

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	6.5	2	2	10
దస్తావేజు విలువ	90000	62000	30000	70000
స్థాంపు విలువ రూ..	90000	60000	26000	60000
దస్తావేజు నెంబరు	7084	7085	7089	7090
రిజిస్ట్రేషన్ రుసుము	4500	3105	1505	3000
లోటు స్థాంపు	6000	5310	5000	4000
యూజర్ ఛార్జీలు	95	95	95	95
అధనపు షీట్లు	25	25	25	25
5 X.....	/	/	/	/
మొత్తం	10620	8535	6405	8120

అక్షరాల

As per the thousand nine hundred and out

తేది

వాపసు తేది

సా. 4 గంటలకు

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

రూపాయలు మాత్రమే

Sub-Registrar
UPPAL

3.3/05/2003

7088/03

File 5932



Date : 13- 6-2003 Serial No. Denomination : 20,000

01CC 301506

Purchase By

For Whom :

GEETA CHOWDHURY

SELF

W/O R.L. CHOWDHURY

R/O. UPPAL

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

SALE DEED

This Sale Deed is made and executed on this 16th day of JUNE 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. GEETA CHOWDHURY, WIFE OF SRI. R.L.CHOWDHURY, aged about 45 years, Residing at H.No.1-8/2A, Saraswathi Colony, Ring Road, Uppal, Hyderabad.

hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include her heirs, successors, legal representatives, executors, nominees, assignees etc..) of THE OTHER PART.

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.

Managing Director

1 వ పుస్తకము 7088/2003

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...1.....

2002వ.సం||...నెల...17వ తేది

192వ.శా.శ...మాసం...27వ తేది.

పగలు...11.మరియ...12.అంబల మధ్య

సబ్-రిజిస్ట్రారు ఉన్నట్ అఫీసులో

(1) ...

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫు (లు) మరియు పేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||...3105

చెల్లించినవారు.....

గాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రౌటనపైలు



నిరూపించినది.

[Signature]

Gaurang mody Sh. Jayanthilal

Mody, occ: Business. 810, Feet

N. 105, Sapphire apt. Cheekot

Gardens, Begumpet, Hyderabad

Through Special Power of Attorney, attested vide
Power no. 9/2002 at SRO, Uppal.

① *[Signature]*

(K. Prabhakar Reddy Sh. Padma Reddy

occ: P/T Service (0. 5-4-187) 3 & 4. M. G.

Road, Sec 10.

② *[Signature]*

SRIDHAR Sh. Ramachandrababu occ: Service

(0. 5-4-187) 3 & 4. M. G. Road, Sec 10.

2003వ.సం||...నెల...17వ తేది

192వ.శా.శ...మాసం...27వ తేది.

[Signature]



01CC 301507

Date : 13-06-2003 No : 631 Denomination : 20,000

Purchased by :
GEETA CHODHURY

For Whom :

*SELF**

W/O.R.L.C. CHODHURY
R/O. UPPAL

Sub Registrar
Pr. Office Stamp Vendor
S.H.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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.3..

Manoj Modi
Managing Director

1 వ పుస్తకము 7088/నా 3

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు పరుస

సంఖ్య 2



Endorsement Under Section 42 of Act II of 1894

No. 7088 of 2003 Date 17/6/03

I hereby certify that the proper deficit

stamp duty of Rs. 53.10/- Rupees. Five thousand -

three hundred Ten only.

has been levied in respect of this instrument

from Sri. Gaurang Meddy

on the basis of the agreed Market Value

consideration of Rs. 621,000/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal,

Sub Registrar

Dated: 17/6/03 and Collector U/S. 41 & 42

INDIAN STAMP ACT





02BB 999407

ite : 13-01-2003 Ser : 5,632 Denomination : 15,000

Purchased by : For Whom :
GEETA CHOUDHURY **SELF**

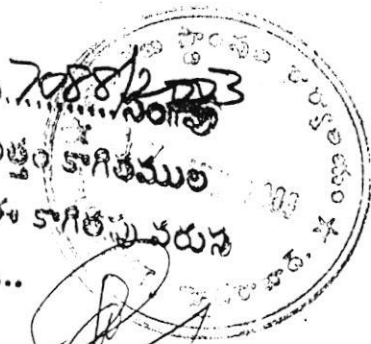
W/O.R.L. CHOUDHURY
R/O. UPPAL

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

1 వ పుస్తకము 7088/2-2003
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు వరుస
 సంఖ్య 3



సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు... 7088/03
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 7088-1-2003 ఇవ్వబడినది
 2003 సం॥ జూన్ 17

రిజిస్ట్రారు అధికారి



500Rs.



