

18.11.63

11/629/07

A-11 16780



03BB 007371

Date : 15-09-2003

Serial No : 9,290

Denomination : 15,000

Purchased By :

For Whom :

HYMAVATHI RAMA RAO

SELF

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

/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.

[Signature]
Managing Director

సబ్-రిజిస్ట్రారు

.....

ఎడమ బొటనవ్రేలు

[Handwritten signature]

నిరూపించినది.

Gaurang mode S/o. Jayanthibai mode.
 Business. R/o. Flat No. 105, Sapphire apt
 Cheekot Gardens, Begumpet, Hyderabad.
 Through Special Power of Attorney, attested
 Power No. 9 / 2002 at CRO, Juppall.

① Fraserford

1. Pralhad Reddy Sr. Padmini Reddy, 0001

5-u-187 13 & 4. m. G. Road, Gerbad

② Index

Slv. Ramachandrababai, etc: Seeni

(10) 5-4-187 12 & 4. m. G. Road. Sec.

200...సం||...నెల/క్ర.వ తేది

192. కృ.శా.శ...బి.చె...మూసం. 27వ తేది.

సబ్-రిజిస్ట్రారు

500Rs.



2892 Date 15/9/03 Rs 500 436280117

Hyderabad Ranga Rao

Self

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

:: 2 ::

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

Res. Hyd

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..

1వ పుస్తకము 11429/2003

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...2.....

సబ్-రజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 1894

No. 11429 of 2003 Date 18/9/03

I hereby certify that the proper deficit

stamp duty of Rs. 4555/- Rupees. 2000 thousand

five hundred forty five only.

has been levied in respect of this instrument

from Sri. Ganga Reddy

on the basis of the agreed Market Value

consideration of Rs. 239,500/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

Sub Registrar

Dated: 18/9/03 and Collector U/S. 41&42

INDIAN STAMP ACT





2893 Date 13/8/03 No. 500

Hymava D. Ram

Self

Rao
43629

Wb. Dr. A. V. Ram Rao

R. NARENDRA

SVL No. 42

R. No. 1/2001

RAM NAGAR, HYDRA

R. G. G. J.

:: 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 Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.4..

1వ పుస్తకము...11/4/2003/1/2003
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య...1.5...ఈ కాగితపు వరుస
సంఖ్య...2003

సెక్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు...11/4/2003/1/2003
నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-2003 ఇవ్వడమైన
2003

రిజిస్టరింగు అధికారి





844 Date 15/9/05 Rs. 500

436301P 23 IZ

R. NAGENDER
SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'ABAD

K. M. V. R. Ram Rano

Sell

W/o Dr. A. V. Ram Rano

:: 4 ::

R/o - Hyd

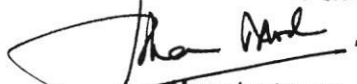
TOTAL AREA: 4 Acres 32 Guntas

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.5..

1వ పుస్తకము... 11/4/28/...

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 4.....

సబ్-రిజిస్ట్రారు





2895 Date: 15/9/09 Rs. 500/- 43631 AP 23 II Z

Hymanur Das Rama Rao

sell

W/o Dr. A. V. Ramu Rao

:: 5 ::

Rd. Hyd

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

E. The Purchaser is desirous of purchasing all that Flat bearing No.109, 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.

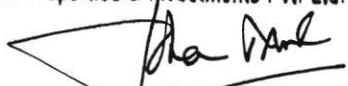
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

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

1 వ పుస్తకము!! 11/4/2013
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 15... ఈ కాగితపు వరుస
సంఖ్య... 5.....

సబ్-రిజిస్ట్రారు



500Rs.



2896

Date 15/9/03

Rs. 500

43637 23 II Z

R. NAFENDER
SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

Hymavathi

Rama

RAO

W/o. Dr. A.V. Rama RAO

RAM NAGAR, HYD'BAD

Self

:: 6 ::

R. NAFENDER

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.

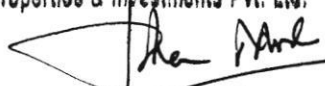
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

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. 11.4.28/1933
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..6.....

సబ్-రిజిస్ట్రారు





2 Sept. 15/9/03 Rs. 500

Kty. mava. Rans

Ras 43633

Self

Dr. A. V Rama Rao

:: 7 ::

Rb. Ktyd

R. N. NARESH
SVL No. 1/2001
R. No. 1/2001
RAM NAGAR, 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..

1 వ పుస్తకము.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



500Rs.



