

ORIGINAL

5533

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Prinipal

14/11/20

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<i>3</i>			
దస్తావేజు విలువ	<i>60000</i>			
స్థాంపు విలువ రూ..	<i>6000</i>			
దస్తావేజు నెంబరు	<i>1932</i>			
రిజిస్ట్రేషన్ రుసుము	<i>3215</i>			
లోటు స్థాంపు	<i>3730</i>			
యూజర్ చార్జీలు	<i>95</i>			
అధనపు షీట్లు	<i>25</i>			
5 X.....				
మొత్తం	<i>7065</i>			

RETURNED

SUB-REGISTRAR

అక్షరా

K S Sanyal

తేది

వాపసు తేది

సా. 4 గంటలకు

రూపాయలు మాత్రమే)

Sub-Registrar
UPPALA

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

U. 7955/2003

79321 8

Aek 6788



02BB 999699

Date : 04-07-2003 Serial No : 7,540 Denomination : 15,000

Purchased By :

For Whom :

VINCENT FRANCIS

SELF & OTHERS

O.LATE.S.FRANCIS

R/ EC BAD

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

SALE DEED

This Sale Deed is made and executed on this 4th day
of JULY 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

1. Mr. VINCENT FRANCIS, SON OF LATE. S.FRANCIS, aged about 32 years,
2. Mrs. CYNTHIA FRANCIS, WIFE OF SRI. VINCENT FRANCIS, aged about 30 years,

Both are Residing at H.No.12-5-88/A, Vijayapuri Colony, south Lalaguda, Secunderabad - 500 017.

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

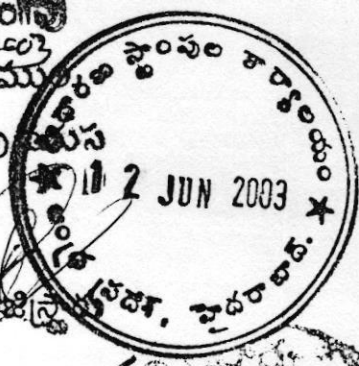
Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

2002 వ.సం||.....నెల.....తేది
 192.....వ.శా.శ.....మాసం.....తేది.
 పగలు.....మరియు.....గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పుల్ జఫీసులో
నెల.....నెల.....

1 వ పుస్తకము.గి.గి.32/సం||
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య.....15. ఈ కాగితపు
 సంఖ్య.....1.....



రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రూపు(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ||.....
 పిల్లించినవారు.....

Gaurang mody : S/o. Jayanthilal mody
 occ:-Business - R/o. Flat no.10,
 Sapphire apts, Cheekoti Gardens,
 Begumpet, Hyderabad.

వాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనపై



.....

Through Special Power of Attorney, attested
 vide Power No. 9/2002 at SRO, upper.

నిరూపించినది.

① K. Prabhakar Reddy S/o. Padma Reddy
 occ:- P.A. Service (O) S-U-187 / 3 & 4,
 M.G. Road, Sec'ad.

② S. Ramesh S/o. Ramesh Chandraiah, occ:-
 (O) S-U-187 / 3 & 4, M.G. Road, Sec'ad.

2002 వ.సం||.....నెల.....తేది
 192.....వ.శా.శ.....మాసం.....తేది.

.....



02BB 999700

Date : 04-07-2003 Serial No : 7,541 Denomination : 15,000

Purchased By :

For Whom :

VINCENT FRANCIS

SELF & OTHERS

S/O.LATE.S.FRANCIS

O.SEC BAD

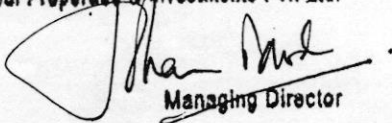
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 2 ::

WHEREAS

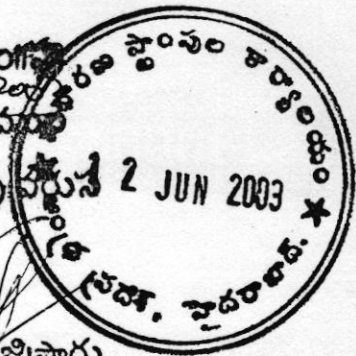
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue 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.


Managing Director

Contd.3..

1 వ పుస్తకము.....79.32...సంఖ్య
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య...15...ఈ కాగితపు
 సంఖ్య.....2.....



సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894

No. 79.32 of 2003. Date 4/7/03

I hereby certify that the proper deficit
 stamp duty of Rs. 3730 Rupees. *Three thousand*
Seven hundred thirty
 has been levied in respect of this instrument
 from Sri. *G. Suresh Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 643000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Sub Registrar

Dated 4/7/03 and Collector U/S. 41 & 42
 INDIAN STAMP ACT





Date : 04-07-2003 Serial No : 7,542 Denomination : 10,000

04AA059583

Purchased By :

For Whom :

VINCENT FRANCIS

SELF & OTHERS

Sub Registrar

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

S/O.LATE.S.FRANCIS

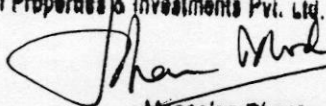
S/O.SEC BAD

:: 3 ::

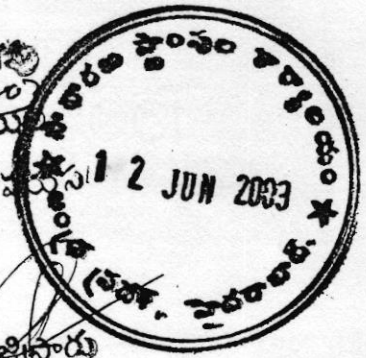
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	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

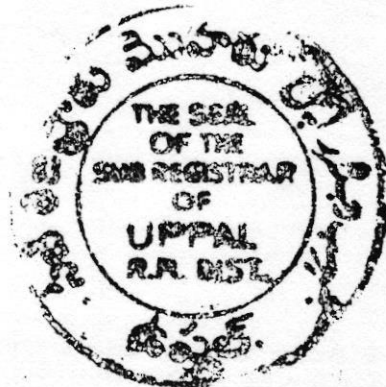
1 వ పుస్తకము 7932/2003
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 15. ఈ కాగితపు
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు... 7932/2003
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు... 7932-1-2003 ఇవ్వడమైన
 2003 సం||... జులై... నెల... 4...

రిజిస్ట్రారు అధికారి





Date : 04-07-2003 Serial No : 7,543 Denomination : 10,000

04AA059584

Purchased By :
VINCENT FRANCIS

For Whom :
SELF & OTHERS

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

S/O.LATE.S.FRANCIS
M.C SEC BAD

:: 4 ::

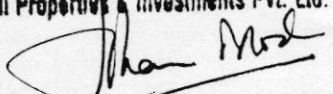
TOTAL AREA: 4 Acres 32 Guntas

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.

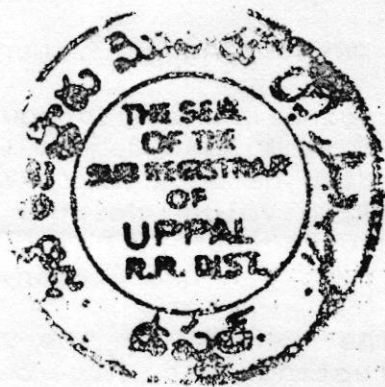
For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.5..

1 వ పుస్తకము. గే. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

సబ్-రెజిస్ట్రారు





Date : 04-07-2003 Serial No : 7,544 Denomination : 10,000

Purchased By :

For Whom :

VINCENT FRANCIS

SELF & OTHERS

04AA 059585

Sub Registrar

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

S/O. LATE. S. FRANCIS

S/O. SEC BAD

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing No.401, on the Fourth Floor, in Block No.F 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., respectively, in apartment Block No.F, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.6,43,000/- (Rupees Six Lakhs Forty Three Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchasers 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.6,43,000/- (Rupees Six Lakhs Forty Three Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...
సంఖ్య...
సంఖ్య...

సబ్-రిజిస్ట్రారు





56790

4/7/03

1001-86318

AP23

Vincent Francis 110 Lake S. Francis

Self holder

R/o Secbad

RUY
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 Purchasers 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 Purchasers and the Purchasers do hereby confirm and acknowledge the same.

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

i) The Purchasers 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 Purchasers 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 Purchasers shall not hereafter raise any objection on this account.

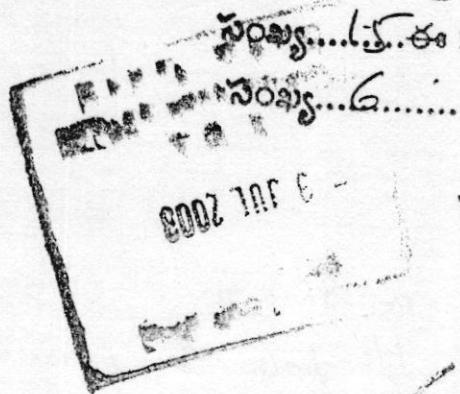
For Modi Properties Investments Pvt. Ltd.

