

1999/2002

CS. 1972/2002



S. No. 1849... Date 5/3/2002 Rs. 1000/-

Sold... B. Krishna Kumari w/o B. Sathy Anarayana

for Whom... SA

03AA 355177

COPI
SUB-REGISTRAR
Ex-Office Stamp Vendor
UPPAL, P.L. Dey

SALE DEED

This Sale Deed is made and executed on this 8th day of March 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

Mrs. B.KRISHNA KUMARI, WIFE OF SRI. B.SATHYANARAYANA, aged about 32 years, Resident of Flat No.309, Sailaja Arcade, Moosarambagh, Malakpet, Hyderabad.

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.

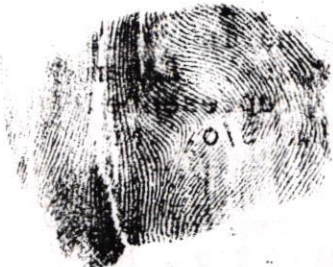
For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

1వ పుస్తకం 1999/2002 సంపు
 దస్తావేజులు 14 సంపు
 పంఖ్య 1
 వజ్ర-రిజిస్ట్రారు

2002వ సంపుష్టి నెల 12
 తేది పగలు 11-12 గంటలు వరకు
 ఉన్నట్ నోటిఫికేషన్లు పంపిస్తా
 రూ. 1200/- చెల్లించినవి

వాసి ఇచ్చినట్లు రిఫర్మాన్స్
 ఒకడు ప్రాబున వేలు



సూచించినది

Pashakay

(K. R. Reddy & Co. K. Padma Reddy)

Office & Service Office C-4-187/364
 H.T. Road, Sec 34

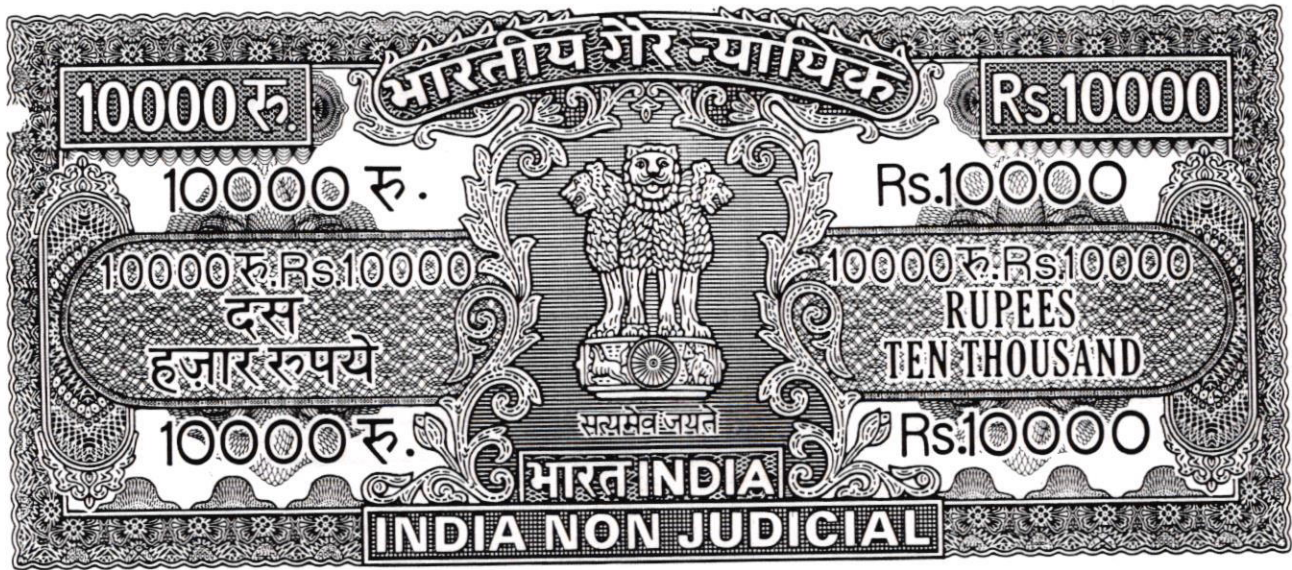
శ్రీ కృష్ణమూర్తి

అల్ల. బ్రహ్మ దేవ బోధపల్లి

అల్ల. ర. ర. ర.