2898 Doc: 15/9/03 Rs. 500
 Hymanathi Rames Rao 4363: Dr. A. V. Rames Rao
 self
 AP 23/11/2
 R. NARENDER
 SVL NO. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'ABAD
 :: 8 ::
 R. Hyd

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

సంఖ్య.....

సబ్-రిజిస్ట్రారు





289 15/5/10

Hyderabad... Ram Rao

Self

Wb. Dr. A. V. Ram Rao

43635

Rao. Hyd

R. Nagar
SVL No.
R. No. 1/20
RAM NAGAR, HYD

:: 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.

Sha. Moh.
Managing Director

Contd.10..

1వ పుస్తకము. 11/11/29/11/29/3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు
13/11/29



500Rs.



2500 15/9/03 500
 Hymanabhi Rams Rao Wb. Dr. A.V. Rams Rao Ruy
 43636 12
 sell Rb. Hys
 R. No. 1
 RAM NARAYAN

:: 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 M&I Properties & Investments Pvt. Ltd.

The M&I
 Managing Director

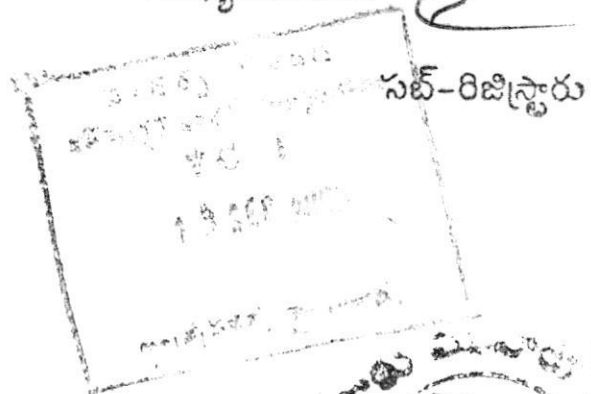
Contd.11..

1వ పుస్తకము..1.1.129/సీ.వో 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస.

సంఖ్య..10





2901 15/9/03 500
 By Mavadi Ram Rao w/o. D. V. Ram Rao R. No. 17
 43637 K. G. (H. G.) RAM NAGAR

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.109, 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 :: Jogging Track.
 SOUTH :: Flat No.108.
 EAST :: 4' Wide Passage.
 WEST :: 40' Wide Road.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Contd.12..

9



Seal of the Superintendent of Uppal R.A. Dist.

2002 年 12 月 10 日

... as shown in the annexed plan marked in 1951

500Rs.



2902 Date 15/9/03 Rs. 500

To. Hymanawathi Ram
Self

Rao 436384V 23 II Z

Wb. Dr. A.V. Ram Rao

:: 12 ::

Rao Hyd

R. NAGENDER
SVL NO. 42 95
R NO. 1/2001-2003
RAM NAGAR, HYD'RAD

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. Basappa
(K. Poombhakar Reddy)

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
V E Managing Director

2. Sundar
(S. K. I. HAN)

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

1 వ పుస్తకము. 11429/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 12

సబ్-రిజిస్ట్రారు





2903 Date 15/9/03 Rs. 500
 By Hymanathi Rams Rao W/o. Dr. A.V. Ram Rao R. NARENDER
 43655 2312 R/o. Ghyd SVL No. 4295
 ANNEXURE - 1 - A R. No. 1/2001-2003
 RAM NAGAR, HYD'BAI

- 1) Description of the Building: Flat bearing No.109, 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/-

For Modi Properties & Investments Pvt. Ltd.

Date: 15/09/2003

signature of the Executant
 Managing Director

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.

Date: 15/09/2003

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

Managing Director

1వ పుస్తకము... 1142 సం॥ 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 13. ఈ కాగితపు వరుస

సంఖ్య... 13.

