

Q. 11461

11624/05



Date : 15-09-2003 Serial No : 9,286 Denomination : 20,000 02CC 687181

Purchased By : For Whom :
 HYMAVATHI RAMA RAO **SELF**

W/O.DR.A.V.RAMA RAO
 R/O.HABSIGUDA

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

SALE DEED

SCANNED

This Sale Deed is made and executed on this 15th day of September 2003 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 33 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

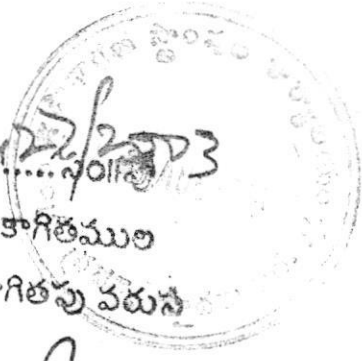
Mrs. HYMAVATHI RAMA RAO, WIFE OF Dr. A.V.RAMA RAO, aged about 61 years, Residing at 54, Sai Enclave, Habsiguda, Hyderabad - 500 007.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



200.3వ.సం||...నెల...వ తేది

192.వ.శా.శ.గ.చ.మాసం...వ తేది.

పగలు...మరియు...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో

శ్రీ...మొదటి

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||...180/-

చెల్లించినవారు.....

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాహ్మణవేలు

[Signature]

[Signature]

Gaurang mody s/o. Jayantihal mo-

occ: Business, s/o. Flat no. 105, Sapphire

apts, Cheekoh Gardens, Begumpet, Hydrabad.

through Special power of Attorney, attested

vide Power No. 9/2002 at SRD, appal-

1. [Signature]

(K. Padmakshy Reddy s/o. Padmakshy, occ: Sec-

cy) S-U-18/1344, M.G. Road, Secbad.

2. [Signature]

SRIDHAR s/o. Ramachandrababoo occ: Secvice

(cy) S-U-18/1344, M.G. Road, Secbad.

200.3వ.సం||...నెల...వ తేది

192.వ.శా.శ.గ.చ.మాసం...వ తేది.

[Signature]

సబ్-రిజిస్ట్రారు

500Rs.



2916 Date 15/5/03 Rs. 500/-

43658 AP 23 II Z

Gymavathu Rang Rao

who Don A V - Rang Rao

Sell

Rb ktyd

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

:: 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 Muth
Managing Director

1వ ప్రాప్తియు 11427/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య 2

నల్-రిజిస్ట్రేషన్

Endorsement Under Section 42 of Act 17 of 1894
No. 11427 of 2003 Date 18/9/03

I hereby certify that the proper deficit
stamp duty of Rs. 10655/- Rupees Ten thousand
890 hundred and fifty five only

has been levied in respect of this instrument
from Sri. Ganapathy Noddy
on the basis of the agreed Market Value
consideration of Rs. 360500/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppa

Dated: 18/9/03

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





29/7 15/9/03 43659 AP 23 UZ

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2013
RAM NAGAR, HYDRA

Hyderabad Ramg Rao who Dr. A. V. Ramg Rao

R. N. Narender

:: 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.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

For Medi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

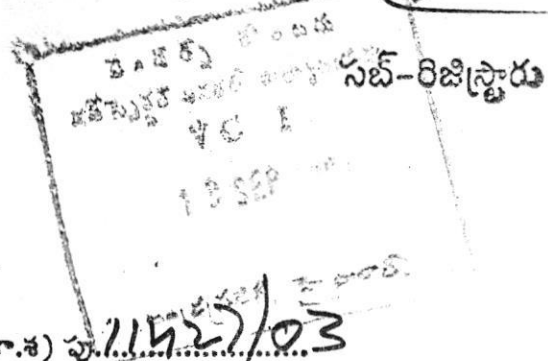
Contd.4..

