

U. 164/2004

163/04

Ac 164
100Rs



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106386

31/12/2002 100/-
Rajib Bhattacharya, S.K. Bhattacharya
sell

R. 11/12/2002
S.V. No. 42/02
R. No. 1/2001/1003
RAM NAGAR, HYDRA

R/o Hyd.

SALE DEED

This Sale Deed is made and executed on this 5th day of January 2004 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

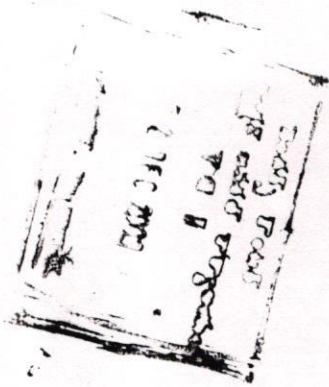
Mr. RAJIB BHATTACHARYA, SON OF SRI. S.K.BHATTACHARYA, aged about 28 years, Residing at 3-5-95/2, Shivanagar Colony, Hyderguda, Hyderabad.

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.

Contd.2.

Soham Modi
Managing Director



1 వ పుస్తకము 163/24

దస్తావేజులు మరియు దాఖలుముల

సంఖ్య 15 ఈ దాఖలు వరుస

సంఖ్య 1

సబ్-రిజిస్ట్రారు

200 6 వ సం॥ కనకల నెల.. 6 తేదీ

192 5 వ.శ.శా తా.మాసము.. 16 తేదీ

పగలు... 1 మరియు గంటల మధ్య ఉప్పు సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ శౌరంగ మోద

రిజిస్ట్రారు, 1000 రోడ్ సెక్షన్ 32 ఎ-ను

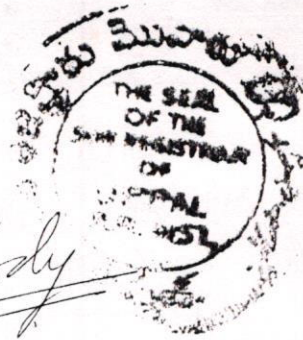
అమరావతి రోడ్ మరియు పోలీస్ స్టేషన్లు

మరియు రోడ్ మరియు పోలీస్ స్టేషన్లు

రూపాయి రూ॥ 2590/- నిర్దించారు.

Receipt No. 062482 Dt. 6/1/04

SBH, Habubnagar Branch, Sec-2, Bad.



Handwritten signature of Gaurang Mody.

ప్రాసెస్ యొక్క నట్టు ఒప్పు కొన్నది. ఎడమ బ్రావనప్రేలు

Handwritten signature of Gaurang Mody.

Gaurang mody S/o. Jayantilal mody, occ:- Business Pl. floor no. 105, Sapphire Apts, Chikohi Gardens, Begumpet, Hyderabad.

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

నిరూపించినది.

