

నెం. 2817

శ్రీమతి / శ్రీ

Thirumala

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<i>3</i>	<i>3</i>	<i>15/30</i>	<i>15/30</i>
దస్తావేజు విలువ	<i>30000</i>	<i>20000</i>		<i>5000</i>
స్థాంపు విలువ రూ..	<i>30000</i>			
దస్తావేజు నెంబరు	<i>3155</i>	<i>3156</i>		
రిజిస్ట్రేషన్ రుసుము	<i>1000</i>			
లోటు స్థాంపు	<i>4000</i>			
యూజర్ చార్జీలు	<i>95</i>			
అధనపు షీట్లు	<i>25</i>			
5X.....				
మొత్తం	<i>6300</i>			

RETURNED

SUB-REGISTRAR

అక్షరాల

As per the above three names

రూపాయలు మాత్రమే)

తేది

15/3/2008

వాపసు తేది

సా. 4 గంటలకు

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

సబ్ రిజిస్ట్రారు
Sub-Registrar
UPPAL

7182

JAVIER

[Faint, illegible markings]

08.3164/03

3155/08

ACKNOO. 19/5/03



Date : 15-03-2003 Serial No : 2,873 Denomination : 10,000 04AA 032777

Purchased By :

For Whom :

MRS. A.R. SAROJA LAKSHMI

SELF

A.V. RAMESH KUMAR

R/O. HYD

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

SALE DEED

This Sale Deed is made and executed on this 15th day of March 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.

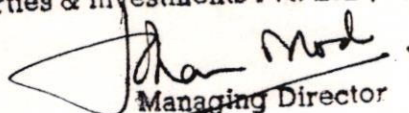
IN FAVOUR OF

Mrs. A.R.SAROJA LAKSHMI, WIFE OF SRI. A.V.RAMESH KUMAR, aged about 46 years, Residing at Mayflower Park, Flat No.A-307, Mallapur, Hyderabad - 500 072.

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

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.


Managing Director

200.3.సం||...మార్చి...2015

192.4.శా.శ...మార్చి...2015

పగలు...2...మరియు 3...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో

శ్రీ...కె.ఎం.కె.మొదటి

రిజిస్ట్రేషన్ చేయించి, 1903 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||...1900

చెల్లించినవారు.....

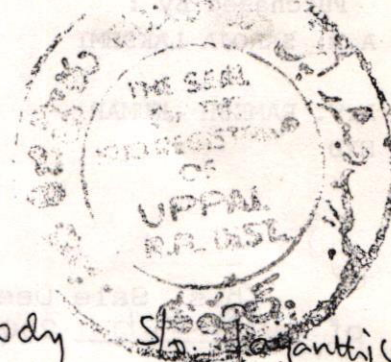
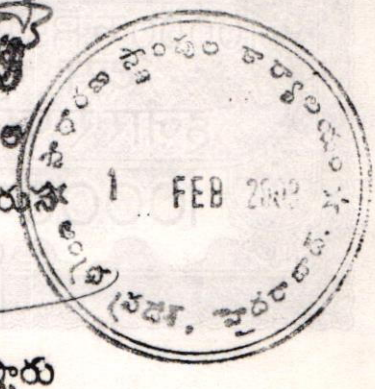
1వ పు...3155/2015

వేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య.../.....

సబ్-రిజిస్ట్రారు



గౌరవ యిచ్చినట్లు ఒప్పుకొన్నది.
ఎడమ బ్రాటనవ్రేలు



Gaurang mody

oce: Business R/o. flat no. 105,
Sapphire apt. Cheeroti Gardens,
Begumpet, Hyderabad.

through Special Power of Attorney, attested
vide Power no. 9/2002 at SRO, Uppal.

నిరూపించినది.

① K. Prabhakar Reddy

(K. Prabhakar Reddy S/o. Padma Reddy
oce: PRT Service (b) S-u-187/384
m-g. Road, Sec'ad.

