



No. 2837 Date 28/2/2002

Sold to Srinath son of late K. Rama Rao

For Whom S/o

02DD 389775

REGISTRAR
Ex-Officio Stamp Vendor
UPPAL

SALE DEED

This Sale Deed is made and executed on this 27th day of March 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

Mr. K.SRINATH, SON OF LATE K.RAMA RAO, aged about 38 years, Residing at II/30, Survey Colony, Uppal, Hyderabad - 500 039.

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

Contd.2.

for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



ఈ పుస్తకం 28.12/2002 సంపు
 దస్తావేజాల నెంబర్ 14
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

2002వ సం|| మార్చి నెల 28...
 తేది పగలు 12... / ...
 ఉప్పు...
 రూ. 980 = 00... చెల్లించినవి



వాసి ఇచ్చినట్లు బహుకృతు
 విడమ ప్రొటెస్ ప్రేలు



Sohammodi for Sakshamodi
 O.C. Business Plot No. 280
 Road No. 45, Insolvency
 Hyderabad.

నిరూపించినది

Pranav (R. P. Reddy) O.C. PVA Service
 (C) S-u-187/349
 M. G. Rad. seized
 Sri S. Suryanarayana O.C. Bus. Reg. M.G. Rad.
 Seized

2002వ సం|| మార్చి... 28... వ తేది
 1923... 7... వ తేది

సబ్-రిజిస్ట్రారు
 ఉప్పు

500Rs.



10135 27/3/2008 R. No. 3777

K. Srinath & Co. Ld. Ranga Reddy
Self

R. NARENDER
SVL No. 42 95
R No. 1/2001/2003
RAM NAGAR, HYD'BAD.

R. N. Reddy

:: 2 ::

WHEREAS

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

15. 2812/2002

14

2

2812/2002

Endorsement under section 42 of Act II of 1899

No 2812 of 2002 Date 28/3/2002

I hereby certify that the proper deficit
stamp duty of Rs. 18060/- (Rupees Ten
thousand and Sixty only
has been laid in respect of this instrument
from Sri Soham Modi

on the basis of the agreed Market Value
consideration of Rs. 396000/- being
higher than the consideration, agreed Market
Value.

S.R.O. Uppal

Dated:

28/3/2002

Sub Registrar
and Collector U/S 41 & 42 of

NDHM STAMP ACT



500Rs.



10136 27/3/2002 Doc 3778

G. Srinath to late G. Ramarao

sch

R. Narayana

R. NARAYANA
SVL
RAM NAGAR, HYDABAD.

:: 3 ::

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.

[Signature]
Managing Director

26 MAR 2012
అంశ 1485, కృష్ణానది.

1 వ పుస్తకము 2812/2002 సంపు
దస్తావేజులు
... 14
సంఖ్య 3
R

1 వ పుస్తకము 2002 సంపు 1 వ 1923 పు
2812. నెంబరుగా రిజిష్టరు చేయబడి ప్లానింగు
నిమిత్తం గ రిఫు నెంబరుగా 2801-I-1507
2002 వ పుస్తకము
2002 వ పుస్తకము 2812
R





10132 27/01/2002 3778.

G. Srinath & Co. v. Ramu Rao
sellRuy
R. NARTO
SVL
R No. 1
RAM NAGAR, HYDABAD.

R. G. Chy

:: 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

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అంకితం చేయబడింది.

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జిల్లా పరిషత్





10138

27/3/2007 5023778

G. Srinath & Co. V. R. Anand Rao

Ruy

sell

R. G. Hys

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E. The Purchaser is desirous of purchasing all that Flat bearing No.115, on the First Floor, in Block No.A in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.A, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.3,96,000/- (Rupees Three Lakhs Ninety Six 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.3,96,000/- (Rupees Three Lakhs Ninety Six Thousand nly) 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.

Shamrock
Managing Director

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అంశం 100

1వ పుస్తకం 2812/2002 సంపు
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సంఖ్య 5
నవ-రిజిస్ట్రారు



TAM

1941 13W0 13

1941 13W0 13

500Rs.



S. No. 10139 Date 27/8/2002 Rs. 500 3778

Sold To K. Srinath S/o Late K. Rama Rao

Whom

R. NARAYAN
SVL NO. 10139
R. N. 10139
RAM NAGAR, LTD. BAD.

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

4. The purchaser has paid the sale consideration amount of Rs.3,96,000/- to the Vendor.

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

i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.

ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.7..

విద్యాభ్యాసము
 26
 బంధు ప్రతి. హైదరాబాద్.

1వ పుస్తకం 281.2/2002 సంపు
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 పబ్-రిజిస్ట్రారు





10140 Date 27/3/2002 Rs. 3778-
 Sold to G. Srinath & late W. K. RAO AP 2311 P
 Sell
 R. L. (Hyd) RAM LAKSHMI, D. S. DAD,
 7

iii) That the Purchaser 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 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.,

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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.,

John Modi
 Managing Director

26 MAR 1962

1/2 పుస్తకం 2812/2002 సంఖ్య
దస్తావేజులు మొదటి పేజీ నుండి
14 పేజీల వరకు
సంఖ్య 7
పాఠశాల - రిజిస్ట్రార్



• *Chlorophyll a* (Chl a) • *Chlorophyll b* (Chl b) • *Chlorophyll c* (Chl c) • *Chlorophyll d* (Chl d) • *Chlorophyll e* (Chl e)

500Rs.