1వ పుస్తకము 11427/03

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 1. వీ. ఈ కాగితపు వరుస

సంఖ్య: 3



1వ పుస్తకము సం॥ (శా.శ) పు. 11427/03

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 11427-1-2003 ఇవ్వడమైన

2003 మార్చి 18

రిజిస్టరింగు అధికారి





29/8 15/9/03 43660 AP 23 II Z

Hymavathi Ramu Rao vs Dr. A. V. Ramu Rao

R. NAKENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'AB

Rb. Hyd

:: 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.

Mani Mohan
Managing Director

1వ ప్రామాణికము 11427/2493

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 15... ఈ కాగితపు పేరు...

సంఖ్య... 4...



తా. 1862 జనవరి 1
వరదానపేట జిల్లా
VC
1953

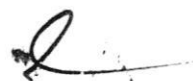


1వ పుస్తకము... 11422/2003

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 15. ఈ కాగితపు పదున

సంఖ్య... 5



సబ్-రిజిస్ట్రారు





No. 2920 Date 15/9/07 Rs. 500

4366P 23 117

R. NARENDER
SVL No: 42 95
R. No. 1/2001-2003
RAM NAGAR, HYDRA

Dr. A.V. Ram Rao

Rb. Hys

:: 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.

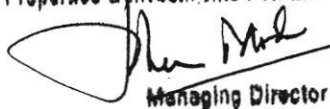
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

4. The Purchaser 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.


Managing Director

Contd.7..

1వ పుస్తకము.....11/2/2013

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15..ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రారు



500Rs.



2521 Date 15/9/07 Rs. 500

Hymasa Devi Rama Rao

43662

AP 23 II Z

Wb. Dr. A V Rama Rao

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R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYDRABAD

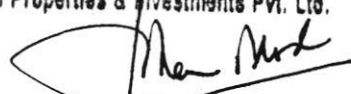
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Rb. Hyd

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

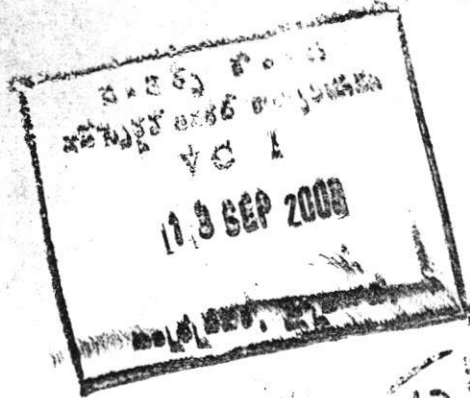
Contd.8..

1వ పుస్తకము. 11427/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 2



సబ్-రిజిస్ట్రారు





2422 Hymavathi Rams Rao who Dr. A. V. Ram Rao
4366 AP 23 HZ

R. NAGENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, H.T. 1/11

R. K. Gupta

:: 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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

contd.9..

1వ పుస్తకము..... 11422/23

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... 15... ఈ కాగితపు వరుస

సంఖ్య.....

సెట్-రిజిస్ట్రారు





2923... 15/9/03... Rs. 500

Hymavathi... Rams

self

Rao 43665

W.D. Briz v. Rams Rao

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R. NADENDER
SVL No. 62/95
R. No. 1007/1/93
RAM NADENDER, HAD

Rlo. Gtuz

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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.

Man Moh
Managing Director

Contd.10..

1 వ పుస్తకము 11/12/2023

దస్తవేజాల మొత్తం కాగితము

సంఖ్య..15..ఈ కాగితపు వరుస

సంఖ్య...9.....

సబ్-రిజిస్ట్రార్





No. 2924 Date 15/9/03 Rs. 500
 Hymavathi Rama
 sel

4366CAP 23 II Z
 Rao

W/o. Dr. A. V. Rang Rao

Ra. Hyd

R. NABENDER
 SVL No. 42 95
 R. No. 1/2001
 RAM NAGAR, HYD

:: 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.3,60,500/-.

