

ORIGINAL

4592

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ Gowdalu 14 13 30
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	తీ	తీ		
దస్తావేజు విలువ	44500	441000		
స్థాంపు విలువ రూ..	44500	35000		
దస్తావేజు నెంబరు	9475	9476		
రిజిస్ట్రేషన్ రుసుము	2210	2105		
లోటు స్థాంపు	1065	8310		
యూజర్ చార్జీలు	591	95		
అధనపు షీట్లు	58	28		
5X.....	28	28		
మొత్తం	3395	105352	13930	

అక్షరాల As Theeeng Toward 1/11
Hurray 1/11/11 రూపాయలు మాత్రమే)

తది 13/11/11

వాపసు తది _____ సా. 4 గంటలకు

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

సబ్ రిజిస్ట్రారు
Sub-Registrar
11/11/11



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

CARD
(Computer-aided Administration of Registration Department)
Visit us at : <http://ap.gov.in/card>
<http://rgrs.ap.gov.in>

SRO/ స.ర.కా.

Certificate No/ ధృవీకరణ పత్రము సంఖ్య : 13833 Application No/ ధరఖాస్తు సంఖ్య :

Date/ తేది :

Page/ పుట :

Sri/Smt UPPAL

(శ్రీ/శ్రీమతి)

PRANAG KAPOOL

VILL/COL: MALLAPUR Residential Localities W-B: 3-4 SURVEY: 174 HOUSE: / APARTMENT: MAYFLOWER PARK FLAT: 506 EXTENT: 25 BUILT: 640 NORTH: 4'6" WIDE CORRIDOR SOUTH: 20' SET BACK EAST: FLAT NO 505 WEST: FLAT NO 507 & 4' WIDE PASSAGE

having applied to me for a certificate giving particulars of registered acts and encumbrances in any, in respect of under mentioned property. /1
ఈ దిగువనుదహరించిన ఆస్తి గురించి ఏదైనా రిజిస్ట్రేషన్ కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తు చేసిన మీదట

DATE & TIME of Application of EC: 14-08-2003 16:03:44
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.

DATE & TIME of Generation of EC: 14-08-2003 16:05:06
Years from 28-06-1980 to 13-08-2003

సం. నుండి సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు ఛార్జీలను వెదకిన మీదట ఈ క్రింద నమోదు సరదిన తాకట్టు ఛార్జీలు
పుస్తకమున 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 వివరాలు	
					Vol.No./Page No. కాల్యం/పుట (7) (8)	Document No./Year దస్తావేజు నెం./సం. (9) (10)
1	VILL/COL: MALLAPUR Residential Localities W-B: 3-4 SURVEY: 174 HOUSE: / FLAT: 506 APARTMENT: MAYFLOWER PARK EXTENT: 25 SQ.Yds BUILT: 640 Sq.ft Boundiures: [N]: 4'6" WIDE CORRIDOR [S] 20' SET BACK [E]: FLAT NO 505 [W]: FLAT NO 507 & 4' WIDE PASSAGE LINK DOCT: 1507,25/1997# 1507,562/1998# 1507,1491/1999# 1507,2608/1999# 1507,7989/1998#	(R) 13-08-2003 (P) 13-08-2003 (E) 13-08-2003	0101 Mkt.Value:Rs. 262650 Cons.Value:Rs . 421000	1(CL) PRANAY KAPOOR 1(EX) M/S.MODI PROPERTIES & INVESTMENTS PVT.LTD.	0/0	9476 / 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 రికార్డులలో తాకట్టు ఛార్జీలు మరియు ఇతర చర్యల గురించి ఏదైనా ఇతర తాకట్టు ఛార్జీలను వెదకిన మీదట ఈ క్రింద నమోదు సరదిన తాకట్టు ఛార్జీలు

Search made and certificate prepared by/ ధృవీకరణ పత్రము రచయిత పేరు

RANGARATHU

Received Rs. 100 towards EC-Fee against Cash Receipt No. 24426

CELLULOSE OF EMPOURANCE ON BINDER

Cr. 9500/2003

9476/0

Acc 8353

SCANNED



Date : 11-08-2003 Serial No : 8,414 Denomination : 10,000

Purchased By :

