

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2364

శ్రీమతి / శ్రీ

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	శ్రీ	శ్రీ	శ్రీ		
దస్తావేజు విలువ	62/000	2148000	466000	21, 21, 21, 21	
స్థాంపు విలువ రూ..	420000	210000	420000		
దస్తావేజు నెంబరు	930	931	932		Molepur
రిజిస్ట్రేషన్ రుసుము	3105	1200	2330		
లోటు స్థాంపు	23310	2330	2330		
యూజర్ చార్జీలు	95	95	95		
అధనపు షీట్లు	25	25	25		
5 X.....					
మొత్తం	26505	23680	23680		

RETURNED

30/01/2003.

REGISTRAR

అక్షరాల

తేది

వాపసు తేది

సా. 4 గంటలకు

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

మొదటి పరిశీలన

E-406

920/03

U.931/03
5000Rs.



Date : 27-01-2003 Serial No : 735 Denomination : 5,000

Purchased By :
REENIVASA SURI

For Whom :
SELF 09685

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

S/O. T.V.NARSIMLOO
R/O. HYD

SALE DEED

This Sale Deed is made and executed on this 27th day
of JANUARY 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.

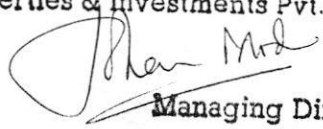
IN FAVOUR OF

Mr. TIRUNAGARI SREENIVASA SURI, S/o. SRI. T.V.NARSIMLOO,
aged 38 years, Residing at H.No.7-34/202, Sri Sai Nivas,
Street No.8, Habsiguda, Hyderabad.

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

For Modi Properties & Investments Pvt. Ltd.

Contd.2.


Managing Director

200 కవ. సం|| 2021 నవంబర్... నెల... తేది
 1924 వ. శా. శ. ఎం. జ్యోతిషామాసం. శి. తేది.
 పగలు.. 2 మరియు.. 3.. గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పల్ అఫీసులో
 తె.. శంకర్.. మోదీ.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ|| 3/05/-
 చెల్లించినవారు.....



1 వ పుస్తకము.. 9.30.. సంగీత
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.. 15.. ఈ కాగితపు వరుస
 సంఖ్య!.....

సబ్-రిజిస్ట్రారు

హాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనపైలు

Gaurang mody, 8/10 Jayathirai
 mody oce: Business, 8/10. flat
 No. 105, Sapphire apts, Cheethi
 Gardens, Begumpet, Hyderabad.

through special power of Attorney, attested
 Vide Power No. 9/2002 at SR0, Appal.

శీటూపించినది.

① (Prabhat) 14. Prabhat's Remy 8/10. Padma Reddy
 oce: RA Service (0) 5-4-187 / 3 & 4
 M.G. Road, Sec 14

② (Seema) 8/10. Ramulu oce: Seema
 (0) 5-4-187 / 3 & 4. M.G. Road.
 Sec 14

200 కవ. సం|| 2021 నవంబర్... నెల... తేది
 1924 వ. శా. శ. ఎం. జ్యోతిషామాసం. శి. తేది.

సబ్-రిజిస్ట్రారు

5000Rs.



Date : 27-01-2003 Serial No : 736

Denomination : 5,000

Purchased By :

For Whom :

SREENIVASA SURI

SELF

09686

S/O. T.V.NARSIMLOO

R/O. HYD

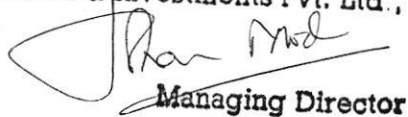
Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

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.,

Contd.3..


Managing Director



1 వ పుస్తకము. 930/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 2.....

సబ్ రిజిస్ట్రారు

Endorsement Under Section 42 of Act 7 of 1899

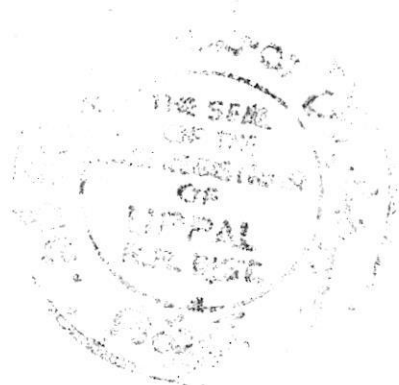
No. 930 of 2003 Date 27/1/2003

I hereby certify that the proper deficit
stamp duty of Rs 23310/- Rupees. Twenty three thousand
Three hundred and ten only
has been levied in respect of this instrument
from Sri. Gaurang Mohi
on the basis of the agreed Market Value
consideration of Rs. 621000/- being
higher than the consideration agreed Market
Value.

