

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

3126

శ్రీమతి / శ్రీ

*Chandrabha*

28/1 28/30  
*Chandrabha*

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

| దస్తావేజు స్వభావము   | అ      | క      | త            |  |  |
|----------------------|--------|--------|--------------|--|--|
| దస్తావేజు విలువ      | 96/000 | 525000 | 500000       |  |  |
| స్థాంపు విలువ రూ..   | 96000  | 455000 | 455000       |  |  |
| దస్తావేజు నెంబరు     | 10138  | 10139  | 10140        |  |  |
| రిజిస్ట్రేషన్ రుసుము | 6005   | 2625   | 2500         |  |  |
| లోటు స్థాంపు         |        |        |              |  |  |
| యూజర్ ఛార్జీలు       | 13430  | 9250   | 6500         |  |  |
| అధనపు షీట్లు         |        |        |              |  |  |
| 5X.....              | 120    | 120    | 120          |  |  |
|                      | /      | /      |              |  |  |
|                      |        |        |              |  |  |
| మొత్తం               | 18355  | 11900  | 9120 = 39470 |  |  |

RETURNED

REGISTRAR

అక్షరాల

*As there is no return for*

*Handwritten text*

రూపాయలు మాత్రమే)

తది

*25/8/20*

వాపసు తది

సా. 4 గంటలకు

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

సబ్ రిజిస్ట్రార్

*Handwritten signature*



U.10161/2003

10/38/03

4th 9025



SCAN

Date : 25-08-2003 Serial No : 8,694

Denomination : 25,000

02DD 915252

Purchased By :

For Whom :

MANISH MANGAL

\*\*SELF\*\*

S/O.B.K.MANGAL

R/O.HYD

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

### SALE DEED

This Sale Deed is made and executed on this 25<sup>th</sup> 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

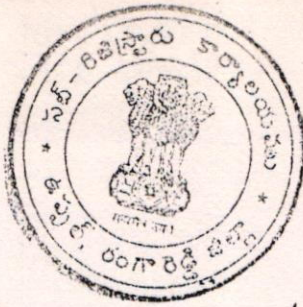
Mr. MANISH MANGAL, SON OF SRI. B.K.MANGAL, aged 33 years, Residing at Mayflower Park, Flat No.203, Block C, Mallapur, Hyderabad - 500 076.

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.

*[Signature]*  
Managing Director



2003వ.సం||...నెల...తేది 1వ పుస్తకము 1938/సం||  
 1925వ.శా.శ. 48వ. సం. 3వ. తేది. దస్తావేజుల మొత్తం కాగితముల  
 పగలు...మరియు...గంటల మధ్య సంఖ్య...ఈ కాగితపు వరుస  
 సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో సంఖ్య...1.....

కింగ్...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్  
 32-ఎ ను అనుసరించి సమర్పించవలసిన  
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో  
 సహా దాఖలు చేసి రుసుము రూ|| 480/-  
 చెల్లించినవారు.....  
 ద్రాస్ యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాబహువులు

సబ్-రిజిస్ట్రారు  
 Gramang S/o Jayanthi  
 occ:- Business flo. flat no  
 105, Sapphire apts, Cheekor  
 Gardens, Begumpet, Hyderabad

Through Special Power of Attorney, attested  
 vide Power no. 9/2002 at SRO, Suppl

నిరూపించినది.

1. Prabakaran (K. Prabakaran Reddy S/o. Padma Reddy  
 occ:- PVA Service co 5-4-187/3 & 4  
 M.G. Road, Sec'bad.

2. Srinivas SRINIVAS S/o. Ramachandrasastry, occ:-  
 Service co 5-4-187/3 & 4. M.G. Road  
 Sec'bad.

2003వ.సం||...నెల...తేది 1వ పుస్తకము 1938/సం||  
 1925వ.శా.శ. 48వ. సం. 3వ. తేది. సబ్-రిజిస్ట్రారు



Date : 25-08-2003

Serial No : 8,695

Denomination : 25,000

02DD 915253

Purchased By :

For Whom :

MANISH MANGAL

\*\*SELF\*\*

S/O.B.K.MANGAL

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

*Manish Mangal*  
Managing Director



1 వ పుస్తకము/21.38/స్థానం  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 15... ఈ కాగితపు వరుస  
 సంఖ్య... 2...

