

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

16/3.30/3.

నెం.

2862

శ్రీమతి / శ్రీ

Sohann Modi

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము

కీ

Modi

దస్తావేజు విలువ

3040 30400

స్థాంపు విలువ రూ..

380

దస్తావేజు నెంబరు

2945/07

రిజిస్ట్రేషన్ రుసుము

1500

లోటు స్థాంపు

787990

యూజర్ ఛార్జీలు

అధనపు షీట్లు

5X.....

30420-410

100-

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మొత్తం

32020 410

అక్షరాల

Repees Four hundred and ten

రూపాయలు మాత్రమే)

తేది

30/3/07

చాపసు తేది

సా. 4 గంటలకు

సబ్ రిజిస్ట్రారు

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

C. 2936

2945/05

Age 88/1
100Rs.

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 9568 Date 16/3/05 Rs. 100/-

05AA 685516

Sold to Nirmal Kumar Gupta
S/o. Late Jagannathji Gupta
For whom Sub R/o Sec-bad

R. NARENDER
SVL No. 42/95
R. No. 38/2004-2006
RAM NAGAR, HYD'BAD.



SALE DEED

This Sale Deed is made and executed on this 30th day of March 2005 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 34 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

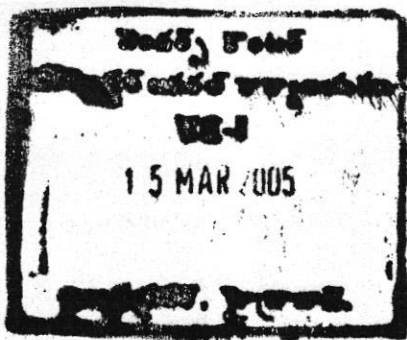
Mr. NIRMAL KUMAR GUPTA, SON OF LATE JAGANATHJI GUPTA, aged about 64 years, Residing at Plot No.13, Flat No.201, Picket, Secunderabad.

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.

For Modi Properties & Investments Pvt. Ltd,

Contd.2.

John Mue
Managing Director

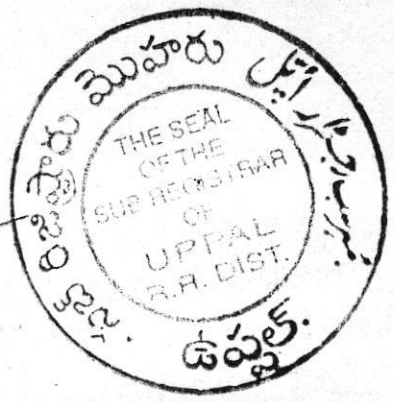


1వ పుస్తకము 2.745
 దస్తావేజుల మొత్తం 5 గ్రామముల
 సంఖ్య: 15... ఈ కార్యకర్త వరుస
 సంఖ్య: /.....

200 5 వ సం||...నెల 30...తేది
 192 7 వ.శ.శా...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

2
 సబ్-రిజిస్ట్రారు

శ్రీ...Gaurang Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లో సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన టోటోగ్రాఫులు
 మరియు పేజీలను ద్రులతో సహా చాఖలు చేసి
 రుసుము రూ||...1525/- చెల్లించినారు.
 Receipt No. 767990 Dt. 30/3/05
 SBH, Habsiguda Branch, Sec'bad.



ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బొటనపైలు



Gaurang Reddy S/o. Jayanthi Reddy
 occ: Business. R/o. Flat No. 105, Sapphire Apts,
 (Wipro) Gardens, Begumpet, Hyderabad, through
 Special Power of Attorney, dated Power No.
 9/2002 at Sec, Uppal.

