ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3857

శ్రీమతి / శ్రీ [illegible]

ఈ దిగవ ఉదహరించిన దస్తావేజుకు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	[illegible]				
దస్తావేజు విలువ	[illegible]				
స్టాంపు విలువ రూ..	[illegible]		19/12	19/12	[illegible]
దస్తావేజు నెంబరు	11403/02				
రిజిస్ట్రేషన్ రుసుము	2750		Mallapur		
లోటు స్టాంపు					
యూజర్ చార్జీలు	2500				
అధనపు షీట్లు	25		RETURNED		
5 X.....	25		SUB-REGISTRAR		
మొత్తం	5350/-				

అక్షరాల Five thousand three Hundred Seventy only రూపాయలు మాత్రమే)

తేది 19/12/2011

వాపసు తేది _____ సా. 4 గంటలకు

సబ్‌రిజిస్ట్రార్

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

U. 11687/2002

11703/2002

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

सत्यमेव जयते

पच्चीस हज़ार रुपये

ate 19-12-2002 Serial No : 8,216 Denomination : 25,000 02DD 909365

Purchased By : For Whom :

M.CHANDRA MOULI **SELF**

S/O.S.MRUTHUNJAYA RAO
R/O.HYD

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

50,000
57500
59000
2500
750
25
5275

SALE DEED

This Sale Deed is made and executed on this 19 15 day of DECEMBER 2002 at Secunderad 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 32 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. M.CHANDRA MOULI, SON OF SRI. S.MRUTHUNJAYA RAO, aged about 38 years, Residing at H.No.2-1-192, Nallakunta, Hyderabad - 500 044.

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.

సబ్-రిజిస్ట్రారు కార్యాలయము
రంగారెడ్డి జిల్లా

సబ్-రిజిస్ట్రారు కార్యాలయం
ఉప్పల్
- 2 DEC 2002
ఆంధ్ర ప్రదేశ్

2002వ.సం॥ డిసెంబర్.....నెల 19.తేది
1924.వ.శా.శ. ఆశ్వయుజ మాసం 28.తేది.
పగలు 2 మరియు 3 గంటల మధ్య
సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో
Sri. Gaurang Mody.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
32-ఎ ను అనుసరించి సమర్పించవలసిన
ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో
సహా దాఖలు చేసి రుసుము రూ॥ 2250/-
చెల్లించినవారు.....

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రొటనవ్రేలు

నిరూపించినది.

1 వ పుస్తకము 1253/సంవత్సరం 2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 1

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

Gaurang Mody S/o Jayantilal Mody
occ: Business. R/o Flat No. 105
Sapphire apts, Cheekoti Gardens,
Begumpet, Hyderabad.
through Special Power of Attorney,
attested vide Power No. 9/2002 at SRO,
Uppal.

1
① (R. Prabhakar Reddy S/o. Padma Reddy
occ: Service (O) 5-4-187/3 & 4, M.G. Road
Sec'bad.

② (Sai Kumar S/o. Yadagiri. occ: Service
(O) 5-4-187/3, 4 M.G. Road, Sec'bad

2002వ.సం॥ డిసెంబర్.....నెల 19.వ తేది
1924.వ.శా.శ. ఆశ్వయుజ మాసం 28.వ తేది.

సబ్-రిజిస్ట్రారు

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

सत्यमेव जयते

पच्चीस हज़ार रुपये

Date : 19-12-2002 Serial No : 8,217 Denomination : 25,000 02DD 909366

Purchased By : For Whom :

M.CHANDRA MOULI **SELF**

S/O.S.MRUTHUNJAYA RAO

R/O.HYD

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

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.

Managing Director

Contd.3..

- 2 DEC 2002

I వ పుస్తకము 1203/2002 సం॥పై
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15... ఈ కాగితపు వరుస
సంఖ్య....2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899
No 1203 .....of 2002 Date 19/12/2002

I hereby certify that the proper deficit stamp duty of Rs. 2500/- Rupees Two thousand five hundred only has been levied in respect of this instrument from Sri Gausiang Mody on the basis of the agreed Market Value consideration of Rs 550000/- .....being higher than the consideration agreed Market Value.

S.R.O. Uppal
Dated 19/12/2002

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

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

85248

42698 Date 18/12/2002 Rs. 500

To M. Chandramouli S/o S. Mruthunjaya Rao

Whom sell

R/o. Hyd

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

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.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.4..

