

CS. 8 & 10/2001

8943/2001



Date : 12-10-2001 Serial No : 7,278 Denomination : 10,000

03AA 317615

Purchased By : M.A.S.MURTHY For Whom : **SELF** & OTHERS

S/O KRISHNA MURTHY
R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 15th day of Oct 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

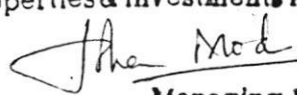
1. Mr. M.A.S.MURTHY, SON OF SRI. KRISHNA MURTHY, aged about 53 years,
2. Mr. M.SRINIVAS RAO, SON OF SRI. M.A.S.MURTHY, aged about 23 years,

both are Residing at Flat No.107, Saidurga Gardens, HMT Nagar, Nacharam, Hyderabad - 500 076.

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



1. పునకం 8943/2001 సంపు
 దస్తావేజుల మొత్తం కాగితముల ప్రింట్స్
 14 ఈ కాగితపు కరెన్సీ
 సంఖ్య 1
 పబ్-రిజిస్ట్రేషన్ నంబరు

2001 వ సం|| 15 నెల 15
 తేది చగలు 11-12 గుంటల మద్య
 ఉప్పుల్ పబ్-రిజిస్ట్రేషన్ లో
 దాఖలు చేసే రుసుము
 రూ. 1996.00 చెల్లించినది

వాసి ఇచ్చివ్వబడిన
 ఎడమ ప్రాదన ప్రేలు



Mod

Mod s/o sathu mod
 (Bhuvan) Plot no 280 Kural no 25
 Jubilee Hills Hyd

- నిరూపించినది
 by s/o T. Sanyanarayana (presently) 5-4-187/384 m
- Nagethi s/o. Narayana s/o. Beehina
 Co. Nachanum (K) VV road
 R.A. Deeth

2001 వ సం|| 15 నెల 15 వ తేది
 1923 కా.శ. 23 వ తేది
 ఇచ్చివ్వబడినది

పబ్-రిజిస్ట్రేషన్
 ఉప్పుల్



Date : 12-10-2001 Serial No : 7,279 Denomination : 10,000

03AA 317616

Purchased By :

For Whom :

M.A.S.MURTHY

SELF & OTHERS

S/O KRISHNA MURTHY

S/O HYD

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.

Mani Modi
Managing Director



పేపునకం 8943/2001 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు చర
 సంఖ్య 2
 సబ్-రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1899

No 8943 of 2001 Date 15/10/2001

I hereby certify that the proper deficit stamp duty of Rs 505 (Rupees Five Hundred and Five only)

has been laid in respect of this instrument from Sri. Channarayana on the basis of the agreed Market Value consideration of Rs 3,44,100/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
 Dated: 15/10/2001
 Sub Registrar
 and Collector U.S. 41 & 42 of
 NDIA STAMP ACT





Date : 12-10-2001 Serial No : 7,280 Denomination : 10,000 03AA 317617

Purchased By :

For Whom :

M.A.S.MURTHY

SELF & OTHERS

S/O KRISHNA MURTHY
/O HYD

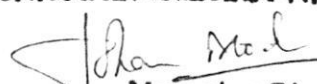
Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

:: 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.

Contd.4..


Managing Director



1 వ పుస్తకం... 49.43/200 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
... 14 ... ఈ కాగితపు వరస
సంఖ్య ... 3 ...
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 200 / సం|| కా. శ. 1923 పు
... 49.43 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 8810-1-1507...
2001 ఇచ్చడైనది
2001 వ ... నెల ... తేది
... రిజిస్ట్రారు జుద్దా



500Rs.



No. 25694 Date 2/10/2001 Rs. 500/85387

To M.A.S. murthy, 56 Krishna Murthy, R/L Hyd

Whom Seed 8.015019

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

:: 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.

[Signature]
Managing Director

1వ పుస్తకం సంపు
దస్తావేజాల మొత్తం కాగితముల/సంఖ్య
..... ఈ కాగితపు పర.
సంఖ్య
నవ్ జిస్టారి

500Rs.



No. 25685 Date 12/10/2001 85338
 To M.A.S. murthy, PL krishna murthy, RL
 Whom self 601591

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing Nos.409 & 410, on the Fourth Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and reserved two scooters parking spaces admeasuring 15 Sft., each (30 Sft., total) in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,44,100/- (Rupees Three Lakhs Forty Four Thousand One Hundred 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.3,44,100/- (Rupees Three Lakhs Forty Four Thousand One Hundred 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.,

John Modi
 Managing Director

500Rs.



