

ORIGINAL

నెం.

3149

దస్తావేజులు మరియు రుసుముల రకీదు

Soham Modi

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

ఈ దిగువ ఉపహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3		VAT	3/5
దస్తావేజు విలువ	250000		2305	12/2
స్టాంపు విలువ రూ.	100			Mollapur
దస్తావేజు నెంబరు	1807/02		228353	
రిజిస్ట్రేషన్ రుసుము	1255			
లోటు స్టాంపు	17470			105931
యూజర్ చార్జీలు	95			572/02
అధనపు షీట్లు	1			
5 x.....				
మొత్తం	18820			

అక్షరాల

తేది

05/2/02

రూపాయలు మాత్రమే)

వాపసు తేది

సా. 4 గంటలకు

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SUB-REGISTRAR
UPPALReceived
original
Dak
N. Prasad
20/2/02

(VAT-1e904 - 9885475990)

$$\begin{array}{r}
 18820 \\
 2335 \\
 \hline
 21155 \\
 \hline
 1841 \\
 \hline
 \hline
 \end{array}$$

(00-2-4228F 4-21-10)

1809

1807/07

1855

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 1371 3/267 100/-
Sole & F. Thirupathi
S/o Late F. Rayamallu
For Whom

Sec

L. G. Chinnai
LEELA G. CHINNAI
STAMP VENDOR
No. 480291
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

SALEDEED

This Sale Deed is made and executed on this 15 day of February 2007 at Uppal S. R. O. 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, 3rd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, Son of Shri Satish Modi, aged about 37 years, Occupation: Business.

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

MR. E. THIRUPATHI, SON OF LATE MR. RAYAMALLU, aged about 32 years, Occupation: Business, residing at H. No. 3-2-3/2/8P, Bhavaninagar Colony, Mallapur, Nacharam, R. R. District.

Hereinafter jointly called the "BUYER" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.,

[Signature]

Managing Director

51000
10

7470
1242
55
12210

వ పుస్తకము. 1807 / సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 10 ఈ కాగితపు వరుస
సంఖ్య. 1

సబ్-రిజిస్ట్రారు



2007 వ. సంగ్రహము. 1807 / సంగ్రహ
1928 వ. శ. శా. దస్తావేజాల మొత్తం. 16 వేది
పగలు. 12 మురియ. గంటల మధ్య
దస్తావేజాల మొత్తం. 16 వేది
శ్రీ. గొడసూరూరి. హరిదాస్
రిజిస్ట్రారు చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన హాటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ. 1250 / చెల్లించినారు.
Receipt No. 105981 Dt. 5/2/07 Vide
SBH, Habsiguda Branch, Sec'bad.

సంగ్రహము ఒప్పుకొన్నది
ఎడమ బ్రాహ్మణులు



చిరూపించినది.



1 (left hand of Hajji Rashed)

S/o. Mr. Babu mungu
R/o 1-129, Annepurna colony, Malleshwara
Habsiguda

2 (left hand of Rashed's wife)

S/o. Mr. Babu mungu
R/o 1-129, Annepurna colony, Malleshwara
Habsiguda

3 (Signature)

S/o. K. Padma Reddy occ. Sec'bad
13-4-07 13:45, m. g. road, Sec'bad

2007 వ. సంగ్రహము. 1807 / సంగ్రహ
1928 వ. శ. శా. దస్తావేజాల మొత్తం. 16 వేది
సబ్-రిజిస్ట్రారు

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.

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. Volume 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. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	Sub Registrar Uppal, R.R.Dist, Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre alongwith A C Sheet Shed 1500 Sft.	1491/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	Sub Registrar Uppal, R.R.Dist, Book No. 1. Scanning No. 2015/99.
Total Area: 4 acres 32 guntas.			

- B. Originally, the Schedule Land belonged to a partnership firm M/s. Kissan Cement Pipe 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.
- E. The PURCHASER is desirous of purchasing All that flat bearing No. 111 on the first floor, in Block No. A, in MAYFLOWER 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, as a package, which hereinafter is referred to as the Scheduled Premises for a consideration of Rs. 2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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.

