

9555/2002

G.S. 9519/2002



02CC 158903

Date : 24-10-2002 Serial No : 6,399 Denomination : 20,000

Purchased By :

For Whom :

R.SRIDHAR

SELF

S/O.RAGHUPATHY

R/O.UPPAL

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

SALE DEED

This Sale Deed is made and executed on this 25th day of OCTOBER 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. R.SRIDHAR, SON OF SRI. RAGHUPATHY, aged about 33 years, Resident of H.No.18-30/1, Zahid Nagar, Uppal, Hyderabad - 29.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

[Signature]
Managing Director

2002వ సం॥ జనవరి 25... నెల 5 తేది

192/స.శా.శ. కార్మిక మా సం. 3. తేది.

పగలు...!!... మరియు... 1. 2 గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

శ్రీ... నె. శంకర్... మొదటి...

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిమోద్రలతో

సహా దాఖలు చేసి రుసుము రూ॥ 1415/-

చెల్పించినవారు.....

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ ప్రాంతం



నిరూపించినది.

Gaurang Reddy Gaurang Reddy & Co. Jayashankar
Reddy, occ:- Business & Co. for all
105, Supplying apartments Chandra
Gardens, Begunpet, Hyderabad
Through Special Power of attorney, attested
vide Power no. 9/2002 at PRO, Suppl

② *Prasanna* (G. Prasanna Reddy & Co. Padma Reddy
occ:- RA service (C) S. N. 187 / 344.
M. G. Road, Secunder.

③ *Shankar* (Shankar & Co. Kamal Reddy
occ:- RA service (C) S. N. 187 / 344.
M. G. Road, Secunder.

2002వ సం॥ జనవరి 25... నెల 25 తేది

192/స.శా.శ. కార్మిక మా సం. 3. తేది.

సబ్-రిజిస్ట్రారు

500Rs.



No. 36917 Date 24/10/2003
and To R. Sridhar Rao Raghupathi
Sell

AP 20 11 R

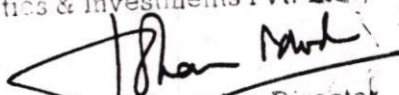
R. Narender
SVL No. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYD'ABAD

:: 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 unde 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..



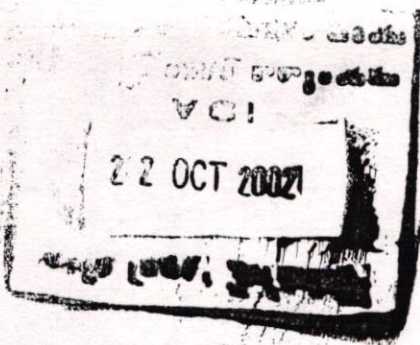
1 వ పుస్తకము 9555/సం||
దస్తావీజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..2.....
సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899
No. 9555 Date 25/10/2002

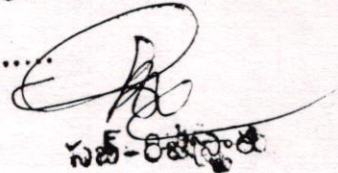
I hereby certify that the proper deficit
stamp duty of Rs. 3970/- Rupees Three thousand -
nine hundred and seventy only
has been levied on this instrument
from Sri. Gaurang Modi
on the basis of the Market Value
consideration of Rs. 2,83,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Dated 25/10/2002
Sub Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT

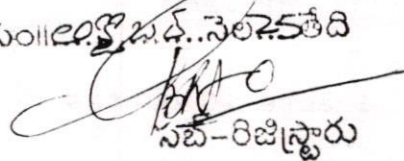




1. పుస్తకము 9.555/సం||శా.శ.
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య. 15.... ఈ కాగితపు వరుస
సంఖ్య 3.....


