

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2303

శ్రీమతి / శ్రీ

Sohanabad.

29/4 16/5 30

Mallophen

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	కీ	కీ	కీ	కీ
దస్తావేజు విలువ	578000	448500	507000	567000
స్థాంపు విలువ రూ..	30500	40800	45500	50500
దస్తావేజు నెంబరు	5747	5748	5749	5750
రిజిస్ట్రేషన్ రుసుము	1890	2245	2565	2835
లోటు స్థాంపు	8080	5835	7690	8870
యూజర్ చార్జీలు	95	95	95	95
అధనపు షీట్లు	25	25	25	25
5X.....	/	/	RETURNED	/

REGISTRAR

మొత్తం

10090 p 8200 A 10155 p 11825 40740

అక్షరాల

Rs 121 thousand four hundred

Southern

రూపాయలు మాత్రమే)

తేది

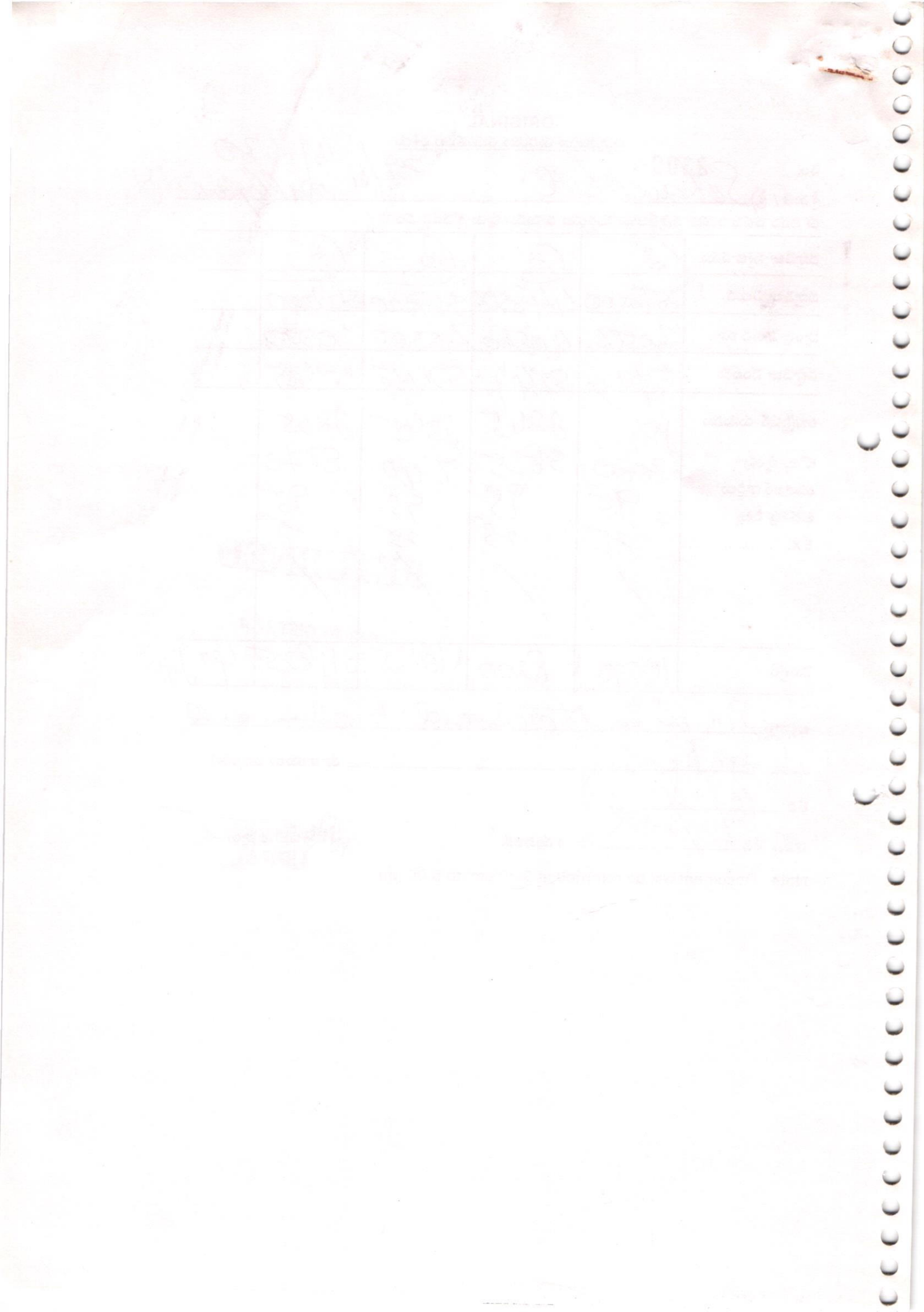
