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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287974

Date : 03-07-2008 Serial No : 26,760 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

*G. Venkatesh*

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

For whom :

MODI PROPERTIES & INVESTMENTS PVT.  
LTD.  
SECBAD

SALE DEED

This Sale Deed is made and executed on this 21<sup>st</sup> day of July 2008 at Kapra S. R. O. Hyderabad by:

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3&4, 2<sup>nd</sup> Floor, Sonam Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Director, Mr. Soham Modi, Son of Shri Satish Modi, aged about 38 years, Occupation: Business., hereinafter called the "VENDOR" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

AND

SHRI. SATISH MODI, S/o. LATE SHRI. MANILAL C. MODI, aged about 65 years, Occupation: Business, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad., hereinafter referred to as the Consenting Party

IN FAVOUR OF

SMT. MANJULA P. KADIKIA, W/o. LATE SHRI PRAVIN CHANDRA KADAKIA, aged about 82, Occupation: Housewife, residing at Flat No. 504, Block No. H, Fifth Floor, Mayflower Park, Mallapur Village, Uppal Mandal, Ranga Reddy District. hereinafter called the "PURCHASER" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
Managing Director

*Satish Modi*

WHEREAS:

- A. The VENDOR is the absolute owner and is possessed of all that land forming a part of survey No. 174, admeasuring 4 acres 32 guntas, situated at Mallapur village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy district (hereinafter the said land is referred to as the "SCHEDULE LAND" by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

Sale Deed Dated	Schedule and area of land	Doc. No	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub Registrar Uppal, R. R. Dist, Book No. 1. Volume No. 2485, Page No. 169 to 186.
31/12/97	1 acre 3 guntas	562/98	Sub Registrar Uppal, R. R. Dist, Book No. 1. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	Sub Registrar Uppal, R.R.Dist, Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre alongwith A C Sheet Shed 1500 Sft.	1491/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 2015/99.
Total Area: 4 acres 32 guntas.			

- B. Originally, the Schedule Land belonged to a partnership firm M/s. Kissan Cement Pipe Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No. 1883 in Book-I, Volume No. 304, Page 188 to 190 in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.
- C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named "MAYFLOWER PARK", consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.
- D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No 4549/P4/HUDA/99 dated 07/09/1999 and building permit No. BA/236/99-2000 dated 22/09/1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.
- E. WHEREAS the Consenting Party had agreed to purchase the Scheduled Apartment from the Vendor and has paid the entire sale consideration to the Vendor. The Vendor on payment of the entire consideration had agreed execute a conveyance deed in four of the Consenting Party and/or his nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the purchaser shall be the absolute owner of the scheduled Property without any let or hindrance from them.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director



- F. The Vendor and the Consenting Party hereby confirm that hereafter they shall no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the purchaser..
- G. The PURCHASER is desirous of purchasing all that flat bearing No. 504 on the fifth floor, in Block No. 'H', in MAYFLOWER PARK constructed by the Vendor having a super-built-up area of 700 Sft, together with undivided share in the Schedule Land to the extent of 28 Sq. yards and a reserved scooter parking space admeasuring about 15 sft, as a package, which hereinafter is referred to as the Scheduled Premises for a consideration of Rs. 2,99,000/- (Rupees Two Lakhs Ninety Nine Thousand Only) and the Vendor is desirous of selling the same.
- H. The Vendor and the Purchaser are desirous of reducing into writing the terms of sale.

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs. 2,99,000/- (Rupees Two Lakhs Ninety Nine Thousand Only) paid by and the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Schedule Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.
- 2) Henceforth the Vendor shall not have any right, title or interest in the Schedule Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 3) The Vendor has delivered vacant position of the Schedule Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.
- 4) The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:-
  - i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Schedule Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.
  - ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter, raise any objection on this account.