Mani Modi
Managing Director

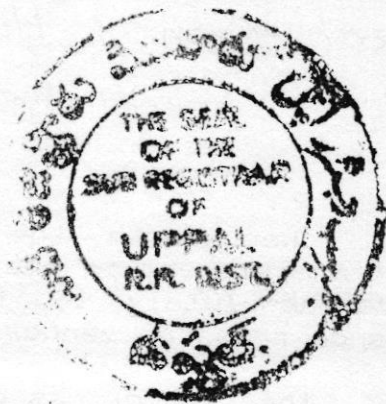
Contd.7..

1 వ పుస్తకము. 9.3.2. సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...1. ఈ కాగితపు వరుస



సబ్-రిజిస్ట్రారు





50791 4/7/03 500- 86320 3223

Vincent Francis S. to late S. Francis

Self & others

210 Sec. 6a

:: 7 ::

RNY

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'RA

iii) That the Purchasers 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 purchasers 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.

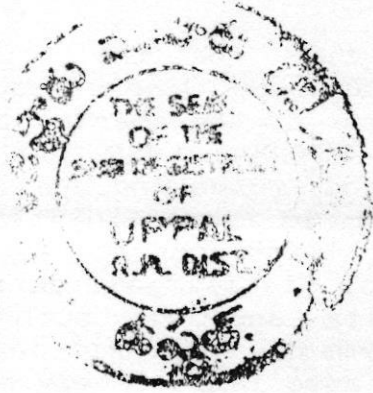
Man Modi
Managing Director

Contd.8..

1 వ పుస్తకము... 2003
గస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.5 ఈ కాగితపు వరుస
సంఖ్య... 7



సబ్-రిజిస్ట్రారు





No. 96792 Date 4/7/03 Reg. No. 86321 AP 23 HW

To Vincent Francis & Co Late J. Francis
Sells Belheri

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

R/o Secbad

:: 8 ::

v) The Purchasers 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 Purchasers 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.

Mani Modi
Managing Director

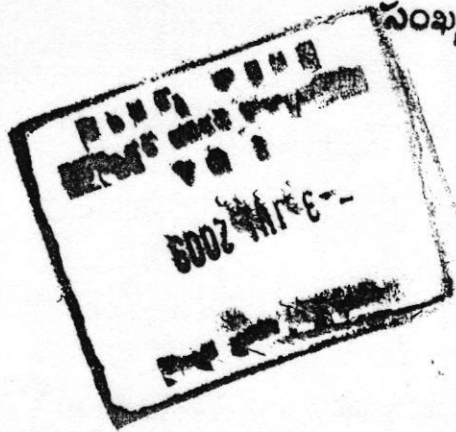
contd.9..

1 వ పుస్తకము. పే. 132. సం. 2003

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 1. ఈ కాగితపు వరుస

సంఖ్య... ౯.....



సబ్-రజిస్ట్రారు





No. C6793 Date 4/7/02 Rs. 500/- 86322 AP2317

By Vincent Francis & Co. Late S. Francis
Self holders

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

:: 9 :: 1/0 Scriba

vii) That the Purchasers 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 Purchasers 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 Purchasers 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. 7.1.32. స్థాపన

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-కమిస్సరు





S. No. 56794 Date 4.7.2001 Vol- 86323 AP 23 HW
 To Vincent Francis & late S. Francis
 Sett Belhars
 :: 10 :: R/o Secbad

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

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 Purchasers 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 Purchasers shall not (a) throw dirt, rubbish etc., in any open place, compound etc., (b) 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 Purchasers 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.6,43,000/-.

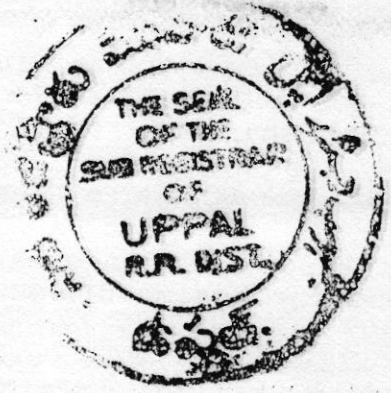
For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.11..