For Whom :

PRANAY KAPOOR

SELF

S/O.M.M.KAPOOR

T.O.HYD

04AA 065381

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

SALE DEED

This Sale Deed is made and executed on this 13th 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. PRANAY KAPOOR, SON OF SRI. M.M.KAPOOR, aged 29 years, Residing at H.No.1-9-365, Behind Hanuman Temple, Adikmet, 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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



Date : 11-08-2003 Serial No : 8,415 Denomination : 10,000

04AA 065382

Purchased By :
PRANAY KAPOOR

For Whom :

SELF

S/O.M.M.KAPOOR
R/O.HYD

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

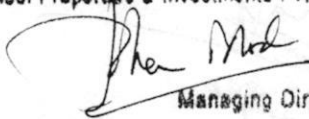
:: 2 ::

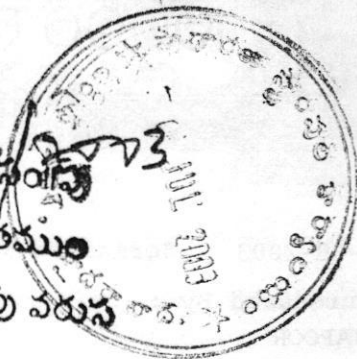
WHEREAS

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 Modf Properties & Investments Pvt. Ltd.


Managing Director



1 వ పుస్తకము... 9476/13/03
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 15... ఈ కాగితపు వరుస
 సంఖ్య...

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1894
 No. 9476 of 2003 Date 13/8/03

I hereby certify that the proper deficit
 stamp duty of Rs. 8310/- Rupees. Eight thousand-
 three hundred Ten only.
 has been levied in respect of this instrument
 from Sri. Gangaiah Mody
 on the basis of the agreed Market Value
 consideration of Rs. 421000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated: 13/8/03
 Sub Registrar
 and Collector U.S. 41 & 42
 INDIAN STAMP ACT





Date : 11-08-2003 Serial No : 8,416 Denomination : 10,000

Purchased By :

For Whom :

PRANAY KAPOOR

SELF

S/O.M.M.KAPOOR

R/O.HYD

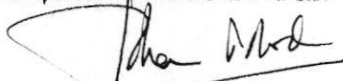
04AA 165383
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 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.

Contd.4..

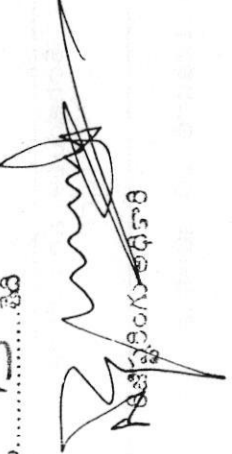

Managing Director



1 వ పుస్తకము సం॥ (కా.శ) పు. 9476/03
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య.. 15.. ఈ కాగితపు పరుస
సంఖ్య.. 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు. 9476/03
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు.. 9476-1-2003 ఇవ్వడమైన
2003 సం॥ 13 నెల.. తేది


ఆంధ్రప్రదేశ్ సర్కారు





67715

11/8/2003

Sd/-

11/8/2003

Ruy

Pranay Kapoor s/o M. 01683

M. Kapoor

sell

Rto. Gtyd

RAM NAGAR, HYD.

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

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

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

D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

1 వ పుస్తకము 9476 సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 4

సబ్-రిజిస్ట్రారు





67716 Date 11/8/2003 Rs. 500

Pranay Kapoor S/o M. C. 1662

Self

:: 5 ::

R. UY
SVL NO.
R. NO. 17/17
RAM NAGAR

E. The Purchaser is desirous of purchasing all that Flat bearing No.506, on the Fifth Floor, in Block No.F in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 625 Sft., together with undivided share in the Schedule Land to the extent of 25 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.4,21,000/- (Rupees Four 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.4,21,000/- (Rupees Four Lakhs Twenty 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.

Man Moh.

