

U.6455/03

6443/03

Aele 5271



Date : 31-05-2003 Serial No : 6,013 Denomination : 15,000

Purchased By :

JAYA LAKSHMI

For Whom :

SELF

02BB 995521

[Signature]

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

W/O.K.S.R.CHANDRA MURTHY
R/O.SEC BAD

SALE DEED

This Sale Deed is made and executed on this 2nd day
of JUNE 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

SMT. K.JAYA LAKSHMI, WIFE OF SRI. K.S.R.CHANDRA MURTHY, aged 30 years, Resident of 201 A, 1st Block, Janapriya Heavens, Tarnaka, Secunderabad - 500 017.

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.

For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director

Contd.2.

00.3వ.సం||...జూన్...నెల.2వ తేది

.92వ.శా.శ...జ్యోతి...మాసం.2వ తేది.

సగలు.12...మరియు....గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పు అఫీసులో

7.1. Gaurang mody.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫు(లు) మరియు పేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||.4445/

చెల్లించినవారు.....

సి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనప్రేలు

1వ పుస్తకము...సం||

దస్తావేజాల మొత్తం కాగితముల

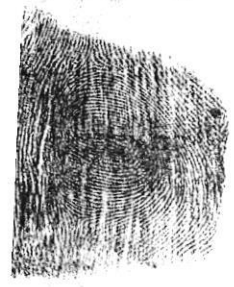
సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

Gaurang mody s/o Jayanthi
Mody . occ:- Business - s/o for
No. 105, Sapphire Apts, Cheekoti
Gardens, Begumpet, Hyderabad.

Through Special Power of Attorney, attested vide
Power No. 9/2002 at SRG, Appal.



హాపించినది.

① Prasanna (K. Prasanna Reddy s/o. Padma Reddy
occ:- PM Service (C) S.U. 18) / 3 & 4,
M. G. Road, Sec 2ad.

② Srinani Srinani s/o. Ramachandrababu occ:-
Service (C) S.U. 18) / 3 & 4, M. G. Road,
Sec 2ad.

2003వ.సం||...జూన్...నెల.2వ తేది

192వ.శా.శ...జ్యోతి...మాసం.24వ తేది.

సబ్-రిజిస్ట్రారు



Date : 31-05-2003 Serial No : 6,014 Denomination : 15,000

02BB 995522

Purchased By :

For Whom :

K. JAYA LAKSHMI

SELF

O.K.S.R.CHANDRA MURTHY

R/O.SEC BAD

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd .

Managing Director

1వ ప్రతినిధిముద్రము 6443/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15... ఈ కాగితపు పరుస
 సంఖ్య 2.....

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894
 No. 6443 of 2003 Date 2/6/2003.

I hereby certify that the proper deficit
 stamp duty of Rs. 4030/- (Four
 thousand thirty only) —
 has been levied in respect of this instrument
 from Sri. Gaurangmody.
 on the basis of the consideration of Rs. 8,81,000/-
 being higher than the estimated and market
 Value.

S.R.O. Upper
 Dated: 2/6/2003

[Signature]
 Sub Registrar
 and Collector U/S 41 & 42
 INDIAN STAMP ACT





02BB 995523

Date : 31-05-2003 Serial No : 6,015 Denomination : 15,000

Purchased By :

For Whom :

K.JAYA LAKSHMI

SELF

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

W/O.K.S.R.CHANDRA MURTHY

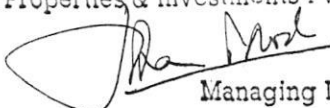
R.O.SEC BAD

:: 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.

Contd.4..


Managing Director

1 వ పుస్తకము 6443/సం||
 దస్తవేజుల మొత్తం కాగితముల
 సంఖ్య..15..ఈ కాగితపు వరుస
 సంఖ్య.3.....



[Signature]
 సుజాతా రెడ్డి

1 వ పుస్తకము సం|| (పాఠ) పు.6443/03
 నెంబరుగా రిపోర్టు చేయబడిన పుస్తకము నమిత్తం
 గుర్తింపు నెంబరు 6443-1-1-1 ఇవ్వడమైన
 2003 సం|| మార్చి 2 న

[Signature]
 సుజాతా రెడ్డి అధికారి





02BB 995524

Date : 31-05-2003 Serial No : 67016 Denomination : 15,000

Purchased By :

For Whom :

K.JAYA LAKSHMI

SELF

W/O S.R.CHANDRA MURTHY

O.SEC BAD

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

:: 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.