1వ పుస్తకము... 1.3.2. సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1.5. ఈ కాగితపు వర్కుస
సంఖ్య... 1.2.....

సబ్-రిజిస్ట్రారు





56795 Date 4/7/03 Regd 86324 AP23HW

Vincent Francis & Co. Late S. Francis

Sell. Rollers

R/o Secbad

:: 11 ::

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.401, on Fourth Floor in Block No.F, 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 :: 40' Wide Road.

SOUTH :: Open Space & Flat No.402.

EAST :: Basket Ball Court.

WEST :: 4' Wide Passage & Flat No.414.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము... 79.32 | సంఖ్య 200

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 1.5. ఈ కాగితపు వరుస

సంఖ్య... 1.1.....

సబ్-రిజిస్ట్రారు





No. 56796 4/7/03 Vol 86325 AP23IIW
 To... Vincent Frances & Late S Francis
 Self & others
 R/o Subbar

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 4th day of JULY 2003 in the
 presence of the following witnesses:

WITNESSES:

1. P. Reddy
 (K. P. Reddy)

2. Sridhar
 (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 VENDOR Managing Director

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

1వ పుస్తకము... 9.32/2001

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 12.....

సబ్-రిజిస్ట్రారు





86326

AP23IIW

56797

4/7/03

Sbr

Ruy

R. NARENDER

SVL No. 42/95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

Vincent Francis Sh lak S Francis

Belt 80/100

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

p/o Scuba

- 1) Description of the Building: Flat bearing No.401, on Fourth 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 : 36 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
 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.6000/-
 6) Municipal Taxes per Annum : Rs.
 7) Executant's estimate of the MV of the Building : Rs.6.43,000/-

Date: 4/07/2003

For Modi Properties & Investments Pvt. Ltd.

signature of the Executant

CERTIFICATE Managing Director

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

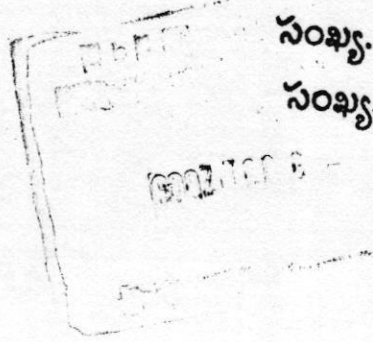
For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant

Date: 4/07/2003

Managing Director

1 వ పుస్తకము... 2వ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.5... ఈ కాగితపు వరుస
సంఖ్య... 1.3.....




సబ్-రిజిస్ట్రారు



FLAT NO. 401 ON FOURTH FLOOR OF BLOCK (F)
REGISTRATION PLAN SHOWING MAYFLOWER PARK

IN SURVEY NOS. 174

Situated at

MALLAPUR (V)

UPPAL

Mandal, R.R. Dist.

VENDORS : M/S MODI PROPERTIES & INVESTMENTS

PVT. LTD., Rep. by ITS MD. MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE : ① MR. VINCENT FRANCIS S/O. LATE. S. FRANCIS

② MRS. CYNTHIA FRANCIS W/O. SRI. VINCENT FRANCIS

REFERENCE :

SCALE : 1" =

INCL :

EXCL :

