

531/2003

U.531/03



02CC 166077

Purchased By :

For Whom :

GOVIND DAS NAYAR

SELF & OTHERS

S/O. M.N.SUKUMARAN NAYAR

R/O. SEC-BAD

Sub Registrar
 Extra Duty Stamp Vendor
 S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 20th day
 of January 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, 111 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

1. Mr. GOVIND DAS NAYAR, SON OF SRI. M.N.SUKUMARAN
 NAYAR, aged about 44 years,

2. Mrs. R.JYOTHI LAKSHMI, WIFE OF SRI. GOVIND DAS
 NAYAR, aged about 36 years,

Both are Residing at H.No.6-4-49/A, Bholakpur, Secun-
 derabad.

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

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.

Managing Director



2002వ.సం|| కనకల నెల... తేది
 1924వ.శా.శ. చైత్ర... మాసం... తేది.
 పగలు... మరియు... గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో
 శ్రీ గోరంట్ల మోడీ
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ|| 2660/-
 చెల్లించినవారు.....

1వ పుస్తకము... సం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య..

సబ్-రిజిస్ట్రారు

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనవేలు



Gaurang mody & Co. Jagadish mody
 o/c : Business, R/o. flat no. 10
 Supplare apt, Chaitanya Gardens
 Begumpet, Hyderabad

through Special Power of Attorney, attested
 Vide Power No. 9/2002 at H.O., Uppal.

రూపించినది.

① (P. Subrahmanyam R/o. Padma Reddy
 o/c : Service (1) S-1-187/3 & 4
 m. G. Road, Sec'nd.

② (Sri Kumar & Co. Yaddur
 o/c : Service (1) S-1-187/3 & 4
 m. G. Road, Sec'nd.

2002వ.సం|| కనకల నెల... తేది
 1924వ.శా.శ. చైత్ర... మాసం... తేది.

సబ్-రిజిస్ట్రారు



Date : 20-01-2003 Serial No : 396

Denomination : 20,000

02CC 166078

Purchased By :

For Whom :

GOVIND DAS NAYAR

SELF & OTHERS

S/O. M.N. SUKUMARAN NAYAR

R/O. SEC. BADI

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

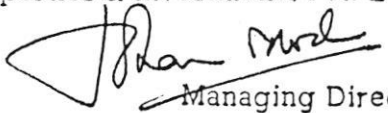
:: 2 ::

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 ,

Contd.3..


Managing Director



1 వ పుస్తకము 531/సంగళి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు వరుస
 సంఖ్య 2


 సహ-రిజిస్ట్రారు

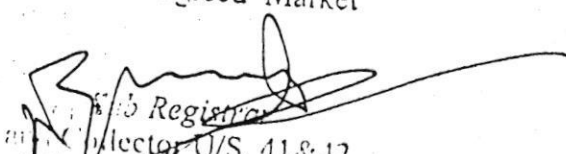
Endorsement Under Section 42 of Act 1 of 1899

No. 531 of 2003 Date 20/1/03

I hereby certify that the proper deficit
 stamp duty of Rs. 10520/- Rupees Ten thousand
 five hundred twenty only,
 has been levied in pursuance of this instrument
 from Sri. Gaurang Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 532000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated: 20/1/03


 Registrar
 Collector U/S. 41 & 42
 HYDRA STAMP ACT



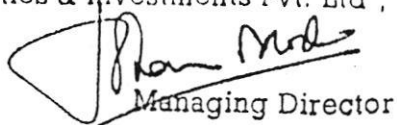


03352

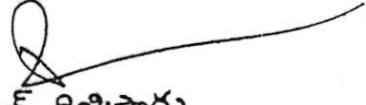
G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

:: 3 ::

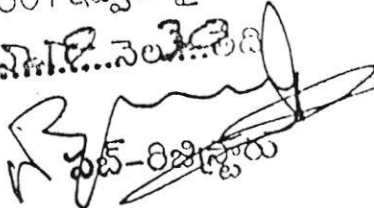
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	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


Managing Director

1వ పుస్తకము. 53/2003
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 15 ఈ కాగితపు వరుస
 సంఖ్య. 3


 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2003..సం||శా.స.
 192..4..సం||పు. 53/.....నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా
 .53.1...-1-1507 ఇవ్వడమైనది.
 2003వ.సం||శా.స. 53/.....నెంబరుగా


 సబ్-రిజిస్ట్రారు





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G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

:: 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.

