

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

4320

నెం.

శ్రీమతి/

*Shravan Reddy*

*3/8/20*

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

*Emalepi*

|                      |              |              |              |  |
|----------------------|--------------|--------------|--------------|--|
| దస్తావేజు స్వభావము   | <i>1</i>     | <i>2</i>     | <i>3</i>     |  |
| దస్తావేజు విలువ      | <i>10000</i> | <i>76100</i> | <i>76100</i> |  |
| స్థాంపు విలువ రూ..   | <i>40000</i> | <i>93500</i> | <i>93500</i> |  |
| దస్తావేజు నెంబరు     | <i>9276</i>  | <i>9277</i>  | <i>9278</i>  |  |
| రిజిస్ట్రేషన్ రుసుము | <i>200</i>   | <i>485</i>   |              |  |
| లోటు స్థాంపు         | <i>7600</i>  | <i>16630</i> |              |  |
| యూజర్ చార్జీలు       | <i>95</i>    | <i>95</i>    |              |  |
| అధనపు షీట్లు         | <i>25</i>    | <i>25</i>    |              |  |
| 5X.....              |              |              |              |  |
| మొత్తం               | <i>10020</i> | <i>19355</i> | <i>48730</i> |  |

RETURNED

MB-REGISTRAR

అక్షరాల *As per Report Thavare Sawa*  
*Haridul Thilpura* (రూపాయలు మాత్రమే)

తేది *6/8/20*

వాపసు తేది \_\_\_\_\_ సా. 4 గంటలకు

*[Signature]*  
 MB-REGISTRAR  
 LPPAL

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



U. 9288/2003

9278/03

ACS 8750



03BB-004843

Date : 05-08-2003 Serial No : 8,246 Denomination : 15,000

Purchased By :  
ABHISHEK SEN

For Whom :  
SELF & OTHERS

SRI. SUPRIYO SEN  
R/O. HYD

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

### SALE DEED

This Sale Deed is made and executed on this 6<sup>th</sup> day  
of AUGUST 2003 at Secunderabad by:

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. ABHISHEK SEN, SON OF SRI. SUPRIYO SEN, aged 26  
years,
2. Mrs. SWATI SEN, WIFE OF SRI. SUPRIYO SEN, aged 50  
years,

Both are Residing at Flat No.102, Sri Sai Apts., Gokhale  
Nagar, Ramanthapur, Hyderabad - 500 013.

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 Moel Properties & Investments Pvt. Ltd.

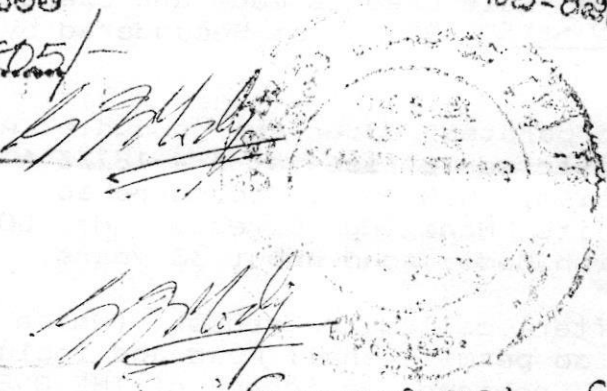
Managing Director



200.వ.సం.వి.గి.య్య...నెల.6.తేది  
 1925వ.శా.శ.వి.గి.య్య...మా.సం.15.తేది.  
 పగలు...మరియు...గంటల మధ్య  
 సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో  
 శ్రీ.గో.రెడ్డి...మొదటి.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్  
 32-ఎ ను అనుసరించి సమర్పించవలసిన  
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో  
 సహా దాఖలు చేసి రుసుము రూ.150/-  
 చెల్లించినవారు.....

దానిని యిచ్చినట్లు జమ్మి కన్నది.  
 ఎడమ బ్రావనవేలు



Gaurang moty - S/o. Jayanthi  
 moty, occ: Business - R/o. Flat no. 105  
 Sapphire Apts, Cheekoti Gardens, Begunur  
 Hyderabad.