Managing Director

1 వ పుస్తకము.....9476

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....15 ఈ కాగితపు వరుస

సంఖ్య.....5

D
సబ్-రిజిస్ట్రారు





67712 11/8/2003 Sub

Pranay Kapoor sb m. m. Kapoor R/o Hyd
01653
sellRUY
R. NARENDER
SVL NO. 42 95
R No. 1/2001-2003
JAM NAGAR, HYD'BAD

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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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

1వ పుస్తకము 9476/2వ
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...

సచి-రెజిస్ట్రారు





57748 Date 11/8/2003 Rs 500

Pranay Kapoor sb M. M. Kapoor

Self

01664

Rb. 11/8/2

:: 7 ::

Ruy

R. NARENDA

SVL No. 42 05

R. No. 1/2001-2003

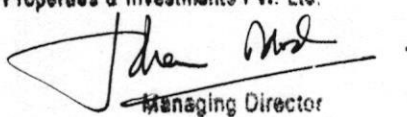
RAM NAGAR, HYD'BAD

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

1వ పుస్తకము 9476/హా3
దస్తవేజుల మొత్తం కాగితముం
సంఖ్య.../5...ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రారు



Handwritten signature and date.



67719 Date: 11/8/2003

Pranay Kapoor sh

M. M. Kapoor

AP 23 II Y

11855

R. N. Narendar

R. N. NARENDAR
SVL No. 42 05
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

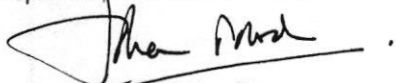
:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

For Modi Properties & Investments Pvt. Ltd.

contd.9..


Managing Director

1వ పుస్తకము. 9/4/63
దస్తావేజుల మొత్తం కారితముల
సంఖ్య. 15. ఈ కారితపు వరుస
సంఖ్య. 8

సబ్-రిజిస్ట్రారు





No. 67720 Date 11/8/2003 500

To Pranay Kapoor Sr. M. M. Kapoor

When Sec

01648

R. Nagar

R. Nagar
SVL N
R. No. 1/...
RAM NAGAR, HYDRABAD

:: 9 ::

vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartments.

viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

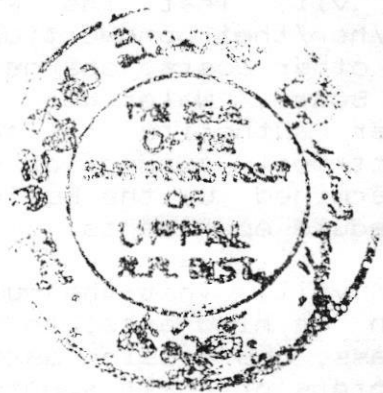
For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.10..

1వ పుస్తకము. 9/4/76/2473
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 15.. ఈ కాగితపు వరుస
సంఖ్య.. 9.....

సచి-రిజిస్ట్రారు





No. 67721 Date 11/8/2007

AP 23 II 2

Old To... Pransay Kapoor slo

M. M. Kapoor

When... self

:: 10 ::

Rto. Chud

R. W. J. HART
S. M. J. HART
B. M. J. HART
C. M. J. HART

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.4,21,000/-.

For Modi Properties & Investments Pvt. Ltd

Contd.11..

John Modi
Managing Director

1వ పుస్తకము 9476/1/3

దస్తావేజాల మొత్తం కారితముల

సంఖ్య 15 ఈ కారితపు వరుస

సంఖ్య 10

సచి-రమణ





67720 Date 11/8/2003 500/- 01658

To Pranay Kapoor S/o M. M. Kapoor

self

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

:: 11 ::

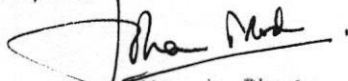
R/o - Ghyd

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.506, on Fifth Floor in Block No.F, having super-built-up area of 625 Sft., with undivided share of land to the extent of 25 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 bound-
ed in:

NORTH :: 4'-6" Wide Corridor.
SOUTH :: 20' Set Back.
EAST :: Flat No.505.
WEST :: Flat No.507 & 4' Wide Passage.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.12..