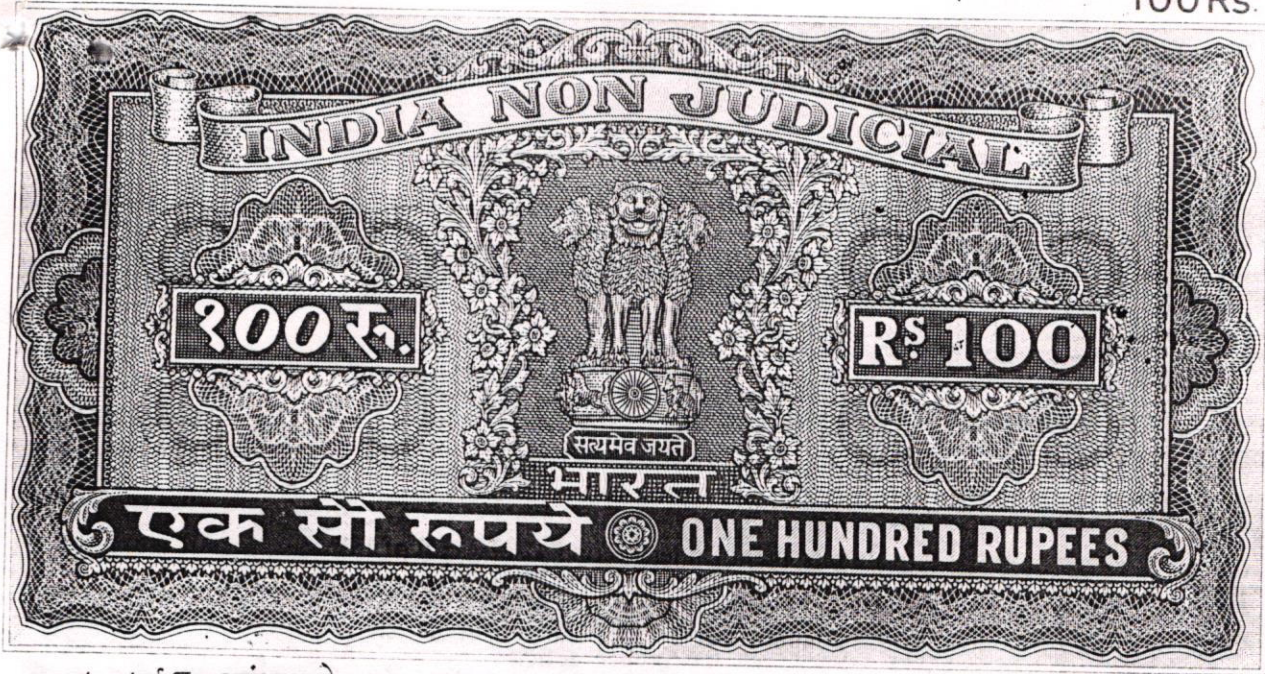
- ① Prabhakar (K. Prabhakar Reddy S/o. Padma Reddy occ:- Service (o) S.U.-187/3 & 4, m. G. Road, SEC-BAD.
- ② Shrihar SRIDHAR S/o. Ramachandrababu occ:- Service (o) S.U.-187/3 & 4, m. G. Road, SEC-BAD.

Handwritten signature.

2004 వ. సం॥ కనకల నెల.. 6 వ తేదీ

192 5 వ.శ.శా తా.మాసము.. 16 వ తేదీ.

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106387

25055

31/12/2003 100/-

Rajib Bhattacharya s/o C.R. Bhattacharya

Sell

R/o Hyderabad

:: 2 ::

Ry
R. NO. 1/2001-2003
RAM NAGAR, HYD'BAD

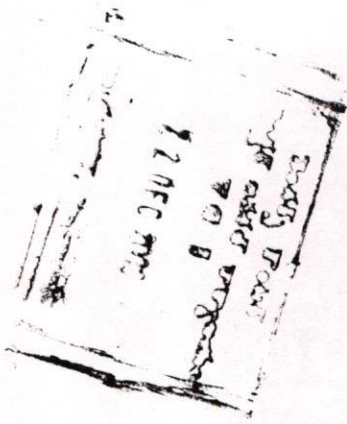
WHEREAS

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.

John M. M.
Managing Director

Contd.3..



1వ పుస్తకము. 163/64
దస్తవేజుల వెంట్రుక కారితముక
సంఖ్య 15. ఈ కారితము వరుస
సంఖ్య 2

సబ్-రెజిస్ట్రారు
Endorsement Under Section 42 of Act II of 1892
No. 163 of 2004 Date 6/1/04

I hereby certify that the proper deficit
stamp duty of Rs. 52680/- *Five thousand and*
Eight hundred and eighty only.
has been levied in respect of this instrument
from *Gananga Medi.*
on the basis of the agreed Market Value
consideration of Rs. 515000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated: 6/1/04
Sub Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 52680/- towards Stamp Duty
Including Transfer duty and Rs. 2590/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 062482
Dated 6/1/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050785
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106388

25/05/99 ... 31/12/03 1001

Rajib Bhattacharya & S.K. Bhattacharya

Sell

R/o Agel

:: 3 ::

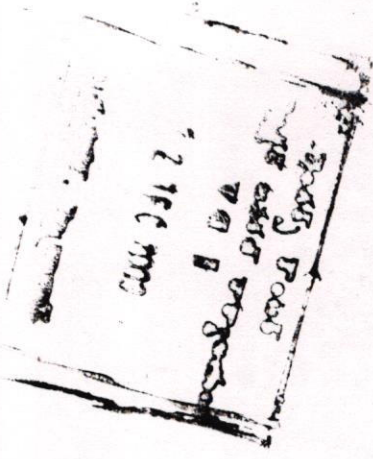
RAJ NAGAR, HYD/BAO

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..



