

ORIGINAL

నెం 2903 దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Golam Mada 25/25/25 30/2

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. Mallo

దస్తావేజు స్వభావము	3	5	2	2
దస్తావేజు విలువ రూ.	856000	378500	373000	242000
స్టాంపు విలువ రూ.	84000	38400	38030	25800
దస్తావేజు నెంబరు	1600	1601	1602	1603
రిజిస్ట్రేషన్ రుసుము	1285	1900	1870	1218
మాటలు				
యెంకార్డుమెంటు	10280	235	-	280
రుసుము	95	95	95	95
	20	20	20	20
మొత్తము	14680	2250	1985	1610

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Reg. date. 25/01/25

Reg. date. 25/01/25

Reg. date. 25/01/25

1590/2002

1602/2002



No. 580. Date 25/8/2002 Rs. 20000/-

Sheik Tajuddin S/o Sheik Abbas R/O Hyd
218

02CC 137338

[Signature]
25/8/02
16

SALE DEED

25/8

This Sale Deed is made and executed on this _____ day
of Feb 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. SHEIK TAJUDDIN, SON OF SRI. SHEIK ABBAS, aged about 46 years, Residing at 24-88/235, East Anandbagh, Safilguda, Hyderabad - 500 047.

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.

[Signature]
Managing Director



1వ పుస్తకం 1602/302 నంబు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 1
 సబ్ రిజిస్ట్రారు

2002 వ సం॥ ఫిబ్రవరి నెల 25
 తేది పగలు 1-2 గంటలు మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసే రుసుము
 రూ॥ 1870/- చెల్లించినవి

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ ప్రాంత ప్రతి

Shan mod
Shan mod



Salem modi No. Salem modi
 CC. Ramesh Plot no. 280
 Road no. 25, Insolvency
 Hyderabad

① (Purkayastha) (R. P. Reddy) S/o K. Reddy Reddy
 Ptn. Service Off. S-4-187/304
 A. G. Road, Sec 2nd

Lawi No. Suryanarayana acc. Ramesh No. v. p. Reddy, Hyderabad.

2002 వ సం॥ ఫిబ్రవరి నెల 25 వ తేది
 1923 ఖ.శ. ఫిబ్రవరి నెల 6 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు
 ఉప్పల్



S. No. 581. Date 3.5.12. Rs. 15000/-
 Shrik. Tajuddin. Shrik. Abbels R/O Hud
 21/8

02BB 445416

[Signature]
 25/8/12
 B. Office Stamp Vendor
 UPPAL, R.R. 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.
[Signature]
 Managing Director



1వ పుస్తకం 1602 సం|| శా. శ. 1523 వు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 2
 సబ్ రిజిస్ట్రారు

1వ పుస్తకము 2002 సం|| శా. శ. 1523 వు
 1602... సెంటరుగా రిజిస్టరు చేయబడి స్కానింగు.
 నిమిత్తం గ త్రిపు సెంటరు గా 1590-1-1507...
 2002 ఇన్వెంటరీ పది
 2001వ ఫిబ్రవరి నెల 25వ తేది
 రిజిస్ట్రారు గారు అధికారి



500Rs.



6200

22/2/2002 200/-

54803

Sheik Tajuddin Sheik Albas K. K. K.

C. M. K. K.
S. V. L. K. K.
P. K. K. K.
P. K. K. K. K. K.

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Director

Contd.4..

1వ పుస్తకం 1602/1211 నంబరు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 3

సబ్-రిజిస్ట్రారు



500Rs.



54809

6201

22/1/2002 300/-

Sheik Fayuddin SE Sheik Abbas K. Hef

Self

:: 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.

John Modi
Managing Director

1602/2012
02.11.2012
సర్పంచి

1వ వుస్తకం...1602/2012...సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 4
సబ్ జిప్సారు





6.202 22/1/2002 Rs. 54810
 Sold To Sheikh Tayuddin, Sec. Sherk Abbas, Sec. Hye
 Whom *[Signature]*

[Signature]
C. MAHESH
 S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, R. H. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.106, on the First Floor, in Block No.B in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.3,73,000/- (Rupees Three Lakhs Seventy 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.

