

U. 374/2002

3960/2002



S. No. 3346, Date 27/4/2002, Rs. 2000/-

U. E. Rajaiiah, S/o. Komaraiah, 26/4/02

02CC 139862

REGISTRAR
Office Stamp Vendor
UDAL, A.E. M.H.

SALE DEED

29/4

This Sale Deed is made and executed on this _____ day
of April 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

Mr. E.RAJAIAH, SON OF SRI. KOMARAIAH, aged about 29 years, Residing at H.No.4-58/9, Near Pochamma Temple, Gayatri Nagar, Hyderabad - 500 872.

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.

[Signature]
Managing Director



ప్రస్తుతం 39.60/2002 సంపు
 కార్యాలయ మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 సంఖ్య 1
 రిజిస్ట్రారు

2002 వ సంవత్సరం ఏప్రిల్ మొ 29...
 తేది చక్రం 2-3...
 ఈ...
 రూ. 1235/- చెల్లించినది
 వ్రాసి ఇచ్చినట్లు నిపుకొన్నది



ఎతను బ్రాటన వెలు

Gaurang mody

Gaurang mody & Co. Jayashankar
 mody occ. business. No. 105,
 Laxmi Apartments,
 Chaitanyanagar, Begumpet, Hyd-016

Attended and over of Attorney,
 lower no. 9/2002 at seo,
 Uppala.

(K. R. Reddy & Co. K. Reddy Reddy)
 occ. business. (0) 5-4-187/34
 M. G. Road, Sec 13d.

Vallu & Co. Bangalore occ. business Sec 13d, Hyd

2002 వ సంవత్సరం ఏప్రిల్ 29...
 1924 శా.శ. జై శాశి... 9 వ తేది

R...
 రిజిస్ట్రారు
 ఉప్పల్

500Rs.



No. 14/00 dated 26/4/2002 Rs. 500/- 78631
Sold To E. Rajaiah No. 14/00, K. 446
Self

Ray
RAM NAGAN, HYD.

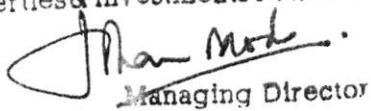
:: 2 ::

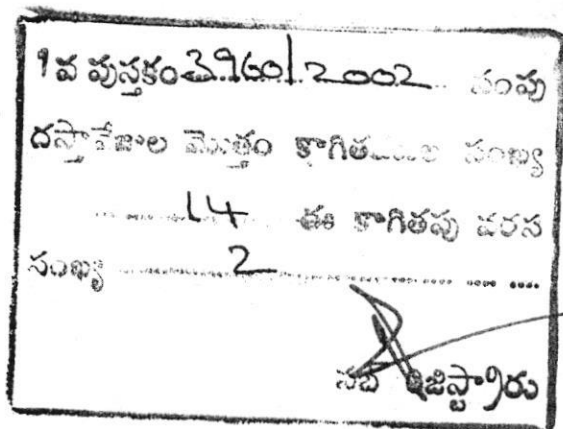
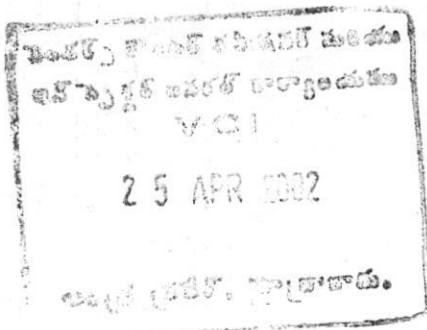
WHEREAS

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



Endorsement under section 42 of Act II of 1899.

No. 3960 of 2002 Date 29/4/2002

I hereby certify that the proper deficit stamp duty of Rs. 730/- (Rupees Seven hundred and thirty only) has been paid towards this instrument from ~~the original instrument~~ on the basis of the agreed Market Value consideration of Rs. 247000/- being higher than the consideration of agreed Market Value.

S.R.O. Uppal
Dated: 29/4/2002

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



500Rs.



No. 14101 dated 14/10/2001 Rs. 100/-

E. Rajadali to K. Komaresi 78682 Sq. Yd.

84

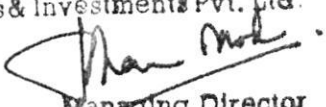
R. N. NAFENDER
SVL No. 42/05
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 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

ఆంధ్ర ప్రదేశ్ శాసనసభ
ఆంధ్ర ప్రదేశ్ శాసనసభ
VCI
25 APR 2002
ఆంధ్ర ప్రదేశ్ శాసనసభ

1వ పుస్తకం 3960/2002 మంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 3
సబ్ రిజిస్ట్రారు

1వ పుస్తకము 2002 సం|| కా. శ. 1524 పు
3960 ... వెంబర:గా రిజిస్టరు చేయబడి స్కానింగ.
విమర్శన గుర్తింపు నెంబర:గా 3961/1/2002
2002 మంపు
2002 రిజిస్ట్రేషన్ నెం. 29
రిజిస్ట్రారు



500 Rs.



R. NATHAN
 SAIL NO. 4000000000
 R. NATHAN
 RAM NAGAR, HYD/DAE

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 Modt Properties & Investments Pvt. Ltd.

