

19.9.585/2003

9561/03



Date : 13-08-2003 Serial No : 12,597 Denomination : 20,000

02CC 686031

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY, SEC' BAD.

R. Tulai 13/8/03
Sub Registrar
Ex. Office Stamp Vendor
G.S.O., C&ID Office

For Whom :
MRS. K. SYAMALA VISHNU,
W/O K. ADI VISHNU, HYD.

SCANNED

SALE DEED

This Sale Deed is made and executed on this 14th day
of AUGUST 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,

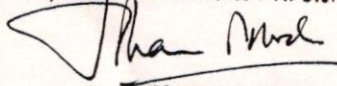
hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

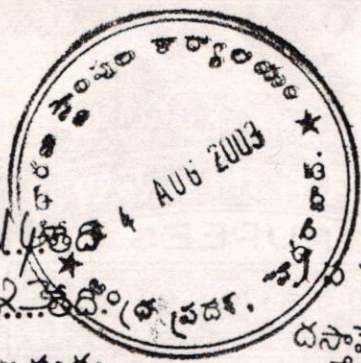
Mrs. K.SYAMALA VISHNU, WIFE OF SRI. K.ADI VISHNU, aged 38 years, Residing at 201, Markaz Ameera Apts., Musheerabad, Hyderabad.

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

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.2.



200. కేవ. సం|| ఆ. గురు..... నెల ప్రతి *
192. మ. శా. కృ. వై. వై. మాస..... కే. ద్వీ. (చ. ప్రదేశ.

వగలు...!....మరియు...?....గంతుల మధ్య
సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

Gourang Moley

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా చాఖిలు చేసి రుసుము రూ॥ 3/5.

వెల్లించినవారు.....

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనప్రేలు

పుస్తకము. 1. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841.

సత-రిజిస్ట్రారు

Gaurang Mody S/o. Jayanthi
Mody off - Business - R/o. Fe
No. 101, Sapphire apt,
Cheekoti Gardens, Begumpet,
Hyderabad.

through special power of Attorney, attested
vide Power No. 9/2002 at Sec, Lypal.

① Preparation

(K. Prabhakar Reddy & Padma Reddy
own service (C) S-4-187 (3 & 4, M.G.
Road, Sec 34.

