

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2966

శ్రీమతి / శ్రీ

[Handwritten Name]

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	(5)	(6)	(7)	
దస్తావేజు విలువ	240000	462000	230000	<i>[Signature]</i>
స్థాంపు విలువ రూ..	1300	1300	1300	
దస్తావేజు నెంబరు	14284	14285	14286	
రిజిస్ట్రేషన్ రుసుము	1200	2315	1150	
లోటు స్థాంపు	24300	46630	23600	
యాజర్ చార్జీలు	120	120	120	
అధనపు షీట్లు	/	/	/	
5 X.....	/	/	/	
మొత్తం	25620	49065	24670	= 99355

RETURNED

MRB-REGISTRAR

అక్షరాల

[Handwritten Signature]

[Handwritten Signature] 24670/24/11

రూపాయలు మాత్రమే)

తేది

[Handwritten Date]

వాపసు తేది

సా. 4 గంటలకు

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

సబ్ రిజిస్ట్రారు
Sub-Registrar
UPPAL

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2956

శ్రీమతి / శ్రీ

[Handwritten Name]

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	(5)	(6)	(7)		
దస్తావేజు విలువ	240000	463000	230000	<i>[Signature]</i>	
స్థాంపు విలువ రూ..	1300	1300	1300		
దస్తావేజు నెంబరు	14284	14285	14286		
రిజిస్ట్రేషన్ రుసుము	1200	2315	1150		
టోటు స్థాంపు యూజర్ చార్జీలు	24300	46630	23100		
అధనపు షీట్లు	120	120	120		
5 X.....	/	/	/		
మొత్తం	25600	49065	24670	= 99335	

RETURNED

MR-REGISTRAR

అక్షరాల

[Handwritten Signature]

[Handwritten Signature] 24226 24228
24670/21/11

రూపాయలు మాత్రమే)

తేది

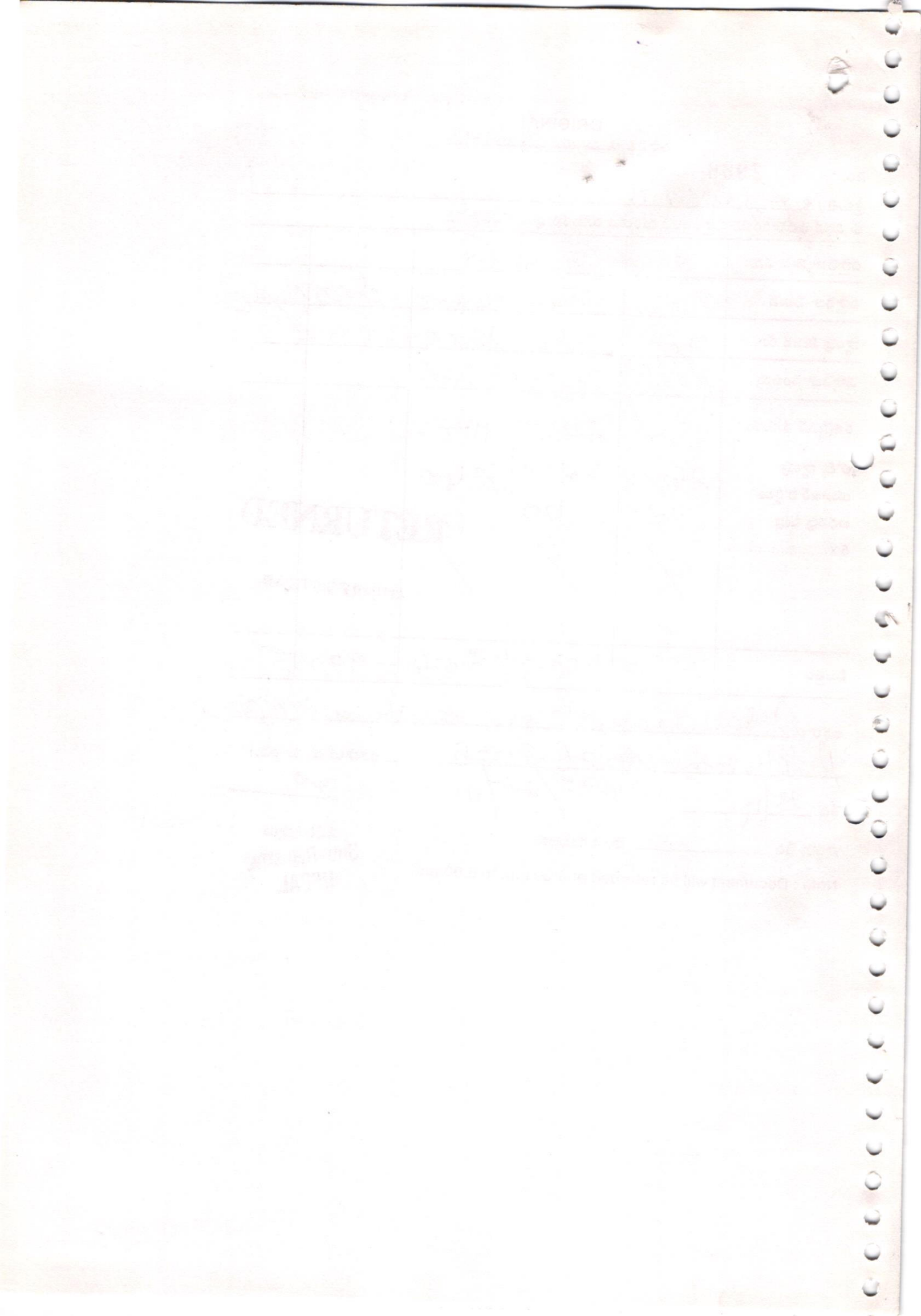
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వాపసు తేది

