

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 05-10-2004 Serial No : 8,806 Denomination : 100

03AA 189319

Purchased By :
T.G.PANDYA,
S/O.G.D.PANDYA,
SECUNDERABAD.

For Whom :
SUNIL T.PANDYA,
S/O.T.G.PANDYA,
SECUNDERABAD.

~~Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD~~

S A L E D E E D

This DEED OF SALE is made and executed on this the 6th day of October, 2004, at S.R.O. Secunderabad by:

A
21/8
S
1994

PRAVINCHANDRA MODI FAMILY TRUST, represented by its Managing Trustees namely:

1. Shri OM PRAKASH P. MODI S/o Late Shri PRAVINCHANDRA M. MODI, aged about 41 years, Occupation: Business, Resident of B-3-1084/1, Srinagar Colony, Hyderabad and
2. Smt. SUPRITI H. GANDHI W/o Shri HRIDOV GANDHI, aged about 44 years, Occupation: House Wife, resident of 2E, Raag Darbar, Sterling Road, Chennai.

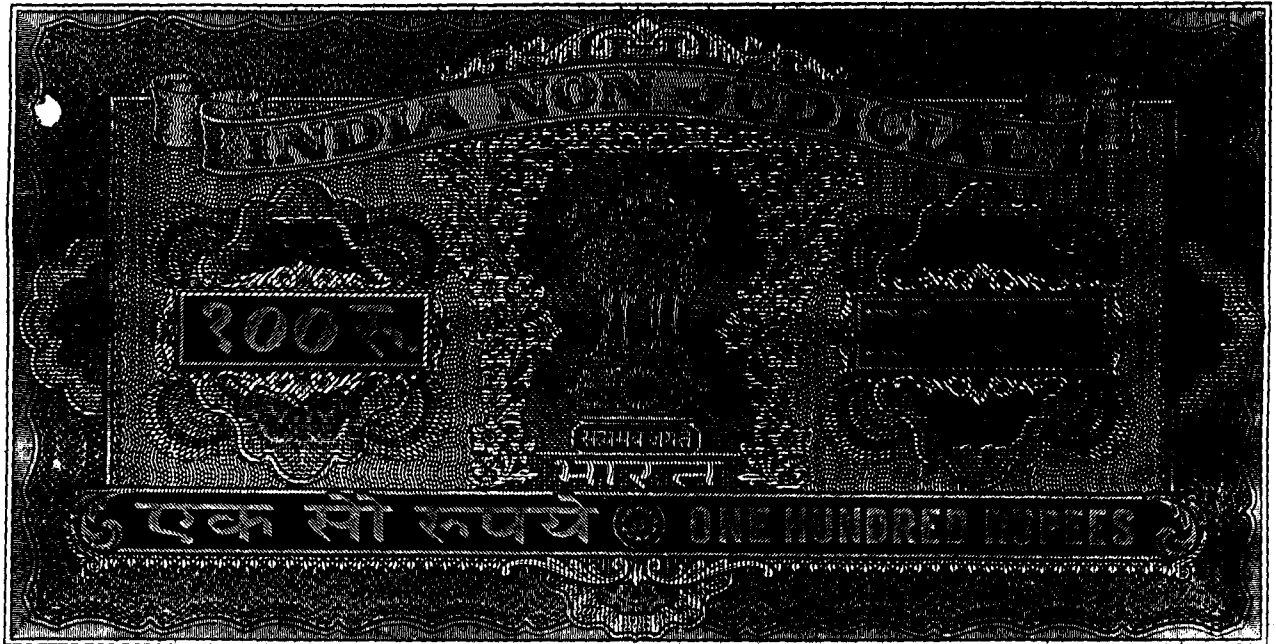
Hereinafter referred to as the VENDORS which term shall mean and include whenever the context may so require their heirs, executors, administrators, nominees and assigns:

IN FAVOUR OF

Dr. SUNIL T. PANDYA S/o Shri T.G. PANDYA, aged about 40 years, Occupation: Doctor, R/o 12-13-627/1, Nagarjuna Nagar, Tarnaka Street No. 14, Secunderabad -17.

Hereinafter referred to as the PURCHASER which term shall mean and include whenever the context may so require his heirs, executors, administrators, nominees and assigns:

(Signature)
Supriti Gandhi ...2...



Date : 05-10-2001 ०५-१०-२००१ and १०-१०-२००१ ANDHRA PRADESH: 100

03AA 189320

Purchased By :
T.G.PANDYA,

For Whom :
SUNIL T. PANDYA,

S/O.G.D.PANDYA,
SECUNDERABAD.

S/O.T.G.PANDYA,
SECUNDERABAD.

~~Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. SECUNDERABAD~~

..2..

WITNESSETH AS FOLLOWS:

WHEREAS Shri Pravinchandra M. Modi during his life time purchased an extent of 2100 Sq. Yds., of land Situated at Karbela Maidan bearing Municipal No. 5-4-187/6, Secunderabad, under registered Sale Deed dated: 31-3-1965, bearing document No. 692/65, and subsequently constructed a multi-storied complex on the said land by obtaining a valid municipal permit, which is now called "P.M. Modi Commercial Complex".

WHEREAS Shri Pravinchandra Modi during his life time that is on 05.11.1999 executed a WILL DEED in favour of his family members and also directed that there shall be a Trust under the name and style of PRAVINCHANDRA MODI FAMILY TRUST, managed by the VENDORS herein as Managing Trustees of the properties as specified therein.