10/4/2022 27/3/2022 20/4/2022

AP 232

RW

Shivash S. L. Ram Rano

Sell

R. L. W. J. RAN

:: 8 ::

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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.,

Shan Modi
Managing Director

తెలంగాణ ప్రభుత్వం
 ఆర్థిక శాఖ
 26 MAR 2002
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ పుస్తకం 2812/2002 సంపు
 దస్తావేజులు వెలుగునాటి పబ్లికేషన్ సంఖ్య
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 సంఖ్య 8
 ఎన్.రిజిస్ట్రార్



తెలంగాణ ప్రభుత్వం ఆర్థిక శాఖ
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 26 MAR 2002
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.



10142 27/3/2002 Doc 137780

Q. Srinath to C. R. Rama Rao

Sell

R. C. G. 4d

:: 9 ::

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 Apartments.

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 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 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.

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

John Modi
Managing Director

1వ పుస్తకం 2812/2002 సంపు
దస్తావేజుల మొత్తం తానికనుగుణ సంఖ్య
.....14.....
సంఖ్య 9

500Rs.



10143 - 27/3/2003 SVL 37887
 C. Srinath & Co. C. Rama Rao
 selb
 R. N. G. G. G.

R. NARENDER
 SVL NO. 37887
 R. NO. 1/2/2003
 RAM NAGAR, HYD'ABAD,

:: 10 ::

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., (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.

6. The Vendor covenants with the Purchaser 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.3,96,000/-.

For Modi Properties & Investments Pvt. Ltd.,

John Modi
 Managing Director

Contd.11..

26 MAR 2002
అంశ 1387, హైదరాబాద్.

1 క పుస్తకం 2812/2002 సంపు
దస్తావేజుల నెం. 14 సంఖ్య
..... 14
సంఖ్య 10.....
రిజిస్ట్రారు





10144

27/3/2008

3778

to Srinath sb. Clerk to Ranga Reddy
 sell

:: 11 ::

R. G. G. G.

R. G. G. G.
 R. N. A. D. D. D.
 R. N. A. D. D. D.
 R. N. A. D. D. D.
 R. N. A. D. D. D.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.115, on First Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 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 :: Jogging Track.

SOUTH :: Cut-out.

EAST :: Flat No.116.

WEST :: Flat No.114.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.,

Johan Modi
 Managing Director



1వ పుస్తకం 2812/2002 సంపు
దస్తావేజుల వెంటనే సమర్పించాలి సంఖ్య
..... 14 పంపించు వరస
సంఖ్య 11
సబ్-రిజిస్ట్రారు



GOVERNMENT OF APPEAL AT 2002

INDIA NON JUDICIAL

400 रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

:: 12 ::

(R. NANDISHWAR)
D. W. L. No. 5/87
R No. 30/2002, R R Dist.

24 JAN 2002
సాక్షి గ్రామ. ప్రకాశం.

1వ పుస్తకం 2812/2002 సంపు
దస్తావేజులు 14 సంపు
సంపు 12
సబ్-రిజిస్ట్రారు



A E N B

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.115, on First Floor, in Block No.A, of 'MAYFLOWER 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 : 28 Sq.Yds., Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise) :
a) Cellar, Parking area : 15 Sft., Scooter Parking space
b) In the Ground Floor :
c) In the 1st Floor : 700 Sft.,
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,96,000/-

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Date: 27/03/2002.

Signature of the Executant

C E R T I F I C A T E

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

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Date: 27/03/2002.

Signature of the Executant

1వ పుస్తకం 2812/2002 సంపు
 దస్తావేజులు 14 సంపు
 సంపు 13
 రిజిస్ట్రారు



FLAT NO. 115 IN 1ST FLOOR, BLOCK NO-A
REGISTRATION PLAN SHOWING IN 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
S/o. Mr. SATISH MODI

VENDEE: Mr. K. SRINATH
S/O. LATE K. RAMA RAO

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

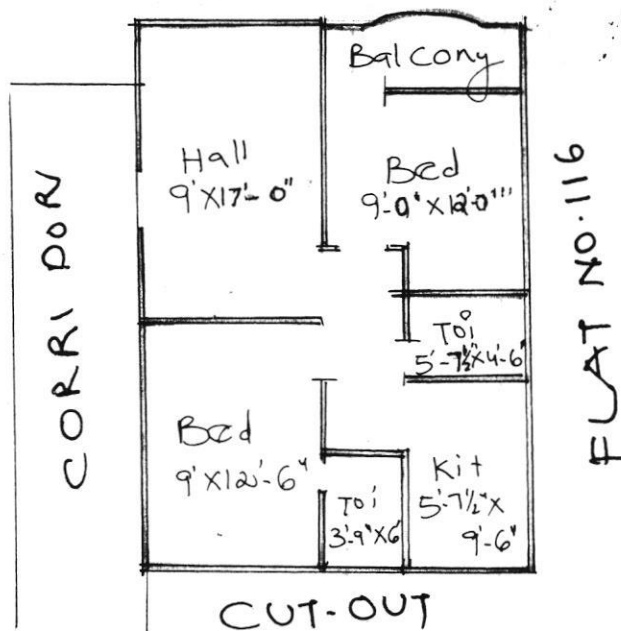
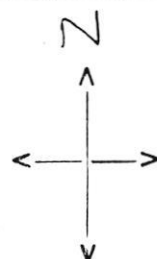
28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS

SUPER BUILT-UP AREA: 700 SQ. FT
OPEN TO SKY



For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

WITNESSES :

1. *Ramakrishna*

2. *R. Ravi*

SIG. OF THE VENDOR

1వ పుస్తకం 28.12/2002 సంపు
 దస్తావేజుల పేరు: సంఖ్య
 14
 సంఖ్య 14
 చదు రిజిస్ట్రారు