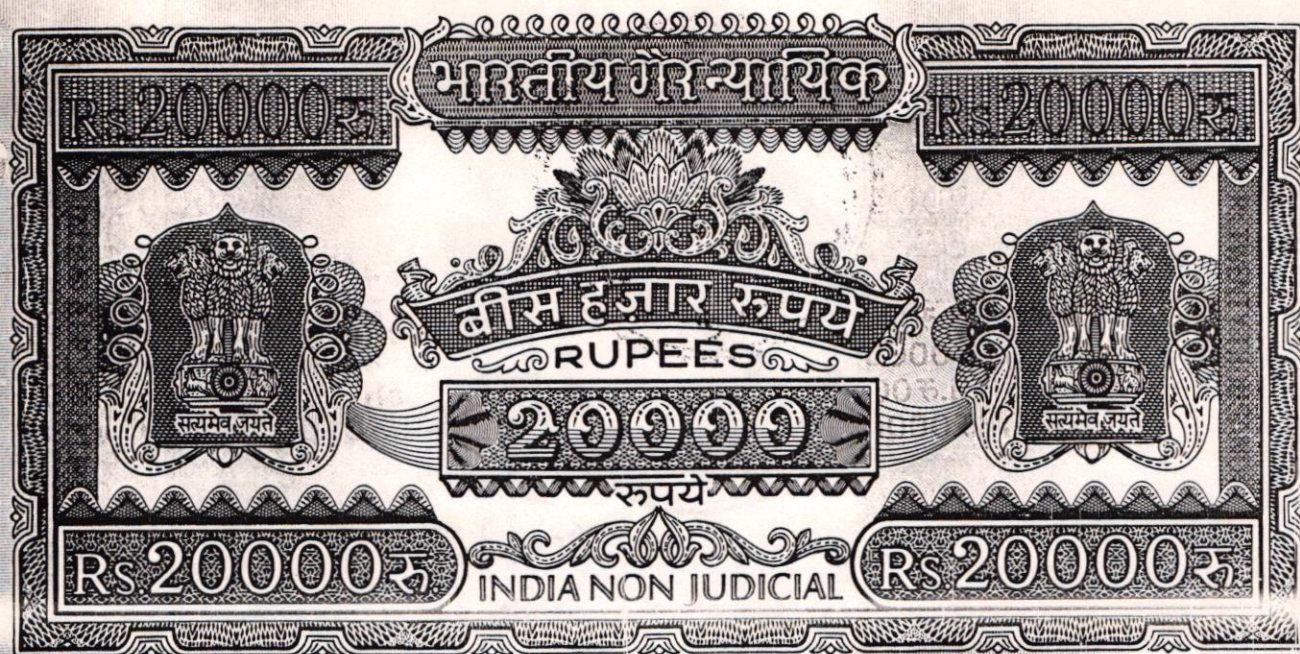
② Si-donor

SRIDHAR S/o. Rameshchandraiah, occ: Servant
(10) S-4-187 / 3 & 4. M.G. Road, Sec 13ad

200. S. S. Coll. *E. Kai* 3074. 5 68

192 మ.క.శ.రెవెన్యూ...మూలం...23 వేది.

సబ్-రిజిస్ట్రారు



Date : 13-08-2003 Serial No : 12,598

Denomination : 20,000

02CC 686032

Purchased By :
K.PRABHAKAR REDDY,
S/O K.PADMA REDDY, SEC'BAD.

R. Tulloin 13/8/03
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MRS.K.SYAMALA VISHNU,
W/O K.ADI VISHNU, HYD.

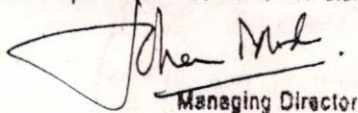
:: 2 ::

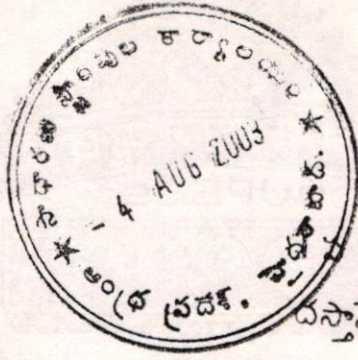
WHEREAS

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



సంతకము 561/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య:.....

నబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894
No. 9561 of 2003 Date 14/8/03

I hereby certify that the proper deficit
stamp duty of Rs. 1410/- Rupees

(One thousand four hundred ten only)

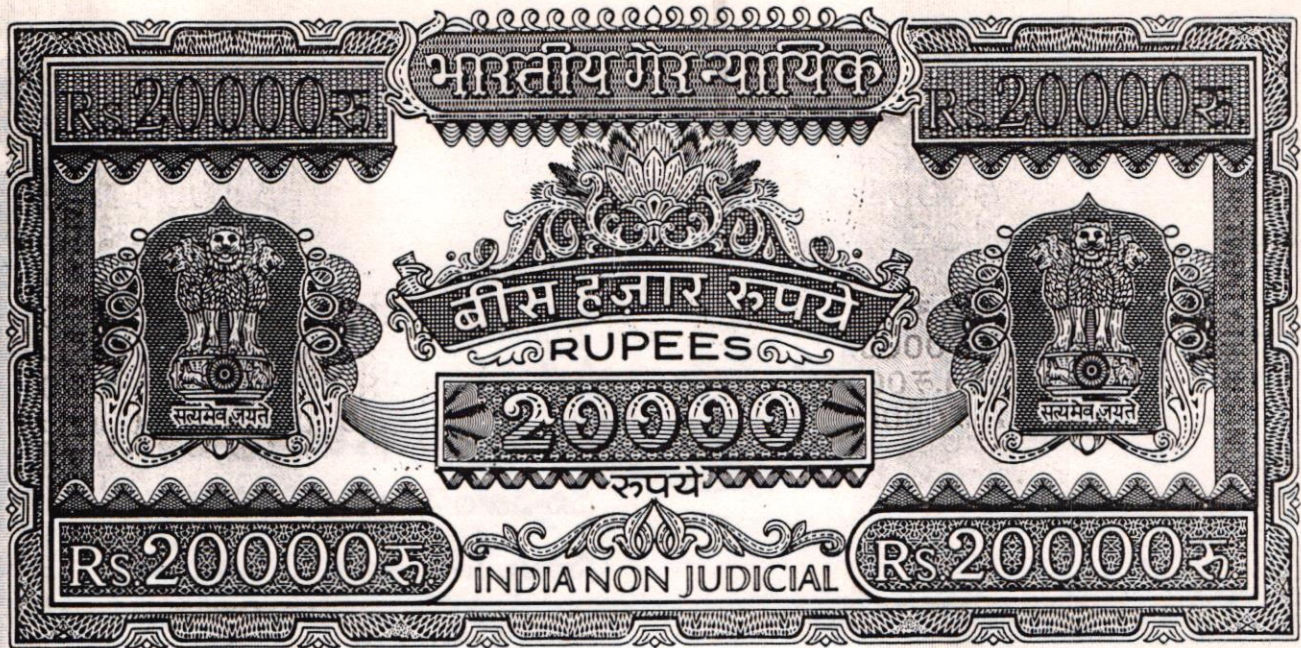
has been levied in respect of this instrument
from Sri. Gaurang Mody
on the basis of the agreed Market Value
consideration of Rs. 6,31,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 14/8/03