సబ్-రిజిస్ట్రారు



FLAT NO. 109, 1ST FLOOR BLOCK-C IN
REGISTRATION PLAN SHOWING MAY FLOWER PARK

IN SURVEY NOS. 174

Situated at

M. LLA PUR(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

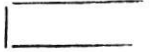
VENDEE : MRS. HYMAVATHI RAMA BAO

W/O. DR. A.V. RAMA BAO

REFERENCE :

SCALE: 1" =

INCL: 

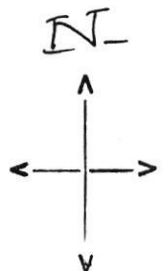
EXCL: 

AREA :

18

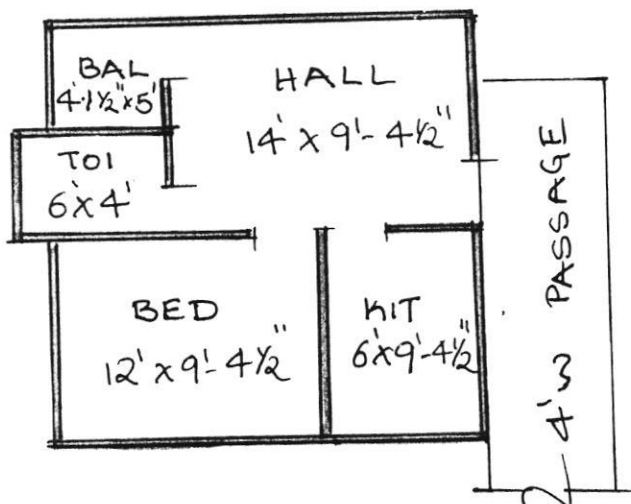
SQ. YDS. OR 15.04 SQ. MTRS.

U/S OUT OF A.C : 4-32 Gts
SUPER BUILT-UP AREA : 450 SFT

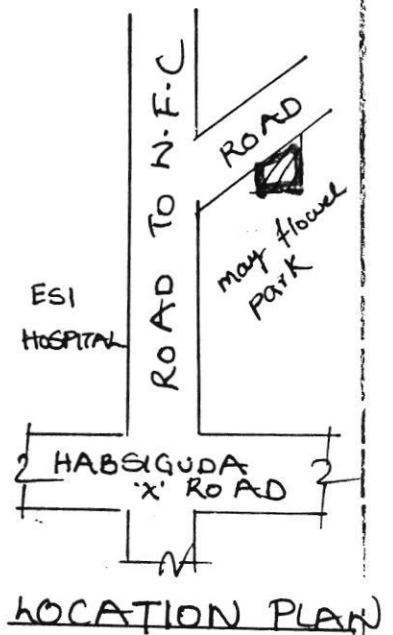


Jogging track

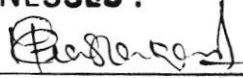
OPEN TO SKY



FLAT NO. 108



WITNESSES :

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.



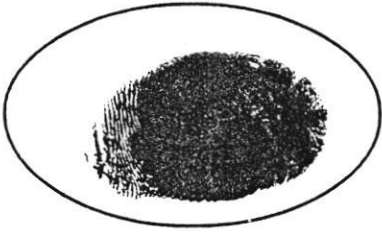
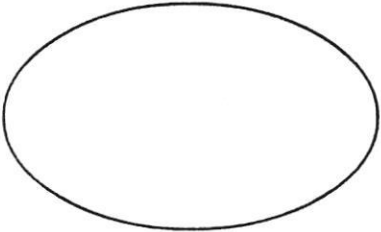
SIG. OF THE VENDOR
Managing Director

1వ పుస్తకము. 11429/1
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య... 15.. ఈ కాగితపు పదం
సంఖ్య... 14..

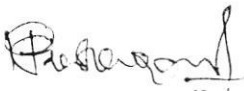
సబ్-రెజిస్ట్రార్



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
			<u>VENDOR:-</u> <u>M/s. MODI PROPERTIES & INVESTMENTS</u> <u>Pvt. Ltd., having its (C) 5-4-18/314</u> <u>M.G. Road, Sec Bad, opp by its</u> <u>MD. Mr. SOTHAM MODI</u>
			<u>SPA:-</u> <u>MR. GAURANG MODY</u> <u>R/o. Flat No. 105, Sapphire Apts,</u> <u>Cheekoti Gardens, Begumpet,</u> <u>HYDERABAD.</u>
			<u>PURCHASER:-</u> <u>Mrs. HYMAVATHI RAMA RAO</u> <u>R/o. 54, Sai Enclave,</u> <u>Habsiguda,</u> <u>HYDERABAD - 007.</u>
		BLACK & WHITE PASSPORT SIZE PHOTO	_____ _____ _____ _____

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.



SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము... 11.42.90/11.42.90

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15.. ఈ కాగితపు వరుస

సంఖ్య... 15.....

సబ్-రిజిస్ట్రారు

