

నం.

1580

మరియు రుసుముల రశీదు

క్రమం / కి Solar road 28/28/21/200

ఈ దిగవ ఉద్దేశించిన దస్తావేజు మరియు రుసుముల పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	③ <u>for settled Mallapur</u>			
దస్తావేజు విలువ	210000			
స్థాంపు విలువ రూ॥	20000			
దస్తావేజు వెంటరు	6689			
రిజిస్ట్రేషన్ రుసుము	1300 -			
మాటలు.....	20			
యొందార్యమొంటు	1			
రుసుము	2500 -			
మొత్తము	4224 -			

అక్షరాం నల్ల పేరి తెలియజేయబడినది

రూపాయలు మాత్రమే)

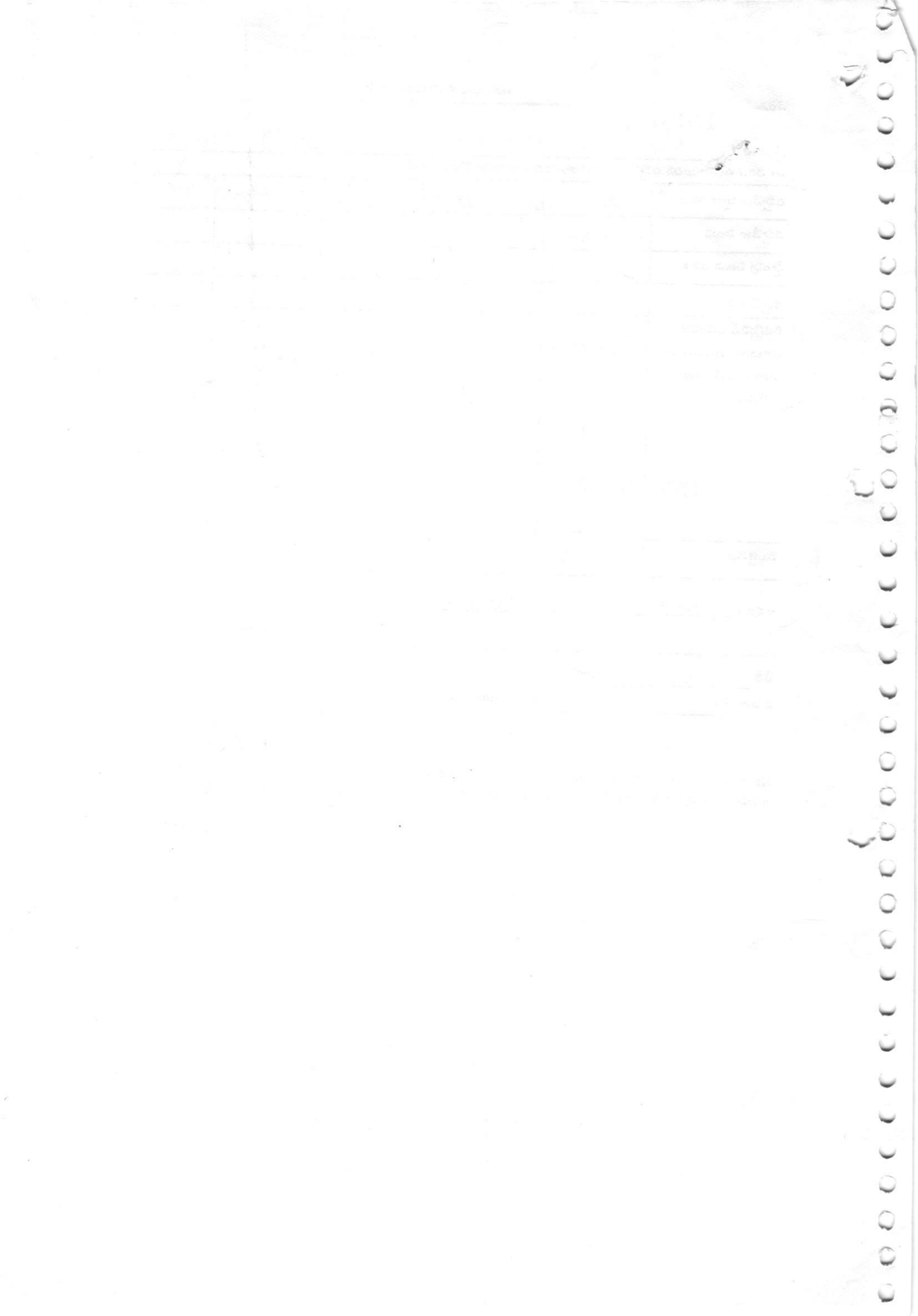
తేది 28/7/200

వాససు తేది పా॥ 4 గంటలకు

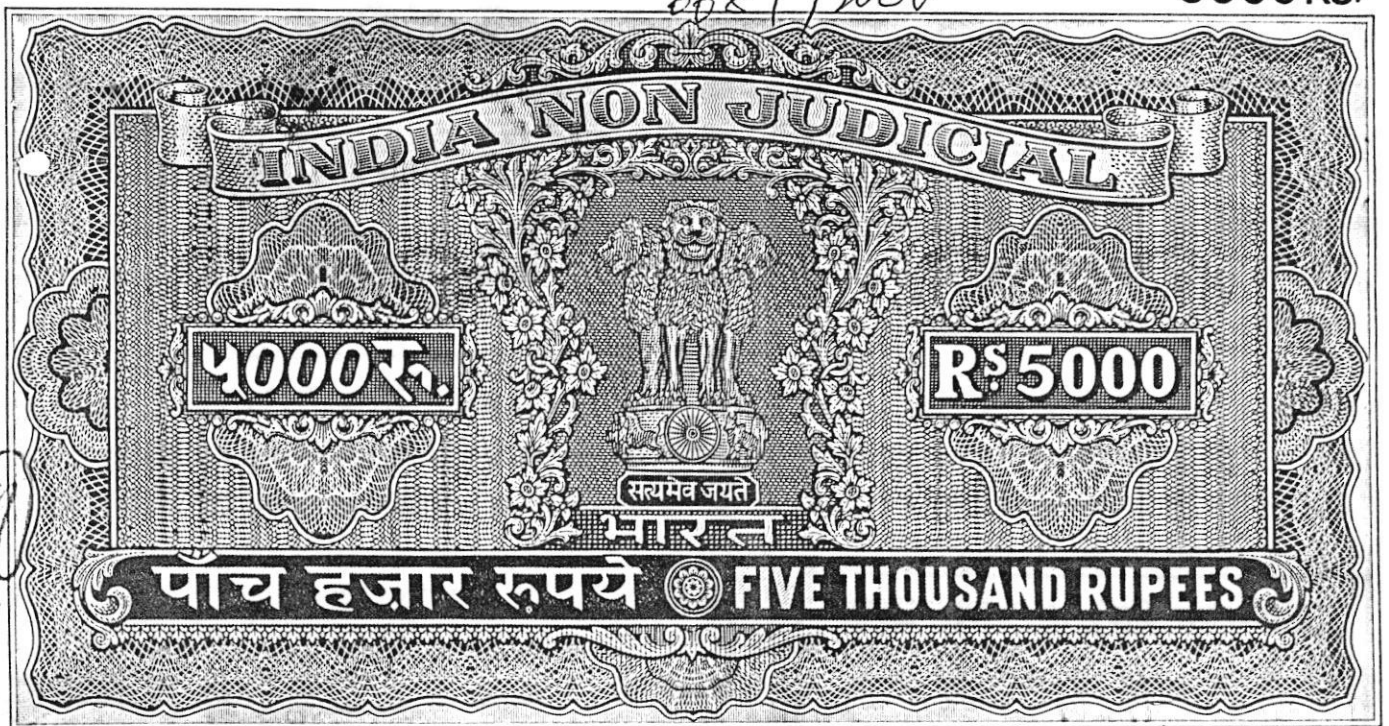
రెవెన్యూ డివిజన్
మరిజిస్ట్రేషన్
అఫీస్

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

గమనిక : దస్తావేజు సిద్దమైన తేది నుండి 2 వందతరములలోపు వాససు తీసుకొనని ఎడం అట్టి దస్తావేజు కాల్చినట్లయినది.