16/5/2023

వాపసు తేది

సా. 4 గంటలకు

Sub-Registrar
UPPAL

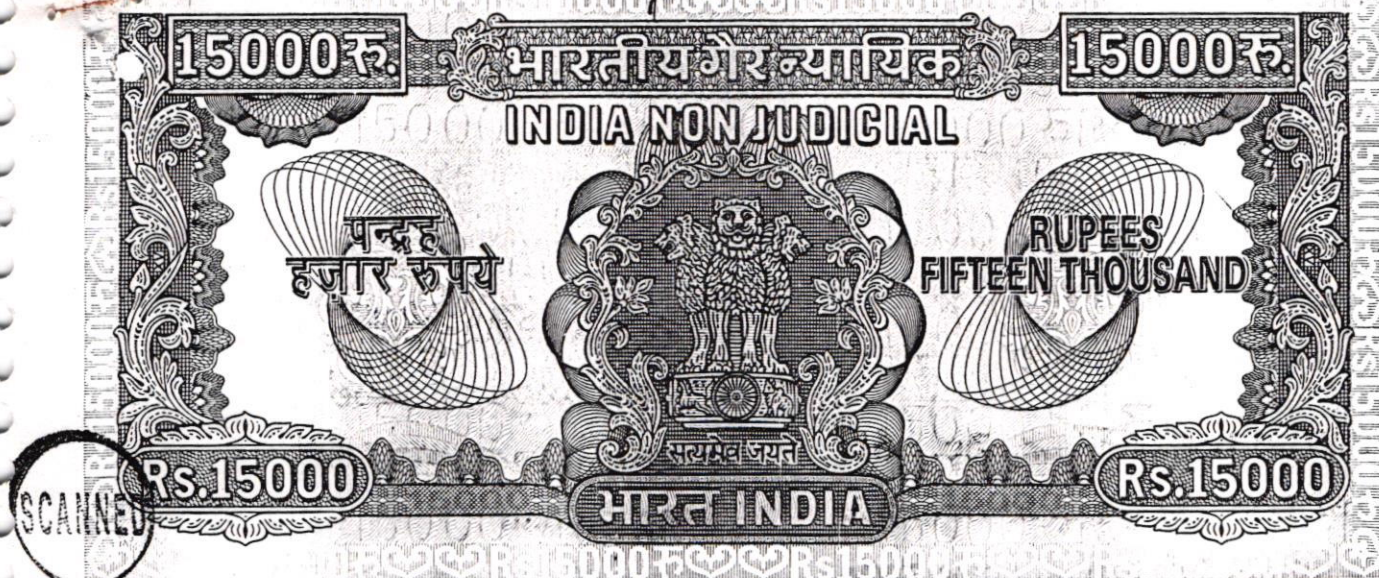
Note : Document will be returned at 3.30 pm. to 5.00 pm.



U. 5748/03

5743/03

4548



02BB 986740

4766 29/4/03 15000/-

N. Jogesh Yadav S/o. Venkatesan
R/o Chammam.SUB-REGISTER
Ex-Office Stamp Vende.
UPPAL. R.R. DIST.**SALE DEED**

This Sale Deed is made and executed on this 16th day
of May 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. N.JOGESH YADAV, SON OF SRI. VENKATESAN, aged about 51 years, Residing at Opp: T.V. Relay Station, Qtrs. No.170, 24 Area, Yellandu, Khammam District.

