



Date : 08-05-2002 Serial No : 3,473 Denomination : 20,000

02CC 139970

Purchased By :

For Whom :

S. SATYAVATI

SELF

W/O D.V.RAMANA SASTRY

R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 9th day of May 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.

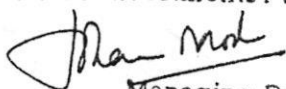
IN FAVOUR OF

Mrs. S.SATYAVATI, WIFE OF SRI. D.V.RAMANA SASTRY, aged 50 years, residing at Plot No.87, Lalitha Nagar, Adikmet, Hyderabad - 500 004.

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


Managing Director

15 MAR 2002
 (ప్రదేశ, హైదరాబాద్)

1వ పుస్తకం 4231/2002 సంపు
 దస్తావేజుల సంఖ్య 15
 సంఖ్య 1
 నవీరిజిస్ట్రారు

200 మం. మే 9
 పేజీలు 2-3
 రూ. 1210000-00 చెల్లించినవి

క్రాసి ఇచ్చినట్లు పుకార్లు

ఎడమ ప్రాదిన (వేరు)



విరూపాక్షమ్మ

Ganang mody s/o. Jayanthilal mody
 R/o flat No. 105, Sappiah apartments
 Chikoti Gardens, Begumpet,
 Hyderabad - 500 016.

Specific Power of Attorney
 Attested, Power No. 9/2002
 at SRO, Uppal.

① Quasargal (K. P. Reddy s/o. K. Padma Reddy
 Occ. PA Service, (C) S. N-181/34
 9, M. G. Road, Sec 10.

Sumitro Narasimhaiah and Family
 and Malleswari D.P.

200 మం. మే 9
 1924/స.క. ప్రదేశ. సం. 19

Ref. No. 9/2002
 వ్యక్తి

AP 7-11-11

500Rs.



No. 12877

7/5/1902 Rs. 500/- 73175

S. Satyavati w/o. D.V. Ramana Sestry. Re. 448.

self

July

C. J. HISH
S.M. No. 1009
1002
B. Suppl. B. Dist.

:: 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.

Man Moh
Managing Director

శ్రీ గౌరంగ్ 4231/2002 నంబర్
 నంబర్ 15
 నంబర్ 2
 ఎస్. రెడ్డియ్య

Endorsement under Section 42 of Act II of 1892

No 4231 of 2002 Date 9/5/2002

I hereby certify that the proper Stamp
 stamp duty of Rs. 280/- (Two
 hundred and eighty only
 has been laid in pursuance of the instrument
 from Sd. Gaurang Modi
 on the basis of Rs. 242,000/- being
 considering of Rs. 242,000/- being
 higher than the consideration and Market
 Value.

S.R.O. Uppal

Dated:

9/5/2002

and Collector U.P. 41 & 42 of

INDIAN STAMP ACT





12878 7/5/2002 Rs. 500/- 43176
 S. Satyavati W/o. P.V. Kumanag Sastri Rtd. C. MAHESH
 S.V.L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, R.R. Dist.

:: 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.



27 MAY 2002

1వ పుస్తకం 4-231/2002 నంబర్
దస్తావేజుల మెట్టు కార్యదర్శులు వంఖ్య
15
సంఖ్య 3
నవ రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. క 1924 పు
4-231/ వెంజరుగా రిజిస్టరు చేయబడి స్కాన్ చేయబడినది
2002 మే 9 న
2002 మే 9 న
రిజిస్ట్రారు అధికారి





12879 7/5/2002
S. Satyavati w/o. D.V. Ramana Sastri. Kothu.
Self

C. N. HESH
S.V. No. 10 of 1999
R. No. 40/2002
Boduppal, H.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.

Phan Moh.
Director



1 కవునకం 4.23.1/సంవు
దస్తావేజులు సంఖ్య 15
సంఖ్య 4
సబ్ రిజిస్ట్రారు





1. No. 12880 Date 7/5/2002 Rs. 500/- 73178

Sold To S. Satgavati' colo... D.V. Ramana Sastri, Retired

For Whom Satgavati :: 5 ::

