

0.5991

5968/a

Sde 6077
50 Rs.

S.No. 45/ 13/05/04 Rs. 50/-

Sold Mr. Raman Balaji S/o. S. Raman, R/o. Hnd.

For Whom Secy & Others.

 R W
 NAIKUNDER
 S.A. 02.4.95
 R No 33 2001-2000
 RAM NAGAR, HYD'BAD.
SALE DEED

This Sale Deed is made and executed on this 20th day
 of May 2004 at Secunderabad by:

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

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

IN FAVOUR OF

1. Mr. RAMAN BALAJI, SON OF SRI. S. RAMAN, aged about 43 years,
2. Mrs. SHEETAL RAMAN, WIFE OF SRI. RAMAN BALAJI, aged about 34 years,

Both are Residing at 10-139, St.No.8, HMT Nagar, Nacharam, Hyderabad - 500 076.

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.

Managing Director

Contd.2.

7690-✓

200 4 వ సారి...మే...నెల...21...తేది
192 6 వ.శ.శా...మే...మాసము...31...తేది
పగలు...3...మరియు...4...గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు లోను

శ్రీ...G. Mody...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥...2330/-...చెల్పించినారు.

Receipt No. 47569 Dt. 21/1/04 Vide
SBH, Habsiguda Branch, Sec'bad.

1 వ పుస్తకము...4.7.3/04
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1. ఈ కాగితపు వరుస
సంఖ్య...1.....

సబ్-రిజిస్ట్రారు

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనపైలు



నిరూపించినది.

Gaurang mody S/o. Jaganthilal mody, occ:- Buss
R/o. Flat No. 105, Sapphire Apts, Chikoti Gardens,
Begumpet, Hyderabad.

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

① Present

(K. Prabhakar Reddy S/o. Padma Reddy
occ: Service (R) 5-4-18/2 & 4. m. G.

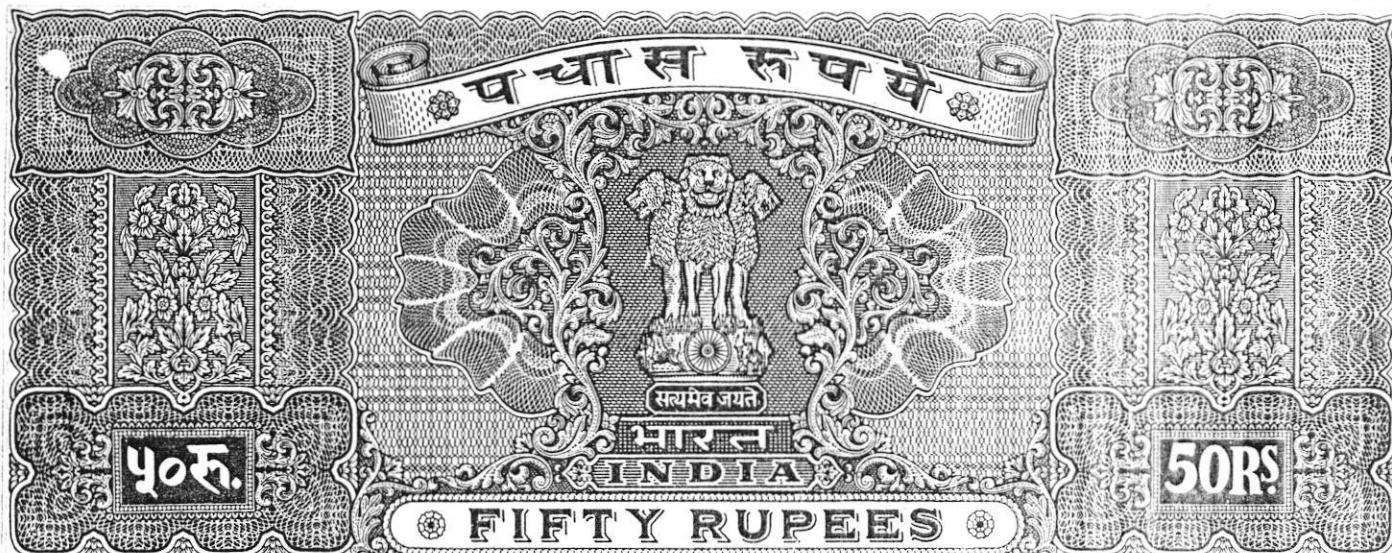
② Witness

Road, Sec'bad
Sunder S/o. Rangachandrababu occ: service
(R) 5-4-18/3 & 4, m. G. Road, Sec'bad.