నిరూపించినది. Through special Power of Attorney, attested  
 vide Power no. 9/2002 at SR, Appal.

① Prabha

( K. Poo-Laxmi Reddy S/o. Padma Reddy  
 occ: PVT Service cor 5-u-187/344,  
 M.G. Road, Sec 2nd.

② Prabha

Srinivas S/o. Ramachandrababu, occ: Service  
 cor 5-u-187/344, M.G. Road, Sec 2nd.

200.వ.సం.వి.గి.య్య...నెల.6.తేది  
 1925వ.శా.శ.వి.గి.య్య...మా.సం.15.తేది.

సబ్-రిజిస్ట్రారు





Date : 05-08-2003 Serial No : 8,247 Denomination : 15,000

03BB 004844

Purchased By :

For Whom :

ABHISHEK SEN

SELF & OTHERS

S/O.SUPRIYO SEN

O.HYD

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

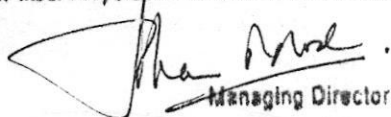
:: 2 ::

#### 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..

Fer Modi Properties & Investments Pvt. Ltd.

  
Managing Director



1 వ పుస్తకము. 12.28/100/100  
దస్తవేజుల మొత్తం కలిగియున్న  
సంఖ్య. 15.... ఈ కలిగివున్న వరుస  
సంఖ్య. 2.....

*[Signature]*  
Sd/- *[Name]*

Endorsement Under Section 42 of Act II of 1891

No. 9278 of 2003 Date 6/8/2003

I hereby certify that the proper deficit  
stamp duty of Rs. 14430/- Rupees. Fourteen thousand  
Four hundred and Thirty only  
has been levied in respect of this instrument  
from Sri. Gaurang Modi  
on the basis of the agreed Market Value  
consideration of Rs. 961000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

Dated 6/8/2003

*[Signature]*  
Sd/- *[Name]*  
and Collector U/S. 41 & 42  
INDIAN STAMP ACT





Date : 05-08-2003 Serial No : 8,248 Denomination : 15,000

Purchased By :  
ABHISHEK SEN

For Whom :  
SELF & OTHERS

S/O.SUPRIYO SEN  
D.HYD

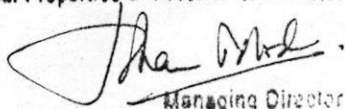
03BB 004845

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

:: 3 ::

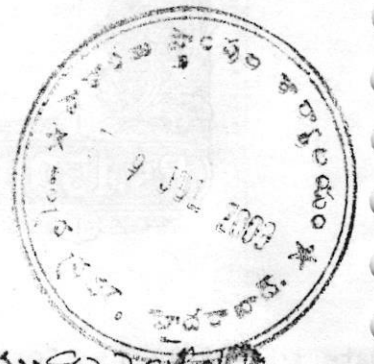
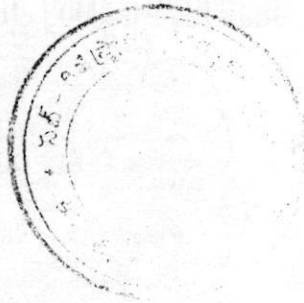
| Sale Deed<br>Dated | Schedule and area<br>of land                       | Document<br>No. | Registered with                                                                          |
|--------------------|----------------------------------------------------|-----------------|------------------------------------------------------------------------------------------|
| 03/10/96           | 1 acre 10 guntas                                   | 25/97           | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1. Vol.<br>No.2485, Page No.<br>169 to 186 |
| 31/12/97           | 1 acre 3 guntas                                    | 562/98          | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2682, Page No.<br>31 to 48   |
| 22/09/98           | 1 acre                                             | 7989/98         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Vol.<br>No.2845, Page No.<br>53 to 66  |
| 24/02/99           | 1 Acre along with<br>A.C. Sheet Shed<br>1500 Sft., | 1491/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.1507-1/99                  |
| 07/04/99           | 19 Guntas                                          | 2608/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.2015/99                    |

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

Contd.4..



