



Date : 03-07-2001 Serial No : 4,646 Denomination : 20,000

01CC 974471

Purchased By :

For Whom :

BANDANA GUPTA

SELF

W/O AMIT GUPTA

R/O HYD

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

SALE DEED

(4) This Sale Deed is made and executed on this 4th day of July 2001 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 31 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. BANDANA GUPTA, WIFE OF SRI. AMIT GUPTA, aged about 24 years, Residing at Flat No.1-8-702/33/21, Padma Colony, Nallakunta, Hyderabad - 500 044.

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 వుత్తరం 5720/1007 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు ధర
 రూ. 1546=00 చెల్లించినది

2001 వ సం|| మార్చి నెల 4
 తేది చగలు 12-1 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో
 దాఖలు చేసి రుసుము
 రూ. 1546=00 చెల్లించినది



వాసి తచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాటన వ్రేలు



వీరూపిందినది

T. Ravinder put service 5-4-1891 my hand checked by

Chandrasekhar to general put service 5-4-1891 my hand checked (put service)

2001 వ సం|| మార్చి నెల 4 వ తేది
 1923 గా. శా. 1891 నెల 13 వ తేది

ఉప్పల్



14616 Date 2/7/2001 Rs. 500/- 71973
 Sold To... Bandana Gupta w/o Amit Gupta
 For Whom... sell R/o. Gyd

G. NARSAIAH
 S.V.L. No 6/90
 R. NO. 4 99. 2001
 Nacharam, R.R., 1000

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
 [Signature] Managing Director



1 వ పేజీ నంబరు 5720/2007 సంపుటి
దస్తావేజు తయారు కాగితముల సంఖ్య
15 ఈ కాగితపు వరకు
సంఖ్య 2
సబ్ రిజిస్ట్రారు

MAHARAJA
OFFICE
HYD.

24/6/01

Endorsement under section 42 of Act II of 1899

No. 5720 of 2007 Date 4/7/2007

I hereby certify that the proper deficit
stamp duty of Rs. 950/- (Rupees Nine
hundred and fifty only)

WHEREAS

has been laid in respect of this instrument
from Sri. Soham Mohan
on the basis of the agreed Market Value
consideration of Rs. 2,55,000/-
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated: 4/7/2007

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





No. 11161.7... Date 21/1/2001 Rs. 500/-

Sold to Banjane Aupta w/o Anurup Aupta

Self

R/o Gyd

:: 3 ::

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4 99-2001
Nacharam, R.R. Dist.

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 Modi Properties & Investments Pvt. Ltd

John Modi

Managing Director

Contd. 4..



2 JUL 2001

1 వ పుస్తకం 5720/2001 సంపు
 వస్తావేజాల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు పరిమాణం
 సంఖ్య 3

సబ్ రిజిస్ట్రారు

1 వ పుస్తకము 250 / సం|| కా. శ. 1923 పు
 5720 నెంబరుగా రిజిస్టరు చేయబడి స్టా. నెంగ
 నిమిత్తం గ. రిజిస్ట్రే. నెంబరుగా 5622-1-1507

1001 ఇప్పడవెనది
 12001 వ 2001 నెం 4 చేది

రిజిస్ట్రారు



Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 2582, Page No. 31 to 48

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 2582, Page No. 23 to 30

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 1001-1002

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 1001-1002

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 2582, Page No. 31 to 48

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 2582, Page No. 23 to 30

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 1001-1002

Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, Vol. 1
 No. 1001-1002



S. No...11.61.8...Date...21/7/2001...Rs...500

71975

Sold To...Ranjana Gupta...Amit Gupta

For Whom...Self

R. No. 642

G. Narasiah
 G. NARSAIAH
 S.V.L. No. 6/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 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..

