

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2364

శ్రీమతి / శ్రీ

Shirup Shirup

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	త్ర	త్ర	త్ర		
దస్తావేజు విలువ	621000	2148000	466000	21, 21, 30	
స్థాంపు విలువ రూ..	420000	210000	420000	1, 21, 30	
దస్తావేజు నెంబరు	930	931	932		Nalepur
రిజిస్ట్రేషన్ రుసుము	3105	1200	2330		
లోటు స్థాంపు	23310	2370	620		
యూజర్ ఛార్జీలు	95	95	620		
అధనపు షీట్లు	25	25	25		
5 X.....					
మొత్తం	20505	23600	20410		38895

అక్షరాల

AS the Right Thavara
By the Right Thavara

తేది

21/1/2003

వాపసు తేది

సా. 4 గంటలకు

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

RETURNED
30/01/2003
REGISTRAR

మంత్రి

932/03

U.933/03
5000Rs.

Date : 27-01-2003 Serial No : 727

Denomination : 5000

Purchased By :

For Whom :

G.CHANDRA

SELF

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

W/O. M.A.BABU

R/O. HYD

SALE DEED

This Sale Deed is made and executed on this 27th day
of JANUARY 2003 at Secunderabad by:

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 33 years,

hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

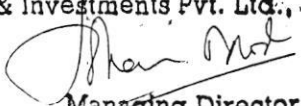
IN FAVOUR OF

Mrs. G.CHANDRA, WIFE OF SRI. M.K.BABU, aged about 55 years, Residing at H.No.IC 162, Erramanzil Colony, Hyderabad.

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.


Managing Director



200. కృ. సం॥... నెల... తేదీ

192. ప.శా.శ. వి.శి.మోసం? తేది.

పగలు 2..... మరియు 3... గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

③ நெருக்கி.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ॥ 2339

చెల్లించినవారు.....

1వ పుస్తకము 9.32 నానా

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య...ఈ కాగితపు వరుస

2003/.....

ಕುಟುಂಬ-ರಜಿ.ಪ್ರಾ.ಎ

ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

విడమ బ్రౌటనవేలు

Gaurang modny, So Jayatilal ma

occ: Business, 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,

సర్వోపరిచినది.

through Special Power of Attorney, attested
vide Power No. 9/2002 at SPO, clipped.

① P. K. Prabhakar Reddy S/o P. K. Prabhakar Reddy
Occ: Put Service (10) 5-4-187 / 3 & 4
M. G. Reddy Secy

② Shikhar (Shikhar 8/0, Ramnagar - occ: Service
(G) - 5-11-18) / 3, 4. M.G. Road, Sec 2.

2003వ సం. కనకం నెల 27వ తేది

192...ప్ర.శా.శ.వి.శ్రి.మాసం.7...వ.తేది.

~~ఫస్ట్-రిజిస్ట్రార్~~

5000Rs.



Date : 27-01-2003 Serial No : 728

Denomination : **AP 23 IV M**

Purchased By :

G.CHANDRA

For 9878

SELF

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

W/O. M.K.BABU

R/O. HYD

:: 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.,

John M. Modi
Managing Director

Contd.3..



1వ పుస్తకము. 932/1...నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...2.....

[Signature]
 సబ్-రిజిస్ట్రారు

M 71 55 7A

Endorsement Under Section 42 of Act 7 of 1899

No. 932 of 2003 Date 22/1/03

I hereby certify that the proper deficit
 stamp duty of Rs. 6260/- Rupees Six thousand

Two hundred Sixty only,

has been levied in respect of this instrument

by Sri. Ganesh Reddy

on the basis of the agreed Market Value

consideration of Rs. 466000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Dated 22/1/03

[Signature]
 Sub Registrar
 Hyderabad



5000Rs.