S.R.O., Uppal

Dated: 27/1/2003

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



5000Rs.



Date : 27-01-2003 Serial No : 737

Denomination : 5000

AP 23 IV M

Purchased By :

SREENIVASA SURI

SELF

F09687

S/O. T.V.NARSIMLOO

R/O. HYD

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

:: 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..

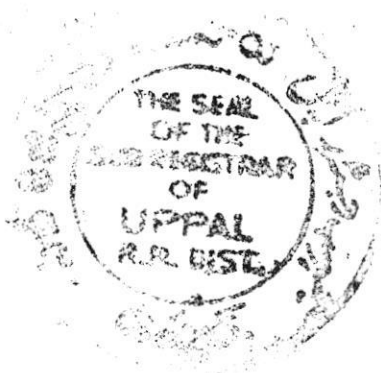


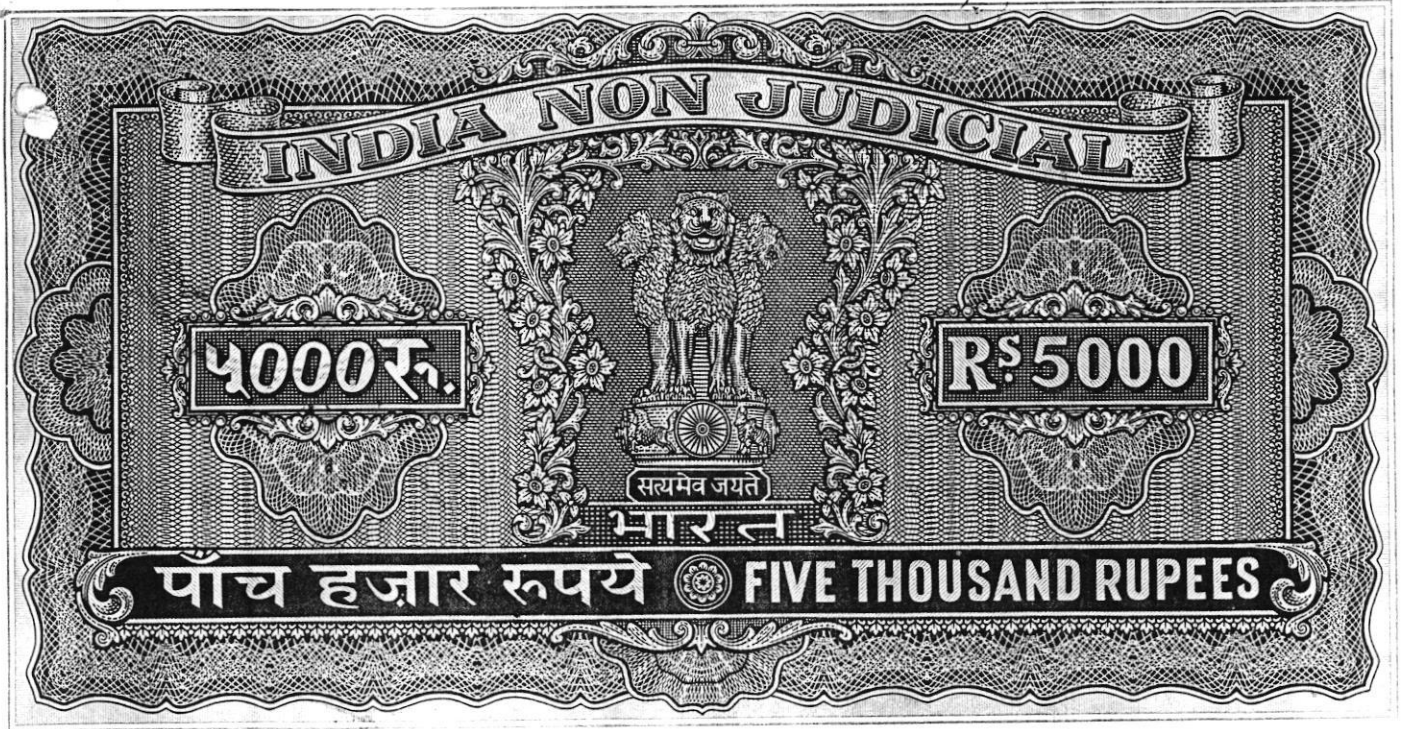
1వ పుస్తకము... 930... సెంటిమీటర్లు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2003 సెంటిమీటర్లు.
1924 సంపు... 930... సెంటిమీటర్లుగా
రిజిస్ట్రారు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు సెంటిమీటర్లుగా
... 930... -1-1507 ఇవ్వడమైనది.
2003 వ సంపు... 930... సెంటిమీటర్లు


