

ANNED

DOCUMENT NO: 1675 OF 2005 OF BOOK-I  
S.R.O. SECUNDERABAD

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 263005

Date : 15-09-2005 Serial No : 28,506 Denomination : 100

Purchased By :

M. PRAVEEN KUMAR  
S/O M. GANGA KISHAN  
SEC-BAD

For Whom :

\*\*\*SELF\*\*

*AB*  
Sub Registrar  
Ex-Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd



A.  
2032

CS  
1763

**SALE DEED**

THIS DEED OF SALE is made and executed on this the 29<sup>th</sup> day of September, 2005 at S.R.O. Secunderabad by:

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

1. **SHRI OM PRAKASH P. MODI**, Son of Late Shri PRAVINCHANDRA M. MODI, aged about 42 years, Occupation: Business, Resident of 8-3-1084/1, Srinagar, Colony, Hyderabad and
2. **SMT. SUPRITI H. GANDHI**, Wife of Shri HRIDOY GANDHI, aged about 45 years, Occupation: Housewife, 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 required their heirs, executors, administrators, nominees and assigns:

**IN FAVOUR OF**

**MR. M. PRAVEEN KUMAR**, Son of Shri M. GANGA KISHAN, aged about 32 years, Occupation: Service, residing at Plot No. 72, Bhaskar Rao Nagar Colony, Sainikpuri, Secunderabad.

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

*Prakash Modi*

*Supriti Gandhi*

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 15-09-2005 Serial No : 28,507 Denomination : 100

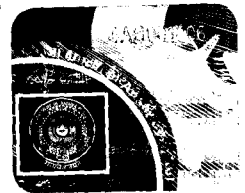
07AA 263006

Purchased By :

M. PRAVEEN KUMAR  
S/O M. GANGA KISHAN  
88C-BAD

For Whom :

*M*  
Sub Registrar  
E.A. Office Stamp Vendor  
G.S.O., CaIG Office, Hyd



**WITNESSETH AS FOLLOWS:**

**WHEREAS** Shri Pravinchandra M. Modi during his life time purchased an extent of 2100 Sq. Yds., of land Situated at Karbala 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 lifetime 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 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.

**WHEREAS** the Vendors herein is the absolute owner of Premises admeasuring 1,195 Sq. Ft., of Super Built up area together with an undivided share of land to the extent of 26.89 Sq. yds., on the ground floor of a multi-stored 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 Nos. G-20 & 21 is referred to as the Scheduled Premises and is more particularly described in the Schedule of Property annexed hereto.

*Pravinchandra Modi*

*Supriya Gandhi*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

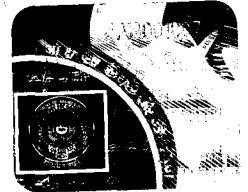
Date : 15-09-2005 Serial No : 26,908 Denomination : 100

07AA 263007

Purchased By :

M. PRAVDEN KUMAR  
S/O M. GANGA KISHAN  
SEC-BAD

*AB*  
Sub Registrar  
Ex.Officio Stamp Vender  
G.S.O., C&IG Office, Hyd



For Whom :

\*\*SELF\*\*

The Vendors have agreed to sell and the Purchaser has agreed to purchase Mulgi (Shop) Nos. G-20 & 21, admeasuring about 1,195 Sq. ft. of Super Build up area along with an undivided share of 26.89 Sq. Yds., in the land on the Ground Floor of the building known P. M. Modi Commercial Complex, which complex bears Municipal No. 5-4-187/6, situated at Karbala Maidan, Secunderabad, hereinafter refereed to as the "SAID PREMISES" and more particularly described in the Schedule at the foot of this document and shown in details in the Plan annexed hereto for a sum of Rs. 12,91,000/- (Rupees Twelve Lakhs Ninety One 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. 12,91,000/- (Rupees Twelve Lakhs Ninety One Thousand Only) paid by the Vendee to the Vendors as under:

1. Rs. 7,91,000/- (Rupees Seven Lakhs <sup>thousand</sup> Ninety one Only) vide Cheque No. 656117, dated 08.10.05 drawn on Bank of Maharashtra, Malkajgiri, Hyd.
  2. Rs. 5,00,000/- (Rupees five lakhs only) vide Cheque no. 656118, dt. 8.10.05 drawn on Bank of Maharashtra, sec'bad.
- 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 26.89 Sq. Yds., in land and Mulgi (Shop) Nos. G-20 & 21 admeasuring 1,195 Sf. Ft., in the Ground Floor forming part of P. M. Modi Commercial Complex, Situated at Karbalal Maidan, Secunderabad.