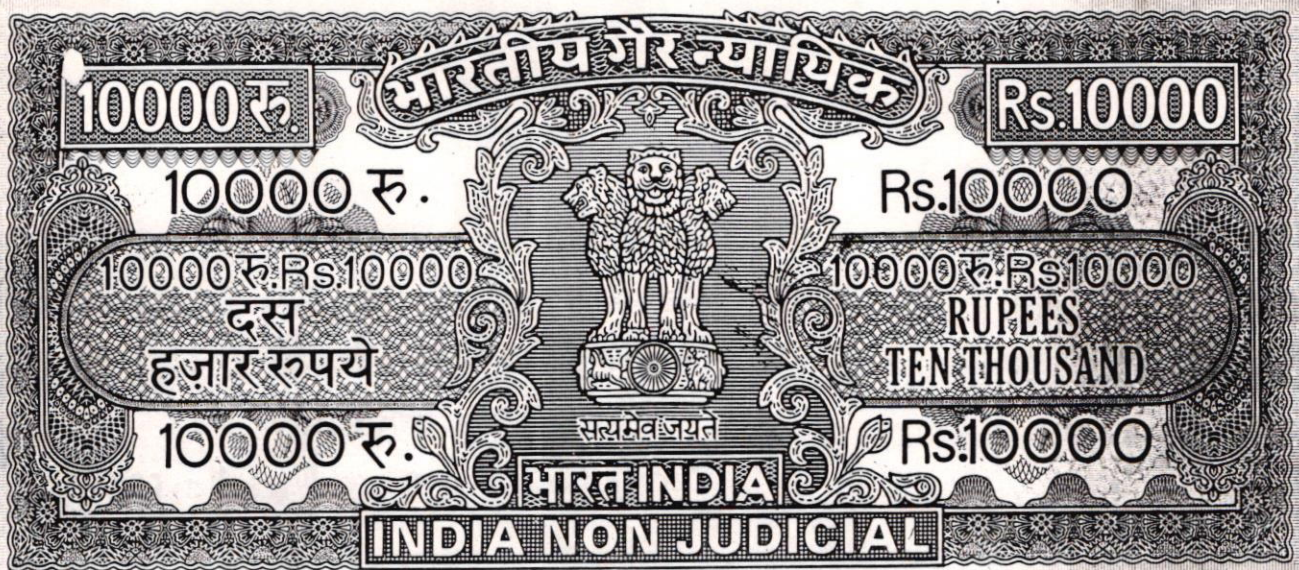
② S. Ramesh

(S. Ramesh S/o. Ramesh Reddy
oce: S-u-187/384 m-g. Road, Sec'ad.

200.వ.సం||...మార్చి...2015

192.4.శా.శ...మార్చి...2015

సబ్-రిజిస్ట్రారు



Date : 15-03-2003 Serial No : 2,874 Denomination : 10,000

04AA 032778

Purchased By :

For Whom :

MRS. A.R. SAROJA LAKSHMI

SELF

D. A.V. RAMESH KUMAR

R/O. HYD

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

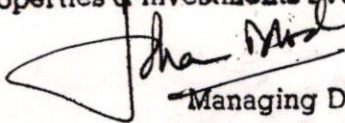
:: 2 ::

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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.3...

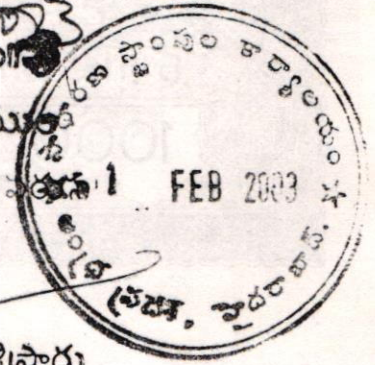

Managing Director

1 వ పుస్తకము 3155/2003

దస్తావేజుల మొత్తం కాగితము

సంఖ్య 15 ఈ కాగితపు పత్రము 1

సంఖ్య 2



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1895

No. 3155 of 2003 Date 15/3/03

I hereby certify that the proper deficit
stamp duty of Rs. 4300/- Rupees.