నిరూపించినది.
 1. [Signature]

(Jayanthi S/o late D.K. Kanarya
 OCC: Sema @ S-4-187/394 M.G. Road
 10, Vivekananda)

2. [Signature]

(K. Prabhakar Reddy S/o. Reddy Reddy
 occ: service to S-4-187/394, M.G. Road,
 SEC -3A9

200 5 వ సం||...నెల 30...తేది
 192 7 వ.శ.శా...మాసము...తేది
 సబ్-రిజిస్ట్రారు

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685517

No. 9569 Date 16/3/05 Rs. 100/-

Sold to Nirmal Kumar Gupta

S/o. Late Jagannathji Gupta

For whom Self Rs. Sec-td

:: 2 ::

R. NAKENDER

SVL No. 42 95

R. No. 38/2004-2006

RAM NAGAR, HYDRABAD



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.

[Signature]
Managing Director

Contd.3..



1వ పుస్తకము... 743/2
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య: 15... కాగితపు వరుస
సంఖ్య: 2

[Signature]
సీల్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1891
No. 2845 of 200. 5 Date 30/3/05

I hereby certify that the proper deficit
stamp duty of Rs. 30420/- Rupees thirty thousand
four hundred twenty only.
has been levied in respect of this instrument
from Sri. Ganesh Reddy
on the basis of the agreed Market Value
consideration of Rs. 30000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated 30/3/05 *[Signature]*
Sub Registrar
and Collector U/S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 30420/- towards Stamp Duty
Including Transfer duty and Rs. 1500/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 767990
Dated, 30/3/05 at S.B.H. Habsiguda Branch, Sec bad.

S.B.H. Habsiguda
A/c No. 01000060700
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685518

95-70 16/3/05 1001-

Sold to Nirmal Kumar Gupta

By Late Jagannath Gupta

For whom Seels R/S Sec 60d

R. NARENDER

SVL No. 42 95

R. No. 33/2004-2008

RAM NAGAR, HYD'BAD.



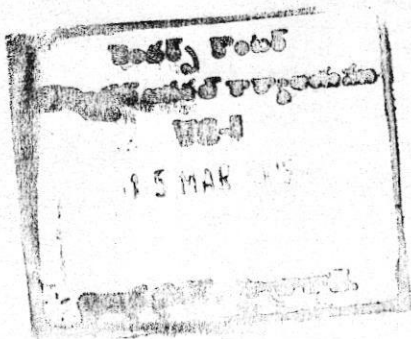
:: 3 ::

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 Medi Properties & Investments Pvt. Ltd.

Mananika Director

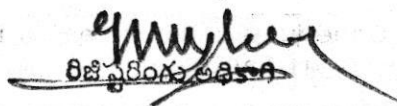
Contd.4..



1 వ పుస్తకము 2.945/15
దస్తావేజాల మొత్తం కొగిరముల
సరిఫ్య. 15... చొ కొగిరపు వరుస
సరిఫ్య. కి.....

2
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు..... 2845/15
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 2945/1-2005 ఇవ్వడమైన
2005 సం..... నెంబరు 30 తది


రిజిస్ట్రారు





No. 9579 Date 16/2/05 Rs. 100/-

Issued to: Nirmal Kumar Gupta
 For: Late Jagannathji Gupta
 Whom: Self R/o Sec-6 ad

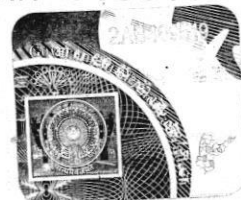
05AA 685519

R. NARENDER

SVL No. 42 95

R. No. 38/2004-2008

RAM NAGAR, HYD'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.

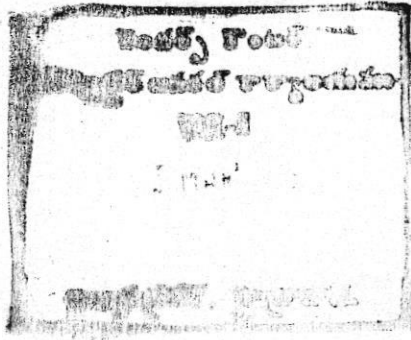
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

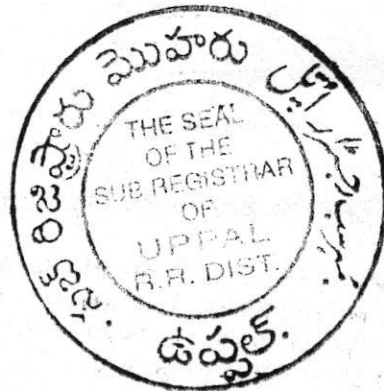
Managing Director

Contd.5..