1 వ పుస్తకము 163/04 నాగార్జున

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు వరుస

సంఖ్య 3

సబ్-రిజిస్ట్రారు

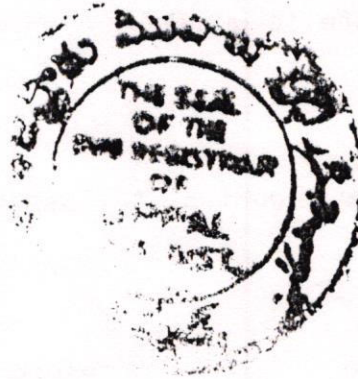
1 వ పుస్తకము సం॥ (కా.కృ.స్థా) 163/04

నెంబరుగా రిజిస్టరు చేయబడి ఉన్నది నిమిత్తం

గుర్తింపు నెంబరు 163-1-200 ప్రవృద్ధమైన

200 సం॥ 1950 నెల 6 తేది

రిజిస్ట్రేరింగు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106389

2060

31/12/03 100/-

R.uy

Rajib Bhattacharya s/o S.K. Bhattacharya

Sell

Rlo 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.

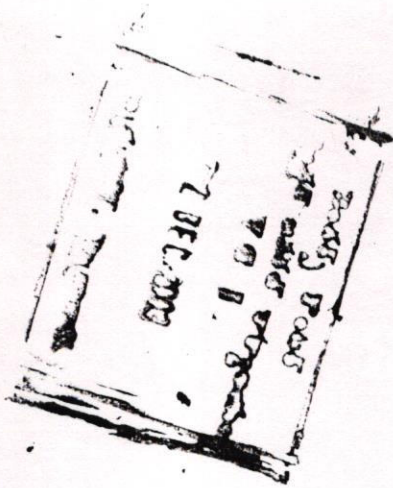
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.5..

Sha. Mod.
Managing Director



1 వ పుస్తకము 1.63/24

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... రు కాగితపు వరుస

సంఖ్య... 4

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106390

2806/ Date 31/12/03 Rs 100/-

R uy

Rajib Bhattacharyas & SR. Bhattacharya

Sd/-

R/o Hq.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.105, on the First Floor, in Block No.F in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.5,18,000/- (Rupees Five Lakhs Eighteen 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.

G. The Vendors PAN No.AABCM 4761 E and the Vendee's PAN No. AGL PB 7915 Q.

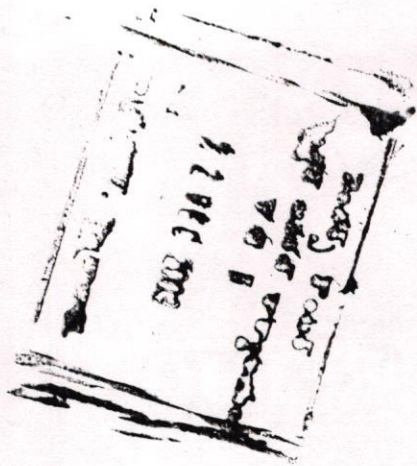
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.5,18,000/- (Rupees Five Lakhs Eighteen 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.

Sha Mil
Managing Director

Contd.6..



1వ పుస్తకము 163/04
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106391

No. 25062 Date 3/11/03 Rs. 100/-

Ry

to Rajib Bhattacharya s/o S.R. Bhattacharya
sell

R/o H/o

:: 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.

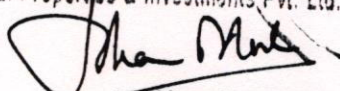
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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.