Managing Director

Contd.5..

6443/2003

2003

15

4

[Signature]





028B 995527

Date : 31-05-2003 Serial No : 6,021 Denomination : 15,000

Purchased By :

For Whom :

M. A LAKSHMI

SELF

M.O.K.S.R.CHANDRA MURTHY

P.O.SEC BAD

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.205, on the Second Floor, in Block No.E in ~~MAY-FLORER PARK~~ constructed by the Vendor having a super built-up area of 1200 Sft., together with undivided share in the Schedule Land to the extent of 48 Sq.Yards and a reserved scooter and car parking space admeasuring 15 & 100 Sft., in apartment Block No.E, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.8,81,000/- (Rupees Eight Lakhs Eighty One Thousand only) and the VENDOR is desirous of selling the same.

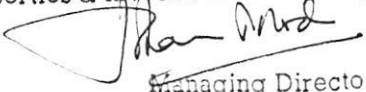
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.8,81,000/- (Rupees Eight Lakhs Eighty One 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.,

Contd.6..


Managing Director

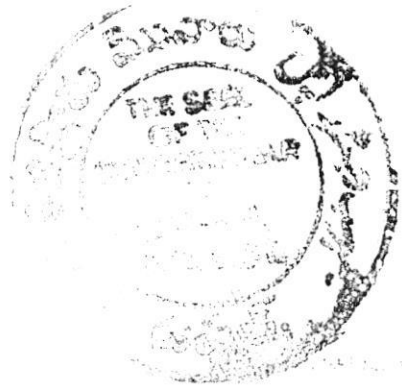
1వ పుస్తకము. 6453/సంఖ్య

దస్తవేజులు మొత్తం కాగితముల

సంఖ్య..15..ఈ కాగితపు పరుస

సంఖ్య..5.....

సబ్-రజిస్ట్రారు





Date : 31-05-2003 Serial No : 6,022 Denomination : 15,000

02BB 995528

Purchased By :

For Whom :

K.JAYA LAKSHMI

SELF

W/O. S.R.CHANDRA MURTHY

I.D.SEC BAD

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

:: 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 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.,

Contd.7..


Managing Director

1వ పుస్తకము 6666/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య.6.....

సబ్-రిజిస్ట్రారు





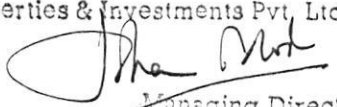
Date 31/5/2003 500/- 58909 23/05/03 Ruy
 To R. Jaya (alokhmi) who K.S.R. Chandra Murthy R. NAFED
 SVL No. 12/03
 R. No. 1/2003
 TAM NAGAR
 Self
 :: 7 :: Rb. See. Sag.

iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircase, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the association and the Vendor shall in no manner be liable, accountable or responsible for the management administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..


 Managing Director



14 పుస్తకముద్రణ/సంస్థా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 7.....

సబ్-రిజిస్ట్రారు





12301... Date 31/5/2007... 500/-
 To R. Jaya Keshwani who
 self

58910 AE 2011
 K.S. R. Chandra muthy

Ruy
 N. MARENDER
 SVL NO. 4219C
 A. No. 1/2001-2003
 U.M. NAGAR. HYDRA

:: 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.

contd.9..

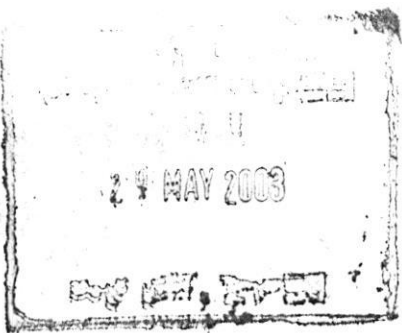
Managing Director



1వ పుస్తకము 6443/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..క.....

