



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 12-09-2007 Serial No: 15,313

Denomination: 100

H 079586

Purchased By :

K.P. REDDY

S/O K. PADMA REDDY

SECUNDERABAD

For Whom :

MODI PROPERTIES &amp; INVESTMENTS PVT LTD

*[Signature]*  
Sub Registrar  
Ex Officio Stamp Vendor  
S.R.O. UFFAL

**SALE DEED**

This Sale Deed is made and executed on this the 18<sup>th</sup> day of September 2007 by:

M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/33 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Director Mr. Soham Modi, S/o. Mr. Satish Modi, aged about 37 years, Occupation: Business. (hereinafter called the 'VENDOR')

IN FAVOUR, OF

Mr. PAUL ROSS, son of Mr. Lionel Ross, aged about 34 years, Occupation: Sevice, residing at Flat No. 101, Block No. H. Mayflower Park, Mallapur, Uppal Mandal, Ranga Reddy District – 500 076. (hereinafter called the 'PURCHASER')

The terms 'VENDOR' and the 'PURCHASER' herein used shall wherever the context so admits and include their respective heirs, successors, legal representatives, executors, nominee, assignees etc., as the parties themselves.

For Modi Properties &amp; Investments Pvt. Ltd.

*[Signature]*  
Managing Director.

వ పుస్తకము.....11/766

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



సబ్-రిజిస్ట్రారు

400 - వ సం|| గొట్టాచెట్ల నెల్ల... 20... 192... వ.శ.శా.శి.నా.ఎ.ఎ. మాసము... తేది పగలు..... మరియు..... గంటల మధ్య ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ Gantavy Medy రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు మరియు వేలిముద్రలతో / సహ దాఖలుచేసి రుసుము రూ|| 200 / ..... చెల్లించారు.

Receipt No. 603559 Dt. 20/9/07 Vide SBH, Habsiguda Branch, Sec'bad

వాసం యజ్ఞసబ్బు ఒప్పుకొన్నది ఎడమ బ్రాహ్మణవేలు



పర్యవేక్షించినది.

1/ 1/

2/

R/o. Plot no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyd. attested through RPA for presentation of Documents vide RPA no. 09/2007 at SRO, Wppol, R.R.Dist

P. Pradeep H/o. J. Dharmay sai - Junior R/o. 1-10-263, New Banaraspally Jub'bad.

Krishna murthy S/o Ramulu occ. Business R/o. 101, 5th Sai RPH. Nagole X road Hyderabad

2007.వ.సం|| గొట్టాచెట్ల నెల్ల... వ తేది 192... వ.శ.శా.శి.నా.ఎ.ఎ. మాసం... వ తేది.

సబ్-రిజిస్ట్రారు

Whereas the PURCHASER has purchased flat no. 101, on first floor in Block No. 'H' having super-built-up area of 725 sq.ft., long with undivided share of land admeasuring about 29 sq.yds., and reserved scooter parking space admeasuring about 15 sq.ft. from the VENDOR in the housing project known as Mayflower Park situated at Survey No. 174, Block No. 4, Mallapur Village, Uppal Mandal, Ranga Reddy District vide Sale Deed bearing document no. 5930/2001 dated 10<sup>th</sup> July 2001 registered at the office of Sub Registrar Uppal.

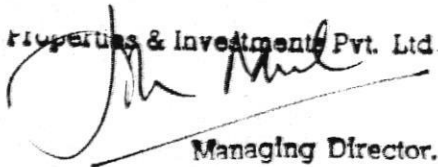
Whereas the VENDOR is the absolute owner of car parking no. 36 in the stilt floor of block no. 'D' admeasuring about 100 sq.ft., in the project known as Mayflower Park situated at Survey No. 174, Block No. 4, Mallapur Village, Uppal Mandal, Ranga Reddy District, herein after referred to as the 'Scheduled Property'.