For Modi Properties & Investments Pvt. Ltd.,



Managing Director

1వ పుస్తకము. 1.80.7/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.00... ఈ కాగితపు వరుస
సంఖ్య. 2

సబ్-రెజిస్ట్రార్

Instrument under Section 42 of Act II of 1884
No. 1807 of 2007 Date 5/2/07

I hereby certify that the proper deficit
stamp duty of Rs. 17470/- Rupees *Fourteen thousand*
four hundred and seventy only
has been levied in respect of this instrument
from Sri. *Ganesing Mody*
on the basis of the agreed Market Value
consideration of Rs. 251000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 5/2/07

[Signature]
Sub Registrar
and Collector U.S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 17470/- towards Stamp Duty
including Transfer duty and Rs. 1283/-
towards Registration Fee was paid by the party
through Chalkin Receipt Number 105931
Dated 5/2/07 at SDH Habsiguda Branch Sec 243.

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.



NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs. 2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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 Schedule Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.
- 2) Henceforth the Vendor shall not have any right, title or interest in the Schedule 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 possession of the Schedule 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 Schedule 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.
 - iii) That the Purchaser shall become a member of the Mayflower 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, staircases, 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 Purchaser 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.

For Modi Properties & Investments Pvt. Ltd.,



Managing Director

1 వ పుస్తకము. 1.807/69

దిస్తావెజాల మొత్తం కారితముల

సంఖ్య. 10 ఈ కారితపు వరుస

సంఖ్య. 3

2
సబ్-రెజిస్ట్రార్

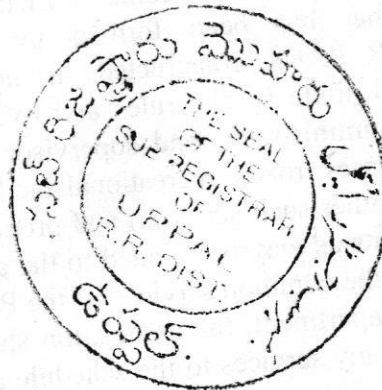
2 వ పుస్తకము సం॥ (కా. 4) పు. 1807/07

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు. 1807-1-200 7వ్యాకృతమైన

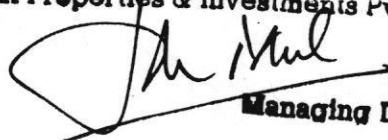
2007 సం॥ ఫిబ్రవరి నెల. 5 తేది

రిజిస్ట్రారు
సబ్-రెజిస్ట్రార్



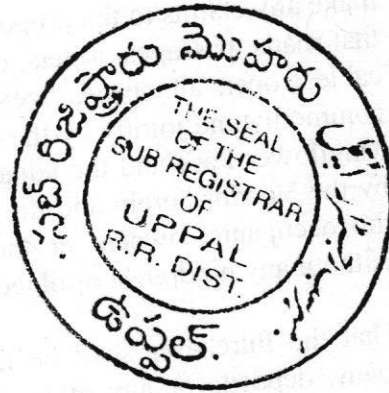
- iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/ apartment/ parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said 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.
- v) 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.
- 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 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.
- vii) 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.
- viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominated 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 to 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.

For Modi Properties & Investments Pvt. Ltd


Managing Director

1 వ హస్తకము. 1807/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1. 1807. ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు.



- x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.
- xi) 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.
- xii) 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. (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 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. 2,51,000/-.

Registration Charges of Rs. 18,820/- paid by way of Challan No. 105931, dated 05.02.2007, drawn of SBH, Habsiguda Branch, Hyderabad.

For Medi Properties & Investments Pvt. Ltd


Managing Director

దస్తవీజుల నమూనా... (101) / పేజీ

దస్తవీజుల నమూనా కారితముం

పంఖ్య... 10... నా కారితపు వరుస

025... 5

సబ్-రజిస్ట్రారు



SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No. 111 on first floor in Block No. A, having super-built-up area of 450 Sft with undivided share of Land to the extent of 18 sq. yards, 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 By	:	Flat No. 112
South By	:	Flat No. 110
East By	:	4'-6" wide corridor
West By	:	Open to Sky

In WITNESS WHEREOF the VENDOR hereto has signed this Sale Deed on the 3rd day of February 2007 in the presence of the following witnesses

WITNESSES:



1. Mr. Haji Pasha
S/o. Mr. Babu Miya
H. No. 1-139
Annapurna Colony
Mallapur, Hyderabad



2. Mrs. Rabiya Bee
W/o. Mr. Babu Miya
H. No. 1-139
Annapurna Colony
Mallapur, Hyderabad

3. K. Prabhakar Reddy
S/o. Mr. K. P. Reddy
(O). 5-4-187/3 & 4
2nd Floor, Soham Mansion
M. G. Road, Secunderabad

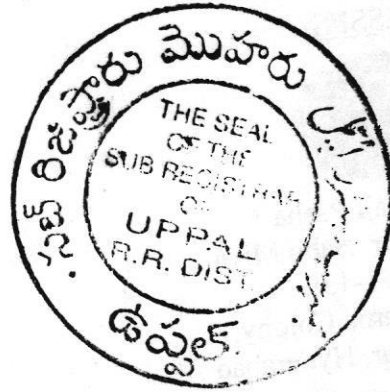
For Modi Properties & Investments Pvt. Ltd.

Managing Director
VENDOR

E. Thirupathi
VENDOR

1 న పుస్తకము. 1.800.000/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.000.000 కాగితపు వరుస
సంఖ్య.....6

సబ్-రిజిస్ట్రార్.

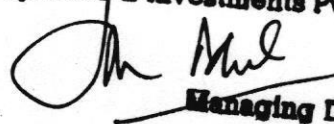


ANNEXTURE-1-A

1. Description of the Building : Flat bearing no. 111 on the first floor, in block 'A' of MAYFLOWER PARK situated at Survey No. 174, Block No. 4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 4 years
3. Total Extent of Site : 18 sq. yds., U/S Out of Ac. 4-32 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. - Parking space for two wheeler
- (c) In the First Floor : 450 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 2,30,550/-

Date: 05.02.2007

for Modi Properties & Investments Pvt. Ltd

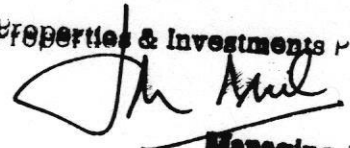

Managing Director

Signature of the Executants

C E R T I F I C A T E

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

for Modi Properties & Investments Pvt. Ltd


Managing Director

Signature of the Executants

Date: 05.02.2007

E. Thirupathi

1 వ పుస్తకము. 1807/8 సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 10... ఈ కాగితపు వయస్
సంఖ్య..... 7.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT BEARING NO. 111, ON FIRST FLOOR IN THE

PROJECT KNOWN AS "MAYFLOWER PARK"

IN SURVEY NOS. 174

MALLAPUR VILLAGE,

UPPAL

Mandal, R.R. Dist.**VENDOR:**

M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REPRESENTED BY ITS

MANAGING DIRECTOR MR. SOHAM MODI,

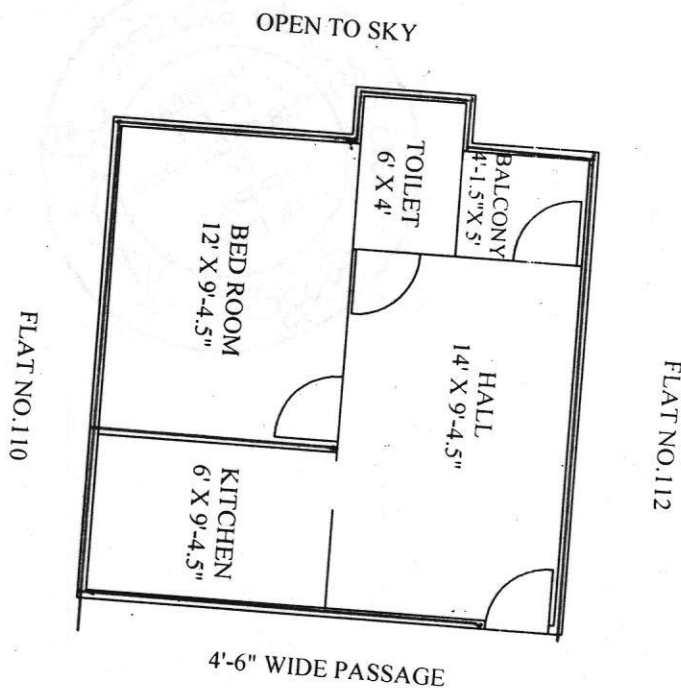
SON OF MR. SATISH MODI

BUYER:

MR. E. THIRUPATHI, SON OF LATE MR. E. RAYAMALLU

REFERENCE:
AREA:

18

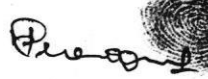
SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS. **EXCL:** U/S. OUT OF TOTAL: AC. 4-32 GTS.
PLINTH AREA : 450 SFT.