G. N. R. S. H. S. V. L. No. 1999
11. No. 42/2002
Dudhgaon, L.A. Dist.

E. The Purchaser is desirous of purchasing all that Flat bearing No.203, on the Second Floor, in Block No.A, 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 15 Sft., in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,42,000/- (Rupees Two Lakhs Forty Two Thousand oly) 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.2,42,000/- (Rupees Two Lakhs Forty Two 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

Man Moh
Managing Director

1క పుస్తకం 4231 / సరిశీ
 దస్తావేజులు వేయించు / 7002 నంబర్
 - 15
 పంక్తి 5
 పరిశీలించినది



500Rs.



No. 12881 Date 7/5/2002 Rs. 500/- 73179

Sold To S. Sathyaesh w/o. D. V. Ramana Sastri, Retired

For Whom Self

Signature

71009

02

Dist.

:: 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 doth hereby confirm and acknowledge the same.

4. The purchaser has paid the sale consideration amount of Rs.2,42,000/- (Rupees Two Lakhs Forty Two Thousand only) 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.

Contd.7..

Signature
Managing Director

1వ పుస్తకం 4231/2002 మంజూ
 దస్తావేజుల పేర్లలో శాశ్వతంగా సంఖ్య
 15 ఈ పుస్తకపు పదన
 పంఖ్య 6
 సబ్ రిజిస్ట్రారు





S. No. 12882 Date 7/5/2002 Rs. 500/- 73180

Sold To 'S. Satyawati' w/o. D.V. Ramana Sastri, Retired

For Whom Self 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.

Man Moh
Managing Director

1వ వుత్తరం 423.1/2002... సంపు
 దస్తావేజాల వెళ్ళు... సంఖ్య
 15
 సంఖ్య 7
 సబ్ రిజిస్ట్రారు



500Rs.



12883 Date 7/5/2002 Rs. 500/- 73181
S. Satyavati w/o. D.V. Ramana Sastry. Ke. Hpt.
Self

G. VAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, R.R. Dist.

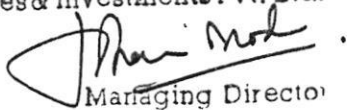
:: 8 ::

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.


Managing Director

1వ వుత్తరం 4231/2002 మంతు
 తస్మాదేహం మేధావం శాశ్వతం సంఖ్య
 15
 సంఖ్య 8
 వజ్ర రజద్వీరు



500Rs.



12884 7/5/2002 Rs. 500/- 73182

S. Satyavathi vs. D. V. Ramana Sastri & others

Sell

C. M. HESH

S. No. 10 of 1999

R. No. 48/2002

Bodipal, R.R. Dist.

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.10..

Man Mohan

Managing Director

1వ వుస్తకం 4231/2002 నంబు
 దస్తావేజుల కేసులకు వాడబడుతున్న సంఖ్య
 15
 సంఖ్య 9
 సబ్ రిజిస్ట్రారు





12885 - 7/5/2002 Rs. 500/- 73183

S. Satyavati c/o. D.V. Ramana Sastey, K.R. Hyd.

Self

:: 10 ::

7/5/2002
S. Satyavati
K.R. Hyd.
Body: K.R. Dist.

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.2,42,000/-.

For Modi Properties & Investments Pvt. Ltd.

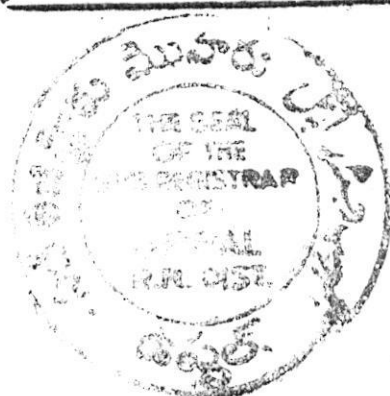
Contd.11..

Manu Modi
Managing Director

574

22 170 2012

వివరము 4-231/2002 నంబరు
రెవెన్యూ వారి మొత్తం భూమి పరిమాణం సంఖ్య
15 భూ భాగిదారు పరప
సంఖ్య 10
పబ్లికేషన్



500Rs.