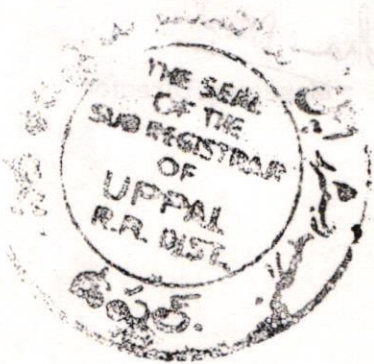
four thousand three hundred only

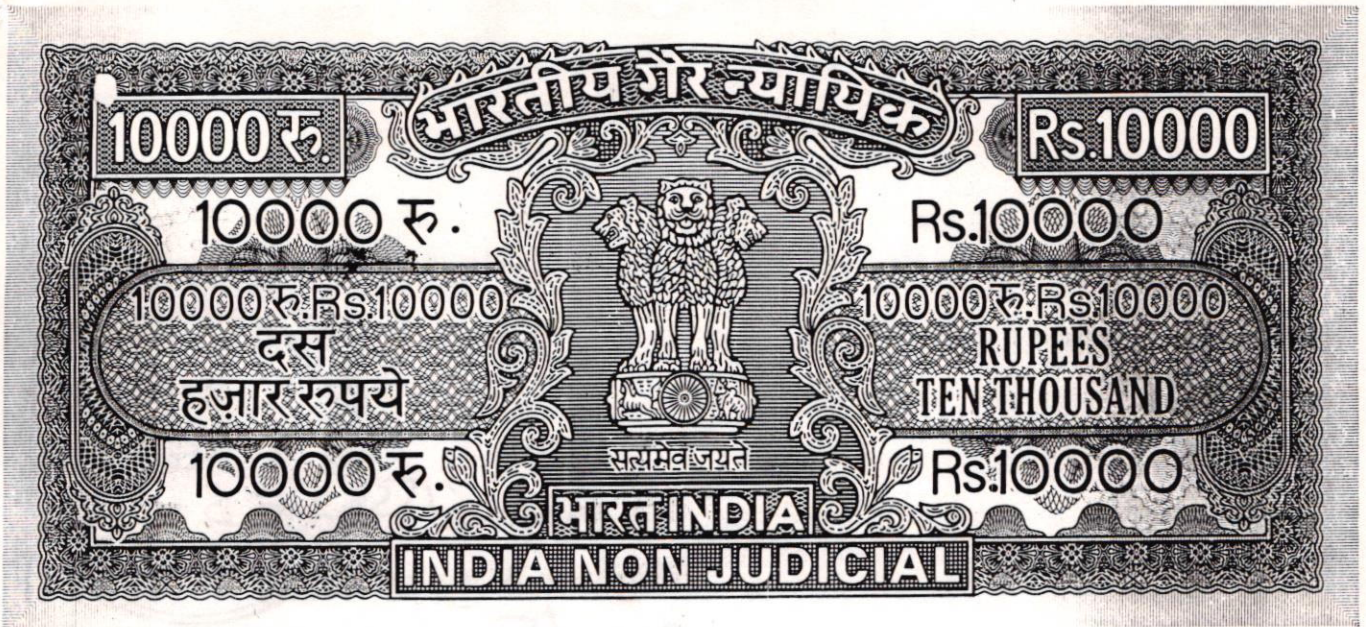
has been levied in respect of this instrument
from Sri. Gangaiah Reddy
on the basis of the agreed Market Value
consideration of Rs. 350000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 15/3/03

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





Date : 15-03-2003 Serial No : 2,875 Denomination : 10,000

04AA 032779

Purchased By :

For Whom :

MRS. A.R. SAROJA LAKSHMI

SELF

W/O. A.V. RAMESH KUMAR

R. HYD

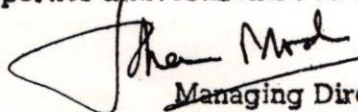
Sub Registrar
Ext. Office Stamp Vendor
S.R.O. UPPAL

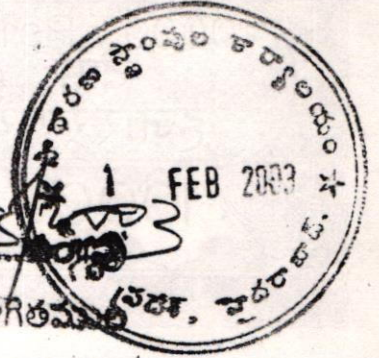
:: 3 ::

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

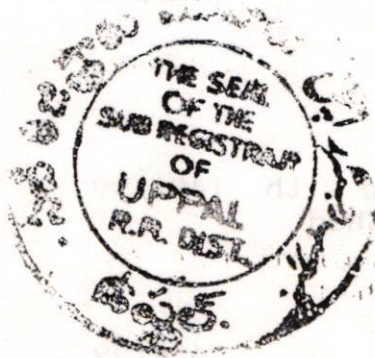


1వ పుస్తకము 3/55...
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య 15... ఈ కాగితపు వరుస
 సంఖ్య 3

[Signature]
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2003... స.సం.శా.శ.
 192... స.సం.పు. 3/55... నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా
 3/64...-1-1507 ఇవ్వడమైనది.
 2003... వ.సం.సం.పు. నెల... తేది

[Signature]
 సబ్-రిజిస్ట్రారు





4524 27/2/03 45151

A.K. Sinha 8/0 B.B. Sinha

A.R. Saroja Calashmuni

W/o R/o vijaya wada
A.V. Ramesh Kumar
R/o Hyd

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

TOTAL AREA: 4 Acres 32 Guntas

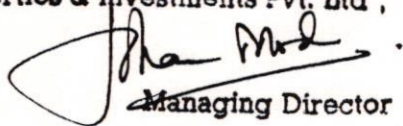
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

17

1 వ పుస్తకము 3/55 నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 15... ఈ కాగితపు వరుస
 సంఖ్య.....