Date : 27-01-2003 Serial No : 729

Denomination : 5,000

AP 23 IV M

Purchased By :

For Whom :

G. CHANDRA

SELF

09679

W/O. M.K. BABU

R/O. HYD

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

:: 3 ::

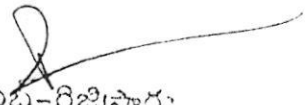
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre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

for Modi Properties & Investments Pvt. Ltd.,

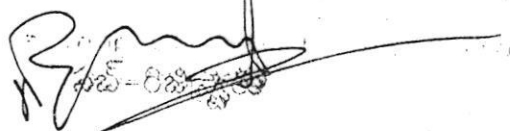
Contd.4..



I వ పుస్తకము 922 సరికా.
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 5... ఈ కాగితపు వరుస
 సంఖ్య... 2.....


 సబ్-రిజిస్ట్రారు

I వ పుస్తకము 2003.. సరికా.శి.
 1924 సరికాపు... 922..... నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 విమర్శం గుర్తింపు నెంబరుగా
 922...-1-1507 ఇవ్వబడినది.
 2003 వ.సం. జనవరి నెం... తేది


 సబ్-రిజిస్ట్రారు



5000Rs.



Date : 27/12/1999

Purchased By :

G.CHANDRA

For Whom :

SELF

09680

AP 23 IV M

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

M.K.BABU
R/O. HYD

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

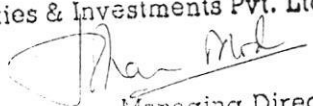
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

Contd.5..


Managing Director



ప్రభుత్వము... 93) ...
ప్రభుత్వము ప్రభుత్వము కాగితము
సంఖ్య... 15 ...
సంఖ్య... 4 ...

సచివ-ప్రభుత్వము



5000Rs.



Date : 27-01-2003 Serial No : 731

Denomination : 09881 AP 23 IV M
For Whom :

Purchased By :

G.CHANDRA

SELF

W/O. M.F.BABU

R/O. HYD

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.203, on the Second Floor, in Block No.E 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 admeasuring about 15 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) and the **VENDOR** is desirous of selling the same.

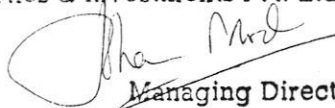
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

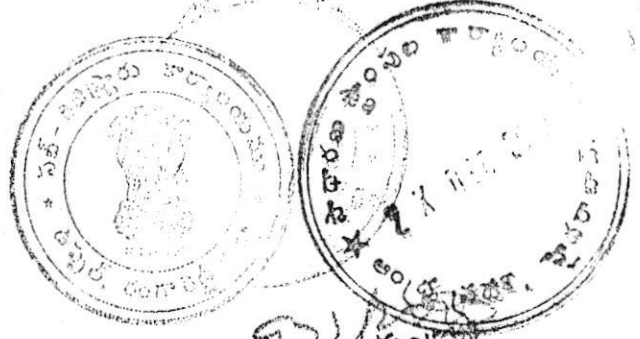
NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