Sub-Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT





Date : 13-08-2003 Serial No : 12,599

Denomination : 20,000

02CC 686033

Purchased By :
K.PRABHAKAR REDDY,
S/O K.PADMA REDDY, SEC'BAD.

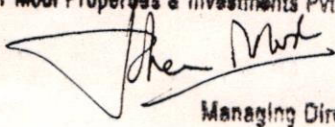
R. T. N. 13/8/03
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MRS.K.SYAMALA VISHNU,
W/O K.ADI VISHNU, HYD.

:: 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 Pvt. Ltd.


Managing Director

Contd.4..

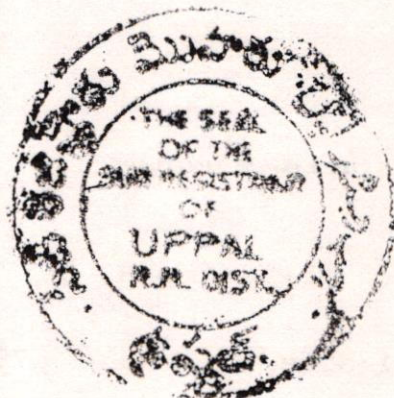


1వ పుస్తకముగియట...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...!..ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.శ) పు... 9561/03
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నెంబరు 9561-1-2003 ఇవ్వడమైన
 2003 సం॥ 14... తేది

రిజిస్టరింగు అధికారి





No. 6839/..... Date 13/8/03..... 27002

AP 23 HY

R. NARAYAN
S/L No. 42/05
R. 1/2001-2003
RAM NAGAR, HYD'BAD

To K. Syamala Vishnu w/o K. Adi Vishnu

By W. S. S. S.

R to Hyd

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

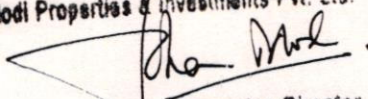
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

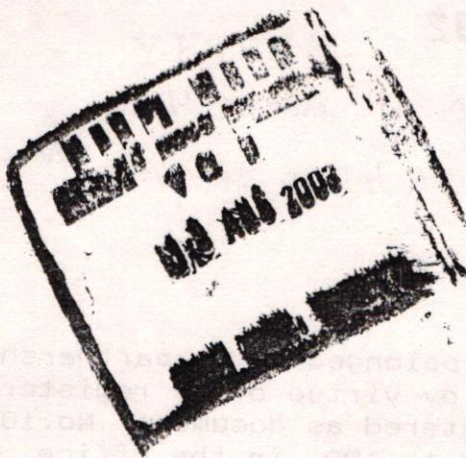
Contd.5..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1వ పుస్తకము. 15.61. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య... 15.....

సచి-రిజిస్ట్రారు





No. 68392 Date 13/8/03 Reg. No. 27003
 To K. Syamala Vishnu w/o K. Ad. Vishnu
 For Whom Seek

R. NARENDEN
 SVL No. 42.95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'ABAD

R 10 H 40

:: 5 ::

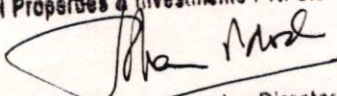
E. The Purchaser is desirous of purchasing all that Flat bearing No.210, on the Second Floor, in Block No.D in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter parking 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.6,31,000/- (Rupees Six Lakhs Thirty One 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.6,31,000/- (Rupees Six Lakhs Thirty One 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..