1 వ పుస్తకము: 745/ప్రధాన
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 4.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 685520

S.No. 9572 Date 12/3/05 Rs. 100/-

Sold to Nirmal Kumar Gupta

Sto. W/ 104 Late Jagannathji Gupta

For whom Self R/o Sec-6 ad

R. NARENDER

SVL No. 42 95

R. No. 38/2004-2006

RAM NAGAR, HYD'BAD.



:: 5 ::

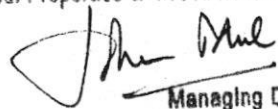
E. The Purchaser is desirous of purchasing all that Flat bearing No.208, on the Second Floor, in Block No.8 in MAY-FLOWER PARK constructed by the Vendor having a super. built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.8, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,00,000/- (Rupees Three Lakhs 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.

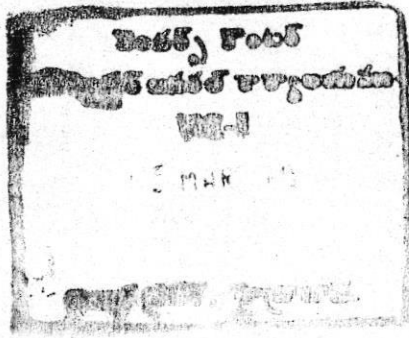
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,00,000/- (Rupees Three Lakhs 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.

For Modi Properties & Investments Pvt. Ltd.

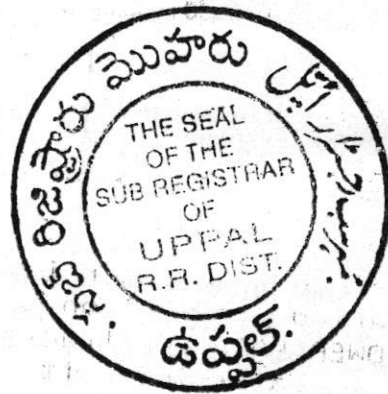

Managing Director

Contd.6..



2947
1 జి ఫైల్ నెంబర్
దస్తావేజాల మేముత్తం కఃగితముల
సంఖ్య: 15 ఈ కఃగితపు వరుస
సంఖ్య: 5

సబ్-రిజిస్ట్రార్



ORDER

10 Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 398859

No. 9573 Date 16/3/05 Rs. 10/-

Sold to Nirmal Kumar Gupta

S/o. W/O D/d. Late Jagannathji Gupta

For whom. Self. No. 9573

R. NAKENDER

SVL No. 42 95

R. No. 33/2004-2006

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.

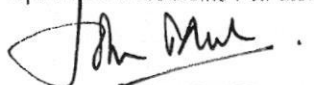
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

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

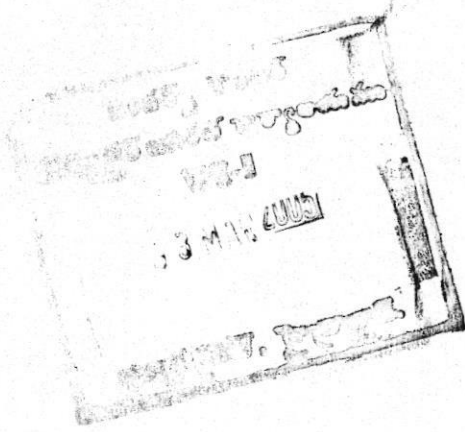
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

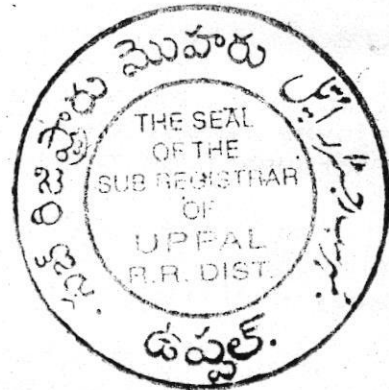

Managing Director

Contd.7..