HENCEFORTH the Vendor shall not have any right, title or interest in the said premises, which shall be enjoyed absolute 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.

*Prakash Reddy*

3 > *Supriya Gaudli*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 263008

Date : 15-09-2005 Serial No : 09,509 Denomination : 100

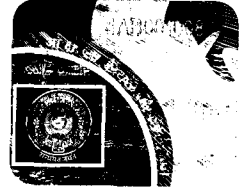
Purchased By :

M. PRAVEEN KUMAR  
S/O M. GANGA KISHAN  
SEC-BAD

For Whom :

++SELP++

*Asa*  
Sub-Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&G Office, Hyd



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 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.

*Anfrankh luvdi*

*Supiti Gandli*







ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

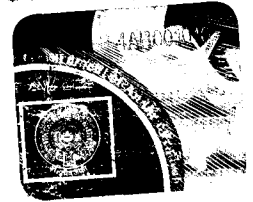
07AA 263010

Date : 15-09-2005 Serial No : 26,511 Denomination : 100

Purchased By :

M. PRAVEEN KUMAR  
S/O M.GANGA KISHAN  
SEC-BAD

*AS*  
Sub Registrar  
Ex.Officio Stamp Vendor,  
G.S.O., C&IG Office, Hyd



For Whom :

\*\*\*SELF\*\*

### SCHEDULE OF PROPERTY

Mulgi (Shop) Nos. G-20 & 21, in the Ground Floor of P. M. Modi Commercial Complex bearing Municipal No. 5-4-187/6, admeasuring 1,195 sq. ft., along with an undivided share of 26.89 sq. yds., situated at Karbala Maidan, Secunderabad, shown in detail in RED colour in the plan annexed hereto, bounded on the:

NORTH : Shop No. G-7 & 8.

SOUTH : Karbala Maidan Road

EAST : Staircase / Shop No. 22. *(b) x Supriti Gandhi*

WEST : Shop No. G-19.

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 PRAVINCHANDRA MODI FAMILY TRUST

*Omprakash Modi*  
1. OMPRAKASH P. MODI

*(b) x Supriti Gandhi*  
2. SUPRITI H. GANDHI

(MANAGING TRUSTEES)



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 263011

Date : 15-09-2005 Serial No : 28,512 Denomination : 100

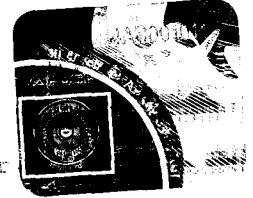
Purchased By :

M. PRAVEEN KUMAR  
S/O M. BANGA KISHAN  
SEC-BAD

For Whom :

\*\*\*SELP\*\*

Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd



**ANNEXTURE-1-A**

- |   |  |
|---|--|
| 1. Description of the Building                    | : All that the Mulgi Nos. G-20 & 21 in Ground Floor of P. M. Modi Commercial Complex bearing Municipal No. 5-4-187/6, situated at Karbala Maidan, M. G. Road, Secunderabad - 500 003 |
| (a) Nature of the roof                            | : R. C. C.   |
| (b) Type of Structure                             | : Pillar Construction  |
| 2. Age of the Building                            | : 30 years   |
| 3. Total Extent of Site                           | : 26.89 Sq. Yds.,  |
| 4. Built up area particulars                      | : :  |
| In the Ground Floor                               | : 1,195 Sq. Ft. :  |
| 5. Annual Rental Value                            | :  |
| 6. Municipal Taxes per Annum                      | :  |
| 7. Executant's Estimate of the MV of the Building | : 12,91,000/-  |

Date: 09/09/2005

**CERTIFICATE**

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 09/09/2005

Signature of the Executant

Signature of the Executant

Signature of the Executant

**REGISTRATION PLAN SHOWING**

MULGI (SHOP) NOS. 20 & 21, IN THE GROUND FLOOR OF

P. M. MODI COMMERCIAL COMPLEX, BEARING MUNICIPAL NO. 5-4-187/6, SITUATED AT

KARBALA MAIDAN, M. G. ROAD, SECUNDERABAD - 500 003.