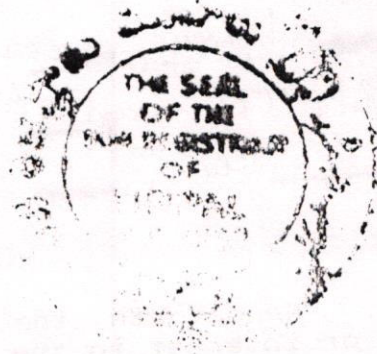

Managing Director

Contd. 7..



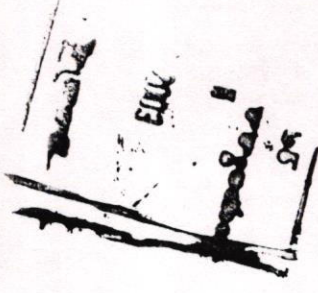
1 వ పుస్తకము! 63/...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



7

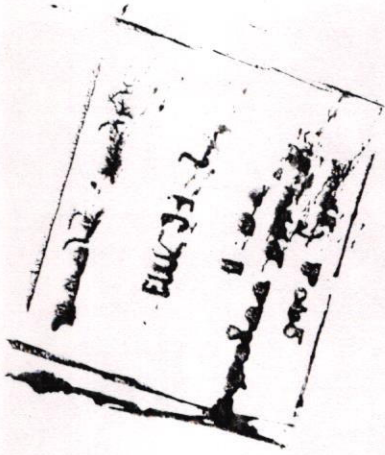
Contd.8...