1. పే. నెంబర్ 2945/05
దస్తావేజుల మొత్తం కాగితముల
సరిఖ్య 15... ఈ కాగితపు వరుస
సరిఖ్య 6.....


సబ్-రిజిస్ట్రారు



10 Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 398860

S.No. 9574 Date 16/3/05 Rs. 10/-

Sold to. Nirmal Kumar Gupta

S/o. W. D. D. Late. Jaganathji Gupta

For whom. Self R. Narendar

R. NARENDER

SVL No. 4295

R. No. 38/2004-2005

RAM NAGAR, HYDRAB

:: 7 ::

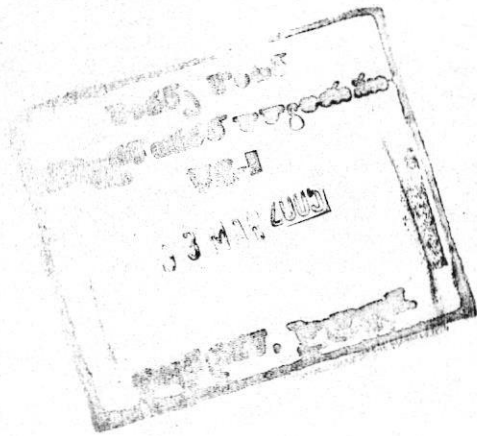
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

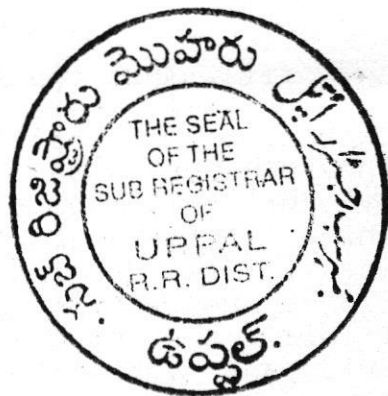
Managing Director

Contd.8..



1 వ పుస్తకము 245 పేజీల
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య 12... ఈ కాగితపు వరుస
సంఖ్య 7

పబ్-రిజిస్ట్రారు



10 Rs.



9575 Date 16/3/05 Rs. 10/-
S. 9575

Sold to: Nirmal Kumar Gupta
S/o. W/o. Late Jagannathji Gupta
For whom: self R/o Secbad

00AA 398861

R. NARENDER
SVL No. 42 95
R. No. 38/2004-2006
RAM NAGAR, HYD'ABAD

:: 8 ::

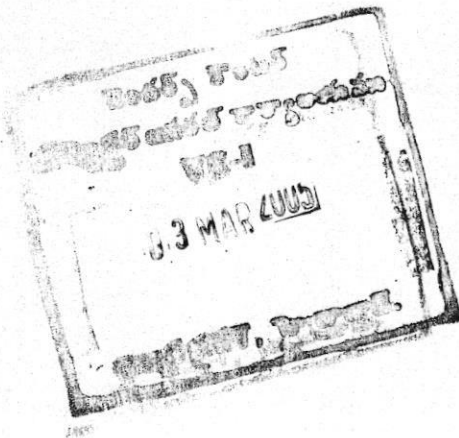
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

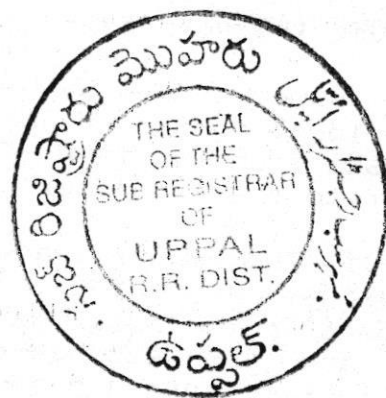

Managing Director

contd.9..