**VENDORS:** PRAVINCHANDRA MODI FAMILY TRUST, REPRESENTED BY ITS MANAGING PARTNERS

1. SRI OMPRAKASH P. MODI, S/O. LATE SHRI PRAVINCHANDRA M. MODI

2. SMT. SUPRITI H. GANDHI, W/O. SHRI. HRIDOY GANDHI

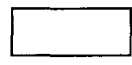
**VENDEE:** SRI. M. PRAVEEN KUMAR, S/O. M. GANGA KISHAN

**REFERENCE:**  
**AREA:** 1,195 SFT

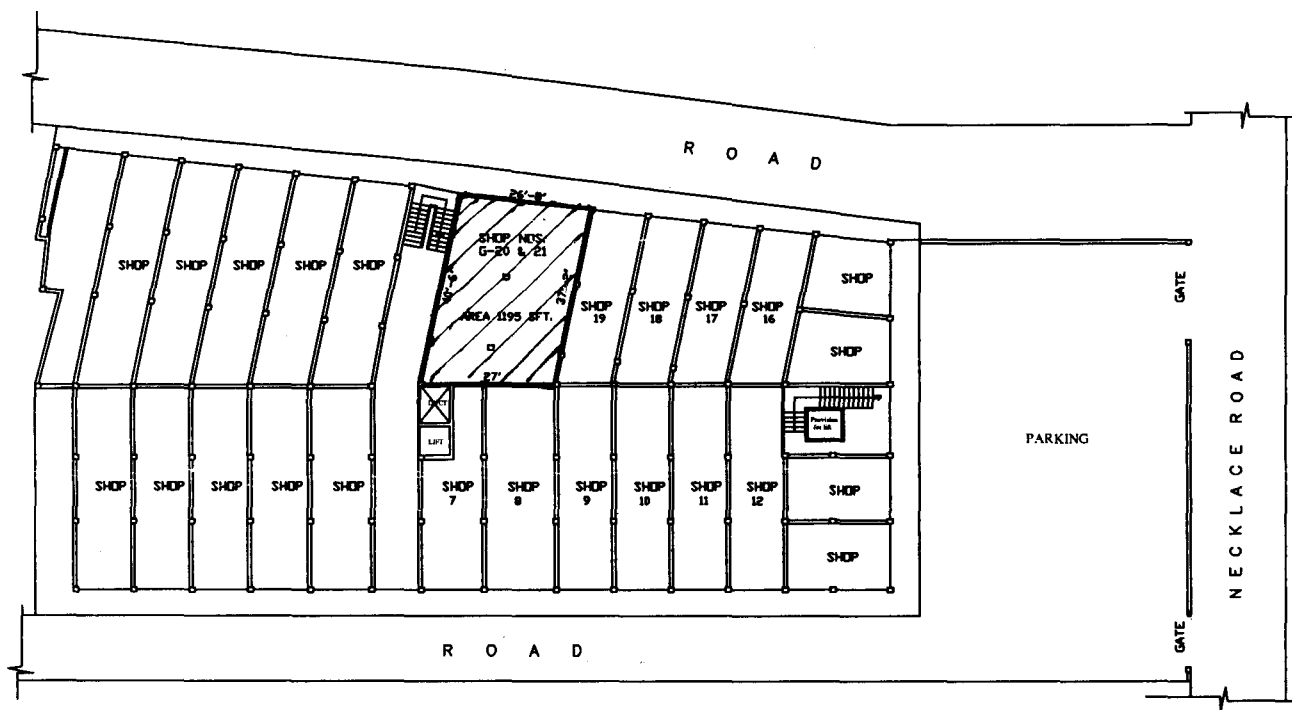
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

**EXCL:**



**AREA: 28.69 SQ. YDS., U/S OUR OF LAND 2100 SQ. YDS.**



*(Signature)*

2) *(Signature)*  
12  
**SIG. OF THE VENDOR**

**WITNESSES:**

1.