For Modi Properties & Investments Pvt. Ltd.,

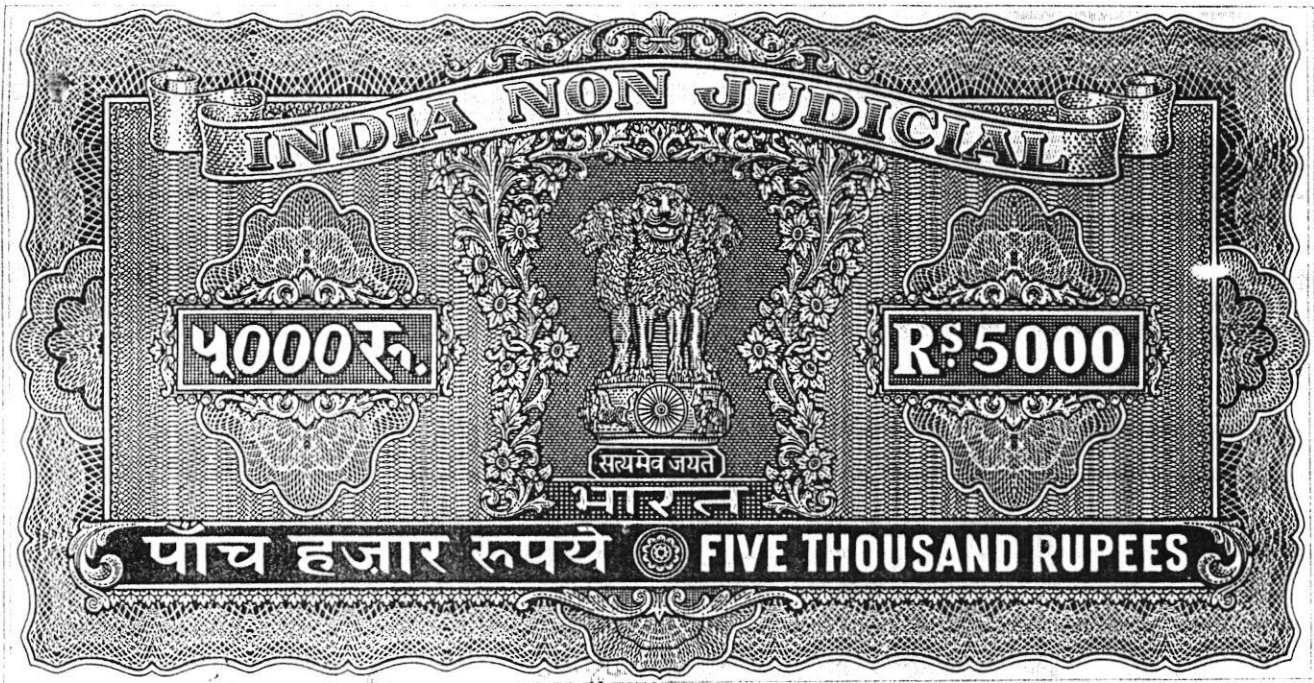
Contd.6..


Managing Director



సబ్-రిజిస్ట్రారు

5000Rs.



Date : 27-01-2003 Serial No : 732

Denomination : 5000

09682

AP 23 IV M

Purchased By :

SELF

HANIRA

W/O. M.R.EADU
R/O. HYD

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 Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

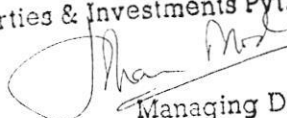
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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..



ప పుస్తకము... 932/1003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



5000Rs.



Date : 27-01-2003 Serial No : 733

Denomination : 5000 INR

Purchased By :

For Whom :

G.CHANDRA

SELF

W/O. M.K.BABU

R/O. HYD

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

:: 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.,

Contd.8..

