

4547/2002



Date : 21-05-2002 Serial No : 7,494

Denomination : 15,000

BB 679874

Purchased By :
NARENDRA SETHY,
S/O KARTIKA SETHY, SEC' BAD.

M. S. Sub Registrar
Ex Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
SELF

SALE DEED

This Sale Deed is made and executed on this 22nd day
of May 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. NARENDRA SETHY, SON OF SRI. KARTIKA SETHY, aged 36 years, Residing at Railway Quarter No.1216/7, South Lalguda, Secunderabad - 500 017.

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

విద్యుత్తు సంఖ్య 454/2002 సంపు
 దస్తావేజులు 14
 పంపు 1
 రిజిస్ట్రారు



2002 మే 22
 పేజీ 2-3
 రూ 1865/-



Signature
Signature

వాసి విద్యుత్తు సంఖ్య నమూనా
 ఎడమ భాగం వేరు

Ganung mody R/o Jayanthi
 mody R/o. flat no. 105,
 Supplie apt. (Cikot gardens
 Begumpet, Hy deabad.



Special Power of Attorney
 Attested, Power no. 9/2002
 at 100, Suppl.

పరమపీఠిక

ఆంధ్ర ప్రదేశ్

Signature

(K. P. Reddy R/o K. Padma Reddy)

Occ. P.A. Service. 20 5-4-187/344
 An. G. Road, Sec 2nd

Signature

(Shankar Reddy) Shankar Reddy
 Occ. Business R/o Walaham
 Hyderabad

2002 మే 22

1924 జూలై 1

Signature
 రిజిస్ట్రారు

ఉప్పల్



Date : 21-05-2002 Serial No : 7,495

Denomination : 15,000

0088 679875

Purchased By :
NARENDRA SETHY,
S/O KARTIKA SETHY, SEC BAD.

M. S. Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

SELF

:: 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

Shan Moh
Managing Director

డి. పునకం 4547/2002 సంపు
 దస్తావేజులు
 15
 సంపు 2
 రిజిస్ట్రారు



Endorsement under section 41 of Act II of 1864

No. 4547 of 2002 Dated 22/5/2002

I hereby certify that the proper duty stamp duty of Rs. 3030/-

Three - thousand thirty only.

has been laid in respect of this instrument from Sri. G. Anil Kumar

on the basis of the Market Value consideration of Rs. 373000/-

being higher than the estimated Market Value.

S.R.O. Uppal

Dated: 22/5/2002

INDIAN STAMP ACT





01500

16110

22/11/2002 500
 Narendra Sethy & Kartika Sethy AP 23 II Q Ruy
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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.

ఆంధ్ర ప్రదేశ్ రాష్ట్ర పరిశ్రమల శాఖ
ఆంధ్ర ప్రదేశ్ రాష్ట్ర పరిశ్రమల శాఖ
20 MAY 2002
ఆంధ్ర ప్రదేశ్ రాష్ట్ర పరిశ్రమల శాఖ

1 వ పుస్తకం 4547/2002 సంపు
దస్తావేజులు వే. సంఖ్య
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పంఖ్య
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1 వ పుస్తకము 2002 మం|| కా. శ. 1924 పు
4547 - నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నివేర్తించు గుర్తింపు నెంబరుగా 4547-1-1502
2002 మం|| కా. శ. 1924
2002 మం|| కా. శ. 1924
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16111

22/5/2007-01001

Narendra Sethy... & Kartika Sethy
self

AP 23 II Q

Ruy
R. NAFENDER
SVL No. 42195
R. 11-1-2001-2003
RANIGIR, HYD'BAD

4 Rb. sec bcf

TOTAL AREA: 4 Acres 32 Guntas

8. 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.


Managing Director

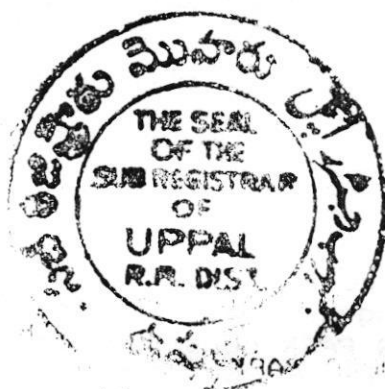
జిల్లా రికార్డుల కమిషనరీ
 ఆంధ్రప్రదేశ్ ప్రభుత్వం
 VCI
 20 MAY 2002
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

21 వ పుస్తకం 4547/2002 సంపు
 దస్తావేజులు
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 సంపు 4
 సబ్-రిజిస్ట్రార్



వింకకొండ కమిషనరీ
 జిల్లా కలెక్టరేట్
 VCI
 20 MAY 2012
 జిల్లా కలెక్టర్, వింకకొండ.