న సునీతమ్మ. 5.6.2016/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15 ఈ కాగితపు వరుస
సంఖ్య. 5

సబ్-రిజిస్ట్రారు





68393

Date 13/8/03

27004

Ruy

R. NARAYAN
SVL 11/42/95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

To K. Syamala Vishnu w/o K. Adi Vishnu

Sell

R to Hedy

:: 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.

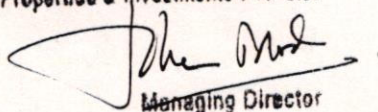
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

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.

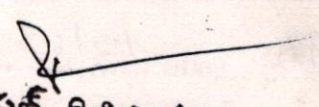
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.7..

1 వ పుస్తకము. 75.61/సంఖ్య
దస్తవేజాల మొత్తం కాడికము
సంఖ్య. 1/5 ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రిజిస్ట్రారు





68394

Date 13/8/03

Book

27005

Ruy

R. NARENDER

SVL No. 42/95

R. No. 1/2001-2003

RAM NAGAR, HYD'ABAD

To K. Syamala Vishnu w/o K. Adi Vishnu

Self

R/o Hya

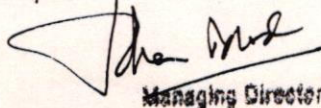
:: 7 ::

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..


Managing Director

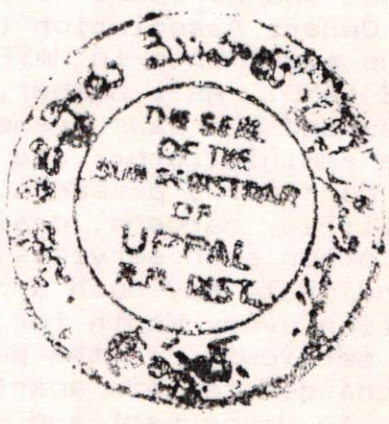
న పుస్తకము. 756/సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు వరుస

సంఖ్య 2.....

సబ్-రిజిస్ట్రారు





No. 68395 Date 13/8/03 Vol 27002
 K. Syamala Vishnu w/o K. Adi Vishnu
 R/o H/o

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

:: 8 ::

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.

 Managing Director

contd.9..

1 వ పుస్తకము...
ద్వితీయేజల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు





68396

Date 13/8/03

SDR

27007

Ruy

R. NAGAR

SVL

R. No. 1/2003/2003

RAM NAGAR, HYD'ABAD

K. Syamala Vishnu w/o K. Adi Vishnu

Sell

R to Hgo

:: 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.

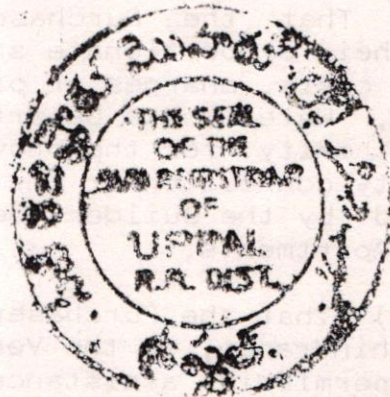
For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.10..

1 వ పుస్తకము. గె. కె. సి. సి.
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య/కె. ఈ కాగితపు వరుస
 సంఖ్య.....?

సచి-రిజిస్ట్రారు





68397 13/8/03 27008

K. Syamala Vishnu w/o K. Advishnu

Sell

R/o Hyd

Ruy
R. NABENDER
SVL NO. 42.95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

:: 10 ::

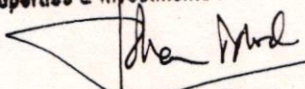
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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.6,31,000/-.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.11..

నేపథ్యము 956/సంఖ్య

దస్తావేజుల మొత్తం కారితముల

సంఖ్య 15... ఈ కారితపు వరుస

సంఖ్య 17

సబ్-రిజిస్ట్రార్





No. 68398 Date 13/5/09 27009

To: K. Syamala Vishnu wife K. Adi Vishnu

For: Polk

R/o Hydrabad

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

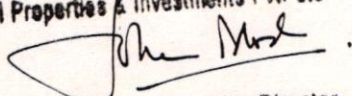
:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.210, on Second Floor in Block No.D, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 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 bounded in:

NORTH :: Swimming Pool.
SOUTH :: 4' Wide Passage & Flat No.211.
EAST :: Open to Sky & Compound Wall.
WEST :: 4' Wide Passage & Flat No.209.