1వ పుస్తకము 2945/ప్రొంగి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రెజిస్ట్రార్



10 Rs.



S.No. 95918 Date 16/3/05 Rs. 10/- ANDHRA PRADESH

Sold to: Nirmal Kumar Gupta
S/o. W/O. Late Jagannathji Gupta
For whom: self Rlo Sec 64

00AA 398862

R. NARAYAN
SVL No. 42 95

R. No. 33/2004-2005
RAM NAGAR, HYD'ABAD

:: 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.

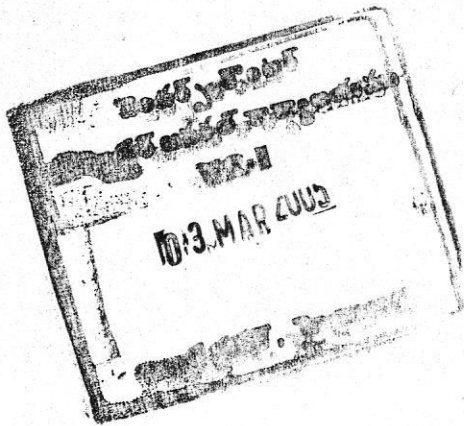
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

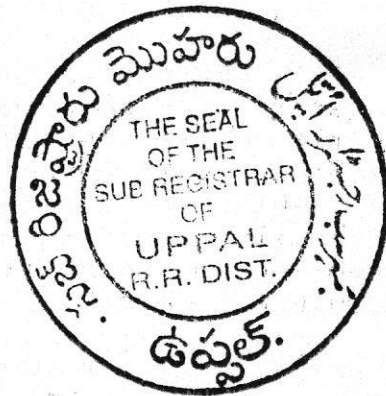

Managing Director

Contd.10..



1వ పుస్తకము 2945/సంఖ్య
దస్తవేజాల మొత్తం వాగిదముల
సంఖ్య. ప్రముఖ వాగిదపు పరుక
సంఖ్య. 9

-2
పేట్-రిజిస్ట్రారు



10Rs.



ఆంధ్ర ప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SN 7577 Date 16/2/05 Rs. 10/-
 Sold to Nirmal Kumar Gupta
 S/o. W/O. D. Lab. Jagannathji Gupta
 For whom self R/o Sec-600

00AA 398873

R. NARENDER
 SVL No. 42 95
 R. No. 33/2004-2005
 RAM NAGAR, HYDRABAD

:: 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.

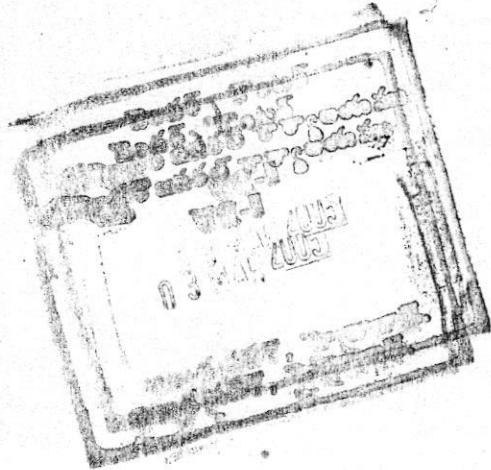
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.3,00,000/-.

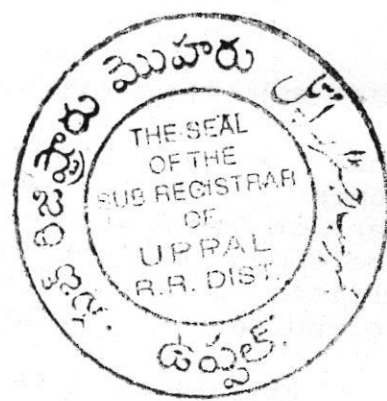
Rs. 32,020/- paid by way of Challan No. 787990,
 Dated: 30-3-05, drawn on SBH, Habsiguda Branch.