**For Modi Properties & Investments Pvt. Ltd.**

  
**Managing Director**



- iii) That the Purchaser shall become a member of the Mayflower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the Schedule Land. As a member, the Purchaser shall abide by the rules and bye laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
- iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/ apartment/ parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the VENDOR shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.
- vi) The Vendor shall have the right to construct other buildings adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s)) of the said building and structures without any hindrance or objection of any kind whatsoever.
- vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartment.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director



- viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary
- ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.
- xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose.
- 5) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 6) Stamp Duty and Registration Charges of Rs. 37,840/- paid by way of Challan No. 752161, dated 19.7.08, drawn of SBH, Kushaiguda Branch, Hyderabad.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

  
S. L. Modi

SCHEDULE 'A'  
SCHEDULE OF LAND

All that piece of land admeasuring 4 Acres 32 Guntas, forming part of Survey No. 174, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District are bounded as under:

North By:	Survey No. 175/1
South By:	Survey No. 171,172,161 & 168
East By:	Survey No. 144 to 146
West By:	40' Public Road



SCHEDULE 'B'  
SCHEDULE OF PROPERTY HEREBY SOLD

All that the flat bearing No. 504 on fifth floor in Block No. 'H', having super-built-up area of 700 Sft with undivided share of Land to the extent of 28 sq. yards, and reserved scooter parking space admeasuring about 15 sft, as a package in MAYFLOWER PARK situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, as shown in the annexed plan marked in "RED" colour and bounded in:


North By : 4' wide passage  
South By : Open to Sky  
East By : Flat No. 503  
West By : Flat No. 505

In WITNESS WHEREOF the VENDOR hereto has signed this Sale Deed on the <sup>8</sup>21 day of July 2008 in the presence of the following witnesses

WITNESSES:

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director  
VENDOR

  
CONSENTING PARTY



ANNEXTURE-1-A

1. Description of the Building : Flat bearing no. 504 on the fifth floor, in block 'H' of MAYFLOWER PARK situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 7 years
3. Total Extent of Site : 28 sq. yds., U/S out of Ac. 4-32 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. - Parking space for two wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 700 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 2,99,000/-

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

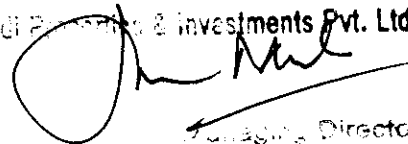
Signature of the Executants

Date: 21.07.2008

C E R T I F I C A T E

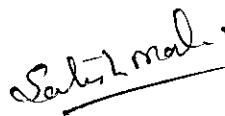
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

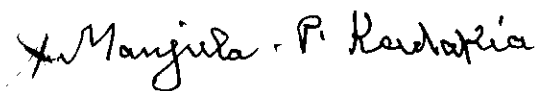
For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

Signature of the Executants

Date: 21.07.2008





**REGISTRATION PLAN SHOWING**

FLAT NO. 504 IN BLOCK NO. 'H'

ON THE FIFTH FLOOR IN MAYFLOWER PARK

**IN SURVEY NOS.**

174

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD REP. BY ITS MANAGING DIRECTOR