నబ్-రెజిస్టరు





No. 15937 Date 15/3/2003 Rs. 500

For to... A. R. Saroja Lalashmi

77249

AP 23 II T

Wb A.V. Ramesh Kumar

Ruy

R. NARENDER

SVL No. 42 95

R. No. 1/2001 2003

RAM NAGAR, HYD'BAD.

Sell

Rb Hyd

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.307, on the Third Floor, in Block No.A 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 and parking space admeasuring about of 15 & 100 Sft., in apartment Block No.A, as a package, which herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,80,000/- (Rupees Three Lakhs Eighty Thousand only) and the VENDOR is desirous of selling the same.

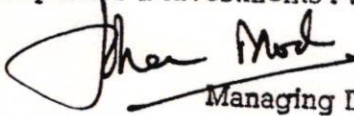
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,80,000/- (Rupees Three Lakhs Eighty 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..

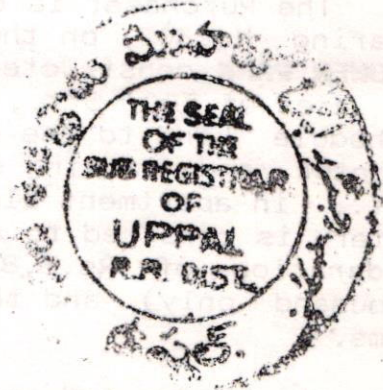
For Modi Properties & Investments Pvt. Ltd ,


Managing Director

73 MAR 2003

1 వ పుస్తకము 3155/2003
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 15... ఈ కాగితపు వరుస
 సంఖ్య 5.....

సబ్-రిజిస్ట్రారు



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

For Model Properties & Investments Pvt. Ltd.



No. 15938 Date 15/3/2003 Rs. 500

To A. R. Saroja Laxshmi

For Whom sell

77250

W/o. A. V.

AP 23 11 1

Ramesh Kumar

Rw tryd

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD.

:: 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.

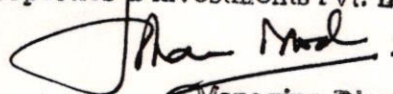
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

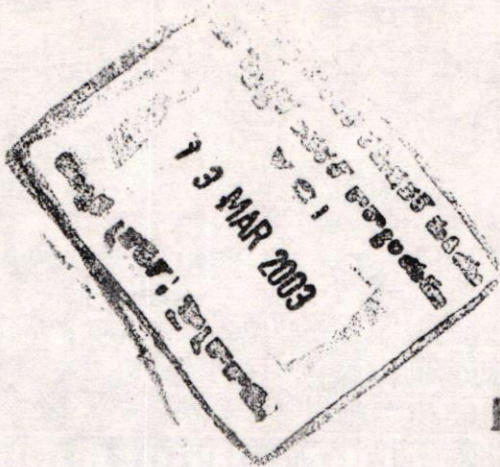
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking 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..



1వ పుస్తకము... 3/55/2003

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15 ఈ కాగితపు వరుస
సంఖ్య... 6

సీల్-రిజిస్ట్రారు





1. No. 15939 Date 15/11/2003 R. No.

2. A. R. Ranga Lakshmi 77251

W. A. V. Ramesh Kumar

Self

R. No. 1/2001 2003
RAM NAGAR, HYD'BAD.

R. No. Hyd

:: 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.

[Signature]
Managing Director

Contd.8..

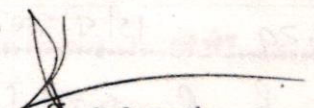


1 వ పుస్తకము 3155/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 15 ఈ కాగితపు వరుస

సంఖ్య. 7


సబ్-రిజిస్ట్రారు





No. 15940 Date 15/3/2003 Rs. 500
 A. R. Sareja, Laxshmi, 77252
 A. V. Ramesh Kumar
 Whom sell
 Rho 674d

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

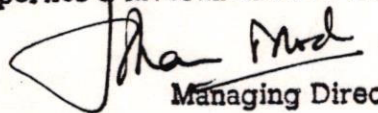
:: 8 ::

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.

