

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3764

శ్రీమతి / శ్రీ

Pravara Road 26-2/3

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

Handwritten signature

దస్తావేజు స్వభావము	అ	ఆ		
దస్తావేజు విలువ	881000	312000		
స్థాంపు విలువ రూ..	93500	30500		
దస్తావేజు నెంబరు	6463	6464		
రిజిస్ట్రేషన్ రుసుము	4405	1560		
లోటు స్థాంపు	6030	1580		
యూజర్ ఛార్జీలు	98	99		
అధనపు షీట్లు	20	20		
5X.....				
మొత్తం	రూ 1,32,000/- 11 కోట్			

RETURNED

SUB-REGISTRAR

అధికారి

Handwritten signature

రూపాయలు మాత్రమే)

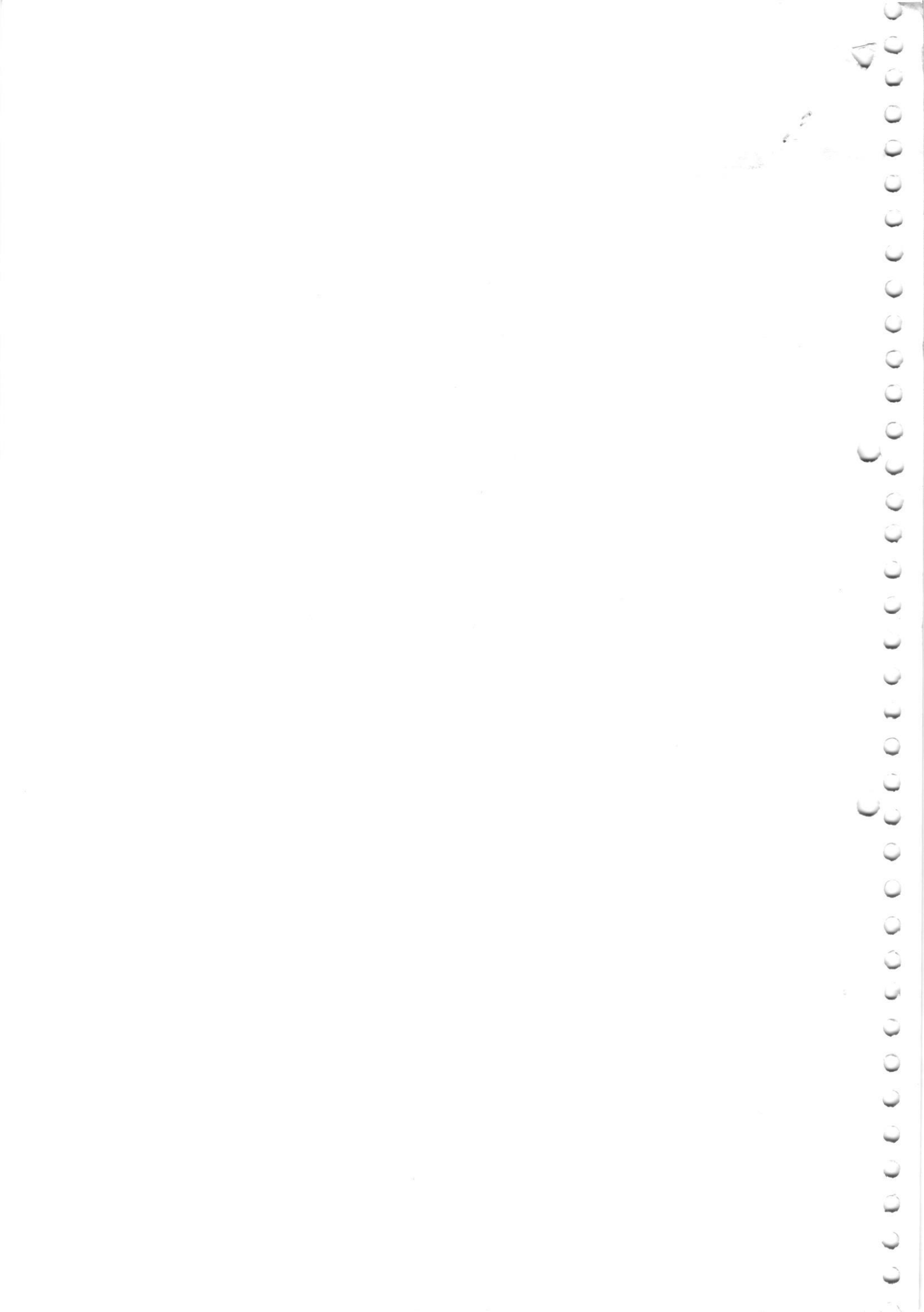
తేది

వాపసు తేది

సా. 4 గంటలకు

Note : Document will be returned at 3.30 pm. to 5.00 pm.

Handwritten signature
Sub-Registrar
UPPAL



5460/03

#ek 5272

6444/03



02BB 995517

Date: 30-05-2003 Serial No: 6,005 Denomination: 15,000

Purchased By :
J. JAGAN

For Whom :

\$1F

S/O. J. MALLESH
R/ .HYDSub Registrar
E. Office Stamp Vendor
S.R.O. JPPAL**SALE DEED**

This Sale Deed is made and executed on this 2nd day
of JUNE 2003 at Secunderabad 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, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 33 years,

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.