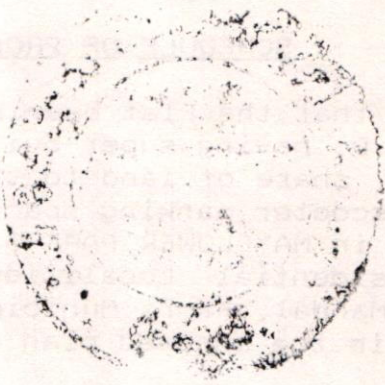
For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.12..

1వ పుస్తకము. 9.5.61. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య... 11.....

సచి-రిజిస్ట్రారు





No. 68399 Date 13/8/03 27010
Sold To K. Syamala Vishnu w/o K. Adv. Vishnu
R. N. H. H. H.

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 14th day of AUGUST 2003 in the
presence of the following witnesses;

WITNESSES:

1. (K. P. Reddy)
2. (Sridhar)

For Modi Properties & Investments Pvt. Ltd.

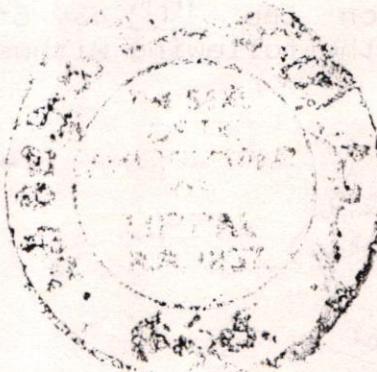
(The Modi)
Managing Director
VENDOR

For Modi Properties & Investments Pvt. Ltd.

(The Modi)
Managing Director

1 వ పుస్తకము 15/1/2000 సం
దస్తావేజుల ముత్తం కాగితము
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సహ-రిజిస్ట్రారు





No. 68400 Date 13/8/03 27011 AP 23 II Y

Sold To.....K. Syamala, Vishnu w/o K. Adh Vishnu

For ANNEXURE - 1 - A R/10/440

Ruy
R. NARAYAN
SVL No. 42 95
R. No. 1200/2003
RAM NAGAR, HYD'RA

- 1) Description of the Building: Flat bearing No.210, on Second Floor in Block No.D, 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 : 36 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 : 900 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.6,31,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 14/08/2003

signature of *[Signature]* Executant
Managing Director

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.

Date: 14/08/2003

For Modi Properties & Investments Pvt. Ltd.
signature of *[Signature]* the Executant
Managing Director

1వ పుస్తకము. 15.6/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య! 5 ఈ కాగితపు వరుస
సంఖ్య 13