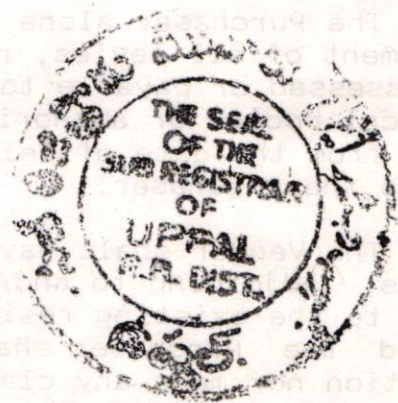
contd.9..


 Managing Director

శ్రీమతి పద్మావతి దేవి
సంఖ్య. 15
సంఖ్య. 3

1వ పుస్తకము 315423
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15 ఈ కాగితపు వరుస
సంఖ్య. 3

సచి-రిజిస్ట్రారు



శ్రీమతి పద్మావతి దేవి
సంఖ్య. 15
సంఖ్య. 3



15441 Date 15/3/2003 Rs. 500/-

A. R. Sarda (Alesham) vs A. V. Ramesh Kumar

77253

AP 23 111

R. NABENDER
SVL No. 42 95
R. N.J. 1/2001 2003
RAM NAGAR, HYD'BAD

sell

Rto Hyd

:: 9 ::

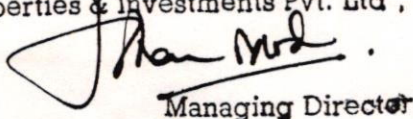
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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

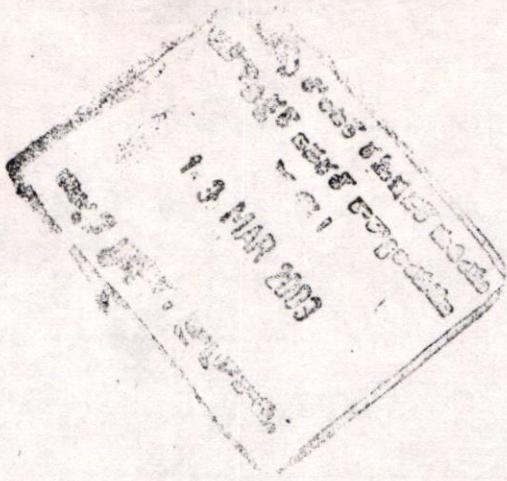
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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


Managing Director

Contd.10..



1వ పుస్తకము 3/55/2003

రస్తావేజుల పేర్లను గురించు

సంఖ్య... 15... ఈ చట్టపు వరుస

సంఖ్య... 9...

సబ్-రిజిస్ట్రారు





AP 23 11 1

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

15942 15/3/2003

A. R. Sarg'a. (Sarg'a. Sarg'a.)

77254

A. V. Ramesh Kumar

Self

R. N. Hyd

:: 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.

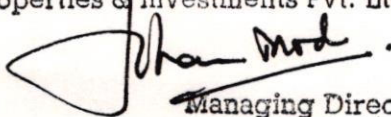
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.

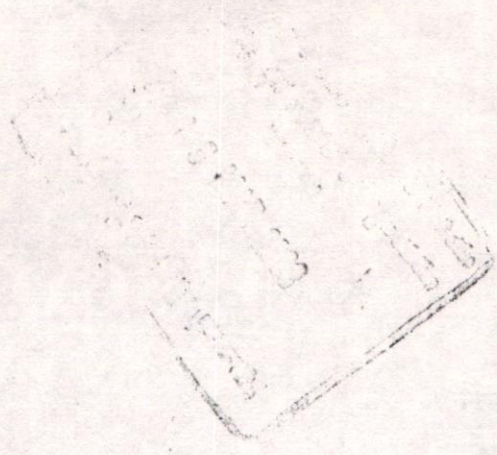
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3,80,000/-.

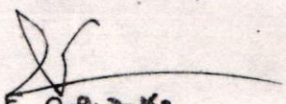
For Modi Properties & Investments Pvt. Ltd ,

Contd.11..


Managing Director



1వ పుస్తకము 3153123
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 10


సబ్-రిజిస్ట్రారు



500Rs.



18943 15/3/2007 500

A. R. Saroja Lalashnu 77255
Self W/o A. V. Ramesh Kumar

AP 23 III

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

:: 11 ::

R. 6. Hyd

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.307, on Third Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., respectively, 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.

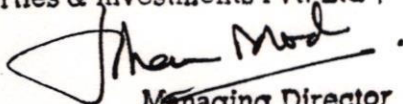
SOUTH :: 30' Wide Road.