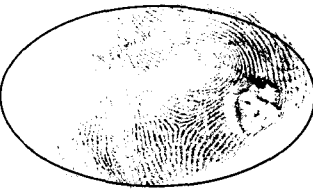

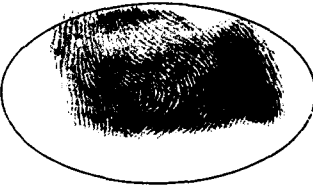
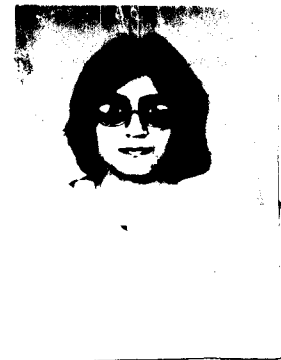
*(Signature)*  
G KANAKARAO

2.


*(Signature)*




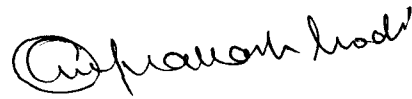
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

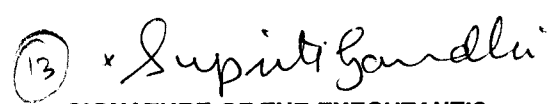
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b><u>VENDORS:</u></b></p> <p><b>PRAVINDHANDRA MODI FAMILY TRUST</b> REPRESENTED BY ITS MANAGING TRUSTEES</p> <p>1. <b>MR. OMPRAKASH P. MODI</b> S/O. LATE PRAVINCHANDRA M. MODI R/O. 8-3-1084/1, SRINAGAR COLONY, HYDERABAD.</p>
			<p>2. <b>MRS. SUPRITI H. GANDHI</b> W/O. MR. HRIDOY GANDHI R/O. 2E, RAAG DARBAR, STERILING ROAD, CHENNAI.</p>

**SIGNATURE OF WITNESSES:**

1. 

2. 



(13) \* 

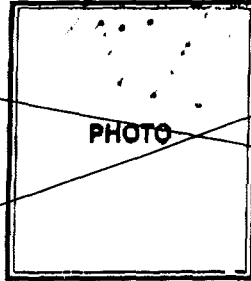
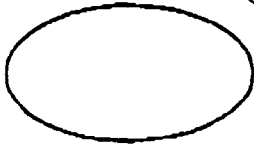
**SIGNATURE OF THE EXECUTANT'S**

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF REGISTRATION ACT, 1908**

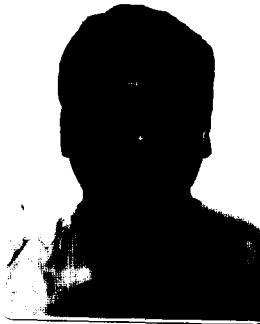
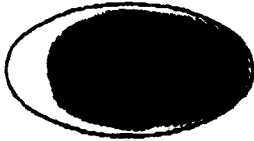
**FINGER PRINT  
S.L. No. IN BLACK INK  
(LEFT THUMB)**

**PASS PORT SIZE  
PHOTOGRAPH  
BLACK & WHITE**

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



.....  
.....  
.....  
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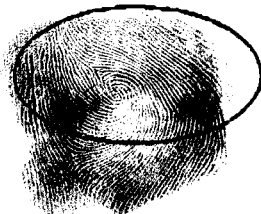


**PURCHASER:-**

MR. M. PRAVEEN KUMAR  
S/o. M. GANGA KISHAN  
R/o. 72, BHASKAR RAO NAGAR  
COLONY, SAINIKPURI,  
SEC-BAD.

**REPRESENTATIVE:-**

MR. V.K. MAHESHWAR  
S/o. V. RISTAIAM  
R/o. 72, BHASKAR RAO NAGAR  
COLONY, SAINIKPURI, SEC-BAD.



