

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి /

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	6.5	3	3	10
దస్తావేజు విలువ	90000	621000	301000	700000
స్థాంపు విలువ రూ..	96000	600000	260000	600000
దస్తావేజు నెంబరు	7087	7022	7029	7090
రిజిస్ట్రేషన్ రుసుము	4500	3105	1505	3000
లోటు స్థాంపు	6000	5310	5000	4500
యుజర్ చార్జీలు	95	95	95	95
అధనపు షీట్లు	25	25	25	25
5X.....	/	/	/	/
మొత్తం	10620	8535	6455	8120

అక్షరాల

17/6/2020

తేది

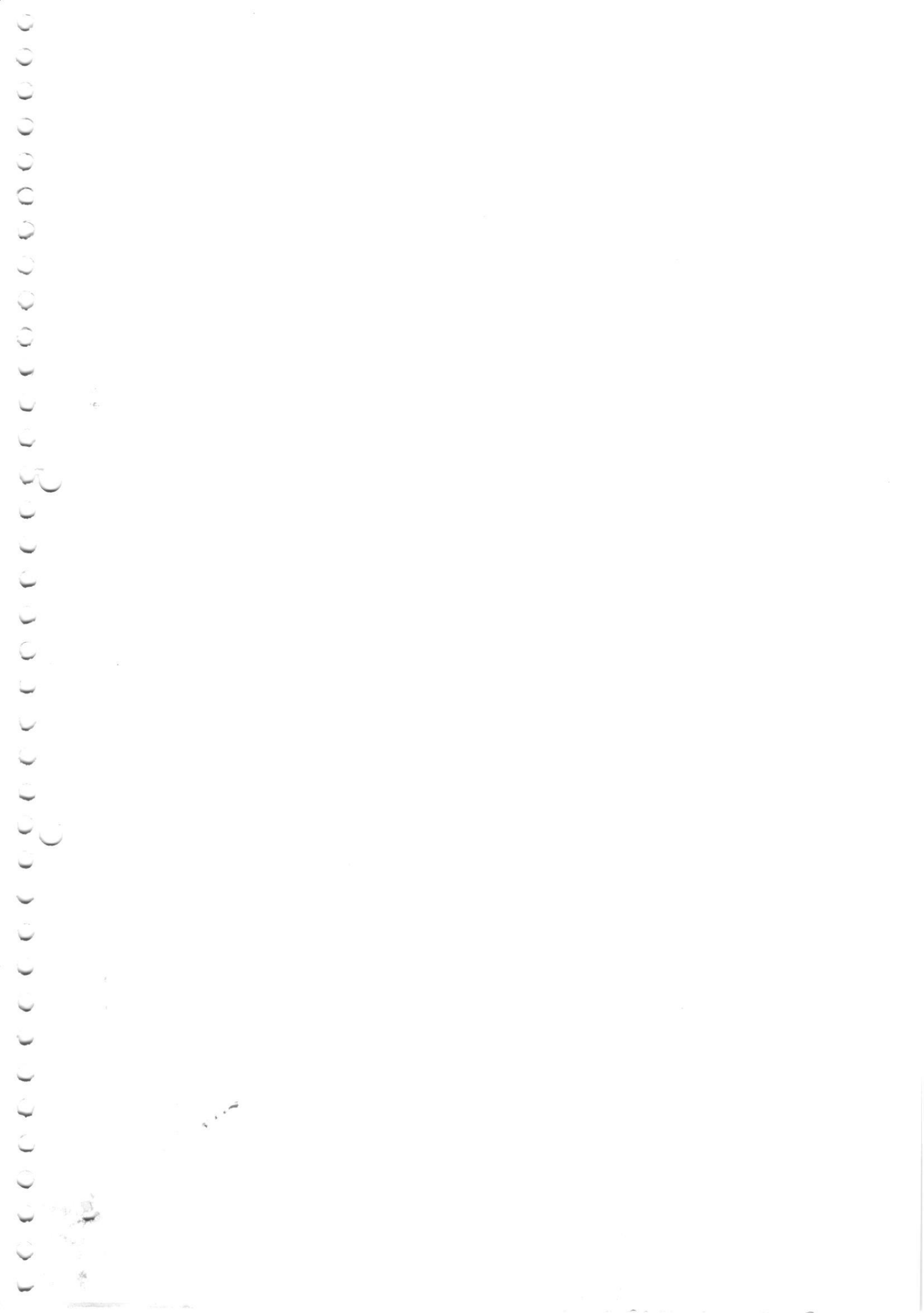
వాపసు తేది

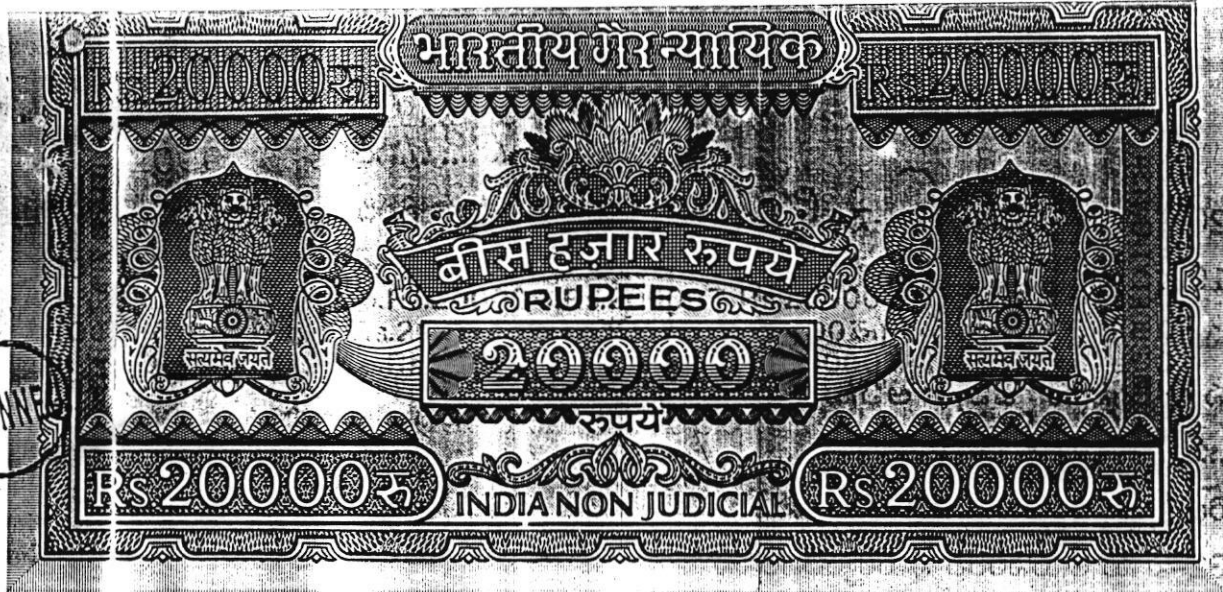
సా. 4 గంటలకు

Note : Document will be returned at 3.30 pm. to 5.00 pm.

రూపాయలు మాత్రమే

Sub-Registrar
UPPAL





Date : 16-06-2003

Serial No : 6,639

Denomination : 20,000

01CC 301509

Purchased By :

For whom :

TULA SOMAMMA

SELF

W/O.VENKATESWAR RAO

B/O.KARIMNAGAR

Sd/- Registrar
Ex. Office Stamp Vendor
S.R.O. OPPAL

SALE DEED

This Sale Deed is made and executed on this 17th 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.
Atish Modi, aged about 33 years,

hereafter called the 'vendor' (which expression where the
context so permits shall mean and include its successors in
interest, nominee, assignee) of THE ONE PART.

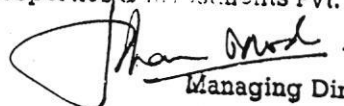
IN FAVOUR OF

MT. TULA SOMAMMA, WIFE OF SRI. VENKATESWAR RAO, aged
about 65 years. Residing at H.No.7-1-682, Manikamma
Nutha, Karimnagar.

hereafter called the 'BUYER' (which expression where the
context so permits shall mean and include her heirs, succes-
sors, legal representatives, executors, nominees, assignees
etc.) of THE OTHER PART.

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.


Managing Director

2002.5.20.11.30.17.3
192.5.2.3.1.3.27.3

Handwritten signature and date: 17/6/2003

Srikanth S/o. Ramachandram o.c. service road, Sec. 2nd.

Handwritten signature

(S/o. Padma Reddy, Reddy S/o. Padma Reddy o.c. service road, Sec. 2nd.

Handwritten signature

Through special power of attorney, attested by power no. 9/2002 at SRG, appd. (S/o. Padma Reddy, Reddy S/o. Padma Reddy o.c. service road, Sec. 2nd.