IN FAVOUR OF

Mr. J. JAGAN, SON OF SRI. J. MALLESH, aged about 32 years.
Occupation: Service, Resident of H.No.1-102/4, Street No.5, Bhavani Nagar, Nacharam, Hyderabad - 500 076.

hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include his heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

200 కేవ.సం||...జూన్...నెల.2...తేది
 192 చ.వ.శా.శ...జ్యోతి...మాసం.12...తేది.
 పగలు...గ్ర.మరియు...గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పుతో ఆఫీసులో

1వ పుస్తకము...సం||...
 దస్తావేజాల మొత్తం కాగితములు
 సంఖ్య...15...కాగితపు వరుస
 సంఖ్య.../.....



సబ్-రిజిస్ట్రారు

Sri. G. S. S. Mody.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసే రుసుము రూ||...
 చెల్లించినవారు.....

ద్రాస్ యిచ్చినట్లు బిల్లు కొన్నట్టి.
 ఎడమ బొటనపైలు

[Signature]

G. S. S. Mody & Co. Jayanthibai mody
 8CC - Business Pl. Flat no. 105
 Sapphire Apts, Cheekoti Gardens,
 Begumpet, Hyderabad.

through special power of Attorney, attested vide
 Power no. 9/2002 at SRP, Appal.

నిరూపించినది.

① *[Signature]*

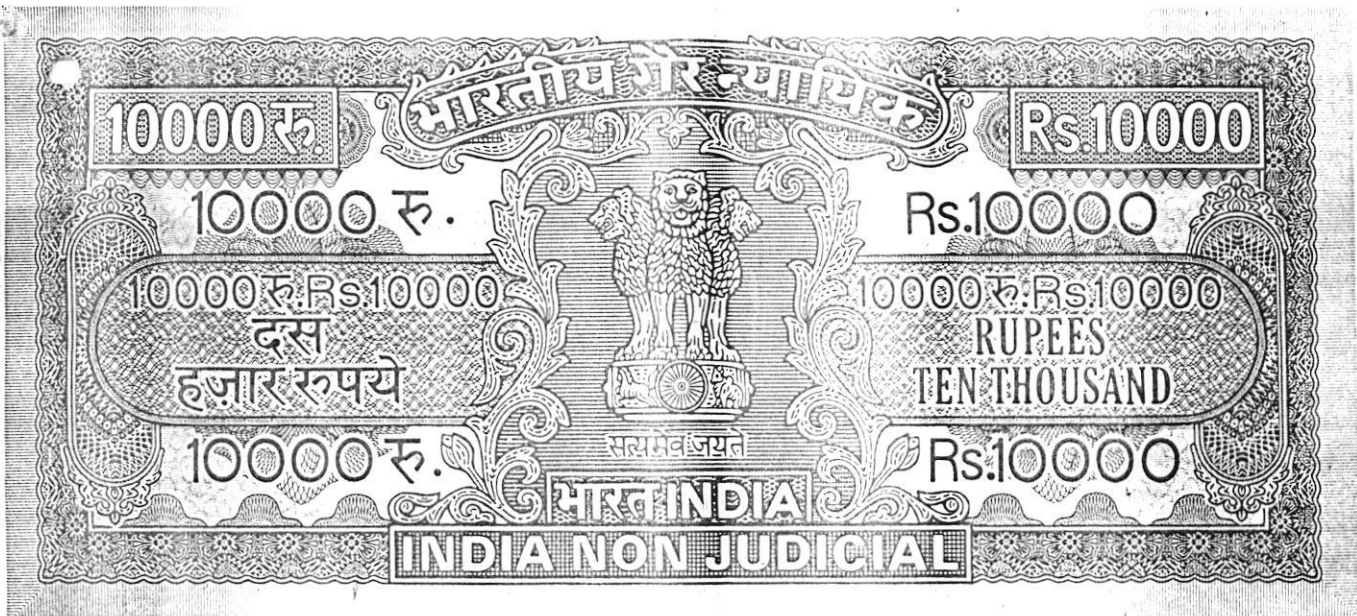
(K. Padmasree Reddy S/o Padma Reddy
 8CC: PA Service (C) S. No. 187/3 & 4, M. G.
 Road, Sec 2nd.