1 వ పుస్తకము! 63/...నానా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు





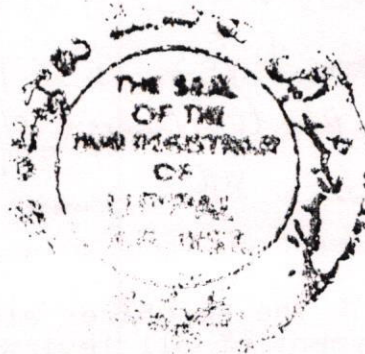
1 వ పుస్తకము. 163/99

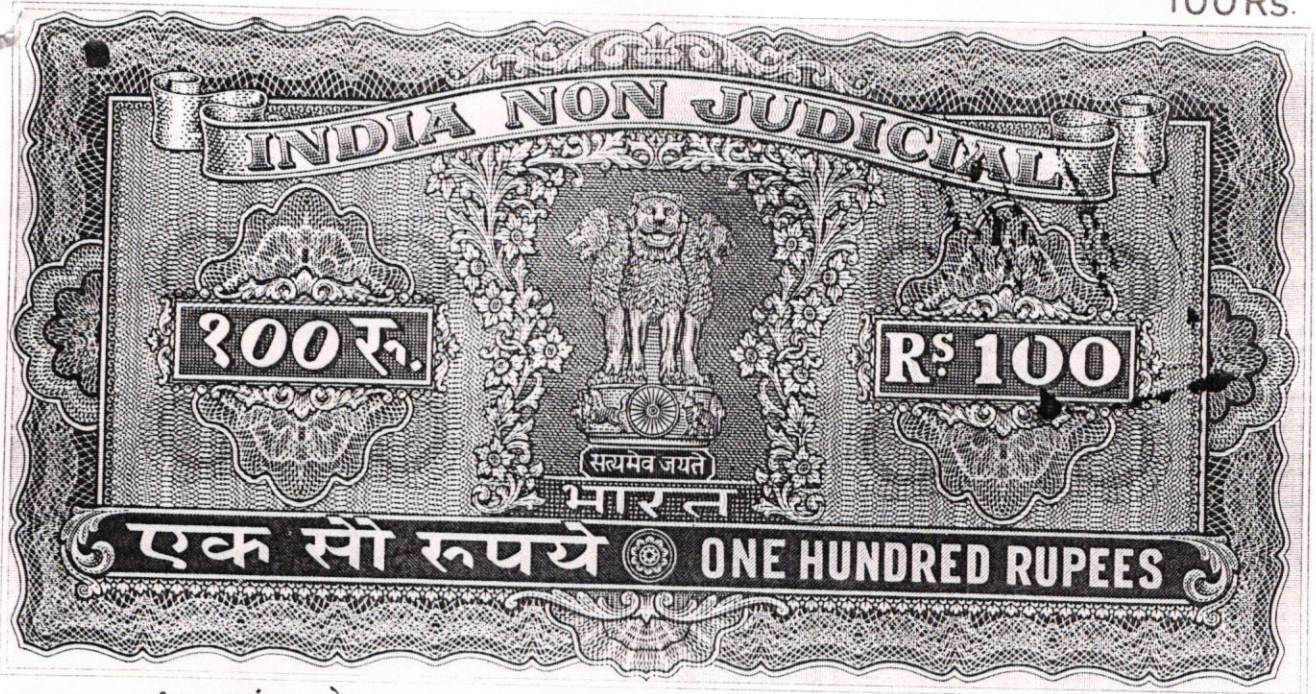
దస్తావేజాల పెంపు, కాగితముల

సంఖ్య. 5..... రూ. వాగిరపు వరుస

సంఖ్య. 8.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106394

25065 21/12/03 100

Rajib Bhattacharya & Co. Bhattacharya
sell

No Hyd

:: 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.

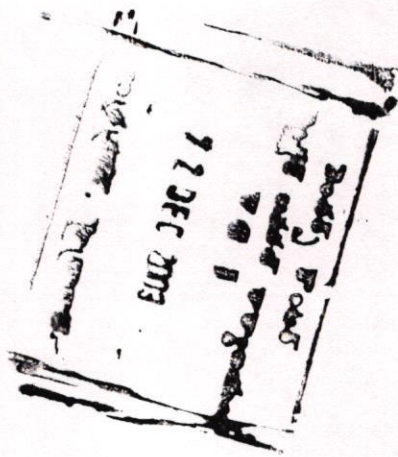
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

Sha. Moh.
Managing Director

Contd.10..



1 వ పుస్తకము 163/154

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 9.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106395

29066 31/12/03 1001

Rajit Bhattacharya s/o SR. Bhattacharya
Seils R/o Hgd

Rmy
R. 10. 1/20. 1903
WALL NAGAR, H.D. 640

== 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.

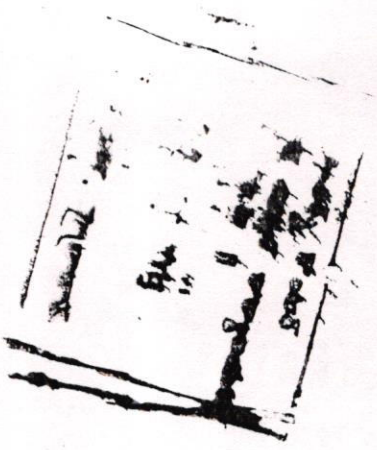
7. The Market value of the property is Rs.5,18,000/-.

Rs. 55,390/- paid by way of Challan No. 062482,
Dated: 06.1.04, drawn on SBH, Habsiguda Branch.

For More Properties & Investments Pvt. Ltd.


Managing Director

Contd. 11...



1 వ పుస్తకము 163/15

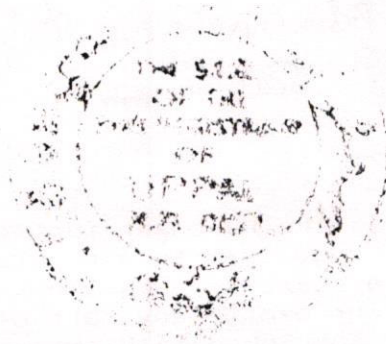
దస్తావేజాల మొత్తం కాగితములి

సంఖ్య...15..ఈ కాగితపు వరుస

సంఖ్య...10.....

0

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106396

25067 ... 31/12/03 100/-

Rajib Bhattacharyas S.R. Bhattacharya

Raj

Sd/-

R/o [Signature]

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.105, on First Floor in Block No.F, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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 :: 4' Wide Passage.

SOUTH :: 20' Wide Road.

EAST :: Flat No.104.