సబ్-రిజిస్ట్రారు

Endorsement Under Section 12 of Act II of 1894  
 No. 10138 of 2003 Date 25/8/03

I hereby certify that the proper deficit  
 stamp duty of Rs. 134-30/- Rupees *Thirteen thousand  
 four hundred and thirty only*  
 has been levied in respect of this instrument  
 from Sri. *Gowang Mody*  
 on the basis of the agreed Market Value  
 consideration of Rs. *961,000/-* being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal Sub Registrar  
 and Collector U/S. 41 & 42  
 Dated: 25/8/03 INDIAN STAMP ACT





Date : 25-08-2003

Serial No : 8,696

Denomination : 20,000

02CC 686992

Purchased By :

MANISH MANGAL

For Whom :

\*\*SELF\*\*

S/O.B.K.MANGAL

R/O.HYD

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

:: 3 ::

| Sale Deed<br>Dated | Schedule and area<br>of land                       | Document<br>No. | Registered with                                                                          |
|--------------------|----------------------------------------------------|-----------------|------------------------------------------------------------------------------------------|
| 03/10/96           | 1 acre 10 guntas                                   | 25/97           | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2485, Page No.<br>169 to 186 |
| 31/12/97           | 1 acre 3 guntas                                    | 562/98          | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2682, Page No.<br>31 to 48   |
| 22/09/98           | 1 acre                                             | 7989/98         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Vol.<br>No.2845, Page No.<br>53 to 66  |
| 24/02/99           | 1 Acre along with<br>A.C. Sheet Shed<br>1500 Sft., | 1491/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.1507-1/99                  |
| 07/04/99           | 19 Guntas                                          | 2608/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.2015/99                    |

For Modi Properties & Investments Pvt. Ltd.

*Mani Modi*  
Managing Director

Contd.4..

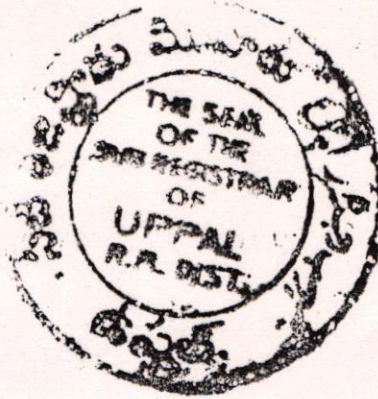


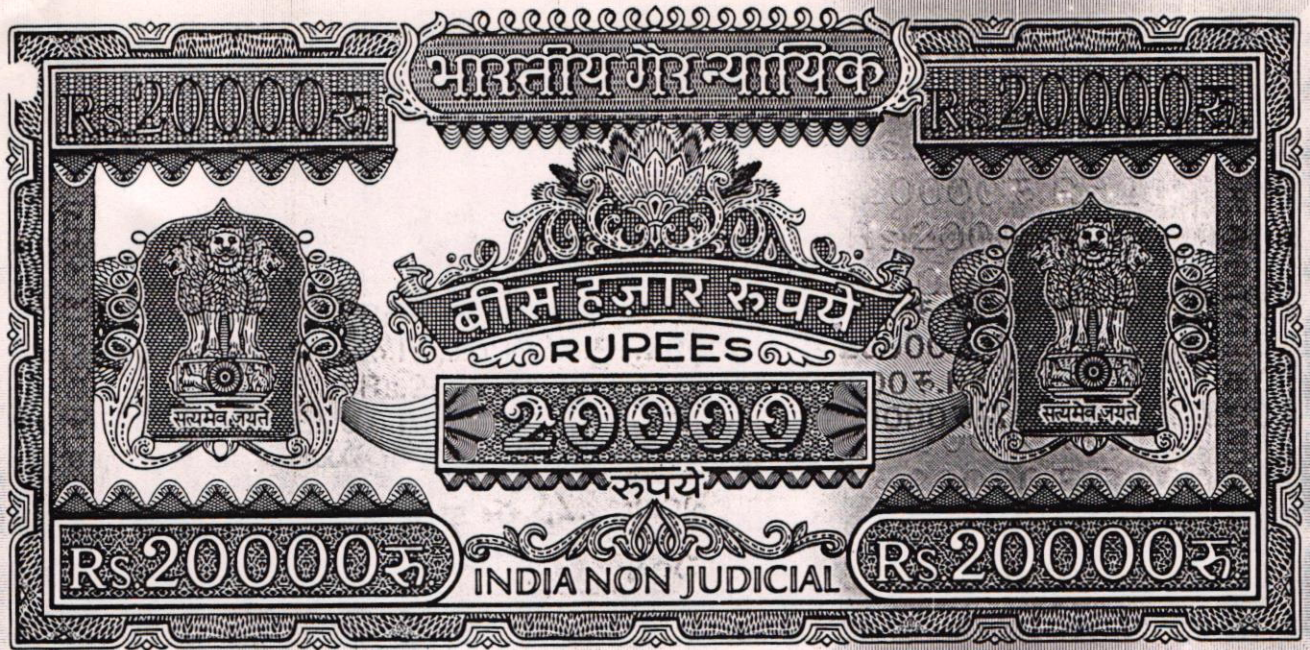
1వ పుస్తకము 10138/సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య...15...ఈ కాగితపు వరుస  
 సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు...10138.....  
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం  
 గుర్తింపు నెంబరు 10138...1-2003 ఇవ్వడమైన  
 2003 సం॥ ఆగస్టు...నెం॥ 25...నా

