

68.11465

11431/0

Ag 10382



03BB 007370

Date : 15-09-2003 Serial No : 9,289 Denomination : 15,000

Purchased By :
HYMAVATHI RAMA RAO

For Whom :

SELF

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

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

SALE DEED

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



THE SEAL OF THE
OFFICE OF THE
INSPECTOR GENERAL
OF THE
DEPARTMENT OF
DEFENSE

ప్రా⁹సి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనవేలు

విరూపిణ్యునిది.

Handwritten signature

~~Mr. X~~ Gaurangmody Fl. Jayantisthal near
Occ: - Business, 110. Flat No. 105, Sapphire
apts, Cheekoti Gardens, Begumpet, Hyderabad

Through special Power of Attorney, attested
vide Power No. 9/2002 at Sec, Depo.

① 

(K. Prabhakar Reddy S/o. Padma Reddy, occ
Service (D) 5-4-187 / 3 & 4, M.G. Road, Sec

② Gr-char

SRINATH S/o. Ramachandrababu Secy
(b) S-4-187/3 & 4. M.G. Road, Sec Road.

200. పు.సం|| సెప్టెంబర్ ..నం.. ఏడవ తేది
192. కు.శా.శ..... జూలై ..నం.. ఏడవ తేది.

150

సబ్-రిజిస్ట్రారు

500Rs.



No. 2904... Date 15/9/03... Rs. 43616
To... Mr. NABENDER
From... Mr. Ranga Reddy
R. No. 1/2001 2003
RAM NAGAR, HYD'ABAD

:: 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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

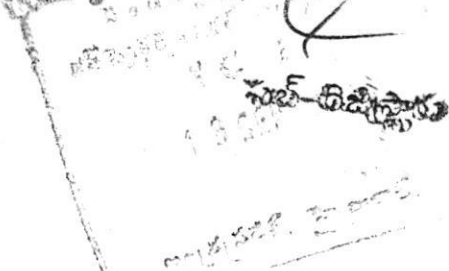
Contd.3..

1 వ పుస్తకము... 11431/2003

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య... 15 ఈ కాగితపు వరుస

సంఖ్య...



Endorsement Under Section 42 of Act II of 1894

No. 11431 of 2003 Date 18/9/03

I hereby certify that the proper deficit
stamp duty of Rs. 4555/- Rupees...

...four thousand

has been levied in respect of this instrument

from Sri. Gaurang Reddy

on the basis of the agreed Market Value

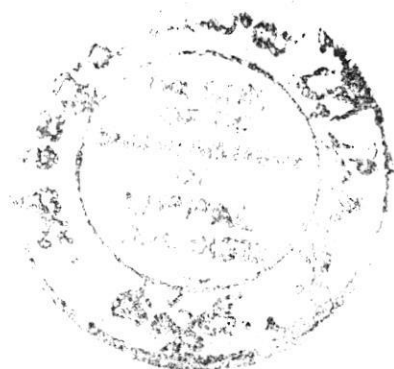
consideration of Rs. 239500/- being

higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 18/9/03

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





No. 2905 Date 15/9/03 Rs. 500

For To... Humavathi Ram Rao

43617

Wb - Dr. A. Rama Rao

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

:: 3 ::

Rb. Hyd

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 Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.4..

1వ పుస్తకము సం॥ (కా.శ) పు. 11431/03

దస్తవేజులు వెలుగు కలిగించు

సంఖ్య. 15 ఈ కారితో సంబంధించిన

పంఖ్య. 3

సంఖ్య. 3

1వ పుస్తకము సం॥ (కా.శ) పు. 11431/03

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 11431-1-2003 ఇవ్వడమైన

2003 సం॥ ఫిబ్రవరి 15 తేది

రిజిస్టరింగు అధికారి



500Rs.



2906 Date... 15/7/03... 2007

Atty. M. V. Rang Rao & Co. Dr. A. V. Rang Rao

Sev

43618

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

:: 4 ::

R. N. G. M.

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.


Managing Director





2907 Date 15/10/03 Rs. 500

436'S AP 29

Hyderabad Ramesh Rao, Do Dr A.V. Ramesh Rao

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.107, on the First Floor, in Block No.C 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 and car parking space admeasuring of about 15 & 100 Sft., in apartment Block No.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,39,250/- (Rupees Two Lakhs Thirty Nine Thousand Two 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.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,39,250/- (Rupees Two Lakhs Thirty Nine Thousand Two 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 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.


Managing Director

1వ పుస్తకము. 11.11.2023. గుంటూరు

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య.../... ఈ కాగితపు వరుస

సంఖ్య.../...

సబ్ రిజిస్ట్రారు
13-11-2023
గుంటూరు



...in Block No. 10, ...
...a super ...
...divided into ...
...a ...
...of about 10 ...
...which ...
...premises for ...
...this ...
...and the ...

...of ...

...agreement ...
... (...) ...
... (...) ...
... copy ...
... and ...

...