MR. SOHAM MODI, SON OF SHRI SATISH MODI

**CONSENTING PARTY:** SHRI. SATISH MODI, S/o. LATE SHRI. MANILAL C. MODI

**BUYER:**

SMT. MANJULA P. KADIKIA, W/o. LATE SHRI PRAVIN CHANDRA KADAKIA

**REFERENCE:**  
**AREA:**

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

**INCL:**  
SQ. MTRS.



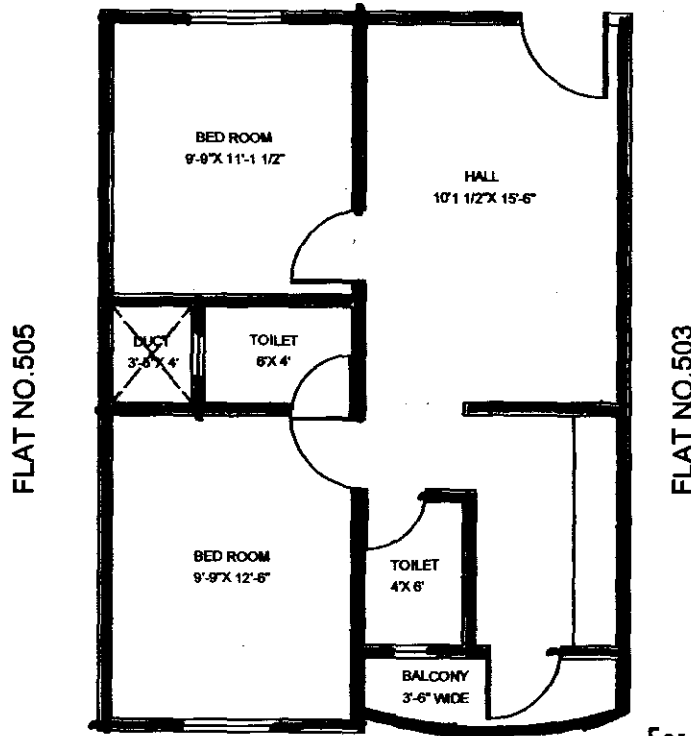
**EXCL:**



Total Built-up Area = 700 sft.

Out of U/S of Land = Ac. 4-32 Gts.

4' WIDE PASSAGE



OPEN TO SKY

For Modi Properties & Investments Pvt. Ltd.

Managing Director

SIG. OF THE VENDOR

**WITNESSES:**

1.

2.

SIG. OF THE BUYER

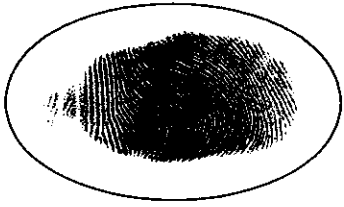


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.  
FINGER PRINT  
IN BLACK  
(LEFT THUMB)

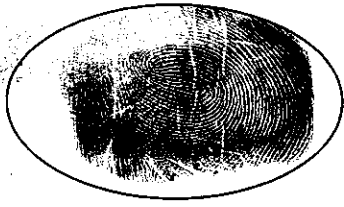
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PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



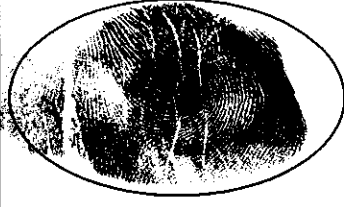
VENDOR:

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD  
HAVING ITS OFFICE AT  
5-4-187/3&4, 2<sup>ND</sup> FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003  
REP. BY ITS MANAGING DIRECTOR  
MR. SOHAM MODI  
SON OF SHRI SATISH MODI



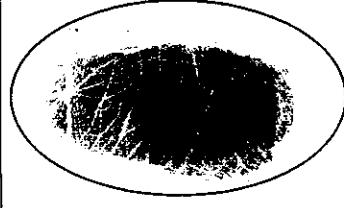
SPA FOR PRESENTING DOCUMENTS:

MR. GAURANG MODY  
S/O. JAYANTHILAL MODY  
R/O. FLAT NO. 105, SAPPHIRE APARTMENTS  
CHIKOTI GARDENS, BEGUMPET  
HYDERABAD.



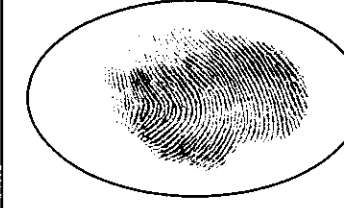
CONSENTING PARTY:

MR. SATISH MODI  
S/O. LATE SHRI MANILAL C. MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD



BUYER:

MRS. MANJULA P. KADAKIA  
W/O. LATE SHRI PRAVIN CHANDRA KADAKIA  
R/O. FLAT NO. 504, BLOCK NO. H  
FIFTH FLOOR, MAYFLOWER PARK  
MALLAPUR VILLAGE, UPPAL MANDAL  
RANGA REDDY DISTRICT.



