

AP-7-II-J

11/12/2001

500Rs.



No. 31653 Date 26/12/2001 Rs. 500 47490

Sold to V. Vishwanathan S/o Late V. Venkat Raman

Whom sell

R. 500

G. NARSAIAH
S.V.L No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

S A L E D E E D

28/12

This Sale Deed is made and executed on this _____ day
of Dec 2001 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 31 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

Mr. V.VISHWANATHAN, SON OF LATE V.VENKAT RAMAN, aged about 41 years, Residing at 48, Padma Kamalam Apartments, Krishna Nagar Colony, West Marredpally, Secunderabad.

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.

Soham Modi
Managing Director



1వ పుస్తకం 11944/2001 సంఖ్య
 దస్తావేజుల వెంట్రా గానికొల వంటి
 13 గానికొల వరస
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

2001 వ సం॥ డిసెంబర్ నెల 28
 తేది చగలు 12-1 గుంటల మద్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఇఫీసులో
 దాఖలు చేసి రుసుము
 రూ॥ 1266/- చెల్లించినది

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాటన వేలు



నిరూపించినది

Jhan mod

Jhan mod, s/o Satish modli

(Business) Plot no. 280 Road no. 25
 Jubilee Hills Hyd.

1/2 (100) s/o T. Sampath Kumar (put name) su-187/884
 M.G. Road Sec 2nd.

1/2 Mallek s/o Rama Swamy Busi
 HNO 6-153 Mallapur (D) Rajm

2001 వ సం॥ డిసెంబర్ నెల 28 వ తేది
 1923 కే.శ. పో.సి. నెంబర్ 7 వ తేది

సబ్-రిజిస్ట్రారు
 ఉప్పల్

AP-7-II-J

500Rs.



31654 26/12/2001 500/- 7491

V. Vishwanadham s/o Late V. Venkatesh Raman
self

G. NARSAIAH
S.V.L No. 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

R. G. G. G.

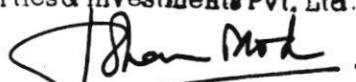
:: 2 ::

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

11444/2001 సంఖ్య
 పదార్థము
 (2)
 పంక్తి 2
 సబ్ రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1893

No 11444 of 2001 Date 28/12/2001

I hereby certify that the proper deficit stamp duty of Rs 16950/- (Rupees Sixteen thousand - Nine hundred and fifty only).

has been paid in respect of this instrument from Sri. Sohan Modi

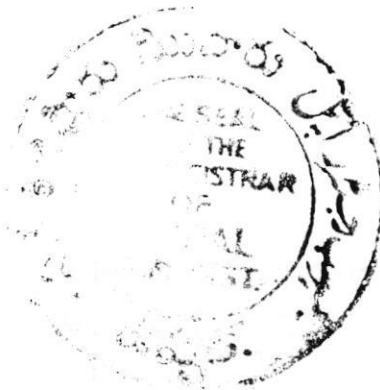
on the basis of the agreed Market Value consideration of Rs 199000/- being higher than the consideration/agreed Market Value.

S.R.O. Uppal

Dated:

28/12/2001

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



AP. 7-II-J

500Rs.



31655

26/12/2001

500

67492

V. Vishwanathan S/o Late V. Venkatesh Raman

Self

R/o. 64

G. NARSAIAH
S.V.L No 6/90
R. NO. 4/99-2001
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.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.

Dr. Mohan
Managing Director

Contd. 4..

1 వ పుస్తకం 11444 బాలు సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు పరప
 సంఖ్య 3
 సబ్-రిజిస్ట్రారు

11444

1 వ పుస్తకము 2001 సం|| కా. శ. 1923 వు
 11444 ... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 11286-1-1507
 2001 ఇవ్వడమైనది
 2001 వ సంవత్సరం నెల 28 తేది
 డిస్కం
 రిజిస్ట్రారు



AP-7-II-J

500Rs.



31656

26/12/2001

500

67493

V. Vishwanathan, S/o Late V. Venkat Raman
sell

Rw. 440

G. N. NARAYAN
SVI P. 3/90
R. NO. 4/99-2001
Nacharad, 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

1వ పుస్తకం 11444/201 వంటి
 దస్తావేజులు మొత్తం కాగితముల సంఖ్య
 12 ఈ కాగితపు పేరపేరిట
 సంఖ్య 4
 సబ్-రిజిస్ట్రార్



AP-7-II-J

500Rs.



31657 Date 26/12/2001 Rs. 500/-
 67494
 To V. Vishwanadham sb Cate V. Venkat
 Whom sell Raman
 R/o (Hyd)

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.209, on the Second 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.1,99,000/- (Rupees One Lakh Ninety Nine 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.1,99,000/- (Rupees One Lakh Ninety Nine 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.

Sham Modi
 Managing Director

76000

21వ పుస్తకం... 11444/2014... సంపు
రెజిస్ట్రార్... సంఖ్య
13
సంఖ్య 5
సీల్ రిజిస్ట్రార్



AP. 7-II-J

500Rs.



S. No. 31658... Date 26/12/2009 Rs. 67495.000

Sold to V. Vishwanathan s/o Late V. Venkatesh Raman
Whom... sell
Rco. Hyd

G. NARSAIAH
S.V.L No 6/90
R. NO. 4/99-2001
Nacharam, R.R. Di

:: 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..

Shan Modi
Managing Director

1వ పుస్తకం... 11444/2001 సంపు
 దస్తావేజులు... సంఖ్య
 ... 13
 ... 6
 పబ్లికేషన్లు
 పబ్లికేషన్లు

11444



AP-7-II-T

500Rs.