1వ పుస్తకము... 9476/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 11

సబ్ రిజిస్ట్రారు





67723 Date 11/8/2003 Sot 01649

To... Pranay Kapoor to M.M. Kapoor
sell

R. NABENDRA
SVL NO. 4293
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

Rto. Study

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 13th day of AUGUST 2003 in the presence of the following witnesses:

WITNESSES:

1. [Signature]
(K.P. Reddy)
2. [Signature]
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
V E N D O R

For Modi Properties & Investments Pvt. Ltd.

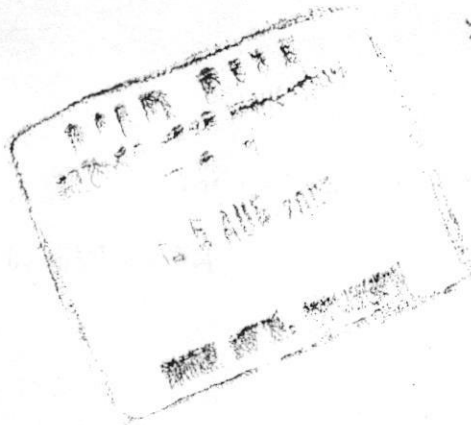
[Signature]
Managing Director

1 వ పుస్తకము. 9476/2 వా 3

దస్తావేజాల మొత్తం కాగితము

సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య. 12.....




సబ్-రిజిస్ట్రారు





67724 Date: 11/8/2003 5001

61678

Pranay Kapoor & Co

M. M. Kapoor

R. NARENDRA

SVL No. 47/03

S. No. 1/2003/2003

AN NAGAR, HYDRABAD.

self ANNEXURE - 1 - A R/o Gtys

- 1) Description of the Building: Flat bearing No.506, on Fifth 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 : 25 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
 - a) Cellar, Parking area : 15 Sft., for scooter parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor : 625 Sft.,
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,21,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 13/08/2003

signature of *[Signature]* Executant
Managing Director

C E R T I F I C A T E

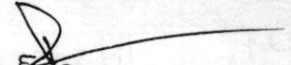
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 13/08/2003

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

[Signature]
Managing Director

1 వ పుస్తకము 9476/2003
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...13.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174

FLAT NO. 506 ON 5th FLOOR
IN MAY FLOWER PARK
OF BLOCK NO. F 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. PRANAY KAPOOR

S/O. SRI. M.M. KAPOOR

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

AREA :