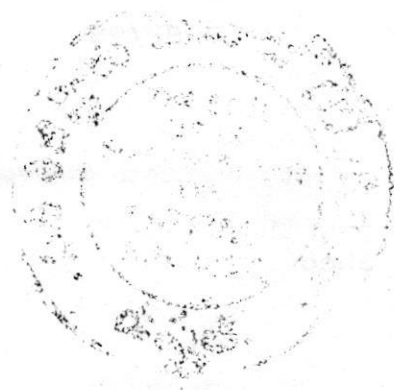


1 వ పుస్తకము. 9.2.75/03  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య. 15.... ఈ కాగితపు వరుస  
 సంఖ్య. 3.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు. 9.2.75/03  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు. 9.2.75/03-1-2003 ఇవ్వబడిన  
 2003 సం॥ ఫిబ్రవరి 10 నెల 10..... తేది

రిజిస్టరింగు అధికారి







Date : 05-08-2003 Serial No : 8,249 Denomination : 15,000

Purchased By :  
ABHISHEK SEN

For Whom :  
SELF & OTHERS

03BB 004846

*[Signature]*  
Sub Registrar

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

S. SUPRIYO SEN  
R/O. HYD

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

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

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

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

For Modi Properties & Investments Pvt. Ltd

*[Signature]*  
Managing Director

Contd.5..



1 ವ ಪುಸ್ತಕము. 72.75. నరిగి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 15... ఈ కాగితపు వరుస  
సంఖ్య. 4.....



సచి-రిజిస్ట్రారు



Date : 05-08-2003 Serial No : 8,250 Denomination : 15,000

Purchased By :  
ABHISHEK SEN

For Whom :  
SELF & OTHERS

S/O. SUPRIYO SEN  
D.O. HYD

03BB-004847

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

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing Nos.511 & 512, on the Fifth Floor, in Block No.G in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 1400 Sft., together with undivided share in the Schedule Land to the extent of 56 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.G, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.9,61,000/- (Rupees Nine Lakhs Sixty One Thousand only) and the VENDOR is desirous of selling the same.

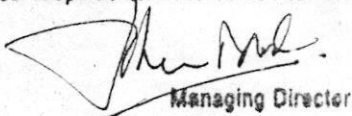
F. The Vendor and the Purchasers are desirous of reducing into writing the terms of Sale.

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

1. The Purchaser has paid the sale consideration amount of Rs.1,68,779/- (Rupees One Lakh Sixty Eight Thousand Seven Hundred and Seventy Nine only) by way of Cash and the balance sale consideration amount of Rs.7,92,221/- (Rupees Seven Lakhs Ninety Two Thousand Two Hundred and Twenty One Only) paid by way of D.D.No.471723, dt. 06.08.2003, issued by the Bank of Punjab, Secunderabad Branch, 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.

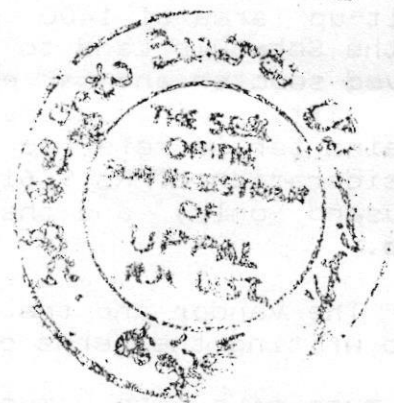
  
Managing Director





13 ಪುಸ್ತಕಮು.9.2.7.8/10/11  
ದಸ್ತಾವೇಜು ಮೊತ್ತಂ ಕಾಗಿರಮುರ  
ಸಂಖ್ಯ..15....ಈ ಕಾಗಿರಪು ವರುಣಿ  
ಸಂಖ್ಯ..5.....