6689/2000
68.15/65/2000
5000Rs.



No. 16078 Date 22.2.2000 220/07879

To... G. Parashuram S/o Late G. Ulagappa
Set AT-23-IV-P

C. MAHESH
S.V.L. No. 23 of 1999
Boduppal, R. R. Dist.

Re this

SALE DEED

This Sale Deed is made and executed on this 29th day of July 2000 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 30 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

SRI. G. PARASHURAM, SON OF LATE G. ULAGAPPA, aged about 48 years, residing at C55, HAL Colony, Balanagar, Hyderabad - 500 042.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd.
Managing Director

జనమే విజయము

5000Rs.



S. No. 16079... Date. 21. 7. 2007... Rs. 5000/- Cate C. Ulaganathan
Sold To... C. Parashuram... 407878... C. MAHESH
S.V.L. No. 26 of 1999
By Whom... sec. A.T. 23-IV-P... Re. Hyd Boduppal. R. R. Dist.

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



|న పుస్తకం 6689/2000 సంపు
 దస్తా వెలుగు మొత్తం రూ. గురితముల సంఖ్య
 15 రూ. గురితముల వరకు
 సంఖ్య: 2
 పట్టణ అధికారి

Reboursement under section 42 of Act II of 1859

No. 6689 of 2000 Date 29/7/2000

I hereby certify that the proper deficit
 stamp duty of Rs. 2900/- (Rupees Two
 thousand and nine hundred only)
 has been laid in respect of this instrument
 from Sri. Seham Medhi
 on the basis of the agreed market
 Value/consideration of Rs. 2,10,000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal,
 Dated:
 29/7/2000

Sub-Registrar,
 and Collector U/S. 41 & 42 of
 INDIAN STAMP ACT,





S. No. 16080.....Date...22.7.2007.....Rs.....

Sold To...G.....Paradhrum

07880

C. Ulagan

C. MAHESH
S.V.L. No. 26 of 1999

For Whom.....Ser.....23 IV-D

Rec. 472

Boduppal, 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.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

Managing Director

Contd. 4..



1 వ పుస్తకం 6689/2000 సంపు
దస్త్రావేదాల మొత్తం కాగితముల సంఖ్య
15 ఈ కాగితముల వరన
సంఖ్య 3
నక - రిజిస్ట్రారు

1 వ పుస్తకము 2000 సం (కా. క. 1922)

పు. 6689 సంబంధంగా రిజిస్టరు చెయ్యబడి
పో-నీంగ్ నామిత్రం గురించి సంబంధంగా... 1.5.15
2000 ఇవ్వడమేనది.

2000 సం 29 తేది రిజిస్ట్రారు అది



500Rs.



S. No. 16081 Date 22-7-2000 Rs. 500/- A.P. 7-II-D

Sold To C. Parashuram & Late Ar. Ulagappa

For Whom sel

44304

Rev Gya

G. MAHESH
S.M.L. No. 23 of 1993
Boduppal, 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.

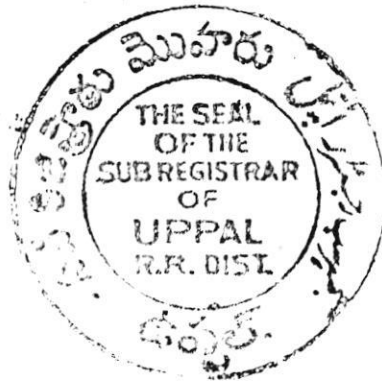
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd. 5..