[Handwritten signature]



1వ సెక్షన్ 2945/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15... ఈ కాగితపు పరుస
సంఖ్య 10.....

1
సబ్-రిజిస్ట్రారు



10 Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
9578 Date 16/3/05 Rs. 0/-
Sold to Nirmal Kumar Gupta
S/o. W. D. D. C. Late Jagannathji Gupta
For whom Self R/o Sec Bad

00AA 398874
R. NARENDER
SVL No. 42 95
R. No. 38/2004-2006
RAM NAGAR, HYD' BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.208, on Second Floor in Block No.8, 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 & Cut-out.

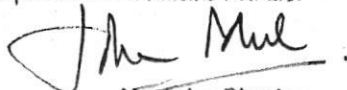
SOUTH :: 40' Wide Road.

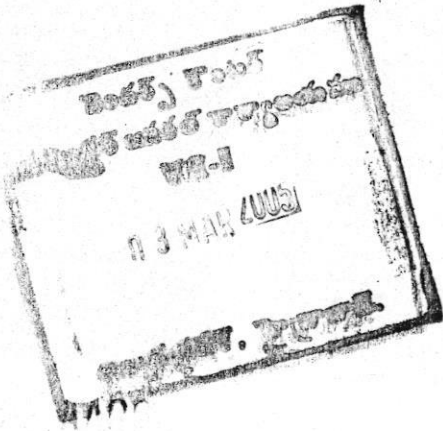
EAST :: Flat No.207.

WEST :: 4' Wide Passage & Flat No.209.

For Modi Properties & Investments Pvt. Ltd.

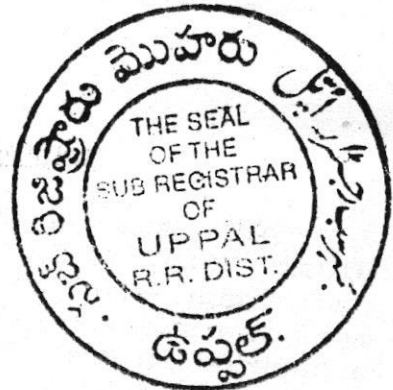
Contd.12..


Managing Director



1 వ పుస్తకము 2745 పేజీలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15 ఈ కాగితపు వరుస
పంఖ్య. 1/.....

1
సబ్-రిజిస్ట్రార్



10 Rs.



SNr 9539 Date 16/3/05 Rs 10/-
Sold to Normal Kumar Gupta
S/o. Late Jagannathji Gupta
For whom self R/o sec-6d

00AA 398875

R. NARENDER
SVL No. 4295
R. No. 38/2001
RAM NAGAT

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 30th day of March 2005 in the
presence of the following witnesses;

WITNESSES:

1. [Signature] (Jagdish)
2. [Signature] (K. P. 2004)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
ENDOR
Managing Director

For Modi Properties & Investments Pvt. Ltd.

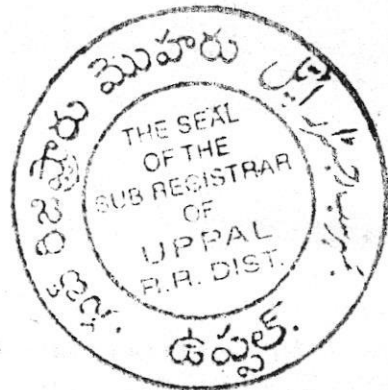
[Signature]
Managing Director

[Signature]



1 వ లు స్థానమున...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 12...

సేవ్-రిజిస్ట్రార్



10RS.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 9580 Date 16/3/05 No. 101

and Nirmai Kumar Gupta

Sto. W. D. Late Jagannathji Gupta

For whom self Rb Sec-60 d.

00AA 398876

R. NARENDER

SVL No. 42 95

R. No. 38/2004-2006

RAM NAGAR, HYD' BAD.