Managing Director

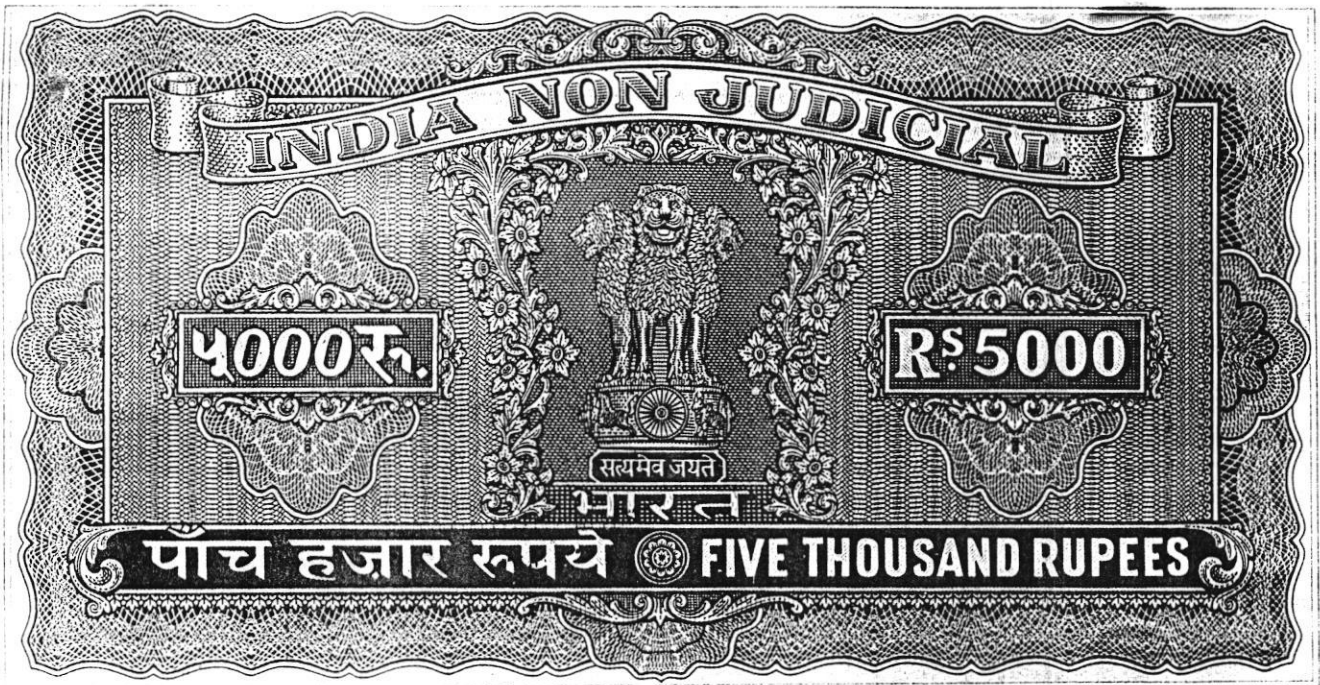


1వ పుస్తకము 9వ పుస్తకము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 12... ఈ కాగితపు వరుస
సంఖ్య. 7.....

సబ్-రిజిస్ట్రారు



5000Rs.



Date : 27-06-2003 Serial No : 734

Denomination : 5,000

Purchased by :

For Whom :

G.CHANDRA

SELF

W/O. M.H.SADU

R/O. HTH

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

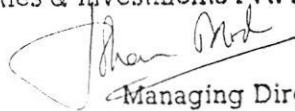
:: 8 ::

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

vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

For Modi Properties & Investments Pvt. Ltd.,

contd.9..


Managing Director



1వ పంచాయితీ 93/1 నంబర్ ప్రదేశ.

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

సచి-రిజిస్ట్రారు



500Rs.



23/11/2003 Rs. 500/-
 73699 A.P. 23 HS
 M. C. Chandraswami M. C. Babu
 R. Narender

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

:: 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.

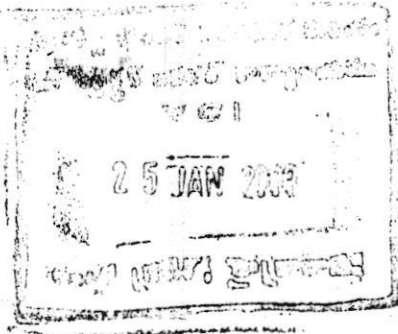
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

[Signature]
 Managing Director

Contd.10..



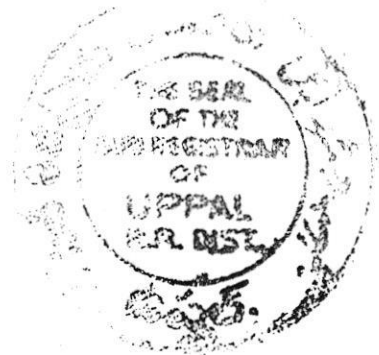
1వ పుస్తకము 932/నంబర్

దస్తావేజాల మొత్తం కాగితముగా

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-రిజిస్ట్రారు



500Rs.