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.,

Managing Director

200...వ.సం||...నెల...నెల...నెల...
 192...వ.శా...మాస...
 పగలు...మరియు...
 సబ్-రిజిస్ట్రారు ఉప్పల్ అఫీసులో
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫాటో గ్రాఫ్(లు) మరియు వేలిముద్రంతో
 సహా దాఖలు చేసి రుసుము రూ...
 చెల్లించినవారు.....
 ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎదురు బ్రాటనలేదు



నిరూపించబడింది.

Soham modi

Soham modi S/o. Satish modi, occ: Business. Plo. Plot no. 280, Road no. 1, Inslee Hills, Hyderabad.

1) *Prakash Reddy*

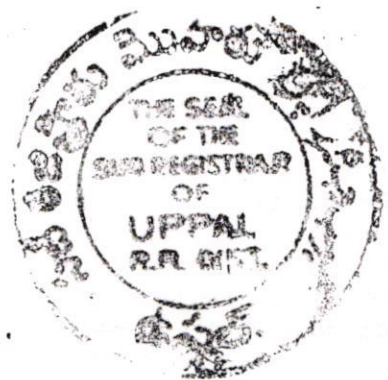
C. Prakash Reddy S/o. Padma Reddy
 occ:- PRA Service (O) S. U. 157 / 3 & 4
 M. G. Road, Sec 3ad.

2) *Srinivas*

Srinivas S/o. Ramchandraiah occ: service
 Plo. HNo: 2-3-64/10/24, Amberpet, Hyderabad.

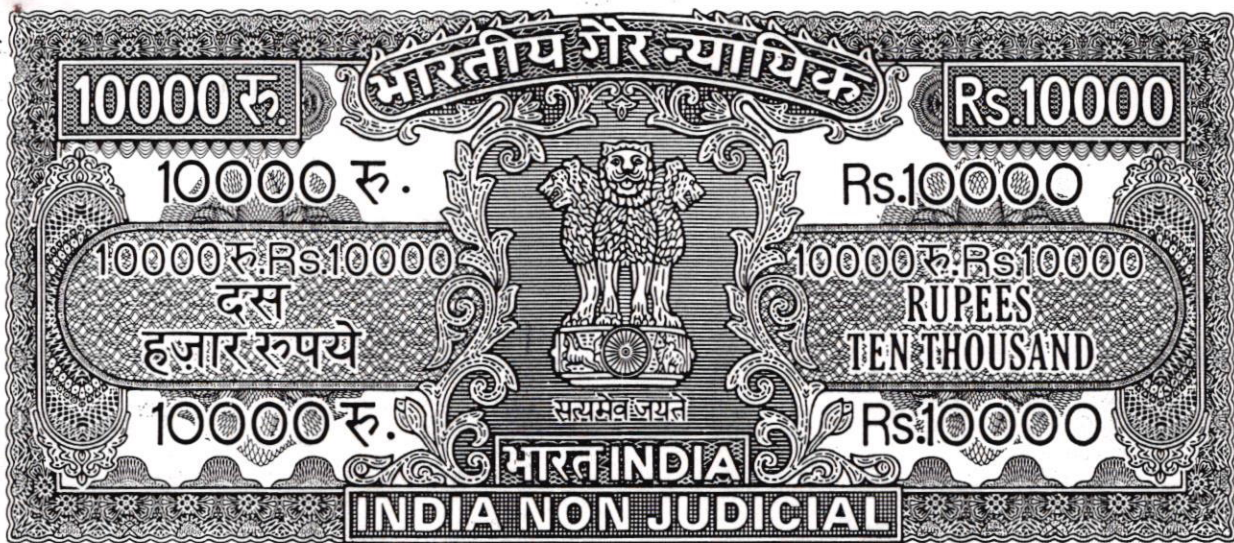
1వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...
 సంఖ్య...

సబ్-రిజిస్ట్రారు



200...వ.సం||...వేల...
 192...వ.శా...
 16వ తేది

Srinivas



4768 29/4/03 10000/-

N. J. G. S. Yadav s/o Venkatesan
R. P. Chammam s/o -

04AA 039550

SUB-REGISTER
Ex. Office Stamp Vende
UPPAL. R.R. DIST.