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.

For Modi Properties & Investments Pvt. Ltd

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF EXHIBENT'S Director

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar  
of Assurances, Kapra, Ranga Reddy District.



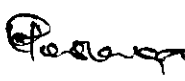



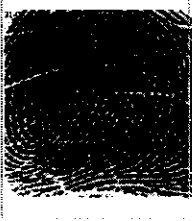

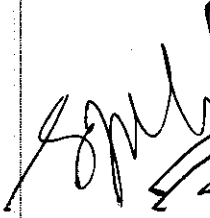
SIGNATURE OF THE REPRESENTATIVE

M.P. +   
SIGNATURE(S) OF BUYER(S)

**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 2004/2008 of SRO: 1526(KAPRA)

21/07/2008 15:48:43

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) MANJULA P.KADIKIA F.NO.504MAYFLOWER PARK,MALLPUR,R.R.DSI T	
2			(CL) K.PRABHAKAR REDDY(REP TO THE CLAIMANT)	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI PROP.INVTS PVT LTD REP BY MNG.DIR:SOHAM MODI 5-4-187/3/4,II FLR,SOHAM MANSION,M.G.ROAD,SE C	
4			(EX) SATISH MODI(CONSENTING PARTY) 1-8- 165,P.G.ROADSEC	
5			(EX) GAURANG MODY(PRESENTING DOUCMENTS) F.NO.10HYD	

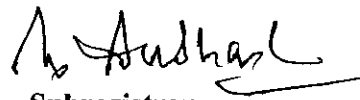
Witness



Operator



Subregistrar



स्थायी खाते संख्या

PERMANENT ACCOUNT NUMBER



ABMPM6725H



नाम (NAME)

SOHAM SATISH MODI

पिता का नाम (FATHER'S NAME)

SATISH MANILAL MODI

जन्म तिथि (DATE OF BIRTH)

18-10-1989

हस्ताक्षर (SIGNATURE)

Chief Commissioner of Income Tax, Andhra Pradesh

इस खाते के खाते संख्या पर कार्य जारी करने वाले प्रशासकों को सूचित करने के लिए

मुख्य आयकर अधिकारी,

आंध्र प्रदेश,

राजधानी नगर

पिनकोड - 500 004

In case this card is lost, found, kind of information for issuing with effect

Chief Commissioner of Income Tax

Andhra Pradesh,

Bhubaneswar

Hyderabad - 500 004

ANDHRA PRADESH

DRIVING LICENSE

DLDAPO10150492002

GAURANG J MODI  
JAYANTILAL M MODI  
HNO 5-A, 187/3 & 4  
M G ROAD  
SECUNDRABAD

12/05/2008

H0424656/06

Class Of Vehicle

Validity

Non-Transport

LMV

23/11/2017

Transport

Hazardous Validity

Badge No.

Reference No.

DLFAP010211702002

Original LA

RTA SECUNDRABAD

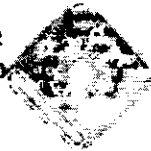
DOB

24/11/1987

Blood Gr.


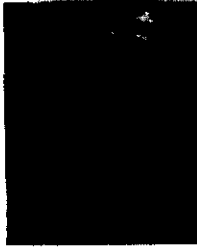
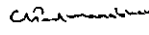
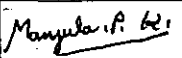
Date Of 1st Issue

24/06/2002



For Modi Properties & Investments Pvt. Ltd.

Managing Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFAPK2364N	
	नाम /NAME MANJULA PRAVEEN CHANDRA KADAKI	
	पिता का नाम /FATHER'S NAME MODI MANIZAL	
	जन्म तिथि /DATE OF BIRTH 06-05-1926	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आन्ध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.