Managing Director

రిజిస్ట్రార్ ఆఫ్ సబ్ జిల్లా కేసులు
 ఆంధ్రప్రదేశ్ హైదరాబాద్
 VCI
 25 APR 2002
 ఆంధ్ర ప్రదేశ్ హైదరాబాద్

1వ పుస్తకం 3960/2002 ను
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పత్ర
 సంఖ్య 4
 రిజిస్ట్రారు



500Rs.



14103 - 21/4/2002 - 78684
E. Rajesh to Komarajali Ho. Hup
Self

Ruy
R. NARENDER
SVL NO. 42 05
R No. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.403, on the Fourth Floor, in Block No.B 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.B, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,46,550/- (Rupees Two Lakhs Fofy Six Thousand Five Hundred and Fifty oly) and the VENDOR is desirous of selling the same.

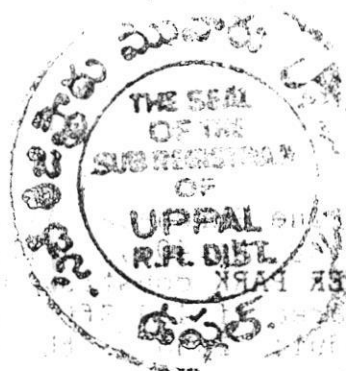
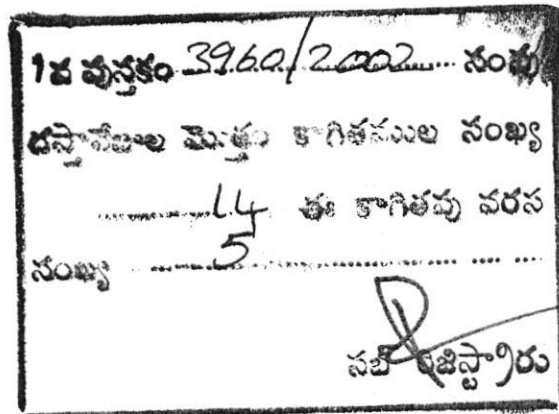
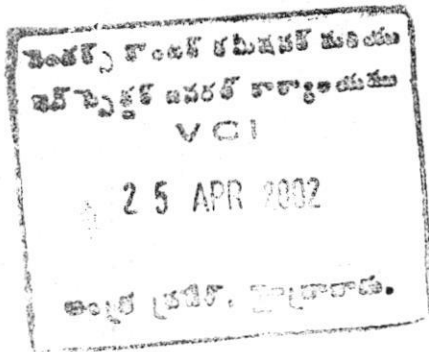
F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,46,550/- (Rupees Two Lakhs Fofy Six Thousand Five 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
Managing Director



HOW THIS SALE BEET WITNESSETH AS UNDER:



14/04 26/4/02 500- 78685 AP 23 II P
E. Rajalakshmi S. Komaradath. K. H. H. H.
Self

RWY
 12. 11. 1964
 5000
 R 12. 11. 1964
 RAM NABAR, HYDABAD

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.46,550/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,00,000/- depending on the progress of work in the scheduled 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.

Contd.7...

Managing Director

జిల్లా కలెక్టరేట్ ఆఫ్ రివెన్యూ
అఫ్ఫల్ డిస్ట్రిక్ట్
V.O. 1
25 APR 1972
అఫ్ఫల్ డిస్ట్రిక్ట్, తెలంగాణ.

1వ పుస్తకం 3960/2002... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరప
సంఖ్య 6
సబ్ రిజిస్ట్రార్





14105 26/4/2002 No-75686 AP 23 II P
E. Rajaraj Moh. Ramaraj Moh. Res. Dept.

Self

R. Rajaraj Moh.
S. N. 1/2/2003
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

Shan Modi
Managing Director

Contd.8..

అధికారి
 25
 అధికారి

1వ పుస్తకం కె.గి.డి. 2-వంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
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 సంఖ్య 7
 సబ్ రిజిస్ట్రారు



[Faint, mostly illegible text in Telugu script, likely bleed-through from the reverse side of the page.]

500Rs.



14106 - 28/4/2002 100/78897 23/11/02

E. Legalah. Sa. Komaralal C. Hydr.

Self

R. NARENDER
SVL No. 42 95
R. N. 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.

Man Mohan
Managing Director

1వ పుస్తకం డి. 9. 60. 2002 సంపు
విస్తావేజుల మొత్తం కాగితముల సంఖ్య
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సంఖ్య
సచివశ్రీ



500Rs.



14107

26/4/2007 500/-

78688

AP 23 II

E. Regalali & Co. Komaralali. Ke. Hyd

self

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

:: 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

John Modi
Managing Director

Contd.10..