**SIGNATURE OF WITNESSES**

**SIGNATURE OF THE EXECUTANTS**

NOTE : If the Buyer (s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our Photograph(s) and fingerprints in the form prescribed, through my representative, Sri V. K. MAHESHWAR as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances \_\_\_\_\_

**SIGNATURE OF THE REPRESENTATIVE**

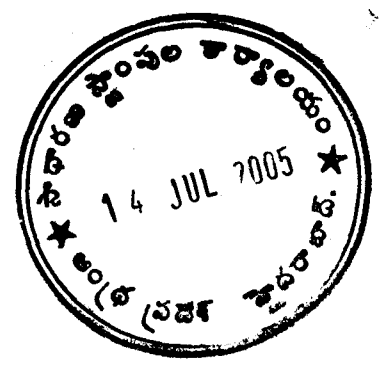
**SIGNATURE (S) OF BUYER (S)**

**SIGNATURE OF WITNESS:**



ధాన్య సంఖ్య 1675/2005  
 పుస్తకము I 1927 గా. శ. నం.  
 పుస్తకము మొత్తం కాగితము 10  
 ఈ కాగితము వరుస సంఖ్య 2

~~పద రిజిస్ట్రార్~~



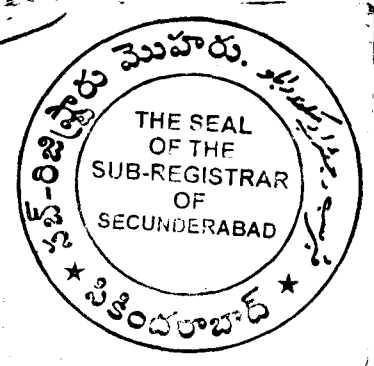
Rs. 63,850/- towards  
 Stamp Duty including Transfer Duty U/s 41 of I. S. Act  
 and Rs. \_\_\_\_\_  
 towards Registration Fee on the chargeable value of  
 Rs. 12,91,000-00 was paid by the party  
 through SBH Receipt Number 019892  
 dated 8.9.2005 at Kavadiiguda Branch.

~~SUB-REGISTRAR  
 SECUNDERABAD~~

**CERTIFICATE OF REGISTRATION**

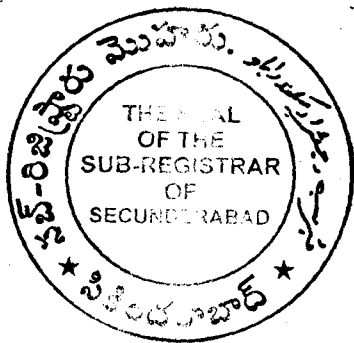
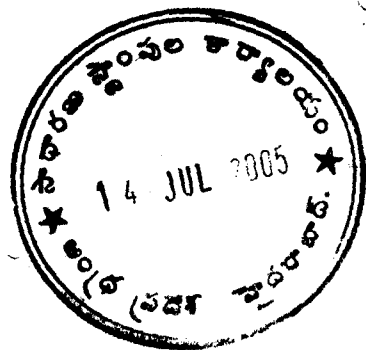
Registered as Document No: 1675  
 of 2005 (1927 SE)  
 of Book I and assigned the  
 Identification Number 1606-1-1763-2005  
 For Scanning.  
 Date: 8.10.2005

~~Registering Officer~~



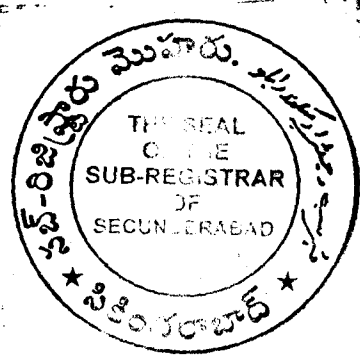
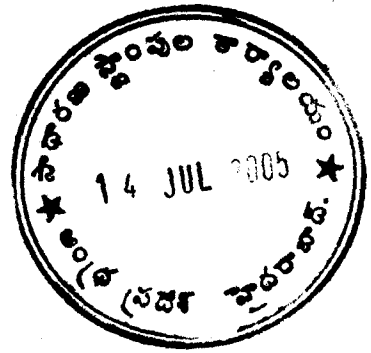
వ్రావేజు సంఖ్య 1675/2005  
చివు స్తకము I 1927 శా. శ. నం.  
వస్త్రావేజుల మొత్తం కాగితము 10  
ఈ కాగితము వరుస సంఖ్య 3

~~వచ రిజిస్ట్రేషన్~~



దస్తావేజు సంఖ్య 1675/2005  
న వు స్థకము I 1927 కా. క. నం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 4