2004వ.సారి...మే...నెల...21వ తేది
1926వ.శా.శ...మే...మాసం...31వ తేది.

సబ్-రిజిస్ట్రారు

50 Rs.



S.No. 452 - 13/05/04 Rs. 50/-

Sol: Raman Belain s/o.....S. Raman, R/o. Hnd.

For Winters Ray { Others

Ruy
 R. NARAYAN
 9.1.13.4799
 R. No. 33.2004-2013
 RAM NAGAR, HYDRA. D.

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044

WHEREAS

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas. Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District.. (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.3...

1 వ పుస్తకము 5963/04
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....1 ఈ కాగితపు వరుస
 సంఖ్య.....2.....
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894
 No. 5963 of 2004 Date 21/5/04

I hereby certify that the proper deficit
 stamp duty of Rs. 47,610/- Rupees. forty seven
 thousand six hundred and ten only
 has been levied in respect of this instrument
 from Sri. U. Mody
 on the basis of the agreed Market Value
 consideration of Rs. 4,66,550/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S. 41 & 47
 Dated: 21/5/04 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 47,610/- towards Stamp Duty
 Including Transfer duty and Rs. 2330/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 457569
 Dated 21/5/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050786
 of S.R.O. Uppal.



NOTE: D.S.D. Rs. 7690/- D.R.F. Rs. — Total
 Rs. 7690/- has been collected as
 agreed M.V of Rs. 4,66,550/- Dt. 21/5/04

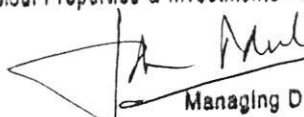
SUB-REGISTRAR



453 13/05/07 SP/-
 Sold Raman Babji S/o. Raman e/cr Hyd.
 For Self & Others.

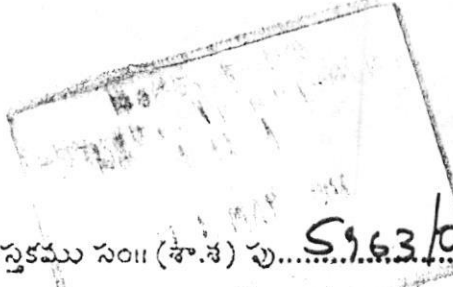
R. NAKENDER
 S/L No. 42/95
 R. No 33/1004-2006
 RAM NAGAR, HYD'BAD.

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 185
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


 Managing Director

1 వ పుస్తకము 59.63/04 సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 1... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