సబ్-రిజిస్ట్రారు





AP 23 IV M

Date : 27-01-2003 Serial No : 738

09888 Denomination : 5,000

Purchased By :

For Whom :

T.SREENIVASA SURI

SELF

S/O. T.V.NARSIMLOO

R/O. HYD

Sub Registrar
Ex-Oficio 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 Pipe 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 costs blocks of residential apartments with high quality building materials/design, 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..

Shan Modi
Managing Director



1వ పుస్తకము 939/సంఖ్య

దస్తావేజుల ముద్రణ కార్యముల

సంఖ్య..15...ఈ కార్యపు వరుస

సంఖ్య..4.....

సర్-రిజిస్ట్రారు





Date : 27-01-2003 Serial No : 739 Denomination : 5,000

Purchased By :

For Whom :

AP 23 IV M

P. SREENIVASA SURI

SELF 09689

Sub Registrar
Ex Officio Stamp Vendor
S.R. UPPAL

S/O. T.V. NARSIMLOO
P.O. HYD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.406, 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 and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.6,21,000/- (Rupees Six Lakhs Twenty One Thousand only) and the **VENDOR** is desirous of selling the same.

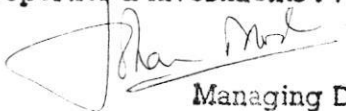
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.6,21,000/- (Rupees Six Lakhs Twenty One Thousand only) the Vendor does 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.6..


Managing Director



1వ పుస్తకము. 9వ భాగము. స్వర్ణపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1వ... ఈ కాగితపు వరుస
సంఖ్య. 1వ.....

సచి-రిజిస్ట్రారు





Date : 27-01-2003 Serial No : 740

Denomination : 5000

AP 23 IV M

Purchased By :

T. SREENIVASA SURI

For Whom :

SELF

09690

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

S/O. T.V. NARSIMLOO

R/O. HYD

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor shall deliver vacant possession of the Scheduled Premises to the Purchaser and the Purchaser does thereby confirm and acknowledge the same.

4. The Purchaser does 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/the remaining works, fixtures and fittings to be fitted and to be installed in the schedule premises shall be completed to the satisfaction of the Purchaser as agreed between both, shall not hereafter raise any objection on this account.

for Modi Properties & Investments Pvt. Ltd.,

Contd.7..

Manoj Modi
Managing Director



1వ పుస్తకము 9.30/స్టాంట్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..1.5...ఈ కాగితపు వరుస
సంఖ్య.6.....

సచి-రిజిస్ట్రార్



అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

అధికారి, రిజిస్ట్రార్, ఆంధ్రప్రదేశ్, హైదరాబాద్.

5000Rs.



Date : 27-01-2003 Serial No : 741

Denomination : 5,000

Purchased By :

T.SREENIVASA SURI

For Whom :

SELF

09891

AP 23 IV M

S/O. T.V.NARSIMLOO

R/O. HYD

Sub Registrar
Ex. Officio Stamp Vendor
S.R. CUPPAL

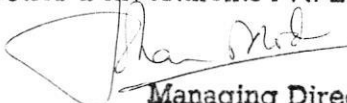
:: 7 ::

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.,

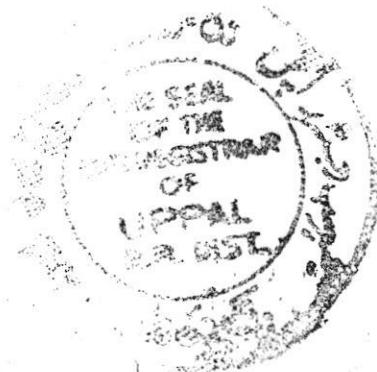
Contd.8...