12886

7/5/2002 500/- 73184

S. Satyavathi w/o - D.V. Ramana Sastri. Rtd. 1/4/02

Self

12886

12886

12886

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.203, on Second Floor in Block No.A, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space admeasuring of 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.202.

SOUTH :: Flat No.204.

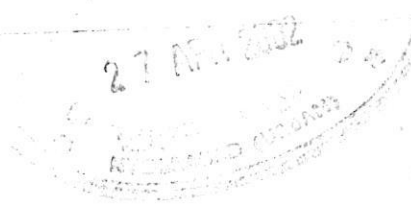
EAST :: 30' Wide Road.

WEST :: 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director.



16 వ పేజీ #231/2002 నంబరు
జిల్లా శాసనసభా కార్యదర్శి సంఖ్య
15 నంబరు 11
సంఖ్య 11
[Signature]



500Rs.



12887 7/5/2002 100/- 73185

S. Satyawati w/o. D.V. Ramana Sastry. R.R. Hyd.

Self

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 9th day of May 2002 in the presence of the following witnesses:

WITNESSES:

1. Presiding
(K. P. Reddy)

2. Vendor

For Modi Properties & Investments Pvt. Ltd.

Thar
VENDOR
Managing Director

Drafted By

R. Narayana
(R. NARAYANA)
R. N. 33, 2002, R. R. Dist.



1. పన్ను సం. 4231/2002 సంఖ్య
2. పన్ను సంఖ్య 1.5
3. పన్ను సంఖ్య 1.2
పద రిజిస్ట్రారు

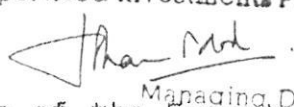


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.203, on Second 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 : 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., scooter parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 450 Sft.,
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.2,42,000/-

For Modi Properties & Investments Pvt. Ltd.

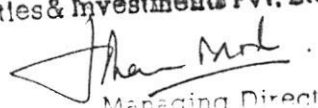
Date: 9/05/2002.


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.


Signature of the Executant

Date: 9/05/2002.

1వ వస్తకం 4231/2002 సంపు
 దస్తావేజుల పే. నెం. 4231/2002 సంపు
 15
 సంపు 13
 రిజిస్ట్రారు



FLAT NO. 203, IN 2ND FLOOR, BK-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: MRS. S. SATYAVATI
W/O. D.V. RAMANA SASTRY

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA:

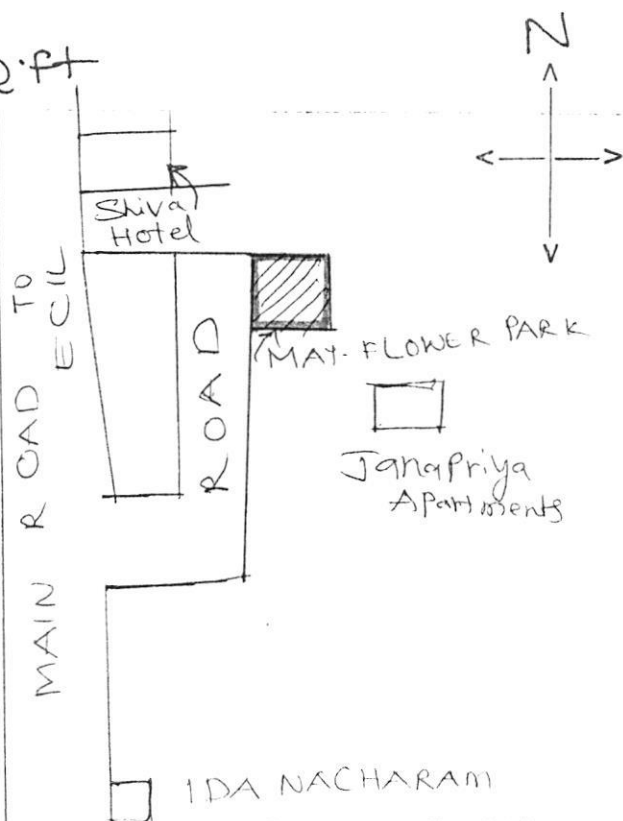
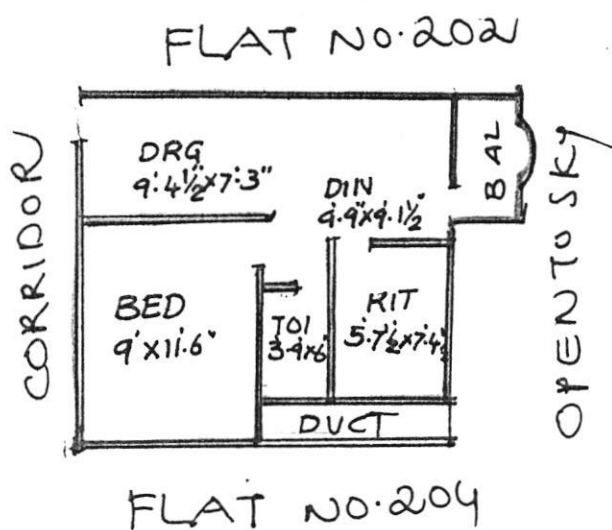
18