ಸಹ-ರಿಜಿಸ್ಟ್ರಾರ್







Date : 05-08-2003 Serial No : 8,251 Denomination : 15,000

Purchased By :

For Whom :

ABHISHEK SEN

SELF & OTHERS

S/O.SUPRIYO SEN

HYD

03BB 004848

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

:: 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:

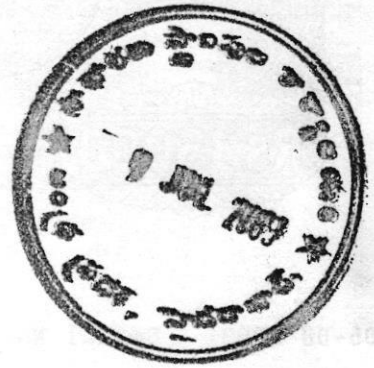
i) The Purchasers shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

ii) That the Purchasers have examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the scheduled premises and is fully satisfied and the Purchasers shall not hereafter raise any objection on this account.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director



1 వ పుస్తకము 92285/సం||  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 15.... ఈ కాగితపు వరుస  
సంఖ్య 6.....

  
హన్-రిజిస్ట్రేషన్







66483

Date: 5/8/2003

Rs.

500/-

AP 2011

Abhichele Sen S/o. Supriyo Sen R/o. Hyd

Self &amp; others

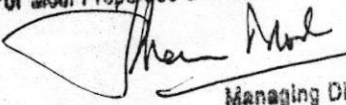
R. NARENDER  
SVL No. 42 95  
R. NO. 1/2001-2003  
RAM NAGAR, HYD'BAD

:: 7 ::

iii) That the Purchasers shall become a members 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 members, the PURCHASERS 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 &amp; Investments Pvt. Ltd.

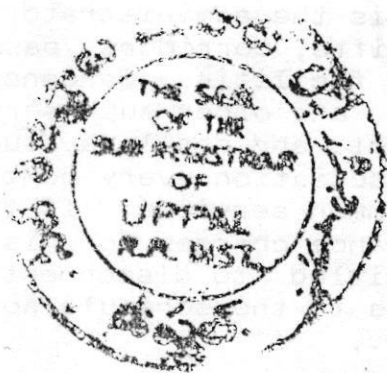
  
Managing Director

Contd.8..



1 వ పుస్తకము: 9275/సరి/13  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య: 15... ఈ కాగితపు వరుస  
 సంఖ్య: 7.....

సబ్-రిజిస్ట్రారు





66484

5/8/2003

SD

Supiyo

56220 Sen

To Abhishek Sen Sb

Selfy others

Rb. (fyd)

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

:: 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.

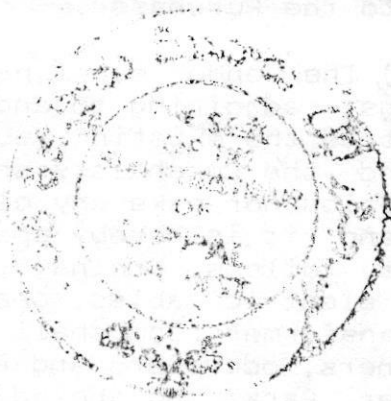
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For Modi Properties &amp; Investments Pvt. Ltd.