For Modi Properties & Investments Pvt. Ltd ,

Contd.5..

J. Han Moh
Managing Director

1 వ పుస్తకము.....నామ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





03354

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Necharam. R.R. Dist

:: 5 ::

E. The Purchasers are desirous of purchasing all that Flat bearing No.204, on the Second Floor, in Block No.E in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,32,000/- (Rupees Five Lakhs Thirty Two Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchasers 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.5,32,000/- (Rupees Five Lakhs Thirty Two Thousand only) paid by the Purchasers herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchasers 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 ,

John Modi
Managing Director

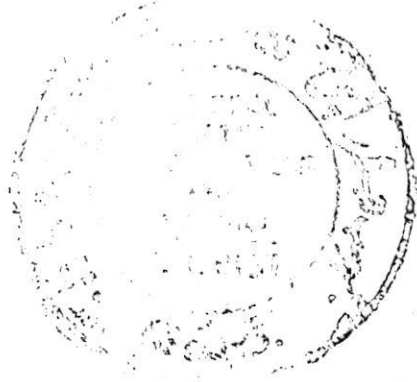
1వ పుస్తకము...నా...సంగీతం

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

సచి-రిజిస్ట్రారు





03355

2114

17/12/2003/500/-

GOUNDA DES. NARAYAN. SHIVAN BUKUMARON NAYAR

Self. 30/12/03.

710 30/12/03

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam, 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 Purchasers 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 Purchasers and the Purchasers do hereby confirm and acknowledge the same.

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

i) The Purchasers 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 Purchasers 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 Purchasers shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd ,

Contd.7..

Shan Moh
Managing Director



1 వ పుస్తకము 521/1993

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 15 ఈ కాగితపు వరుస

సంఖ్య... 6


సర్-డిజిటల్

20/11





03355

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

:: 7 ::

iii) That the Purchasers 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 purchasers 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..

Sheela Mark
Managing Director

1వ పుస్తకము 53/1/1953
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15. ఈ కాగితపు వరుస
సంఖ్య... 7.....


సబ్-డివిజన్





No. 2416 Date 27/01/2003 Rs 500/-

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

To ...

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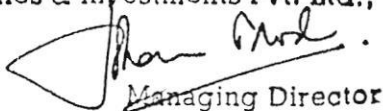
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:: 8 ::

v) The Purchasers 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 Purchasers 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.

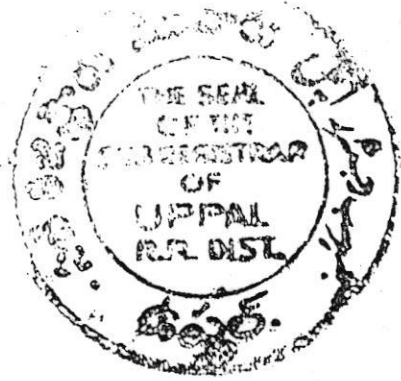
For Modi Properties & Investments Pvt. Ltd.,


Managing Director

contd.9..

1 వ పుస్తకము. 53/1/1932
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్ రిజిస్ట్రారు





033

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

:: 9 ::

vii) That the Purchasers 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 Purchasers 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 Purchasers 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

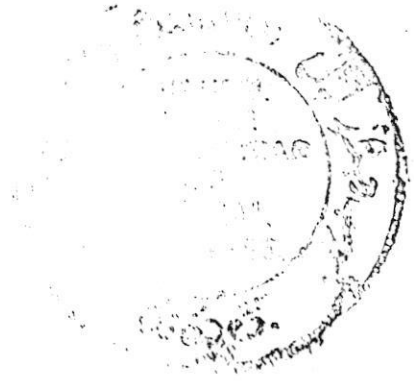
Contd.10..