At the request of the PURCHASER, the VENDOR has agreed to sell the said car parking for a consideration of Rs. 40,000/- (Rupees Fourty Thousand Only) on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs. 40,000/- ( Rupees Fourty 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 Property which is more particularly described at the foot of this document.
- 2) Henceforth the VENDOR shall not have any right, title or interest in the Schedule Property 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 Schedule Property to the PURCHASER and the PURCHASER doth hereby confirms and acknowledges the same.
- 4) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 5) The market value of the property is Rs. 40,000/-.
- 6) Stamp duty and Registration amount of Rs. 2995/- paid by way of Challan No. 603559 dated 20-09-07, drawn of SBH, Habsiguda Branch, Hyderabad.

For Mool Properties & Investments Pvt. Ltd.

  
Managing Director.

1 వ పుస్తకము... 11176 నంబరు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు విలువ  
సంఖ్య... 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 1 of 1907  
No. 11176 of 2007 Date 20/9/16

I hereby certify that the proper deficit  
stamp duty of Rs. 2700/- Rupees

thousand seven hundred only

has been levied in respect of this instrument  
from Sri. ~~K. K. Reddy~~ Garlang Moddy

on the basis of the agreed Market Value  
consideration of Rs. 40000/- being  
higher than the consideration agreed Market  
Value.

NOTE: D.S.D. Rs. 800/- & D.R.F. Rs. Total

Rs. 800/- has been collected as  
agreed M.V of Rs. 40000/- 26/9/16

S.R.O. Uppal

Dated 20/9/16

Sub Registrar  
and Collector U/S. 41&4  
INDIAN STAMP ACT

SUB-REGISTRAR

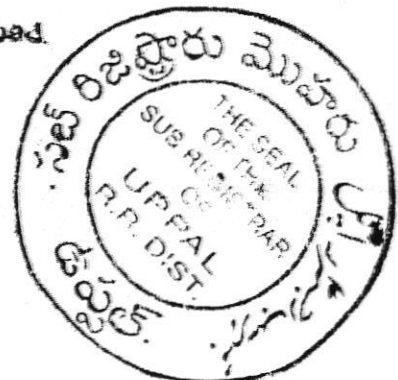
Registration Endorsement

An amount of Rs. 2700/- towards Stamp Duty  
including Transfer duty and Rs. 200/-

towards Registration Fee was paid by the party,  
through Challan Receipt Number 603537

Dated 20/9/16 at S.G.H. Habsiguda Branch, Secbad.

G.B.H. Habsiguda  
A/c No. 01000056700  
of S.R.O. Uppal



### SCHEDULE OF PROPERTY

All that the portion forming car parking space no.36, admeasuring about 100 sft, of area on the stilt floor of block no. 'D', in the residential apartment complex called as as Mayflower Park situated at Survey No. 174, Residential Localities, Block No. 4, Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded as under:

|       |                                       |
|-------|---------------------------------------|
| North | Open Passage & Swimming Pool          |
| South | Parking No. D-35                      |
| East  | Scooter Parking of flat no. 411 & 412 |
| West  | Road                                  |

In WITNESS WHEREOF this Sale Deed is made and executed on the date mentioned above by the parties hereto in the presence of the witnesses mentioned below:

WITNESSES:

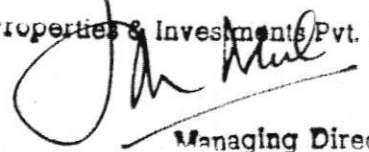
1.



2.



For Modi Properties & Investments Pvt. Ltd.



Managing Director.

VENDOR



PURCHASER

1 వ పుస్తకము 1117667

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 6.....ఈ కాగితపు వయస్

సంఖ్య 3.....

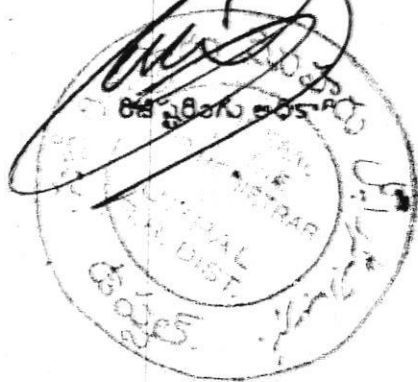
సచి-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు. 1117667

వెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం

గుర్తింపు వెంబరు 1117667-1-200 గెవ్వడమైన

200 సం॥ 20



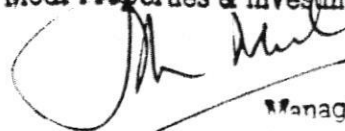


## ANNEXTURE-1-A

1. Description of the Property : car parking space no. 36, on the stilt floor of block no. 'D', in the residential apartment complex called as Mayflower Park situated at Survey No. 174, Residential Localities, Block No. 4, Mallapur Village, Uppal Mandal, Ranga Reddy Distric
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 06 years
3. Total Extent of Site :
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 100 sft. Parking space for Car Parking Space
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV :  
of the Building : Rs.40,000/-

Date: 18.09.2007

For Modi Properties & Investments Pvt. Ltd.



Managing Director.

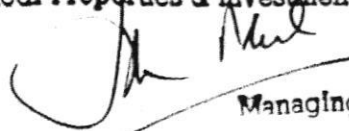
Signature of the Executants

## 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.

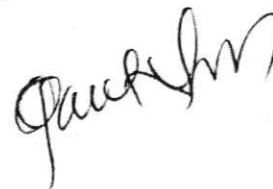
Date: 18.09.2007

For Modi Properties & Investments Pvt. Ltd.



Managing Director.

Signature of the Executants



1 వ పుస్తకము. 11176/67

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 6.....ఈ కాగితపు వయస

సంఖ్య. 4.....

సబ్-రిజిస్ట్రార్.





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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|

## VENDOR:

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.,  
HAVING ITS REGISTERED OFFICE AT  
5-4-187/3&4, II FLOOR  
SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 500 003  
REP. BY ITS MANAGING DIRECTOR  
SRI SOHAM MODI  
SON OF SATISH MODI

## GPA FOR PRESENTING DOCUMENTS:

MR. GAURANG MODY  
S/O. JAYANTHILAL MODY  
R/O. FLAT NO. 105  
SAPPHIRE APARTMENTS  
CHIKOTI GARDENS BEGUMPET  
HYDERABAD.

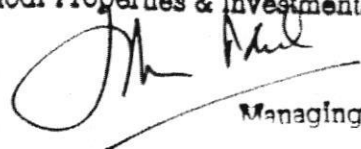
## BUYER:

MR. PAUL ROSS  
S/O. MR. LIONEL ROSS  
R/O. FLAT NO. 101, BLOCK NO. H  
MAYFLOWER PARK  
MALLAPUR  
UPPAL MANDAL  
RANGA REDDY DISTRICT - 500 076.

## SIGNATURE OF WITNESSES:

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director.

SIGNATURE OF EXECUTANTS



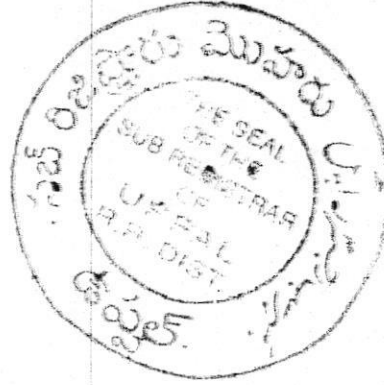
1 వ పుస్తకము 1117467

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 6..... ఈ కాగితపు వరుస

సంఖ్య 5.....

సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER

ABMPM6725H



NAME

SOHAM SATISH MOOI

NAME OF THE FIRM

SATISH MANILAL MOOI

DATE OF BIRTH

18-10-1969

SIGNATURE

*[Signature]*

DATE OF SIGNATURE

18-10-2005

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE  
DLEAP01055242005

PAUL ROSS  
LOHEL ROSS  
FLAT NO. 2  
TELECOM STAFF QRS  
TARNAKUR  
SECUNDERABAD

*[Signature]*  
09/02/2005

Issuing Authority  
ATA-SECUNDERABAD

*[Handwritten signature]*

For Mool Properties & Investments Pvt. Ltd.

*[Handwritten signature]*

Managing Director.

1 వ పుస్తకము 111746

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 6 ఈ కాగితపు వరుస

సంఖ్య 6

సబ్-రిజిస్ట్రార్

