

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

3992

శ్రీమతి / శ్రీ

Sehau Hadi

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	ABP		17	18	30
దస్తావేజు విలువ	690000		1	1	
స్థాంపు విలువ రూ..	44000				
దస్తావేజు నెంబరు	468				
రిజిస్ట్రేషన్ రుసుము	3650				
లోటు స్థాంపు	6350				
యూజర్ చార్జీలు	5				
అధనపు షీట్లు	15				
5 X.....	1000				
మొత్తం	8910				

RETURNED

SUB-REGISTRAR

అక్షరాలు

As Bright House and White House
Chandigarh

రూపాయలు మాత్రమే)

తేది

18/1/2023

వాపసు తేది

సా. 4 గంటలకు

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

Sub-Registrar

465/2003

U.S. 465/03



Date : 17-01-2003 Serial No : 321 Denomination : 20,000

02CC 166065

Purchased By :
DINESH CHANDRA SHARMA

For Whom :
SELF & OTHERS

S/O Y.K.SHARMA
R/HYD

Sub Registrar
Ex. Office Stamp/Vendor
S.R.O. PPAL

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
(WITH POSSESSION)

This Deed of Agreement of Sale cum General Power of Attorney is made and executed this 18th day of January 2003 by and between:-

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 33 years,

(HEREINAFTER CALLED THE 'VENDOR').

IN FAVOUR OF

1. Mr. DINESH CHANDRA SHARMA, S/o. SRI. Y.K.SHARMA, aged 44 years,

2. Mrs. RANJANA SHARMA, W/o. SRI. DINESH CHANDRA SHARMA, aged about 40 years,

Both are Residing at H.No.3-6-261/503, Tirumala Apartments, Himayath Nagar, Hyderabad - 500 029.

(HEREINAFTER CALLED THE 'PURCHASERS').

Contd.2..

For Modi Properties & Investments Pvt. Ltd .

Sohan Modi
Managing Director



200.క్ర.సం|| 18వ తేది
 192.4.స.శ.శ.వి.మా.సం.28వ తేది.
 పగలు...3...మరియు...4.గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో
 శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ|| 44.50/-

1వ పుస్తకము 465/సం||
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య..13...ఈ కాగితపు పరుస
 సంఖ్య..1.....
 సబ్-రిజిస్ట్రారు

చెల్లించినవారు.....
 ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనవ్రేలు



Mr. Mohd.

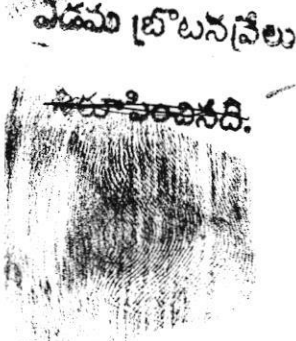
Mr. Shammodi, S/o. Satish modi, occ: Business
 R/o- Plot no. 280, Road no. 25, Jubilee Hill
 Hyderabad.



ఎడమ బ్రాటనవ్రేలు

Sharma

Dinesh Chandan Sharma, S/o. Y.K. Sharma
 occ: Service R/o. 3-6-261/503, Tirumala
 Apts, Himayalnagar, Hyderabad.



ఎడమ బ్రాటనవ్రేలు

Ranjana

Ranjana Sharma, W/o. Dinesh Chandan Sharma
 occ: Service R/o. Flat: 3-6-261/503,
 Tirumala Apts, Himayalnagar, Hyderabad.

విరూపాక్షునిది.

10

(K. Vasudevan Reddy S/o. Vasudevan Reddy, occ: Service
 R/o S.N. 187/34, M.G. Road, Sec 2nd.

2

(S. K. Ramesh S/o. Y. K. Ramesh occ: Service
 R/o S.N. 187/34, M.G. Road, Sec 2nd.

200.క్ర.సం|| 18వ తేది
 192.4.స.శ.శ.వి.మా.సం.28వ తేది.