2002వ సంపుష్టి నెల 12
 1923వ. సంపుష్టి నెల 17

వజ్ర-రిజిస్ట్రారు
 ఉప్పు



S. No. 1850 Date 5/3/2009 Rs. 10000/-

Sold to B. Krishna Kumar w/o D. Sathyanarayana
For Whom... Self

03AA 355178

RECEIVED
SUB-REGISTRAR
EX-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.

John Modi
Managing Director

1వ పుస్తకం 1999/2002 సంపు
 రస్తా పుస్తకం సంపు
 14
 సంపు 2
 పద-రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1889

No. 1999 of 2002 Dated 8/2/2002

I hereby certify that the proper deficit
 stamp duty of Rs. 3075/- ~~Three~~
 Thousand Seventy five only
 has been paid in case of this instrument
 from Sri. Soham Modi
 on the basis of the assessed Market Value
 consideration of Rs. 267,500/- being
 higher than the ~~assessed~~ Market
 Value.

RAS/ENW

S.R.O. Uppal

Dated:

8/2/2002

Sub Registrar
 and Collector U.S. 41 & 42
 INDIAN STAMP ACT



500Rs.



53861

2103 - 5/3/2002 - 1001-

B. Krishna Kumar w/o. B. Setthuganarayan 10014d

self.

G. Narasimhaiah
S.V.L. No. 190
R.No. 45/02-2004
Uppal, 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.

Contd.4..

For Modi Properties & Investments Pvt. Ltd.

Tha Modi
Managing Director

1వ పుస్తకం 1999/2002 సంవత్సరం
 దస్తావేజులు వెబ్‌సైట్‌లో పోస్టు చేయబడిన పంఖ్య
 14
 3
 పంఖ్య
 స. వి. శర్మ

1వ పుస్తకము 2002 స.వి. శ. 1923 వ
 1999 సంవత్సరం వెబ్‌సైట్‌లో పోస్టు చేయబడిన పంఖ్య
 నిమిత్తం గుర్తింపు వెబ్‌సైట్‌లో 1999-2002
 2002 ఇవ్వబడినది
 2002 వ. వి. శ. వెబ్‌సైట్‌లో
 స. వి. శర్మ



500Rs.



No. 2104 Date 5/3/2002 Rs. 500/-

53862

Sold To B. Krishna Kumar, W/o B. Sathyanarayana, Ho. 44d

G. Narsaiah
S.V.L. No. 6/90
R.No. 45/02-2004
Neharam, 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.

Contd.5..

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

500Rs.



No. 2105 Date 5/3/2002 Rs. 500/-

53863

Sold To B. Krishna Kumar & B. Sathyanarayana Reddy

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-Z004
Macharam. R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.309, on the Third Floor, in Block No.A in MAY-FLOWER 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.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,67,250/- (Rupees Two Lakhs Sixty Seven Thousand Two Hundred and Fifty 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.

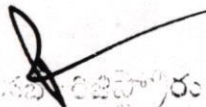
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,67,250/- (Rupees Two Lakhs Sixty Seven Thousand Two Hundred and Fifty 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

1వ పుస్తకం 1999/2000 సంపు	
దస్తావేజు	సంఖ్య
14	
5	
పంక్తి	
 సహకార బిల్డింగ్ సొసైటీ	



500Rs.



59056

No. 8206 Date 7/3/2004 Rs. 500/-

Sd/- B. Krishna Kumari vs. B. Sathyanarayana

See

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nagaram, 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.70,124/- (Rupees Seventy Thousand One Hundred and Twenty Four Only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.1,97,126/- depending on the progress of work in the schedule 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.

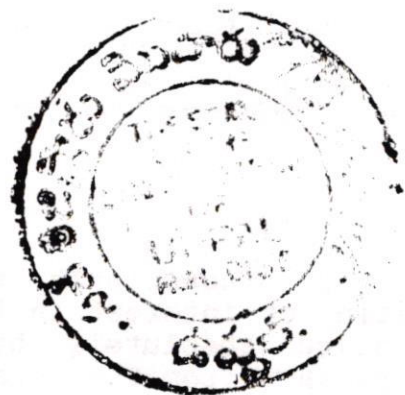
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