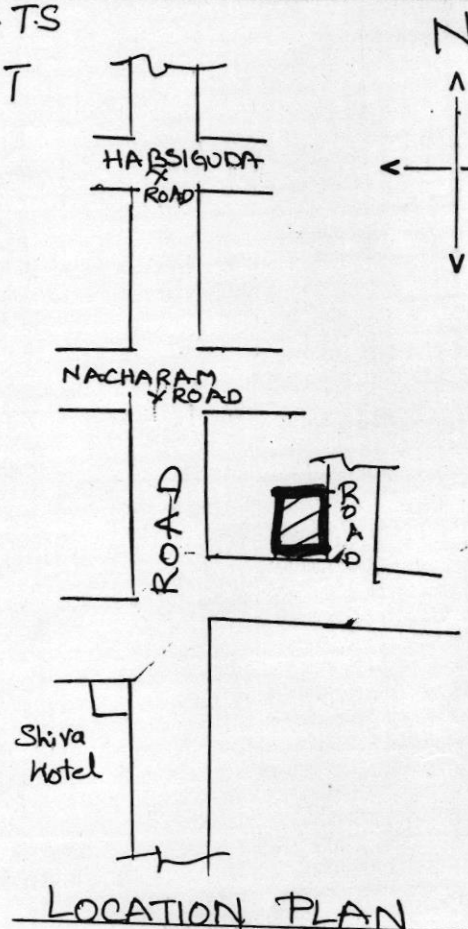
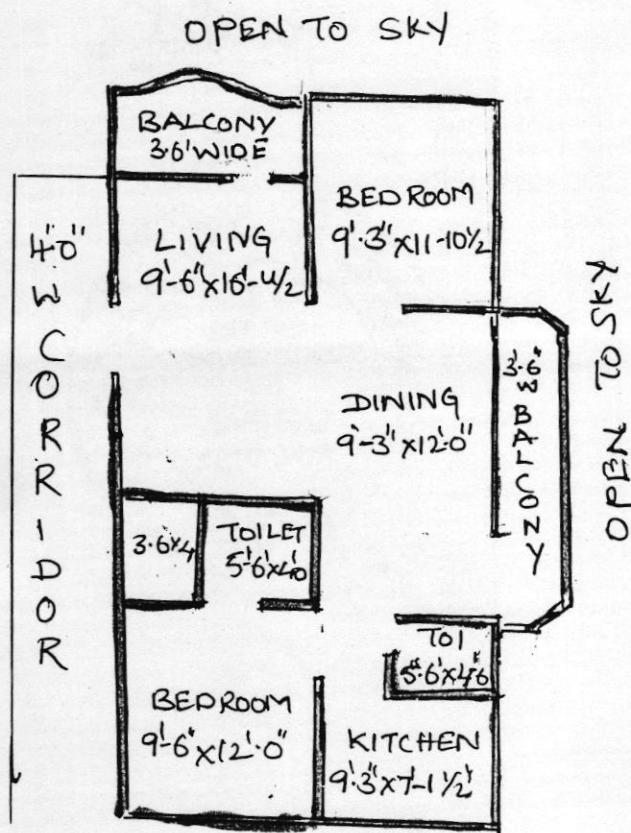
AREA :

36

SQ. YDS. OF 30.0

SQ. MTRS.

1/3 OUT OF TOTAL AREA : 4.32 G.T.S
PLINTH AREA : 900 SFT



WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

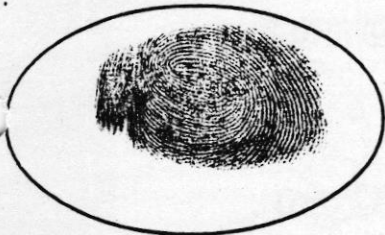
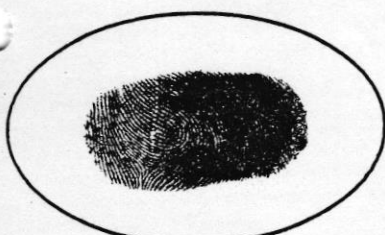
SIG. OF THE VENDOR
Managing Director

1 వ పుస్తకము... 1.32 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.32... ఈ కాగితపు వరుస
సంఖ్య... 1.32....

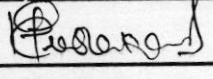
సబ్-రిజిస్ట్రారు

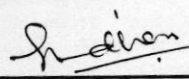


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

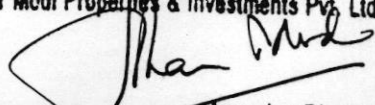
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:</u> <u>M/S. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its 103 J-4-187/3, y</u> <u>M.G. Road, Sec 3ad, Rep by its</u> <u>Mo. Mr. Soham modi</u>
			<u>SP:-</u> <u>Mr. GAURANG MODY</u> <u>Fl. For no. 103, Sapphire</u> <u>Apts, Cheerfor Gardens,</u> <u>Begum pet., HYDERABAD.</u>
			<u>PURCHASERS'</u> <u>① Mr. VINCENT FRANCIS</u> <u>Fl. H.No. 12-5-88/A,</u> <u>Vijayapuri Colony, Souk-</u> <u>Lalaguda, HYDERABAD</u>
			<u>② Mrs. CYNTHIA FRANCIS</u> <u>Fl. H.No. 12-5-88/A,</u> <u>Vijayapuri Colony, Souk-</u> <u>Lalaguda, HYDERABAD</u>

SIGNATURE OF WITNESSES:

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.



SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము. గి. కె. 2. సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1. వ... ఈ కాగితపు వరుస
సంఖ్య... 1. వ.....

సబ్-రిజిస్ట్రారు