సబ్-రిజిస్ట్రారు



Date : 17-01-2003 Serial No : 322 Denomination : 20,000

02CC 166066

Purchased By :

For Whom :

DINESH CHANDRA SHARMA

SELF & OTHERS

S/O. I.K. SHARMA

R/O. HYD

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

:: 2 ::

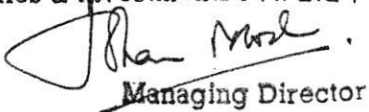
The terms 'THE VENDOR' and 'THE PURCHASERS' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

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



1వ పుస్తకము 465/2003
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య. 13.... ఈ కాగితపు చదువ
 సంఖ్య 2.....

[Signature]
 సర్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899
 No. 465 of 2003 Date 18/1/03

I hereby certify that the proper deficit
 stamp duty of Rs. 4350/- Four thousand -
 three hundred fifty only,
 has been paid by the applicant
 from Sri. *Govind Reddy*
 on the basis of the declared Value
 consideration of Rs. 690000/- being
 higher than the estimated Market
 Value.

S.R.O. Uppal

Dated: 18/1/03

[Signature]
 Registrar
 Section U/S. 41 & 42
 ANDHRA PRADESH STAMP ACT





2703 17/10/03 500/-

Dinesh Chandra Sharma to Y.K. Sharma.

Self Brothers.

R 6 440.

:: 3 ::

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
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. No.2015/99

Man Modi
Managing Director



1వ పుస్తకము... 465/1000

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 13... ఈ కాగితపు వరుస

సంఖ్య.....

సచి-రిజిస్ట్రారు

1వ పుస్తకము 2003. సం||శా.శ.

192... సం||శా.శ. 465... నెంబరుగా

రిజిస్ట్రారు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా -

..465.-1-1507 చివ్వడమైనది.

2003వ. సం||శా.శ. 465/1000 తేది

సచి-రిజిస్ట్రారు



2704 17/1/03 500/- 03363

Dinesh Chandan Sharma s/o Y. K. Sharma.

self & others.

R 6448.

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

For Modi Properties & Investments Pvt. Ltd.

Contd..5..

[Signature]
Managing Director

1 వ పుస్తకము.....^{465/2023} సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..12...ఈ కాగితపు వరుస
సంఖ్య...4.....


సబ్-రిజిస్ట్రారు





Rs. 2405 Date 17/10/03 Rs. 500/- 03364
 Sold to Dinesh Chandra Sharma S/o G. Sharma.
 self & others. R.L. 4/02.

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

:: 5 ::

WHEREAS the Vendor has offered to sell the Flat No.502, on Fifth Floor in Block No.I, having super-built-up area of 1200 Sft., with undivided share of land to the extent of 48 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 100 Sft., as a package in MAYFLOWER PARK, of Mallapur Village, free from encumbrances for a total sale consideration of Rs.6,90,000/- as he is in need of money for his urgent financial necessities and the purchasers agreed to purchase the same for the said consideration.

WHEREAS the Vendor also agreed to give a General Power of Attorney in favour of the Purchasers in respect of the said property.

NOW THEREFORE this Deed of Agreement of sale cum General Power of Attorney witnesses as follows:-

It is agreed between the Vendor and the Purchasers that the Vendor agreed to sell and the Purchasers agreed to purchase the said property for the sum of Rs.6,90,000/- (Rupees Six Lakhs Ninety Thousand only) free from encumbrances.

The Purchasers have already paid a sum of Rs.6,89,000/- (Rupees Six Lakhs Eighty Nine Thousand only) to the Vendor the receipt of which the Vendor hereby admits and acknowledges; and the purchasers have agreed to pay the remaining balance amount of Rs.1,000/- (Rupees One Thousand only) to the Vendor at the time of Registration of Sale Deed.

For Modi Properties & Investments Pvt. Ltd.

Contd..6..

Managing Director



1 వ పుస్తకము..4/65/నరసింహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...13...ఈ కాగితపు వరుస
సంఖ్య...5.....


సచ్ఛ-రిజిస్ట్రారు

1000



No. 2406 Date 17/1/03 No. 5001
 Sold Dinesh chandra sharma sb x-k. sharma,
 for whom self & others R/o Hyd.

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

:: 6 ::

And the Vendor has given vacant and physical possession of the said property to the Purchaser.

The Purchasers shall bear all expenses of sale such as stamp duty, registration fees etc., in respect of the sale deeds.