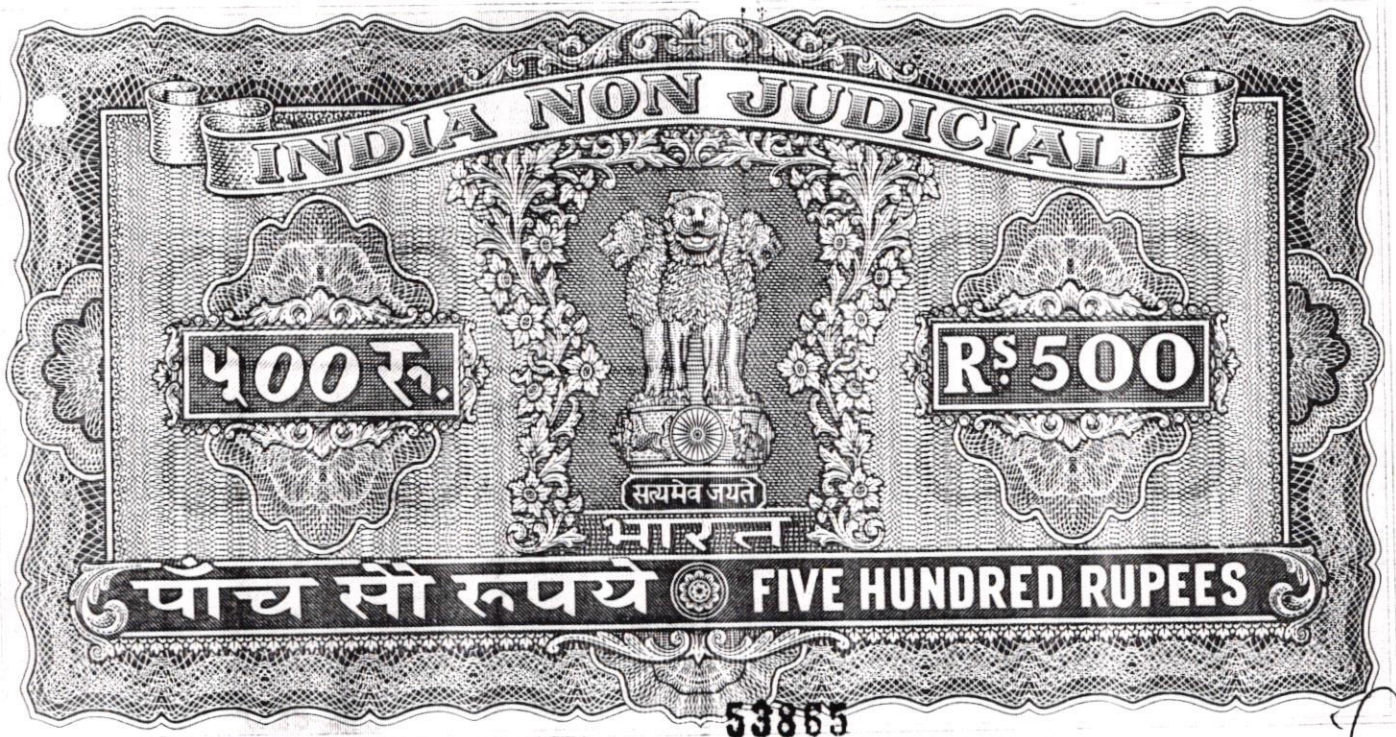
For Modi Properties & Investments Pvt. Ltd.

Tha mod

Contd.7..

1వ పుస్తకం 1999/2002 సంపు
 దస్తావేజులు 2002 సంపు
 14
 సంఖ్య 6
 వ. రిజిస్ట్రారు





:: 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..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

G. Narasiah
G. NARASIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Vacharam, R.R. Dist

1వ పుస్తకం 1999/2002 సం.

దస్తావేజులు 14

పంఖ్య 7

స. రిజిస్ట్రారు





53866

2/08 - 5/3/2004 -

B. Krishna Kumar 106 B. Sathyanarayana

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Necharam. R.R. Dist

:: 8 ::

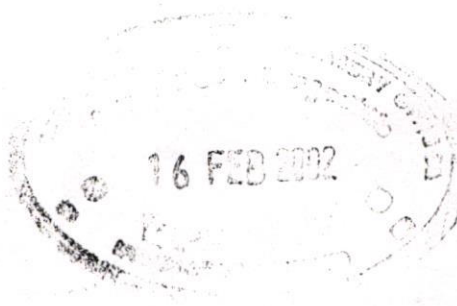
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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



1వ పుస్తకం 1999/2002 సంపు
దస్తావేజాల సంఖ్య 14
పంఖ్య 8
సహ రిజిస్ట్రారు



500Rs.