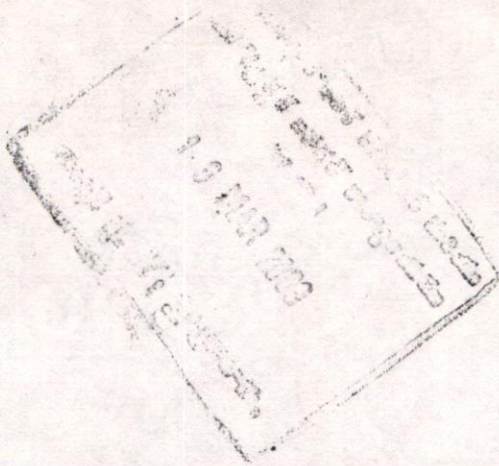
EAST :: Flat No.306.

WEST :: Flat No.308.

Contd.12..

For Modi Properties & Investments Pvt. Ltd .


Managing Director



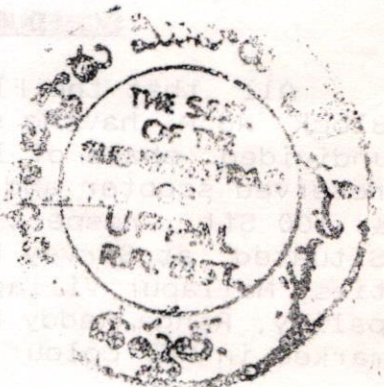
1వ పుస్తకము 3/55/నంబర్ 3

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 11

సచి-రిజిస్ట్రారు





15944 15/3/2003 500/

A.R. Saroja Calesham 77256

Wb A.V. Ramesh Mina

36

AP 23 11 1

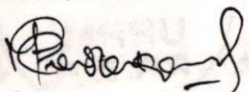
Ruy
R. NARENDER
SVL NO. 42 95
R N. 1/2001 2003
RAM NAGAR, HYD'BAD.

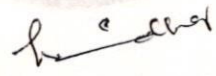
Rb 642

:: 12 ::

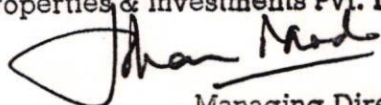
IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of March 2003 in the presence of the following witnesses;

WITNESSES:-

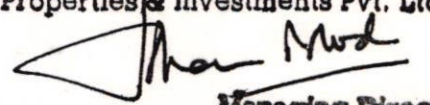
1. 
(K. PRABHAKAR REDDY)

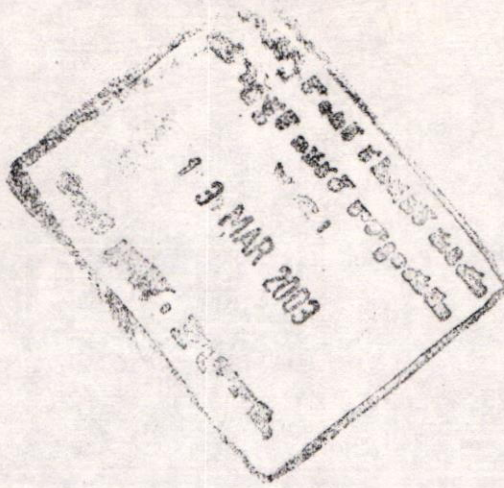
2. 
(K. PRABHAKAR REDDY)

For Modi Properties & Investments Pvt. Ltd.,


Managing Director
VENDOR

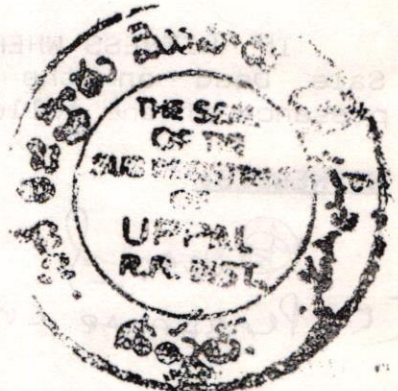
For Modi Properties & Investments Pvt. Ltd.,


Managing Director



1వ పుస్తకము 3155/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 12.....