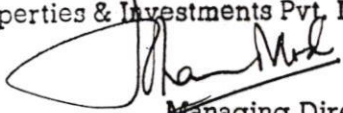
:: 2 ::

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 Modi Properties & Investments Pvt. Ltd.,


Managing Director



1 వ పుస్తకము 5743/సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...2.....

[Signature]
సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1894

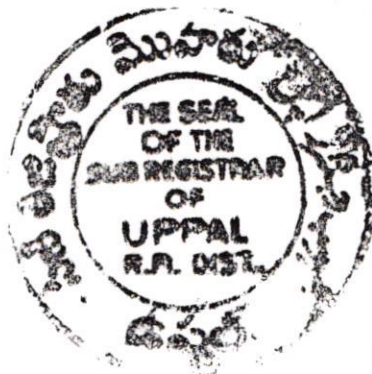
No. 5743 of 2003 Date 16/5/03

I hereby certify that the proper deficit
stamp duty of Rs. 880/- Rupees Eight hundred
only has been levied in respect of this instrument
from Sri. *[Signature]* John Rao
on the basis of the agreed Market Value
consideration of Rs. 375,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 16/5/03

[Signature]
Sub Registrar
and Collector U.S. 41 & 42
INDIAN STAMP ACT



500 Rs.



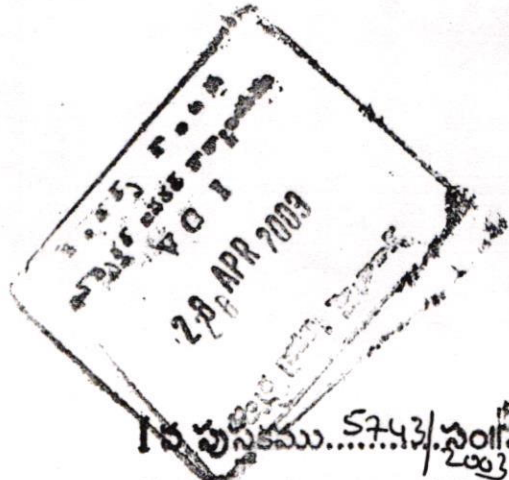
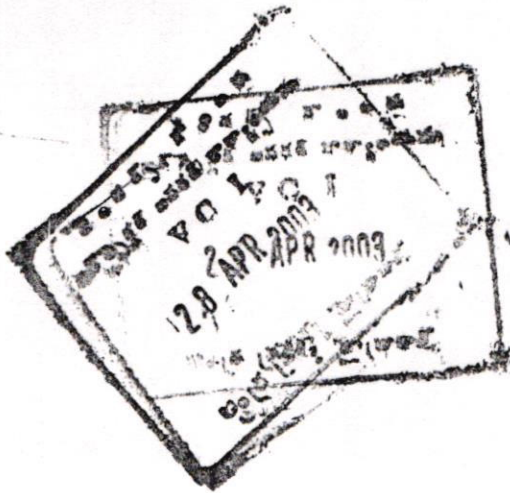
31221 296463 5001 90997
N. Jogesh yadav slo ventkatesan
sell R lo khammam Dist
AP 23 11 11
R. No. 11111
SVL 11111
RAM 11111

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..