Managing Director



1 వ పుస్తకము. 9.30. / సం. 1911
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15. ఈ కాగితపు వరుస
సంఖ్య. 7.

సభ-రిజిస్ట్రారు



The following information was obtained from the records of the
 Department of the Interior, Bureau of Land Management, at
 Washington, D. C., on the subject of the land owned by the
 United States in the State of California, and the same is
 being furnished to you for your information.

...and the vendor shall be responsible for the transportation of the goods to the place of delivery. The vendor shall be responsible for the transportation of the goods to the place of delivery. The vendor shall be responsible for the transportation of the goods to the place of delivery.

5000Rs.



Date : 27-01-2003 Serial No : 742

Denomination : 5,000

Purchased By :

GREENIVASA SURI

For Whom :

SELF

09592

AP 23 IV M

S/O. T.V.NARSIMLOO
R/O. HYD

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

:: 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.,

contd.9..


Managing Director



1 వ పుస్తకము. 930/...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 8.....

సచి-రిజిస్ట్రారు



ప్రతి గృహకులకు ఒక ప్రతి ఉంచబడినది. ఈ ప్రతిని దయచేసి తమ గృహమునందు ఉంచుకొని, అవసరమయినప్పుడు సాక్షిగా ఉపయోగించుకొనుటకు వీలగునట్లుగా చూడవలెను.

అంతటా ఉంచబడినది. ఈ ప్రతిని దయచేసి తమ గృహమునందు ఉంచుకొని, అవసరమయినప్పుడు సాక్షిగా ఉపయోగించుకొనుటకు వీలగునట్లుగా చూడవలెను.



No. 2324.....Date.. 27/1/2003.....Rs. 500/-
 Paid To T. Sreenivasa Suri sb 79660
 For Whom T. V. Narasim 100

AP-2311 Ruy
 RENDER
 No. 42/95
 1/2001-2003
 KAM NAGAR, HYD'BAD.

Rb. 643

:: 9 ::

vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all 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.

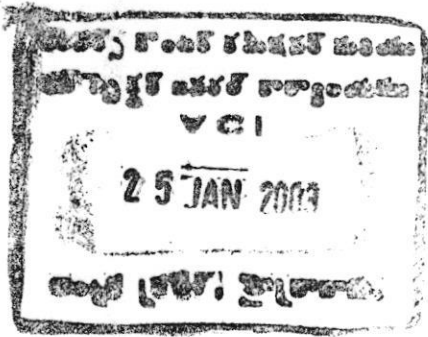
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

Pha Mid
 Managing Director

Contd.10..



1 వ పుస్తకము. 9.30/.. సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 15.. ఈ కాగితపు వరుస
సంఖ్య.. 9.....

సబ్-రిజిస్ట్రారు



సర్, రిజిస్ట్రారు, ఉప్పల్ రెవెన్యూ డిస్ట్రిక్ట్, ఉప్పల్.
ఈ కార్యక్రమం గురించి మీరు పంపించిన పత్రం
ప్రకారం అందుకున్నాము. అందులో ఉన్న
వివరాలను బట్టి, ఈ కార్యక్రమం
సంబంధించి అవసరమైన చర్యలు
వహించబడుతున్నాయి.

మరియు, ఈ కార్యక్రమం
సంబంధించి అవసరమైన
చర్యలు వహించబడుతున్నాయి.
మరియు, ఈ కార్యక్రమం
సంబంధించి అవసరమైన
చర్యలు వహించబడుతున్నాయి.

మరియు, ఈ కార్యక్రమం
సంబంధించి అవసరమైన
చర్యలు వహించబడుతున్నాయి.
మరియు, ఈ కార్యక్రమం
సంబంధించి అవసరమైన
చర్యలు వహించబడుతున్నాయి.

మరియు, ఈ కార్యక్రమం
సంబంధించి అవసరమైన
చర్యలు వహించబడుతున్నాయి.

500Rs.



2325 Date 27/1/2003 Rs. 500

2325

Ruy

R. NARENDER

SVL No. 42/95

R. No. 1/2001-2003

RAM NAGAR, HYD'RAD

To T. Sreenivasa Suri sb T. V. Narimloo

R. 640

:: 10 ::

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.