సబ్-రిజిస్ట్రార్

1 వ. పుస్తకము 200.2 సం||శా.శ.
1924 సం||పు 9555.... నెంబరుగా
రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా -
..9579..-1-1507 ఇవ్వబడినది.
2002వ. సం|| రిజిస్ట్రే. బి. డి. నెం|| 25 తేది


సబ్-రిజిస్ట్రార్





36919 Date 24/10/2002 R. No. 83997 AP 23 II R

R. Smithe No. Raghunath

sch

R. Smithe

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

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

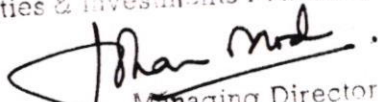
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

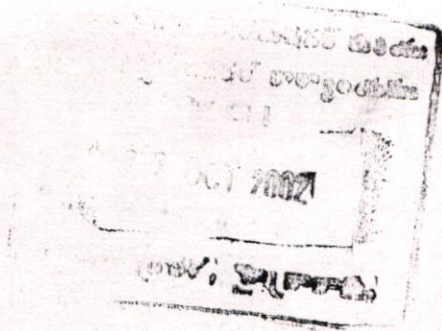
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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.


Managing Director



1 వ పుస్తకము 9555 ప్రతి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య 4.....
సీల్-రిజిస్ట్రారు





36920

24/10/2002

83998

AP 23 11 R

R. Narayan Rao Bagchi

Sd/-

R/o Hyd

Ruy

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'RAD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.202, on the Second Floor, in Block No.B 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 of 15 Sft., in apartment Block No.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.2.83,000/- (Rupees Two Lakhs Eighty Three 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.2.83,000/- (Rupees Two Lakhs Eighty Three 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.

For Modi Properties & Investments Pvt. Ltd.,

Man Moh
Managing Director

Contd.6..

22 OCT 2002

13 ఫిస్టము 9555/200
దస్తావేజుల మొత్తం కారితముల
సంఖ్య 15... ఈ కారితపు వరుస
సంఖ్య 5.....
సెక్-రిజిస్ట్రారు



500Rs.



36921 24/10/2001 83999

R. Sridhar to Raghupathi
selv

R. Sridhar

Ruy
R. NARINDER
SVL N. 42 95
R. NO: 1/2001-2003
RAM NAGAR, HYD'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 possession of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The purchaser has paid part of the sale consideration amount of Rs.35,000/- (Rupees Thirty Five Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,48,000/- depending on the progress of work in the scheduled premises.

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

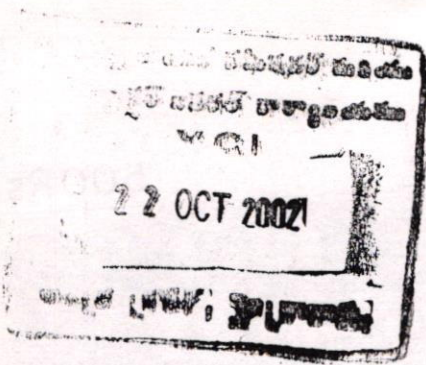
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Contd.7..

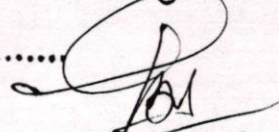


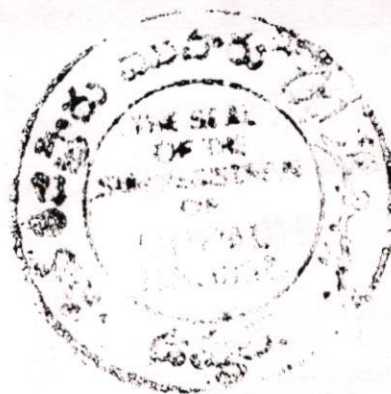
13 పుస్తకము 9555/2002

దస్తావేజల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు చరుసె

సంఖ్య ర.....


సచి-రిజిస్ట్రారు





36922 24/10/2008 84000

R. Srinivas Rao Raghunath

Sev

Rto. Dpt

Ruy
R. NARINDER
SVL No. 42 95
R. No. 1/2-01-2003
RAM NAGAR, HYD'ABAD

:: 7 ::

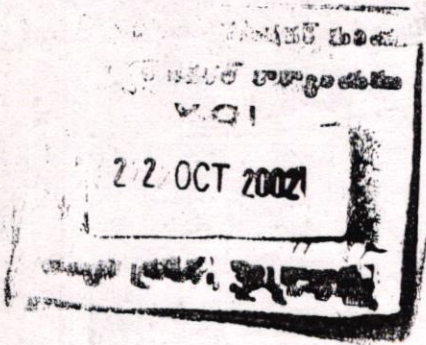
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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..