I వ పుస్తకము 11303/సం॥పు 2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రారు

I వ.పుస్తకము 2002 సం॥శా.శ.
1924 సం॥పు 11303 నెంబరుగా
రిజిష్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా
11002-1-1507 ఇవ్వడమైనది.
2002 వ.సం॥ డిసెంబర్ నెల 19 తేది

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

42655 18/12/2002 500 85249

M. Chandramouli S/o S. Mruthunjaya Rao

G.NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

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 certaing 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 11.2023/2022 సంతకం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 4

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

42700 Date 18/12/2002 Rs. 500/-

85250

On To M. Chandramouli S/o S. Mrutyunjaya Rao

Whom SCB

G.NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

R/o. Hyd

E. The Purchaser is desirous of purchasing all that Flat bearing No.404, on the Fourth Floor, in Block No.E 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.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,50,000/- (Rupees Five Lakhs Fifty 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.5,50,000/- (Rupees Five Lakhs Fifty 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..

I వ పుస్తకము 1173/సం/2002

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15... కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

85251

No. 42701 Date 18/12/2002 Rs. 500/-

I To M. Chandramouli S/o S. Mruthunjaya Rao R/o Hyd

Whom Self

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises 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 herey confirm and acknowledge the same.

4. The purchaser has paid part of the sale consideration amount of Rs.2,00,000/- (Rupees Two Lakhs only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,50,000/- depending on the progress of work in the scheduled premises.

5. The Purchaser do heraby 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 execlusive 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..

I వ పుస్తకము 1.2023/ సం॥వు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15.. కాగితపు వరుస
సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 42702 Date 18/12/2002 Rs. 500/-

85252

To M. Chandramouli S/o S. Mruthunjaya Rao

Rs. Hyd

Where Sell

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

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, eletricity etc.,

iv) The common facilities and services (lifts, corridors, passages, staricases, 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.,

Managing Director

Contd.8..

I వ పుస్తకము 11.123/..సం 2002
దస్తావేజుల మొత్తం సంఖ్య
సంఖ్య..15..ఈ సంవత్సరపు వరుస
సంఖ్య....7.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

85253

42703 Date 18/12/2002

To M. Chandramouli & S. Mrutyunjaya Rao

Where Selling

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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 constrtuctions 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 strucutres without any hindrance or objection of any king whatsoever.

contd.9..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

I వ పుస్తకము 1.1.203/..సం 2002

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...15..ఈ 5 గిరిపు వరుస

సంఖ్య....8.....

సబ్ రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P. 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Sl. No. 42704 Date 18/12/2002 Rs. 500/-

85254

Sold To M. Chandramouli S/o S. Mruthunjaya Rao R/o Hyd

On Behalf Self

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

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..

I వ పుస్తకము 1163/2002 సం॥లో
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

85255

No. 42705 Date 18/12/2002 Rs. 500/-

Sold To M. Chandramouli S/o Mruthunjaya Rao R/o. Hyd

From Self

G.NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

xi) The Purchaer 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 maintaing the living standards of the apartments, occupiers at a hight 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 extraoridinarily 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 convenants 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.5,50,000/-.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Contd.11..

I వ పుస్తకము 11.2023/సం॥ 2002

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15... కాగితపు వరుస

సంఖ్య...10.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 42206 Date 19/12/2002 Rs. 500/-

85256

Received from M. Chandramouli S/o S. Mrutunjaya Rao Rs. Hyd

For What sell

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.404, on Fourth Floor in Block No.E, 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 :: Flat No.405.

SOUTH :: 40' Wide Road.

EAST :: Flat No.403 & Staircase.

WEST :: Children's Park.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.12..

I వ పుస్తకము 1123/..సం॥ 2002

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస

సంఖ్య...11.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

AP-7-II-P 500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

85257

No. 42707 Date 18/12/2002 Rs. 500

Name M. Chandramouli S/o S. Mruthunjaya Rao

Sell

G.NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 19th day of DECEMBER 2002 in the presence of the following witnesses;

WITNESSES:

1. (K. PRABHAKAR REDDY)

2. (SAI KUMAR)

For Modi Properties & Investments Pvt. Ltd.

VENDOR

Managing Director

Drafted By

(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 39/2002, R. R. Dist.

I వ పుస్తకము 11.సెం3/2002 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15.. ఈ కాగితపు వరుస
సంఖ్య....12....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

ANNEXURE-1-A

1) Description of the Building: Flat bearing No.404, in Fourth Floor, in Block No.E, of MAY-FLOWER 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 (with break up floor-wise) :
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 :
e) In the 3rd Floor :
f) In the 4th Floor : 900 Sft.,
g) In the 5th Floor :

5) Annual Rental Value : Rs.5,000/-

6) Municipal Taxes per Annum : Rs.