For whom self Rb Sec-60 d. ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.208, on Second Floor in Block No.B, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- 2) (a) Nature of the roof : R.C.C. (G+5)
(b) Type of Structure : Framed Structure.
Age of the Building : 03 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 : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
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.3,00,000/-

Date: 30/03/2005

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

C E R T I F I C A T E

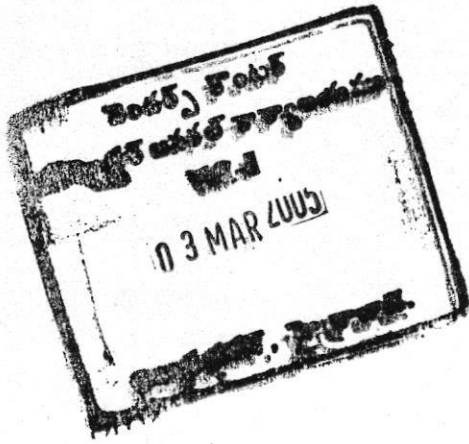
Managing Director

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

Date: 30/03/2005

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

Managing Director



1 వ పుస్తకము 2745 నెంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 15... ఈ కాగితపు వరుస
సంఖ్య 13.....

సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174 **Situated at**

MALAPUR(V) UPPAL Mandal, R.R. Dist.

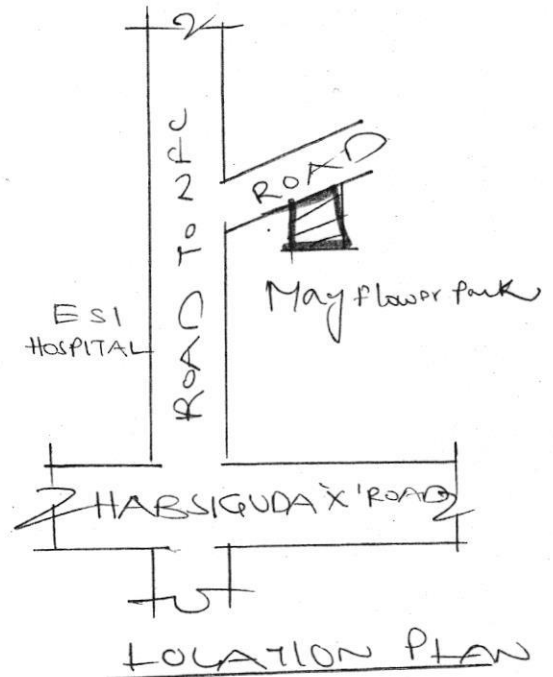
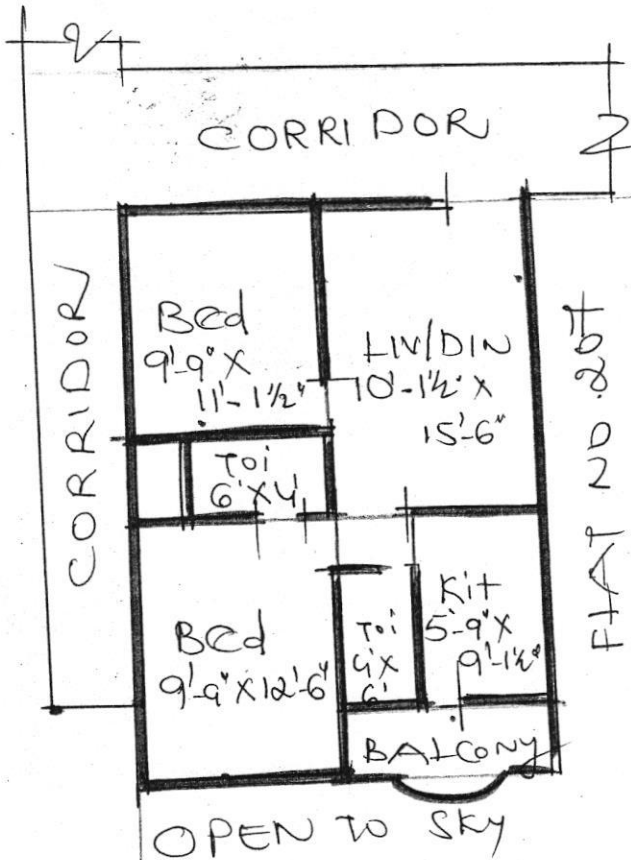
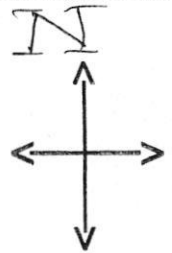
VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
 PVT. LTD., Rep. by its M.D. Mr. SOHAM MODI
 S/o. Mr. SATISH MODI