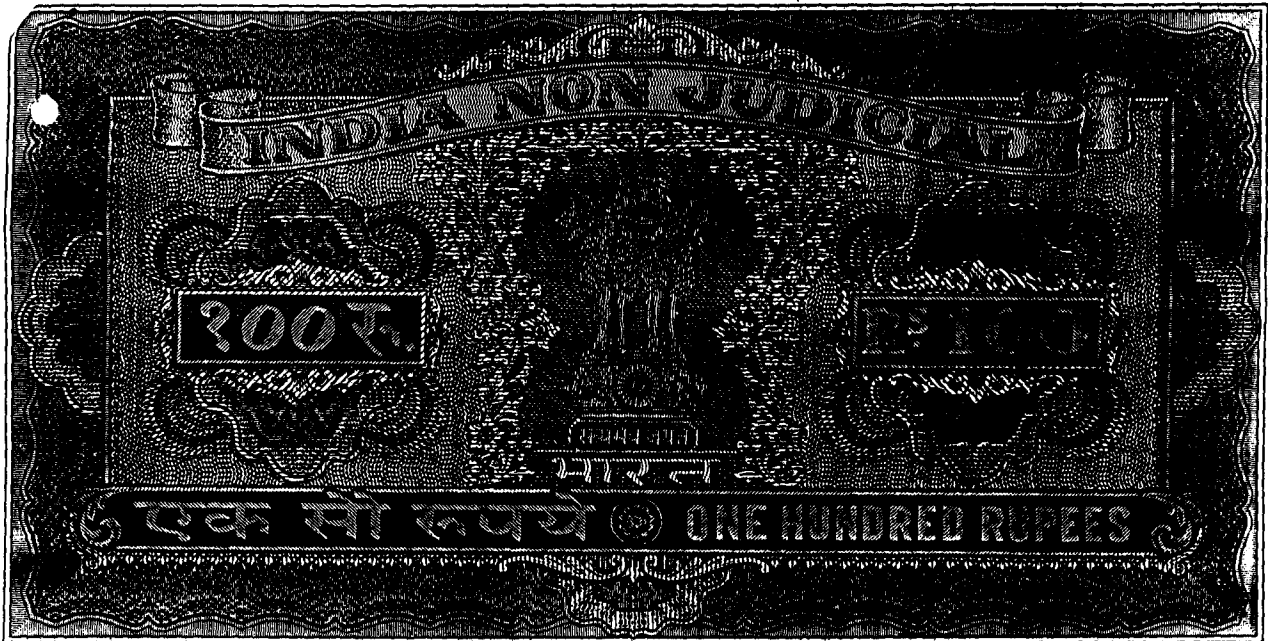
WHEREAS that on 20-12-1999 Shri Pravinchandra Modi expired and from that date onwards the property specified therein became the Trust property of which the Vendors herein are the Managing Trustees.

WHEREAS even though the property under the trust devolved on the aforesaid trust as back as on 20-12-1999, as a matter of process of law a Trust Deed was registered on 28-03-2001 by the Trustees vide registered document No. 32/2001.

(Signature)

(Signature)

...3..



Date : 20/02/2008 **ఆంధ్ర ప్రదేశ్** **ANDHRA PRADESH** Denomination : 100

03AA 189321

Purchased By :
T.G.PANDYA,
S/O.G.D.PANDYA,
SECUNDERABAD.

For Whom :
SUNIL.T.PANDYA,
S/O.T.G.PANDYA,
SECUNDERABAD.

~~Sub Registrar~~
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD

..3..

WHEREAS the Vendors herein is the absolute owner of Premises admeasuring 450 Sq. ft., of Super Built up area together with an undivided share of land to the extent of 10.13 Sq. Yds., on the ground floor of a multi-storied complex known as P.M. Modi Commercial Complex situated at the corner of Hussain Sagar Ring Road known as Karbala Maidan bearing Municipal No. 5-4-187/6, Secunderabad. The said premises bearing Shop No. G-17 is referred to as the Scheduled Premises and is more particularly described in the Schedule of property annexed hereto.

