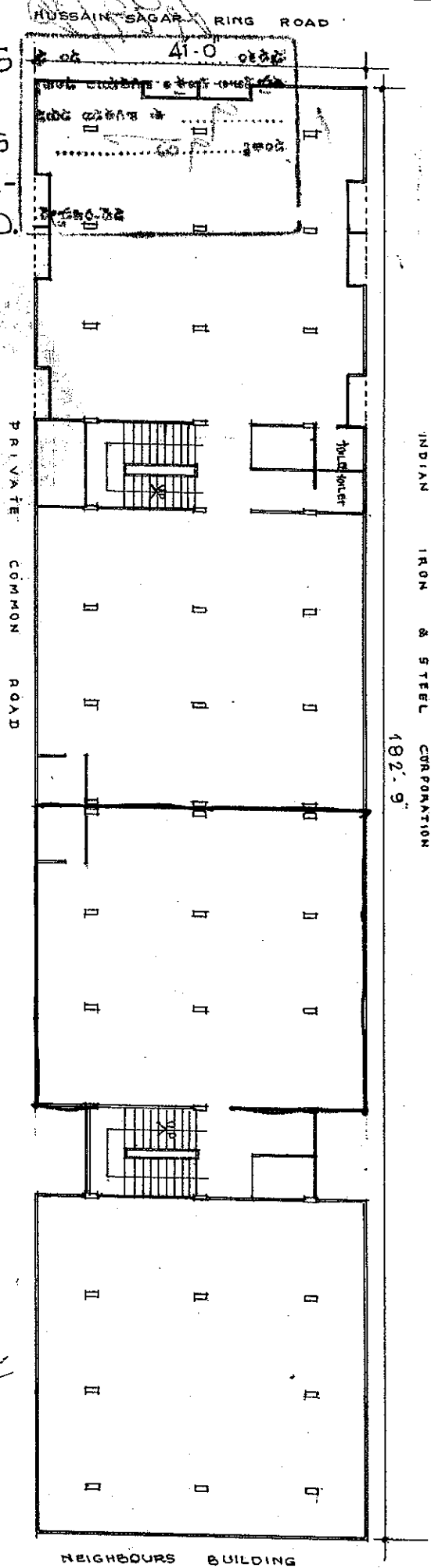
BOUNDRIES

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

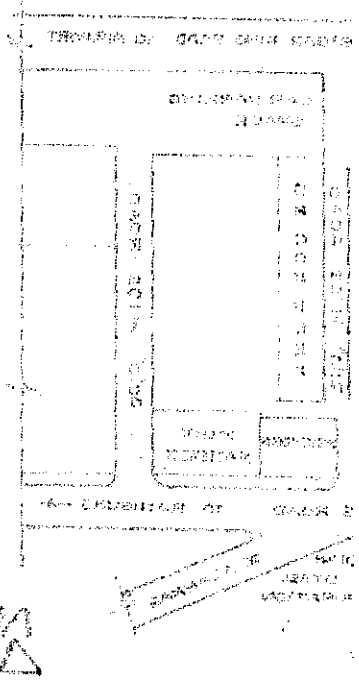
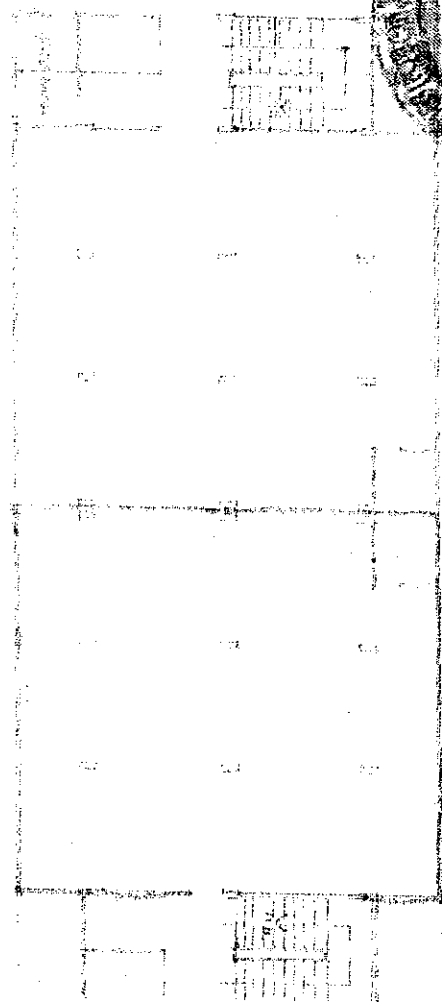
WITNESS:-

1. 
2. 

Satish Modi
VENDOR



PLAN SHOWING
OF S.M. MODI
COMPLEX BEARING
6-4-1875 KARBALA-
JAD, SECUNDERABAD.



NAME _____