25656 Date 12/10/2001 500L 85385 R. NARENDER
m.A.S. murthy, PL Krishna P 23 II
Self 8 015 evr.
SVL NO. 42 95
R. N. 1/2001-2003
RAM NAGAR, HYD'AD.

:: 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.

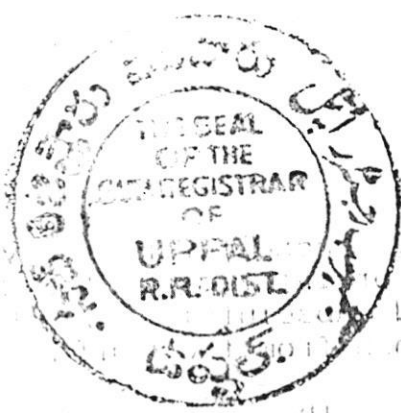
For Modi Properties & Investments Pvt. Ltd.

Contd.7..

John Modi
Managing Director

పంపిణీ చేసిన తేదీ
 విశాఖ నగర పరిషత్
 VCI
 12 OCT 2009
 అంశ ప్రతి. ప్రాధాన్య.

1 వ పుస్తకం... 4942/200... సంపు
 దస్తావేజుల మొత్తం కాగితముల/సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 6
 సబ్ రిజిస్ట్రారు



The following is a list of the names of the persons who have been registered as owners of the land in the village of Uppal, in the district of Uppal, in the state of Andhra Pradesh, for the purpose of the Uppal Land Revenue Act, 1947.

1. Mr. ...
 2. Mr. ...
 3. Mr. ...
 4. Mr. ...
 5. Mr. ...
 6. Mr. ...
 7. Mr. ...
 8. Mr. ...
 9. Mr. ...
 10. Mr. ...



25697 21/02/2001 500L

M.A.S. MURUGU, PL. K. RISHABH

R. 24 8015 erg

085331 m. or 15/11/21 AP 23

R. L. Hyd

R. N. NARENDER

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

:: 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.

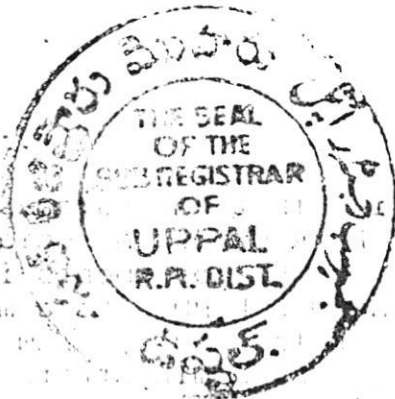
For Modi Properties & Investments Pvt. Ltd.

Contd. 8..