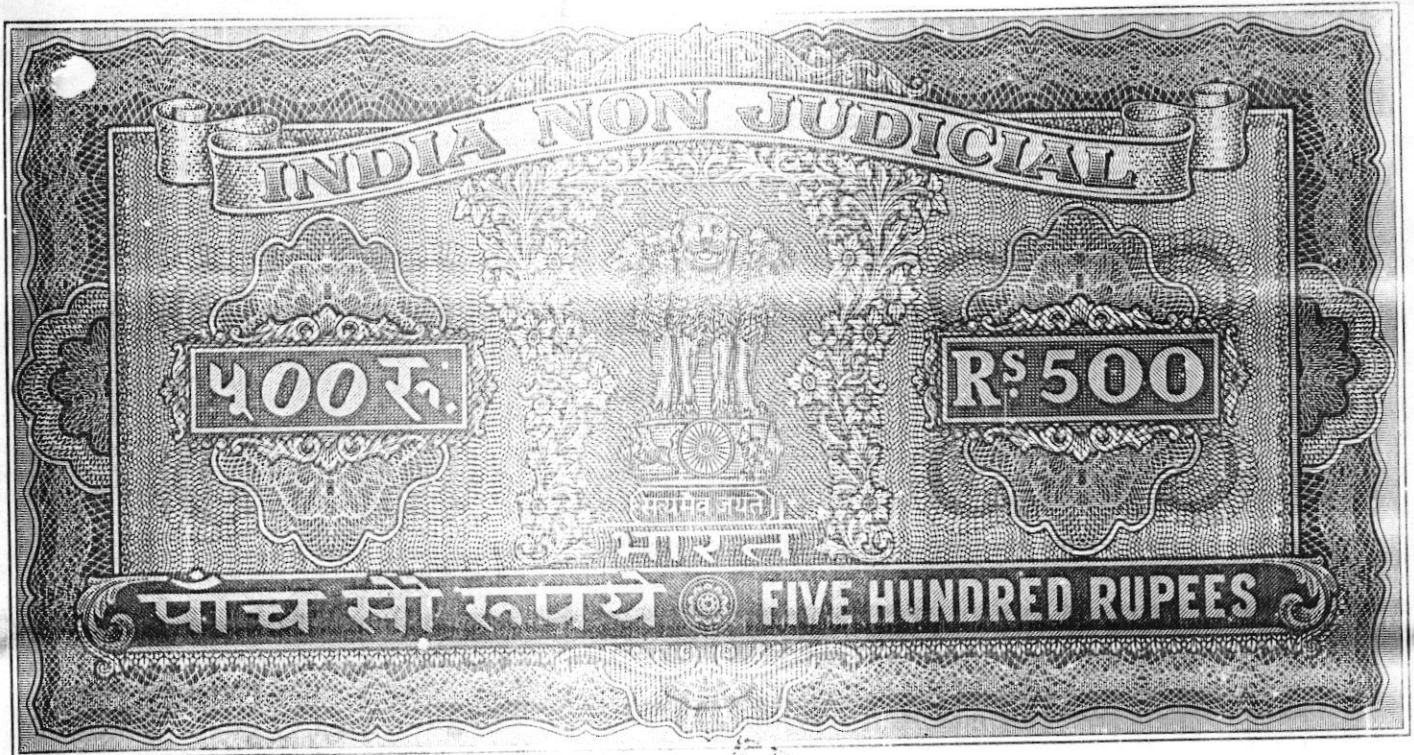
  
Managing Director

1వ పుస్తకము. 92.76/100  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 15... ఈ కాగితపు వరుస  
సంఖ్య. 5

సబ్-రిజిస్ట్రారు







66485 5/8/2003

Abhishek Sen db Supriya Sen

Self & others

Rb. Hyd

:: 9 ::

Ruy  
R. NARENDER  
SVL NO. 42.95  
R. NO. 1/2001-2003  
RAM NAGAR, HYD/AD

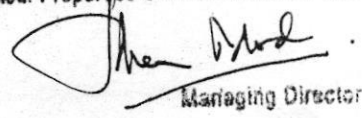
vii) That the Purchasers shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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

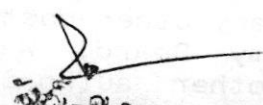
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

Contd.10..

1వ పుస్తకము. 72.75. పరిశీలించి  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య. 15..... ఈ కాగితపు వరుస  
 సంఖ్య. 9.....

  
 పది-తొమ్మిది







AP 23 II X

Ry  
SVL NO. 42 55  
R. No. 1/2003-2002  
RAM NAGAR, HYD/02

:: 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 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., (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 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.9,61,000/-.

For Modi Properties &amp; Investments Pvt. Ltd.