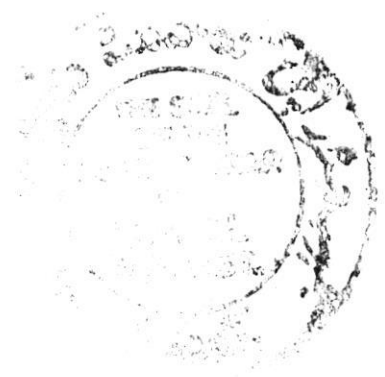
సబ్-రజిస్ట్రారు





1వ పుస్తకము 443/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..9.....

సబ్-రిజిస్ట్రారు





10. 2-303. Date 21/5/2003
 K. Chaya Laleshmi
 Sell

58912

W/O. K. S. R. Chandra

Munifthy

:: 10 ::

Ruy
 E. NARAYAN
 SVL N. 1009
 D. No. 11/21-1994
 W. NAGAR. HYDRA.
 R/o. Sec-Sad

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.8,81,000/-.

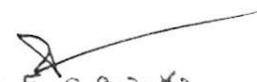
For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Shan Moh
 Managing Director



1వ పుస్తకము 6643/సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 10.....


సబ్-రిజిస్ట్రారు





No. 2304 Date 3/5/2003 Rs. 500/- 58913
 K. Jaya Lakshmi vs K.S.R. (Chandras) Murthy
 Rly
 NAGAR
 Rly sec. say

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.205, on Second Floor in Block No.E, having super-built-up area of 1200 Sft., with undivided share of land to the extent of 48 Sq.Yds., and a reserved scooter and car parking space admeasuring about 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 :: 40' Wide Road.
 SOUTH :: Flat No.204 & 4' Wide Passage.
 EAST :: Flat No.206 & 4' Wide Passage.
 WEST :: Children's Park.

For Modi Properties & Investments Pvt. Ltd.

Mani
 Managing Director

Contd.12..



1 వ పుస్తకము 6.44౩/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..11.....

సబ్-రజిస్ట్రారు





12365 Date 31/5/2003 Rs. 500/- 58914 Rly
 K. Jaya Laxmi who R.S.R. Chandra
 sel

:: 12 ::

Rk. Seelbad

IN WITNESS WHEREOF, the Vendor hereto has signed this
 Sale Deed on the 2nd day of JUNE 2003 in the
 presence of the following witnesses;

WITNESSES:-

1. Besugul
 (K. PRANABAR REDDY)

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
 Managing Director
 VENDOR

2. [Signature]
 (SEIDHAR)

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
 Managing Director

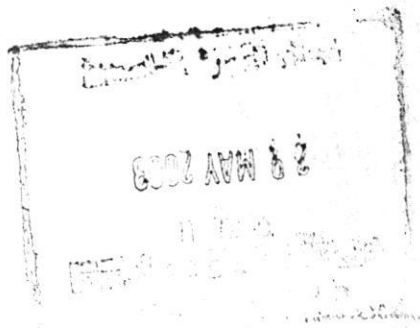


ಸರ್ಕಾರಿ ಅಧಿಕಾರಿ

ಸಂಖ್ಯೆ. 12.....

ಸಂಖ್ಯೆ. 15... ಈ ಕಛೇರಿಗೆ ಬಂದ

ರಸೀದಿ ಪತ್ರವು
15 ಮೇ 2003 ರಂದು





30/6/2003 3/15/2003 58917 Rly
 K. Jaya Lashmi who R.S.R. Chandra
 sells
 ANNEKURE-1-1

- 1) Description of the Building: Flat No.205, on Second Floor, in Block No.E, 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 : 48 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 Parkint Space.
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor : 1200 Sq.ft.
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.8,81,000/-

Date: 2/06/2003

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

CERTIFICATE

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 Executant

Date: 2/06/2003

Managing Director



1వ పుస్తకము 6443/సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..12.....