సా. 4 గంటలకు

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

సబ్ రిజిస్ట్రారు
Sub-Registrar
UPPAL



CS.14244

16284

100Rs.



SCANNED

No. 211072 Date 22/11/03 100/- 60145 AP231EE

Sold To Praveen Barai & Chaganlal Barai

Seller

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
Rb. Sec. bat. RAM NAGAR, HYD'BAD

SALE DEED

This Sale Deed is made and executed on this 24th day of November 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. PRAVEEN BARAI, SON OF SRI. CHAGANLAL BARAI; aged about 59 years, Residing at Flat No.101, Hemnidhi Apartments, 42, D.V.Colony, Minister Road, Secunderabad - 500 003.

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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.2.

1 వ పుస్తకము... 142...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 16... ఈ కాగితపు వరుస
సంఖ్య... 1...

సబ్-రిజిస్ట్రారు



THE SEAL
OF THE
REGISTRAR
OF
UPPAL
PANCHAYAT

.....Vide

[Signature]

W. G. Mody

Sapphire Apts, Chikoti Gardens, Begumpet,
Hyderabad.

విరూపిణి నది.

” Prescott

(K. Prabhakar Reddy s/o. Padma Reddy, occ
Service (a) 5-4-187/3 & 4, m. G. Road, Ser

3. Grillen

SRIDHAR S/o. Rammachandrabai, occ: Senior
CO S-4-187/3, 4, m. G. Road, Peisad.

2003వ సం॥ నవంబర్ నెల 25వ తేది

1925.శా.శ్రీమద్రామాయ. సం. 4వ పేజి.

సబ్-రిజిస్ట్రారు

100Rs.



No. 21403 Date 22/4/03

60146

AP231EE

R. NARENDER

SVL NO. 42 95

R. No. 1/2001 2003

RAM NAGAR, HYD'ABAD

And To... Praveen Barai No. Chaganlal

R. N. S. S. S. S.

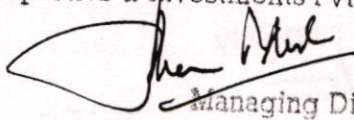
:: 2 ::

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



1వ పుస్తకము 4284/2003
 సాక్షివేదాల మేరకం కాగితముల
 సంఖ్య 16 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 1 of 1894
 No. 14284 of 2003 Date 25/11/03

I hereby certify that the proper deficit
 stamp duty of Rs. 24300/- Rupees Twenty four -

thousand three hundred only -
 has been levied in respect of this instrument
 from Sri. Ganrao Medri

on the basis of the agreed Market Value
 consideration of Rs. 240000/- being
 higher than the consideration agreed Market
 Value.

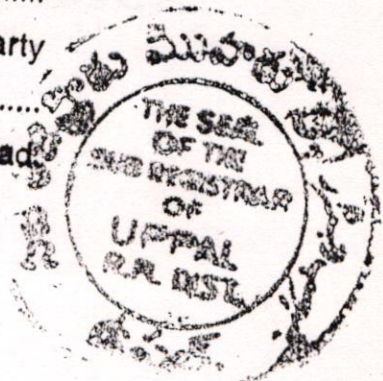
S.R.O. Uppal

Dated: 25/11/03 Sub Registrar
 and Collector U/S. 41&42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 24300/- towards Stamp Duty
 Including Transfer duty and Rs. 1200/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 24226
 Dated 24/11/03 at SBH Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
 A/c No. 01000050786
 of S.R.O. Uppal.





No. 211004 Date 22/11/03 Rs. 100/-

To Praveen Bava's & Co. Changanal Bava

60147

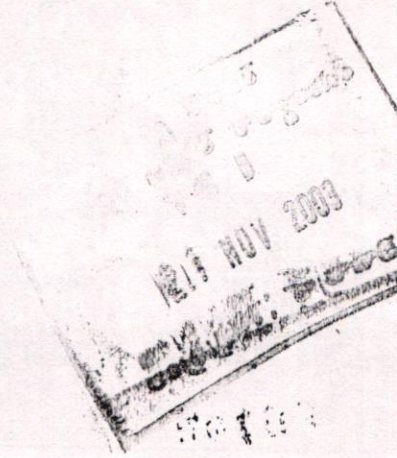
AP23IEE

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

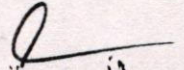
R/o Secured

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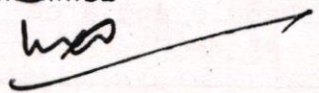
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	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