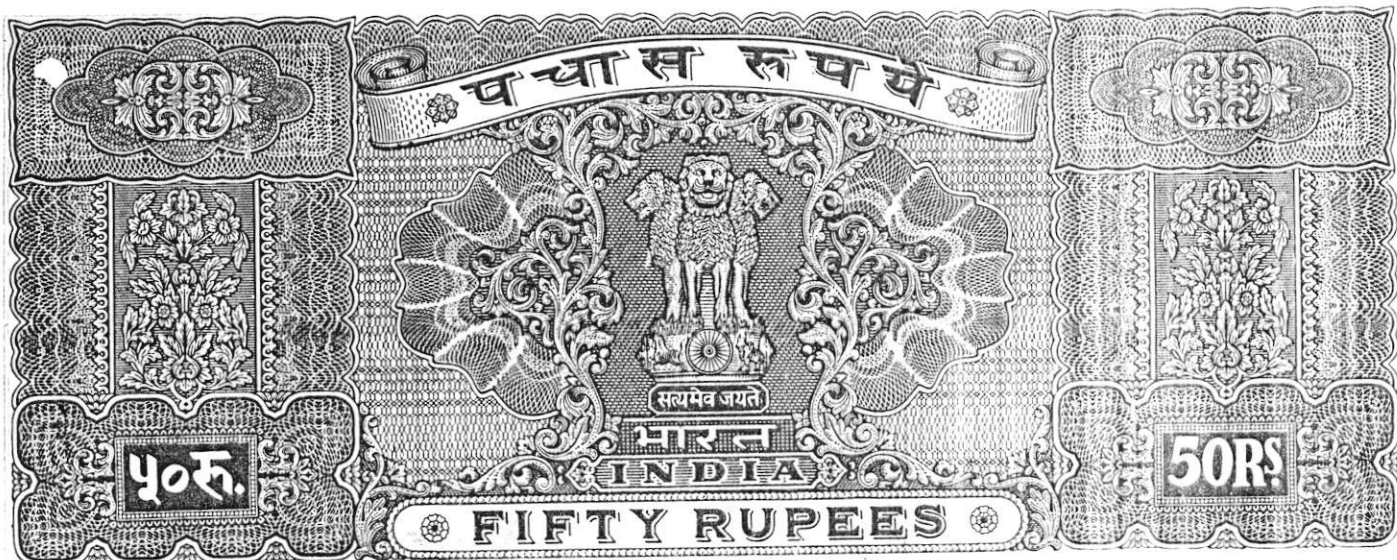

 సబ్-రిజిస్ట్రారు



1 వ పుస్తకము సం|| (శా.స) పు... 59.63/04
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు... 59.63... 1-2004 ఇవ్వడమైన
 2004 సం||... మే... నెల... 21... తేది


 రిజిస్ట్రేరింగు అధికారి





3.77 454 13/05/04 50/100
 Sold Mr. Rangan Balaji S/o. S. Raman R/o. Hyd.
 For Self & Others.

R. NAIKENDER
 SVL No. 42 95
 R. No. 33 004-2006
 RAM NAGAR, HYD. BAD.

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. 1963/10/4

దస్తావేజాల మొత్తం కాగితముల

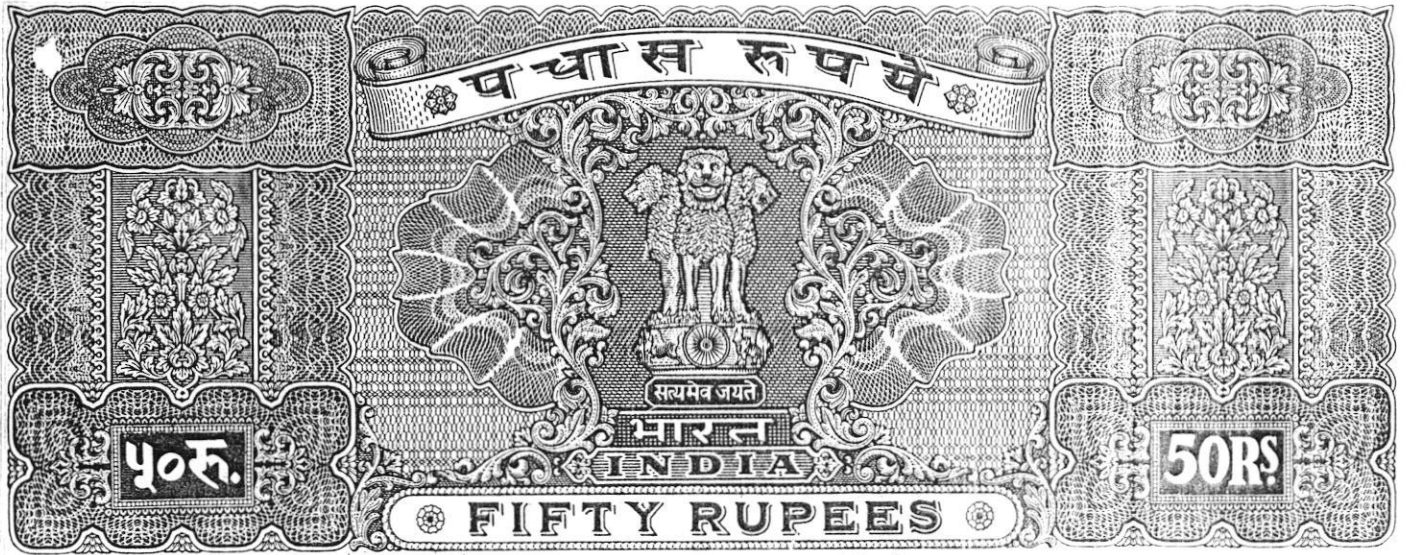
సంఖ్య... 1. ఈ కాగితపు వరుస

సంఖ్య... 1.....