Handwritten signature and text: 1908



Handwritten text and signatures: 1908, 192.5.2.3.1.3.27.3, 2002.5.20.11.30.17.3

500Rs.



No. 46668 Date. 13/6/2003 Rs. 500 37150 AP23IIW

To T. Sumanth Rao T. Venkateswar Rao

Whom Seller

Rb. Kanunnagar

Ruy

R. NARENDE

SVL No. 42 95

R. No. 1/2001-200
RAM NAGAR, HYD'D

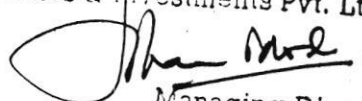
:: 2 ::

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



S.R.O. Uppat
Sub Registrar
Dated: 17/6/03
and Collector U/S. 41&42
INDIAN STAMP ACT

Value.
higher than the consideration agreed Market
consideration of Rs. 30/000/- being
on the basis of the agreed Market Value
from Sri. Ganganagappa
has been levied in respect of this instrument

~~thorndale 10 only~~
stamp duty of Rs. 5090/- Rupees. Five -
I hereby certify that the proper deficit

No. 7089 of 2003 Date 17/6/03
Endorsement Under Section 42 of Act 1895

15 ரூபాయ் 7089/2003
உத்தேசம் செய்யப் பட்டிருக்கிறது
ரூபாய் 15... 50 ரூபாய் வரை
ரூபாய் 2
17/6/03



46669 Date 13/6/2003 37151 AP23HW
 To T. Somanarayana W/o T. Venkateswar Rao

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

Rb. Karmanna

:: 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

or Modi Properties & Investments Pvt. Ltd.

Mani Mohan
 Managing Director

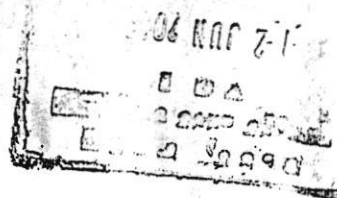
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ପ୍ରକୃତ ପ୍ରାପ୍ତି

1. పరిశీలించు సం॥ (కా.క) పు. 7089/03
 సంబంధా విజ్ఞాపన పత్రమును పరిశీలించి నిమిషం
 7089-1-2003 ఇవ్వబడిన
 2003 సం॥ 17

११३३-५२

[illegible]



46670 Date 13/6/2003 Rs. 37152 APZSHW
 To T. Narendar, who T. Venkateswar Rao

Self
 Rkr Ramnagar

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

:: 4 ::

TO AL 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.odi Properties & Investments Pvt. Ltd.,

Manoj
 Managing Director



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.....

12/11/2009
.....
.....

500Rs.



4667)

Date 12/6/2003

AP 23 HW

37153

T. Somanna vs T. Venkateswar

Self

R/o Karimnagar

R. NARENDER
SVL No. 42 98
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.508. on the Fifth Floor, in Block No.F in **MAY-FLOR 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 about 15 Sft., in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs. 3,01,000/- (Rupees Three Lakhs 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.3,01,000/- (Rupees Three Lakhs 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 Medi Properties & Investments Pvt. Ltd

Man Moh

Managing Director

Contd.6..



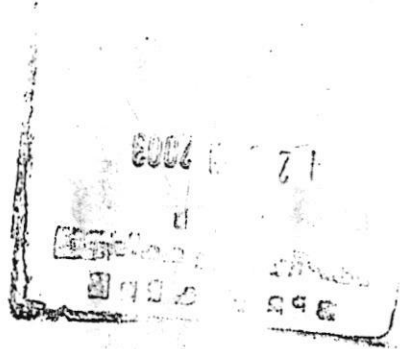
செய்த-பெயர்

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செய்த-பெயர்.....

செய்த-பெயர்.....

செய்த-பெயர்.....





46672... Date 13/6/2009
 To... Somanna...
 Self... Venkateswar Rao
 :: 6 ::

AP23IIW

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

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 scheduled premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

Man Moh.
 Managing Director



సీట్-రిజిస్ట్రేషన్

15 మార్చి 2009 నాటికి
దస్తవేజుల ముద్రం కారితమయి
సంఖ్య. 15... ఈ కారితమయి పంపిన
సంఖ్య. 6.....



500Rs.