ప్రస్తుత 66.89.100.0 సంపు
దస్త్రా వేణు: మొత్తం రొగిలములను ఖర్చు
..... 15 ఈ కొగిలముల పరస
సంఖ్య 4
.....
నల్ల - రిజిస్ట్రారు



500Rs.



S. No. 16082 Date 29.7.2000 Rs. 500/- A.P. 7-II-D

Sold To C. Parashuram & Late C. G. Gopale

For Whom

44303

re 640

C. MAHESH
S.V.L. No. 23 of 1999
Boduppal, R.R. Dist.

E. The Purchaser is desirous of purchasing a Semi-finished apartment bearing No.305, on the Third Floor, in Block No.H in MAYFLOWER 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.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,10,000/- (Rupees Two Lakhs Ten 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.2,10,000/- (Rupees Two Lakhs Ten 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.

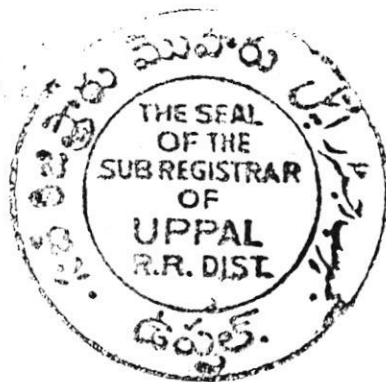
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd. 6..



ప్రస్తుతం 6689/2000 సంపు
దస్త్రా వేలం నెలవత్తం కొరతమునకు విక్ర
15 రూ. కొనుగోలు వరస
నంబు 5
సా. శిశిప్రాధు





G. No. 16083 Date 28-7-2020 Rs. 500/- A.P. 7-II-D

Sold To C. Mahesh

For Whom

44305

C. MAHESH
S.V.L. No. 26 of 1999
Boduppal, 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 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.

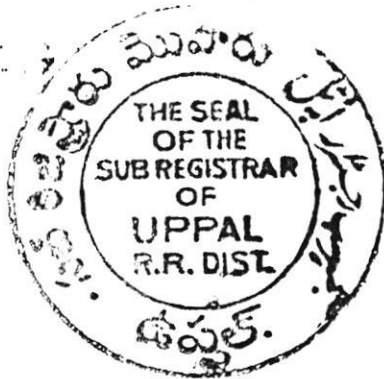
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.
Managing Director

Contd. 7..



ప్రస్తుతం 6689/2000 సంపు
దస్తావేజుల మొత్తం గొరిముఖం. ఇక్కడ
15 ఈ కార్యముల సరసి
సంఖ్య 6
నమోదిస్తాడు



500Rs.



No. 16484... Date 22-7-00 Rs. 500 P. 7-II-D

To Mr. Parashuram

No. 44306 C. Ulagappa

G. MAHESCH
S.V.L. No. 25 of 1889
Boduppal, R. R. Dist.

For Value

K. V. S.

:: 7 ::

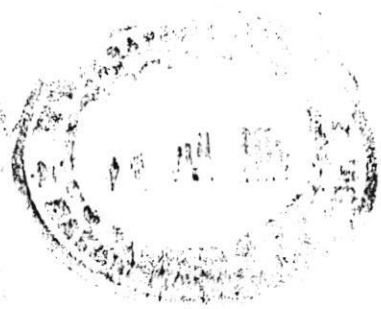
iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association or company who shall be the administrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

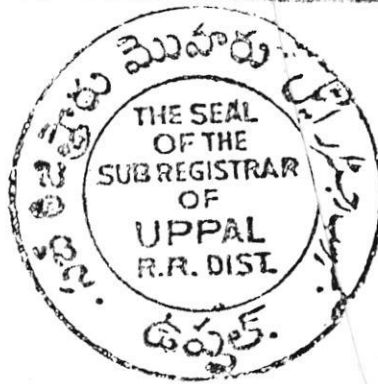
For Modi Properties & Investments Pvt. Ltd.