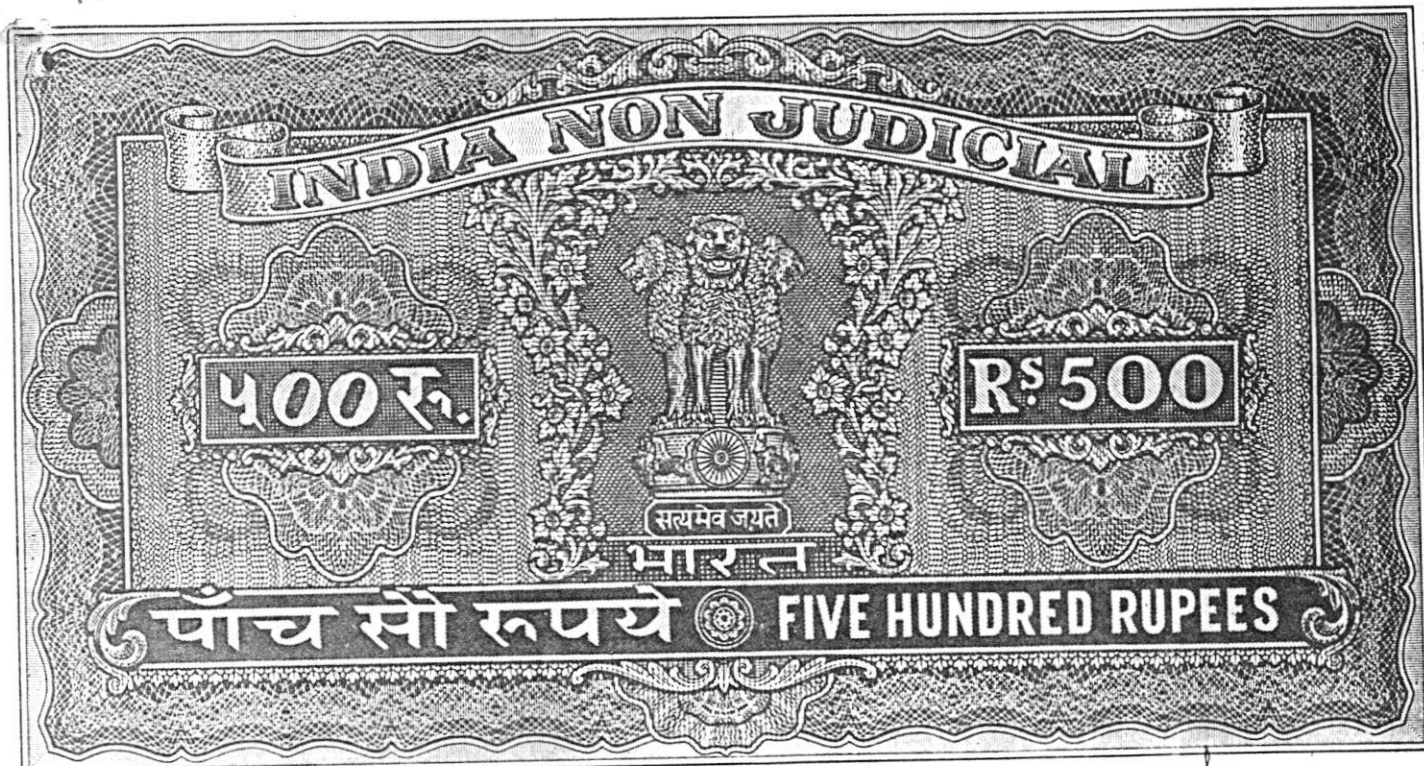
Sh. Mod
Managing Director

పెంఠర్ కౌంటర్ కమిషనరీ మరియు
ఇన్ స్పెక్టర్ జనరల్ కార్యాలయము
VCI
12 OCT 2000
ఆంధ్ర ప్రదేశ్, హైదరాబాదు.

జ పుస్తకం 543 సంఖ్య 200
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
... 54 ... ఈ కాగితపు వరస
సంఖ్య 71
సబ్ రిజిస్ట్రారు



[Faint, mostly illegible text in Telugu script, likely a document or affidavit.]



25698 : 12/10/2001 5001

m-A-S-murthy, PL Krishna P 23

Self. 8015 as.

:: 8 ::

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

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.

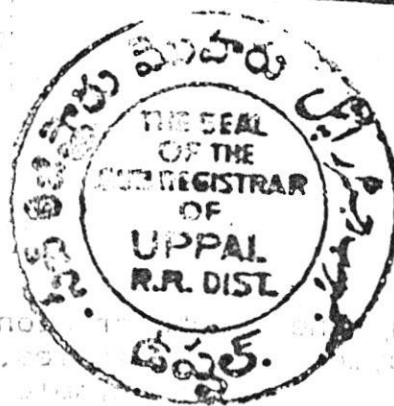
vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is 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.

The Modi
Managing Director

1 వ పుస్తకం 2947 / సుపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు వరస
సంఖ్య 8
నది రిజిస్ట్రారు



500Rs.



No. 25699 Date 12/10/2001/500L

To M.A. S. Murthy SL

Whom SP2 & 01520

85392

MAY 15, 2001

APR 23 11:11

R. NARAYAN

R. NARAYAN

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD.

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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.

Johna Modi
Managing Director

Contd.10..

పరిశీలన కమిషన్
 ఆంధ్రప్రదేశ్ శాసనసభ
 VCI
 12 OCT 2011
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పుస్తకం 3943/2011 సమస్య
 దస్తావేజుల మొత్తం కాగితం: 14 సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 9
 సబ్-రిజిస్ట్రారు



500Rs.



25700-12/10/2001 500L 8539 P 23

M.A.S. murthy, Sh. Krishna murthy, RL and
Whom self 8015 erg

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

:: 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.3,44,500/-.

for Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director

Contd.11...

పెంజాబ్ కౌంటర్ కమిషనరీ మరియు
 ఇన్ స్పెక్టర్ జనరల్ కార్యాలయము
 VCI
 12 OCT 1981
 అంశ ప్రదేశ, హైదరాబాదు.

పుస్తకం 8943 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 10
 పబ్లికేషన్స్



500Rs.



No. 25701 12/10/2001 500L

old To M.A.S. murthy, PL Krishna 85394 murthy, RL H/d Ruy
self A F 23 H/d

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD.

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Semi-finished Flat bearing Nos.409 & 410, on Fourth Floor in Block No.A, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and reserved two scooter parking spaces admeasuring 15 Sft., each (30 Sft., total) 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.411.

SOUTH :: 40' Wide Road.

EAST :: 4' Wide Passage & Flat No.408.