16812-00 13/6/2003 500
Geeta Chowdhary w/o R. L. Chowdhary 37211 AP 230 W
Self R. L. Chowdhary

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

:: 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.,

Contd.5..


Managing Director



1 వ పుస్తకము.....70 కరణానా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1.2....ఈ కాగితపు వరుస
సంఖ్య.....


సహ-రీజిస్ట్రారు



500Rs.



46813 Date 19/6/2003 Rs. 37212 AP 23 DW
 To Geetg Chowdhury R.L. Chowdhury
 Place Sell

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

Rb. UPAD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.210, on the Second Floor, in Block No.G in ~~MAY-FLORER PARK~~ constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.G, as a package, which herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.6,21,000/- (Rupees Six Lakhs Twenty One Thousand only) and the VENDOR is desirous of selling the same.

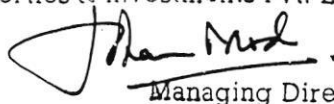
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

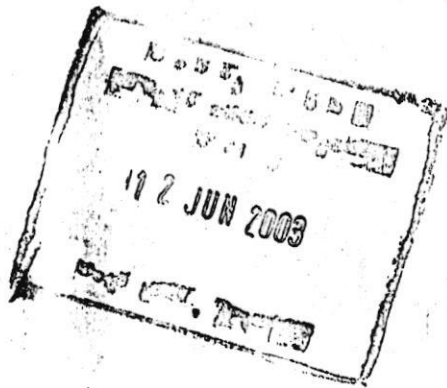
NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.6,21,000/- (Rupees Six Lakhs Twenty One 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



1 వ పుస్తకము 7088/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 5


సబ్ రిజిస్ట్రారు



500Rs.



16814 Date 13/6/2003
 To... Geeta Chowdhury who R.C. Chowdhury 37213
 Whom... self
 :: 6 :: Rb. UPN

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

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 heray 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.,

Contd.7..

[Signature]
 Managing Director



1 వ పుస్తకము 70.48/100
ఉత్తరవేజుల మొత్తం కాగితముల
సంఖ్య. 15..... ఈ కాగితపు వరుస
సంఖ్య. 6.....

సబ్ రిజిస్ట్రారు





is 46815 Date 18/6/2003 500

To Geeta Chowdhury 37214 AP 23 HW
R.L. Chowdhury
S.L.

37214 AP 23 HW
R.L. Chowdhury

R.L. Chowdhury

RNY
R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
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.,

Shan Moh
Managing Director

Contd.8..



1వ పుస్తకము.....7988/నంబరు

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....15.....ఈ కాగితపు వరుస
సంఖ్య.....7


సబ్-రెజిస్ట్రారు



1. అనుబంధము 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 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



No. 4681 Date 13/5/2003 No. 37215 AP 2311W
 Sold To: G. S. Chowdhury W/o R. L. Chowdhury
 For: Ram Nagar
 :: 8 :: R. L. Chowdhury

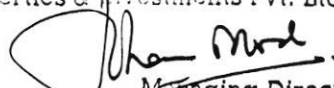
R. NARENDRA
 SVL No. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAR

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



Date 13/6/2003

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R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAR

R. L. Chowdhury

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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.

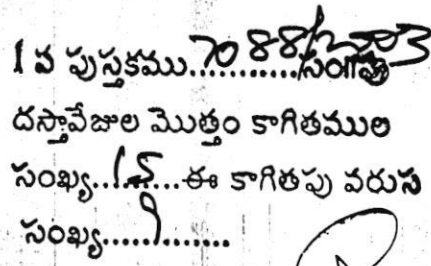
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

Managing Director

Contd.10..