పేపు నెంబర్ 4547/2012 సంపు
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 సంఖ్య 5
 రిజిస్ట్రారు



2012 5 20



16/13

/ म/स/ नवम्बर १९८० ०१९०३

Narendra

Sethy. & Co

Kankle AP 23 II Q

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Sethy

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Rls. Sec. Sec

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.

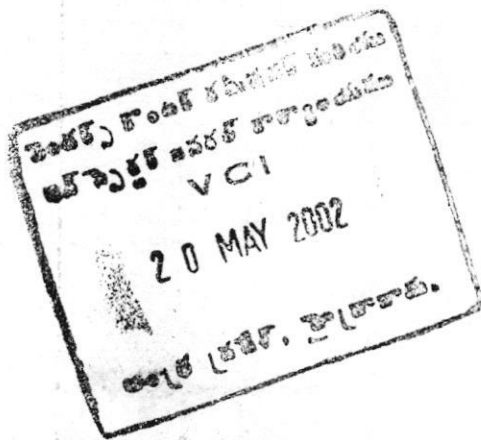
4. The purchaser has paid part of the sale consideration amount of Rs.3,50,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.23,000/- depending on the progress of work in the scheduled property.

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.

Mani Modi
Managing Director



విషయము 454/2002 సంఖ్య

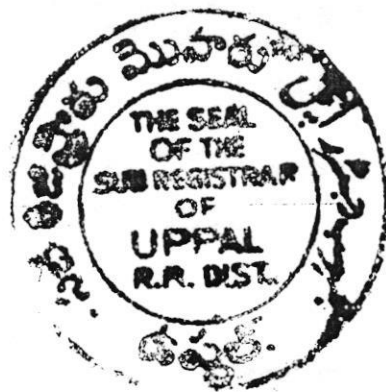
దస్తావేజులు సంఖ్య

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సంఖ్య

చరణ

చరణ - రిజిస్ట్రారు





16/11/22 22/5/2022 Sec- 01004

Narendra Sethy & Karthikeya AP 23 II Q
Sethy

Ruy

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Rto. Sec. Sec

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.

Managing Director



2 పుస్తకం 4547/2002 పంపు
దస్తావేజులు 15
పంపు 7
[Signature]
అదనపు పబ్లిక్ ప్రాసెక్యూటరు





16/15 22/5/2002 01005

AP 23 II Q
Narendra Sethy & Ravinder Sethy
Sethy

sell

8 Rb. sec. seg

RWY
R. NARINDER
SVL No. 42 55
R.F. 12/24/83
GUTHRIE 1-12-83

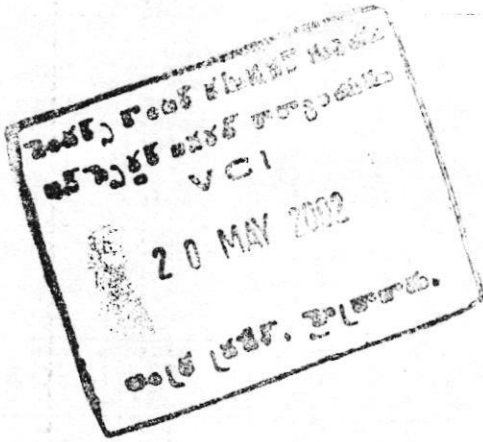
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

Phan Mod.
Managing Director



21వ పుస్తకం... 4547/2002 సంపు

దస్తావేజులు... సంఖ్య

15

పంఖ్య... 8

సబ్-రెజిస్ట్రారు





16/16

22/5/2008

01806

AP 23 II Q

Ruy

Narendra Sefny & Karthick Sefny

Self

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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.

Contd.10..

Man Modi
Managing Director

తెలంగాణ ప్రభుత్వం
ఆర్థిక శాఖ
ఆదాయ పన్ను విభాగం
21 మార్చి 2019
ఆదాయ పన్ను నిపుణుడు

1 వ పుస్తకం 454/2018 సంపు
దస్తావేజాల పేరు సంఖ్య
199
సంఖ్య



500Rs.



16/17 22/5/2002 Recd 11/10/07

Narendra Sethy & Co. Wardha AP 23 II Q

sell

Rto. reverse

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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.3,73,000/-.