Contd. 3..

John M. D.
Managing Director



1వ పుస్తకం 6689/2000 సంపు
దస్తావేజుల మొత్తం గిరిమూలన భ్య
15 టా కాగితముల పరచి
నంబర్ 7
సచి. గిరిమూలన



For Modi Properties Investments Pvt. Ltd.,
Managing Director

Contd. 2..

vi) 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.

v) 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 society/association/company that may be formed by the owners 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.

8

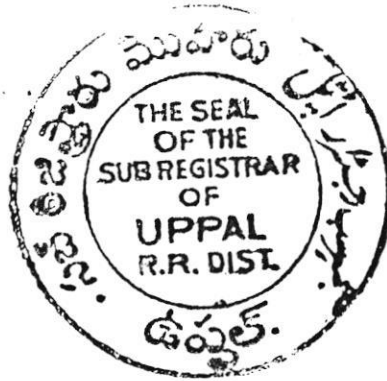
16085- Date 28.1.2008
42 Janglunam to cat A. U (Gyara)
44307 Rco. And
C. MAHESH
S.V.L. No. 20 of 1998
Rudrapur, R. N. Dist.



500Rs.



1వ పుస్తకం 6689/2000 సంపు
దస్తావేజుల మొత్తం కొరతమున సంఖ్య
..... 15 ఈ కొరతమున వరస
సంఖ్య 8
.....
.....



500Rs.



16086 29.7.2004 400/-

C. Parashuram

Sh. Cole C. Ulagappa

C. MAHESH
SIVL No. 26 of 1999
Boduppal, R. R. Dist.

44308

Re. (4)

11 9 11

vii) 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.

viii) 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 Apartment.

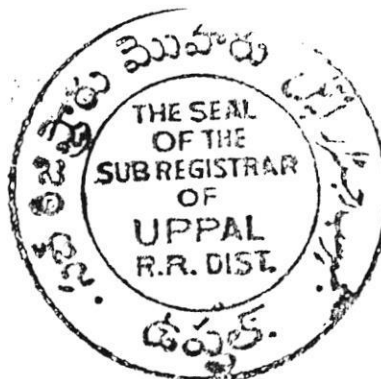
For Modi Properties Pvt. Ltd.

Contd. 10..

[Signature]
Managing Director



1వ పుస్తకం 66.89/2000 సంపు
దస్తావేజులను తయారుచేయునందు
..... 15 రూ. కొలితముం వరకు
నంబరు 9
.....
..... సబ్-రిజిస్ట్రార్





S. No. 16087 Date 27-7-2000 Rs. 500/-

P. 7-II-D

Sold To C. Parashuram

to Late G. Ulagappa

C. MAHESH
V.L. No. 23 of 1999
Boduppal, R. R. Dist.

For Whom Sel

44309

Re Rs

:: 10 ::

ix) 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.

x) 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.

xi) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

Contd.11..

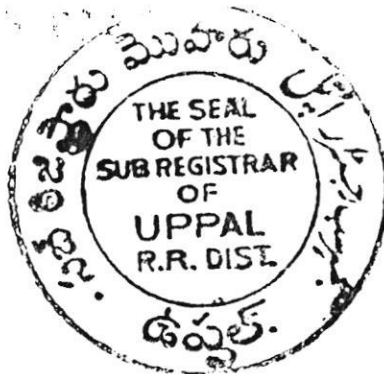
For Modi Projects Pvt. Ltd.

Sh. Modi
Managing Director



ప్ర పుస్తకం 6689/2000 సంపు
దస్త్రావళి మొత్తం కొరతమున అర్ధ
..... 15 కు తగ్గించును తరవా
నంబర్..... 10

.....
.....



500Rs.



B. No. 16088 Date 22.7.2000 Rs. 500/-

Old To C. Parashuram

For Whom...