సబ్-రిజిస్ట్రారు



FLAT NO. 205 ON 2ND FLOOR IN BLOCK NO. 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 : MRS. K. JAYALAKSHMI
W/O. MR. K. S. R. CHANDRA MURTHY

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

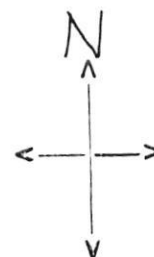
48

SQ. YDS. OR

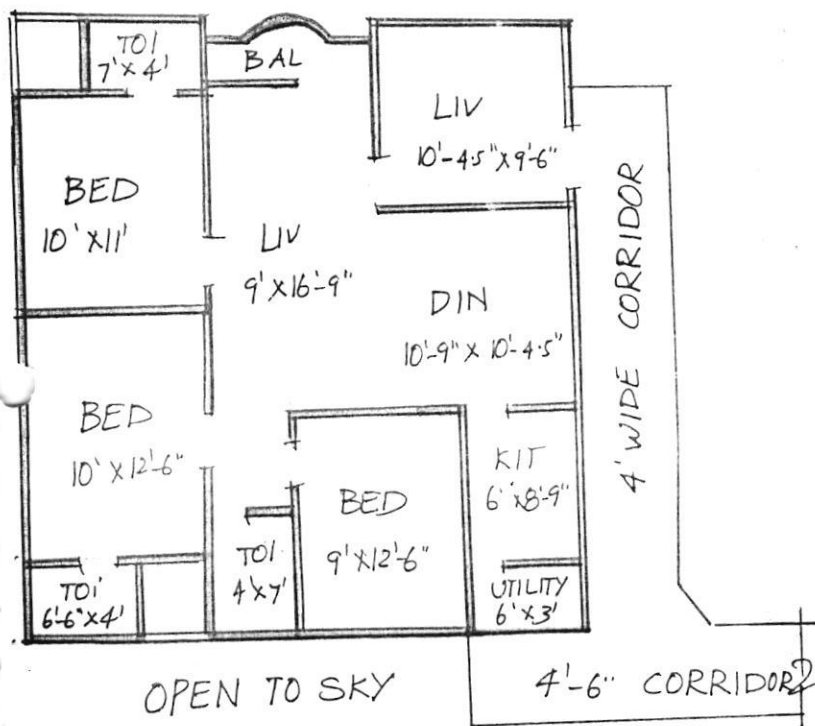
40.12

SQ. MTRS.

1/5. OUT OF AC. 4-32 Gts
SUPER BUILT-UP AREA: 1200 SQ. FT



OPEN TO SKY



For Modi Properties & Investments Pvt Ltd

WITNESSES :

1.

2.

Managing Director
SIG. OF THE VENDOR

1వ పుస్తకము 4వ భాగము/సంకలనము
గస్తా-రిజిస్ట్రారు కార్యము

సంఖ్య...15 ఈ కార్యము పరిష్కారము

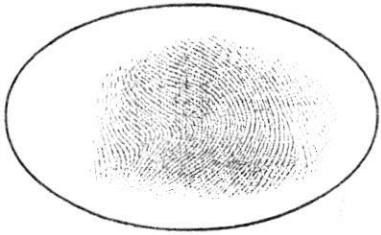
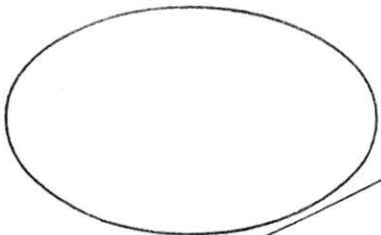
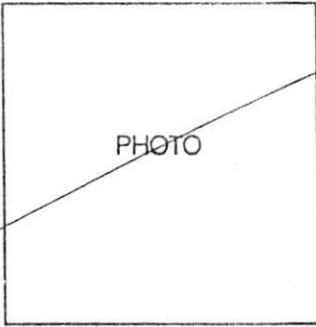
సంఖ్య...14.....

గస్తా-రిజిస్ట్రారు

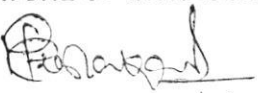


15.205

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 (U) S-U-182/3 & 4 M.G. Road, Sec 2nd, Sep by its M.D. Mr. SOHAM MODI S.P.A:- MR. GAURANG MODY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			MR. GAURANG MODY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			MR. GAURANG MODY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			MR. GAURANG MODY R/o. Flat No. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD.

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd

Managing Director
SIGNATURE OF THE EXECUTANTS'S

1 వ పుస్తకముకు...సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..15.....

సబ్-రిజిస్ట్రారు