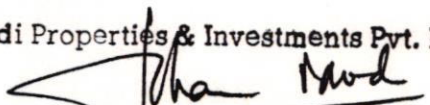
సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

- 1) Description of the Building: Flat bearing No.307, in Third Floor, in Block No.A, 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 : 28 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 : 700 Sft.,
f) In the 4th Floor :
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.3,80,000/-

For Modi Properties & Investments Pvt. Ltd.,



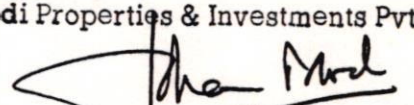
signature of the Managing Director

Date: 15/03/2003

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 Managing Director

Date: 15/03/2003

1) Description of the building: First bearing No. 507, in third floor, in Block No. 4 of MAY-1961, at Block No. 4, Residential Localities, Malabar Village, Upper Malabar Range, Kandy District.

1 వ పుస్తకము 3155/2003
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 15 ఈ కాగితపు వరుస సంఖ్య 13

సబ్-రిజిస్ట్రారు



For Malabar Range & Investment Pvt. Ltd.
 Signature of the Executive Director

Date: 17/05/2003

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.
 For Malabar Range & Investment Pvt. Ltd.
 Signature of the Executive Director

Date: 17/05/2003

FLAT NO. 307 ON 3rd FLOOR, BLOCK-A
REGISTRATION PLAN SHOWING 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., RCP By ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : SMT. A.R. SAROJA LAKSHMI
W/O. SRI. A.V. RAMESH KUMAR

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

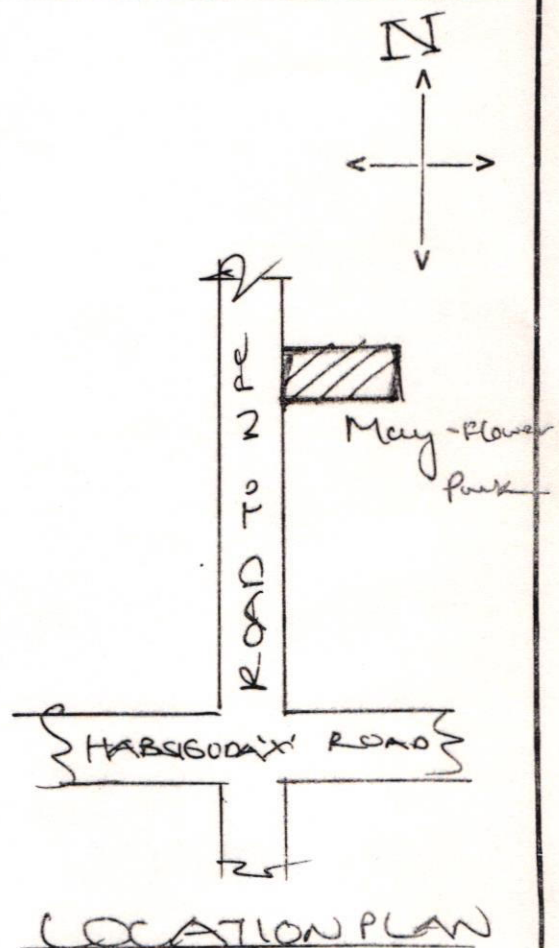
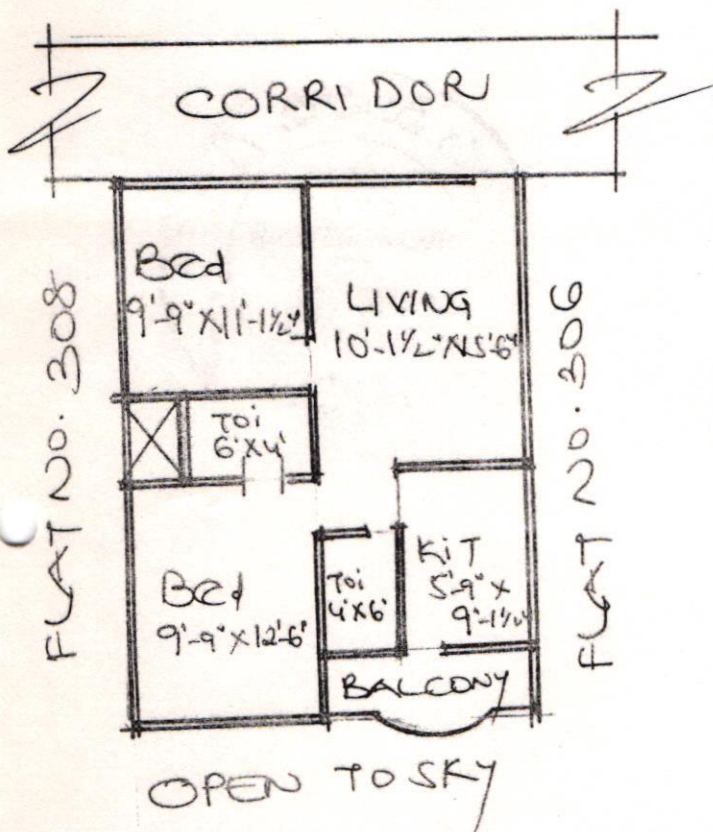
AREA:

28

SQ. YDS. OR 23.40

SQ. MTRS.