రిజిస్టరింగు అధికారి





02CC 686993

Date : 25-08-2003 Serial No : 8,697 Denomination : 20,000

Purchased By :

For Whom :

MANISH MANGAL

\*\*SELF\*\*

S/O.B.K.MANGAL

R/O.HYD

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

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

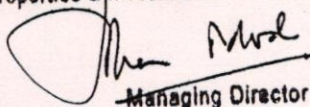
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

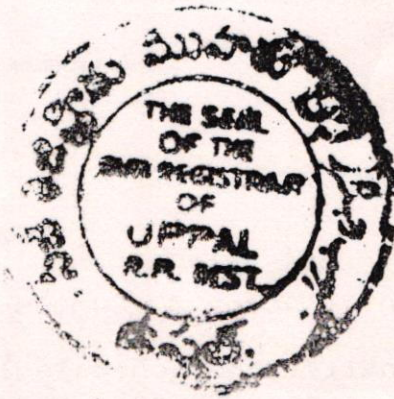
For Modi Properties & Investments Pvt. Ltd.

  
Managing Director



1వ పుస్తకము...10/58/సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య....15. ఈ కాగితపు వరుస  
సంఖ్య....4.....

సబ్-రిజిస్ట్రారు



అధికారిని అంధ్రప్రదేశ్ ప్రభుత్వం అధికారిగా నియమించింది. అతని పదవీ కాలం 10/58/సంగ్రహ దస్తావేజాల మొత్తం కాగితముల సంఖ్య....15. ఈ కాగితపు వరుస సంఖ్య....4.....

అధికారిని అంధ్రప్రదేశ్ ప్రభుత్వం అధికారిగా నియమించింది. అతని పదవీ కాలం 10/58/సంగ్రహ దస్తావేజాల మొత్తం కాగితముల సంఖ్య....15. ఈ కాగితపు వరుస సంఖ్య....4.....

అధికారిని అంధ్రప్రదేశ్ ప్రభుత్వం అధికారిగా నియమించింది. అతని పదవీ కాలం 10/58/సంగ్రహ దస్తావేజాల మొత్తం కాగితముల సంఖ్య....15. ఈ కాగితపు వరుస సంఖ్య....4.....

అధికారిని అంధ్రప్రదేశ్ ప్రభుత్వం అధికారిగా నియమించింది.

INDIA NON JUDICIAL

500 रु.

R\$ 500

सत्यमेव जयते

भारत

पाँच सौ रुपये

FIVE HUNDRED RUPEES

AP 23 II V

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

:: 5 ::

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.9,61,000/- (Rupees Nine Lakhs Sixty 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.