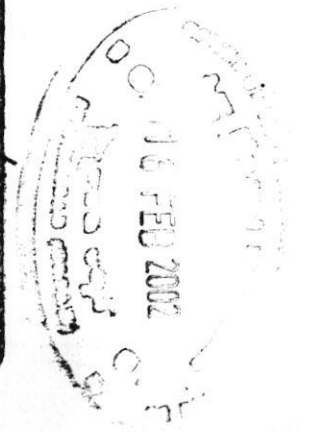
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.3,73,000/- (Rupees Three Lakhs Seventy Three Thousand nly) 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.

[Signature]
 Managing Director



1 వ పుస్తకం... 16.02.2002... నంబు
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య
..... 14 ఈ కాగితపు పరప
సంఖ్య 5

పబ్-రిజిస్ట్రారు



500Rs.



No. 6203 - 22/2/2004 Rs. 500/-
54811
Sold To Sheikh Tajuddin & Sheikh Abbas K. Hef
Self

C. MAHESH
S. V. L. No. 20/1999
R. No. 16/2002
Poduppet, R. R. 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 part of the sale consideration amount of Rs.90,666/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,82,334/- 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:

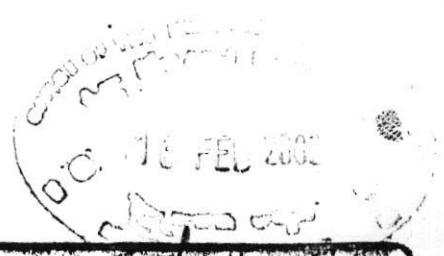
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Sha. Mohd.
Managing Director

Contd.7..



1వ వుస్తకం 1602/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 6
సబ్ రిజిస్ట్రారు



10 Rs.



4991-25/4/2002-10/-
Sheik Tagudin to Sheik Abbas
self

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

:: 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..

Per Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director

సంఖ్య: 1602/1602
VCI
31 JAN 2002
అంతర్జాతీయ కమిషన్.

1వ పుస్తకం 1602/1602 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 7
పబ్లిషర్లు



Shale Taperdown to Shale Abbey

Self—

R Co. 442

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

[illegible]

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..

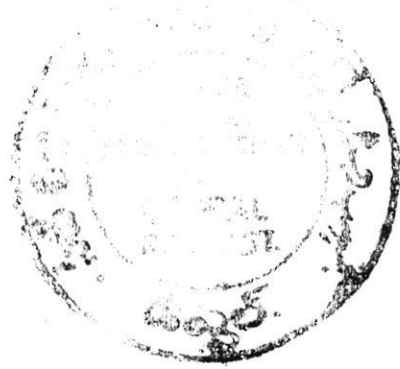
Per Modi Properties & Investments Pvt. Ltd

John M. ...
Managing Director



1. పుస్తకం (1602/2001) నంబు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 5

సబ్-రిజిస్ట్రారు



10 Rs.



4994 25/2/2002 10/-

Shale Jayashin Ho Shale Abbey

sell

Rco. City

Ruy
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 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.

Contd.10..

For Modi Properties & Investments Pvt. Ltd.

John Mark
Managing Director



గె.పు.నం.	1602/2011	శం.పు.
దస్తావేజుల	మొత్తం	కాగితముల సంఖ్య
14		
మంఖ్య	9	ఈ కాగితపు వరస
		సబ్-డివిజన్



10 Rs.



Rs. 4995 Date 25/2/2002 Re. 10/-

Gold To Sheikh Jagadhin Mo Sheikh Abbas

Whom R. Narinder

R. Narinder

R. Narinder
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.3.73,000/-.

Contd.11..

for Modi Properties & Investments Pvt. Ltd

Manoj Modi
Managing Director

పంపిణీ అంశం 1602/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 V.C.I
 31 JAN 2002
 మంత్రి కార్యదర్శి, హైదరాబాదు.