53867

2109 - 5/3/2002 Rs. 500/-

B. Krishna Kumar, wife B. Sathyanarayana, De Hyd

G. Narasiah
S.V. No. 6/90
R.No. 43/02-2004
Nacharam, R.R. Dist

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

Contd.10..

1వ పుస్తకం 1999/2002 సంపు

దస్తావేజుల మొత్తం నామదల సంఖ్య

..... 14 వా కొరతపు నరం

సంఖ్య 9

సబ్ రిజిస్ట్రారు



500Rs.



2110 - 5/3/2002 - 500/-

B. Krishna Kumar w/o B. Sathyanarayana

Sd/-

Rs. 448

G. NARSAIAH
S.V.L. No. 5/90
R.No. 45/02-2004
Neharum. 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 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.

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.2,67,250/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Mani Modi
Managing Director

1వ పుస్తక 1999/2002 సంపు

దస్తవేజులు సంపు

14

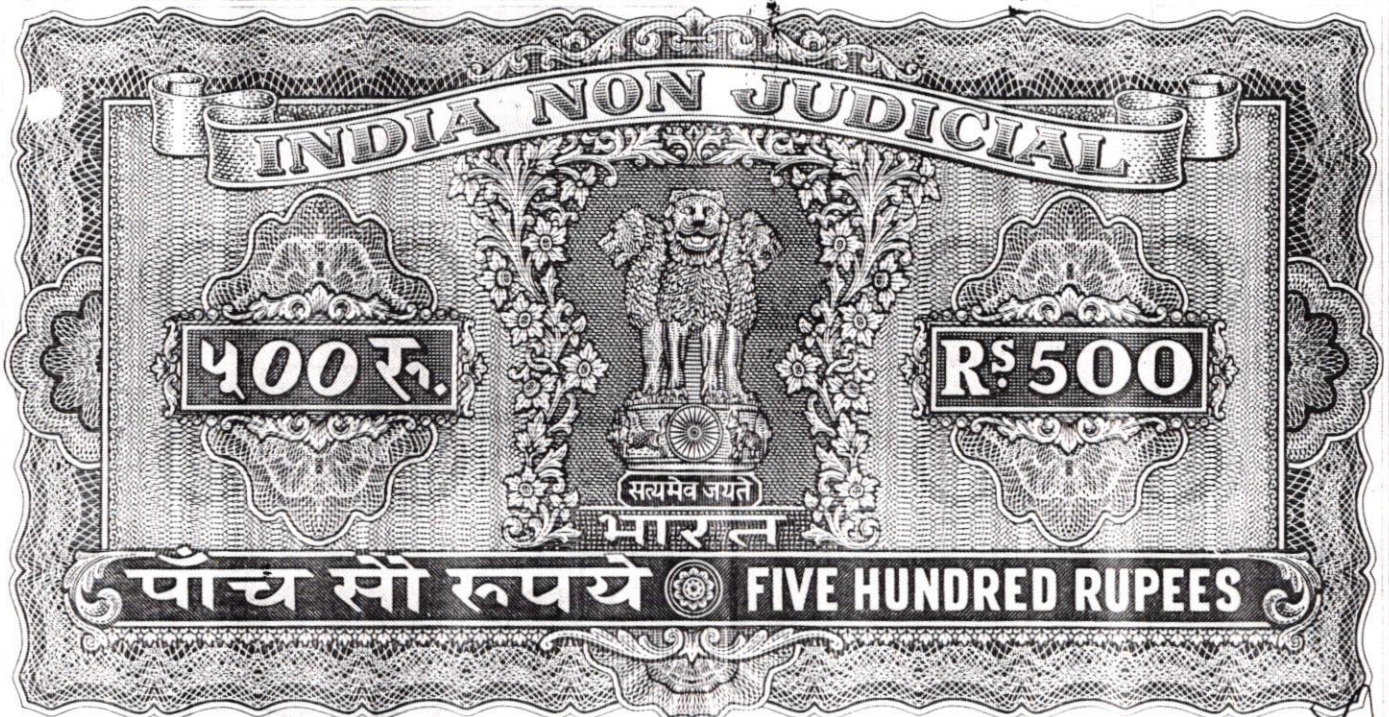
10

సంపు

అ. శ్రీనివాసరావు



500Rs.



