

6016/2000



Date : 18-07-2000 Serial No : 1,839 Denomination : 10,000

01AA 995149

Purchased By :
LOKESH. B,

For Whom :
SELF&OTHERS

S/O K.V. BHARATAN
R/O SEC BAD

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

SALE DEED

This Sale Deed is made and executed on this 19th day of JULY 2000 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 30 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. LOKESH B., SON OF SRI. K.V.BHARATAN, aged 27 years, residing at 34-4, Raghavendra nagar, Sainikpuri Post, Secunderabad - 500 094.
2. Mrs. JAYSHREE L., WIFE OF Mr. B.LOKESH, aged about 24 years, residing at 34-4, Raghavendra Nagar, Sainikpuri Post, Secunderabad - 500 094.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం 6016/2000 సంపు
 దస్తావేజుల మొత్తం గిరిముఖసంఖ్య
 15 గా నిశ్చయించి వరస
 పంపిస్తున్నాము.
 సబ్-రెజిస్ట్రారు

2000 వ సం. జులై నెం. 19
 తేది 11-12-00 మధ్య
 దస్తావేజుల మొత్తం గిరిముఖసంఖ్య
 15 గా నిశ్చయించి వరస
 పంపిస్తున్నాము.
 మా. 1436 = 00 చిట్టచివరిది.

వాసి యిచ్చినటు ఓప్పకొన్నది
 ఏదమ బొటన వ్రేలు



Jhan Moh

*Jhan Moh - S/o Sahel Moh, R/o 12/108 240
 Lane no 24 J. City*



ఏకావంశినిది

Y.S.R. Murthy
 Y. S.R. Murthy

Y.S.R. Murthy S/o Y. Chandra Sekhara oop
 1st floor R/o 5-4-15/384 Main Road
 R.R. Dist.

*B. Ramulu S/o Rama Swamy oee
 Business R/o Nagalega R.R. Dist.*

2000 వ సం. జులై నెం. 19 వ తేది
 1927.1. 28 నెం. 28 వ తేది

S. S. S. S. S.
 సబ్-రెజిస్ట్రారు
 ఉప్పల్,



Date : 18-07-2000 Ser No : 1,840 Denom Rs. 10,000 O.F.AA 995150

Purchased By :

LOKESH. B,

For Whom :

SELF&OTHERS

S/O K.V. BHARATAN
R/O SEC BAD

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

Contd.3..

For Modi Properties & Investments Pvt. Ltd.
Shan Modi
Managing Director



1వ పుస్తకం 6016/2000 సంపు
దస్తా చేబాబు వెంకటేశ్వర గిరిమూలనంబుగ
15 రూ 90 గిరిమూల వరన
సంఖ్య 2
సబ్ రిజిస్ట్రారు

Endorsement under section 42 of Act II of 189

No. 6016..... of 2000 Date 19/7/2000.

I hereby certify that the proper/deficit
stamp duty of Rs. 225/- (Rupees Two
Hundred and twenty five only
has been laid in respect of this instrument

from Sri. Subham Modi.....

on the basis of the agreed Market

Value/consideration of Rs. 2,32,500/- being
higher than the consideration/agreed Market
Value.

S.R. G. Upad,

Dated: 19/7/2000

Sub-Registrar,
and Collector U/S. 41 & 42 of
INDIAN STAMP ACT.



500Rs.



S. No. 34488 Date 1.7.2000 P. 30473

S. No. 34488 Date 1.7.2000 P. 30473

For Whom Self holder

R. No. 22/97-S-2000

R. No. 22/97-S-2000

:: 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.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R. Dist., Book No.1, Scan.

For Modl Properties Investments Pvt. Ltd.

Contd. 4..

Managing Director



1వ పుస్తకం 6016/2000 సంఖ్య
దస్తావేజుల మేరకంగా గిరిమూల సంఖ్య
15 గల కారితముల వరకు
సంఖ్య 3
సహ-రిశీస్త్రాదు

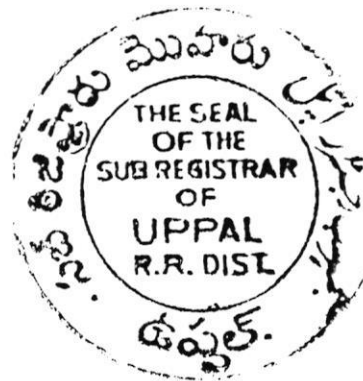
1 వ పుస్తకము 2000 సం: (కా. క. 1922)

సంఖ్య 6016 నంబరుగా రిజిష్టరు చెయబడి

హైదరాబాద్ నమూనా గుంపు నంబరుగా 14492-1-1507

2000 చట్టము ప్రకారము.