7-II-D

Code C. Ulagappa 44310

R. C. The

C. MAHESH
S.V.L. No. 20 of 1999
Boduppal, R.R. Dist.

xii) 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.

xiii) 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.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.
John Modi
Managing Director



1వ పుస్తకం 6689/2000 సంపు
దస్త్రా వేలం వెలుగుతూ గిరిజనులకు బ్య
..... 15 ఈ కార్యక్రమం వరస
సంఖ్య..... 11
పరిశీలనాధికారి



500Rs.



E. No. 16089 Date 28.7.2000 Re. 520/-

A.P. 7-11-0

C. MAHESH

S.V.L. No. 23 of 1999

Boduppal, R. R. Dist.

Sold To C. Parashuram

44311

Recd 6/4/0

For Whom

:: 12 ::

5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.2,10,000/-.

SCHEDULE OF PROPERTY HEREBY SOLD

A Semi-finished Apartment No.305, on Third Floor in Block No.H, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft. as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Narasimha Nagar Colony, 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.

SOUTH :: Landscaped gardens.

EAST :: Flat No.304.

WEST :: 4' Wide Passage and Flat No.306.

For Modi Properties & Investments Pvt. Ltd.

Contd.13..

Managing Director



1వ పుస్తకం 6689/2000 స.పు
దస్త్రా వేణుల మొత్తం కొగితములను బట్టి
..... 15 ఈ కొగితముల వరకు
నంబర్..... 12
నడ - రిజిస్ట్రారు





2. No. 6890 Date 22.7.2000 Re. 580/-

A.P. 7-II-D

Sold To C. Parashuram Sa

Cate C. Vijayappa

44312

Sub

K.L. 4th

C. MAHESH
S.V.L. No. 23 of 1991
Boduppal, R. R. Dist.

:: 13 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 29th day of July 2000 in the presence of the following witnesses;

WITNESSES:

1. G. Suresh
Y.S.R. Mahesh

For Modi Properties & Investments Pvt. Ltd.

Managing Director

VENDOR

2. (Signature)
(Handwritten)

Drafted by
R. Nandishwar
D.W.L. No. 587,
R. No. 1/2000, R. R. Dist.

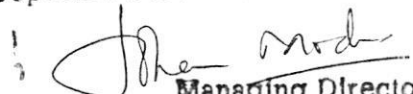
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 దస్తావేజుల మొత్తం రూగితముల సంఖ్య
 15 ఈ కాగితముల వరస
 సంఖ్య 13
 వదిలిస్తారు



ANNEXURE - 1 - A

- 1) Description of the Building: Semi-finished Apartment No.305, on Third Floor, in Block No.H, of MAYFLOWER PARK, Situated at Block No.4, Narasimha Nagar Colony, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R.Dist.
 (a) Nature of the roof : R.C.C. (G + 5)
 (b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 Years
- 3) Total extent of site : 28 Sq.yds.
- 4) Built up area particulars (with break up floor-wise) : 115 Sft pending
 a) Cellar, Parking area :
 b) In the Ground Floor :
 c) In the 2nd Floor :
 d) In the 3rd Floor : 700 Sft.,
 Super Built-up area
 e) In the 4th Floor :
- 5) Annual Rental Value : Rs. 6000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 2,10,000/-

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Date: 29/7/2000

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.

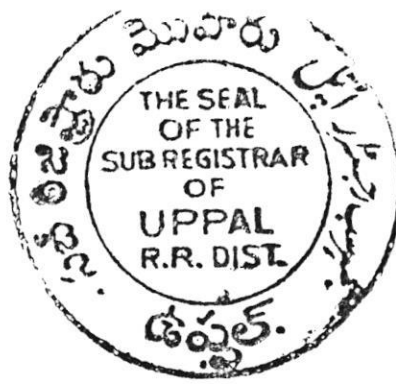

 Managing Director

Signature of the Executant

Date: 29/7/2000

1వ పుస్తకం 4489/2. చంద్ర... సంపు
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సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174

FLAT NO. 305. THIRD FLOOR
BLOCK 'H' MAYFLOWER PARK

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. G. PARASHURAM.