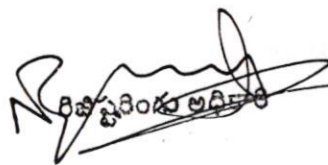

Managing Director

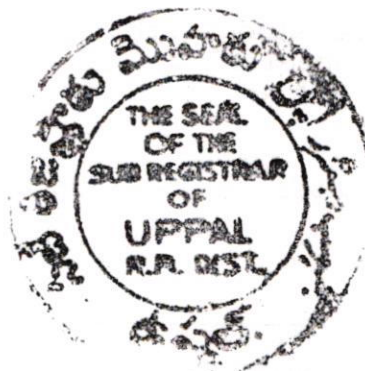


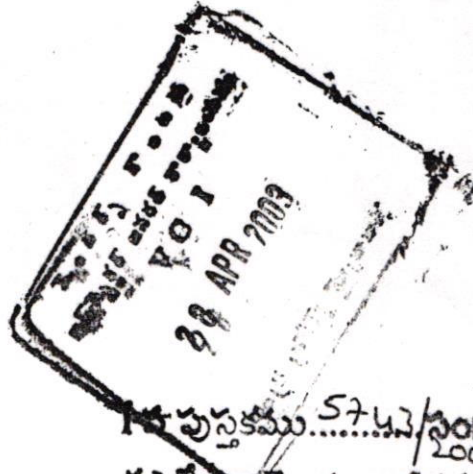
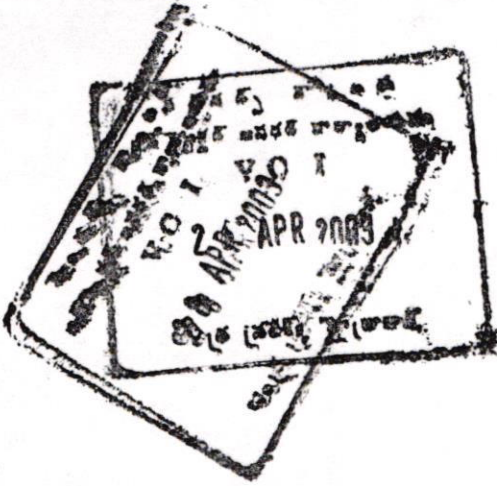
1వ పుస్తకము...5743/సం||
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...3

సబ్-రిజిస్ట్రార్

1వ పుస్తకము సం|| (కా.న) పు...5743/2003
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు...5743...1-2003 ఇవ్వడమైన
 2003 సం||...మే...నెం...16...తేది


 రిజిస్టరింగు అధికారి

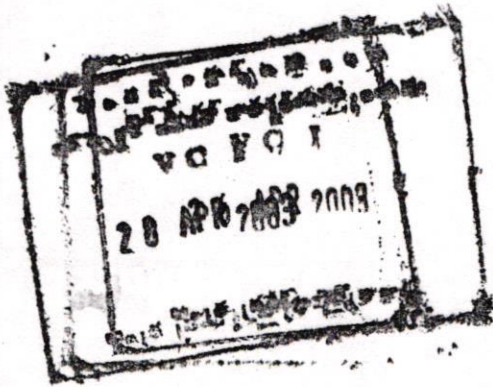




ఈ పుస్తకము 5743/స్కాన్
దస్తావేజు మొత్తం కాగితముల
సంఖ్య...!5....ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము..... 5748/2003
తెలంగాణ ప్రభుత్వం కార్యకర్తల
సంఘం..... ఈ కార్యకర్తల వరుస
సంఖ్య.....

సీల్-రిజిస్ట్రారు





31224 296403 NO 5001-91000
N. Jagesh yadav s/o venkatesan
cell Rb Khammam Dist

AP23110 R. NAGAR HYO'BAR
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAR

:: 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:

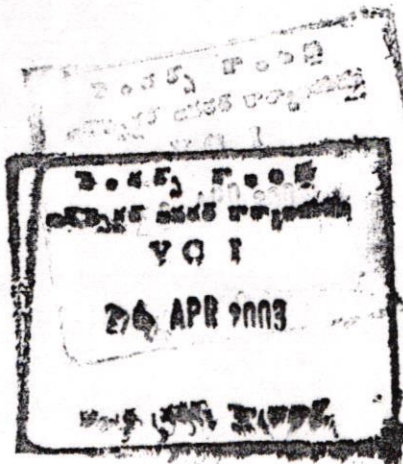
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking 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... 5743/సరి...
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 6

X
సీల్-రిజిస్ట్రార్





3/2/25

25/4/03

5001

91001

AP 23 II U

Ruy

R. N. N. N. N.

SVL No. 42/05

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

N. Jagesh yadav s/o venkatesan,

sell

Bokhammami Dist

:: 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.