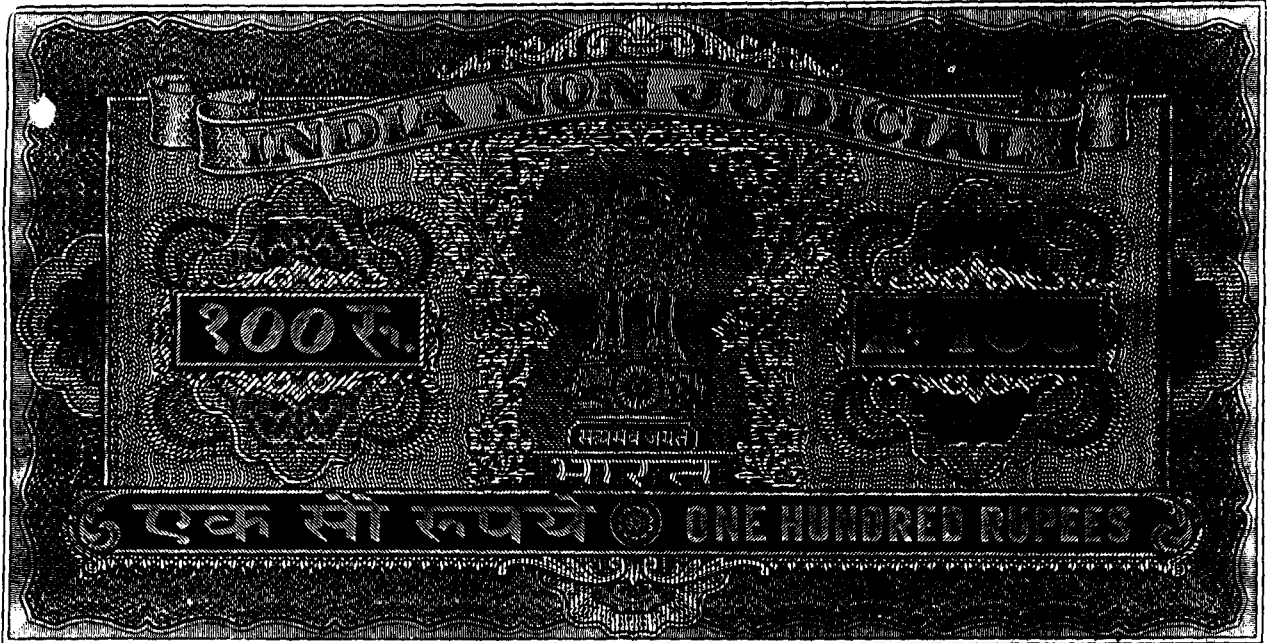
The Vendors have agreed to sell and the Purchaser has agreed to purchase a Mulgi No. G-17, admeasuring 450 Sq. ft., of Super Built up area along with an undivided share of 10.13 Sq. Yds., or 8.469 Sq. Mtrs., in the land on the Ground floor of the building known as P.M. Modi Commercial Complex, which complex bears Municipal No. 5-4-187/6, Situated at Karbala Maidan, Secunderabad, hereinafter referred to as the 'SAID PREMISES' and more particularly described in the Schedule at the foot of this document and shown in detail in the Plan annexed hereto for a sum of Rs. 4,86,000/- (Rupees Four Lakhs Eighty Six Thousand only).

WHEREAS the Schedule property is part and parcel of the aforesaid Trust Property.

KNOWN ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 4,86,000/- (Rupees Four Lakhs Eighty Six Thousand only) paid by the Vendees to the Vendors as under:

Signature

3 x Separate Journals...4..



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date : 05-10-2004 Serial No : 8,809 Denomination : 100

03AA 189322

Purchased By :
 T.G.PANDYA,

For Whom :
 SUNIK.T.PANDYA,

S/O.G.D.PANDYA,
 SECUNDERABAD.

S/O.T.G.PANDYA,
 SECUNDERABAD.

Sub Registered
 Ex.Official Stamp Vendor
 S.R.O. SECUNDERABAD

...4..

i) Rs. 2,00,000/- (Rupees Two Lakhs only) vide Cheque No. 647927, dated: 26-05-2004, drawn on State Bank of India, Nacharam Industrial Area, Hyderabad.

ii) Rs. 50,000/- (Rupees Fifty Thousand only) vide Cheque No. 660070, dated: 11-09-2004, drawn on State Bank of India, Nacharam Industrial Area, Hyderabad.

iii) Rs. 86,000/- (Rupees Eighty Six Thousand only) vide Cheque No. 660074, dated: 05-10-2004, drawn on State Bank of India, Nacharam Industrial Area, Hyderabad.

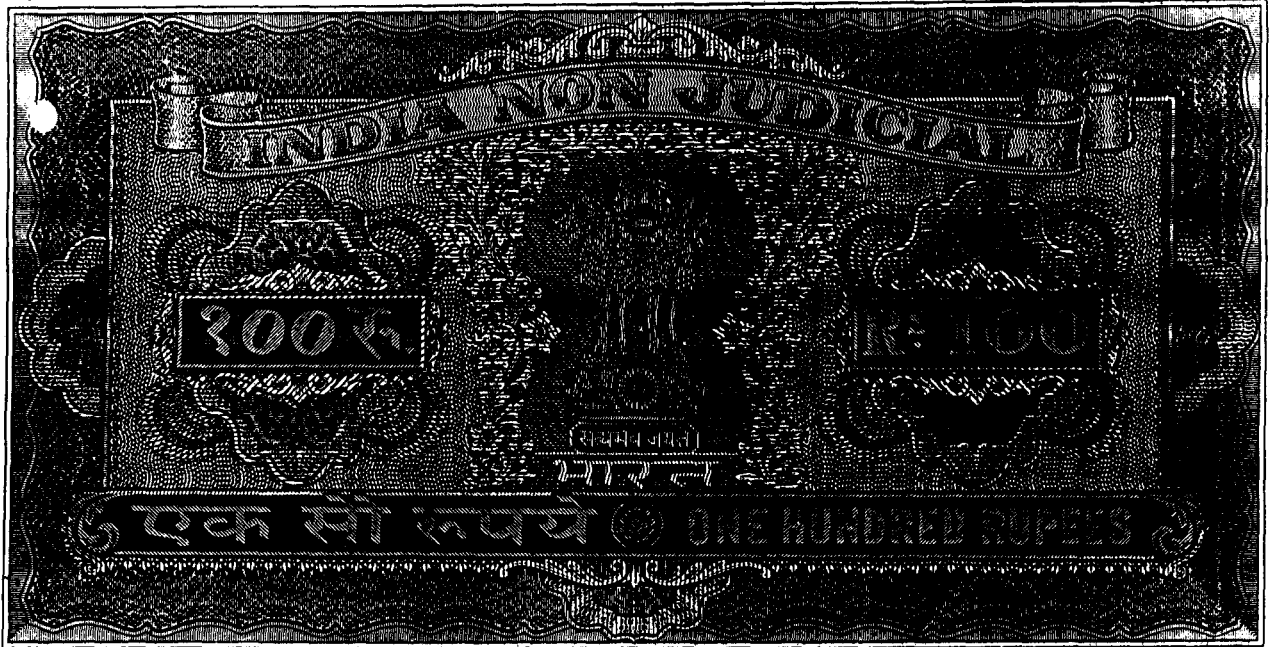
iv) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) by LIC Housing Finance Ltd., vide Cheque No. 4455991, dated: 01-09-2004, drawn on HDFC Bank Ltd., Lakdikapul, Hyderabad.