2000 సం: జూలై నం: 19 తేది రిజిస్ట్రారింగు ఆఫీసరు



500Rs.



S. No. 34487, dated 17.7.2000

Sold to K. S. L. & Co. Pvt. Ltd. 30474

For Public Sale & other

K. S. L. & Co.

R. V. H.
R. V. L. No. 10/10
No. 22/2000
(Hyderabad, T.S.)

:: 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.,

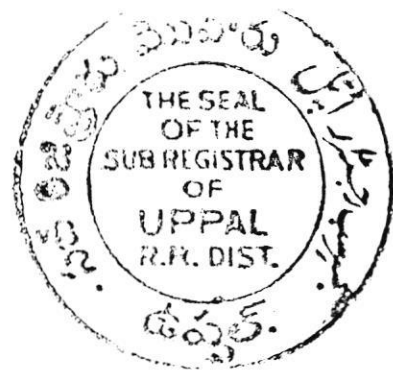
D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

For Mod. Reg. & Investments Pvt. Ltd.
John Mod.
Managing Director



1వ పుస్తకం 6016/2000 సంఖ్య
దస్తావేజుల నిర్వహణ సంఖ్య
15
నంబర్ 4
హక్కుదారు - శ్రీ శ్రీ



500 Rs.



6. 11.34490... $\approx 16\%2$ $\approx 30415^{120/}$

30410
Sd/- L. Kesh B. Sd/- V. Bhargava.

Sept 10. 1881. Sch. 10th

2. (a) 5000

R. NARENDRA
S.V.L. No. 42/98
B. No. 22/97-98-200
Bonnagar, Hyd

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 10

E. The Purchaser is desirous of purchasing a Semi-finished apartment bearing No.103, on the First Floor, in Block No.H in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 775 Sft., together with undivided share in the Schedule Land to the extent of 31 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,32,500/- (Rupees Two Lakhs Thirty Two Thousand Five Hundred 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:

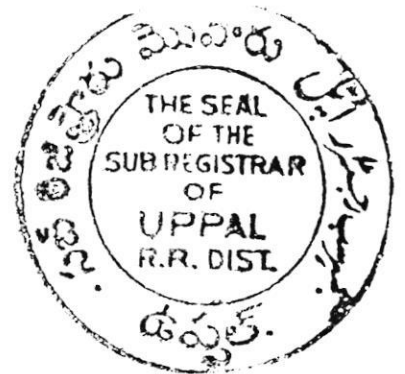
1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,32,500/- (Rupees Two Lakhs Thirty Two Thousand Five Hundred only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

Contd.6..

For the Board of Investment Pvt. Ltd.
J. H. M. D.
Managing Director



ప్రస్తుతం 60/6/2000 సంవత్సరం
దస్తావేజుల గుర్తింపు గిరిమాలసంఖ్య
..... 15 పరచన
పాపం 5
సబ్ రిజిస్ట్రార్





E. No. 34491 dated 17.7.2000

38476
S. V. L. No. 42/95

S. V. L. No. 22/97-98-2000
Rampagat, Hyd.

R. NARENDER
S.V.L. No. 42/95
R. No. 22/97-98-2000
Rampagat, Hyd.

:: 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 Promotions & Investments Pvt. Ltd.

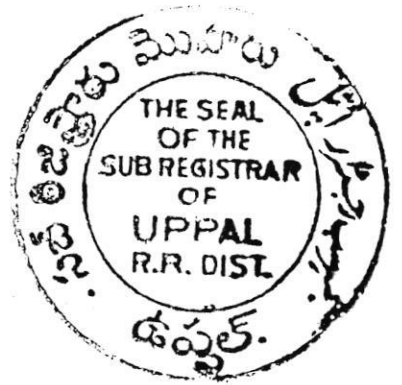
John Modi
Managing Director

Contd. 7...



ప్రస్తుతం 60/6/2000 సంవత్సరం
దస్తావేజులను గురించి గమనించుటకు
..... 15 వరకు
సంఖ్య 6

స. రెజిస్ట్రార్





U.N. 34492-17.7.2000 30417

Shri. Lokesh B. Shrivastava

Cell No. 11/11

Ke. Sec. 11/11

R/N

R. NARENDEK

S.V.L. No. 42/95

R. No. 22/97-98-200

Bonnagar, Hyd.