46673

T. Somanna

AP 23 II W

Verdara war Rao

Sell

Rb. Kanungo

Ruy

R. NARENDRA

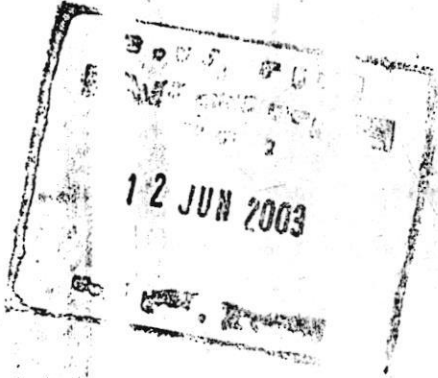
SVL No. 42 95

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

:: 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.



1వ పుస్తకము.....7089/నా 3
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15....ఈ కాగితపు వరుస
సంఖ్య.....7

సబ్-రెజిస్ట్రారు



500Rs.



6669 Date 13/6/2003 500 37156
 To T. Somalinga Rao T. Venkateswar Rao
 Secy

AP 23 II W

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

:: 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.

contd.9..

For Modi Properties Investments Pvt. Ltd.


 Managing Director



ကုမ္ပဏီ-ဌာန

[Handwritten signature]

.....ရုံးဝန်
လက်ထောက် ဒုတိယ...ရုံးဝန်
ကလေးစား ဝန်ထုပ် အမှုဆောင်
ဦး...
၇၀၈၄/၂၁၃



500Rs.



46679 Date 13/6/2003

To T. Somaning Co. T. Venkatesh 37157 AP 23 II W
Swan Rao

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

Rb. Ravinagar

:: 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.



ရင်းနှီးမြှုပ်နှံမှု-ဦးစီးဌာန

(Signature)

ရင်းနှီးမြှုပ်နှံမှု ဦးစီးဌာန
ရင်းနှီးမြှုပ်နှံမှု ဦးစီးဌာန
ရင်းနှီးမြှုပ်နှံမှု ဦးစီးဌာန
ရင်းနှီးမြှုပ်နှံမှု ဦးစီးဌာန
ရင်းနှီးမြှုပ်နှံမှု ဦးစီးဌာန



500Rs.



No. 46676 Date 13/6/2003 Rs. 500/-

To: T. Somanna, W/o. T. Venkateswar Rao

Where: Sell

37158 AP23HW

Rb. Karimnagar

Ruy

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

:: 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.

(ii) 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., (b) 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.

e. 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.3.01,000/-.



1 వ పుస్తకము.....7089/నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..(12)...ఈ కాగితపు వరుస
సంఖ్య.....10.....


సబ్-రిజిస్ట్రారు



500Rs.



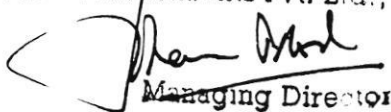
No. 96672 Date 13/6/2003
 Sold To T. Somaning who T. Venkateswar Rao
 For Whom Self
 37159 AP23 IIW RUY
 R. NAGENDER
 SVL No. 42/95
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD
 :: 11 :: Rb- Karimnagar

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.508, on Fifth Floor in Block No.F, 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 about 15 Sft., as a package in MA FLOWER 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.509.
 SOUTH :: Flat No.507.
 EAST :: 1' Wide Corridor.
 WEST :: 30' Wide Road.

For Modi Properties & Investments Pvt. Ltd.,


 Managing Director

Contd.12..



सह-सचिव

.....
11
संख्या: 5-...
महोदय, ...
7089/2003





668 Date... 13/6/2003 Rs. 500
 To... T. Somanna S. W/o T. Venkateswar Rao

AP 23 II W

37160

Ruy

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

Rw. Kamunger

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 17th day of JUNE 2003 in the
 presence of the following witnesses:

WITNESSES:

1. R. P. Reddy
 (R. P. Reddy)

For Modi Properties & Investments Pvt. Ltd.,

Mani Modi
 Managing Director
 VENDOR

2. S. R. Srinivas
 (S. R. Srinivas)

For Modi Properties & Investments Pvt. Ltd.,

Mani Modi
 Managing Director

1 వ పుస్తకము 7089 నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...12.....

సబ్-రిజిస్ట్రారు



500Rs.