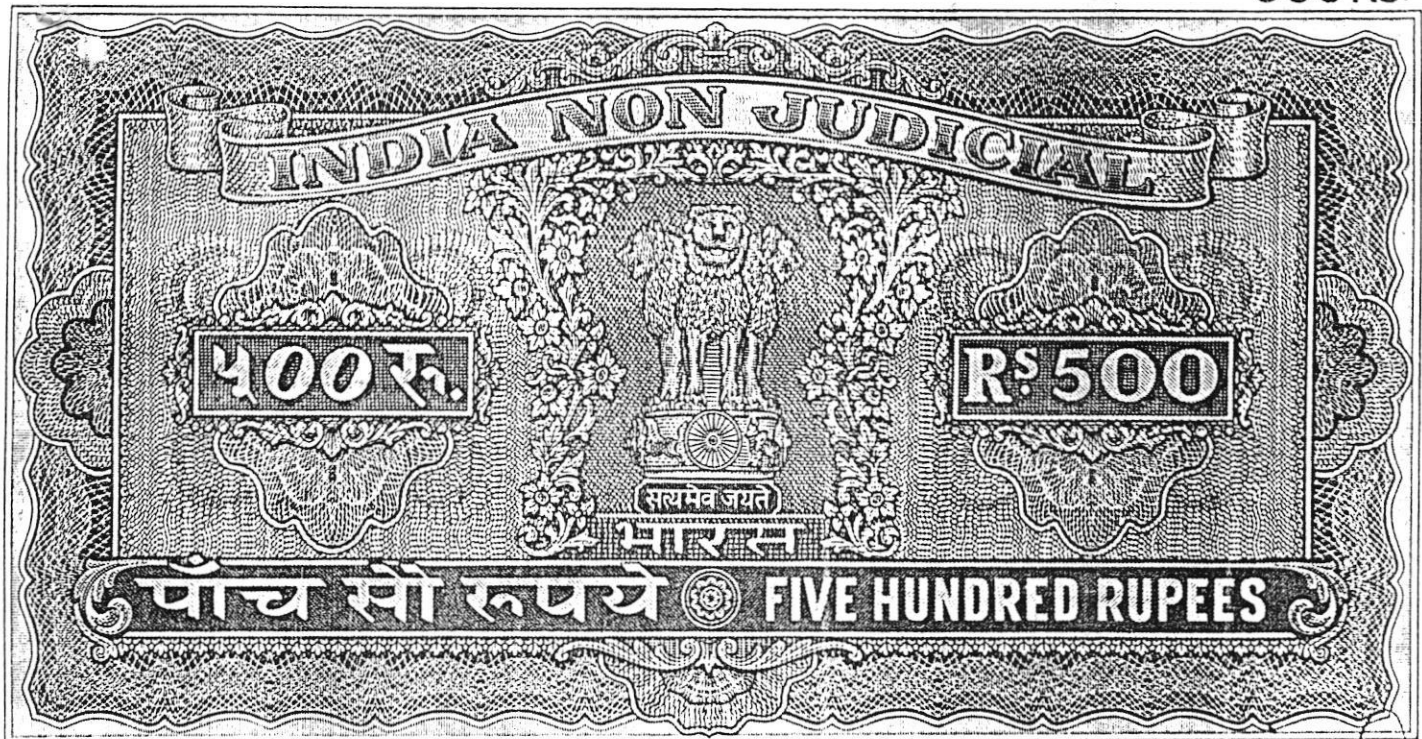


1 వ పుస్తకము 22/1/2019
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య.....



సబ్-రిజిస్ట్రారు





2118 17/01/2003 520/- 03359

Gauri Desai v. Annu Sukumaran Nayak

20/1/2003

2/04/03

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist

:: 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 Purchasers 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 Purchasers 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 Purchasers 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.5,32,000/-.

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director

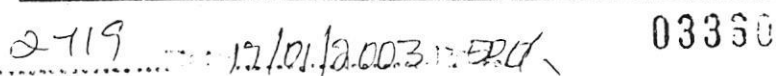
Contd.11..



1వ పుస్తకము... 1/2 వాడె
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 70


సబ్-రిజిస్ట్రారు





Govina das Nayak Shuman Sukumaran Nayak
Self Photos also attached

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Necharam, R.R. Dist

[illegible]

All that the Flat bearing No.204, on Second Floor in Block No.E, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved scooter parking space admeasuring about 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 bounded in:

NORTH :: Flat No.205.
SOUTH :: 40' Wide Road.
EAST :: Staircase & Flat No.203.
WEST :: 30' Wide Road.

For Modi Properties & Investments Pvt. Ltd.,

Contd.12..