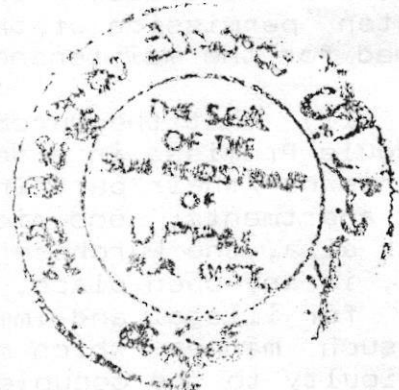
*Manoj Modi*  
Managing Director

Contd.11..



1వ పుస్తకము. 9.2.75/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 15.... ఈ కాగితపు వరుస  
సంఖ్య. 10.....

సబ్-రిజిస్ట్రారు





66487 Date: 28/12/2007 SVL  
 Abhishek Sen No. Supriya Sen  
 56223  
 Self & others  
 AP 23 IIX  
 Rb- 67yd

RW  
 SVL No. 42 95  
 RAM NAGAR, HYDRA

:: 11 ::

#### SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.511 & 512, on Fifth Floor in Block No.G, having super-built-up area of 1400 Sft., with undivided share of land to the extent of 56 Sq.Yds., and a reserved scooter and car parking space ad-measuring 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 :: 4' Wide Passage & Flat No.510.

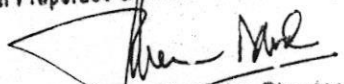
SOUTH :: 4' Wide Passage & Flat No.513.

EAST :: 30' Wide Road.

WEST :: Open to Sky & Staircase.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

  
 Managing Director



1వ పుస్తకము. గి. 2020 సం. 2020  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.. 15... ఈ కాగితపు వరుస  
సంఖ్య.. 1/.....

  
సచి-రిజిస్ట్రారు







66488 Date 5/2/2003

To... Abhishek Sen S/o  
Self of others96224  
Supriyo Sen

Rb. H. 42

R. H. 42  
S. No. 42  
H. No. 42  
R. H. 42

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this  
Sale Deed on the 6<sup>th</sup> day of AUGUST 2003 in the  
presence of the following witnesses;

**WITNESSES:**

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

2. Srikanth  
(SRIKANTH)

For Modi Properties &amp; Investments Pvt. Ltd.

[Signature]  
Managing Director  
VENDOR

For Modi Properties &amp; Investments Pvt. Ltd.

[Signature]  
Managing Director

1వ పుస్తకము: 2. సెక్షన్/సంఖ్య  
ఉన్నావేబల మొత్తం కాగితము  
సంఖ్య. 15... ఈ కాగితపు వరుస -  
సంఖ్య. 12.....

సచి-రిజిస్ట్రారు





66469... Date 5/8/2003 No. 5002

Abhishek son of Sh.

sell of others

Copyright Sec  
1621

R. L. 6/29/20

RAM NACHR. 11/1/4

ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.511 & 512, on Fifth Floor in Block No.G, 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 : 56 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 :  
g) In the 5th Floor : 1400 Sft.,
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.9.61.000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 6/08/2003

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: 6/08/2003

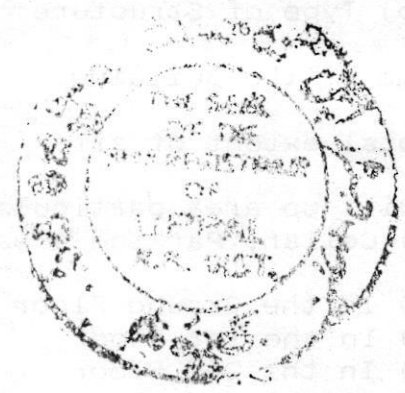
signature of the Executant

**Managing Director**



1వ పుస్తకము 2వ భాగము / సంగ్రహము  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 15.... ఈ కాగితపు వరుస  
సంఖ్య. 13.....