② *[Signature]*

CRANAR S/o Ramachandrababu 8CC: PA
 Service (C) S. No. 187/3 & 4, M. G. Road,
 Sec 2nd.

200 కేవ.సం||...జూన్...నెల.2...తేది
 192 చ.వ.శా.శ...జ్యోతి...మాసం.12...తేది.

[Signature]
 సబ్-రిజిస్ట్రారు



Date : 30-05-2003 Serial No : 8,006 Denomination : 10,000 04AA 054414

Purchased By :

For Whom :

J.JAGAN

SELF

S/O.J.MALLESH

R/O.HYD

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

:: 2 ::

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.

For Modi Properties & Investments Pvt. Ltd ,

Contd.3..

Managing Director

1 వ పుస్తకము 6444/..సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య....2.....



సబ్-రిజిస్ట్రారు

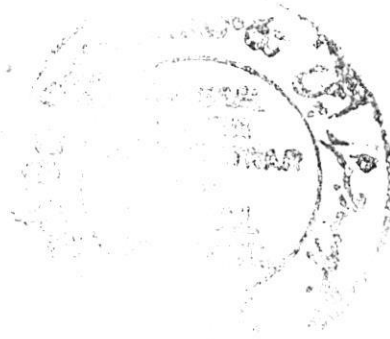
Endorsement Under Section 42 of Act II of 1894
 No...6444... of 2003 Date 2/6/2003

I hereby certify that the proper deficit
 stamp duty of Rs. 158/- only *one thousand -
 five hundred and eighty only*
 has been paid in respect of this document
 executed by *Gaurang Mody*
 on the basis of the *3,12,000/-* being
 considered as the market
 Value.

S.R.O. Upper

Dated: 2/6/2003

[Signature]
 Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT





(96) 30/5/2003 Rs. 500/-

From J. Jagan 31/07/2003 Mallesh

210 58865

HP 7311 V

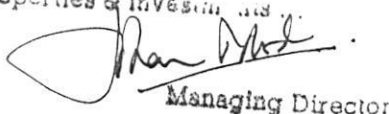
R. M. J. Jagan
SVL
R. No. 1/2003-2004
R. M. NAGAR, HYD'BAD

:: 3 ::

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. 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, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

For Modi Properties & Investments Ltd.

Contd.4..