the receipt of which the Vendor do hereby admit and acknowledge; and final discharge wherefor is hereby given by the Vendors to the Purchaser, the Vendors doth hereby sell, transfer and convey unto the Purchaser absolutely subject to the conditions detailed the said property, namely an undivided share 10.13 Sq. yds., in land and Mulgi No. G-17, admeasuring 450 Sq. ft., in the ground floor forming part of F.M. Modi Commercial Complex, Situated at Karbala Maidan, Secunderabad.

HENCEFORTH the Vendor shall not have any right, title or interest in the said premises, which shall be enjoyed absolutely by the Purchaser subject to the conditions mentioned hereunder, without any let or hindrance to the Purchaser from the Vendors or any one claiming through them.

(Signature)

(Signature) ...5..



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 189323

Date : 05-10-2004 Serial No : 8,810 Denomination : 100

Purchased By :
T.G.PANDYA,

S/O.G.D.PANDYA,
SECUNDERABAD.

For Whom :
SUNIT.T.PANDYA,

S/O.T.G.PANDYA,
SECUNDERABAD.

...5..

~~Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD~~

The Vendors do hereby declare, assure and covenant with the Purchaser that the recitals contained herein are all true and correct; that no one else has any right, title or interest in the said premises; that the Vendors have not alienated or encumbered the said premises in any manner whatsoever; that all rates, taxes and charges in respect of the said premises have been paid up to the date of sale.

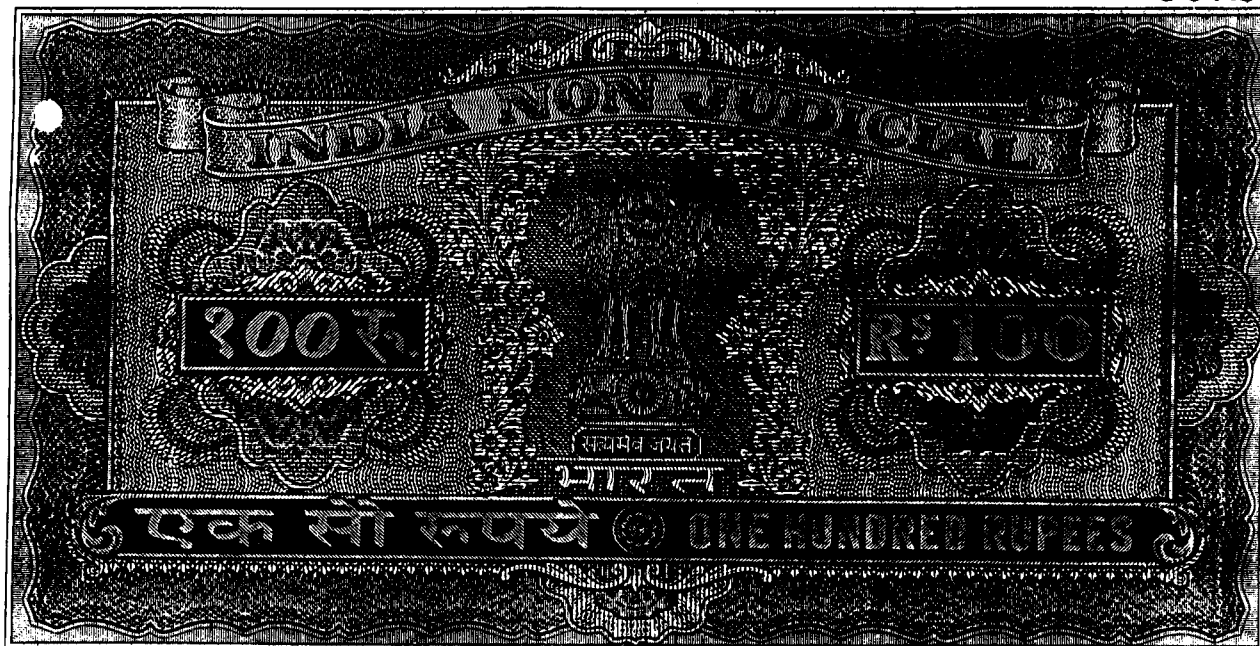
The Vendors hereby agrees to indemnify the Purchaser at all times in respect of all losses, expenses and costs including court costs to which the Purchaser may be put to on account of all or any of the recitals contained herein being false or incorrect or on account of the breach of all or any of the covenants contained or on account of any one else claiming any right, title or interest in the said premises or on account of any let or hindrance to the Purchaser in the enjoyment of the said premises by the Vendors or any one claiming through them.

The Vendors further agree to sign all documents and do all deeds as may be necessary to complete or defend the title of the Purchaser to the said Premises. The Purchaser has been placed in actual physical possession as Owner of the said Premises this day.

The Vendors had delivered true copies of the documents and plans of title to the Purchaser as the Purchaser is buying only one Unit of the said complex. The Vendors agree to produce Original Documents or give attested copies of the documents if and when necessary.

Supraakash Reddy

Supriya Gannaboina



Date : 05-10-2004 Serial No : 9,611 Denomination : 100

03AA 189324

Purchased By :
T.G.PANDYA,
S/O.G.D.PANDYA,
SECUNDERABAD.