WEST :: Flat No.106.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

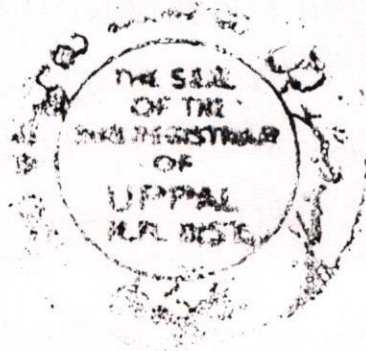
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1 వ పుస్తకము...163/24...నామ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...11.....

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106397

25068 31/12/03 100/-

R uy

Rajib Bhattacharya s/o S.K. Bhattacharya

Sell

R/o Hyd

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15 day of January 2004 in the presence of the following witnesses;

WITNESSES:

1. Rajib Bhattacharya
(K. Bhattachar Reddy)

For Modi Properties & Investments Pvt. Ltd.

Shan Mohi.
V E Managing Director

2. Shan Mohi
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Shan Mohi.
Managing Director



1 వ పుస్తకము... 163/04... సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 12... 0

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 106398

No. 65. Date 31/12/03 100/-

Ruy

Rajib Bhattacharya sk. Bhattacharya

R/o Agb

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.105, on First Floor in Block No.F, 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 : 28 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 : 700 Sft.,
 d) In the 2nd Floor :
 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.5,18,000/-

Date: 5/1/2004

For Modi Properties & Investments Pvt. Ltd.
 signature of the Executant *John Mohi*
 Managing Director

CERTIFICATE

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

Date: 5/1/2004

For Modi Properties & Investments Pvt. Ltd.
 signature of the Executant *John Mohi*
 Managing Director



1 వ పుస్తకము. 1.6.3. / నాగార్జున
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15..... ఈ కాగితపు వరుస
సంఖ్య. 13.....

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REGISTRATION PLAN SHOWING FLAT NO. 105 1ST FLOOR BLOCK - F
IN SURVEY NOS. 174 OF MAY FLOWER PARK
Situated at

MALLAPUR (V) **UPPAL Mandal, R.R. Dist.**

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD. Rep. By: ITS MD. MR. SOHAM MODI

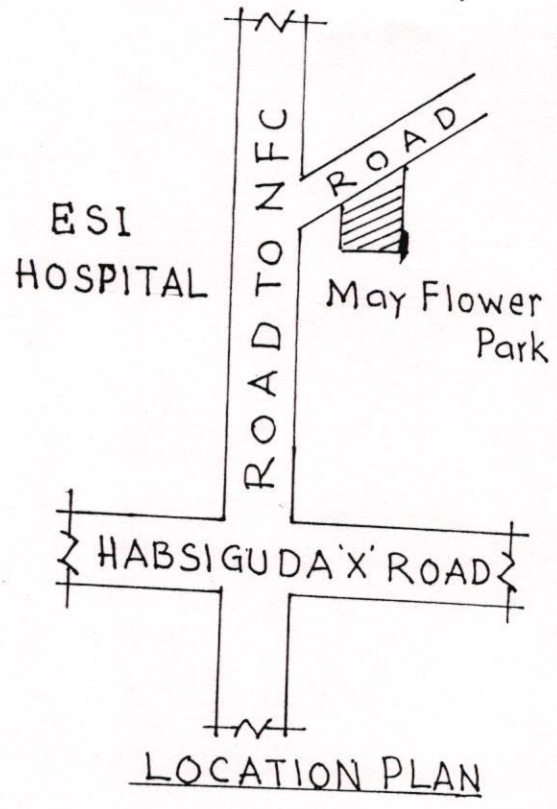
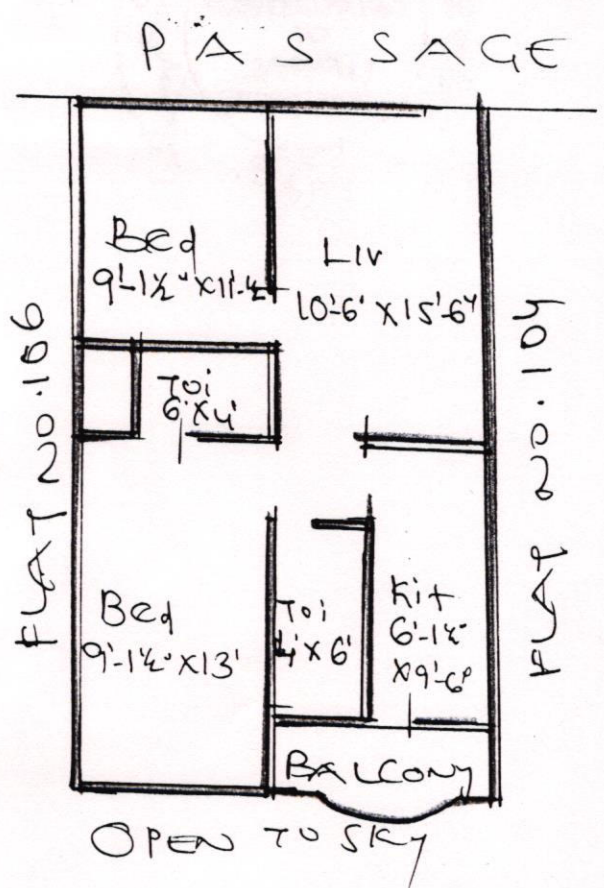
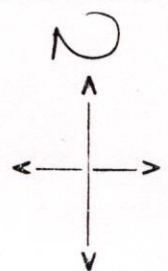
S/O MR. SATISH MODI