Time is not the essence of this contract.

The Vendor assures the Purchasers that there are no encumbrances, charges, mortgages or subsisting agreement of sale in respect of the said property in favour of any person.

The Vendor is unable to execute the sale transaction and get them registered personally due to domestic pre-occupations;

The Purchasers agreed to act in the name and on behalf of the Vendor as Agent of the Vendor.

The Vendor hereby irrevocable authorises the said purchasers to do the following acts in the name and on behalf of the Vendor namely:-

To execute the sale deed in favour of himself/herself or to enter into sub contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.

For Modi Properties & Investments Pvt. Ltd.,

Contd.7..

Man Mohan
 Managing Director

సంఖ్య

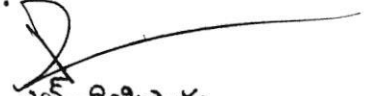


1 వ పుస్తకము... 4.6.5/నంబర్ 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 13... ఈ కాగితపు వరుస

సంఖ్య... 6


నల్-రిజిస్ట్రారు

1990

సంఖ్య
దస్తావేజుల మొత్తం
కాగితముల





No. 2407 Date 17/1/03 Rs. 500/-

Dinesh Chandra Sharma s/o X. K. Sharma.
Self & others.
K to Hya.

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

:: 7 ::

To sell the said property to the Sub-AGreement Holder or his/her nominee or nominees.

To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of the said deeds.

To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds.

To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.

To sign and verify complaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

Shan Modi
Managing Director



1 ವ ಪುಸ್ತಕము.....^{465/2}నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...13...ఈ కాగితపు వరుస
సంఖ్య...7.....


సబ్-రిజిస్ట్రారు





033

2408 07/10/03 500/-
Dinesh Chandan Sharma s/o K. Sharma,
self & others R/o H-40

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

:: 8 ::

Generally to act as the Attorney or Agent of the Vendor in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendor himself would do if personally present.

The Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things lawfully done by the said Attorney namely the Purchasers in pursuance of these presents.

The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.

For Modi Properties & Investments Pvt. Ltd

Contd.9..


Managing Director



1వ పుస్తకము.....465/2013
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....13...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



2709 17/11/03 500+

Dinesh chandra sharma & Y.K. sharma
self & others

No 442

G.NARSAIAH
S.V.L. No. 6/90
R.No. 45/Q2-2004
Nacharam. R.R. Dist

:: 9 ::

SCHEDULE OF THE PROPERTY

All that the Flat bearing No.502, on Fifth Floor in Block No.I, having super-built-up area of 1200 Sft., with undivided share of land to the extent of 48 Sq.Yds., and a reserved scooter and car parking space admeasuring 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., under S.R.O.Uppal and bounded by:

NORTH :: Flat No.501.

SOUTH :: 40' Wide Road.

EAST :: Children's Park.

WEST :: Flat No.503.

more fully shown in the plan in RED colour annexed hereto.

For Modi Properties & Investments Pvt. Ltd.

Contd..10..

Mani Modi
Managing Director



1 వ పుస్తకము 465/2013
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 13 ఈ కాగితపు వరుస
సంఖ్య 9


సబ్-రిజిస్ట్రారు





03369

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

:: 10 ::

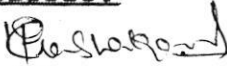
The market value of the property is Rs.6,90,000/- and the stamp duty paid on market value.

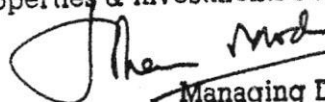
A Stamp duty of Rs.48,350/- is paid on this document in pursuance of clarification of I.G. & RS and CCRA in para II (5) (i) of his procs. No.MV/18289/95, Dt. 1.7.1995.

IN WITNESS WHEREOF the Vendor and the purchasers hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

For Modi Properties & Investments Pvt. Ltd.

WITNESSES:-

1. 
(K. PRABHAKAR REDDY)
2. 
(SAI KUMAR)


Managing Director
SIG. OF THE VENDOR.