For Whom :
SUNIL T.PANDYA,
S/O.T.G.PANDYA,
SECUNDERABAD.

Sub Registrar
Ex.Official Stamp Vendor
S.R.O. SECUNDERABAD

The Sale is subject to the following conditions:

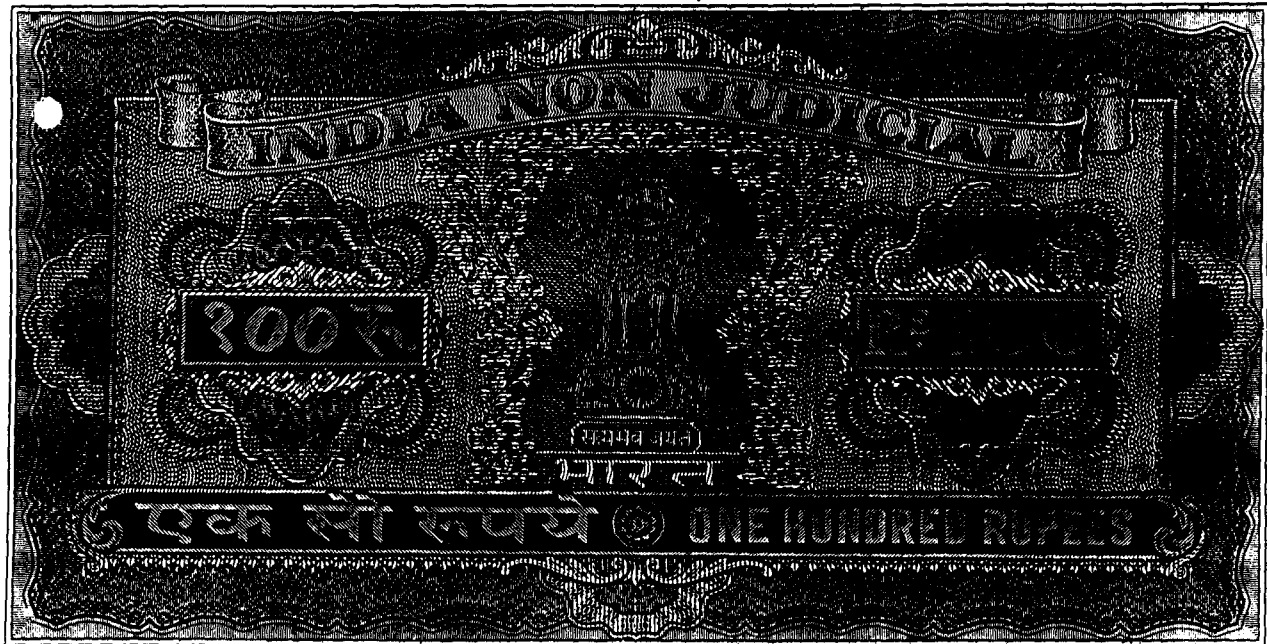
- i) The Purchaser shall not be entitled to demolish or make any construction in the said Premises, which would affect the other units of the complex.
- ii) The Purchaser shall be entitled to enjoy the common amenities like passages, staircases, water, drainage, pipe lines, electricity etc., subject to the condition of paying monthly maintenance charges to the Vendors as may become payable from time to time.
- iii) The Purchaser shall not have any right, title or interest in the terrace of the complex, which shall belong to the Vendors.
- iv) The Purchaser shall not have any objection or cause any hindrance if the Vendors make any further construction on the terrace, subject to obtaining permission from Municipal Authority and the load bearing capacity of the structure as certified by a qualified architect.
- v) The Purchaser is entitled to use and enjoy, jointly along with other Office/ Shop Owners/ Occupants in the building complex, the common conveniences and enjoyment of appurtenance, without any hindrance by others.

SCHEDULE OF PROPERTY

A Mulgi No. G-17, in the Ground floor of P.M. Modi Commercial Complex, bearing Municipal No. 5-4-187/6, admeasuring 450 Sq. ft., along with an undivided share of 10.13 Sq. Yds., or 8.469 Sq. Mtrs., Situated at Karbala Maidan, Secunderabad, shown in detail in RED colour in the plan annexed hereto, bounded on the :

(Signature)

x Supriya Gandhi...



Date : 05/04/2016 ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH 100

03AA 189325

Purchased By :
T.G.PANDYA,

For Whom :
SUNIT.T.PANDYA,

S/O.G.D.PANDYA,
SECUNDERABAD.

S/O.T.G.PANDYA,
SECUNDERABAD..

~~Sub Registrar~~
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD

- NORTH : Shop No. G-12,
- SOUTH : Karbala Maidan Road,
- EAST : Shop No. G-18,
- WEST : Shop No. G-16.

Together with all door, doorways, windows, easements and appurtenances belonging to or reputed to belong to the said premises.

IN WITNESS WHEREOF the Vendors have signed these presents on the date and at the place mentioned hereinabove in the presence of the following witnesses.

WITNESSES:

- 1.
- 2.