2908 19/10/03

43670

AP 23 II Z

Hymavathi Ramesh Rao

W/o - Dr. A.V. Ranga Rao

ev

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

:: 6 ::

Rb. Gyo

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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు





2909

15/9/03

43621

RW

Hyderabad Ravi Rao Wb - Dr. A. V. Ranna Rao

R. NAKHODER
SVL NO. 42 95

self

R. NO. 5/1001-2003
RAM NAKHODER

Ru Hy

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

Managing Director

1వ పుస్తకము. 1.1.4.3.4/8/93
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య?.....

సబ్-రిజిస్ట్రారు
13 SEP 1993





2910

15/9/03

43622

AP

Ruy

Hymavathi Rang Rao

W/- Dr. A.V. Rang Rao

R. NARENDER

SVL NO. 42 85

R. No. 1/70/1-43622

R.A. Hyd

RAM NAGAR, K...

:: 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.

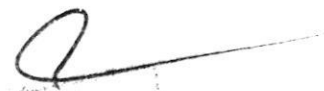
Managing Director

1వ పుస్తకము 11.4.31/2003

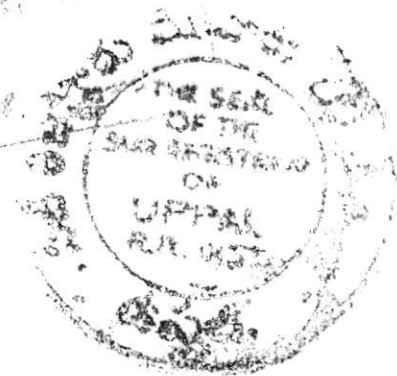
దస్తావేజుల మొత్తం కాగితములు

సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య. 8



సబ్-రిజిస్ట్రారు
హైదరాబాద్
19 SEP 1991



INDIA NON JUDICIAL

400 रु.

R\$ 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

43622

APR 23 1972

Dr. A. V. Rama Rao

:: 9 ::

Rev. Gwyd

For Mod Properties & Investments Pvt. Ltd.

Contd.10..


Managing Director

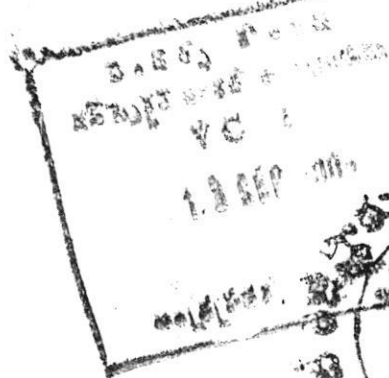
1వ పుస్తకము... 114 పేజీలు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15 ఈ కాగితపు పువరుస

సంఖ్య... 9

పబ్-రిజిస్ట్రారు



500Rs.



Date: 14/10/2000
To: Hymavathi Ram Rao
What: sel

Wb. Dr. R. Ram Rao
4362

29/11

Rb buyd R. NARENDRAN
SVL No. 42 CB
R. No. 1/2000-1/00
RAM NARENDRAN

:: 10 ::

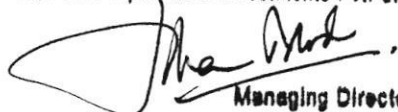
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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.2,39,250/-.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.11..

1 వ పుస్తకము 1143/1003

దస్తావేజాల మొత్తం కాగితము

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 10

9

సబ్-రిజిస్ట్రారు



500Rs.



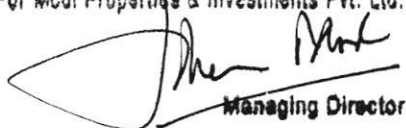
2913 15/9/03 43625 AP 23 II
Hymasathi Ranga Rao Wb. Dr. A.V. Ram Rao R. NARENDRA
SVL NO. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'RA
SEL
:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.107, on First Floor in Block No.C, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter and car parking space admeasuring about of 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 :: Flat No.108.
SOUTH :: Flat No.106.
EAST :: 4' Wide Passage.
WEST :: 40' Wide Road.

Per Medi Properties & Investments Pvt. Ltd.


Managing Director

Contd.12..

సంఖ్య...1.1.....

A circular postmark from New York, NY, dated SEP 11 1964. The text "NEW YORK, NY" is at the top, "SEP 11 1964" is in the center, and "NEW YORK, NY" is at the bottom.

500Rs.



29/4 Date 15/9/03 ⁵⁰⁰ ~~AP~~ AP 23 II Z 3626
To K. Prabhakar Reddy Rao who Dr. A.V. Ram Rao
Where Sell :: 12 ::
R. NARENDER
SVL No. 42 95
H. No. 1/2001-2003
RAM NAGAR, HYD'BAI
R. N. N. N.

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. Prabhakar
(K. Prabhakar Reddy)

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

2. Sridhar
(S RIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

1 వ పుస్తకము 114.31/100 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 12

సబ్-రిజిస్ట్రారు



500Rs.