సబ్-రిజిస్ట్రారు





455

13/10/2006

Mr. Raman Balaji S/o. S. Raman R/o. And.

Self & others.

R. N. J. UNDER
SVL No. 4185
R. No. 53 29-4-2006
RAM NAGAR, HYD. BAD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.513, on the Fifth Floor, in Block No.1 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.F., 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.

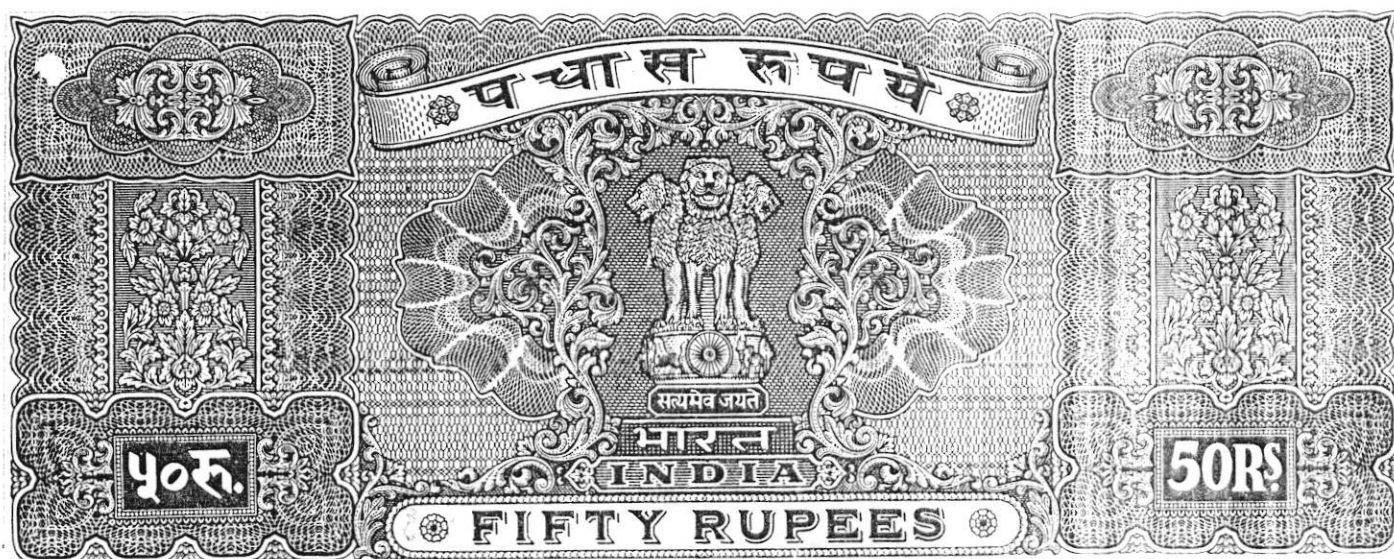

Managing Director

Contd.6..

1 వ పుస్తకము. 5.9.53/సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 1. క... ఈ కాగితపు వరుస
 సంఖ్య... క.....

సబ్-రిజిస్ట్రారు





456

13/5/04 - 50/-

Sd/-

Mr. Raman Lalaji S/o. S. Raman - R/o. Hrd.

Self & others.

R. L.

R. L. S/o. S. Raman

B. No. 17, 4, 2003

B. M. NAGA - H. L. NAGA

:: 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.

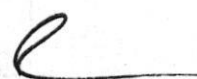
For Modi Properties & Investments Pvt. Ltd.