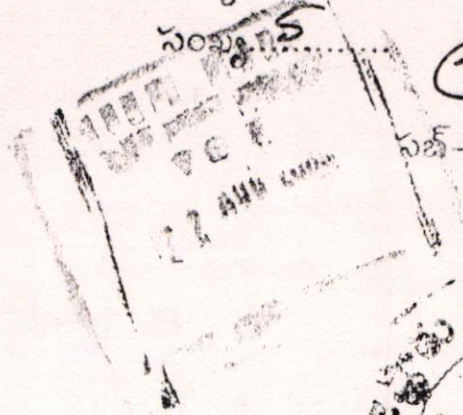
For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

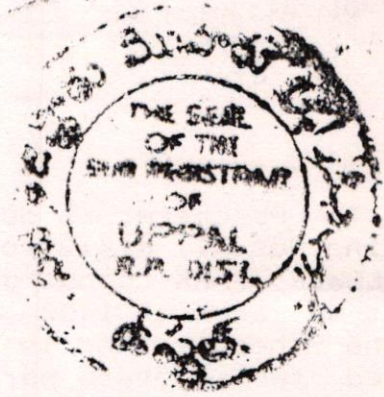
1వ పుస్తకము 10/12/03... పంపిణీ  
దస్తావేజుల మొత్తం గణితముల

సంఖ్య.. 15... ఈ కార్యపు వరుస

సంఖ్య 15



సబ్-రిజిస్ట్రారు





No. 71693 Date: 22/8/03

M To... manish mangal B. le 64434 mangal

22/8/03

Recd (dup)

R. N. N. N.

SVL NO. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'D/A

:: 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.

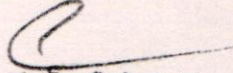
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

*Manish Mangal*  
Managing Director

Contd.7..

1 వ పుస్తకము 10/12/03 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...15..ఈ కాగితపు వరుస  
సంఖ్య...6.....

  
సబ్-రిజిస్ట్రారు





71654 Date 28/9/03

Mandir Mangal to

64435

B. K. Mangal

Rlo City

Ruy

R. NAGAR, HYD  
SVL No. 42/95  
R. No. 1/2001-2003  
RAM NAGAR, HYD/040

:: 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 &amp; Investments Pvt. Ltd.

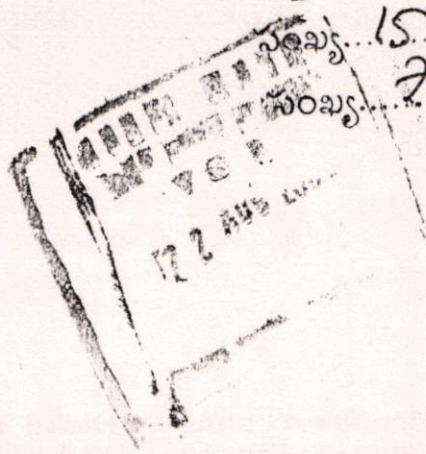
Contd.8..

*Shen Modi*  
Managing Director

1వ పుస్తకము 10.138/సంఖ్య  
దస్తావేజుల మొత్తం కారితముల

సంఖ్య... 15... ఈ కారితపు వరుస  
సంఖ్య... 2...

పబ్-రిజిస్ట్రారు





71695 Date: 22/8/05 Rs. 500/-  
 Manish Mangal No 64435 R. Mangal re dyd  
 R. Mangal  
 SVL No. 42 95  
 R. No. 1/2001-2003  
 RAM NAGAR, HYDRA

:: 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.

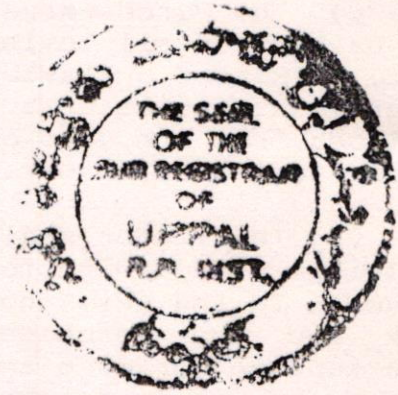
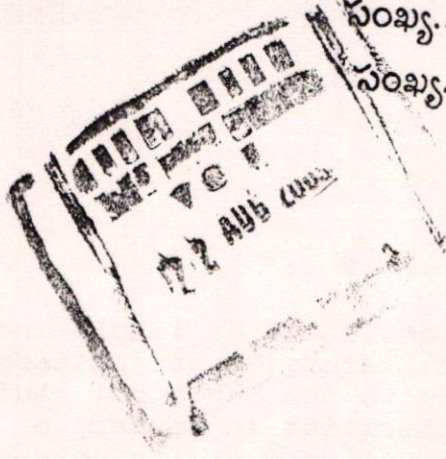
contd.9..