1. 
(DINESH CHANDRA SHARMA)
 2. 
(RANJANA SHARMA)
- SIG. OF THE PURCHASERS



1 వ పుస్తకము... 4/6/5/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 13... ఈ కాగితపు వరుస
సంఖ్య... 10

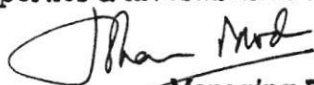
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.502, in Fifth Floor, in Block No.1, 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 : 48 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 : 1200 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.6,90,000/-

For Modi Properties & Investments Pvt. Ltd .



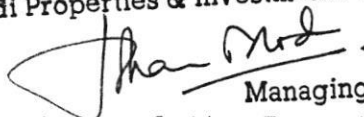
signature of the Managing Director

Date:18/01/2003

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:18/01/2003

1 వ పుస్తకము.....సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు వరుస
సంఖ్య...//

సబ్-రిజిస్ట్రారు



FLAT NO. 502 ON 5TH FLOOR, BLOCK - I
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

MALLAPUR(V)

UPPAL

Situated at
Mandal, R.R. Dist.

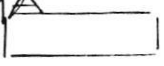
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. BY ITS M.D. MRS. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : 1) MR. DINESH CHANDRA SHARMA, S/O. Y.K. SHARMA
2) MRS. RANJANA SHARMA W/O. SRI. DINESH CHANDRA SHARMA

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

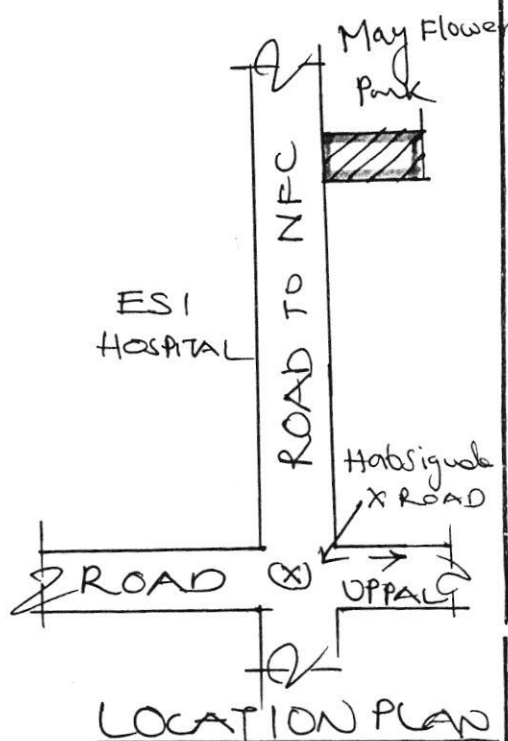
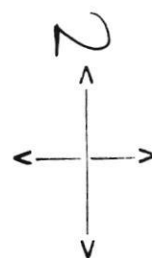
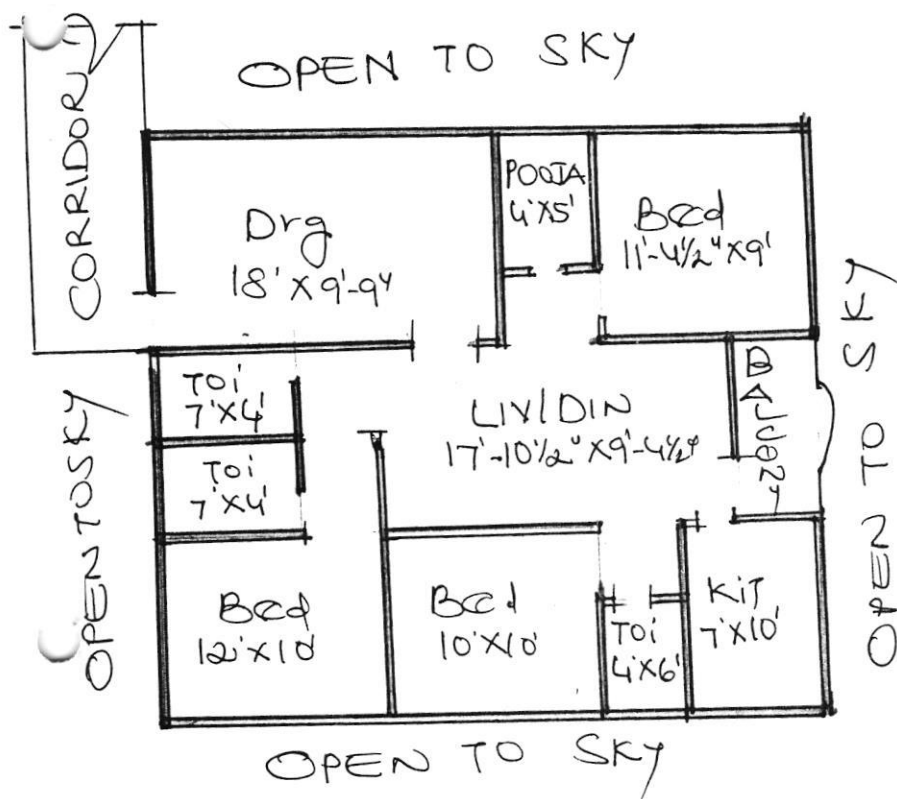
AREA :