AP23IIW

46679 Date 13/6/2003 37161
To T. Somanna who T. Venkateswar Rao
Self

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

- 1) Description of the Building: Flat bearing No.508, on Fifth Floor in Block No.F, 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 : 15 Sft., for scooter parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 450 Sft.,
-) Annual Rental Value : Rs.6000/-
) Municipal Taxes per Annum : Rs.
) Executant's estimate of the MV of the Building : Rs.3,01,000/-

For Modi Properties & Investments Pvt. Ltd.

te:12/06/2003

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



ಸಹ-ರಕ್ಷಣೆ-ಗುರು

.....ಸಂಖ್ಯೆ 13
ಸಂಖ್ಯೆ 15
ರಕ್ಷಣೆ-ಗುರು ಸಹ-ರಕ್ಷಣೆ-ಗುರು
15 ಸಹ-ರಕ್ಷಣೆ-ಗುರು
7089/2502



FLAT NO. 508, 5TH FLOOR, BLOCK-F
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
do. MR. SATISH MODI

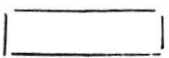
VENDEE: SMT. T. SOMAMMA

W/O. SRI. VENKATESWAR RAO

REFERENCE:

SCALE: 1" =

INCL: 

EXCL: 

AREA:

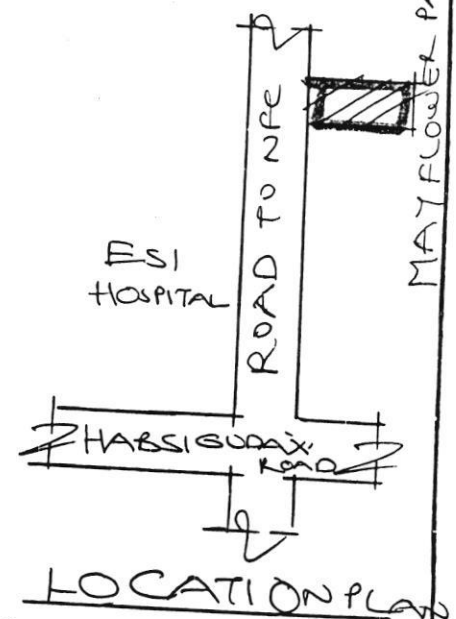
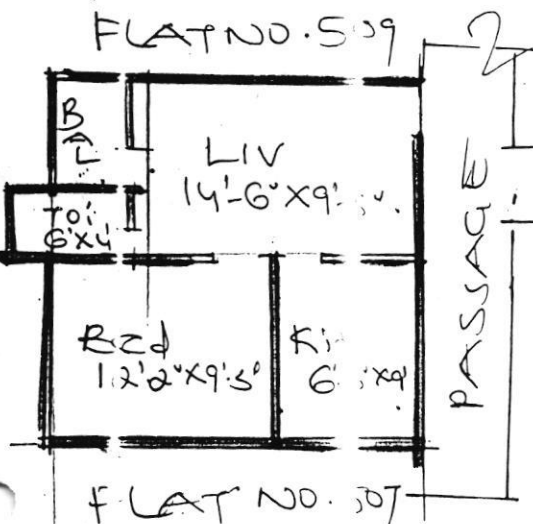
18

SQ. YDS. OR 15.04

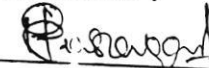
SQ. MTRS.

ULS. OUT OF AC. 4-32 GTS

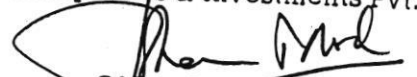
SUPER BUILT-UP AREA: 450 SQ. FT.



WITNESSES:

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.,

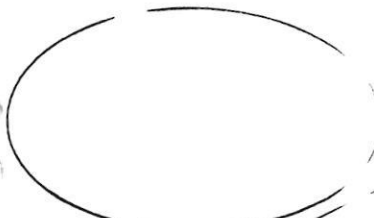

SIG. OF THE VENDOR



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508

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

No.	FINGER IN BLACK THUMB	PRINT INK (LEFT MB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
				VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS Pvt. Ltd., having its (W) S-6-187/214 M.G. Road, Sec 3ad, Sep by its M.D. Mr. SOHAM MODI SPA:- Mr. GAURANG MODY R/o. Flat no. 105, Sapphire apts, Cheekoti Gardens, Begumpet, HYDERABAD. Purchaser:- SMT. TULA SOMAMMA R/o. 7-1-682, Mankamma Thatha, Korimnagar.
				
			BLACK & WHITE PASSPORT SIZE PHOTO	

ATURE C WITNESSES

[Signature]
[Signature]

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director
SIGNATURE OF THE EXECUTANT'S



15-05-2015

15-05-2015
15-05-2015
15-05-2015
15-05-2015