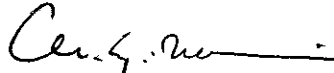
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287973

Date : 03-07-2008 Serial No : 26,759 Denomination : 100

Purchased By :

SATISH MODI  
S/O LATE MANILAL C. MODI  
HYD

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

For Whom :

\*\*SELF\*\*

### GIFT SETTLEMENT DEED OF IMMOVABLE PROPERTY

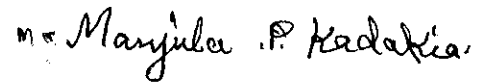
This **GIFT SETTLEMENT DEED** is made and executed at Secunderabad on this \_\_\_ day of July, 2008 by

**SHRI SATISH MODI, S/O. LATE. SHRI. MANILAL C MODI,** aged about 65 years, R/o. Plot No 280, Road No 25, Jubilee Hills, Hyderabad hereinafter called the **DONOR** which term shall mean and include wherever the context may so require his heirs, executors, administrators and assigns of the **ONE PART.**

### **IN FAVOUR OF**

**SMT. MANJULA P. KADIKIA, W/O. LATE SHRI PRAVIN CHANDRA KADAKIA,** aged about 82, Occupation: Housewife, residing at Flat No. 504, Block No. H, Fifth Floor, Mayflower Park, Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter called the **DONEE** which term shall mean and include wherever the context may so require her heirs, legal representatives, executors, administrators, successors in interest and assigns of the **SECOND PART.**





## WHEREAS

1. The **DONOR** is the absolute owner of all that Flat No. 504 on fifth floor in Block No. 'H', having super-built-up area of 700 Sft with undivided share of Land to the extent of 28 sq. yards, and reserved scooter parking space admeasuring about 15 sft in MAYFLOWER PARK situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District having purchased from its previous owner M/s. Modi Properties & Investments Pvt. Ltd., represented by its Managing Director Mr. Soham Modi.(the said Flat is hereinafter referred to as Scheduled Apartment)
2. The ownership of previous owner M/s. Modi Properties & Investments Pvt. Ltd. is absolute the owner of extent of Ac. 4-32 Gts, by way of various sale deeds bearing no.25/97, dt 03.10.1997, doc. no.562/98, dt. 31.12.1997, doc. no. 7898/98, dt.22.09.98, doc. no. 1491/99, dt. 24.02.1999 and doc. no. 2608/99, dt.07.04.1999 and obtained necessary technical approval from HUDA Vide permission No 4549/P4/HUDA/99 dated 07/09/1999 and building permit No. BA/236/99-2000 dated 22/09/1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.
3. The DONOR had agreed to purchase the Scheduled Apartment from M/s. Modi Properties & Investments Pvt. Ltd., represented by its Managing Director Mr. Soham Modi and had paid the entire agreed sale consideration to him. On receipt of the entire sale consideration the possession of the flat was delivered to the DONOR herein. The necessary conveyance deed to be executed was however kept pending. The sale transaction of the Scheduled Apartment was completed under an oral understanding coupled with delivery of possession of the Flat.
4. The DONOR has allowed the DONEE herein to occupy and stay at the Scheduled Apartment. The DONEE has been in occupation of the Scheduled Apartment since then.
5. The **DONOR** out of natural love and affection is desirous of gifting in favor of the **DONEE** who is the natural sister of the **DONOR** the entire Scheduled Apartment. The description of the property gifted herein is given more particularly described in the schedule below and the plan enclosed herewith.
6. The DONOR has approached the previous Owner M/s. Modi Properties & Investments Pvt. Ltd., represented by its Managing Director Mr. Soham Modi to execute the sale deed for sale of the Scheduled Apartment. The DONOR has nominated the DONEE herein and has requested the previous owner to execute and register the sale deed in favour of the DONEE herein. Accordingly a sale deed dated \_\_\_\_\_ is executed and registered with the Office of the Sub-Registrar, Kapra bearing document no \_\_\_\_\_

*Mangalika P. Kadakia*  
*Soham Modi*

7. The DONEE herein has become the lawful owner of the Scheduled Apartment by virtue of the above referred registered sale deed dated \_\_\_\_\_. But however since the entire sale consideration is paid by the DONOR it has been advised that a separate gift deed is also executed by the DONOR in favour of the DONEE so as to avoid any litigation in future in respect to the gift of the Scheduled Apartment.