:: 7 ::

iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments 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 society, association or company who shall be the adminitrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the formaing of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

Contd. 3..

For Month Investment Investments Pvt. Ltd.

Shri. M. S. S.

M. S. S.



వాప్తక - 6016/2000 సంవత్సరం
దస్తా వేదిక మొత్తం గిరిముఖ సంఖ్య
15 గిరిముఖ వరస -
సంఖ్య 7
సబ్-రిజిస్ట్రార్



500Rs.



34493 : 17.7.2000 : 1281
30478
K. V. Nagarajan
23/11/2000
Self & Co.

R. Narayana

R. NARENDRA
S.V.L. No. 42/98
R. No. 22/97-98-2000
Rampagat, Hydr.

:: 8 ::

v) 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 society/association/company that may be formed by the owners 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.

vi) 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.

Contd.9..

For M&I Properties & Investments Pvt. Ltd.
John M. D.
Managing Director



ప్రొ.ప్ర.క. 6016/2000.. సంఖ్య
డన్ల వేలం ద్వారా గిరిముంసంఖ్య
15 గి. గిరిముంస వరన
సంఖ్య 8
నడ శ్రీనివాసు





34496 12.2.2000 10/30473

Shobesh B. Sin B.V. Bhargava

A.P. 23 II J

Sell & other

R/- 5000

R. NARAYAN

S.V.L. No. 22/75

G. No. 22/87-88-89

Compacted. 11/1

:: 9 ::

vii) 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.

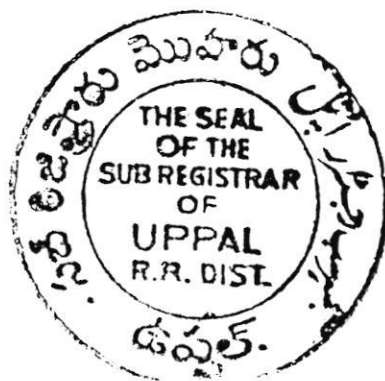
viii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartment.

For Mudi Investments Pvt. Ltd.
John Mudi
Managing Director

Contd. 10..



1వ పుస్తకం 6016/2000 సంఖ్య
దస్తావేజుల సేవకుండా గిరిముల సంఖ్య
..... 15 ఈ గిరిముల వరకు
సంఖ్య 9
నడిచివేస్తాడు



500Rs.



U. 34494 17.7.2000 30480
 Kesh B. S. K. U. Bharam
 sell & other AP. 23 11 J No. 100 600

R. V. H.
 R. H. H. H. H.
 S. V. L. No. 12/75
 R. No. 22/87-98-2000
 Bangalore, 11/7

:: 10 ::

ix) 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.

x) 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.

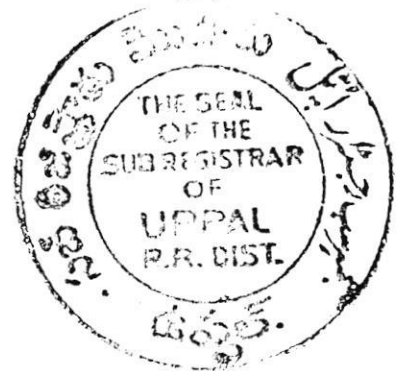
xi) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

Contd.11..

For M. S. Investments Pvt. Ltd.
 Jha M. S.
 Managing Director



ప్రస్తుతం 6016/2000 సంఖ్య
దస్తావేజును గురించి గ్రామీణుల సంఖ్య
..... 15 గ్రామీణుల సంఖ్య వరకు
సంఖ్య 10
నందమూరి శ్రీనివాసరావు





34495. 17.7.2005 30481

La. 10th B. St. K. V. Bhargava

Self & other

R. 10th B. St. K. V. Bhargava

R. 10th B. St. K. V. Bhargava
R. 10th B. St. K. V. Bhargava
R. 10th B. St. K. V. Bhargava

:: 11 ::

xii) 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.

xiii) 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.

Contd.12..

For and on behalf of the Vendor,

 [Signature]



1వ పుస్తకం 6016/2000 సంఖ్య
దస్తావేజుల పేరుతో గిరిముల సంఖ్య
15 గిరిముల వరకు
పంఖ్య 11
నల్లపాటి శ్రీనివాసు



100Rs.