7) Executant's estimate of the MV of the Building : Rs.5,50,000/-

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Date: 19/12/2002 signature of the Executant

CERTIFICATE

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

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

Signature of the Executant

Date: 19/12/2002

I వ పుస్తకము 1.2.2003/సం॥ 2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...13.....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

REGISTRATION PLAN SHOWING FLAT NO. 404 IN 4TH FLOOR, BLOCK-E IN 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

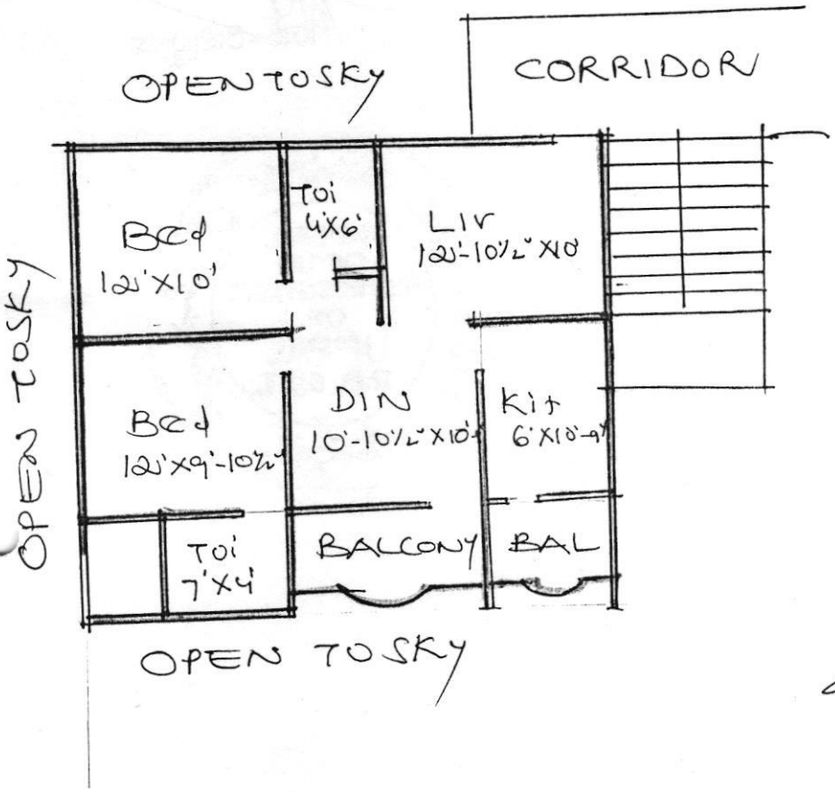
VENDEE : SRI. M. CHANDRA MOULI S/O. SRI. S. MRUTHUNJAYA RAO

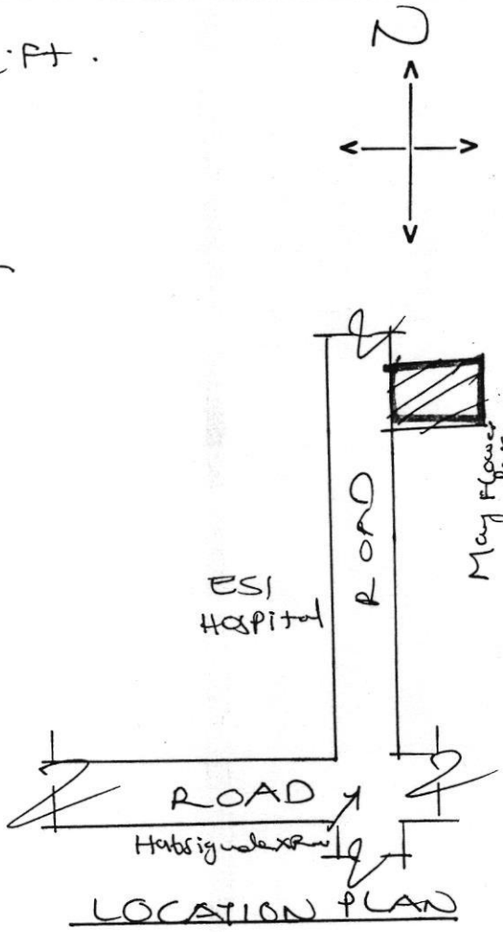
REFERENCE : **SCALE: 1"-** **INCL:** [redacted] **EXCL :**

AREA : 36 **SQ. YDS. OR** 30.09 **SQ. MTRS.**

U/S. OUT OF AC. 4-32 GTS

SUPER BUILT-UP AREA: 900 SQ.FT.