Managing Director



I వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...11.....

సబ్-రిజిస్ట్రారు





2720 17/01/2003 500/-
 Gauri Nath Nayak & Son, 100 Sukumar Nayak
 218, 30th St. R/o 20th St.

G.NARSAIAH
 S.V.L. No. 6/90
 R.No. 45/C2-2004
 Nacharam, R.R. Dist

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IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 20th day of January 2003 in the
 presence of the following witnesses;

WITNESSES:

For Modi Properties & Investments Pvt. Ltd.,

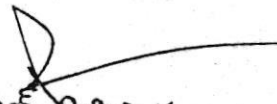
1. K. Prasad
 (K. Prasad Reddy)

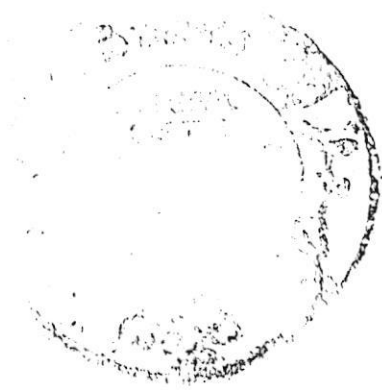
[Signature]
 Managing Director
 VENDOR

2. [Signature]
 (S. Venkatesh)



15 పుస్తకమునకు... సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 12

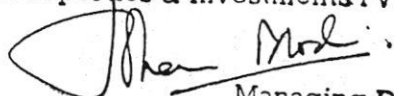

సచి-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.204, in Second Floor, in Block No.E, of MAY-FLOWER 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 : 36 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 : 900 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.5,32,000/-

For Modi Properties & Investments Pvt. Ltd.,



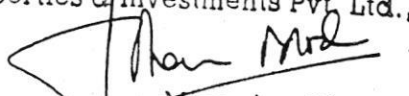
signature of the Managing Director

Date: 20/01/2003

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.,



Signature of the Managing Director

Date: 20/01/2003

1 వ పుస్తకము... సంగీత
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 13...

సబ్-రిజిస్ట్రారు



FLAT NO. 204, ON 2nd FLOOR, BLOCK - E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

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

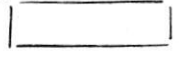
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE : 1) MR. GOVIND DAS NAYAR, S/O. M.N. SUKUMARAN
NAYAR (2) MRS. R. JYOTHI LAKSHMI, W/O. GOVIND DAS