For Modi Properties & Investments Pvt. Ltd.

Man Moh
 Managing Director

Contd.11..

1 వ పుస్తకము. 11422/2013

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 10

సబ్-రిజిస్ట్రారు





2925 15/9/03 Rs. 500

Hyderabad Ranga Rao

AP 23 II Z

W/o Dr. A V Ranga Rao

Sells

R. NARENDER
SVL No. 42 55
R. No. 1/2001
RAM NAGAR, HYD

R. N. Ranga Rao

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.105, on First Floor in Block No.C, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 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., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: Flat No.104.

WEST :: Flat No.106 & 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Modi
Managing Director

1 వ పుస్తకము.....సం|| 3

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య...11.....

సబ్-రిజిస్ట్రారు



500Rs.



No. 2926 Date 15/9/03 Rs. 500/- 43668
To... K. M. V. Ramesh... who Dr. A. V. Rang-Rao
From... Sell

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

R. N. Rang-Rao

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of September 2003 in the presence of the following witnesses;

WITNESSES:

1. K. Prabakaran Reddy
(K. Prabakaran Reddy)

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

2. [Signature]
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

1 ప పుస్తకము 11427/3003

దస్తావేజుల మొత్తం కాగితము

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...12.....

సబ్-రిజిస్ట్రార్





2927 Date: 15/9/03 Rs. 500

As To: Hymavathi Rang 43666 Rao

AP 23 HZ

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

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.105, on First Floor in Block No.C, 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. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
 - a) Cellar, Parking area : 100 Sft., for car parking space
 - : 15 Sft., for scooter parking space
 - b) In the Ground Floor : 700 Sft.,
 - 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 :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,60,500/-

Date: 15/09/2003

For Modi Properties & Investments Pvt. Ltd.
signature of the Executant

C E R T I F I C A T E Managing Director

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

Date: 15/09/2003

For Modi Properties & Investments Pvt. Ltd.
signature of the Executant

Managing Director

1వ పుస్తకము...!!

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...13.....

సబ్-రిజిస్ట్రారు



FLAT NO. 105, 1ST FLOOR BLOCK-C IN
REGISTRATION PLAN SHOWING MAY FLOWER PARK

IN S'VEY 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. HYMAVATHI RAMA RAO

W/O. Dr. A.V. RAMA RAO

REFERENCE :

SCALE: 1"