For Modi Properties & Investments Pvt. Ltd.

*Manish Mangal*  
 Managing Director

1వ పుస్తకము. 0.13 రూ. / స్థలం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 65.. ఈ కాగితపు వరుస  
సంఖ్య... 8.....

సబ్-రిజిస్ట్రారు





71656

27/8/03

Mannish Mangal & Co  
SecyBto: Mangal  
6437

Re: Any

Ruy

FR. 14/11/03  
S.V.L. 14/11/03  
R. No. 1/2001-2003  
RAM NAGAR, HYD'BAD.

:: 9 ::

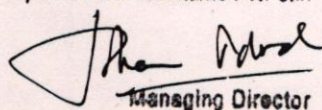
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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

  
Managing Director

Contd.10..

1 వ పుస్తకము 10138/సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 15 ఈ కాగితపు వరుస  
 సంఖ్య... 9

సబ్-రిజిస్ట్రారు





71697 22/8/03 500  
 Manish mangal to S. G. 438 mangal to 1/8/03  
 cel

R. NARENDER  
 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.9,61,000/-.

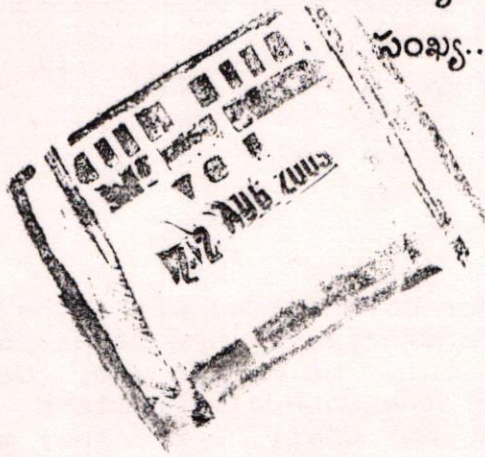
For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
 Managing Director

Contd.11..

1 వ పుస్తకము 1048/సంఖ్య  
దస్తావేజుల మొత్తం కాగితము  
సంఖ్య..15...ఈ కాగితపు వరుస  
సంఖ్య..10.....

సబ్-రిజిస్ట్రారు





71658 22/8/03

Manish Mangal no

B. B. Mangal no 64439

AP 23 II Y

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

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.411 & 412, on Fourth Floor in Block No.D, having super-built-up area of 1400 Sft., with undivided share of land to the extent of 56 Sq.Yds., and a reserved two scooters parking space admeasuring of about 30 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 :: 4' Wide Passage &amp; Flat No.410.

SOUTH :: 4' Wide Passage &amp; Flat No.413.

EAST :: 30' Wide Road.

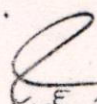
WEST :: Staircase &amp; Open to Sky.

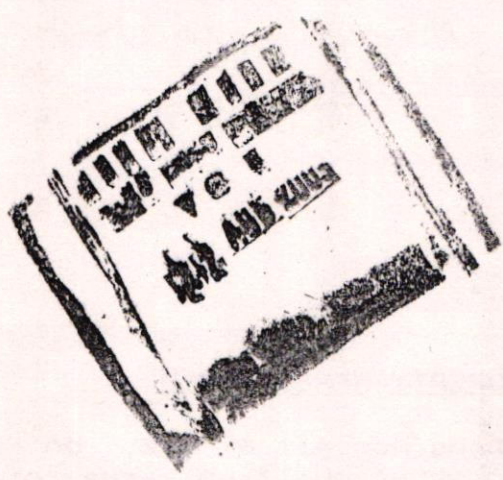
For Modi Properties &amp; Investments Pvt. Ltd.

*Pha Mod*  
Managing Director

Contd.12..

1 వ పుస్తకము 10138/03 స్వర్ణాశ్ర  
 దస్తావేజుల మొత్తం సాగితముల  
 సంఖ్య...15...ఈ లెక్కలను వరుస  
 సంఖ్య...4.....

  
 సబ్-రిజిస్ట్రార్





71695 22/8/03 Sd/-  
 Manish Mangal & Co. Mangal  
 ser

AP 23 HY

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this  
 Sale Deed on the 22<sup>nd</sup> day of AUGUST 2003 in the  
 presence of the following witnesses;

**WITNESSES:**

1. K. P. Reddy  
 (K. P. Reddy)

For Modi Properties & Investments Pvt. Ltd.