25 APR 2002

1వ పుస్తకం 396012002 పంఖ
దస్తావేజుల మొత్తం కాగితముల పంఖ
44 ఈ కాగితపు వరస
9
సంఖ్య
పట్టణ అధికారి





14108 26/4/2002 100/- 78889

E. Rajaraj Ses. Comarajah K. Hyd.

Self

 Ruy
 3 MAR 2002
 100/-
 78889
 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.

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.2,46,550/-.

For Modi Properties & Investments Pvt. Ltd

Mani Modi
 Managing Director

Contd.11..

1వ పుస్తకం 39.60.2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 10
సబ్ డిప్యూటీ



500Rs.



No. 14109 - 26/4/2002 Rs. 500/- 78690
Sold To E. Rajaiah & K. Komaraiyah. K. Hyd
Self

RW
R. NAGAR, HYD'BAD
R. N. 1/2001-2003

:: 11 ::

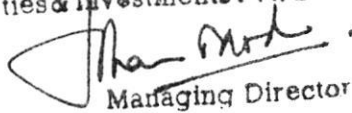
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.403, on Fourth Floor in Block No.B, 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.402.
SOUTH :: Flat No.404.
EAST :: 30' Wide Road.
WEST :: 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
25 APR 1962
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

1వ పుస్తకం 39.00.1.2.02..... సంఖ్య
దస్తావేజుల మొత్తం కాగితముల శరణు
..... 14..... ఈ కాగితపు వరస
సంఖ్య 11.....
సహ రిజిస్ట్రారు



STATE OF ANDHRA PRADESH

STATE OF ANDHRA PRADESH
STATE OF ANDHRA PRADESH
STATE OF ANDHRA PRADESH
STATE OF ANDHRA PRADESH

INDIA NON JUDICIAL

₹ 500

RS 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Raj
Raj Nagar, Hyd'bad.

IN WITNESS WHEREOF the Vendor hereto, has signed this Sale Deed on the 29th day of April 2002 in the presence of the following witnesses;

For Modi Properties & Investments Pvt. Ltd.


Managing Director
VENDOR

Drafted By
[Signature]
 (R. NATH GUPTA)
 D. No. 100/197
 R. No. 30/2002, R. R. Dist.

శాశ్వత గాఢిని అభివృద్ధి
 పరిశోధనా సంస్థ
 25 APR 2012
 అంబేద్కర్ ప్రాజెక్ట్, హైదరాబాద్.

1వ పుస్తకం 3964/2002..... పంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13+ ఈ కాగితపు వరస
 సంఖ్య 12
 సబ్ రిజిస్ట్రారు



V E N D O R

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.403, on Fourth Floor, in Block No.B, 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., Out of Ac.4-32 Gts.,
- 4) Built up area particulars (with break up floor-wise) :
a) Cellar, Parking area : 15 Sft., 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 : 450 Sft.,
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,46,550/-

For Modi Properties & Investments Pvt. Ltd.

Date: 29/04/2002.

Managing Director

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: 29/04/2002.

1వ పుస్తకం 1960/2002..... సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 13
 రిజిస్ట్రారు



FLAT NO. 403, IN 4TH FLOOR, BLOCK-B
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. E. RAJAIAH
S/O. SRI. KOMARAIAH

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

AREA :

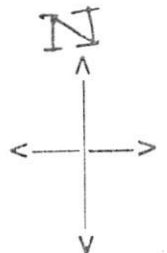
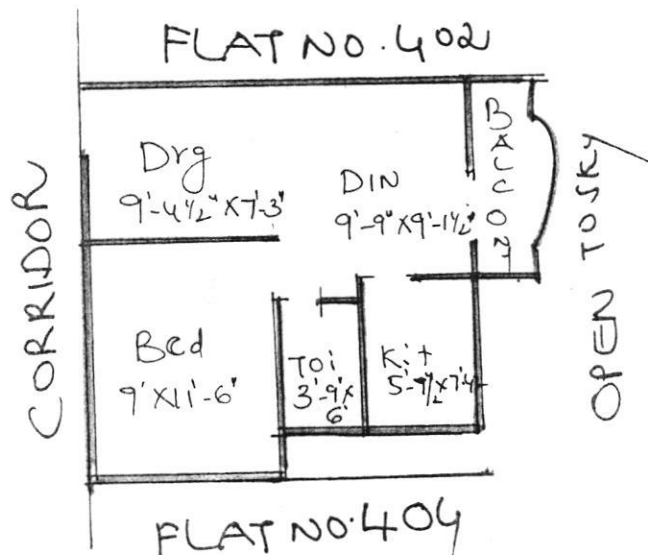
18

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.

WITNESSES :

1. Peasharan

2. R. Ravi

Soham Modi
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 2969/2002..... సంపు
 దస్తావేజులు నెంబరు 14 వాగ్దాతల సంఖ్య
 14 వాగ్దాతల వరస
 సంఖ్య 14
 సబ్-రిజిస్ట్రారు