VENDEE : Mr. RAJIB BHATTACHARYA

S/o. SRI. S.K. BHATTACHARYA

REFERENCE :	SCALE: 1" =	INCL:	EXCL:
AREA: 28	SQ. YDS. OR 23.40	SQ. MTRS.	

U/S. OUT OF AC. 4-32 Gts.
 SUPER BUILT-UP AREA: 700 SQ. FT.



WITNESSES :
 1.
 2.

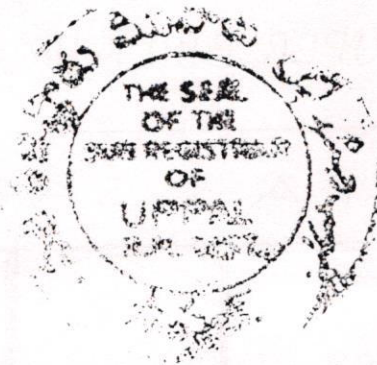
For Modi Properties
SIG. OF THE VENDOR

 Managing Director

163/04

15
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C



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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

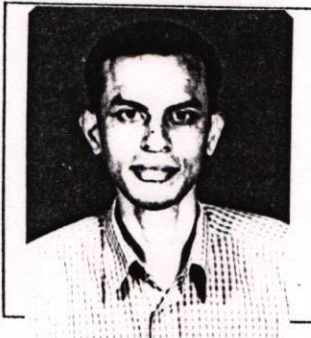


VENDOR:-
M/s. MODI PROPERTIES & INVESTMENT

PVT. LTD., having its CO S-4-187/3, 4

M.G. Road, Sec' Bad, Sep by

its MD. Mr. SOHAM MODI



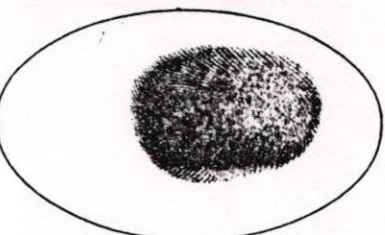
SPA:-

Mr. GAURANG MODY

No. Flat no. 105, Sapphire Apts

Chikoh Gardens, Begumpet,

HYDERABAD.



PURCHASER:-

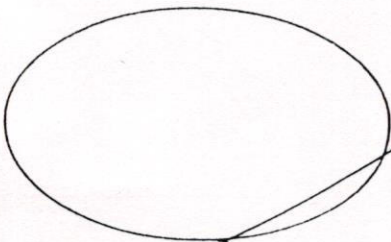
Mr. RAJIB BHATTACHARYA,

No. A. no:- 3-5-95/2,

Shivanagar, colony,

HYDERGUDA,

HYDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము... 163/154

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 15.....

సబ్-రిజిస్ట్రారు