John Modi
Managing Director



1వ సప్తకము 9555/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15..ఈ కాగితపు వరుస
సంఖ్య-7.....
సబ్-రిజిస్ట్రారు



500 Rs.



S. No. 36923... Date 24/10/2002 Rs 84001
 Sold To R. Snidhar S/o Raghupathi
 Sd/-
 R/S

R. NARASIMHARAO
S.M. 10/11/95
R. No. 112/95
RAM NAGAR, HYD'ABAD

8

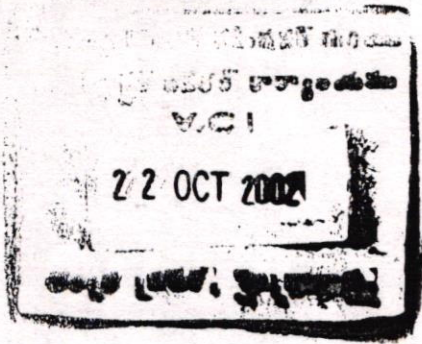
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.,

John M. ...
Managing Director

contd.9..



1 వ పుస్తకము 9553/2002
దస్తావేజుల మొత్తం కారితముల
పరిష్కారం 15... ఈ కారితపు పరుపు
సంఖ్య: 8.....
సీట్ రిజిస్ట్రారు





No. 36924 Date 24/10/2002 84002 23 II R

Sold To R. Sridhar & Co. Rajuapally

For Whom

:: 9 ::

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

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.

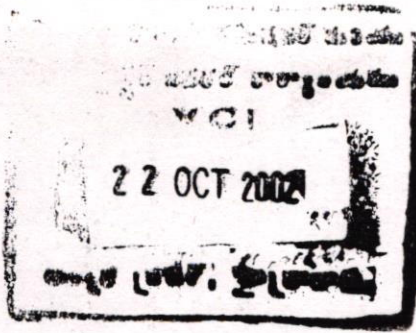
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.,

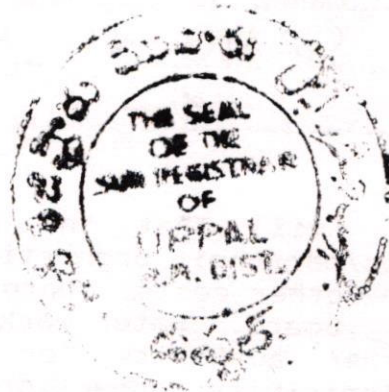
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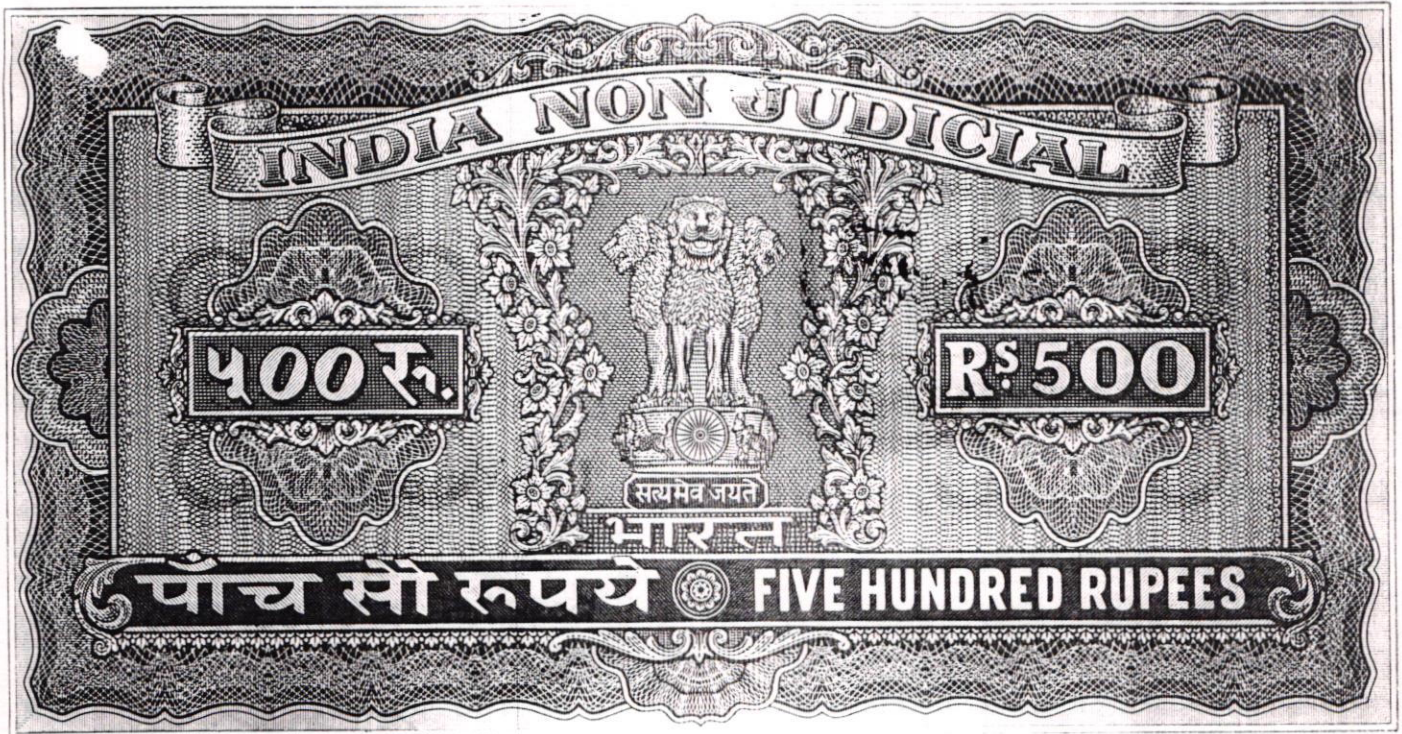
Contd.10..