[illegible]

5610 *Journal of Interpersonal Violence* 26(26)

21



46818

Date: 13/6/2007

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R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

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:: 10 ::

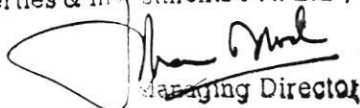
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc. in any open place, compound etc., (b) use the apartment for illegal and immoral purpose (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof (f) use the premises as an office or for any other commercial purpose.

6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gift, mortgages, liens and court attachments.

7. The Market value of the property is Rs.6,21,000/-.

For M H Properties & Investments Pvt. Ltd.,


Managing Director

Contd.11..

1వ పుస్తకము.....సంగీత

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...1.5...ఈ కాగితపు పరుస

సంఖ్య.....10

సబ్-రిజిస్ట్రారు



(1) The first part of the document is a declaration by the Sub-Registrar of Uppal R.R. Dist. regarding the receipt of the first book of the 'Sangita' series. The declaration states that the book has been received and is being kept in the office for the purpose of the 'Sangita' series. The declaration is signed by the Sub-Registrar and is dated 10.5.1951.

(2) The second part of the document is a declaration by the Sub-Registrar of Uppal R.R. Dist. regarding the receipt of the first book of the 'Sangita' series. The declaration states that the book has been received and is being kept in the office for the purpose of the 'Sangita' series. The declaration is signed by the Sub-Registrar and is dated 10.5.1951.

(3) The third part of the document is a declaration by the Sub-Registrar of Uppal R.R. Dist. regarding the receipt of the first book of the 'Sangita' series. The declaration states that the book has been received and is being kept in the office for the purpose of the 'Sangita' series. The declaration is signed by the Sub-Registrar and is dated 10.5.1951.



No. 96819 Date 18/6/2003 Rs. 37218 AP 23 II W
 To Ge 19 Chowdhury who R. Chowdhury
 R. Chowdhury
 R. Chowdhury

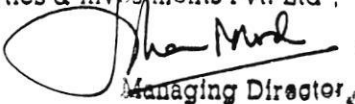
R. NARENDER
 SVL No. 42/95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.210, on Second Floor in Block No.G, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 10 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 Redd District., as shown in the annexed plan marked in RED color and bounded in:

- NORTH :: 40' Wide Road.
- SOUTH :: 4' Wide Passage.
- EAST :: 30' Wide Road.
- WEST :: Flat No.209.

For Di Properties & Investments Pvt. Ltd.

 Managing Director

Contd.12..

A circular seal with a decorative border. The text inside the seal reads: "THE SEAL OF THE REGISTRAR OF UPPAL R.R. DIST."



No. 46820 Date 13/6/2003 500
To G. S. Chowdhury
Self

37219 AP 23 II W
R. L. Chowdhury
R. L. V. M.

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

:: 12 ::

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

WITNESSES:

1. P. Reddy
(P. Reddy)

2. Seiohar
(Seiohar)

For Modi Properties & Investments Pvt. Ltd.,

Managing Director
VENDOR

For Modi Properties & Investments Pvt. Ltd.,

Managing Director

1వ పుస్తకము 708 జూలై 1933

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... (న... ఈ కాగితపు వరుస

సంఖ్య... 12

సబ్-రిజిస్ట్రారు





4082 Date: 13/6/2003 37220 AP 2311W R. NARENDER
 To: G. S. Chowdhury vs R. L. Chowdhury SVL NO. 42/95
 Self R. L. Chowdhury R. No. 1/2001-2003
 A-H-I-E-X-U-R-E-1-A R. L. Chowdhury RAM NAGAR, HYD'BAD

1) Description of the Building: Flat bearing No.210, on Second 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 : 36 Sq.yds. U/S Out of Ao.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) on the Ground Floor :
 c) on the 1st Floor :
 d) on the 2nd Floor : 900 Sft.,
 e) on the 3rd Floor :
 f) on the 4th Floor :
 g) on 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.6,21,000/-

Date: 16/06/2003

For Modi Properties & Investments Pvt. Ltd.,
 signature of the Executant
CERTIFICATE Managing Director

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

Date: 16/06/2003

For Modi Properties & Investments Pvt. Ltd.
 signature of the Executant
 Managing Director



1వ పుస్తకము.....7088/సంఖ్య 3
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....15...ఈ కాగితపు వరుస
సంఖ్య.....13


సబ్-రిజిస్ట్రారు



[The following text is extremely faint and largely illegible, appearing to be a ledger or record table with multiple columns.]