The DONOR is desirous of recording the gift settlement into writing.

**NOW THEREFORE THIS GIFT SETTLEMENT DEED WITNESSETH AS UNDER**

1. That the DONOR hereby out of natural love and affection towards DONEE transfers and conveys to the DONEE by way of gift the entire Scheduled Apartment.
2. That the DONEE shall enjoy Scheduled Apartment without any let or hindrance from the DONOR or anybody claiming through him.
3. That the DONOR hereby declares and assures the DONEE that he has not alienated the Scheduled Apartment in any manner whatsoever and that he is entitled to gift the said Scheduled Premises.
4. The DONOR has today given the constructive possession of the Scheduled Apartment to the DONEE.
5. The DONOR and DONEE shall do all such acts, things and deeds that are required for affecting this gift settlement deed more fully.

Satur mad.

m K Manjula . P. Kadakka



SCHEDULE OF PROPERTY HEREBY SOLD


All that the flat bearing No. 504 on fifth floor in Block No. 'H', having super-built-up area of 700 Sft with undivided share of Land to the extent of 28 sq. yards, and reserved scooter parking space admeasuring about 15 sft, as a package in MAYFLOWER PARK situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, as shown in the annexed plan marked in "RED" colour and bounded in:

North By : 4' wide passage  
South By : Open to Sky  
East By : Flat No. 503  
West By : Flat No. 505


IN WITNESS WHEREOF THE DONOR has set his hands to this Gift Settlement Deed of Immovable Property with free will and consent on the day, month and year mentioned above.

WITNESSESS:

1.

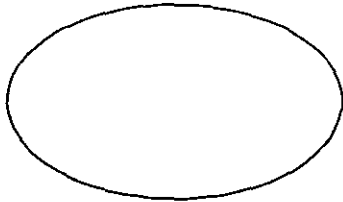
  
(SATISH MODI)  
DONOR

2.

  
(MANJULA P. KADIKIA)  
DONEE

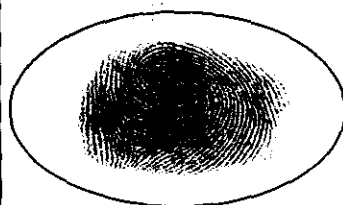
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<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>
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DONOR:

MR. SATISH MODI  
S/O. LATE SHRI. MANILAL C. MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD.



DONEE:

MRS. MANJULA P. KADIKIA  
W/O. LATE SHRI PRAVIN CHANDRA KADAKIA  
R/O. FLAT NO. 504, BLOCK NO. H  
FIFTH FLOOR, MAYFLOWER PARK  
MALLAPUR VILLAGE  
UPPAL MANDAL  
RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

- 1.
- 2.

*Satish Modi*

SIGNATURE OF EXECUTANTS

x *Manjula P. Kadakia.*







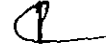




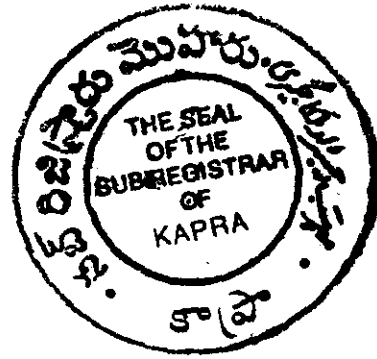
1వ పుస్తకము 200 రి.....వ సం పు 1922.....

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....13.....