1వ పుస్తకము. 9555/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 9.....


సబ్-రిజిస్టరు





No. 36925.....Date 24/10/2002..... 84003

To R. Sudhakar & Raghunadhy

Sen

Rco try

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

:: 10 ::

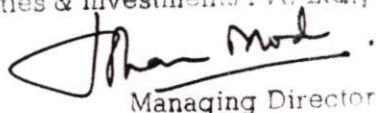
xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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.2.83,000/-.

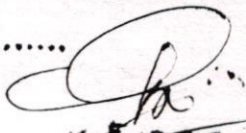
For Modi Properties & Investments Pvt. Ltd.,

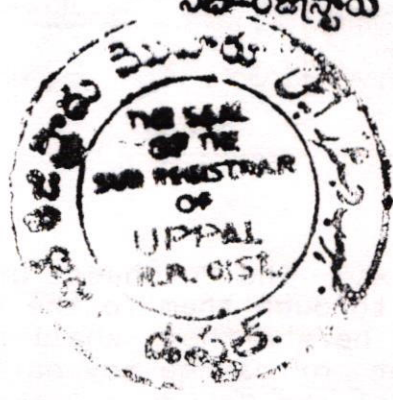

Managing Director

Contd.11..

ఆంధ్ర ప్రదేశ్ సర్కారు
ఆంధ్ర ప్రదేశ్ సర్కారు
22 OCT 2002
ఆంధ్ర ప్రదేశ్ సర్కారు

15 సెప్టెంబరు 2002
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య 15...ఈ కాగితపు వరుస
సంఖ్య 10.....


సర్ రేణుకాదేవి



500Rs.



36926... 24/10/2002... 84004

R. Srinivas Reddy Raghavaram

SA

R. Srinivas Reddy

:: 11 ::

Ruy

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

SCHEDULE OF PROPERTY HEREBY SOLD

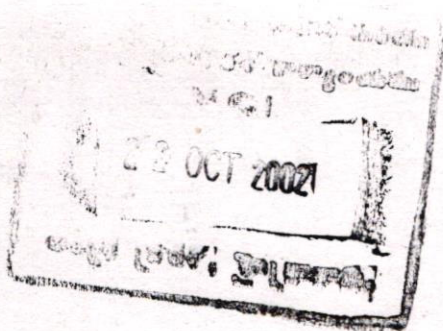
All that the Flat bearing No.202, on Second Floor in Block No.B, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space admeasuring of 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bound-
ed in:

- NORTH :: Flat No.201.
- SOUTH :: Flat No.203.
- EAST :: 30' Wide Road.
- WEST :: 4' Wide Passage.