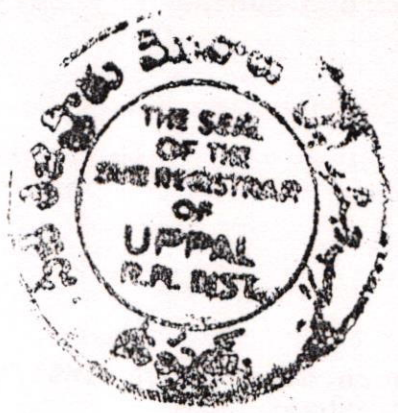
1వ పుస్తకము 14284/03
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..16...కి కాగితపు వరుస
 సంఖ్య...3.....


 సీట్-రిజిస్ట్రార్

1వ పుస్తకము సం|| (కా.శ) పు...14284/03
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు...14284...1-2003 ఇవ్వడమైన
 2003 సెప్టెంబరు 25...కి



రిజిస్టరింగు అధికారి





21405 Date 22/11/93 1002

60148

AP23IEE

R. NAGENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BA

Praveen Barai s/o Changan Lal Barai

Self

A to Subad

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TOTAL AREA: 4 Acres 32 Guntas

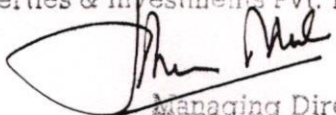
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

for Modi Properties & Investments Pvt. Ltd.

Contd.5..


Managing Director

1వ పుస్తకము...17244/1703

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...16...ఈ కాగితపు వరుస

సంఖ్య...4

సబ్-రిజిస్ట్రారు





21106 Date 22/11/03

60149

AP23IEE

To Praveen Barai S/o Changan Lal Barai

Self

Rw Secured

R. NARENDER
SVL NO. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD

:: 5 ::

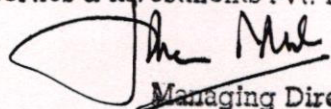
E. The Purchaser is desirous of purchasing all that Flat bearing No.203, on the Second Floor, in Block No.D in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.D, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty 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:

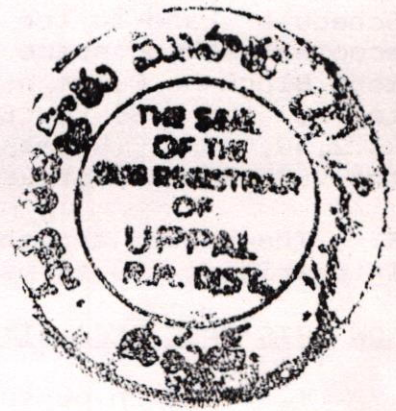
1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand only) paid by the Purchaser herein as follows;

- i) Rs.5,000/- paid by way of Cheque No.294483, Dated 8-10-2002,
- ii) Rs.30,000/- paid by way of Cheque No.294485, Dated 23-11-2002,
- iii) Rs.30,000/- paid by way of Cheque No.294488, Dated 9-4-2003,


Managing Director

1వ పుస్తకము... 4284/1993
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య... 16 ఈ క్రింద పేరున
 సంఖ్య... 5

సబ్-రిజిస్ట్రారు



100Rs.



Modi Ltd. 7 Date 22/11/03 No. 60150 AP 231EE

Pay To Praveen Barai & Changan Lal Barai

When Sells R/o Seher

R. NARENDER
SVL NO. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYD'ABAD

:: 6 ::

iv) Rs.30,000/- paid by way of Cheque No.294489, Dated 23-05-2003,

v) Rs.30,000/- paid by way of Cheque No.294492, Dated 25-7-2003,

vi) Rs.30,000/- paid by way of Cheque No.294493, Dated 18-8-2003,

vii) Rs.30,000/- paid by way of Cheque No.294494, Dated 18-9-2003,

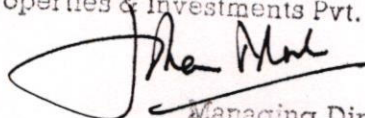
viii) Rs.55,000/- paid by way of cheque No.294496, Dated 11-11-2003,

respective drawn on Bank of India, Secunderabad,

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.

Contd.7..