2347 27/1/2007 73691 A.P-23 HS

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

:: 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.4,66,000/-.

For Modi Properties & Investments Pvt. Ltd.,

Mani Modi
Managing Director

Contd.11.1



1వ పుస్తకము...931/సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు పరుస

సంఖ్య...10.....

సజ్-రిజిస్ట్రారు



500Rs.



2348 27/1/2003 73692

A.P-23 IIS

G. Chandra w/o M. J. Basu

73692

R. Narayana

R. Narayana

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'RAD

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.203, on Second Floor in Block No.E, 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 bound-
ed in:

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

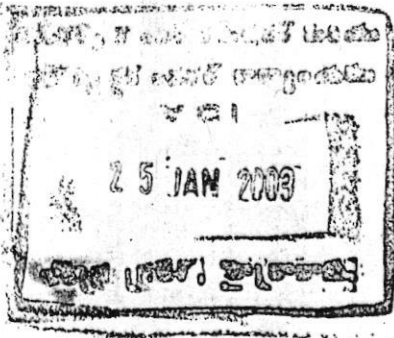
EAST :: Lift, Open to Sky & Flat No.202.

WEST :: Staircase, Open to Sky & Flat No.204.

For Modi Properties & Investments Pvt. Ltd.,

Contd.12..

Managing Director



1వ పుస్తకము. 932/సంఖ్య
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య... 15 ఈ కాగితపు పేరు
సంఖ్య... 11

సబ్-రిజిస్ట్రారు



500Rs.



2. 23119

22/1/2003

79695

A.P-23 IIS

Chandigarh, 150 012, India

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

R. N. (Hyd)

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of January 2003 in the presence of the following witnesses;

WITNESSES:

1. Prashant
(K. PRASHANT REDDY)

For Modi Properties & Investments Pvt. Ltd.,

Shan Modi
V E N Managing Director

2. Shridhar
(SRIDHAR)



I వ పుస్తకము 92/3
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 12

సబ్-రిజిస్ట్రారు

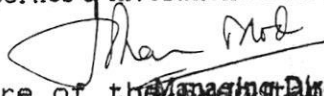


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.203, in Second Floor, in Block No.E, of MAY-FLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 year
- 3) Total extent of site : 28 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 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.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,66,000/-

For Modi Properties & Investments Pvt. Ltd.,

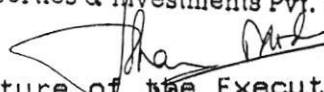
Date: 27/01/2003


signature of the Executant
Managing Director

C E R T I F I C A T E

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

For Modi Properties & Investments Pvt. Ltd.,


Signature of the Executant
Managing Director

Date: 27/01/2003

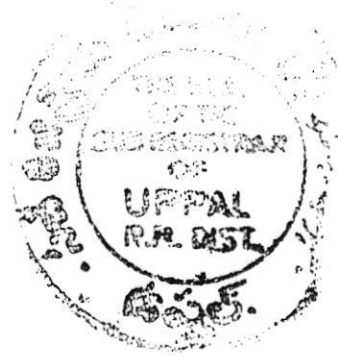
1 వ పుస్తకము.....సంగీతము

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..1/3...ఈ కాగితపు వరుస

సంఖ్య..1/3.....

సబ్-రిజిస్ట్రారు



FLAT NO. 203 IN 2ND FLOOR, BLOCK E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

MALLAPUR(V)

UPPAL

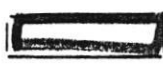
Mandal, R.R. Dist.

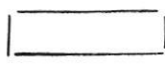
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD. REP. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : MRS. G. CHANDRA
W/O. SRI. M. K. BABU

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

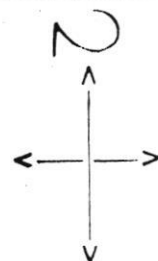
AREA :

28

SQ. YDS. OR 23.40

SQ. MTRS.