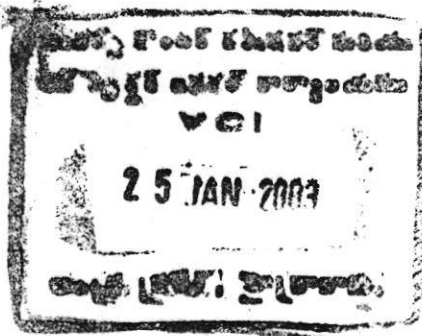
5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.6,21,000/-.

for Modi Properties & Investments Pvt. Ltd.,

Mani Modi
Managing Director

Contd.11..



1 వ పుస్తకము 9.30/- సంగ్రహం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.5... ఈ కాగితపు వరుస
సంఖ్య. 10.....

సబ్-రిజిస్ట్రారు



500Rs.



2326... 27/11/2002

73662

A.P-23 IIS Ruy

R. NARENDER

SVL No. 42/95

R. No. 1/2001-2003

RAM NAGAR, HYD'RAD

T.V. Navsim/00

Rb. Gys

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.406, 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 and car parking space admeasuring about 15 & 100 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 :: Open to Sky.

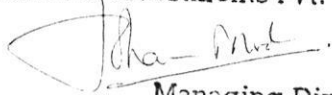
SOUTH :: Open to Sky.

EAST :: Passage & Flat No.401.

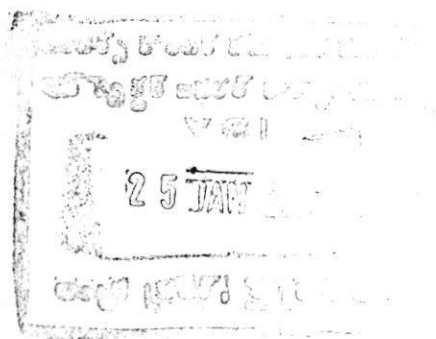
WEST :: Passage & Flat No.405.

For Modi Properties & Investments Pvt. Ltd.,

Contd.12..



Managing Director



1 వ పుస్తకము. 930/స్వస్థ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..11.....

సబ్-రిజిస్ట్రారు



18-11-11

1. అంకితము చేయబడినది.

2. అంకితము చేయబడినది.

3. అంకితము చేయబడినది.

4. అంకితము చేయబడినది.

5. అంకితము చేయబడినది.

6. అంకితము చేయబడినది.

7. అంకితము చేయబడినది.

8. అంకితము చేయబడినది.

9. అంకితము చేయబడినది.

10. అంకితము చేయబడినది.

500Rs.



No. 2327 Date 27/1/2003 Rs. 500/-

79663 A.P. 23 IIIS

Ruy

Sold To T. Sreenivasa Suri sb

T N. Nagaraj n/100

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'RAD

Self

Rw Hyd

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of January 2003 in the presence of the following witnesses;

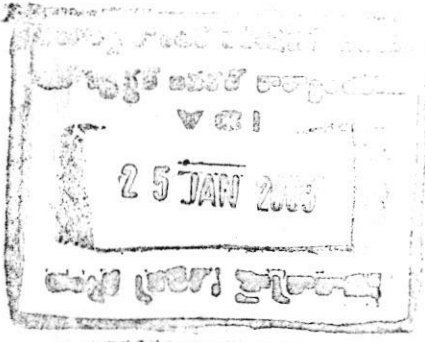
WITNESSES:

1. (K. PRABHAKAR REDDY)

for Modi Properties & Investments Pvt. Ltd ,

(Signature)
V E N D O R Managing Director

2. (SRIDHAR)



1వ పుస్తకము. 930/...సంగీత
దత్తాత్రేయ మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 12.....


పబ్-రిజిస్ట్రారు



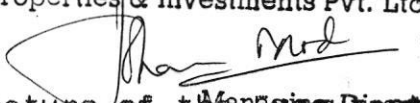
U D N

ANNEXURE-1-A

- 1) Description of the Building: Flat bearing No.406, 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 : 100 Sft., for car parking space
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.6,21,000/-

For Modi Properties & Investments Pvt. Ltd.,

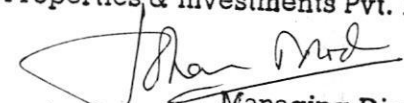
Date: 27/01/2003


signature of the 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.