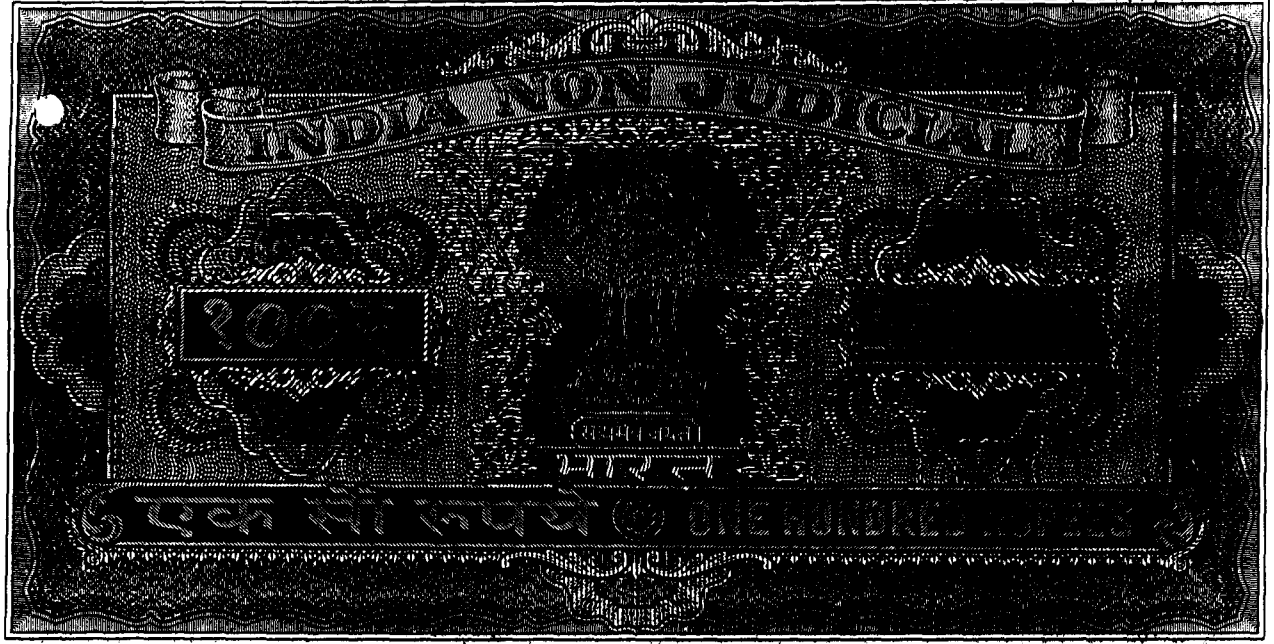
For PRAVICHANDRA MODI FAMILY TRUST

1. OMPRAKASH P. MODI

2. SUPRITI H. GANDHI

MANAGING TRUSTEES

VENDORS



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 05-10-2004 Serial No : 8,813 Denomination : 100

03AA 189326

Purchased By :
T.G.PANDYA,
S/O.G.D.PANDYA,
SECUNDERABAD.

For Whom :
SUNIL T.PANDYA,
S/O.T.G.PANDYA,
SECUNDERABAD.

Sub-Registrar
Ex.Officio Stamp Vendor
S.R.O. SECUNDERABAD

ANNEXURE 1A

- 1. Description of the property : All that the Mulgi No. G-17 in Ground floor of P.M. MODI COMMERCIAL COMPLEX bearing Municipal No. 5-4-187/6, Situated at Karbala Maidan, Secunderabad.
- a.) Nature of the Roof : RCC
- b) Type of Structure : Pillar Construction
- 2. Age of the Building : 30 years,
- 3. Total Extent of the Site : 10.13 Sq. yards or 8.469 Sq. Mtrs., (U.D.S.)
- 4. Builtup Area of the Site : 450.0 Sq. Ft.,
- 5. Annual Rental Value : Rs. 3,000/-
- 6. Municipal Taxes(Per Annum) : Rs.
- 7. Party Own estimation of Market Value of the Building : Rs. 4,86,000/-

Date : 6-10-2004

CERTIFICATE

I / We do here by declare that what is stated above is correct to the best of my knowledge and belief.

(Signature)

(Signature)
Sign of the Executant

(Signature)

(Signature)
Sign of the Executant

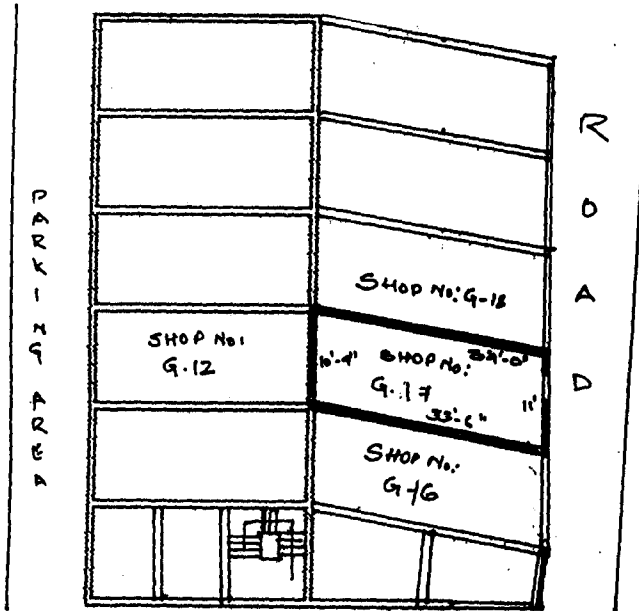
(Signature)
Sign of the Claimant.

REGISTRATION PLAN OF: MULGI No. G-17 IN GROUND FLOOR OF P.M. MODI COMMERCIAL COMPLEX BEARING MUNICIPAL No. 5-4-187/6 SITUATED AT KARBALA MAIDAN, SECUNDERABAD

VENDOR: PRAVINCHANDRA MODI FAMILY TRUST., Rep. By It's Managing Trustees
1. Shri OMPRAKASH P. MODI S/o Late Shri PRAVINCHANDRA M. MODI
2. Smt. SUPRITH H. GANDHI W/o Shri HRIDYOY GANDHI

VENDEE: Dr. SUNIL T. PANDYA S/o Shri T.G. PANDYA

REF: INCLUDED
AREA: 10.13 Sq. Yards of UDS.,
OR : 8.469 Sq. Mtrs.,
Plinth Area: 450.0 Sq. ft.,



PARKING AREA

WITNESSES

- 1.
- 2.