For Modi Properties & Investments Pvt. Ltd.,

Mani Modi
Managing Director

Contd.12..



1వ పుస్తకము. *[Signature]*

రూపాయిల మొత్తం కాగితముల

సంఖ్య..15..ఈ కాగితపు వరుస

సంఖ్య//.....

[Signature]
సర్-రెజిస్ట్రారు



INDIA NON JUDICIAL

₹ 500

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

24/10/2002 84005

R. Smith & Co. R. G. W. & Co.
S. C. B.

Rw. Gye

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

:: 12 ::

WITNESSES:

1.

For
(P. Prashant)
(P. Prashant Pooja)

For Modi Properties & Investments Pvt. Ltd.,

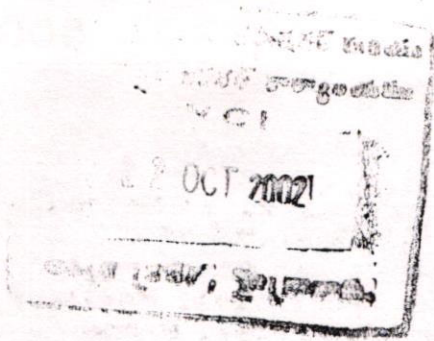
Shan Moh
VENDOR

2.

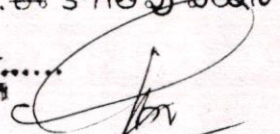
Sheran
(SHERAN)

Drafted By

(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 50/2002, R. R. Dist,



1 వ సుస్థకము ~~9వ~~ ^{సంఖ్య} 2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు పేరు
సంఖ్య...

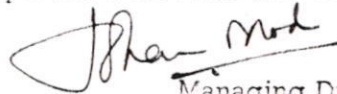

సహ-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.202. in Second Floor, in Block No.B, 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 (with break up floor-wise) :
a) Cellar, Parking area : 15 Sft., for 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.2.83,000/-

For Modi Properties & Investments Pvt. Ltd.,



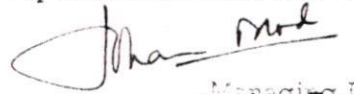
Managing Director
signature of the Executant

Date: 25/10/2002

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.

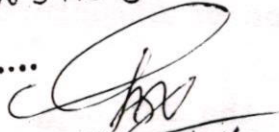
For Modi Properties & Investments Pvt. Ltd.,



Managing Director
Signature of the Executant

Date: 25/10/2002

1వ పుస్తకము. గీతామయము 2002
దత్తజల మొత్తం కాగితముల
సంఖ్య. 15.... ఈ కాగితపు వరుస
సంఖ్య. 3.....


సర్-రెజిస్ట్రారు



FLAT NO. 202, 2ND FLOOR, BLOCK-B
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174 **Situated at**

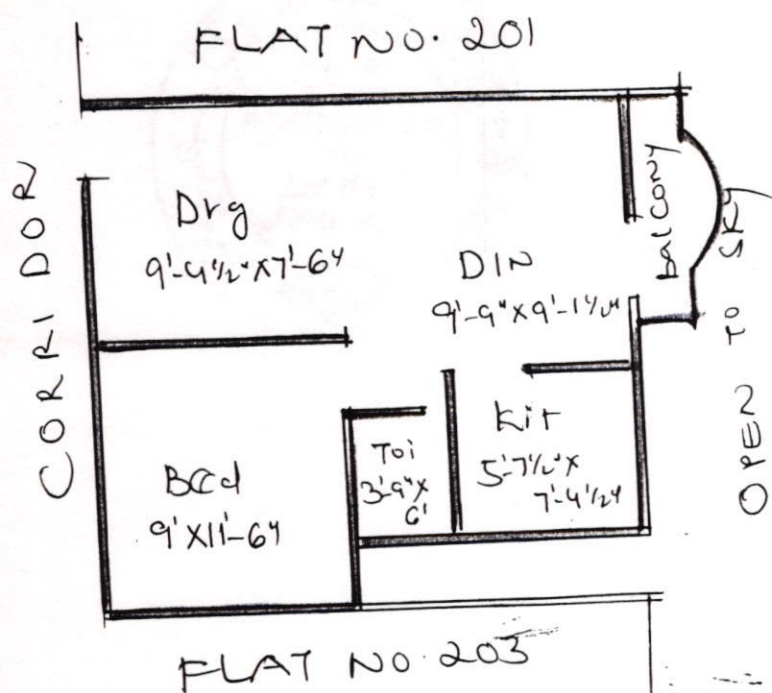
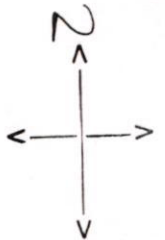
MALLAPUR(V) **UPPAL** **Mandal, R.R. Dist.**