For Modi Properties & Investments Pvt. Ltd.,


Managing Director

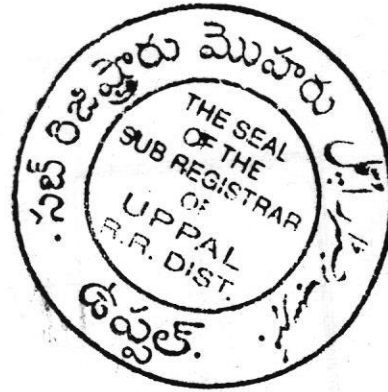
SIG. OF THE VENDOR

WITNESSES:
2.

3. 
E. Thirupathi
SIG. OF THE BUYER

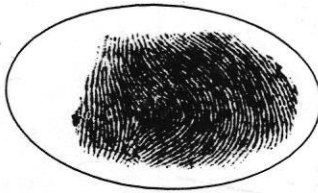
1 వ పుస్తకము. 1.10.1. / స్వంశ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 1.10.1. ఈ కాగితపు వరుస
సంఖ్య..... 8

~~సబ్ రిజిస్ట్రార్~~



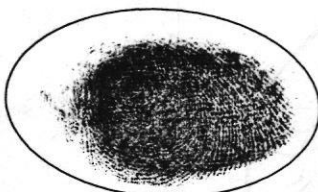
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



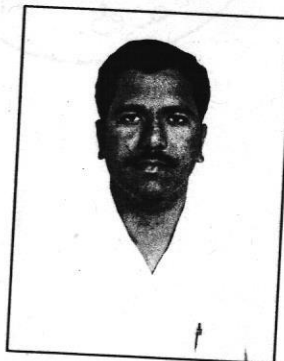
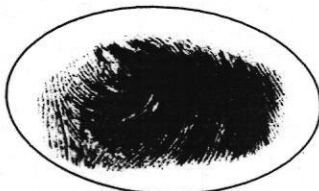
VENDOR:

M/S. MODI PROPERTIES & INV. PVT. LTD.,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS MANGAGING DIRECTOR
MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MR. E. THIRUPATHI
S/O. LATE E. RAYAMALLU
R/O. H. NO. 3-2-3/2/8P
BHAVANINAGAR COLONY
MALLAPUR
NACHARAM
R. R. DIST.

SIGNATURE OF WITNESSES:



2.



3.

Prasanna

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director

SIGNATURE OF THE EXECUTANTS

E. Thirupathi

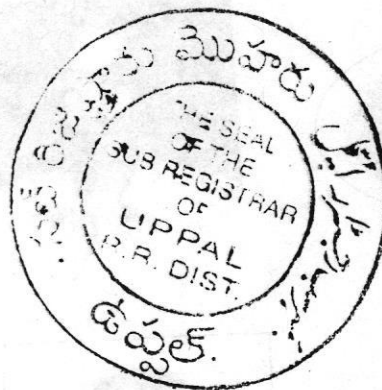
1 వ పుస్తకము! 1907/12/1

దస్తాదేజుల మొత్తం కారితపాలు

సంఖ్య... 10... ఈ కారితపు ఎంపె

సంఖ్య.....

సవ-02



आयकर विभाग
INCOME TAX DEPARTMENT

E THIRUPATHI
RAYAMALLU EDUNOORI

10/06/1974

Permanent Account Number

AAJPE6734E

H. Thirupathi
Signature



भारत सरकार
GOVT. OF INDIA



In case this card is lost / found
Income Tax PAN Services Unit
Plot No. 3, Sector 11, CBD
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया
आयकर पैन सेवा यूनिट, यू.पी.आई.डी.
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.
नवी मुंबई-400 614.



1 వ పుస్తకము. 1807. / సంగ్రహ
దస్తావేజాల మొత్తం కాగితము
సంఖ్య. 1. 1807. ఈ కాగితపు వరుస
సంఖ్య. 1. 1807.

పద్-రిజిస్ట్రార్