SQ. YDS. OR 15.04

SQ. MTRS.

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

SUPER BUILT-UP AREA: 450 SQ. FT.

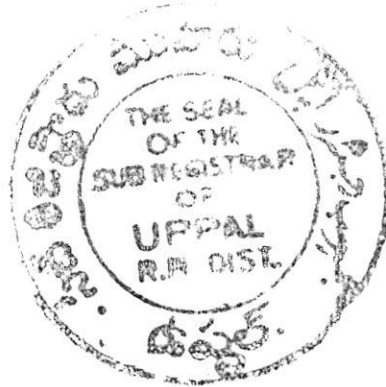


WITNESSES:

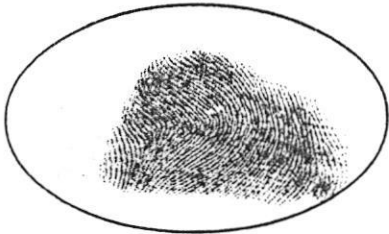
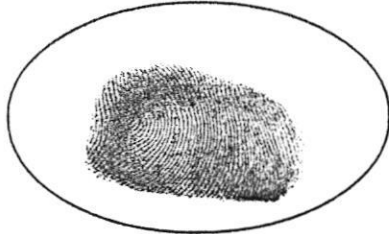
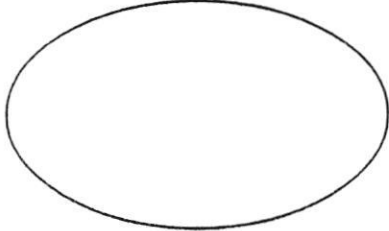
1. Prakash
2. Venket

SIG. OF THE VENDOR

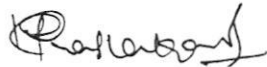
1వ పుస్తకం 4231/1002 సంఖ్య
 రెజిస్ట్రేషన్ నంబర్ 15
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

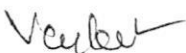


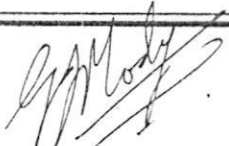
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:</u> M/s. Modi Properties & Investments Pvt. Ltd., having its Regd. Office 5-4-187/3&4, IIIrd Floor, Sham, mansion, M.G. Road, Secbad, Rep. By its M.D. Mr. Sham Modi
			<u>S.P.A:</u> Gaurang Modi Rb. Flat No. 105, Sapphire Apartments, Cheekoti Gardens Begumpet, Hyderabad.
			<u>PURCHASER:</u> S. Satyavathi Rb. Plot No. 87 Lalitha Nagar, Adikmet Hyderabad (1-500 004)
		PHOTO	

SIGNATURE OF WITNESSES

① 

② 


SIGNATURE OF THE EXECUTANTS'S

1వ పుస్తకం 4231/2002 సంఖ్య
 దస్తావేజుల మేరకు పంపించు సంఖ్య
 15 ఈ దాఖలపు వరస
 సంఖ్య 15
 నవ్ రిజిస్ట్రారు