Managing Director



1 వ పుస్తకము 6444/సం॥ 1003

రెవెన్యూ విభాగం, పాపిరెడ్డి

సంఖ్య 45, పుస్తకము

సంఖ్య 3


మంత్రి-రెవెన్యూ

1 వ పుస్తకము సం॥ (శా.శ) పు... 6444

నెంబరుగా రిజిస్టరు చేయబడి స్థాపించు నిమిత్తం

గుర్తింపు నెంబరు 6444-1-2003 పుస్తకము

2003 సం॥ (శా.శ) 2003 సం॥ 2


మంత్రి-రెవెన్యూ





U 962... 30/5/2003... 500/-
 ... I. Jagann. & I. mallesh
 self

XP 2277
 58866/0444

Ruy
 R. NARENDEN
 SVL No. 42 95
 R. No. 1/2001-2003
 NAGAR, HYD'ABAD

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

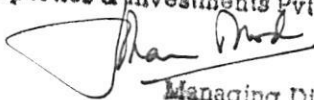
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.,


 Managing Director



1వ సభ్యుడు 6444/సంగారెడ్డి
రెవెన్యూ డివిజన్ కార్యకర్త
సంఖ్య 15 నా కార్యకర్త పత్రం
సంఖ్య 4.....

సహకారజియ్యరు





4963 30/5/2003 500
 Mr. J. Jagan. 816 J. mallesh
 30/5

58870
 10/11/03

R. N. N. N. N.
 R. N. N. N. N.
 R. No. 1/2001-2002
 RAM NAGAR, HYD'AD

:: 5 ::

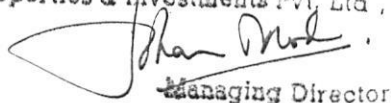
E. The Purchaser is desirous of purchasing all that Flat bearing No.102, on the First Floor, in Block No.8 in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring of 15 Sft., in apartment Block No.8, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,12,000/- (Rupees Three Lakhs Twelve thousand only) and the VENDOR is desirous of selling the same.

F. 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 of Rs.3,12,000/- (Rupees Three Lakhs Twelve Thousand only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

For Modi Properties & Investments Pvt. Ltd.,

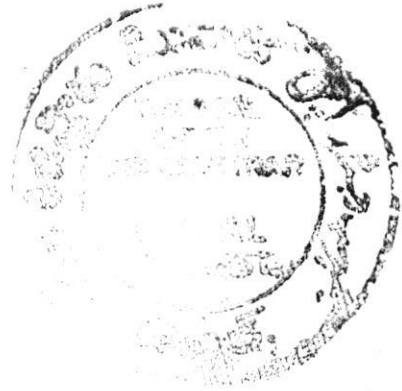

 Managing Director

Contd.6..



1 వ పుస్తకము 444/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....1.5.44 కాగితపు వరుస
సంఖ్య....5.....

సచిరిజస్ట్రారు





41969

30/5/2003

58871

J. Jagan 814 J. Mallesh a/v H

Self

Ruy
R. N. S. S. S.
SVL No. 95
R. No. 1/2001 2002
RAM NAGAR, HYD.

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled 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 Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

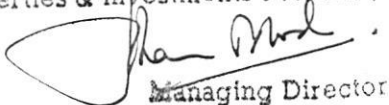
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled 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.

Contd.7..


Managing Director



(నిపు) 6467/సిని(సి)
రెవెన్యూ కార్యాలయం

సంఖ్య. 15
పంఖ్య. 6


సచి-రెవెన్యూ





21965 30/5/2003 500
 58872
 30/5
 30/5

Ruy
 R. NAGAR
 EVL. No. 42/95
 R. No. 1/1901-2003
 R. NAGAR, HYDRABAD

:: 7 ::

iii) That the Purchaser shall become a member of May Flower 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, staircase, 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 the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the 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.

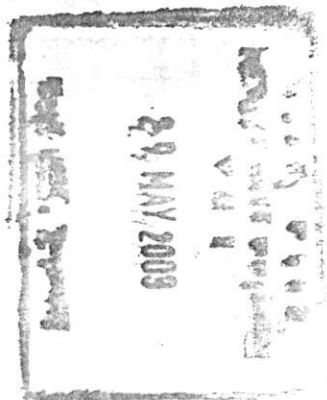
Man Moh
 Managing Director



1 వ పుస్తకము ~~దస్తవేజు~~ / సర్టిఫై
దస్తవేజు ~~దస్తవేజు~~ కార్యదర్శి
సంఖ్య... / గ... కార్యదర్శి వరుస
సంఖ్య...
సంఖ్య...