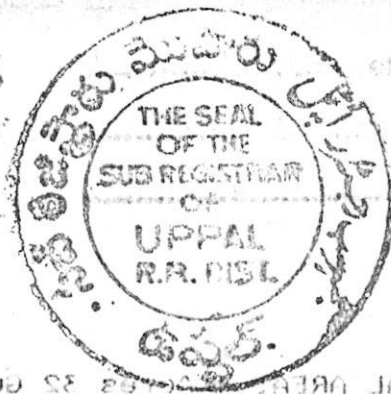
For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director



2 JUL 2001

పపుస్తకం 5720/2001 సంఖ్య
 దస్తావేజుల వెం.క్రం కాగితముల సంఖ్య
 15 ఈ కాగితపు పరము
 సంఖ్య 4
 నవ్ రిజిస్ట్రారు



TOTAL AREA 32 Guntas

B. Originally, the schedule land belonged to a partnership firm M/s. Kisan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No. 1884 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. & Company.

C. The Vendor on the schedule land has constructed at his own cost blocks of residential apartments as a group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having eight 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. 1242/P4/HUDA/92, dated 01-03-1992 and building permit No. BA/236/92-2000 dated 22-02-1992 from Uppal Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

contd.2

For Technical Approval, Hyderabad

For Revenue Department



No. 14619 Date 2/7/2001 Rs. 500 7/19/76

Sold To Bandane Gupta to Aunt Gupta

For Whom Self

:: 5 ::

R. Co. City

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

E. The Purchaser is desirous of purchasing all that Flat bearing No.306, on the Third Floor, in Block No.H in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 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.2,55,000/- (Rupees Two Lakhs Fifty Five 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.2,55,000/- (Rupees Two Lakhs Fifty Five 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.

Contd.6..

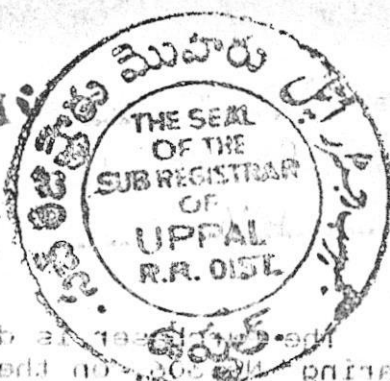
For Modi Properties & Investments Pvt. Ltd

Sh. Modi
Managing Director



1వ పుస్తకం... 5720/2007 సంపు
దస్తావేజాల వెంట్రం కారితముల సంపు
15 ఈ కారితపు సంపు
సంఖ్య 5

సబ్-రిజిస్ట్రారు



E. The Vendor is desirous of purchasing all that Flat bearing No. 10, on the Third Floor, in Block No. H in MAYFLOWER PARK constituted by the Vendor having a super built-up area of 450 sq. ft., together with undivided share in the land to the extent of 18 sq. yds and a reserved scooter parking space admeasuring about 12 sq. ft. in apartment Block No. H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Five 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. 2,50,000/- (Rupees Two Lakhs Fifty Five 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.

Contd...



No. 11162D... Date 2/7/2001... RS. 800/- 71977
 Sold To... Bandana... Gupta... by Amit Gupta
 For Whom... self

G. NARSAIAH
 S.V.L. No. 3/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 6 ::

Rco. 642

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.

Contd.7..

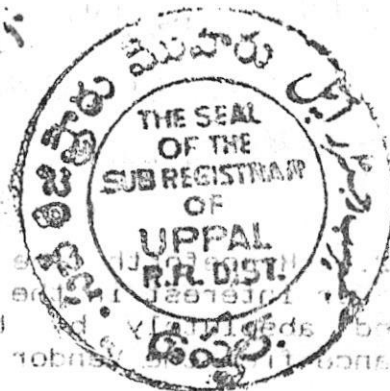
For Modi Properties & Investments Pvt. Ltd.

Manoj Modi
 Managing Director



1. పుస్తకం 5720/007 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు పరస
 సంఖ్య 6

సబ్ రిజిస్ట్రారు



1. The Vendor shall not have any right, title or interest in the scheduled premises which shall be enjoyed specially by the purchaser without any jot or hindrance from the Vendor or anyone claiming through them.

2. The Vendor has delivered vacant possession of the scheduled premises to the purchaser and the purchaser both hereby confirm and acknowledge the same.

3. 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 scheduled premises and is fully satisfied and the purchaser shall not hereafter raise any objection on this account.

Copy.



Q. No. 14681... Date 2/7/2007 Rs. 500 71978

Sold To Ransane Gupta who Aunt Gupta

Self

Rs. 640

G. Narasiah
G. NARSAIAH
S.V.L. No. 8/90
R. NO 4 99 2001
Nacharam, R.R. Dist

:: 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 administrators, 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 forming 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.