Managing Director

1 వ పుస్తకము! 1/2/2011

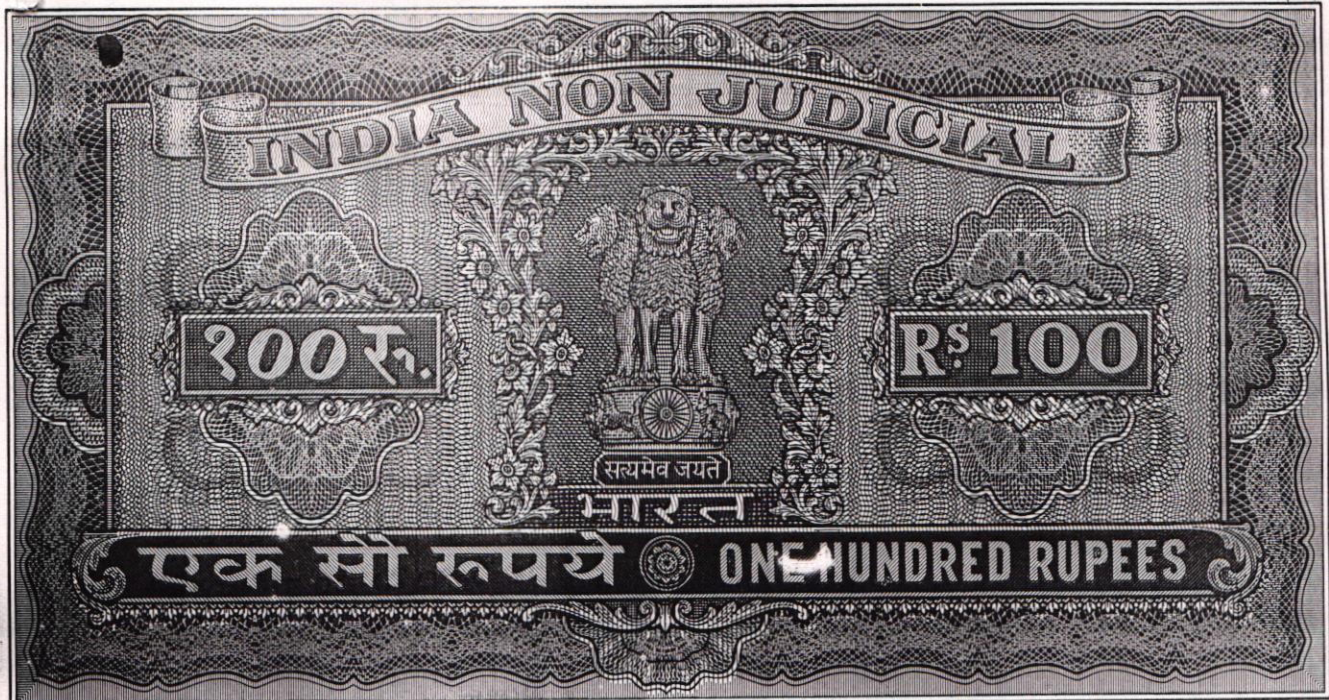
దస్తవేజుల మొత్తం కాగితములు

సంఖ్య... 6... ఈ కాగితపు వరుస

సంఖ్య... 6... 100

సుబ్-రిజిస్ట్రారు





21/08 Date 22/11/03 Rs. 100/-

60151 AP23IEE

Praveen Barai & Changan Lal Barai

Sar

Ru Sebad

:: 7 ::

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
TAM NAGAR, HYD'BAD

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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd

John Mark
Managing Director

1వ పుస్తకము.....నగరము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....16.....ఈ కాగితపు వరుస

సంఖ్య.....7.....

నగరము





NO. 21009 Date 22/4/03 Vol 60152 AP 231

For: Praveen Bawa to Changelal Bawa

By Rto Sebad

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

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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.

for Modi Properties & Investments Pvt. Ltd.,

The Modi
Managing Director

Contd.9..