S/o Late G. ULAGAPPA.

REFERENCE :

SCALE: 1" =

INCL: 

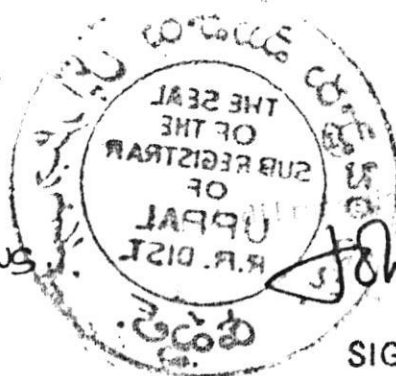
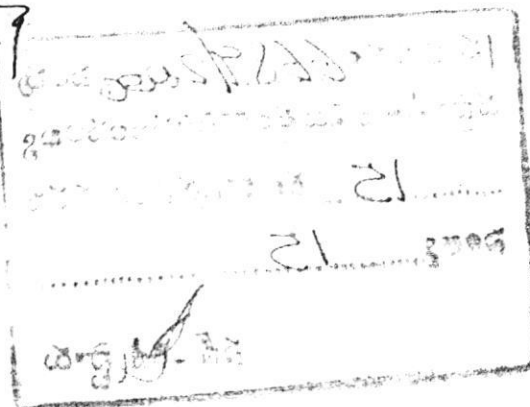
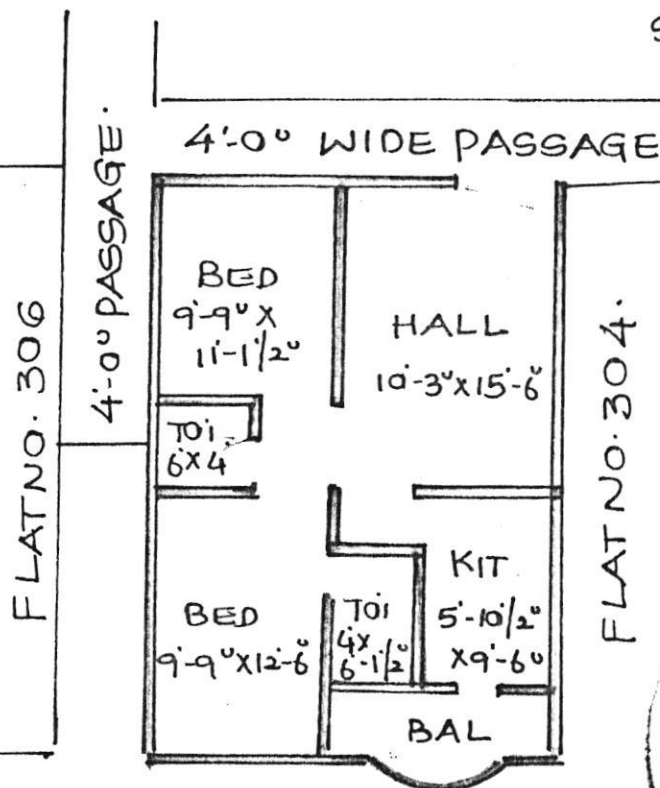
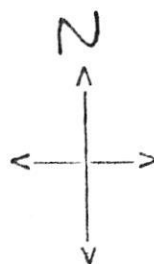
EXCL: 

AREA: 28

SQ. YDS. OR 23.40

SQ. MTRS.

PLINTH AREA: 700 SQFT
SCOOTER PARKING: 153 SQFT.

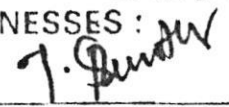


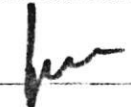
Modi Properties Pvt. Ltd.
Manager Director

SIG. OF THE VENDOR

LANDSCAPED GARDENS.

WITNESSES:

1.  Y.S.R. Murthy

2. 

WITNESSES: Mr. J. G. Smith