Contd.8..

for Modi Properties & Investments Pvt. Ltd.,


Managing Director

పంపిణీ కేంద్రం
 పంపిణీ విభాగం
 VO I
 28 APR 2003
 పంపిణీ కేంద్రం

1 వ పుస్తకము.....5743/నది
 దస్తవేజుల మొత్తం కారితమిటి
 సంఖ్య.....15 ఈ కారితపు పత్రం
 సంఖ్య.....7

సీల్-రిజిస్ట్రారు





No. 31226

Date 25/6/03

Rs. 500/- 91002

AP 23 II U

R. No. 12/2013
RAM NAGAR, H. NO. 12/2013

Sold To... N. Jagesh Yadav Sh. Venkatesan

Self

R. to Khannan B. S.

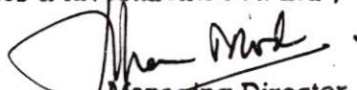
8 ::

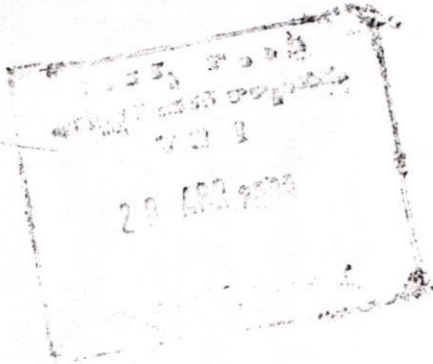
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

contd.9..

For Modi Properties & Investments Pvt. Ltd ,


Managing Director



1వ పుస్తకము.....5743/2003
దస్తావేజాల మొత్తం కాగితములి
సంఖ్య...15....ఈ కాగితపు వరుస
సంఖ్య.....9.....

సెల్-రిజిస్టరు





31228 24/6/03 500/- 91004 Ruy
 N. Jogesh Yadav s/o Venkatesan AP 23 II U R. NAGAR
 Sell R. No. 42/95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAR

:: 10 ::

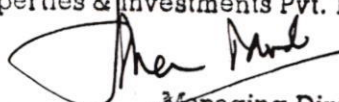
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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., (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 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.3,78,000/-.

For Modi Properties & Investments Pvt. Ltd.,


 Managing Director

Contd.11..



31229

21463

5001

91005

AP 23 II U

R. NAGAR, HYD'ABAD
SVL No. 42/93
R. No. 7/2001-2003
R. NAGAR, HYD'ABAD

N. Jogesh Yadav Sh. Venkatesan

sell

Rlo khamman Di's

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.505, on Fifth Floor in Block No.C, 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 :: 40' Wide Road.

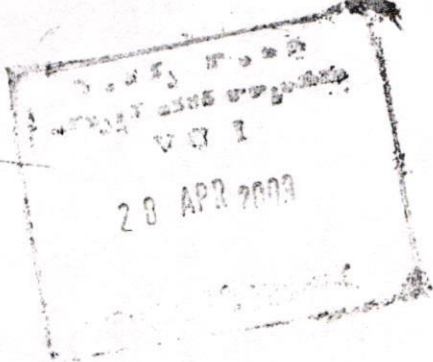
EAST :: Flat No.504.

WEST :: 4' Wide Passage.

for Modi Properties & Investments Pvt. Ltd.,

Contd.12..


Managing Director



1వ పుస్తకము...5743/సంఖ్య
దస్తావేజుల పేరుపై కాగితముల
సంఖ్య...15....ఈ కాగితపు వరుస
సంఖ్య...11.....

సచి-రిజిస్ట్రారు





3123D

29/4/03

500

91066

AP 23 II U

Ruy

N. Jogesh yadav sh venkatesan

SVL No. 427

R. No. 17/341-2003

RAM NAGAR, HYD'ABAD

sell

R. K. Khanna

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16th day of may 2003 in the presence of the following witnesses;

WITNESSES:

for Modi Properties & Investments Pvt. Ltd.