For Modi Properties & Investments Pvt. Ltd

Shan Modi
Managing Director

Contd.11..

మహాత్మా జాతీయ పంథా
 మహాత్మా జాతీయ పంథా
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 మహాత్మా జాతీయ పంథా

1 వ పుస్తకం 4547/2002 సంపు
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500Rs.



16/18

22/5/2008

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Ruy

Narensa, Sefny
sell

Rank AP 23 H Q
Sefny

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Ra. Se. Bay

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.205, on Second Floor in Block -No.C, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring of 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-
ed in:

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: Flat No.204.

WEST :: Flat No.206 & 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

20 MAY 2002
 VCI
 అంశ క్రమం, ప్రకాశం

1వ పుస్తకం 4547/2002 సంపు
 దస్తావేజులు
 సంఖ్య 15
 సంఖ్య 11
 అంశ క్రమం, ప్రకాశం



1000 YEARS AT 1000 YEARS



16/19 24/5/2002 100-11909

Narendra Singh & Co. (Partnership firm) Ruy
P 23 II Q
Seli
R. R. Dist.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 22nd day of May 2002 in the presence of the following witnesses;

WITNESSES:

1. Phallagan
(K. P. REDDY)
2. Christopher
(CHRISTOPHER)

For Modi Properties & Investments Pvt. Ltd.

Man Moh.
Managing Director
VENDOR

Drafted By

M. N. N. N.
(R. N. N. N.)
D. O. L. No. 3/37
R. No. 30/2002, R. R. Dist.

పాపం గంధ గుడిసె కుడియ
 తన గుడిసె తన గుడిసె
 VCI
 20 MAY 2002
 అంశ ప్రతి. ప్రకాశం.

ప్రవృత్తం 4541200 సంపు
 దస్తావేజు
 15
 సంపు 12
 విజ్ఞాపించు



u547/mr

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.205, on Second Floor, in Block No.C, 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 : 28 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 : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
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.3,73,000/-

for Modi Properties & Investments Pvt. Ltd.

Date: 22/05/2002.

John Mod
Signature of the Executant
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.

Date: 22/05/2002.

for Modi Properties & Investments Pvt. Ltd.
Signature of the Executant

John Mod
Managing Director

1వ పుస్తకం... 4547 / పంపు
 దస్తావేజులు... 2030 పంపు
 ... 15 ... పరప
 పంపు... 13
 ... రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 205, ON 2ND FLOOR, BLOCK-C
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: Mr. NARENDRA SETHY

S/O. SRI. KARTIKA SETHY

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

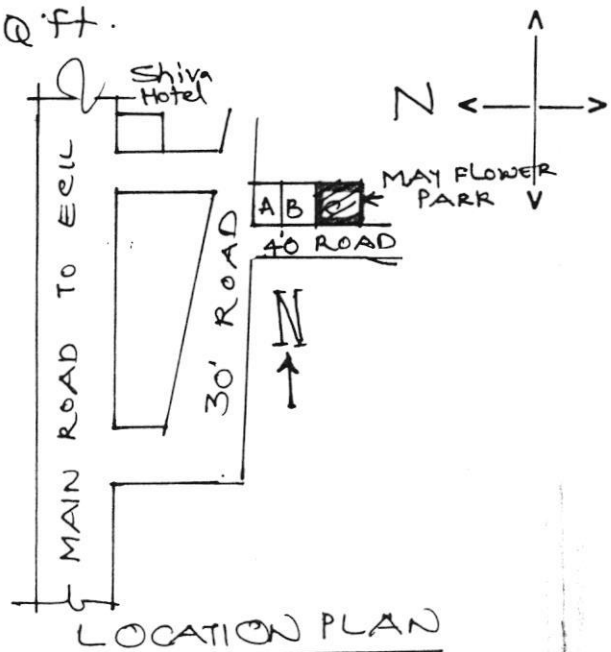
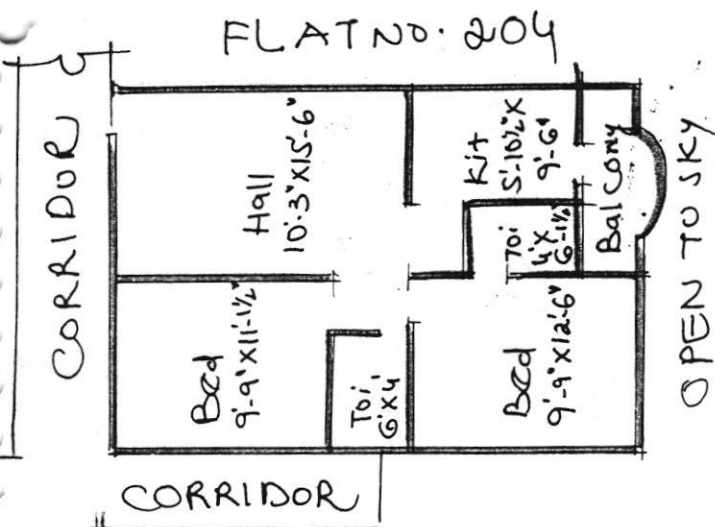
28