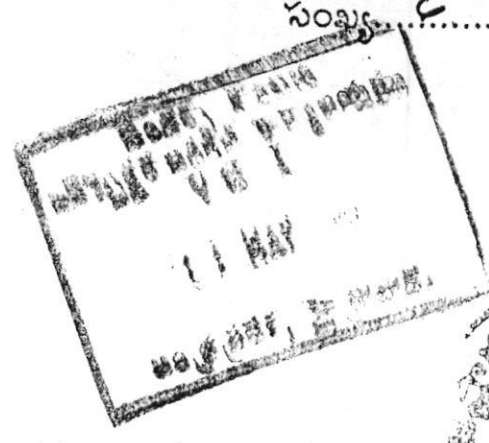
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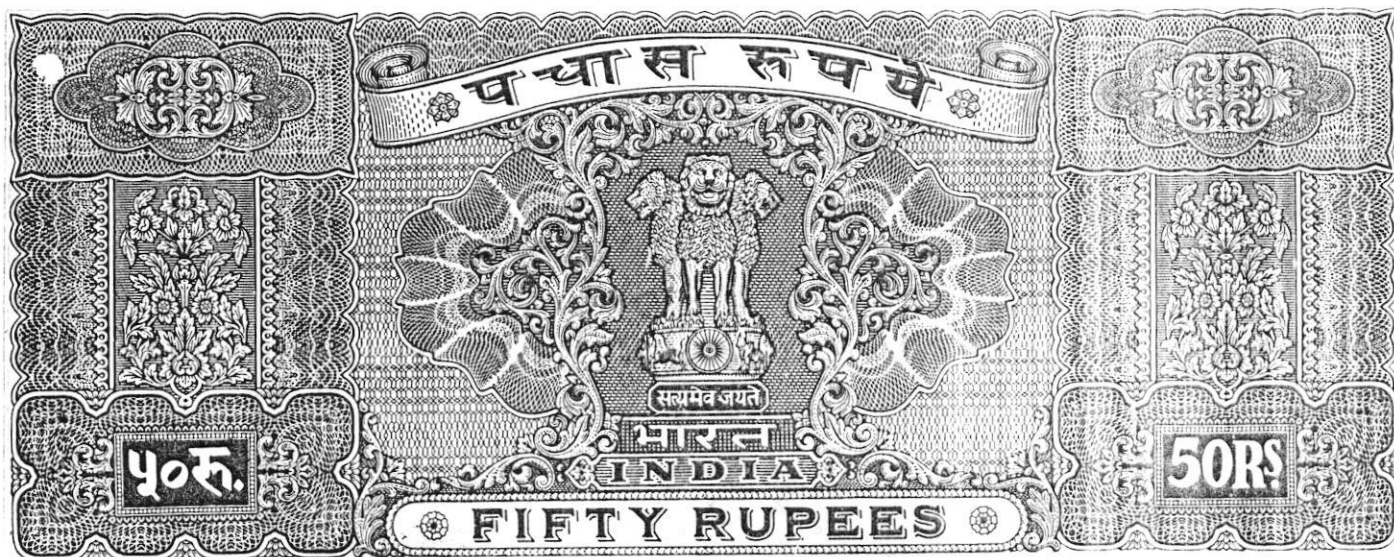
John Mul.
Managing Director

1 వ పుస్తకము 29.5.3/05/19

దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....! ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రిజిస్ట్రారు





S.No. 457 Date 13/5/01 Rs. 50/-

Sold to Mr. Raman B. Raju Sko - S. Raman - H. Hyd.

For Whom 804 & others.

R. U.

:: 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.