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. By ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: SRI. R. SRIDHAR
S/O. SRI. RAGHUPATHY

REFERENCE: SCALE: 1" = SQ. YDS. OR 15.04 SQ. MTRS.
AREA: 18 INCL: EXCL:

VIS. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 450 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*
2. *[Signature]*

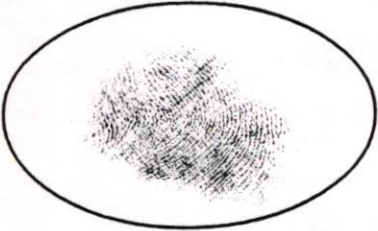
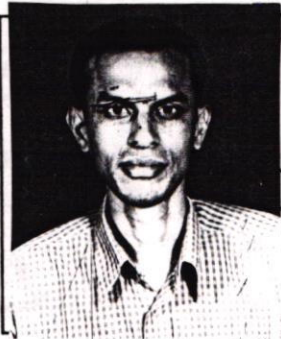
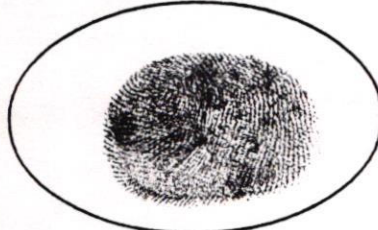
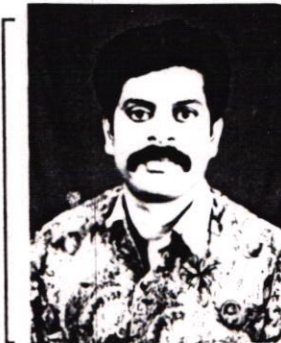
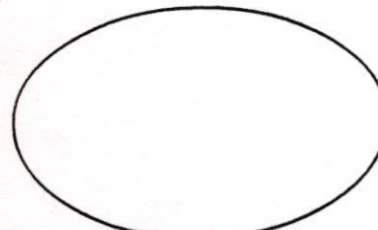
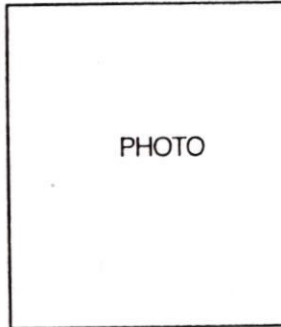
1 వ పుస్తకము 9556 సం॥పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...4.....

సర్-రిజిస్ట్రారు

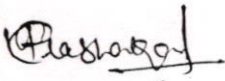
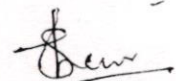


B-202

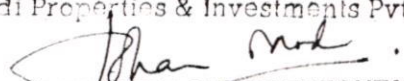
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS Pvt. Ltd., having its office 5-4-187/38 M.G. Road, Sec Bad Sep by ITS M.D. Mr. SOHAM MODI
			S.P.A:- GAURANG MODI K/o. flat no. 105, Sapphire apartments, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Mr. R. SRIDHAR H no. 18-30/1, Zahid Nagar, UPPAL, HYDERABAD.
			

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.,


SIGNATURE OF THE EXECUTANTS'S

1వ ప్రకటన. 9555/2007
అర్హతల మొత్తం కలిపి
పంఖ. 15... 6. 58000 నుంచి
పంఖ. 15.....

[Signature]

సీల్ - రిజిస్ట్రారు