For Modi Properties & Investments Pvt. Ltd.,

Managing Director

SIG. OF THE VENDOR

WITNESSES :

1. _____

2. _____

I వ పుస్తకము 1703 సం॥ 2

దస్తావేజుల మొత్తం కాగితములు

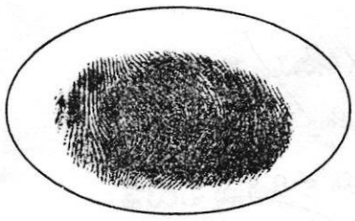
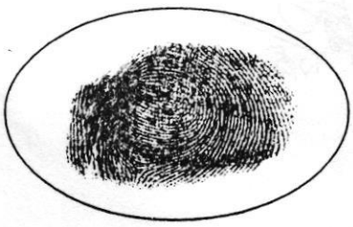
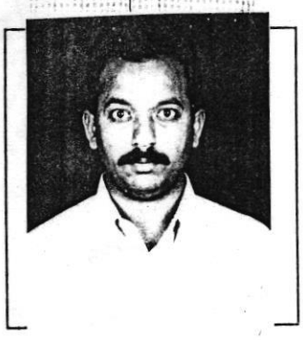
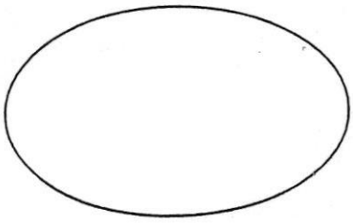
సంఖ్య....15.. ఈ కాగితపు వరుస

సంఖ్య....14....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

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

o.	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) 5-4-187/3,4 M.G. Road, Sec'bad, Rep by its M.D. Mr. SOHAM MODI
			S.P.A: GAURANG MODI R/o. Flat No. 105, Sapphire Apts, Cheekoti Gardens, Begumpet, Hyderabad.
			PURCHASER: Mr. M. CHANDRA MOULI R/o. 2-1-192, Nallakunta, Hyderabad - 500 044.
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

1.
2.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

SIGNATURE OF THE EXECUTANTS

Cha drawel

I వ పుస్తకము 1283/2...సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...15....

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం

REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్లు మరియు స్టాంపుల శాఖ

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

CARD

Visit us at : www.ap.gov.in/card

SRO/ స.కా.వా. | Certificate No/ ధృవీకరణ పత్రము సంఖ్య : 22666 | Application No/ దరఖాస్తు సంఖ్య : 22666 | Date/ తేది : 20-12-2002 | Page/ పుట : 1 /1

Sri/Smt UPPAL

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

శ్రీ/శ్రీమతి CHANDRA MOULI

ఈ దిగువనుదహరించిన ఆస్తి గురించి ఏవైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార వర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తు చేసిన మీదట

VILL/COL: MALLAPURResidential Localities W-B: 3-4 SURVEY: 174 APARTMENT: MAYFLOWER PARK FLAT: 404 EXTENT: 36 BUILT: 915

NORTH: FLAT NO 405 SOUTH: 40' WIDE ROAD EAST: FLAT NO 403 & STAIR CASE WEST: CHILDREN'S PARK

DATE & TIME of Application of EC: 20-12-2002 15:28:43 **DATE & TIME of Generation of EC: 20-12-2002 15:30:32**

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for 23 Years from 28-06-1980 to 19-12-2002 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నుండి సం. ల వరకు I వ పుస్తకము మరియు అందు ఉన్న సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు వగైరాలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు వగైరాలు వున్నవని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

Sl.No. క్రమ సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (R)egistration దస్తావేజు వ్రాయబడిన తేది రిజిస్ట్రేషన్ తేది (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) వ్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6)	Refer to Document Entry దస్తావేజు కాపీ వివరణ Vol.No./Page No. వాల్యూం పుట (7) (8)	Document No/Year దస్తావేజు నెం./ సం. (9) (10)
1	VILL/COL: MALLAPUR Residential Localities W-B: 3-4 SURVEY: 174 FLAT: 404 APARTMENT: MAYFLOWER PARK EXTENT: 36 SQ.Yds BUILT: 915 Sq.ft Boundires: [N]: FLAT NO 405 [S] 40' WIDE ROAD [E]: FLAT NO 403 & STAIR CASE [W]: CHILDREN'S PARK LINK DOCT: 1507,25/1997# 1507,562/1998# 1507,1491/1999# 1507,2608/1999# 1507,7989/1998#	(R) 19-12-2002 (P) 19-12-2002 (E) 19-12-2002	0101 Mkt.Value:Rs. 349500 Cons.Value:Rs 550000	1(CL)M.CHANDRA MOULI 0/0 1(EX)M/S.MODI PROPERTIES & INVESTMENTS PVT.LTD.	11703 / 2002 of SRO UPPAL	

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు వగైరా వర్యలు మినహా మరి ఏ విధమైన ఇతర తాకట్టు వగైరాలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు

Received Rs. 100 towards EC-Fee aganist Cash Receipt No. 30424

Search verified and certificate examined by/ సరిచూచి ధృవీకరణ పత్రము పరీక్షించిన వారు VNREDDY