[Signature]
Managing Director

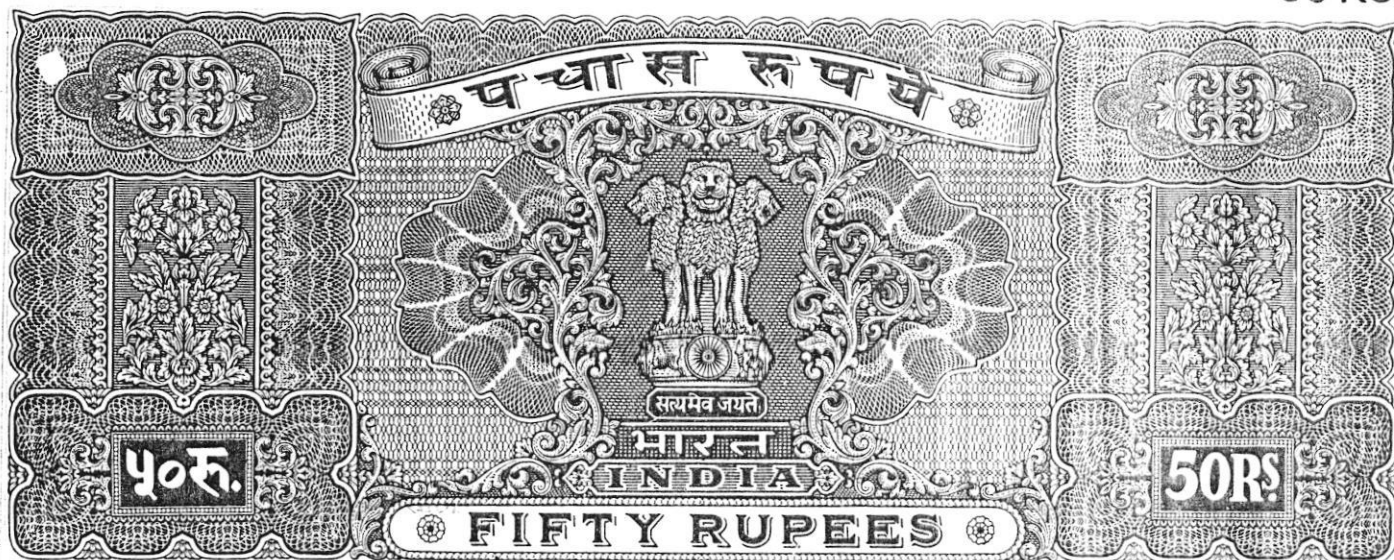
Contd.8..

1 వ పుస్తకము. కృష్ణా. సంగీత
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....15... ఈ కాగితపు వరుస
 సంఖ్య..... ౭.....

౯

సబ్-రిజిస్ట్రారు





S.No. 458 Date 12/1/04 Rs. 50/-
 Sold to Mr. Ramen Balaji s/o S. Ramyan R/o. Hnd. Ruy
 For Whom Secy. E. Office

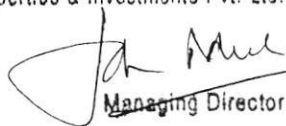
:: 8 ::

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.

contd.9..


 Managing Director

1 వ పుస్తకము 29.53/00

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....1. ఈ కాగితపు వరుస

సంఖ్య.....క.....

e
సబ్-రిజిస్ట్రారు





S.No. 459 Date 13/5/04 Rs. 50/-

Sold to Mr. Ramen B. Raju No. 5 Ramen - R. Nagar

For Whom self & others.

R. NARENDER
S/L No. 42/95
R. No. 53/2004-2006
RAM NAGAR, HYD'BAD.

:: 9 ::

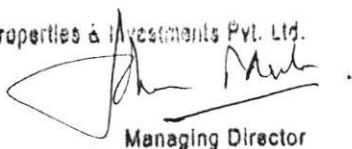
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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


Managing Director

Contd.10..