1వ పుస్తకము 4284/303

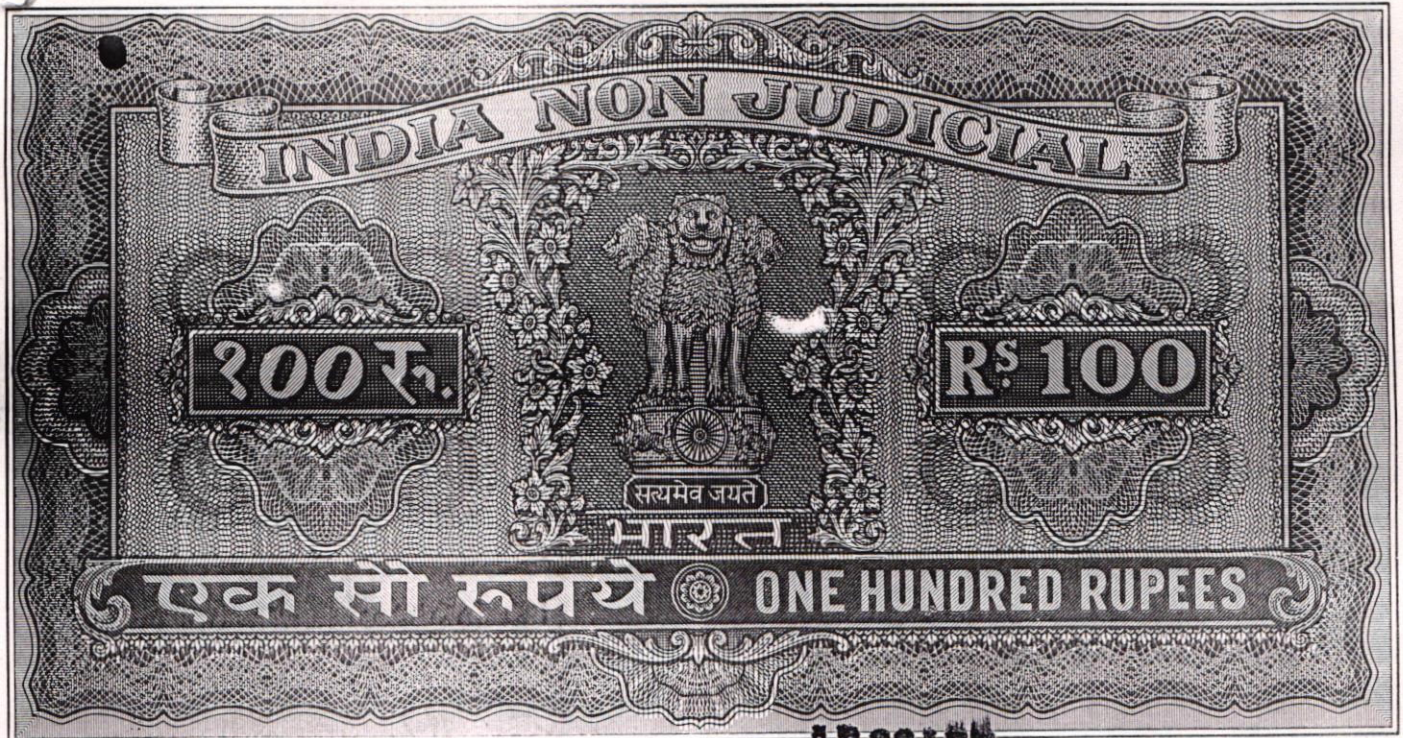
దస్తావేజుల మొత్తం కాగితము

సంఖ్య...16...ఈ కాగితపు వరుస

సంఖ్య...8.....

సబ్-రిజిస్ట్రారు





211110 22/11/03 1004 60153

Praveen Barai Sh. Changan Lal Barai

Shu

Sh. Saad

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

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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.

for Modi Properties & Investments Pvt. Ltd.

Mani Mohan
Managing Director

contd.10.

1వ పుస్తకము/14284/2022

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...16...ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-రిజిస్ట్రారు





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22/11/03

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60154

AP23IEE

R. NARENDER
SVL NO. 42 95
R No. 1/2001-2003
JAM NAGAR, HYD'BAD

Praveen Bawa & Chaudhary Bawa

Secr

Rw Secsrd

:: 10 ::

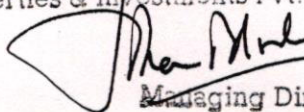
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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.

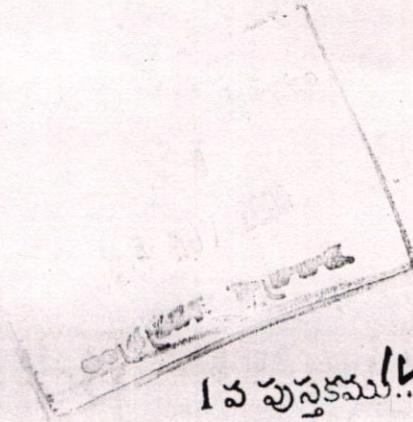
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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 Pvt. Ltd

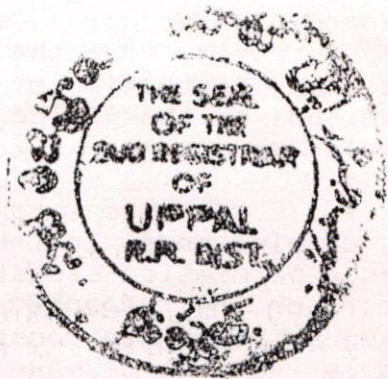

Managing Director

Contd.11..



1 వ పుస్తకము 14244/16
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 16... ఈ కారితో వరుస
సంఖ్య... 1... 0...

సబ్-రిజిస్ట్రారు





21412 22/11/03 60155 AP231EE

Praveen Bera Sh. Chongulal Bera

Sh. Seebud

R. NARENDER
SVL NO. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYD'ABAD

:: 11 ::

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.2,40,000/-.

Rs. 25,620/- paid by way of Challan No. 24226,
Dated: 24.11.03, drawn on SBH, Habsiguda Branch.

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.12..

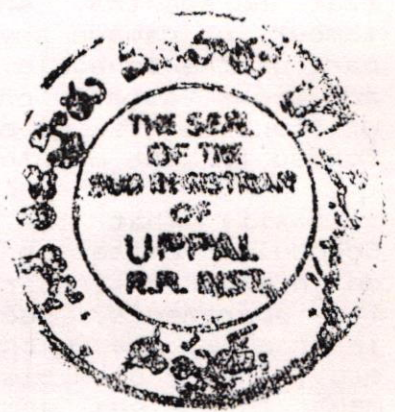
1వ పుస్తకము..... 14284/1993

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య....16. ఈ కాగితపు పరుస

సంఖ్య....1.1.....