పంపునం 1602/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 సంఖ్య 10
 సబ్ రిజిస్ట్రారు





6208

22/12/2004 500/-

Shauk Tajuddin Geo. Shauk 54816 Le. Heph. S. V. L. No. 26 of 1999
 Self - R. No. 48/2002
 Boduppal, A. P. (M)

C. MAHESH

S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, A. P. (M)

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.106, on First Floor in Block No.B, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 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 :: 4' Wide Passage & Cut-out.

SOUTH :: 40' Wide Road.

EAST :: Flat No.105.

WEST :: Flat No.107.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Pha. Moh.
 Director



శ్రీ వస్తుకం 1602/హి. సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 11
సబ్-రిజిస్ట్రార్



AP 70K

500Rs.



No. 6209 22/2/2002 Rs. 500/-

Sold To... Shouk Rajuddin So. Shouk #54817 Ke. Hyd.

Whole... Self

C. MAHESH
S. V. L. No. 25/1/1994
R. No. 40/2/02
Bodupati R. R. Div.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 25th day of Feb 2002 in the presence of the following witnesses;

WITNESSES:

1. Perraray
(C. P. RECORD)

2. R. Paul
(Peruindas)

For Modi Properties Investments Pvt. Ltd.

John Modi
Director
VENDOR

Drafted By
m. lant
(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 30/2002, R. R. Div.



1వ వుస్తకం 1602/1002 సంపు
దస్తావేజులు మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 12
సబ్ రిజిస్ట్రారు

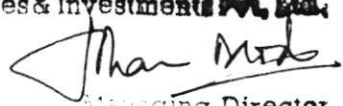


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.106, on First 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 : 28 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 : 700 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. 500/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 3,73,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 25/02/2002.

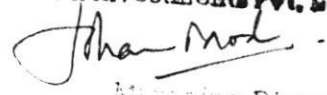

Managing Director
Signature of the Executant

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.

Date: 25/02/2002.


Managing Director
Signature of the Executant

1వ వుస్తకం 160/1000 సంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

14 ఈ కాగితపు వరస

సంఖ్య 13

సబ్ రిజిస్ట్రారు



FLAT NO. 106 IN 1ST FLOOR, BLOCK NO. B
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: SRI. SHEIK TAJUDDIN
S/O. SRI. SHEIK ABBAS

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

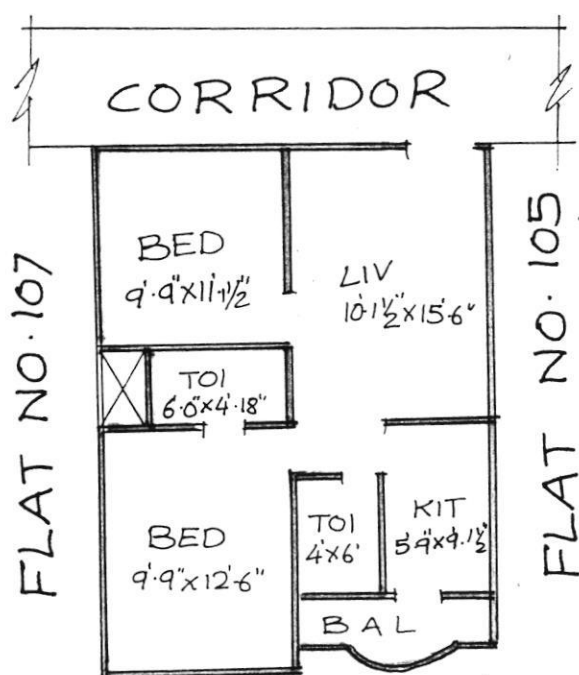
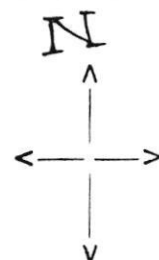
AREA :

28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 G+S
SUPER BUILT-UP AREA: 700 SQ. FT.



WITNESSES:

OPEN TO SKY

1. (Signature)

2. (Signature)

For Modi Properties & Investments Pvt. Ltd.

(Signature)
Director
SIG. OF THE VENDOR

కృష్ణాపురం 1602/1603 నంబు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