INCL: ☐

EXCL: ☐

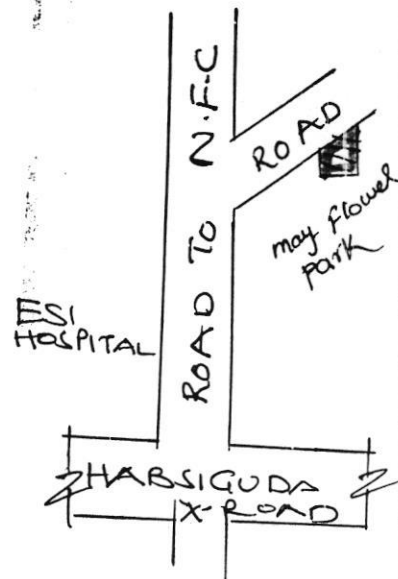
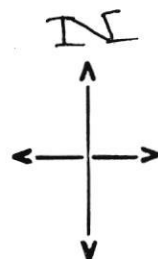
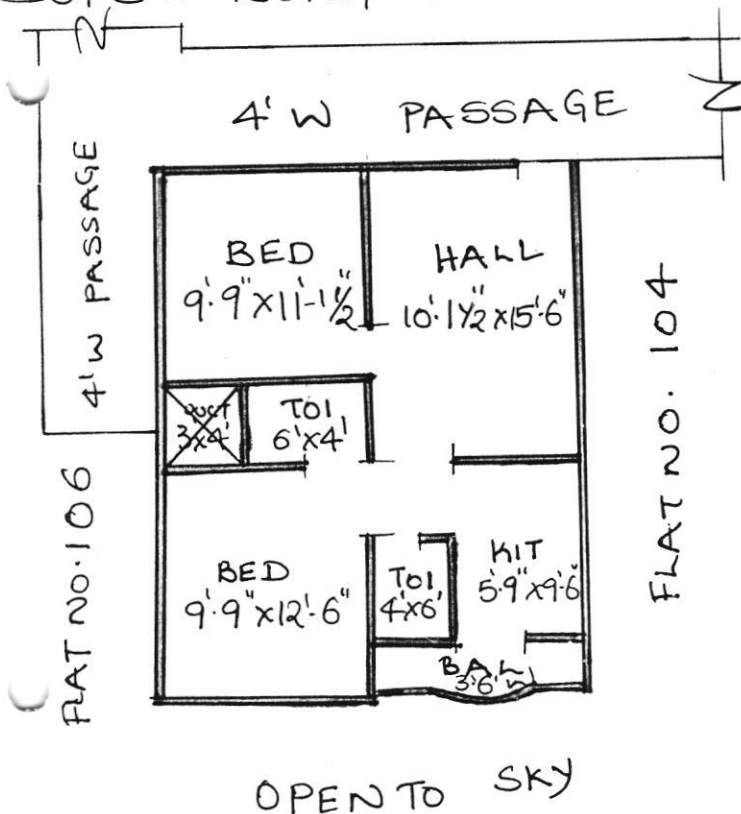
AREA :

28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S OUT OF A.C. 4-32 GTS
SUPER BUILT-UP AREA: 700 SQ. FT.



LOCATION PLAN

WITNESSES :

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]
SIG. OF THE VENDOR
Managing Director

1 న పుస్తకము 11427/3

దస్తావేజుల మొత్తం కాగితము

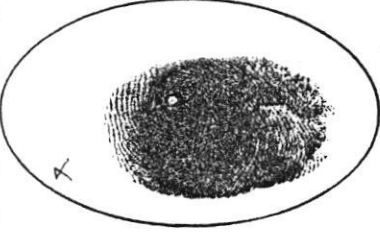
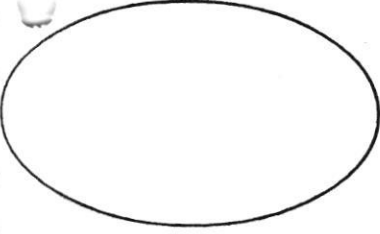
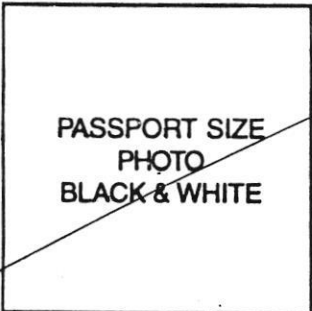
సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 14

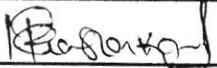
సబ్-రిజిస్ట్రారు

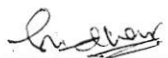


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

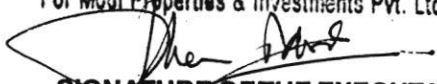
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its (C) 5-4-18/3 & 4, M.G. Road, Secbad, Rep by its MD. Mr. SOHAM MODI
			SPA:- MR. GAURANG MODY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- MRS. HYMAVATHI RAMA RAO R/o. 54, Sai Enclave, Habsiguda, HYDERABAD-007.
			

SIGNATURE OF WITNESSES:





For Modi Properties & Investments Pvt. Ltd.


SIGNATURE OF THE EXECUTANT'S
Managing Director

1 వ పుస్తకము... 11 1/2 రూపాయలు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15. ఈ కాగితపు వరుస
సంఖ్య... 15..... 0

సబ్-రిజిస్ట్రారు