సబ్-రిజిస్ట్రారు



100Rs.



No. 21113 Date 22/1/03 Rs. 100/- 60156
To: Praveen Bawa & Chaital Bawa AP 231EE
Rw Sebad

R. NARENDER
SVL No. 42 95
R. No. 1/2001, 2003
RAM NAGAR, HYD'ABAD

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.203, on Second Floor in Block No.D, 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 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 bound-

NORTH :: 4' Wide Passage.
SOUTH :: Basketball Court.
EAST :: Flat No.202.
WEST :: Flat No.204.

For Modi Properties & Investments Pvt. Ltd.,

The Modi.
Managing Director

Contd.13..

1వ ప్రసక్తి... 14284/2003

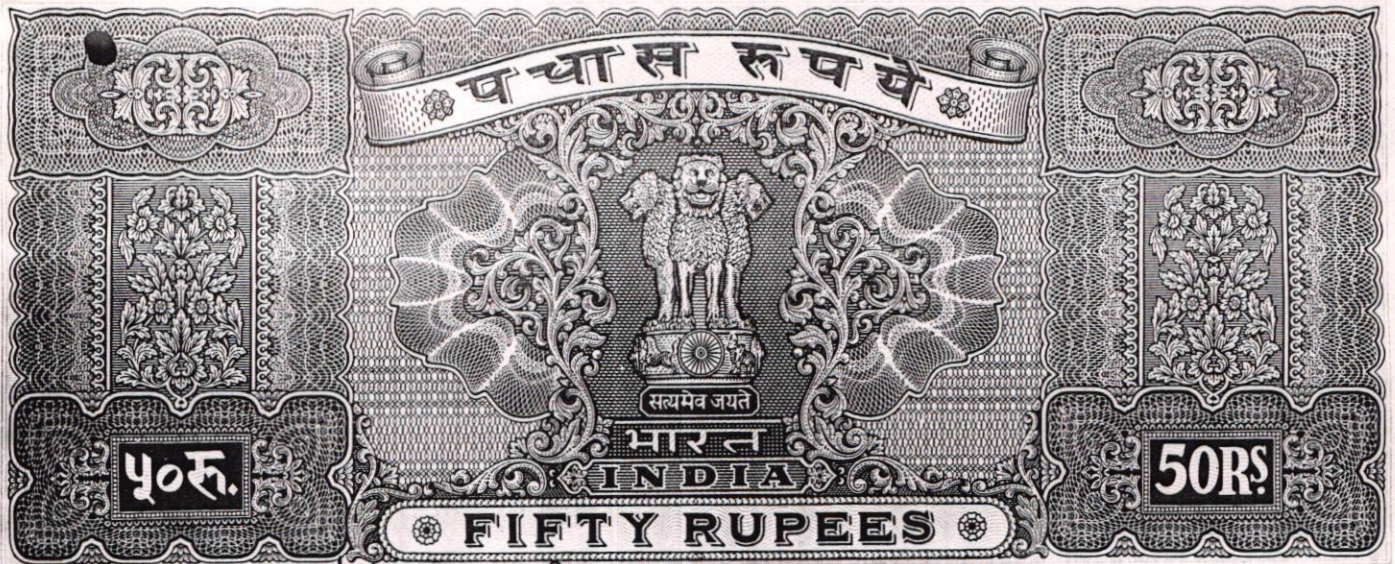
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 16.. ఈ కార్యక్రమ వరుస

సంఖ్య... 12

సబ్-రిజిస్ట్రారు





No. 211114 Date: 22/11/03 Rs. 50/-

To: Praveen Baxa Sh. Changan Lal Baxa

For Whom: [Signature]

Rw Salsed

Rw
R. NARENDRA
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BA

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 24th day of November 2003 in the presence of the following witnesses;

WITNESSES:

1. [Signature]
(K. Prabhakar Reddy)

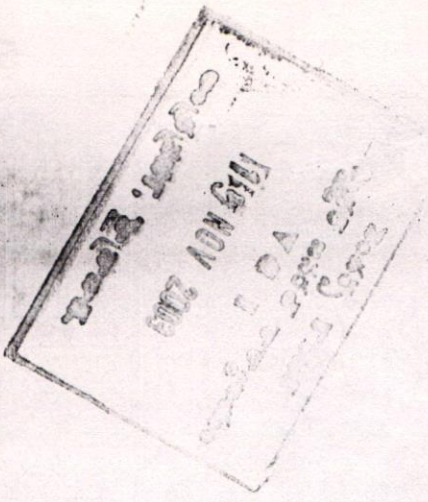
For Modi Properties & Investments Pvt. Ltd.,