VENDOR(S)

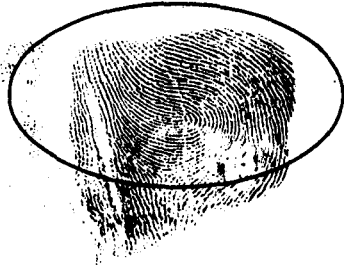
Ompakash Modi
Smt. Supriya Gandhi

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

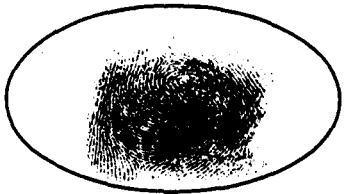
**FINGER PRINT IN BLACK
(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

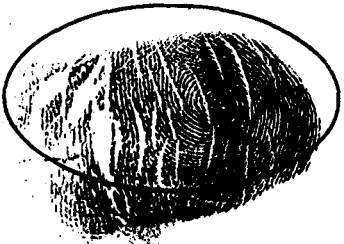
**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER
BUYER**



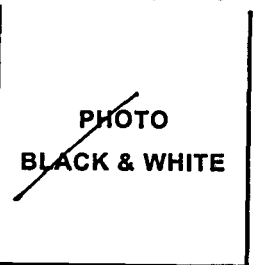
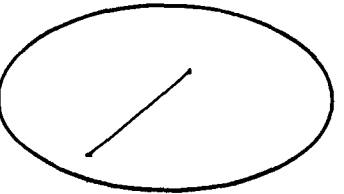
OM PRAKASH P. MODI
R/o 8-3-1084/1
Srinagar Colony
Hyderabad



SUPRIYA H. GANDHI
R/o 2E. RAAG DARBAR
STERLING ROAD
CHENNAI.



Dr. SUNIL T. PANDYA
R/o 12-13-627/1
Nagarjuna Nagar, Tenkasi
ST No. 14. Secunderabad



WITNESSES

- 1.
- 2.

SIGN OF EXECUTANTS :

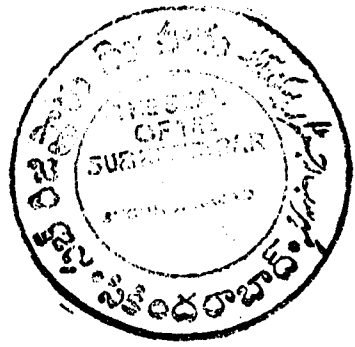
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దిస్తావేలు నంబర్ 1776/1004

వస్తువకము 10



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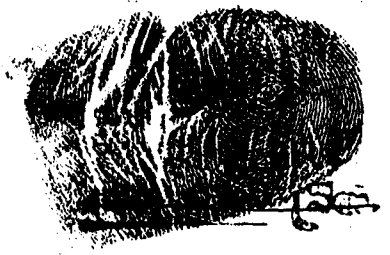


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... 13... మరియు...
గంటల...
శ్రీ. Amprakash P.... 1988 వా.శ.
... మరియు
... 27790/r
...
ప్రాసేసింగ్ కు అనుకూలమైన
...
Amprakash hoo

Amprakash hoo



ఆదిమ దాఖలు



NAME Amprakash hoo s/o P. M. ...
OCC Business R/O. R-3-1084, Rajinagar
Hyd-76

Amprakash

NAME Dr. SUNIL T. PANDYA T.G. PANDYA
OCC DOCTOR R/O. 12-13-6 27/1 1217
NAGARJUNA NAGAR
PARNABA, SEC'AD-500017

Amprakash

~~NAME~~
~~R/O.~~

విధానించినది

1) [Signature]
2) [Signature]

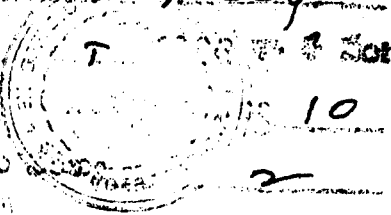
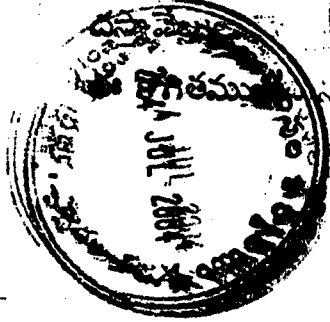
NAME S. AMBER s/o S. M. Neha
OCC Pr-Scu R/O. 2-3-151, Ranga Reddy
Sec hnd

NAME T.G. Pandya s/o G. D. Pandya
OCC Retd. R/O. 12-13-6 27/1 1217
Nagarjuna Nagar, Tenali
Sec hnd - 17

2004వ సంవత్సరము...
...
...
[Signature]

దస్తావేజు నంబరు: 1776/1004

వస్తు వివరము: T. 10



~~సహాయక~~

CERTIFICATE OF REGISTRATION

Registered as Document No: 1776
of 2004 (1926 SB)
of Book = ... and assigned the
Identification Number 1006 1-1994-2004
for Seanning.