31659 Date 26/12/2001 SD 67496

V. Vishwanadham Sh. Cate V. Venkatesh Raman
sell

G. NARSAIAH
S.V.L No 6/90
R. NO. 4,99-2001
Nacharam, R.R. Dist

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.8..



1వ పుస్తకం 11444/2001 సంపు
దస్త్రాల మొత్తం గాడిదమల సంఖ్య
... 13 ... గాడిదపు పత్రం
సంఖ్య 7
సబ్-రిజిస్ట్రారు

చేతిపత్రం



AD-7-II-J

500Rs.



31660

26/12/2001

67497

V. Vishwanathan s/o Late V. Venkatesh Roman
self

G. NARSAIAH
S.V. No. 6180
R. No. 493/2001
Municipal R.A. Dist

R. No. 493

:: 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.

Johan Modi
Managing Director



1వ పుస్తకం... 11444/2001... సంపు
రద్దాబాదు మొదల కాగితముల సభ్యు
..... 13 ఈ కాగితపు వరస
పంఖ్య 8
సబ్-రిజిస్ట్రారు



AP-7-II-J

500Rs.



31661 ... 26/12/79 ... 67498 500

V. Vishwanathan s/o Late V. Venkatesh Raman
sell

R/o - 44/2

G. NARAYAN
S.V.L. N. 080
R. NO. 498/701
Nagaram, A.M. 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.

Contd. 10..

Managing Director



దేవునకుం 11444/2001 నంబరు
దస్తావేజాల వెంట్రా కాగితముల సరిఖర్చు
13 ఈ కాగితపు వరస
వంఖ్య 9
పబ్లికేషన్



AP-7-II-J

500Rs.



31662

26/12/2001

67438

V. Vishwanathan sb Late V. Venkatesh Raman
sell

Rw (44)

:: 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., (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.

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.1,99,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John Moke
Managing Director



1వ పుస్తకం 11444/2001 పంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
13 ఈ కాగితపు వరస
పంఖ్య 10
సహ రిజిస్ట్రార్



:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.209, on Second 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 bounded in:

NORTH :: Flat No.210.

SOUTH :: 40' Wide Road.

EAST :: 4' Wide Passage & Flat No.208.

WEST :: 40' Wide Road.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 28th day of Dec 2001 in the presence of the following witnesses;

WITNESSES:

1. *(Signature)*
(K. S. S. S.)

2. *(Signature)*
(S. S. S.)

For Modi Properties & Investments Pvt. Ltd.

(Signature)
Managing Director
V E N D O R

(Signature)
DRAFTED BY
(R. NANDISHYWAR)
D.W.L. No. 8/87
R.No. 56/2001, R.R. DTC

1వ పుస్తకం... 4494/2... సంపు
 దస్తావేజులు మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు చరప
 సంఖ్య 11
 సబ్ రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.209, on Second Floor, at Block 'A', of Mayflower Park, 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 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 : 450 Sft.,
e) In the 3rd Floor :
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. 1,99,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 28/12/2017

signature of the Managing Director

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 Executant
Managing Director

Date: 28/12/2017

శ్రీ వ పుస్తకం 11444/2001 పంపు

దస్తావేజులు - పరిశీలన సంఖ్య

13

పంపు 12

సబ్ రిజిస్ట్రారు



FLAT NO. 209, ON 2ND 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: SRI. V. VISHWANATHAN
S/O. LATE. V. VENKAT RAMAN

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

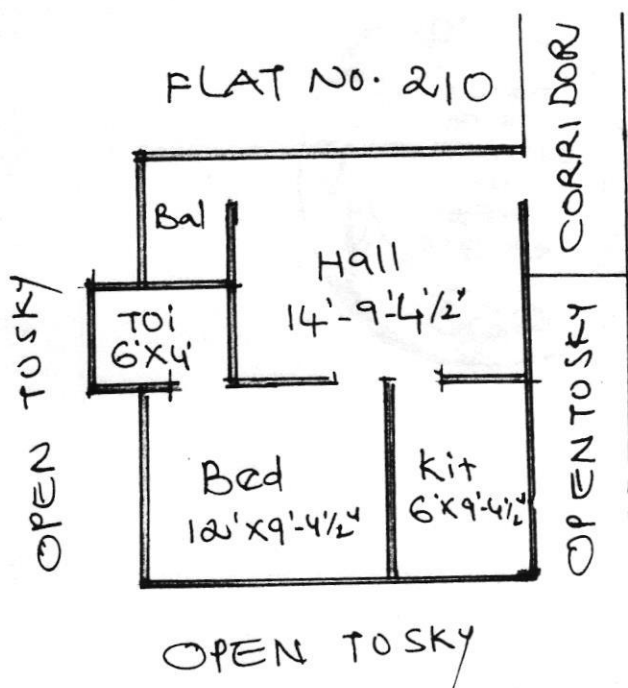
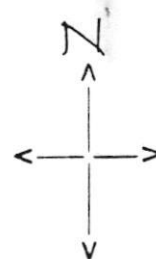
AREA:

18

SQ. YDS. OR 15.04.

SQ. MTRS

U/S. OUT OF AC. 4.32 GTS
SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. [Signature]
2. [Signature]

1వ పుస్తకం 11944/2001 సంఖ్య
 దస్తావేజుల సంఖ్య 13
 పంఖ్య 13
 సబ్-రిజిస్ట్రారు