VENDEE: NIRMAL KUMAR GUPTA
 S/o. LATE JAGANATHJI GUPTA

REFERENCE: SCALE: 1 INCL: ☒ EXCL: ☐

AREA: 28 SQ. YDS. OR 23.40 SQ. MTRS.

VIS. OUT OF AC. 4-32 CHS,
 PLINTH AREA: 700 SQ. FT.



WITNESSES:

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

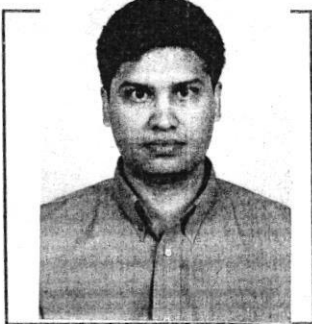
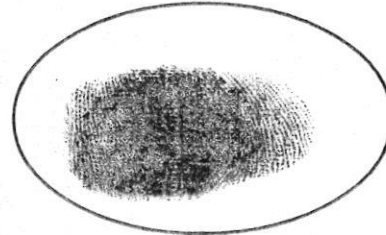
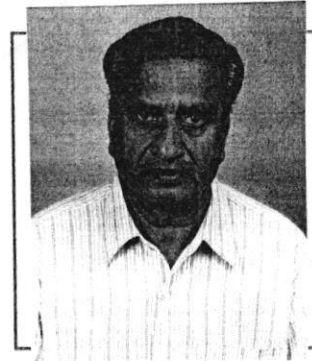
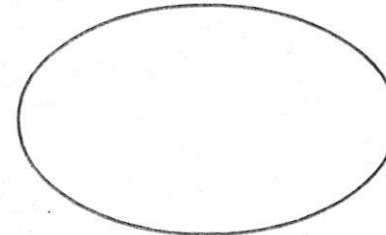
SIG. OF THE VENDEE

శ్రీ వి. పుస్తకము 2945/10018
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరకు
పంఖ్య. 14.....

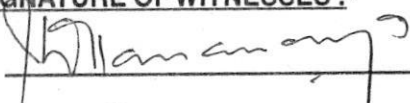

విద్య-రీతిస్థారు

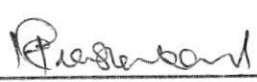


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

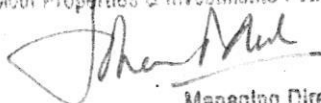
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR</u> <u>M/s. MODI PROPERTIES & INVESTMENT</u> <u>PVT LTD., having its (s) 24-18/23</u> <u>M. G. Road, Sec 2, Rep 1st</u> <u>MD- MR. SOHAM MODI</u>
			<u>SP:</u> <u>MR. GAURANG MODY</u> <u>Flr. Flat No. 105, Sapphire</u> <u>Apts, Chiron Gardens,</u> <u>Begumpet, Hyderabad</u>
			<u>PURCHASER:</u> <u>MR. NIRMAL KUMAR GUPTA</u> <u>Plot No. 13, Flat No. 201</u> <u>PRET,</u> <u>SECUNDERABAD.</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	_____ _____ _____ _____

SIGNATURE OF WITNESSES :

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.


Managing Director

SIGNATURE OF THE EXECUTANT'S



1. పుస్తకము... 945/నిలి
జిన్నాపేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 15...


సహాయక రిజిస్ట్రార్