29/5 Date: 15/5/03 Rs. 500
 To Hymavathi Rama Rao who Dr. A. V. Rame Rao
 No. 43627
 ANNEXURE - 1 - A R/o, Gud

R. NARENDER
 SVL No. 42.95
 R. No. 1/2001-2003
 AM NAGAR, HYD'BAD

- 1) Description of the Building: Flat bearing No.107, 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 : 18 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 :
 - c) In the 1st Floor : 450 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.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,39,250/-

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.....1143/13

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....15..ఈ కాగితపు వరుస

సంఖ్య.....13.....

సబ్-రిజిస్ట్రారు



FLAT NO.107, 1ST FLOOR, BLOCK NO.C
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK

IN SURVEY NOS. 174

Situated at

MAHAPUR (V)

UPPAL Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD., Rep. BY ITS MD: 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: ☐

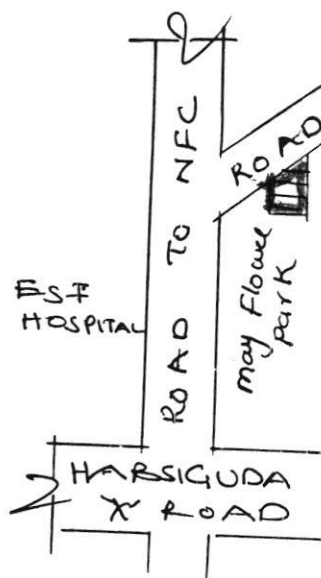
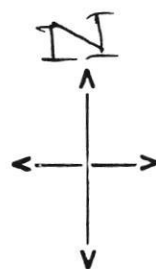
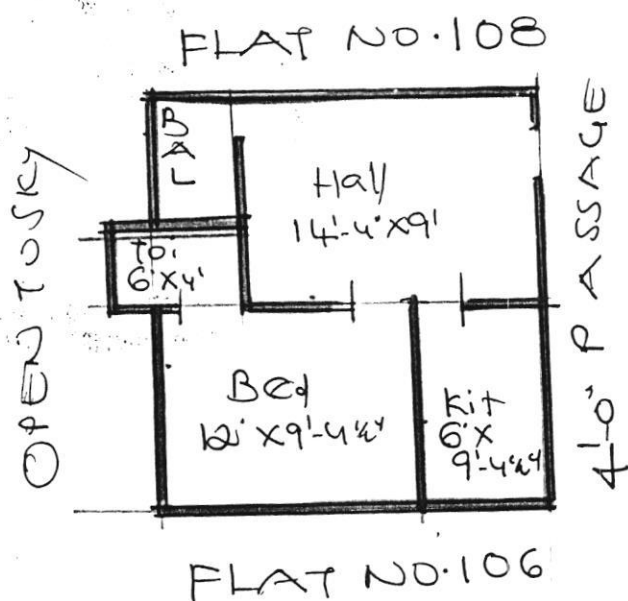
AREA :

18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S OUT OF AC - 4-32 Gts
SUPER BUILT-UP AREA: 450 SQ.M



LOCATION PLAN

WITNESSES :

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

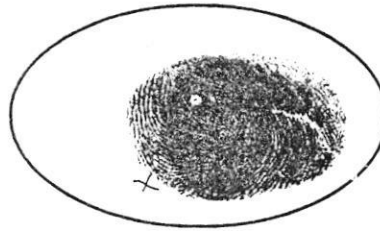
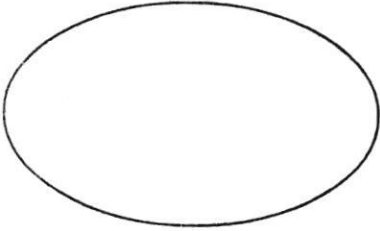
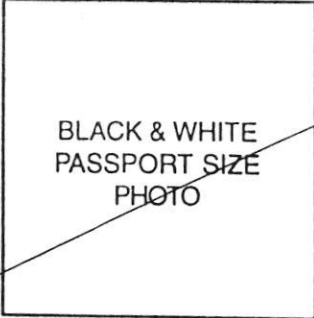
[Signature]
SIG. OF THE VENDOR
Managing Director

1 వ పుస్తకము... 1143/1/1933
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 14

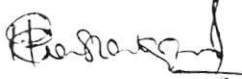

సబ్-రిజిస్ట్రారు

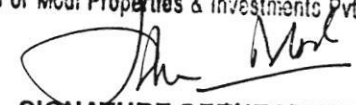


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its (C) 5-4-187/216, M.G. Road, Secbad, 2ep by its MD.Mr. SOTHAM MODI SPA: MR. GAURANG MODY
			R/o- Flat no. 105, Sapphire Apts Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Ms. HYMAVATHI RAMA RAO R/o- 54, Sai Enclave, Habsiguda, HYDERABAD - 500 007.
			

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

SIGNATURE OF THE PRESENTANT'S

1 న పుస్తకము.....11/4/2015

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....15. ఈ కాగితపు వరుస

సంఖ్య...15.....

సబ్-రిజిస్ట్రారు