[Signature]
VENDOR Managing Director

2. [Signature]
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director



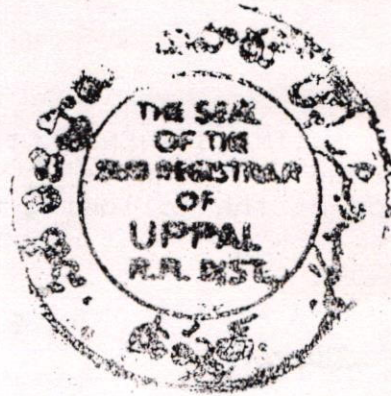
1వ పుస్తకము.....14256/252

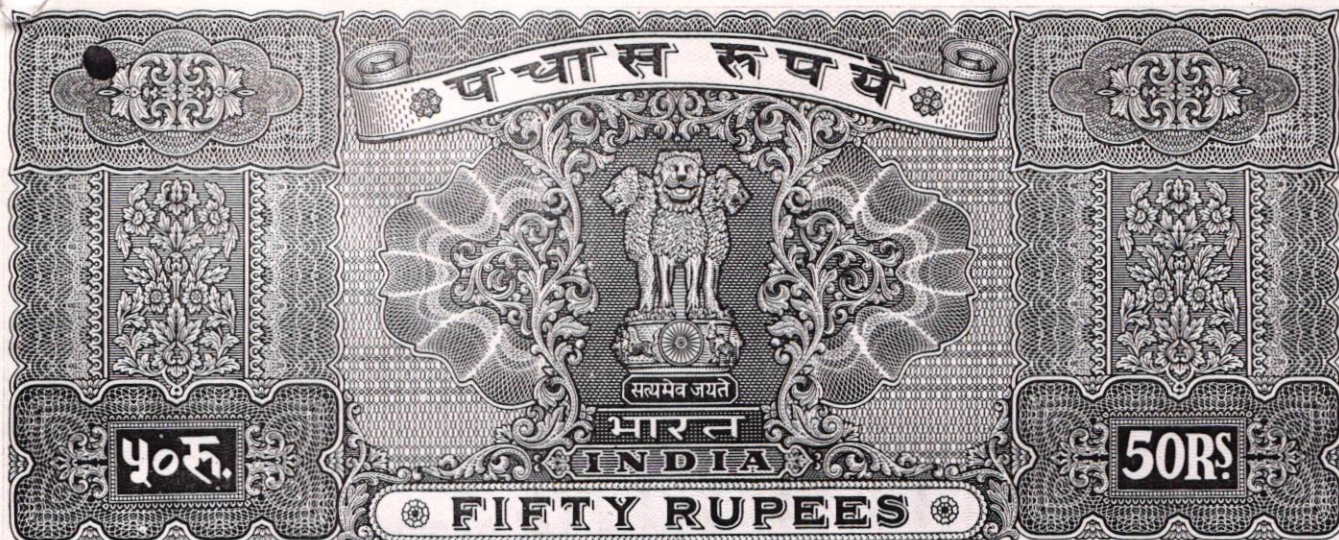
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....16 ఈ కాగితపు వరుస

సంఖ్య.....13

సబ్-రిజిస్ట్రారు





21415 22/11/03 704

To Praveen Bera & Changan Lal Bera

R/o Seebad

ANNEXURE - 1 - A

R. NARENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

- 1) Description of the Building: Flat bearing No.203, on Second Floor i Block No.D, of MAYFLOWER PARK, at Bloc 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 :
 - d) In the 2nd Floor : 450 sft.,
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,40,000/-

For Modi Properties & Investments Pvt. Ltd.,

Date: 24/11/2003

signature of the Executant

CERTIFICATE

Managing Director

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

Date: 24/11/2003

signature of the Executant
For Modi Properties & Investments Pvt. Ltd.

Managing Director



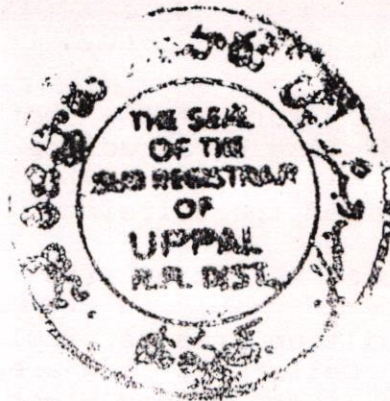
1 వ పుస్తకము.....14284/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...16...ఈ కాగితపు పేరు

సంఖ్య...14.....