సబ్-రిజిస్ట్రారు



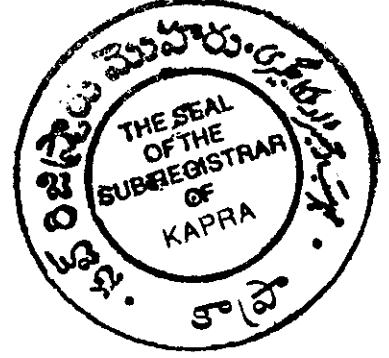


1వ పుస్తకము 200 డి.....వ సం పు 1932.....వేళాలు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 12

నవ-రిజిస్ట్రారు

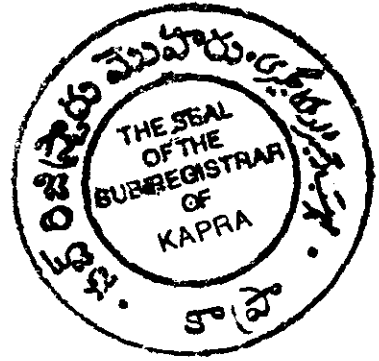


1వ పుస్తకము 200 రూ.....వ సం పు.....1932.....వేలాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

  
నల్-రిజిస్ట్రారు



1వ పుస్తకము 2089.....వ సం పు...1932...నామమాటలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

సక-రిజిస్ట్రారు

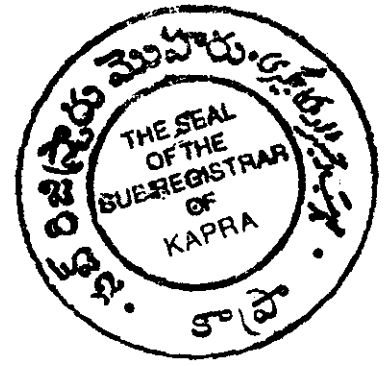


1వ పుస్తకము 2009.....వ సం పు. 1932 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 9

  
సబ్-రిజిస్ట్రారు

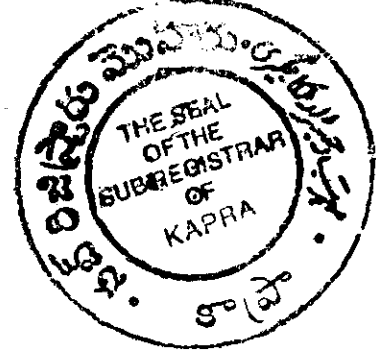


1వ పుస్తకము 200 ట్రి.....వ సం పు 1932 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....8.....


సబ్-రిజిస్ట్రారు



1వ పుస్తకము 2009.....వ సం పు.....1932...దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
నవ-రిజిస్ట్రారు

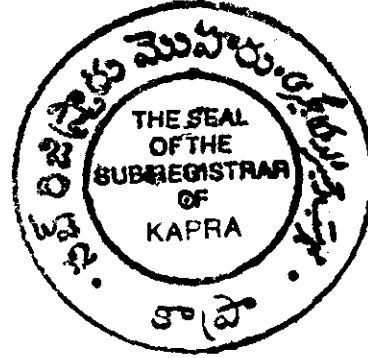


1వ పుస్తకము 2009.....వ సం పు...1932వస్తాదేలాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....6.....


  
నల్-రిజిస్ట్రారు



1వ పుస్తకము 2008.....వ సం పు.....1932.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పనుల సంఖ్య.....5.....

  
సబ్-రిజిస్ట్రారు





1వ పుస్తకము బిరిద్ది.....వ సం పు...1932...చిస్తావేలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

  
నవ-రిజిస్ట్రారు

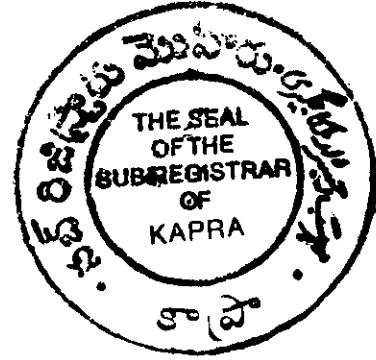


1వ పుస్తకము 2000.....వ సం. 1932 వస్తావేళాలు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 5