1. No. 304/8 ... 17.7.2000 ... 99107 AP. 23. 11.1

Sold To... Kobesh B. s/o. K. V. Bharatan

For ... Sd/- Y. O. Arav

R (or) ...

Rup
D. M. ...
S. V. L. ...
D. No. 22/97-26-2004
For ...

:: 12 ::

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

6. The Market value of the property is Rs.2,32,500/-.

SCHEDULE OF PROPERTY HEREBY SOLD

A Semi-finished Apartment No.103, on First Floor in Block No.H, having super-built-up area of 775 Sft., with undivided share of land to the extent of 31 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Narasimha Nagar Colony, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Flat No.102.

SOUTH :: Landscaped gardens.

EAST :: Block 'G' of Type III (to be constructed)

WEST :: Flat No.104.

For Modi Properties & Investments Pvt. Ltd.

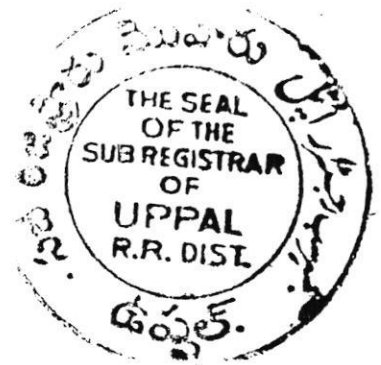
Contd. 13..

J. Han Mod

Managing Director



1వ పుస్తకం 6016/2000 సంఖ్య
దస్తావేజుల మొత్తం కొగితముల సంఖ్య
15 కొగితముల వరకు
సంఖ్య 12
సబ్-రిజిస్ట్రారు



100Rs.



C. No. 34497 dated 17.7.2000 100/-
Sold to... 99168 AT. 22.11.17
Self & others R.C. Sec. 20

RUP
R. NARENDRA
S.V.L. No. 42/95
R. No. 22/97-98-20
Bamagel, Hyd.

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 17th day of JULY 2000 in the
presence of the following witnesses:

WITNESSES:

1. Y.S.R. Murthy
Y.S.R. Murthy

2. R. Narender
R. Narender

For Modi Properties & Investments Pvt. Ltd.

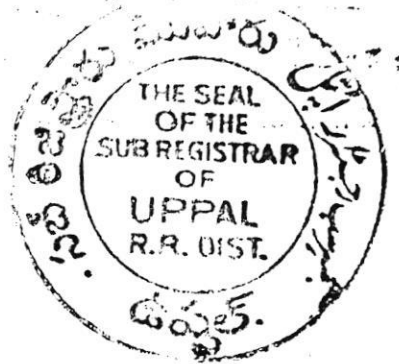
VENDOR

Drafted by

R. Narender
(R. NANDISHWAR)
D.W.L. No. 587,
R. No. 1/2000, R. R. Hyd.



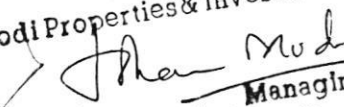
ప్రస్తుతం 6016/2000 సంవత్సరం
దస్తావేజుల మొత్తం కొరతముల సంఖ్య
15 ఈ కాగితముల వరకు
పంపింప 13
నడ - రిజిస్ట్రారు



A N N E X U R E - 1 - A

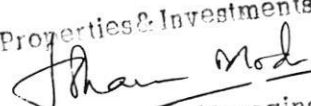
- 1) Description of the Building: Semi-finished Apartment No.103, on First Floor, in Block No.H, of MAYFLOWER PARK. Situated at Block No.4, Narasimha Nagar Colony, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R.Dist.
- (a) Nature of the roof : R.C.C.
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 Years
- 3) Total extent of site : 31 Sq.yds.
- 4) Built up area particulars (with break up floor-wise) :
a) Cellar, Parking area :
b) In the Ground Floor :
c) In the 1st Floor : 775 Sft., of Super Built-up area
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
- 5) Annual Rental Value : Rs. 4000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 2,32,500/-

Date: 19/7/2000

For Modi Properties & Investments Pvt. Ltd.

Managing Director
signature of the Executant

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.

Managing Director
Signature of the Executant

Date: 19/7/2000

1వ పుస్తకం 6016/2000 సంవత్సరం
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితముల వరకు
 పరిశీలించినది 14
 న.క.సి.సి.స్టాంపు



SEMI-FINISHED FLAT NO 103. 1ST FLOOR
REGISTRATION PLAN SHOWING BLOCK 'H' IN MAYFLOWER 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

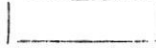
VENDEE: ① MR. LOKESH B. S/o K.V. BHARATAN

② MRS. JAYSHREE W/o MR. B. LOKESH.

REFERENCE:

SCALE: 1" =

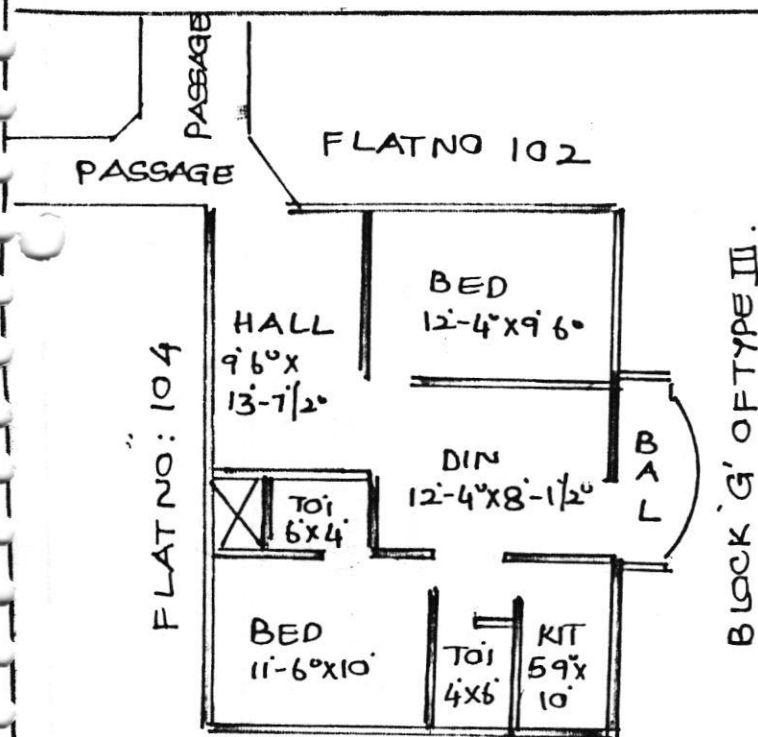
INCL: 

EXCL: 

AREA: 31

SQ. YDS. OR 25.91

SQ. MTRS.

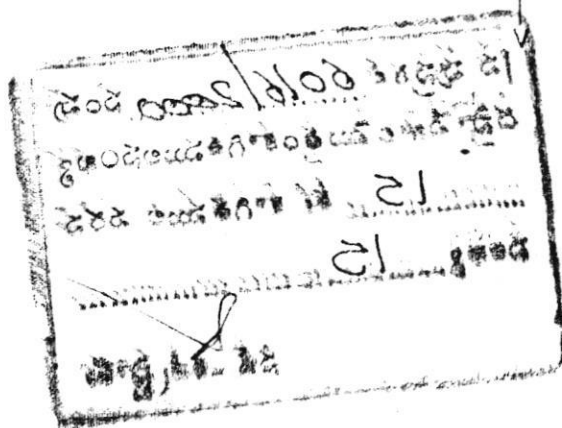


PLINTH AREA: 775 SQFT

SCOOTER PARKING

SPACE: 15 SQFT.

N



LAND SCAPED GARDENS.

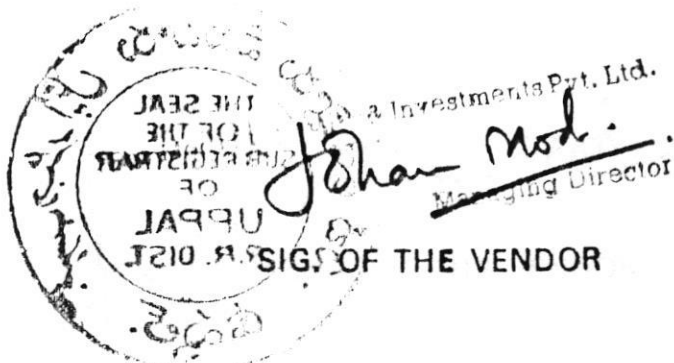
WITNESSES:

1.

G.S.R. Murthy (Y.S.R. Murthy)

2.

R. Murthy



THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.