For Modi Properties & Investments Pvt. Ltd.,


Signature of the Executant

Date: 27/01/2003

1 వ పుస్తకము. 7. 2. 1. సంగ్రహ
దస్తావేజుల మొత్తం కాగితవహరి
సంఖ్య. 1. 5. ఈ కాగితపు వరుస
సంఖ్య. 1. 3.

సబ్-రిజిస్ట్రారు



FLAT NO. 406 ON 4TH FLOOR, BLOCK E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

MALLAPURU

UPPAL

Situated at
Mandal, R.R. Dist.

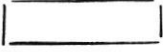
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : MR. T. SREENIVASA SURI
S/O. SRI. T.V. NARSIMLOO

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

AREA :

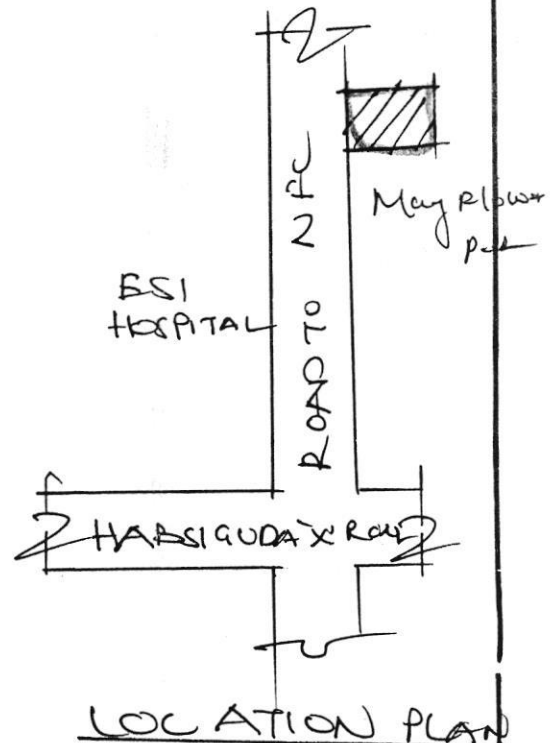
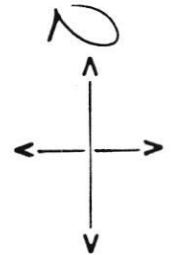
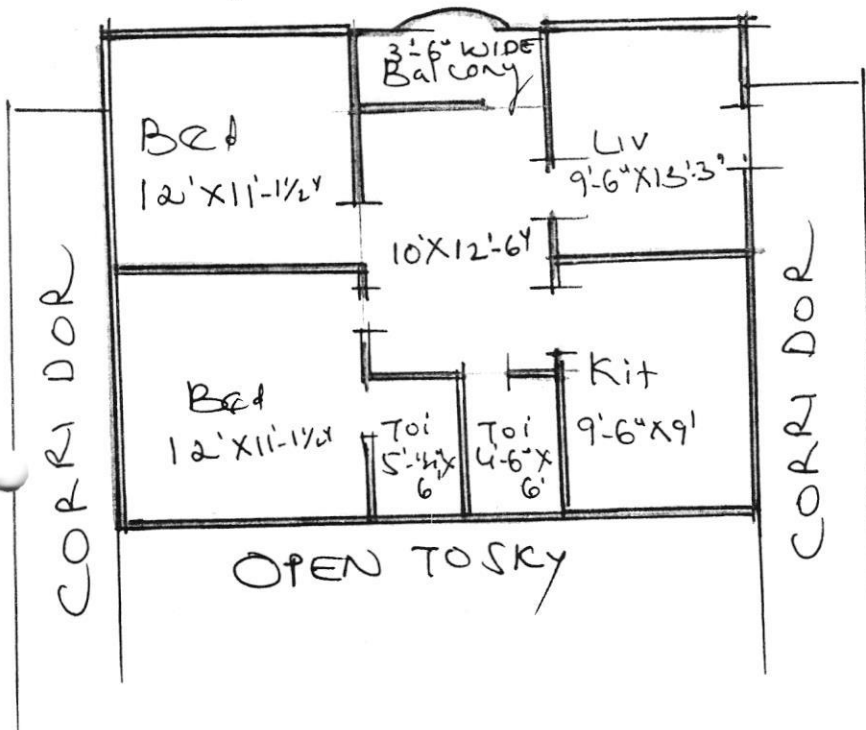
36

SQ. YDS. OR 30.09

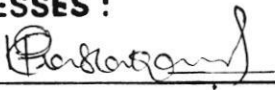
SQ. MTRS.