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

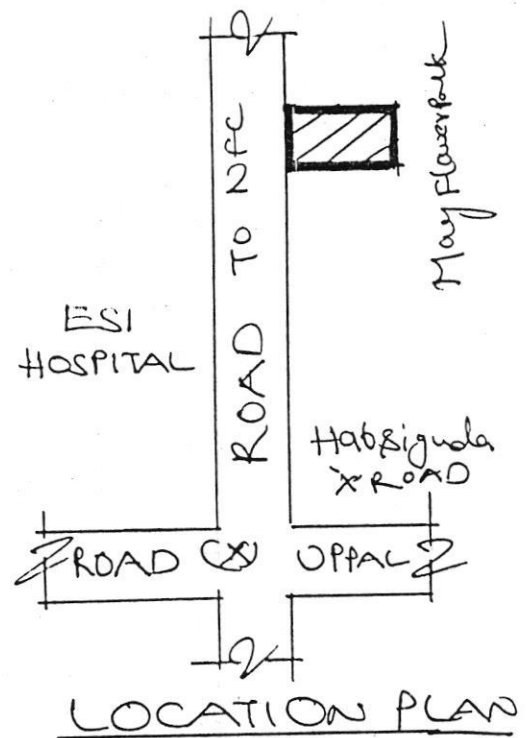
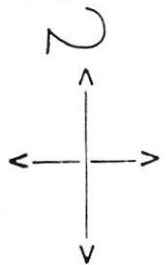
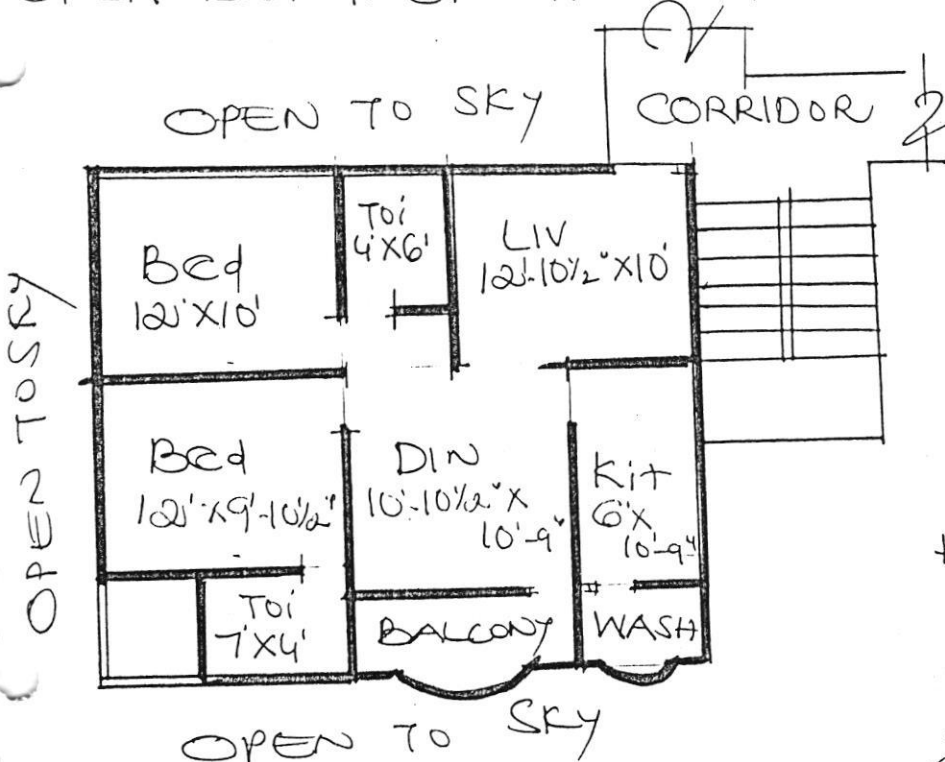
AREA :

36

SQ. YDS. OR 30.09

SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS
SUPER BUILT-UP AREA: 900 SQ. FT.



WITNESSES :

1. (Signature)
2. (Signature)

SIG. OF THE VENDOR
For Modi Properties & Investments Pvt. Ltd.,

(Signature)
Managing Director

1 వ పుస్తకము. 531/సంఖ్య

రస్తానేజుల మొట్ట కారితముల

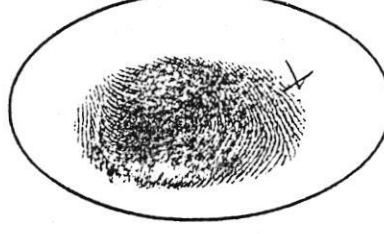
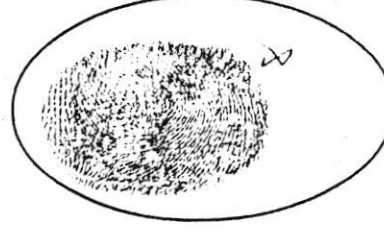
సంఖ్య. 15. రో. కారితపు వరుస

సంఖ్య. 14.....

సబ్-రిజిస్ట్రారు



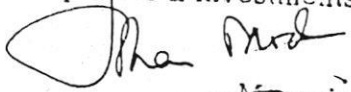
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908:

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER BUYER
			VENDOR:- M.C. MODI PROPERTIES & INVESTMENT Pvt. Ltd, Having its (O) S-4-187/3,4, M.G. Road, Sec'bad, Reg by H M.D. Mr. SOLLAM MODI S.P.A: GAURANG MODI K/o. Flat no. 105, Sapphire Apts, Cheekoti Gardens, Bengalpet, HYDRAABAD. PURCHASERS: 1) Mr. GOVIND DAS NAYAR R/o. 6-4-49/A, BHOLAKPUR, SECUNDERABAD. 2) Mrs. R. JYOTHI LAKSHMI K/o. 6-4-49/A, BHOLAKPUR, SECUNDERABAD.
			
			
			

SIGNATURE OF WITNESSES

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.,

SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము 53/1...సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..15.....

సబ్-రిజిస్ట్రారు