స... రజిస్టరు





1 వ పుస్తకము చదువునకు స్తోత్రం
దస్తావేజుల మొదట కాగితముల
సంఖ్య.....1 కింత కాగితపు వరుస
సంఖ్య.....8

సబ్-రిజిస్ట్రారు





11967 30/5/2003-500- 55874
 Mr. Jagan Lal Malhotra 21/04/03
 Self

Ruf

W. D. D.
 W. D. D.

:: 9 ::

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 Apartments.

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 nominate 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 on 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.

for Modi Properties & Investments.

Man Moh
 Managing Director

Contd.10..



1 వ పుస్తకము ~~1000~~ / సంఖ్య
దస్తవేజుల మొదట కాగితముల
సంఖ్య... 1000 కాగితపు వరుస
సంఖ్య... 1000

సబ్ రిజిస్ట్రారు





1968 30/5/2003 500/- 58875
 M. Jagan. & J. Mallesh 21044
 21/8

Ruy
 17/05/2003
 D. H. NAGAR.

:: 10 ::

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.

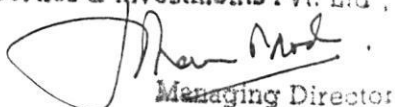
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any open place, compound etc., (be) 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.

6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3,12,000/-.

for Modi Properties & Investments Pvt. Ltd.,

Contd.11..


 Managing Director



1 వ పుస్తకము 444/సంఖ్య
2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... కాగితపు వరుస
సంఖ్య... 10.....


సబ్-రిజిస్ట్రారు





11969 Date 30/5/2003 5500/- 58876
M. T. Jagann. s/o T. mallesh 210 Hud

RWY

∴ 11 ∴

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.102, on First Floor in Block No.B, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space admeasuring of 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 :: Flat No.101.

SOUTH :: Flat NO.103.

EAST :: 30' Wide Road.

WEST :: 4' Wide Passage.

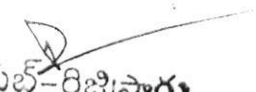
Contd.12...

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1 వ పుస్తకము 444/2003 సంగ్రహ
దస్తావేజుల మొత్తం వాగితముల
సంఖ్య....1500 వాగితపు వరుస
సంఖ్య....17.....


సబ్-రిజిస్ట్రారు





370... Date 30/5/2003...
 To Mr. T. Jagann... Shri. Mallesh...
 Slt

58877
 2003

Ruy
 R. NARAYAN
 SVL NO. 42 05
 S. No. 1/2001-1000
 RAN NAGAR, HYDRAB

:: 12 ::

IN WITNESS WHEREOF, the Vendor hereto has signed this
 Sale Deed on the 30 day of JUNE 2003 in the
 presence of the following witnesses;

WITNESSES:-

1. Peasabari
 (K. PEASABARI REDDY)

For Modi Properties & Investments Pvt. Ltd

Man Mohan
 Managing Director
 VENDOR

2. Seidhar
 (SEIDHAR)

For Modi Properties & Investments Pvt. Ltd

Man Mohan
 Managing Director



1 వ పుస్తకము 444/సంఖ్య
దస్తావేజులు 2003
సంఖ్య... 12...
సంఖ్య... 12...

సహ-రిజిస్ట్రారు





1(97) Date 30/5/2003. 58878
 To Mr. Jagann. S. J. Mallesh a/c of
 When By ANNEXURE - 1 - A

R. N. J. Mallesh
 SVL No. 42/05
 R. No. 1/2001-2003
 AM NAGAR, H. N. D. M.

- 1) Description of the Building: Flat No.102 , on First Floor
 in Block No.8, of MAYFLOWER PARK, at
 Block No.4, Residential Localities,
 Mallapur Village, Uppal Mandal, Ranga
 Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
- (b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 year
- 3) Total extent of site : 18 Sq.yds. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
 - a) Cellar, Parking area : 15 Sft., for Scooter parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor : 450 Sq.ft.
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs.2,500/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
 MV of the Building : Rs.3,12,000/-

Date: 2/06/2003

signature of the Executant

C E R T I F I C A T E

Managing Director

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

Date: 2/06/2003

Signature of the Executant
 for Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకమునకు.../సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1.5...ఈ కాగితపు వరుస
సంఖ్య...1.3.....

