

Us. 8395/2001

8520/2001 C. 2068202



Date : 26-09-2001 Serial No : 6,611 Denomination : 15,000

02BB 249539

Purchased By :

A. RAJA GOPAL

For Whom :

SELF

S/O RAGHAVA CHARI

R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 28th day of Sept 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.

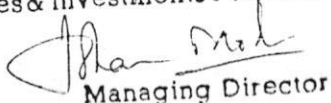
IN FAVOUR OF

Mr. A.RAJAGOPAL, SON OF SRI. RAGHAVA CHARI, aged about 34 years, Residing at 4-2, Narasimha Nagar Colony, Mallapur, 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.

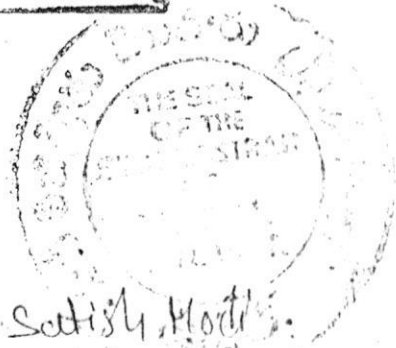

Managing Director



18 వస్తకం 529/ సంపు
 దస్తావేజాల మొత్తం 200/ సంఖ్య
 14 సంఖ్య
 సబ్-రిజిస్ట్రారు

2001 వ సం॥ ఫిబ్రవరి నెల 28...
 తేది పగలు 4-12 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసి ర.నుండు
 రూ. 2011-08 చెల్లించినవి

John Mod



వాసి ఇచ్చినట్లు రిపుకోన్నడి
 ఎడమ బ్రాజన వేలు

John Mod Sec. Sec. H. Mod.
 Sec. Sec. H. Mod.



- 1) Sec. (T. Sahayamurthy) (for Sec. Sec. H. Mod.) Sec. Sec. H. Mod.
- 2) Sec. Sec. H. Mod. Sec. Sec. H. Mod.

2001 వ సం॥ ఫిబ్రవరి నెల 28 వ తేది
 1923 వ సం॥ ఫిబ్రవరి నెల 6 వ తేది

John Mod
 సబ్-రిజిస్ట్రారు
 ఉప్పల్



Date : 26-09-2001 Serial No : 6,610 Denomination : 15,000 02BB 249538

Purchased By :

A. RAJA GOPAL

For Whom :

SELF

S/O RAGHAVA CHARI

R/O HYD

Sd/- 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.

[Signature]
Managing Director



1వ పుస్తకం	520/2001	సంపు
దస్తావేజుల మొత్తం	కాగితముల సంఖ్య	
14	ఈ కాగితపు కరణ	
సంఖ్య	2	
Sub Registrar		

Endorsement under section 42 of Act II of 1899

No. 520 of 2001 Date 28/9/2001

I hereby certify that the proper deficit

stamp duty of Rs. 320 (Rupees Three

Hundred and twenty only

has been paid in respect of this instrument

from Sri. Soham Naidu

on the basis of the agreed Market Value

consideration of Rs. 3,48,000/ being

higher than the consideration/agreed Market

Value.

S.R.O. Uppal

Dated:

28/9/2001

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





24695 27/9/2007 800A P 23 II-N

A. Rajagopal Ne 76600 Raghava Chari
 sev
 R. Ch. Etyd

R. N. N. N. N.
 SVL No. 42/95
 R. No. 1/2201-2003
 RAM NAGAR, HYDRABAD.

:: 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..

John Mod
 Managing Director

వే.కె.ఎ. కృష్ణారావు
 వే.కె.ఎ. కృష్ణారావు
 VCI
 22 SEP 1991
 వే.కె.ఎ. కృష్ణారావు

1వ పుస్తకం... 5520/ సంపు
 దస్తావేజుల మొత్తం కాగిత... 200/ పంఖ్య
 14 పంఖ్య... 3
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము 200/ సం|| శా. శ. 1923 పు
 5520 సెంటర్ గా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబర్ గా 8395-1-1923
 2001 చట్టం ప్రకారం
 2001 వ్యా. 2 ప్రకారం
 రిజిస్ట్రారు





No. 24697 Date 27/9/2009 76602
 Sold To A. Raghavendra Rao Raghava Chari
 Whom self A P 23 U-N R- 44

R 44
 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 Flats bearing Nos.206 & 207, on the Second Floor, in Block No.C 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 a reserved scooter & Car parking space admeasuring about 15 & 100 Sft., respectively in apartment Block No.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight 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.3,48,000/- (Rupees Three Lakhs Forty Eight 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.

John Mod
 Managing Director

1 నవంబరు 2014 సంపు
దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
14 ఈ కాగితపు పరస
సంఖ్య 5
సబ్-రిజిస్ట్రారు



No. 24698 Date 27/12/2009 No. 76603

Sold To A. Rajag. op. d. No. A P 23 U-N

By Whom

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

:: 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 do 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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

Sh. Moh
Managing Director



No. 24699 Date 27/1/2009 No. 76604

For A. Rajagopal P 23 UN R. Narayan Chari

RUU
R. NARAYAN
SVL NO. 41105
R. N. 1/2/2003
R. N. NAGAR, HIL/DA2

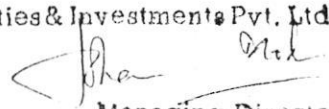
:: 7 ::

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..


Managing Director

తెలంగాణ ప్రజాపీఠం
 ఐదవ పుస్తకం
 VCI
 27 3/4 1999
 అక్షర ప్రతి, హైదరాబాద్.