నది-రిజిస్ట్రారు



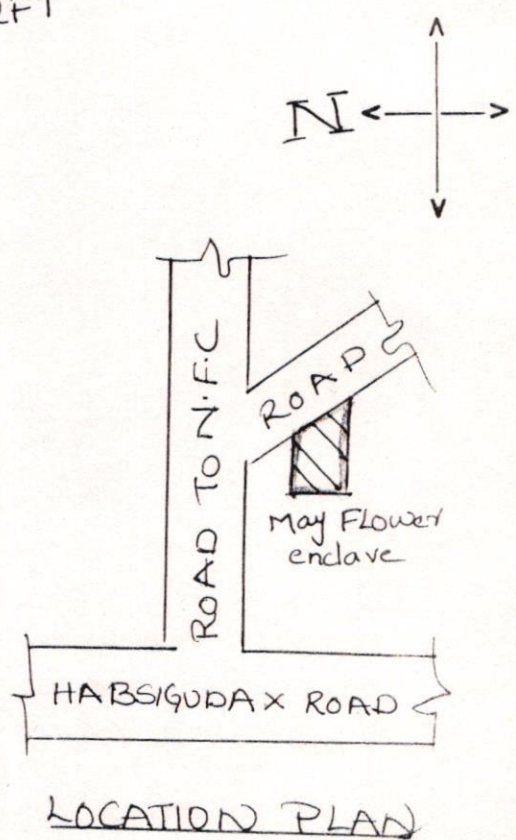
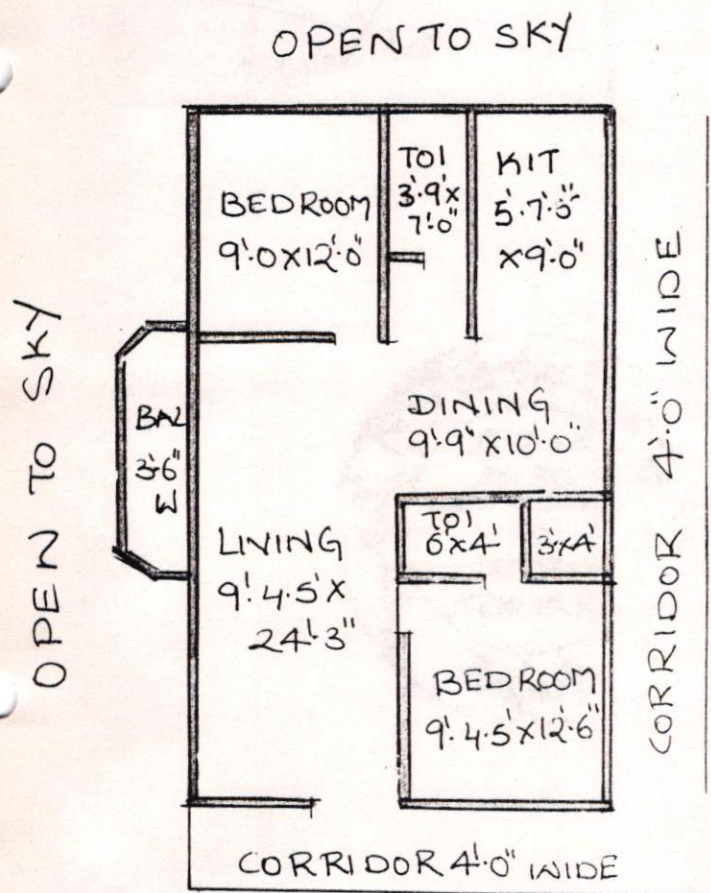
FLAT NO. 210 ON 2nd FLOOR.
REGISTRATION PLAN SHOWING IN BLOCK NO. D OF
IN SURVEY NOS. 174 MAY FLOWER PARK **Situated at**
MA LAPUR(V) **UPPAL** **Mandal, R.R. Dist.**

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD, Rep. By ITS M.D: MR. SOHAM MODI
S/o. MR. SATISH MODI

VENDEE : MRS. K. SYAMALA VISHNU
W/O. SRI. K. ADI VISHNU

REFERENCE : **SCALE:** 1" = **INCL:** **EXCL :**
AREA : 36 **SQ. YDS. OR** 30.09 **SQ. MTRS.**

1/5. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 900 SQFT



WITNESSES :
1. [Signature]
2. [Signature]

[Signature]
SIG. OF THE VENDOR

పంపిణీ/సంఖ్య
 దస్తావేజుల మంజూరీ కోరికము
 సంఖ్య/15
 సంఖ్య/14

సబ్-డివిజన్



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 (o) 54-181/291

M.G. Road, Sec'bad - Sep by its

MD. Mr. SOHAM MODI

SPA:-

Mr. GAURANG MODY

R/o. flat no. 105, Sapphire

Apts, Cheekoti Gardens,

Begumpet, HYDERABAD.

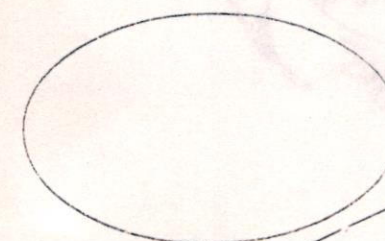
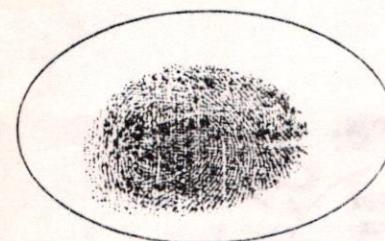
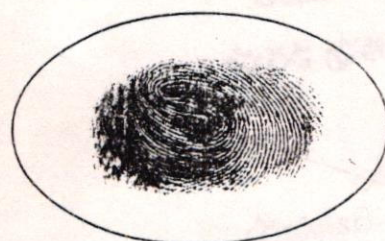
PURCHASER:-

Mrs. SYAMALA VISHNU

R/o. 201, Markaz - Ameen

Apts, Musheerabad,

HYDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1. Presentant

2. Witness

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director

SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము 9.56/...సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...15.....

సబ్-రిజిస్ట్రారు