SQ. YDS. OR 23.40

SQ. MTRS.

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

SUPER BUILT-UP AREA: 700 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

WITNESSES:

1. Christopher

2. Christopher

John Moh
Managing Director
SIG. OF THE VENDOR

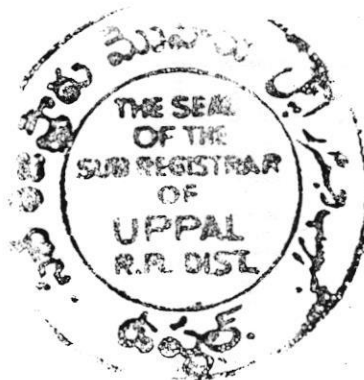
తే. పుస్తకం 454/2002 సంపు

దస్తావేజులు

19

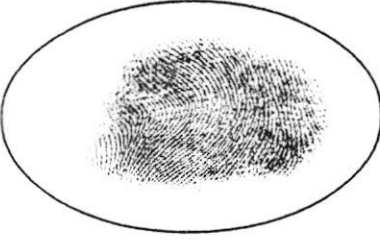
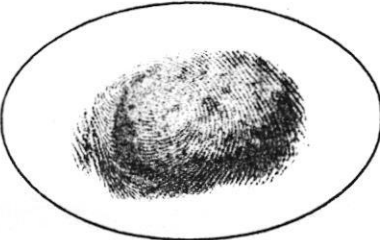
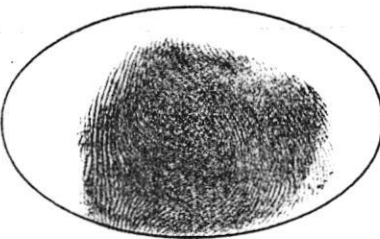
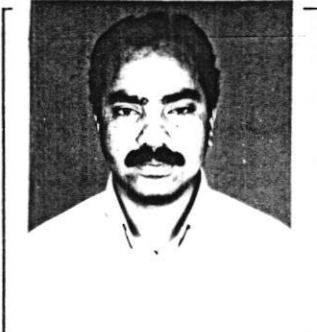
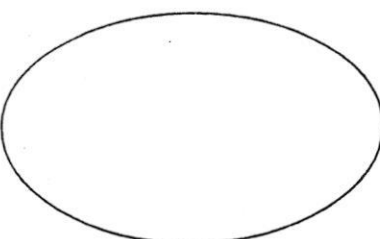
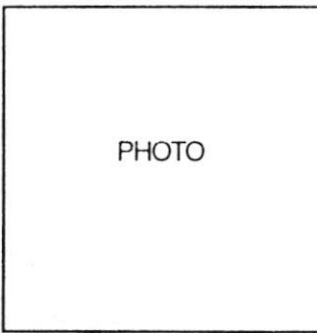
సంపు 131

హస్తాక్షరం



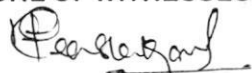
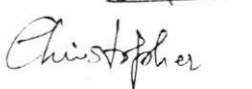
C - 205

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR: M/s. Modi (Pro- perties & Investments (P) Ltd having its Regd. Office - 5-4-187/3 III floor, Saham Mansion, M.C. Road. Sec-6/2. Rep by its M.D. Mr. Saham Modi
			S.P.A.: Gaurang Mody Flat no. 105, Sapphire, Apartments, Checkoti Gardens, Begumpet, Hyd
			PURCHASER: NARENDRA SETHY R/o. Rly. Qtr. No. 1216/7 South Lalaguda, Secunderabad
			

PHOTO

SIGNATURE OF WITNESSES

① 
② 


SIGNATURE OF THE EXECUTANTS'S