సబ్-రిజిస్ట్రారు

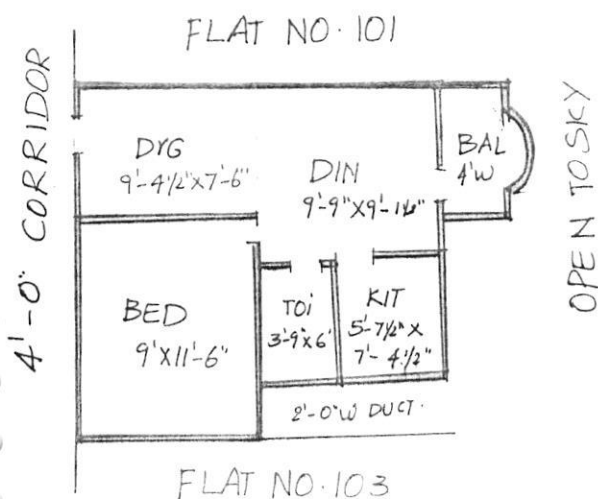
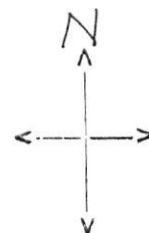


FLAT NO. 102 ON FIRST FLOOR IN BLOCK NO. B
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
SURVEY NOS. 174 **Situated at**
MALLAPUR (V) **UPPAI** **Mandal, R.R. Dist.**

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD. REP. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI
VFENDEE : MR. J. JAGAN
S/O. SRI. J. MALLESH

REFERENCE : **SCALE: 1" =** **INCL: []** **EXCL: []**
AREA: 18 **SQ. YDS. OR 15.04** **SQ. MTRS.**

U/S. OUT OF AC. 4-32 GTS
EMPER BUILT-UP AREA: 450 SQ. FT



WITNESSES :

- 1.
- 2.

for Modi Properties & Investments Pvt. Ltd ,

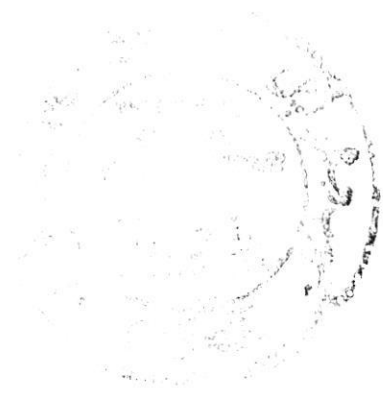
Managing Director
SIG. OF THE VENDOR

6444/1003

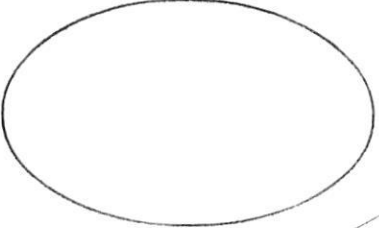
15

4

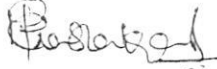
ಪರಿಶೀಲಿಸಿದ



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its (a) C-4-187/3, 4 M.G. Road, Sec 2ad, Rep by its M-D. Mr. SOHAM MODI S.P.A:- Mr. GAURANG MODY R/o Flat No. 105, Sapphire apts, Cheekoti Gardens Begumpet, HYDERABAD.
			PURCHASER:- Mr. J. JAGAN R/o. H NO. 1-102/4, St. No. 5, BIJAVANI NAGAR, Nacharam, HYDERABAD - 500 076.
			
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd ,


Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము.../సంగ్రహ

దస్తావేజుల మొత్తము...గిరముల

సంఖ్య....1.5. ఈ కారితపు వరుస

సంఖ్య....15.....

సబ్-రిజిస్ట్రారు