  
సబ్-రిజిస్ట్రారు



FLAT NOS. 511 & 512, 5TH FLOOR, BLOCK - G

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., REP. BY ITS M.D. MR. SOHAM MODI

s/o. MR. SATISH MODI

VENDEE: 1) MR. ABHISHEK SEN s/o. SUPRIYO SEN

(2) MRS. SWATI SEN w/o. MR. SUPRIYO SEN

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

AREA :

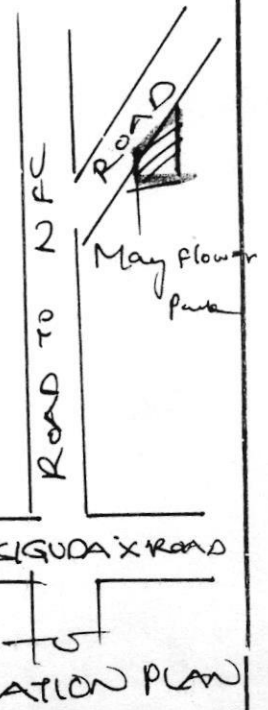
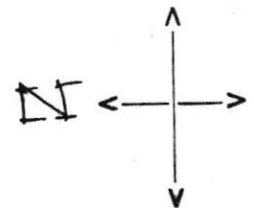
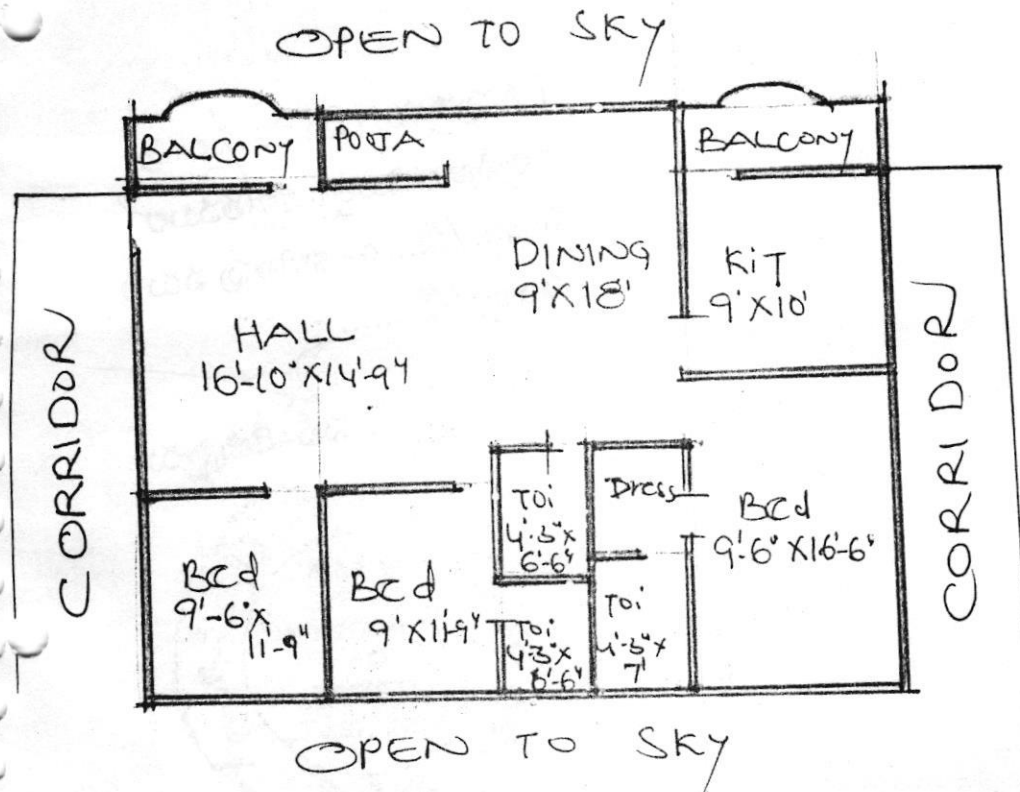
56

SQ. YDS. OR 46.81

SQ. MTRS.