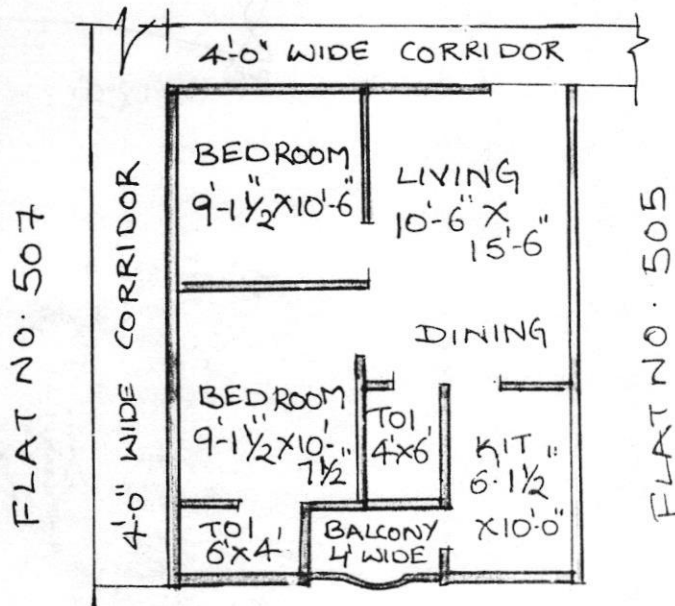
25

SQ. YDS. OR 20.9

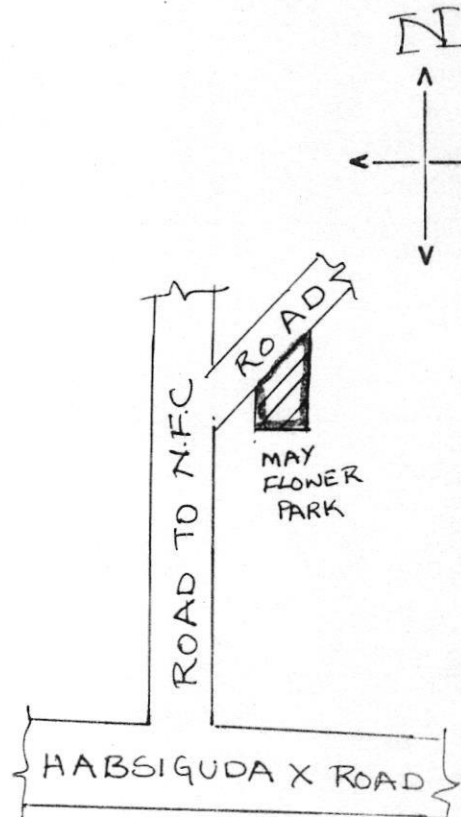
SQ. MTRS.

U/S OUT OF : AC 4-32 Gts

PLINTH : 625 SFT



OPEN TO SKY



WITNESSES :

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

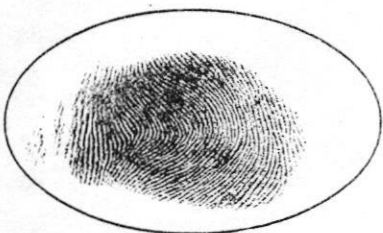
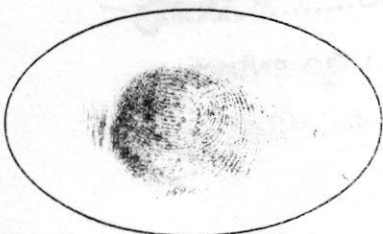
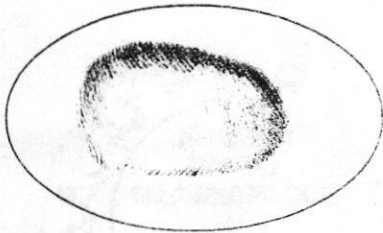
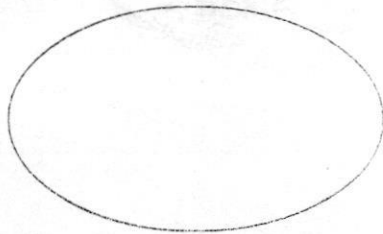
Managing Director
SIG. OF THE VENDOR

1 వ పుస్తకము 9476 నంబరు
 దస్తావేజుల ముద్దా కాగితముల
 సంఖ్య 15 రూ కదిరపు వరుస
 సంఖ్య 14

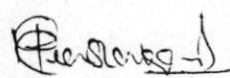
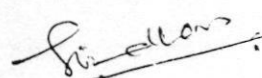
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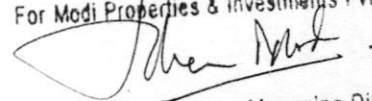
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- <u>M/s. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its C.O.S-4-152/3,4,</u> <u>M.G. Road, Sec'ad Rep by its</u> <u>MD. Mr. SOHAM MODI</u> SPA:- <u>Mr. GAURANG MODY</u> <u>R/o. Flat no. 105, Sapphire</u> <u>Apts, Cheekoti Gardens,</u> <u>Begumpet, HYDERABAD.</u>
			PURCHASER:- <u>Mr. PRANAY KAPOOR</u> <u>R/o. H.No:- 1-9-365,</u> <u>Behind Hanuman Temple,</u> <u>Adikmet, HYDERABAD.</u>
			
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

- 
- 

For Modi Properties & Investments Pvt. Ltd.



Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 9476 నంబర్
దస్తావేజుల మొత్తం కాగితము
సంఖ్య 15 ఈ కాగితపు పరుస
సంఖ్య 15

సచివరిజిస్ట్రారు