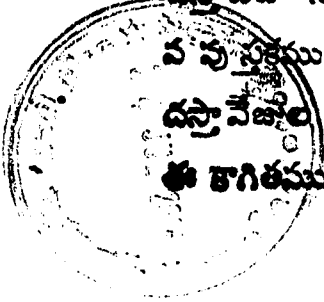


Date: 4/11/2004 Registering Officer

Rs. 49660 towards
Stamp Duty including Transfer Fee of I. S. Act
and Rs. 2430
towards ... value of
Rs. 486,000/- the party
through ... 7653
dated 6-10-04 of Rev. ...

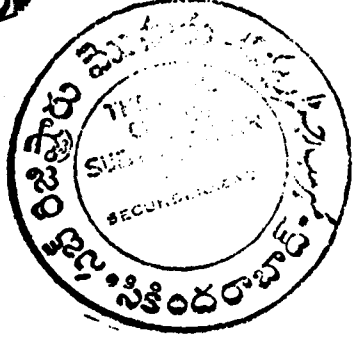
~~SECRETARY~~
SECURITIES
HYDRABAD

దస్తావేజు నంబర్ 1776/1004

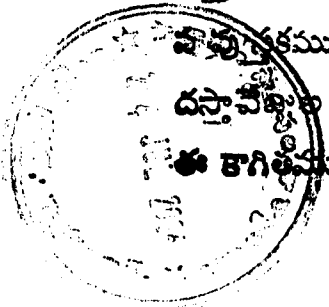


పత్రికలము	2	శివ
దస్తావేజులము		10
ఈ కార్యము వరుస నంబర్	3	

~~పాపం~~



దస్తావేజు సంఖ్య 1776/1004



వి. ప్ర. కమిషనరు
రెవెన్యూ
కాకినాడ వరస
శా. నంబ
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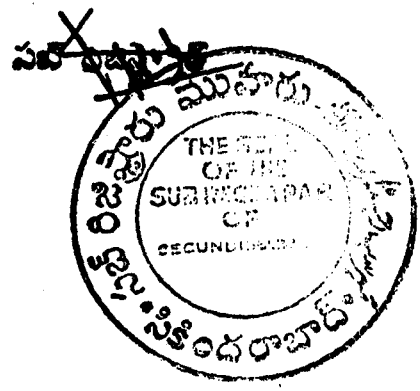
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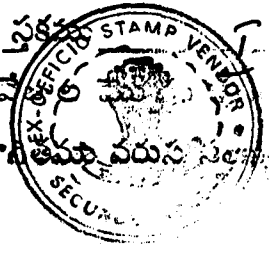
విద్యా వేతన నంబర్ 1776/1004



1929 4 నం
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విస్తారము నంబర్ 1776/1004

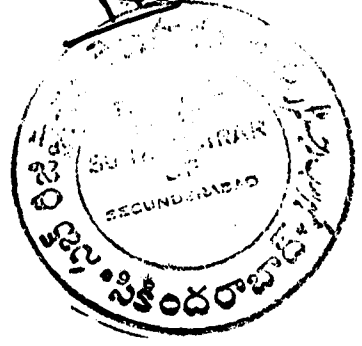


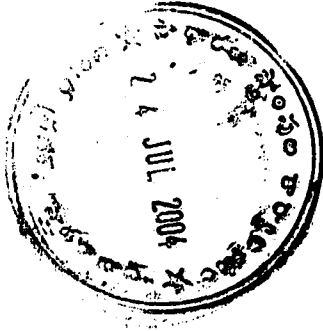
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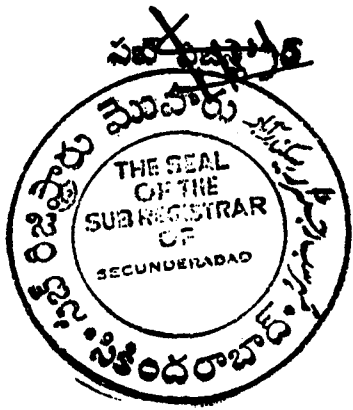
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పబ్లికేషన్





దస్తావేజు 1776/0004
 వస్తు 1929 త. శ. సం.
 దస్తావేజులో 10
 ఈ కార్య >



దస్తావేదా సంఖ్య 1776/1004

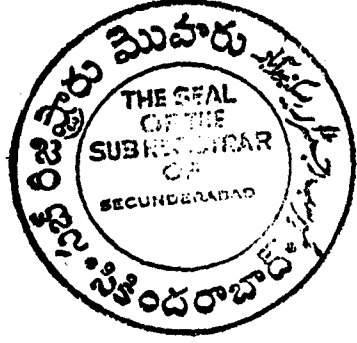
వస్తు ప్రకరణం 1928 వ. శ. సం.

దస్తావేజు సంఖ్య 10

కాగితపు పుస్తకం తి



పద ~~...~~



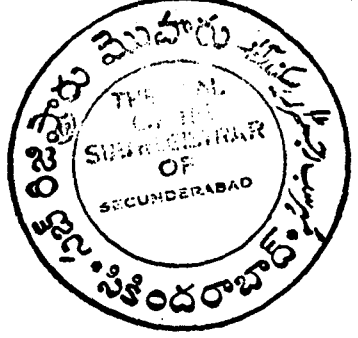
ఎస్టాబ్లిష్మెంట్ నంబర్ 1776/1004

వస్తు స్తకము 1 1926 కౌ. శ. నం.

ఎస్టాబ్లిష్మెంట్ మొత్తం కాగితము 10

ఈ కాగితము వరుస నంబర్ 9

~~సహాయక~~



పన్నావేణు నంబర్ 1776/1004
ర త్తకము 1 1926 వా శ నం
వస్త్ర పేజీలు 10
ఈ కాగితము వధుల నంబర్ 10