48

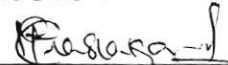
SQ. YDS. OR 40.12

SQ. MTRS.

US. OUT OF AC: 4.32 GTS
SUPER BUILT-UP AREA: 1200 SQ. FT

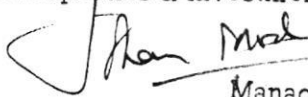


WITNESSES :

1. 

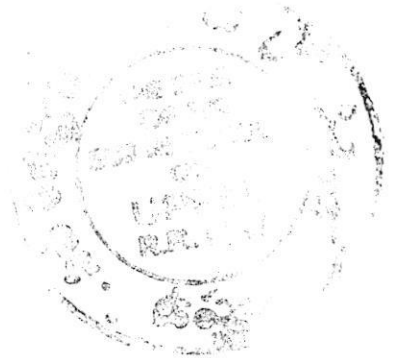
2. 

For Modi Properties & Investments Pvt. Ltd.

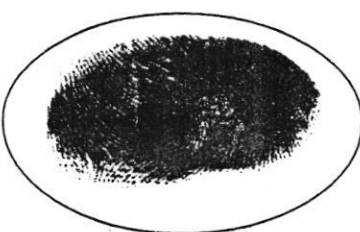
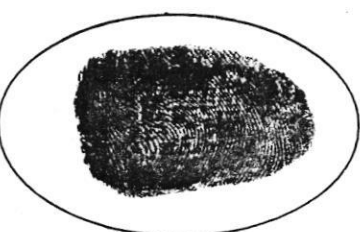
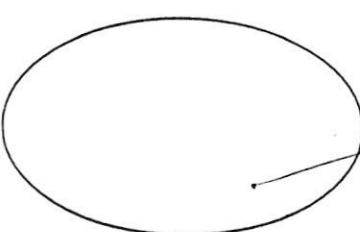
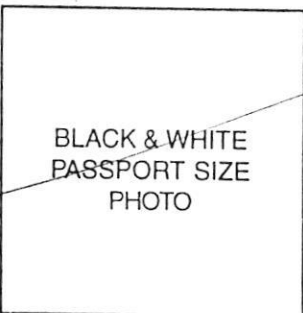

Managing Director

1వ పుస్తకము... 465/2... సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 12...

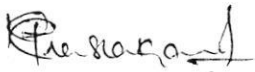

సచివ-మంత్రి



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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS Pvt. Ltd., having its (O) S-6-187/34, M.G. Road, Sec'bad Sep by its M.O. Mr. SOHAM MODI
			PURCHASERS: 1) Mr. DINESH CHANDRA SHARMA R/o. H.NO: 3-6-261/503, TIRUMALA APARTMENTS, HIMAYATHNAGAR, HYDERABAD
			2) Mrs. RANJANA SHARMA R/o. H.NO: 3-6-261/503, Tirumala apts, Himayathnagar, HYDERABAD - 500 029.
			

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.



Managing Director

SIGNATURE OF THE EXECUTANT'S

I వ పుస్తకము.....465/నం||

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....13 ఈ కాగితపు వరుస

సంఖ్య.....13


సబ్-రిజిస్ట్రారు