No. 2111 Date 5/3/2002 Rs. 500/- 53869

Sold To B. Krishnakumar w/o. B. Sankaranarayanan Telugu G. N. A. AIAH
S.V.L. 190
R.No. 45702-2004
Macharam. R.R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.309, on Third Floor in Block No.A, 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 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-

NORTH :: Flat No.310.
SOUTH :: 40' Wide Road.
EAST :: 4' Wide Passage.
WEST :: Maingate.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director



1వ పుస్తకం 1999/2002 సంపు	
దస్తావేజులు	సంఖ్య
14	
సంఖ్య	11
	సహ రిజిస్ట్రారు



500Rs.



53870

No. 2112 Date 5/3/2002 Rs. 500/-

Sold To B. Krishna Kumar, also B. Sathya Narayana, L.Hyd

Self

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 8th day of March 2002 in the presence of the following witnesses;

WITNESSES:

1. Prasanna
(R. S. 2000)

2. Ravi
(Ravinder)

VENDOR

For Modi Properties & Investments Pvt. Ltd.

Sh. Modi
Managing Director

Drafted By

R. Nandishwar
(R. NANDISHWAR)

D. W. L. No. 5/87

R. No. 30/2002, R. R. Dist



స. పుస్తకం 1999/2002 సంఖ్య
దస్తవేజుల వివరము
14
12
విద్య-రీతిస్థాయి



A B D K

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.309, in Third Floor, in Block No.A, 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. (A+5)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 3) Total extent of site : 18 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.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 450 Sft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 2,67,250/-

For Modi Properties & Investments Pvt. Ltd.



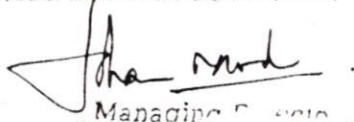
Managing Director

Date: 8/3/02

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.



Managing Director

Signature of the Executant

Date: 8/3/02

1వ పుస్తకం 1991-2002 సంపు
 దస్తావేజులు నెంబర్లు సంఖ్య
 14
 పంఖ్య..... 13
 నల్లపల్లి రామారావు



FLAT NO. 309 IN 3rd FLOOR, BLOCK-A
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: SMT. B. KRISHNA KUMARI
W/O. SRI. B. SATHYANARAYANA

REFERENCE:

SCALE: 1"

INCL: ☒

EXCL: ☐

AREA:

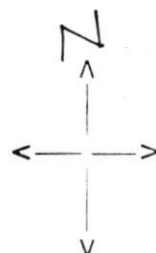
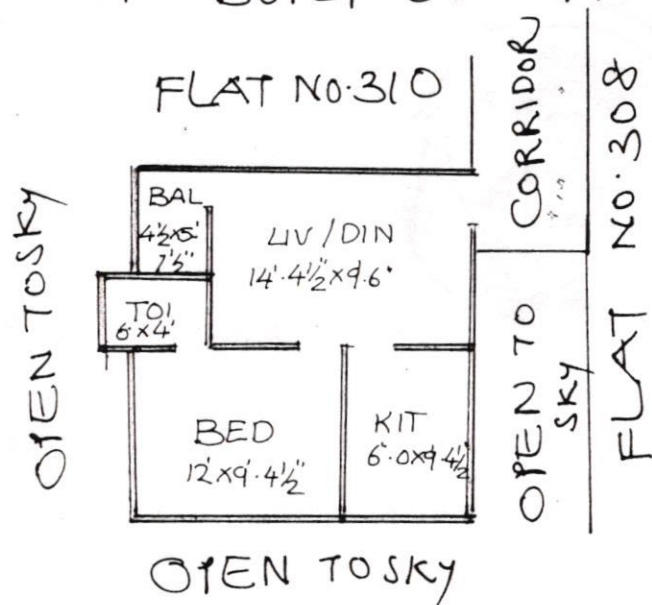
18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS

SUPER BUILT-UP AREA: 450 SQ. FT



Modi Properties & Investments Pvt. Ltd.

WITNESSES:

1. [Signature]

2. [Signature]

[Signature]

Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 1999/2002 సంపు
 దస్తావేజుల సంఖ్య
 14
 సంఖ్య 14
 వబ్ రిజిస్ట్రారు