నవ-రిజిస్ట్రారు



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1వ పుస్తకము 2008 సం. పు. 1932 వ సం. వేతము  
 మొత్తము కాగితముల సంఖ్య..... 13  
 ఈ కాగితపు పరుస సంఖ్య..... 2

సబ్-రెజిస్ట్రార్

**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:

By challan No. 152161 Dt. 19/10/08

**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs. 100 / —
- 2. in the shape of challan (u/s. 47 of the Act 1932) Rs. 25125 / —
- 3. in the shape of stamp (u/s. 47 of the Act 1932) Rs. —
- 4. adjustment of stamp duty u/s. 16 of the Act 1932 Rs. —

**II. Transfer Fee:**

- 1. in shape of stamp Rs. 10090 / —
- 2. in the shape of cash Rs. —

**III. Registration Fee:**

- 1. in the shape of challan Rs. 500 / —
- 2. in the shape of cash Rs. —

**IV. User Charges:**

- 1. in the shape of challan Rs. 100 / —
- 2. in the shape of cash Rs. —

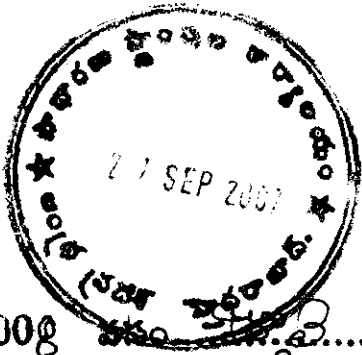
Total Rs. 31940 / —

*(Signature)*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2008 సం. / కా.శ. 1932 వ  
 పు. 1932 సం. వారు రిజిస్ట్రారు చేయబడి  
 స్టాంప్లీ విమిత్తం గుర్తించు వెంటరు 1526 —  
 1932 / 2008 నా యివ్వబడ్డనది  
 2008 సం. 1932 సం. 21 వ తేది

*(Signature)*  
 సబ్-రెజిస్ట్రార్





1వ పుస్తకము 2008.....వ నం పు...1932...వ తేదీ

మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితపు వరుస సంఖ్య.....

2008 వ సం...వే...నెల...21...వ తేదీ

1930.శా.శ. సం...వే...నెల...30...వ తేదీ

వగలు.....3.....సం...గంటల

చున్న కాపాడు నవ-రిజిస్ట్రారు కార్యాలయముతో

శ్రీ...Gourang Mody.....

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 21.వారు

అనుసరించి పనుర్పించవలసిన ఛోబో గ్రాఫులు

వంటియు వేలివలుడలతో సజా దాఖలుచేసి

ఉపయుక్తులు.....25/2/07.....లు చెల్లించినారు

నవ-రిజిస్ట్రారు



వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది ఎడమ బొటన ప్రేలు



ఎడమ బొటన ప్రేలు



నిరూపించినది

Gourang Mody s/o. Jayanthilal Mody, occ: Business R/o. Flat No. 105 Sapphire Apts. Chirkoh Gardens, Begumpet Hyderabad, through attested GPA for Presentation of Documents, vide GPA No. 9/2002 of SRO, Uppal R.R. Dist.

S/o. Late Marilal C. Mody, occ: Business R/o. Flat No. 280, Road No. 28, Jubilee Hills, Hyderabad.

1 m... Rama Rao

Rama Rao s/o Venkateswara Rao occ: Business R/o 1-24, Chinna Nagar, Mantevi, Hyderabad.

2 G... G... Ramesh

G... Ramesh s/o. Ramesh Chander Reddy occ: Service R/o 101, Sri Sai Apts, A.S. Rao Nagar, Kapra, Hyderabad

2008 వ సం...వే...నెల...21...వ తేదీ 1930 శా...వే...నెల...30...వ తేదీ