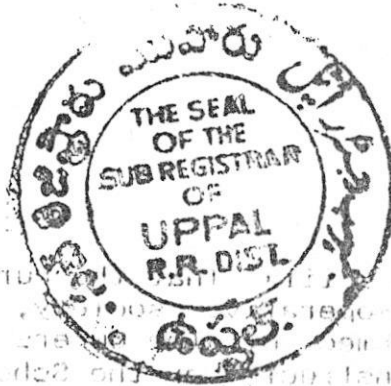
Contd.8..

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director



ప పుస్తకం 5720/200 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు పర
 సంఖ్య 7
 సబ్ రిజిస్ట్రారు



...shall become a member of the association of common first may be ... of the partnership in manner ... the ... and a member of the ... by the rules and by law framed by the ... of company who shall be the ... and supervisors of common services (like ... , road, recreational ... , drainage, water supply, electricity and ...) and ... of common enjoyment and ... of common ... may be decided to the ... of company every month for the ... of the common services. If the ... for his apartment, the ... shall be decided to the ... of any services for the ...

... the ... of the ... shall be decided to the ... of any services for the ...



71979

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

:: 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, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

Contd.9..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



14623... 2/2/2007... 71980

Bandana Gupta & Amit Gupta

Self

26/04/07

:: 9 ::

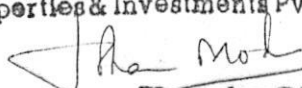
G. NARSAIAH
S.V.L. No 6/90
R. NO. 4 99 200
Nacharam, K.R. Dist

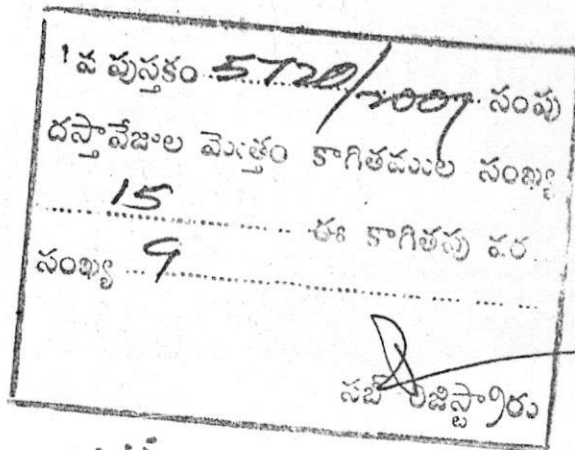
vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it 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, within 7 days of receiving a notice to do so.

Contd.10..

For Modi Properties & Investments Pvt. Ltd


Managing Director



and structural without any hindrance or objection of any kind whatsoever. The Parties hereto shall be deemed to have agreed that the right to construct other buildings, including but not limited to, multi-unit residential buildings, shall not make any objection or claim to the proposed construction. It is hereby specifically agreed that the proposed roads, passages, tolls, drainage, water supply, sewerage, electric cables, open air space, overhanging, and other former room shall be used commonly and jointly by the common, occupants and tenants of the premises in Wyllow Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Parties shall be enjoyed jointly in common by the common owners of the buildings of the said building and structural without any hindrance or objection of any kind whatsoever.

Notice to do so.

Government by the Bidder, within a time of a written A
electricity connection or installation of a third party, or
any other authority for the provision of water, sewer, gas,
electricity, heat, water works department, and gas board or
any other costs, charges or payments, made by the
bidder their proportionate share of all loans, deposits or
with that the Purchaser shall be liable to pay



4624... 2/7/2001... 500
 Bandana Gupta... 71981... Aunt Gupta
 felt

G. NARSAIAN
 S.V.L. No. 6/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 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.

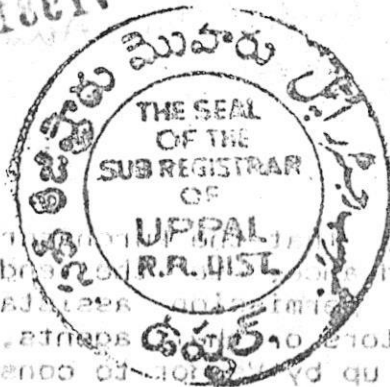
Contd.11..

For Modi Properties & Investments Pvt. L.

Mani Modi
 Managing Director



సంపుట నంబరు 5720/1007
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 15
ఈ కాగితపు వరస సంఖ్య 10
సబ్ రిజిస్ట్రారు



or him and shall not cause any obstruction or hindrance to him or his nominees, agents, nominees etc., or body that may be set up by him or his nominees, agents, etc., that may be necessary.

(x) That the fence 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.



No. 14625 Date 2/7/2001 Reg. No. 71982

To Bandana Gupta To Amit Gupta

Self

Rd. 11

G. NARSAIAH
S.V.L. No. 5/00
R. NO. 4/99-2001
Nacharam, R.R. Dm

:: 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.

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.2,55,000/-.

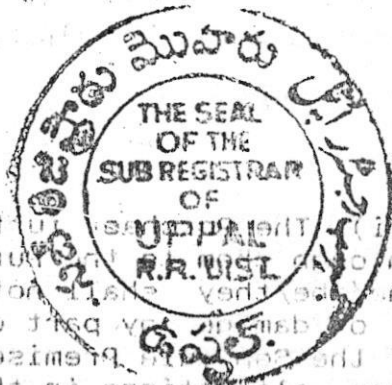
For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

Contd.12..



సంపుట నంబర్ 5720/2001
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య 15
ఈ కాగితపు వరస సంఖ్య 11
సబ్ రిజిస్ట్రార్



(iii) The purchaser shall keep and maintain the schedule premises in a decent and civilized manner and shall do his/her part in maintaining the living standards of the apartments, occupants at a high level, to this end, 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 occupants of the other apartment etc., (d) store extraneously heavy material therein (e) do such things or acts which may render void, or voidable any lease or agreement on the building or part thereof (f) use the premises as an office or for any other commercial purpose.

(iv) 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. 2,52,000/-



S. No. 14686.....Date...21/7/2001...Rs...⁵⁰⁰ 71983

Sold To.....Bandana Gupta...S/o...Amit Gupta

For Whom.....Self

G. NARSAIAH

S.V.L. No. 3/90

R. NO. 4/99-2001

Madharam, R.R. Dist

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.306, on Third Floor in Block No.H, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 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, 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 :: Flat No.307.

SOUTH :: Landscape Gardens.

EAST :: 4' Wide Passage & Flat No.305.

WEST :: Landscape Gardens.

Contd.13..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director



2nd April 2001

1 వ పుస్తకం 5720/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు వరస
 సంఖ్య 12

సహిజిస్ట్రారు



PROPERTY HEREBY SOLD

ALL the land comprising No. 305, on third floor in Block No. 14, Apartment No. 14, with an area of 450 sq. ft. and undivided land to the extent of 18 sq. yds., and reserved parking space admeasuring about 15 sq. ft. as a parking space situated at Survey No. 174, Block No. 4, Residential Localities, Malabar Villages, Uppal, Revenue Mandal, Kapsa Municipality, Kapsa Reddy District, as shown in the annexed plan marked in RED colour and bound in:

NORTH :: Plot No. 305.
 SOUTH :: Landscaped Gardens.
 EAST :: 4' Wide Passage & Plot No. 305.
 WEST :: Landscaped Gardens.

Copy 17.



No. 11627... Date 2/7/2001... Rs. 500... 71954

Sold To Bandaru Gupta to Anil Gupta

For Whom Sell

Rto. 640

:: 13 ::

G. NARSAIAH
S.V.L No 8/90
R. NO. 4 99 2001
Nacharam, R.R. 1001

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 4th day of July 2001 in the presence of the following witnesses;

WITNESSES:

1. by (T. Ravinder)
2. On CHRISTOPHER

For Medi Properties & Investments Pvt. Ltd.

Managing Director
VENDOR

Drafted by
Anand

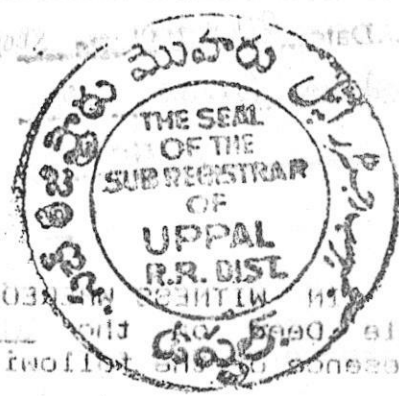
(R. NANDISHWAR)
D.W.L. No. 5/87
R.No. 56/2001, R.R. Dist.

For Medi Properties & Investments Pvt. Ltd.

Managing Director



1. పుస్తకం 5720/100 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
15 ఈ కాగితపు వరస
సంఖ్య 13
సబ్ రిజిస్ట్రారు



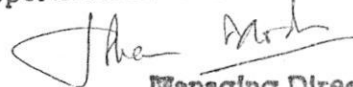
Witnesses: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 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.

VENDOR
For Med Properties Investments Ltd
Witnesses:

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.306, in Third Floor, of
in Block No.H, of MAY FLOWER PARK,
at Block No.4, Residential Localiti
Mallapur Village, Uppal Mandal, Ran
Reddy District.
- (a) Nature of the roof : R.C.C. (A+S)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., of Scooter parking.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 450 Sft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs. 2,55,000/-

For Modi Properties & Investments Pvt. Ltd.


Managing Director

signature of the Executant

Date: 4/7/2001

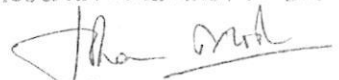
C E R T I F I C A T E

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

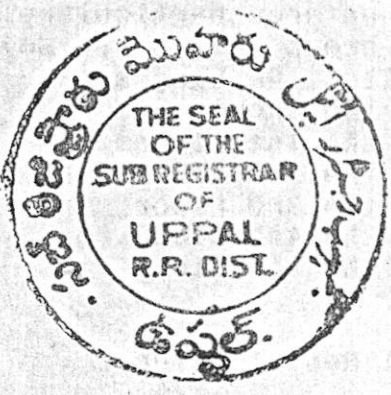
Signature of the Executant

Date: 4/7/2001

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1వ పుస్తకం 5720/2007 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
15 ఈ కాగితపు వరస
సంఖ్య 14
శాసనసభ



REGISTRATION PLAN SHOWING FLAT NO. 306, ON 3rd FLOOR
BLOCK-H, MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD, REP. BY ITS M.D:

Mr. SOHAM MODI

VENDEE: Mrs. BANDANA GUPTA

W/O. SRI. AMIT GUPTA

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

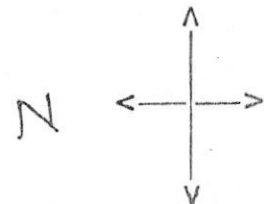
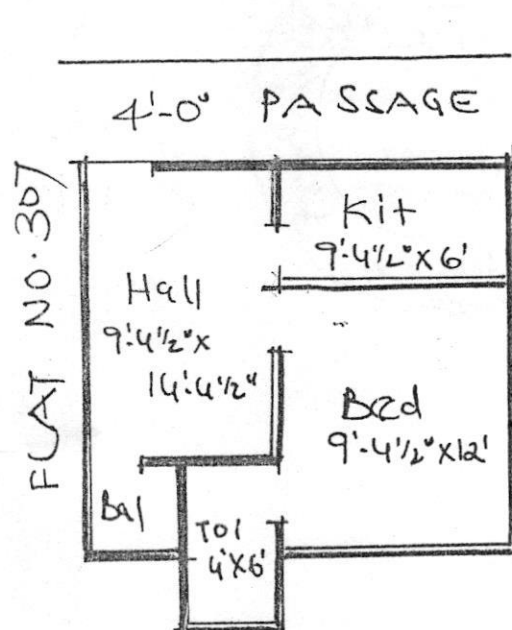
AREA :

18

SQ. YDS. OR 15.04.

SQ. MTRS.

SUPER BUILT-UP AREA: 450 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

WITNESSES:

1. *by* (T Ramnagar)
2. *by* (Christopher)

SIG. OF THE VENDOR

1. పుస్తకం 520/200 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు వరస
 సంఖ్య 15
 సబ్ రిజిస్ట్రారు