Manish Mangal  
 Managing Director  
 VENDOR

2. Sridhar  
 (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Manish Mangal  
 Managing Director

1 వ పుస్తకము 0.138/సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....11. ఈ కాగితపు వరుస  
సంఖ్య.....12.....

సబ్-రిజిస్ట్రారు





71700 22/8/2003  
 Manish Mangal to Ode Mangal II Y  
 R. NARINDER  
 SVL NO. 42/95  
 R. NO. 1/2001-2003  
 RAM NAGAR, HYD'BAD  
 ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.411 & 412, on Fourth 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 : 56 Sq.yds. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
  - a) Cellar, Parking area : 30 Sft., for two scooters parking space
  - b) In the Ground Floor :
  - c) In the 1st Floor :
  - d) In the 2nd Floor :
  - e) In the 3rd Floor :
  - f) In the 4th Floor : 1400 Sft.,
  - 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.9,61,000/-  
 For Modi Properties & Investments Pvt. Ltd.

Date: 25/08/2003

signature of the 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: 25/08/2003

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

Managing Director

1వ పుస్తకము 10138/03 నంబర్

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య: 15 ఈ కాగితపు వరుస

సంఖ్య: 13

సబ్-రిజిస్ట్రారు



FLAT NOS. 411 & 412, 4TH FLOOR IN BLOCK-D

REGISTRATION PLAN SHOWING OF MAY FLOWER 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 M.D. MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE : MR. MANISH MANGAL

S/O. SRI. B. K. MANGAL

REFERENCE :

SCALE: 1" =

INCL:

EXCL:

AREA :