1 వ పుస్తకము. ౧౯౬౩. ౧౨/౧౨

దస్తావేజాల మొత్తం కాగితముల

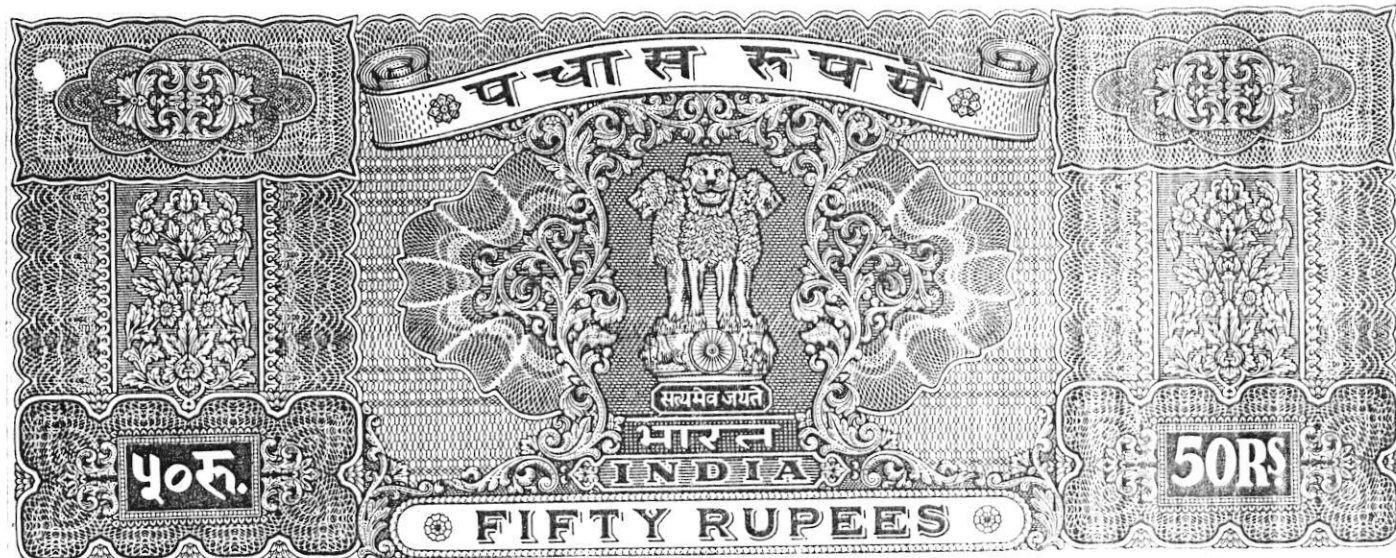
సంఖ్య... ౧౫... ఈ కాగితపు వరుస

సంఖ్య... ౯.....

సబ్-రిజిస్ట్రారు



50 Rs.



S.No. 460 Date 13/5/04 Rs. 50/-
 Sold to Mr. Raman, Belaji, S/o S. Raman - R/o Hyd.
 For Whom Self & Others

R. NAIKENDER
 SVL NS. 42 95
 R. No. 33 2004-2006
 RAM NAGAR, HYD/BAO.

:: 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.4,06,000/-.

Rs. 50,060/- paid by way of Challan No. 457569,
 Dated: 21.05.04 drawn on SBH, Habsiguda Branch.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

1 వ పుస్తకము. 1943/04

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....15 ఈ కాగితపు వరుస

సంఖ్య...10.....

సబ్-రిజిస్ట్రారు





S.No. 461... Date 13/5/95 Rs. 50/-

Sold to Mr. Raman & Co. 40 S. Raman R/o Hyd

For Whom self & others.

R. NARINDER
SVL No. 4195
R. No. 33 2001-2003
RAM NAGAR, HYD'BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.513, on Fifth Floor in Block No.F, 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 :: 40' Wide Road.

SOUTH :: Lift & Open to Sky.

EAST :: Flat No.514.

WEST :: 4' Wide Passage & Flat No.512.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

1 వ పుస్తకము 1.53/204

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య....1.53/204 ఈ కాగితపు వరుస

సంఖ్య....1.53/204

సబ్-రిజిస్ట్రారు



50 Rs.



S.No. 462 Date 13/10/04

Sold to M. Raman Balaji & S. Raman & R. R. R.

For Whom Self & Other.

R. NAKENDER
SVL No 4295
R No. 30/2001-2006
RAM NAGAR, HYD'BAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 20th day of May 2004 in the presence of the following witnesses:

WITNESSES:

1. Prabakaran
(K. Prabhakar Reddy)
2. Sridhar
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

John Paul
VENDOR
Managing Director

For Modi Properties & Investments Pvt. Ltd.

John Paul
Managing Director

1 వ పుస్తకము. ౧.9.౧౯/౧౯౯౦

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...౧౯...ఈ కాగితపు వరుస

సంఖ్య: ౧.౯.....

సబ్-రిజిస్ట్రారు





S.No. 463 - 13/5/04
 Sold to Mr. Raman Balaji S/o. S. Raman - R/o. Hyd.
 For Whom self & Others.