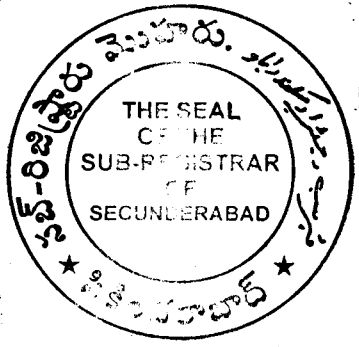
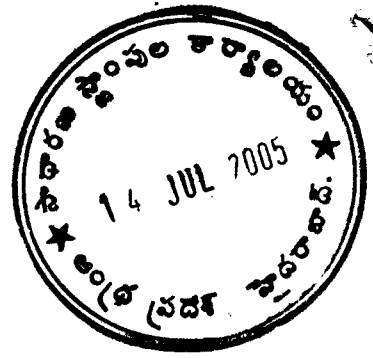
~~మహారాజు~~





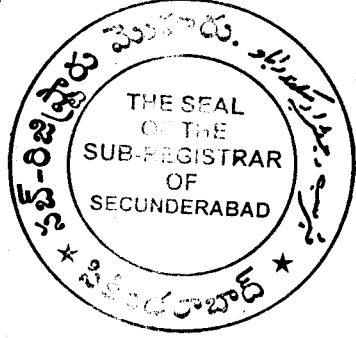
దస్తావేజు సంఖ్య 1675/2005  
వస్తువు కమిషన్ T 1927 కా. శ. నం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 5

~~మరొకటి~~



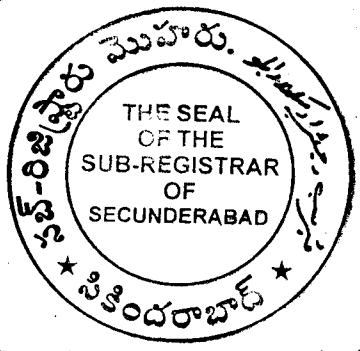
వస్తావేజు సంఖ్య 1675/2005  
చవుస్తకము L 1927 నా. శ. నం.  
వస్తావేజుల మొత్తం కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 6

~~వస్తావేజు~~



దస్తావేజు సంఖ్య 1675/2005  
వ పుస్తకము I 1927 శా. శ. నం.  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 7

~~సర్ రిజిస్ట్రార్~~



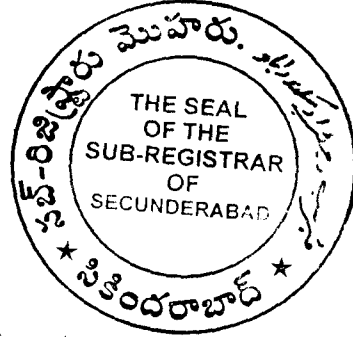
ఎస్తావేజు సంఖ్య 1675/2005

వ వు స్తకము I 1927 శా. శ. నం

ఎస్తావేజుల మొత్త కాగితముల సంఖ్య 10

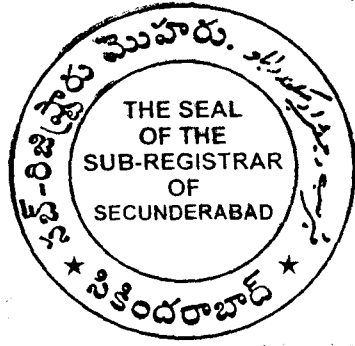
ఈ కాగితము వరుస సంఖ్య 8

~~పద నిష్కర్త~~



ఎస్టాబ్లిష్మెంట్ సంఖ్య 1675/2005  
వస్తువు కమిషన్ I 1927 చా. క. నం.  
దస్తావేజుల మొత్తం కాగితములు సంఖ్య 10  
ఈ కాగితము వరుస సంఖ్య 9

~~వస్తువు కమిషన్~~



ఉన్నావేజు సంఖ్య 1675/2005

వ వు స్తకము 1 1927 వా. శ. నం.

దస్తావేజుల మొత్తం కాగితము: 10

ఈ కాగితము వదున సంఖ్య 10

~~వబ రిజిస్ట్రార్~~