UIS. OUT OF AC. 4-32GB
OPER. BUILT-UP AREA: 900 SQ. FT.

OPEN TO SKY

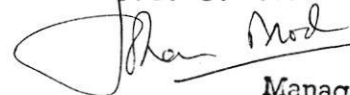


WITNESSES :

1. 
2. 

for Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR



Managing Director

సంఖ్య 930/సంఖ్య
గస్తాహాని మిర్తం కాగితము
సంఖ్య 15 ఈ కాగితం వరుస
సంఖ్య 4.....

సచి-రజిస్ట్రారు



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 & INVESTMENT PVT. LTD., having I.H (O) 5-6-187/3, M.G. Road, sec'bad, Rep by I.H M.D. Mr. SOHAM MODI. S.P.A: GAURANG MODY
			R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, Hyderabad.
			PURCHASER: Mr. T. SREENIVASA SURI R/o. H.NO:- 7-34/202, SRI SAI NIVAS, St.No.8, Habsiguda, HYDERABAD

1. Persepolis
2. Sunder


Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 930/సం||
దస్తావేజాల మొత్తం/కాగితముల
సంఖ్య.....15 ఈ కాగితపు వరుస
సంఖ్య.....15.....

సబ్-రిజిస్ట్రారు





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

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

SRO/ స.రి.కా.

Certificate No/ ధృవీకరణ పత్రము సంఖ్య :

Application No/ ధరఖాస్తు సంఖ్య :

Date/ తేది :

Page/ పుట :

Sri/Smt

UPPAL

శ్రీ/శ్రీమతి

M.SRINIVAS SURI

2113

2113

30-01-2003

1 / 1

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

ఈ దిగువనుదహరించిన ఆస్తి గురించి ఏమైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తు చేసిన మీదట

VILL/COL: MALLAPUR Residential Localities W-B: 3-4 SURVEY: 174 APARTMENT: MAYFLOWER PARK FLAT: 406 EXTENT: 36 BUILT: 1015

NORTH: OPEN TO SKY SOUTH: OPEN TO SKY EAST: PASSAGE & FLAT NO 401 WEST: PASSAGE & FLAT NO 405

DATE & TIME of Application of EC: 30-01-2003 11:49:59

DATE & TIME of Generation of EC: 30-01-2003 11:50:29

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Years from 28-06-1980 to 29-01-2003

సం. నుండి సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు ఛార్జీలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు ఛార్జీలు పున్నవని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

Sl.No. వరుస 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) ప్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6)	Ref. to Document Entry దస్తావేజు కాపీ వివరణ	
					Vol.No./Page No. వాల్యం/పుట (7) (8)	Document No./Year దస్తావేజు నెం./సం. (9) (10)
1	VILL/COL: MALLAPUR Residential Localities W-B: 3-4 SURVEY: 174 FLAT: 406 APARTMENT: MAYFLOWER PARK EXTENT: 36 SQ.Yds BUILT: 1015 Sq.ft Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: PASSAGE & FLAT NO 401 [W]: PASSAGE & FLAT NO 405 LINK DOCT: 1507,25/1997# 1507,562/1998# 1507,1491/1999# 1507,2608/1999# 1507,7989/1998#	(R) 27-01-2003 (P) 27-01-2003 (E) 27-01-2003	0101 Mkt.Value:Rs. 375500 Cons.Value:Rs. 621000	1 CL)TIRUNAGARI SREENIVASA SURI 1 EX)M/S.MODI PROPERTIES & INVESTMETNS PVT.LTD.	0/0 Ch Volume 243	930 / 2003 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 ఛార్జీల వర్గం మినహా మరి ఏ విధమైన ఇతర తాకట్టు ఛార్జీలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

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

VNREDDY

Received by/ రిజిస్ట్రేషన్ శాఖలోని వారు

ఉప్పల్, రంగారెడ్డి జిల్లా

30-01-2003