R. NARENDER
 S/L No 4295
 R No 32154/2003
 RAILAGAD, HYDRAD.

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.513.on Fifth Floor in Block No.F. of MAYFLOWER PARK. at Block No.4. Residential Localities, mallapur Village, Uppal Mandal. Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
- (b) Type of Structure : Framed Structure.
- 2) Age of the Building : 61 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.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,66,000/-

Date: 20/05/2004

signature of For Med Properties & Investments Pvt. Ltd.

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.

Managing Director

Date: 20/05/2004

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

Managing Director

1 వ పుస్తకము... 20/04/04

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 1.5. ఈ కాగితపు వరుస

సంఖ్య... 1.1...

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

IN SURVEY NOS. 174

FLAT NO. 513, ON 5th FLOOR
IN BLOCK NO. F

MALLAPUR(V)

Situated at
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. RAMAN BALAJI S/o SRI. S. RAMAN

2) Mrs. SHEETAL RAMAN w/o SRI. RAMAN BALAJI

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

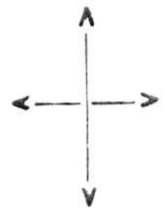
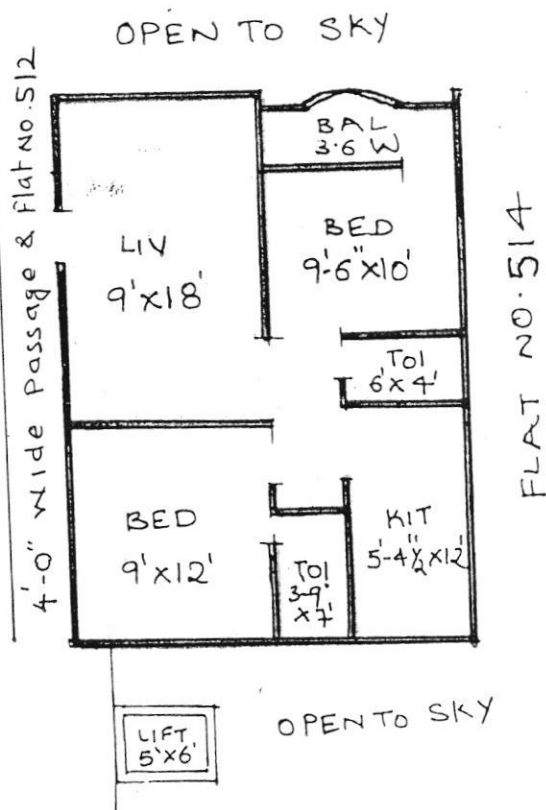
AREA :

28

SQ. YDS. OR

SQ. MTRS.

PLINTH AREA: 700 SQ. FT.



WITNESSES :

1. [Signature]
2. [Signature]

For M/S. Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

Managing Director

1 వ పుస్తకము 5963/04 సరిగ్గా
దస్తావేజులు మొత్తం కాగితముల
సంఖ్య.....15.....ఈ కాగితపు పరుస
సంఖ్య.....14.....

సబ్-రిజిస్ట్రార్



P. 513

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

SI.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 Hf(6) S-4-187/31

M.G. Road, Sec Road, Rep by It

MD. Mr. SATHAM MODI

SPA.
Mr. GAURANG MODY

R/o. Flat No. 105, Sapphire Apk

Chikoti Gardens, Begumpet,

HYDERABAD.

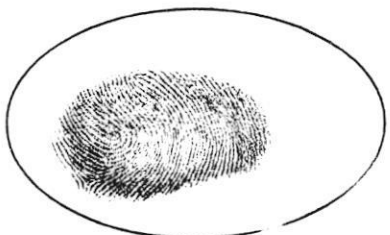
PURCHASERS.

(1) RAMAN BALAJI - 42YB.

R/o. 10-129, St. No. 8,

HMT Nagar, Nacharam,

HYDERABAD.



(2) MRS SHEETAL RAMAN. 34YB

R/o. 10-129, St. No. 8,

HMT Nagar, Nacharam,

HYDERABAD.

SIGNATURE OF WITNESSES:

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]
SIGNATURE OF THE EXECUTANT'S
Managing Director

1 వ పుస్తకము. 594.3 | 04

ధస్తావేజాల మొత్తం కాగితము

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 15.....

సబ్-రిజిస్ట్రారు