Pls. OUT OF AC. 4-32 GTS

SUPER BUILT-UP AREA: 1400 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

*Phen Modi*

SIG. OF THE VENDOR

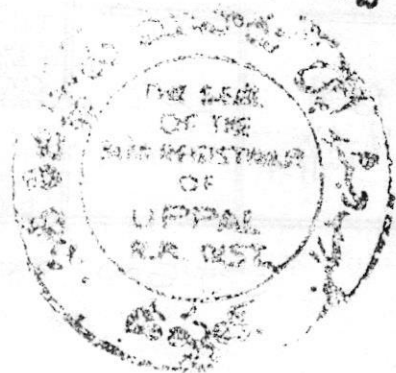
WITNESSES :

1. *Basu*

2. *Indran*

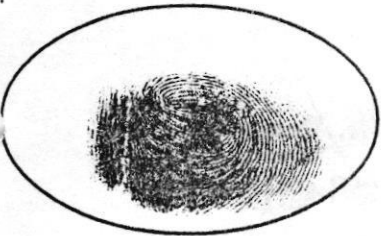
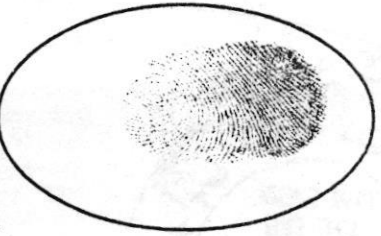
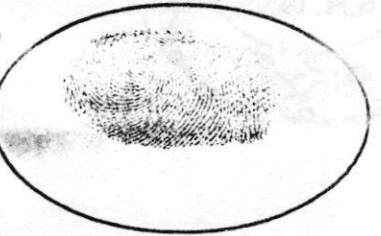
1 వ పుస్తకము. ద్వితీయ సంపుటి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. 15..... ఈ కాగితపు వరుస  
సంఖ్య. 14.....

సబ్-రిజిస్ట్రారు

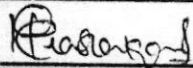
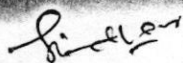




# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

| Sl.No. | FINGER PRINT<br>IN BLACK INK (LEFT<br>THUMB)                                        | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT/SELLER/<br>BUYER                                                                                                                                        |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <p><b>VENDOR:-</b><br/> <u>M/s. MODI PROPERTIES &amp; INVESTMENTS</u><br/> <u>Pvt. Ltd., having its (O) S-4-187/3 &amp; 4</u><br/> <u>M.G. Road, Sec 5ad, Sep by its</u><br/> <u>MD. Mr. SOHAM MODI</u></p> |
|        |   |   | <p><b>SPA:-</b><br/> <u>Mr. GAURANG MODY</u><br/> <u>R/o. Flat no. 105, Sapphire</u><br/> <u>Apts, Cheekoti Gardens,</u><br/> <u>Begumpet, HYDERABAD.</u></p>                                               |
|        |  |  | <p><b>PURCHASERS:-</b><br/> <u>1) MR. ABHISHEK SEN.</u><br/> <u>R/o. Flat no. 102, Sai Sai apts,</u><br/> <u>Gokhale Nagar, Ramanthapur,</u><br/> <u>HYDERABAD - 500 013</u></p>                            |
|        |  |  | <p><u>2) MRS SWATI SEN.</u><br/> <u>R/o. Flat no. 102 Sai Sai apts</u><br/> <u>Gokhale Nagar, Ramanthapur,</u><br/> <u>HYDERABAD - 500 013.</u></p>                                                         |

SIGNATURE OF WITNESSES:

For Modi Properties &amp; Investments Pvt. Ltd



Managing Director  
SIGNATURE OF THE EXECUTANT'S

NAME OF REGISTRAR  
FOR THE DISTRICT  
OF

NAME OF REGISTRAR  
FOR THE DISTRICT  
OF

NAME OF REGISTRAR  
FOR THE DISTRICT  
OF

1 వ పుస్తకము (మొదటి) నంబర్  
2003  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...15...ఈ కాగితపు వరుస  
సంఖ్య...15.....