PLS. OUT OF AC. 4.32 GTS.
PLINTH AREA: 700 SQ. M



WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

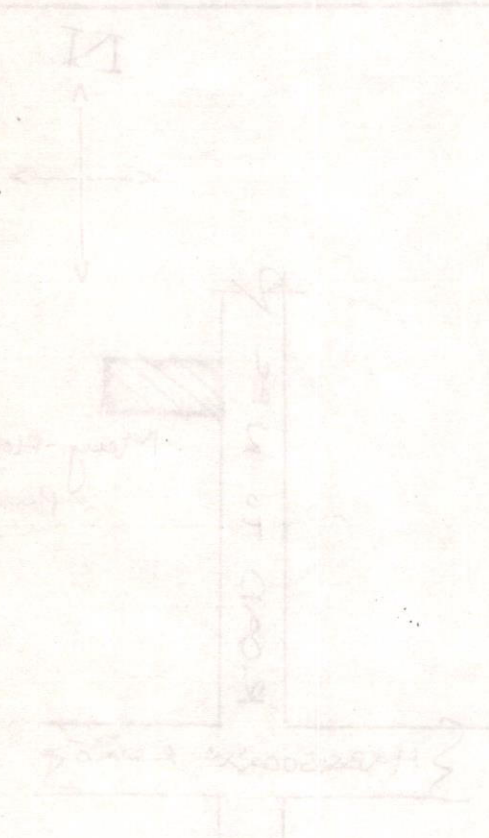
[Signature]

Managing Director

SIG. OF THE VENDOR

1వ పుస్తకము 3/55 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15... ఈ కాగితపు వరుస
 సంఖ్య 14.....

సచి రిజిస్ట్రారు



SIG. OF THE VENDOR

WITNESSES:

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

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

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



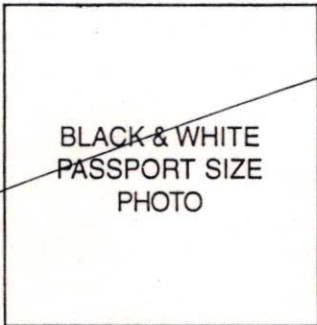
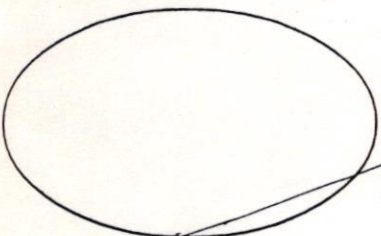
VENDOR:-
M/s. MODI PROPERTIES & INVESTMENT
PVT. LTD., having its (D) S-4-187/3 & 4
M.G. Road, sec'ad dep by its
M.D. Mr. SOHAM MODI



S.P.A:-
GAURANG MODI
R/o. 105, Sapphire apts,
Cheekoti Gardens,
Begumpet, HYDERABAD.



PURCHASER:-
Mrs. A.R. SAROJA LAKSHMI
R/o. A-307, Mayflower Park
Mallapur,
HYDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

2.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

SIGNATURE OF THE EXECUTANT'S

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

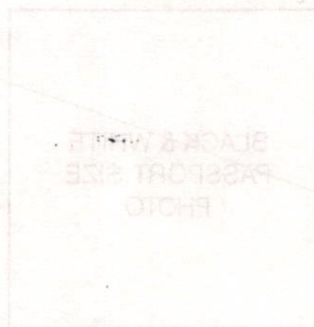
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENT BUYER

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

FINGER PRINT
IN BLACK INK (LEFT
THUMB)

No.

Buyer's Name & Permanent Address
[Faint handwritten text in Telugu script, mostly illegible due to fading]



BLACK & WHITE
PASSPORT SIZE
PHOTO

15 ఫుస్ కము. 3/55 సం. 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 15 ఈ కాగితపు వరుస

సంఖ్య. 15

సబ్-రజిస్ట్రారు



SIGNATURE OF WITNESSES

[Faint handwritten signatures of witnesses]

[Faint handwritten signature of the executant]

SIGNATURE OF THE EXECUTANT'S