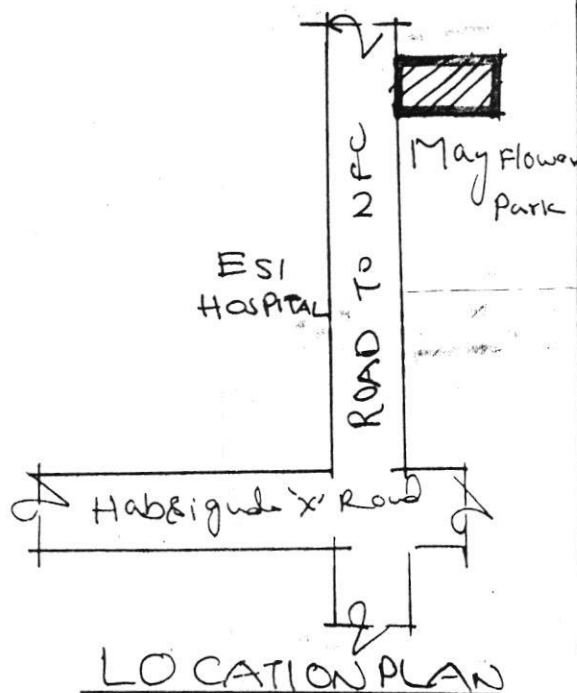
U/S. OUT OF AC. 4.32 G+8
SUPER BUILT-UP AREA: 700 SQ. FT.



CORRIDOR

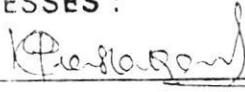
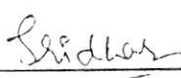


OPEN TO SKY



LOCATION PLAN

WITNESSES :

1. 
2. 

for Modi Properties & Investments Pvt. Ltd.,



Managing Director

1 వ పుస్తకము... 15/10/2023

ఉత్తరవేజుల మొత్తం కాగితముల

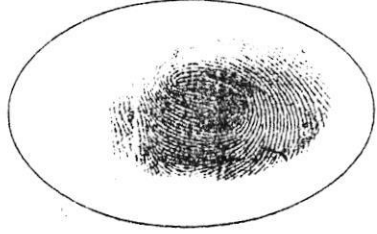
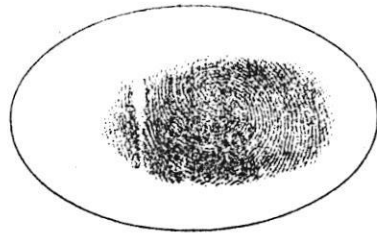
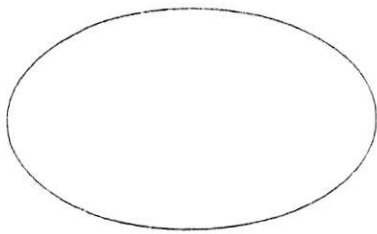
సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 14.....

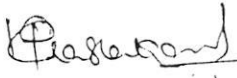
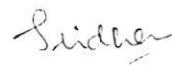

సబ్-రిజిస్ట్రార్



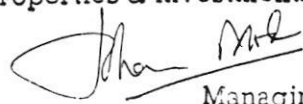
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- <u>M/s. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its (C) S-4-187,</u> <u>M.G. Road, Sec' Bad, Sep by P.S</u> <u>M.D. Mr. SOHAM MODI</u>
			S.P.A:- <u>GAURANG MODY</u> <u>R/o. Flat no. 105 Sapphire</u> <u>Apt., Cheekoti Gardens,</u> <u>Begumpet, HYDERABAD</u>
			PURCHASER:- <u>MRS. G. CHANDRA</u> <u>R/o. H.No. 1C 162,</u> <u>Erramanzil Colony,</u> <u>HYDERABAD.</u>
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

- 
- 

For Modi Properties & Investments Pvt. Ltd.,


 Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము.....సంగీతము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు పరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు

