

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

4339

నెం.

శ్రీమతి / శ్రీ

Shree Hoda

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	తీ		12/12/20
దస్తావేజు విలువ	373000		12/12/20
స్థాపు విలువ రూ..	305000		12/12/20
దస్తావేజు నెంబరు	11021		
రిజిస్ట్రేషన్ రుసుము	1865		
లోటు స్థాపు	7530		
యూజర్ చార్జీలు	95		
అధనపు షీట్లు	25		
5X.....			
మొత్తం	95151		

అక్షరాల

As per the above and the

Handwritten receipt

రూపాయలు మాత్రమే)

తేది

12/12/20

వాపసు తేది

సా. 4 గంటలకు

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

[Signature] సబ్ రిజిస్ట్రార్



G. 11402/2002

11/4/2002



Date : 12-12-2002 Serial No : 8,045 Denomination : 25,000 02DD 909304

Purchased By :
JAGDISH D.KANAIYA

For Whom :
SELF & OTHERS

S/O. LATE DHARMSHI KANJIKANIYA
R/O. HYD

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

SALE DEED

This Sale Deed is made and executed on this 13th day
of DEC 2002 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 32 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. JAGDISH.D.KANAIYA, SON OF LATE. DHARAMSHI KANJI
KANAIYA, aged 44 years, Residing at Mayflower Park,
Block-H, Flat No.503, Mallapur, Hyderabad - 500 076.

2. Mrs. CHAMPA V.JOSHI, WIFE OF SRI. VINAYAK RAI
P.JOSHI, aged about 55 years, Residing at C/o. Sri.
Pramod Chandra D.K., No.27, 7th Main, K.N.Extention,
Yeshwanthpur, Bangalore - 22.

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

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.


Managing Director



2002వ.సం॥ జనవరి...నెల/3వ తేది
1924వ.శా.శ. మౌనము మా సం॥ 2వ తేది.
పగలు./....మరియు. 2 గంటల మధ్య
సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

1వ పుస్తకము 14.2.1/సం॥ 1902
ధస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15..ఈ కాగితపు వరుస
సంఖ్య..1.....

జా.గౌరంగ్ మోద్య.....

సబ్-రిజిస్ట్రారు

రిజిస్ట్రేషన్ చట్టము, 1903 లోని సెక్షన్
32-ఎ ను అనుసరించి సమర్పించవలసిన
ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
సహా దాఖలు చేసి రుసుము రూ॥ 1.56.5/-
చెల్లించినవారు..... జా.గౌరంగ్ మోద్య

Gaurang mody 8/0 Janghthal mody
oc: 187/187. 8/0. 187/187.
Supplier apt, Chetana Gardens,
Begumpet, Hyderabad.

ప్రాసెస్ లు చూపుతూ ఉప్పు కొన్నది.
ఎడమ బ్రాటన వ్రేలు



జా.గౌరంగ్ మోద్య

through special power of Attorney
Allotted vide Power no. 9/1002 at
PRO, Appal.

నిరూపించినది.

శ్రీ జా.గౌరంగ్ మోద్య

(R. Prasanna Reddy 8/0. Pading Reddy
oc: - Service (0) 5-4-187 / 3 & 4.
M.G. Road, Sec' sad.

శ్రీ సాయి కుమార్

(Sai Kumar 8/0. Yadaagiri. oc. Service.
(0) 5-4-187 / 3, 4. M.G. Road,
Sec' sad.

2002వ.సం॥ జనవరి...నెల/3వ తేది
1924వ.శా.శ. మౌనము మా సం॥ 2వ తేది.

సబ్-రిజిస్ట్రారు



41525

12/12/2002 500/-

82055

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam: R.R. Dist

Jagdish D. Kanaiya Shri Late Dharamshi Kanji
 son of Kanaiya

:: 2 ::

R/o - Hyd

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..


 Managing Director



1 వ పుస్తకము 1142/స్వర్ణ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 1.5. ఈ కాగితపు వరుస
సంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899

No. 1142-1 of 2002 Date 13/12/2002

I hereby certify that the proper deficit
stamp duty of Rs. 7530/- Rupees Seven thousand
Five hundred and thirty only
has been levied in respect of this instrument

of Ganarenga Modi

on the basis of the agreed Market Value

of Rs. 3,73,000/- being

more than the consideration agreed Market

Value

R.O. Uppal

Dated: 13/12/2002

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





41526

12/12/2002

82056

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nagharom. R.R. Dist

Jagdish D. Kanaiya sb. Cole Dhanamshi Kanaiya
Self & others

:: 3 ::

R to 640

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.

Contd.4..

For Modi Properties & Investments Pvt. Ltd.,


Managing Director



1వ పుస్తకము 11.4.2002
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 15... ఈ కాగితపు వరుస
 సంఖ్య 3.....

[Signature]
 సుబ్-రిజిస్ట్రార్

1వ పుస్తకము 2002 సం||శా||శా||
 1924 సం||పు. 11.4.2002.. నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా
 11.4.2002-1-1507 ఇవ్వడమైనది.
 2002 సం||శా||శా||.. నెం||కె||

[Signature]
 సుబ్-రిజిస్ట్రార్





41527

2/2/2007

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Macharam. R.R. Dist

Jagdish D. Kanayya & Late Dharanishw Bangi

Self of O.P.

Kanayya

:: 4 ::

Rs. 440

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..

Sh. Modi
Managing Director



1 వ పుస్తకము 114.2.1/పులి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1.5... ఈ కాగితపు వరుస
సంఖ్య 4.....

సేబ్-రిజిస్ట్రారు





82058

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

No. 41528 Date 12/12/2002 Rs. 500/-

Sold To Jagdish D. Kanaiya do late Dharanphi Kanaiya
Ranaiya

From Whom seller of other

R/o 6/4

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing No.503, on the Fifth Floor, in Block No.H in **MAY-FLOWER 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 and car parking space admeasuring of about 15 & 100 Sft., in apartment Block No.H, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.3,73,000/- (Rupees Three Lakhs Seventy Three Thousand only) and the **VENDOR** is desirous of selling the same.

F. The Vendor and the Purchasers 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.3,73,000/- (Rupees Three Lakhs Seventy Three Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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 14.24/2002
దస్తావేజుల మొత్తం కాగితములే
సంఖ్య. 14... ఈ కాగితపు వరుస
సంఖ్య. 14.....

సచి-రిజిస్ట్రార్



1. దస్తావేజుల మొత్తం కాగితములే
2. దస్తావేజుల మొత్తం కాగితములే
3. దస్తావేజుల మొత్తం కాగితములే
4. దస్తావేజుల మొత్తం కాగితములే
5. దస్తావేజుల మొత్తం కాగితములే
6. దస్తావేజుల మొత్తం కాగితములే
7. దస్తావేజుల మొత్తం కాగితములే
8. దస్తావేజుల మొత్తం కాగితములే
9. దస్తావేజుల మొత్తం కాగితములే
10. దస్తావేజుల మొత్తం కాగితములే

1. దస్తావేజుల మొత్తం కాగితములే

2. దస్తావేజుల మొత్తం కాగితములే
3. దస్తావేజుల మొత్తం కాగితములే
4. దస్తావేజుల మొత్తం కాగితములే
5. దస్తావేజుల మొత్తం కాగితములే
6. దస్తావేజుల మొత్తం కాగితములే
7. దస్తావేజుల మొత్తం కాగితములే
8. దస్తావేజుల మొత్తం కాగితములే
9. దస్తావేజుల మొత్తం కాగితములే
10. దస్తావేజుల మొత్తం కాగితములే



82059

No. 41529 Date 12/12/2002 Rs. 500

Sold To Jagdish D. Kanaiya 82 Cole Dharamdas Bawli
 From Whom Rb. to 0 May Kanaiya

G. NARSAIAH
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Nacharam. R.R. Dist

:: 6 ::

Rb. Wad

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchasers 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 Purchasers and the Purchasers do hereby confirm and acknowledge the same.

4. The purchasers have paid the sale consideration amount of Rs.3,73,000/- (Rupees Two Lakhs Sixty Seven Thousand only) to the Vendor.

5. The Purchasers do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

i) The Purchasers 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 Purchasers have 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 Purchasers shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
 Managing Director

Contd.7...



1వ పుస్తకము 14-11-50
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.5... ఈ కాగితపు వరుస
సంఖ్య 6.....

సబ్-రిజిస్ట్రార్





82060

G. NARSAIAH
S.V.E. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

41530

Date 12/12/2002

500/-

paid To Jagdish D. Kanaiya & Late Dharamsinh Kanji
Kanaiya
Self of others

:: 7 ::

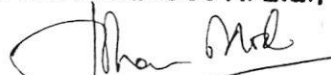
Rw. Up

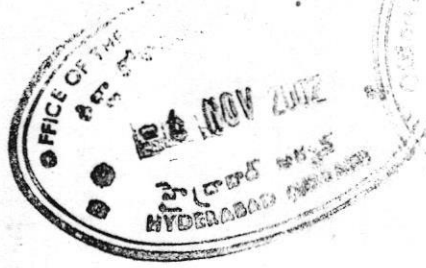
iii) That the Purchasers shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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 purchasers 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.,

Contd.8..


Managing Director



1వ పుస్తకము 114-21/2000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..7.....

సబ్-రిజిస్ట్రార్





41531 Date 12/12/2002

G.NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacheram. R.R. Dist

Sold To: Jagdish D. Kanaiya Sh. Cate Dharamshi Kanji
 Kanaiya 9
 Self up to them

R. Co. Chup

:: 8 ::

v) The Purchasers 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.

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 Purchasers 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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.,

Sh. Modi
 Managing Director



1వ పుస్తకము 11/421/పుస్తకము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య.

సబ్-రిజిస్ట్రారు





82062

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

41532

12/12/2002 400/-

Tajrish D. Kanalya s/o Lek Dhananish Kanalya
Self & others

Kanalya
R/o. 44d

:: 9 ::

vii) That the Purchasers 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 Purchasers 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.

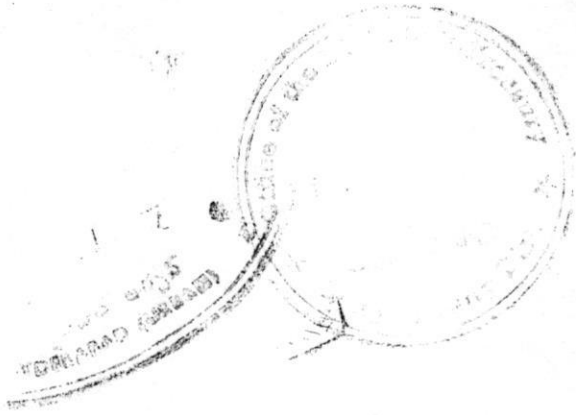
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchasers shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

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

For Modi Properties & Investments Pvt. Ltd.,

Contd.10..

She. Mod.
Managing Director



1వ పుస్తకము 11/4-24/సెప్టెంబరు
దస్తావేజుల మొత్తం పాఠశాల
సంఖ్య. 15... ఈ పాఠశాల వరుస
సంఖ్య. 9.....

సజ్జ-రిజిస్ట్రారు





41533

12/12/2007

Sagish D. Kansiyas do late Dharamshi Bangi
 Kanariy
 self & others

G. NARSAIAH
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Ncharam. R.R. Dist

Rw. (ty)

:: 10 ::

xi) The Purchaer 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 Purchasers shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do their part in maintaing the living standards of the apartments, occupiers at a hight level. To this end, inter alia, the Purchasers 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 extra-ordinarily 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 convenants with the Purchasers that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3,73,000/-.

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
 Managing Director

Contd.11..



1వ పుస్తకము 11/11/2002
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15.. ఈ కాగితపు వరుస
సంఖ్య. 12.....

సబ్-రిజిస్ట్రారు

16. 11. 2002
10. 11. 2002
10. 11. 2002
10. 11. 2002





82064

41534 12/12/2002

Jagdish D. Kanaiya to late Dharamdas Kanaiya
 self & others.

G.NARSAIAH
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Nacharam. R.R. Dist

:: 11 ::

Rd. Hyd

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.503, on Fifth 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 a reserved scooter and car parking space admeasuring of about 15 & 100 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.502.

SOUTH :: Landscaped Gardens.

EAST :: Block 'G' & 30' Wide Road.

WEST :: Flat No.504.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.,

Shen Modi
 Managing Director



1 వ పుస్తకము 11/4/2002
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 1.5.... ఈ కాగితపు వరుస
 సంఖ్య. 11.....

సబ్-రిజిస్ట్రారు





41535 12/12/2002 500/-

82065

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

Jagdish D. Kanaiyya Shale Dharamshah Kanaiyya

Self & Others

Kanaiyya

Rs - 500

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 13th day of DECEMBER 2002 in the
presence of the following witnesses;

WITNESSES:

1. Prabakar
(K. PRABHAKAR REDDY)

For Modi Properties & Investments Pvt. Ltd.,

Manoj
Managing Director

2. Sai
(SAI KUMAR)



1వ పుస్తకము 1/14.2/2002
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 1.5...ఈ కాగితపు వరుస
సంఖ్య. 1.2.....

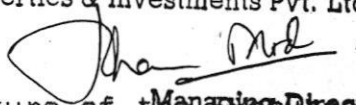
సచి-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.503, in Fifth Floor, in Block No.H, of MAY-FLOWER 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 : 31 Sq.yds. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 100 Sft., for car parking space
: 15 Sft., for scooter parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 775 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,73,000/-

For Modi Properties & Investments Pvt. Ltd ,



signature of the Managing Director

Date: 13/12/2002

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.,



Signature of the Executant

Date: 13/12/2002

1వ పుస్తకము 114.21/2002
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...13.....

సేవ-రిజిస్ట్రారు



FLAT NO. 503 ON 5/5 FLOOR, BLOCK H
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

MALLAPURU

UPPAI

Situated at
Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

OUT. LTD., Rep. By ITS M.D. MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE : 1) JAGDISH D. KANAIYA S/O. LATE. DHARAMSHI

KANJI KANAIYA 2) MRS. CHAMPA V. JOSHI W/O. VINAYAK

REFERENCE :

SCALE: 1" =

AREA :

31

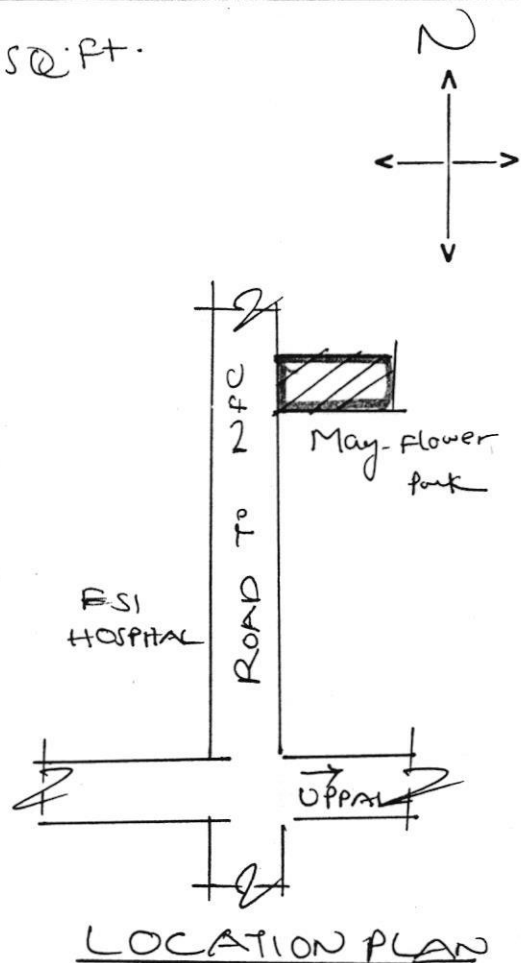
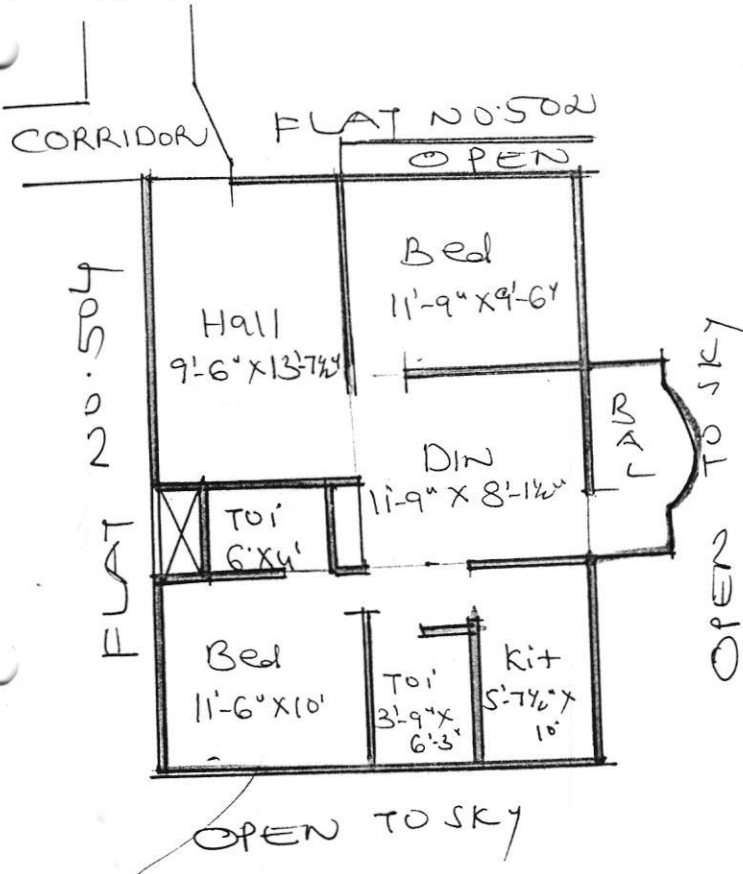
SQ. YDS. OR 25.91

INCL: RAT P. JOSHI

EXCL: []

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER. BUILT-UP AREA: 775 SQ. FT.



WITNESSES :

1. Pesuvu

2. Sai

For Modi Properties & Investments Pvt. Ltd.,

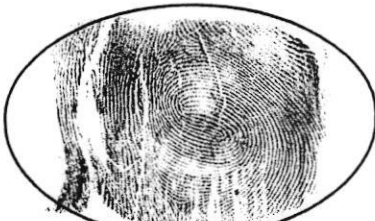
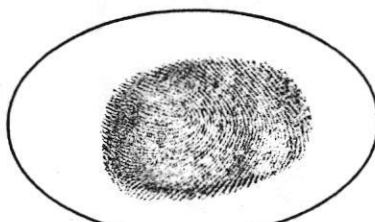
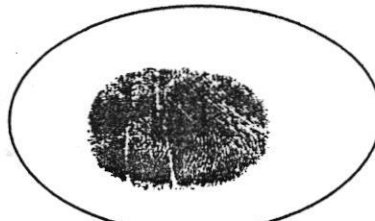
John Mark
SIG. OF THE VENDOR
Managing Director

1వ పుస్తకము 11424/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15...ఈ కాగితపు వరుస
సంఖ్య 14.....

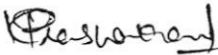
సబ్-రిజిస్ట్రారు



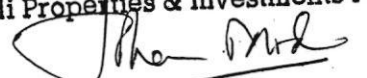
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:-</u> <u>M/L. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its reg. SW-187/34,</u> <u>M.G. Road, Sec'bad rep by its</u> <u>M.D. Mr. Sottam MODI</u>
			<u>S.P.A:</u> <u>GAURANG MODY</u> <u>R/o. Flat no. 105, Sapphire</u> <u>apts, Cheekoti Gardens,</u> <u>Begumpet, Hyderabad.</u>
			<u>PURCHASERS:</u> <u>MR. JAGDISH.D. KAWATIA</u> <u>R/o. Mayflower Park,</u> <u>Block-H, flat no. 503,</u> <u>Mallapur, Hyderabad.</u>
			<u>(2)</u> <u>MRS. CHAMPA.V. JOSHI</u> <u>R/o. c/o. Sri Pramod Chandra.D.</u> <u>No. 27, 7th Main, K.V. Extension</u> <u>Yeshwanthpur, Bangalore.</u>

SIGNATURE OF WITNESSES

1. 
 2. 

For Modi Properties & Investments Pvt. Ltd.,


 SIGNATURE OF THE DIRECTOR

1వ పుస్తకము 1.14.21 నాల్గవ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస

సంఖ్య..15.....

సబ్-రిజిస్ట్రారు