గుల్-రిజిస్ట్రార్



FLAT NO. 203, 2nd FLOOR, BLOCK-D
REGISTRATION PLAN SHOWING OF "MAYFLOWER PARK"
IN SURVEY NOS. 174

Situated at

MALLAPUR (V)

UPPAL **Mandal, R.R. Dist.**

VENDORS : M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,

Rep. by its MD. MR. SOHAM MODI

S/o. SRI. SATISH MODI

VENDEE : SRI. PRAVEEN BARAI

S/o. SRI. CHAGANLAL BARAI

REFERENCE :

SCALE: 1"

INCL:

EXCL :

AREA :

18

SQ. YDS. OR

15.04

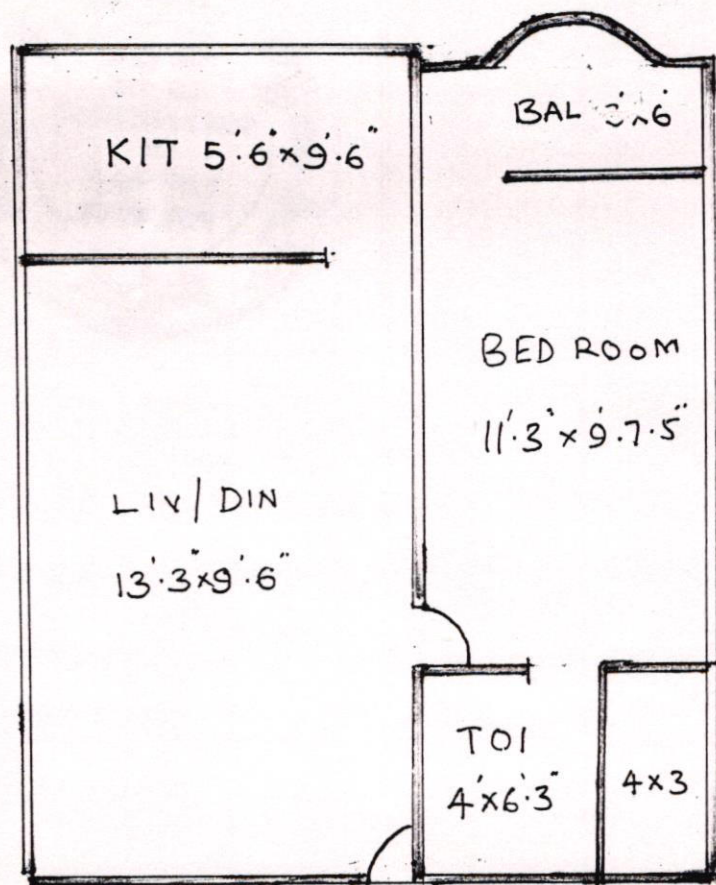
SQ. MTRS.

U/s. OF LAND. OUT. OF AC: 4-32 GHS.

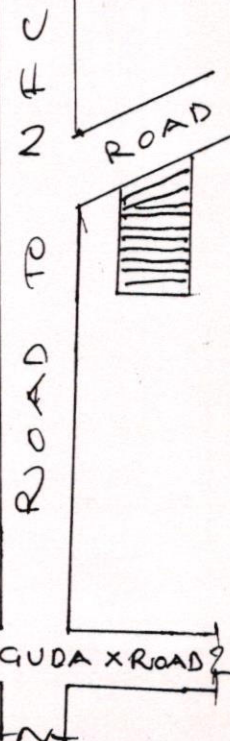
Plinth Area: 450 Sth.

BASKETBALL COURT

FLAT NO. 202



FLAT NO. 204



WITNESSES :

4' WIDE PASSAGE

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.,

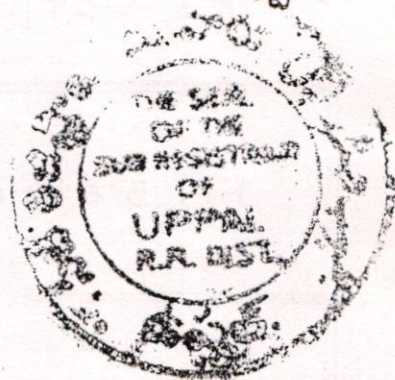
SIG. OF THE VENDOR

[Signature]

Managing Director

1వ పుస్తకము 14284/2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...16...ఈ కాగితపు వరుస
సంఖ్య...15.....

సబ్-రిజిస్ట్రారు



D-203

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



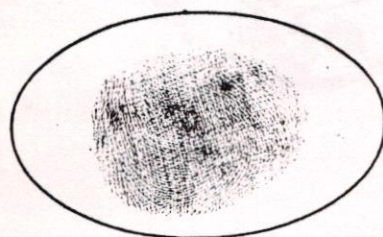
VENDOR:-
M/s. MODI PROPERTIES & INVESTMENTS

PVT. LTD., having its 105 S-4-187/3,4,
M.G. Road, SEC-BAD, Sep by its
M.D. MR. SOHAM MODI



SPA:-
MR. GAURANG MODY

R/o. Flat No. 105, Sapphire
Apts, Chirak Gardens,
Begumpet, HYDERABAD.



PURCHASER:-
MR. PRAVEEN BARAI
R/o. Flat no. 101, Hemnidhi
Apts, 42, D.V. Colony,
Minister Road,
SEC-BAD-500 003.

BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

- 1.
- 2.

for Modi Properties & Investments Pvt. Ltd

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము..... 14/8/2003

దస్తావేజాల మొత్తం కారితముల

సంఖ్య..... 16 ఈ కారితపు పడుస

పుంఖ్య..... 16

సచి-రిజిస్ట్రారు