WEST :: Main Gate & 40' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

గాంధీ జ్యూరింగ్ కమిషన్ మరియు
 ఇన్స్పెక్టర్ జనరల్ కార్యాలయము
 VCI
 12 OCT 1991
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పుస్తకం..... 443/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 4 ఈ కాగితపు పరచ
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు



THE GOVERNMENT OF ANDHRA PRADESH

500Rs.



25702-12/6/2001/500/85395

M.A.S. Murthy, S.L. Krishna Murthy, R.L. Hydrabad
SPH

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of October, 2001 in the presence of the following witnesses;

WITNESSES:

1. [Signature]
(Witness)
2. [Signature]
(Witness)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
VENDOR

Drafted by

[Signature]
(R. NANDISHWAR)
D.W.L. No. 5/87
R.No. 56/2001, R.R. Dist.

12 OCT 1991
V.C.I
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ANNEXURE - 1 - A

- 1) Description of the Building: Semi-finished Fflat Nos.409 & 410, in Fourth Floor, in Block No.A, of MAYFLOWER PARK, Situated at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R.District.
- (a) Nature of the roof : R.C.C. *A+5*
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : *nup* years
- 3) Total extent of site : 36 Sq.yds.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 30 Sft, (Scooter Parking)
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 : 900 Sft.,
Super Built-up area
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. *6000/-*
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 3,44,100/-

For Modi Properties & Investments Pvt. Ltd.

Tha Modi

Managing Director

signature of the Executant

Date: *15/10/2001*

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

Tha Modi
Signature of the Executant
Managing Director

Date: *15/10/2001*

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SEMI-FINISHED FLAT NOS. 409 & 410, IN 4TH
REGISTRATION PLAN SHOWING FLOOR, IN MAY FLOWER PARK
IN SURVEY NOS. 174 BLOCK-A Situated at

MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT.
LTD, REP. BY ITS DIRECTOR:

Mr. SOHAM MODI, S/O. SATISH MODI

VENDEE: 1) Mr. M.A.S. MURTHY, S/O. KRISHNA MURTHY
2) Mr. M. SRINIVAS RAO, S/O. M.A.S. MURTHY

REFERENCE:

SCALE: 1" =

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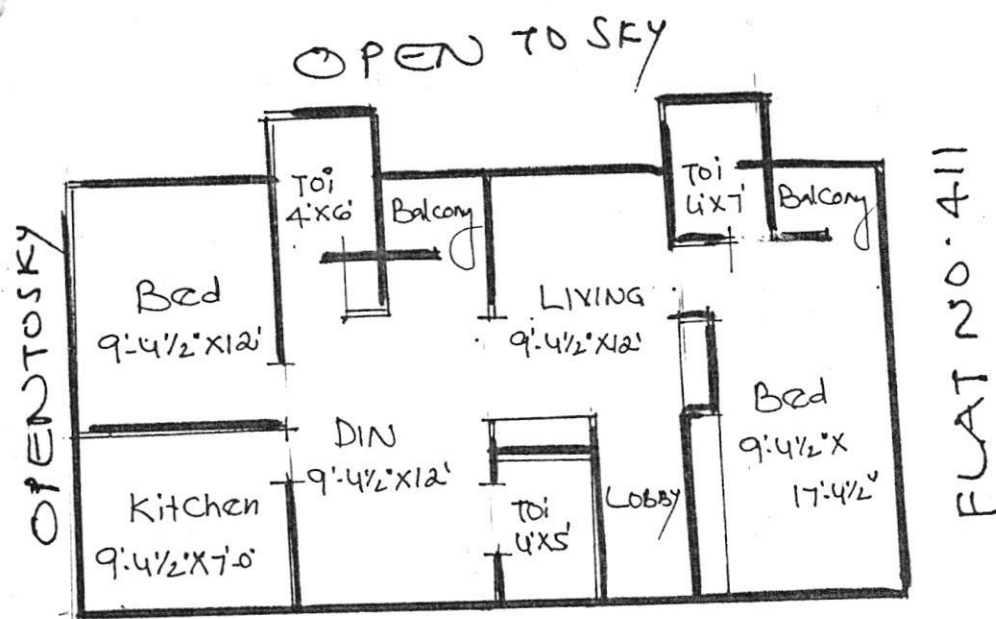
AREA:

36

SQ. YDS. OR 30.09

SQ. MTRS.

U/S. OUT OF AC. 4.32 G+3
SUPER BUILT-UP AREA: 900 SQ. FT



PASSAGE

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

WITNESSES:

1. *by*

2. *Srinam*

SIG. OF THE VENDOR

పుస్తకం 89431 సంపు
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