REGISTRATION PLAN SHOWING IN SURVEY NOS. 174

NO. 210, 2ND FLOOR, BLOCK NO. 4

IN MAY FLOWER PARK

MALLA PUR(V)

UPPAL

Situated at
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. GEETA CHOWDHURY
W/O. SRI. R.L. CHOWDHURY

REFERENCE :

AREA :

36

SCALE: 1"

SQ. YDS. OR 30.09

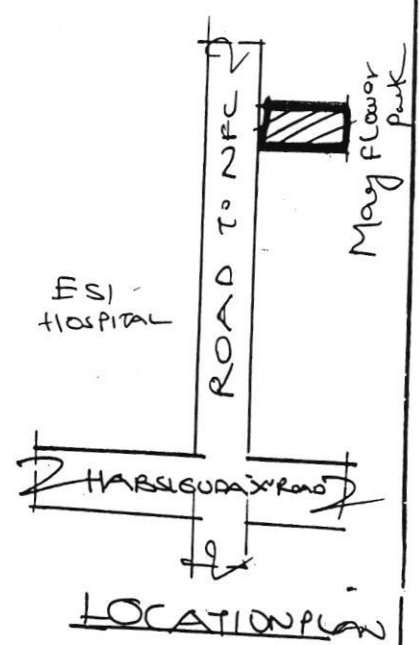
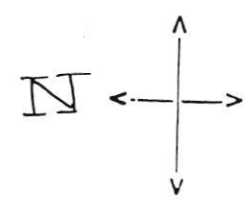
INCL: ☐

SQ. MTRS.

EXCL: ☐

W/S. OUT OF AC. 4-32 GTS
COVER BUILT-UP AREA: 900 SQ. M

OPEN TO SKY



WITNESSES :

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

1 వ పుస్తకము... 7988 సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 14...

సబ్-రెజిస్ట్రారు



REGISTRATION ACT, 1908.

I.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-
M/s. MODI PROPERTIES & INVESTMENTS

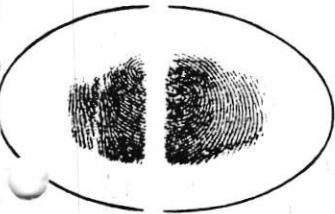
PVT. LTD., having its (O) S-4-187/2 & 4

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

M.D. MR. SHAM MODI

SPA:-

MR. GAURANG MOOY



R/o. Flat NO. 105, 'Sapphire' apt.

Cherkoti Gardens, Begumpet,

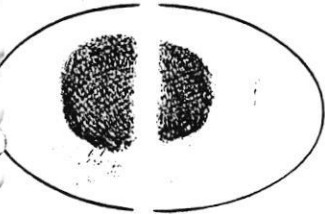
HYDERABAD.

PURCHASER:-

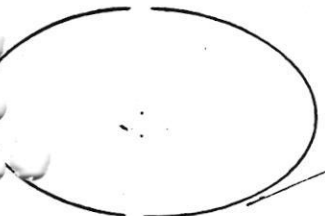
Mrs. GEETA CHOWDHURY

R/o. 1-8/2A, Saraswathi Colony,

Ring Road, Upper, HYDERABAD.



PASSPORT-SIZE
PHOTO
BLACK & WHITE



SIGNATURE OF WITNESSES:

[Signature]

[Signature]

for Modi Properties & Investments Pvt. Ltd.

[Signature]

SIGNATURE OF THE REGISTRANT'S

1 వ పుస్తకము 7048/సంగ్రహ

దస్తావేజాల మొత్తం కాగితములి

సంఖ్య... 15 ఈ కాగితపు వరుస

సంఖ్య... 15

సబ్-రిజిస్ట్రారు