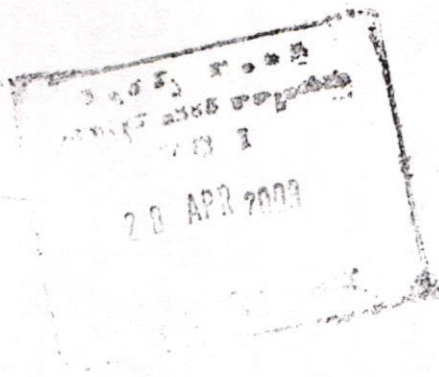
1. [Signature]
(K. PRABHAKAR REDDY)

[Signature]
Managing Director
VENDOR

2. [Signature]
(S. RATHAR)

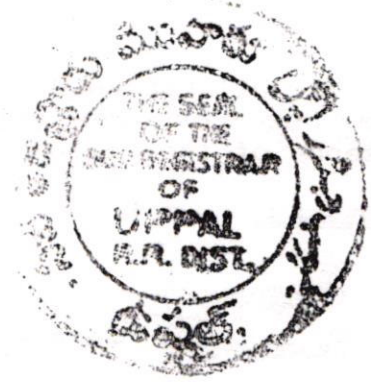
for Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director



1వ పుస్తకము...5743/2009
దస్తవేజుల మొదల కాగితముల
సంఖ్య...15....ఈ కాగితపు పరుస
సంఖ్య...12.....


సచి-రిజిస్ట్రారు





31231 25/4/03 500T 91007

N. Jagesh yadav slo venkatesh

sell

AP 23 TU

R. N. Ruy
SVL II
R. No. 11
RAM NAGAR

R. Khammam Rist

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.505, on Fifth Floor in in Block No.C, 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 :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor : 700 Sft..
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,78,000/-

for Mod Properties & Investments

Date: 16/05/2003

signature of the Executant

CERTIFICATE

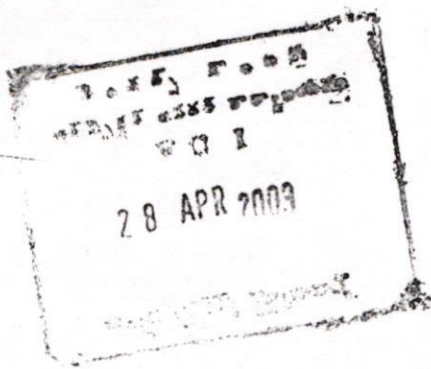
Managing Director

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

Date: 16/05/2003

for Mod Properties & Investments Ltd.

Managing Director



1వ పుస్తకము...5743/2003
దస్తవేజుల మొత్తం కాగితములు
సంఖ్య..15....ఈ కాగితపు నమూనా
సంఖ్య..13.....

సచి-రిజిస్ట్రారు



FLAT NO. 505 ON 5TH FLOOR, BLOCK R-C
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NO. 174

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 :

SRI. N. JOGESH YADAV

S/O. SRI. VENKATESAN

REFERENCE :

AREA :

28

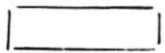
SCALE: 1" =

SQ. YDS. OR 23.40

INCL:



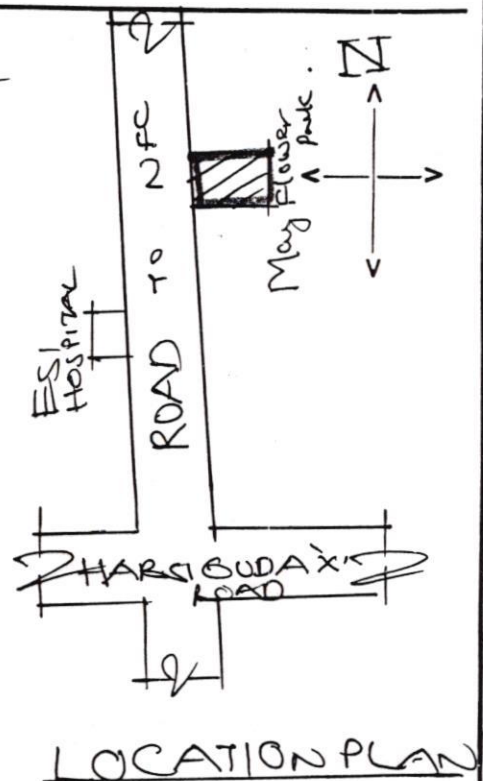
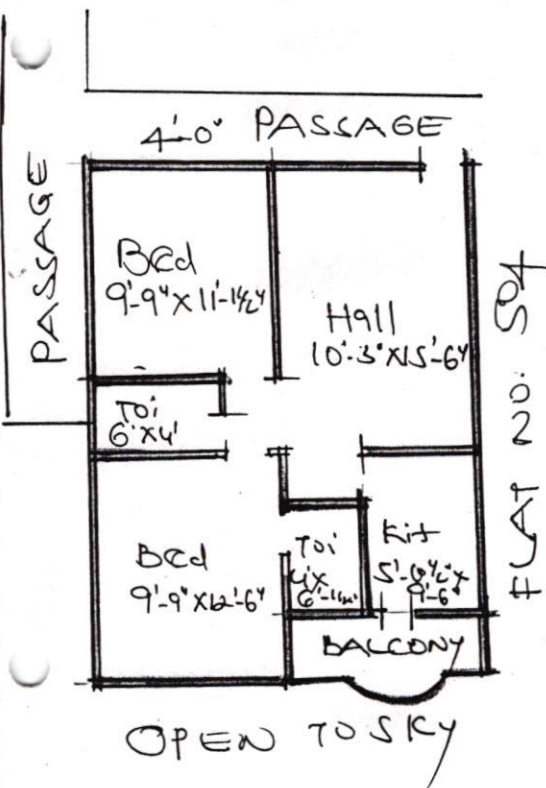
EXCL :



SQ. MTRS.

U/S. OUT OF AC. 4.3295

SUPER BUILT-UP AREA: 700 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIG. OF THE VENDOR

WITNESSES :

1. *[Signature]*

2. *[Signature]*

1వ పుస్తకము...57.43/2 సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...14.....

సబ్-రిజిస్ట్రారు



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

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 & INVESTMENTS

Pvt. Ltd, having its (C) 5-6-187/3, 4

M.G. Road, Sec'ad, Sep by its

M.D. Mr. SOHAM MODI

S.P.A.:-

GAGAN G MODY *[Signature]*

R/o. Flat no. 105, Sapphire

apts, Cheekoff Gardens,

Begumpet, HYDERABAD.

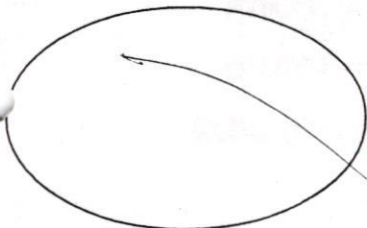
PURCHASER:-

Ms. N. JOGESH YADAV

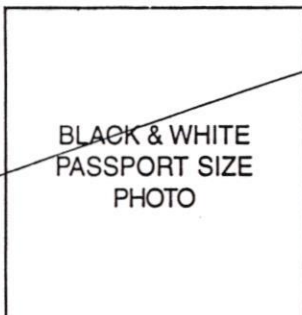
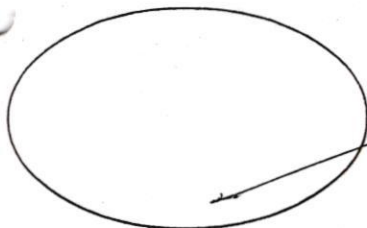
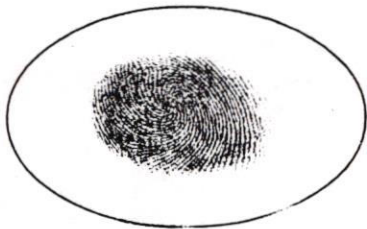
R/o. OPP: T.V. Relay Station

Qtrs No. 170, 24 Area,

Yellandu, Khammam Dist.



BLACK & WHITE
PASSPORT SIZE
PHOTO



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

[Signature]

[Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము 5753/నంగు
2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15.....ఈ కాగితపు వరుస
సంఖ్య..15.....

సబ్-రిజిస్ట్రారు