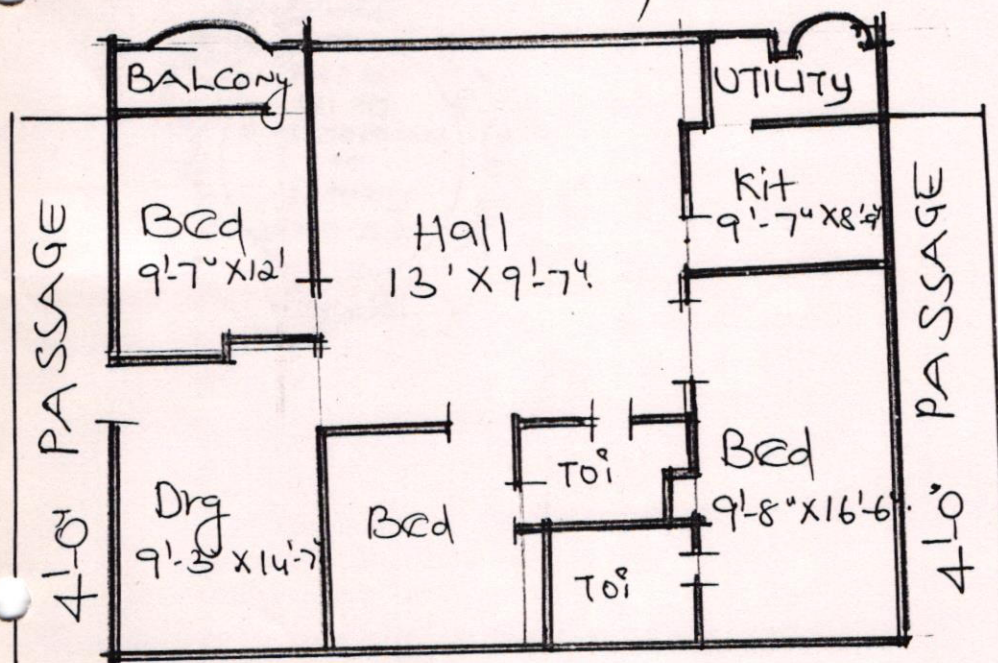
56

SQ. YDS. OR 4681

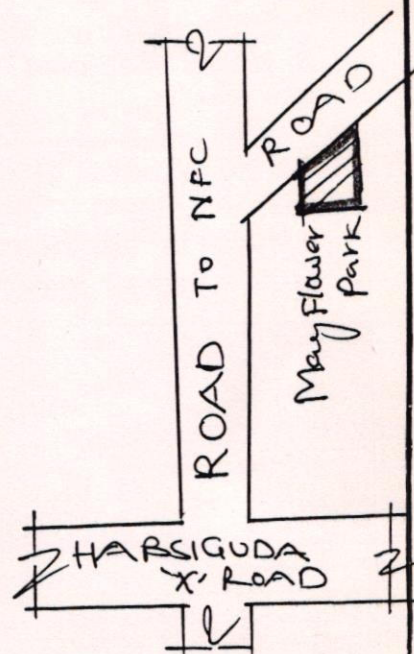
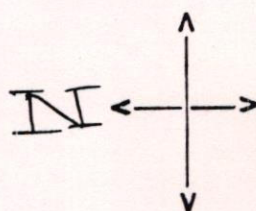
SQ. MTRS.

ULs. OUT OF AC - 4-32 QTS  
SUPER BUILT-UP AREA - 1400 SQ. FT

OPEN TO SKY



Staircase & Open to Sky



LOCATION PLAN

For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

1. Prasanna

2. Pradip

Soham Modi

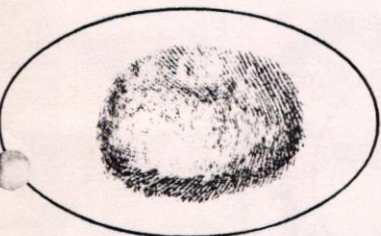
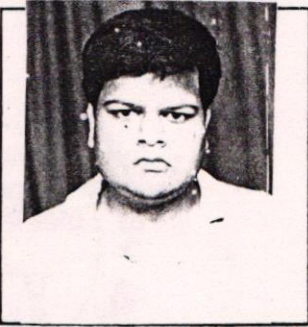
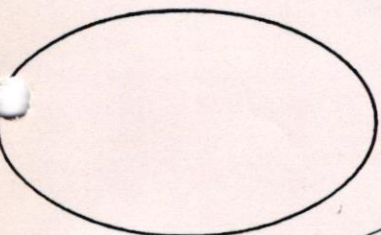
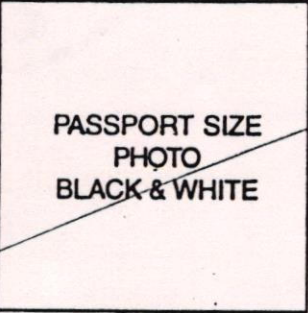
SIG. OF THE VENDOR

1 వ పుస్తకము. 10.13.8. / సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.. 15... ఈ కాగితపు వరుస  
సంఖ్య... 14.....

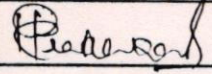
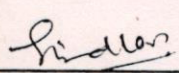
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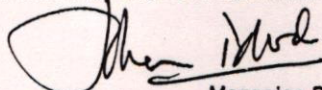
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| Sl.No. | FINGER PRINT<br>IN BLACK INK (LEFT<br>THUMB)                                       | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT/SELLER/<br>BUYER                                                                             |
|--------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | VENDOR:-<br>M/s. MODI PROPERTIES & INVESTMENTS<br>PVT. LTD., having its (c) 5-4-187/2, 4,<br>M.G. Road, Sec'bad rep by its<br>MD. Mr. SOHAM MODI |
|        |   |   | SPA:-<br>MR. GAURANG MODY<br>R/o. Flat No. 105, Sapphire apts,<br>Cheekoti Gardens, Begumpet,<br>HYDERABAD.                                      |
|        |  |  | PURCHASER:-<br>MR. MANISH MANGAL<br>R/o. Flat No. 203, Block-C,<br>Mayflower Park, Mallapur,<br>HYDERABAD - 500 076.                             |
|        |  |  |                                                                                                                                                  |

**SIGNATURE OF WITNESSES :**

1.   
2. 

For Modi Properties & Investments Pvt. Ltd.



**SIGNATURE OF THE EXECUTANT'S**

1 వ పుస్తకము. 10.13.14. సం||  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 15. ఈ కాగితపు వరుస  
 సంఖ్య... 15  
 గృహ విభాగ - రిజిస్ట్రారు

..... సీనియర్  
 గృహ విభాగము  
 గృహ విభాగము  
 గృహ విభాగము