ప్రతిపక్షం 520/ సంస్థ
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 7
 పబ్లికేషన్



తెలంగాణ ప్రజాపీఠం, హైదరాబాద్ లోని సాహిత్య అకాడమి, ప్రతిపక్షం పుస్తకం ఐదవ పుస్తకం, VCI, 27 3/4 1999, అక్షర ప్రతి, హైదరాబాద్.

ప్రతిపక్షం 520/ సంస్థ
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 7
 పబ్లికేషన్

తెలంగాణ ప్రజాపీఠం, హైదరాబాద్ లోని సాహిత్య అకాడమి, ప్రతిపక్షం పుస్తకం ఐదవ పుస్తకం, VCI, 27 3/4 1999, అక్షర ప్రతి, హైదరాబాద్.



No. 24700 Date 27/9/2003

Sold To A. Rajagopal

76605
A P 23 U-N

R. Narender

R. NARENDER
SVL No. 42 95
R No. 1/2 01 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.

Manish
Managing Director

తెలంగాణ ప్రభుత్వం
 రిజిస్ట్రార్ జనరల్ కార్యాలయము
 VCI
 27 SEP 2024
 చంద్ర కె.ఎస్. నాగరాజు.

1వ పుస్తకం... 8520/ సంపు
 దస్తావేజాల మొత్తం కాగితముల/ సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 8
 సబ్-రిజిస్ట్రారు



తెలంగాణ ప్రభుత్వం
 రిజిస్ట్రార్ జనరల్ కార్యాలయము
 హైదరాబాద్
 27 SEP 2024
 చంద్ర కె.ఎస్. నాగరాజు.



S. No. 24701 Date 21/5/2004 Rs. 76606

Pay To A. Rajagopal P. Bhagavachari

Pay Whom

R. G. G. G.

R. NARENDER
SVL NO. 42 95
R. N. 1/2001 2003
RAM NAGAR, HYDABAD.

:: 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.

Sh. Modi
Managing Director

Contd.10..



No. 24702 Date 27/12/2001 Rs. 500/- 76607

Bid To A. Rajagopal to Rajharghewi

For Whom

Raj Gid

RUY
R. NARAYAN
SVL No. 42 05
R. N. 1/2001-2003
RAJ NAGAR, HYDRABAD.

:: 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.

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.3,48,000/-.

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director

Contd.11..

వెంకటేశ్వర స్వామి వారి పూజా కార్యక్రమాలకు
 ఇవ్వబడుతున్న వసతి
 VCI
 27 557 2000
 అంబేద్కర్ ప్రకృతి, హైదరాబాద్.

1వ పుస్తకం 5520 నంపు
 దస్తావేజుల వెంట్రూ క్యాబినెట్ సంఖ్య
/4 ఈ క్యాబినెట్ జరప
 సంఖ్య10
 సబ్-రిజిస్ట్రారు



అంబేద్కర్ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.

అంబేద్కర్ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.

అంబేద్కర్ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.
 ఈ ప్రకృతి, హైదరాబాద్, తెలంగాణ రాష్ట్రం, భారతదేశం.

500Rs.



No. 24703 Date 21/9/2003 76608

To A. Rajagopal & Raghav Chandra

A.P. 23 H-N

Re. Hyd

R 114
R. NARENDER
SVL No. 42 95
R. N. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Semi-finished Flats bearing Nos.206 & 207, on Second Floor in Block No.C, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and reserved scooter & car parking space admeasuring about 15 & 100 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.208.

SOUTH :: 40' Wide Road.

EAST :: Flat No.205 & 4' Wide Passage.

WEST :: 30' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director

500Rs



24704 27/9/2001

Sold To A. Rajagopal

for

76639

Raghunath Chari

A.P. 23 U-N

R. G. G. G.

R. NARENDER
SVL No. 42 95
1/2/2001-2003
RAM NAGAR, HYDABAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of Sep 2001 in the presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

V E N D O R
Managing Director

Drafted by

MR. NANDISHWAR
D.W.L. No. 5/87
R.No. 56/2001. R.R. D.W.

వెంకటేశ్వర స్వామి
 ఇన్ స్పెక్టర్ ఆఫ్ రిజిస్ట్రేషన్
 VCI
 27 SEP 2011
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1 వ పుస్తకం 5520 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరిమాణం
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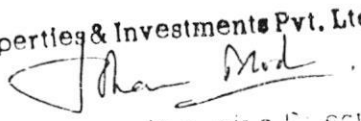
12 SEP 2011

7 E N O R

A N N E X U R E = 1 = A

- 1) Description of the Building: Semi-Finished Flat Nos.206 & 207, in 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 : Nil years.
- 3) Total extent of site : 36 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., of Scooter parking.
100 Sft., of Car parking.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 900 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 5000
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 3,48,000/-

For Modi Properties & Investments Pvt. Ltd.


signature of the Executant

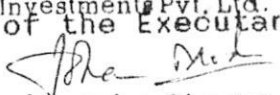
Date:

28/9/2001

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.
Signature of the Executant


Managing Director

Date:

28/9/2001

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సబ్ రిజిస్ట్రారు		



SEMI-FINISHED FLAT NOS. 206 & 207 IN 3rd FLOOR,
REGISTRATION PLAN SHOWING 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

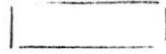
VENDEE: MR. A. RAJAGOPAL

S/O. SRI. RA GHAYA 'CHARI

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

AREA :

36

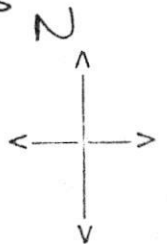
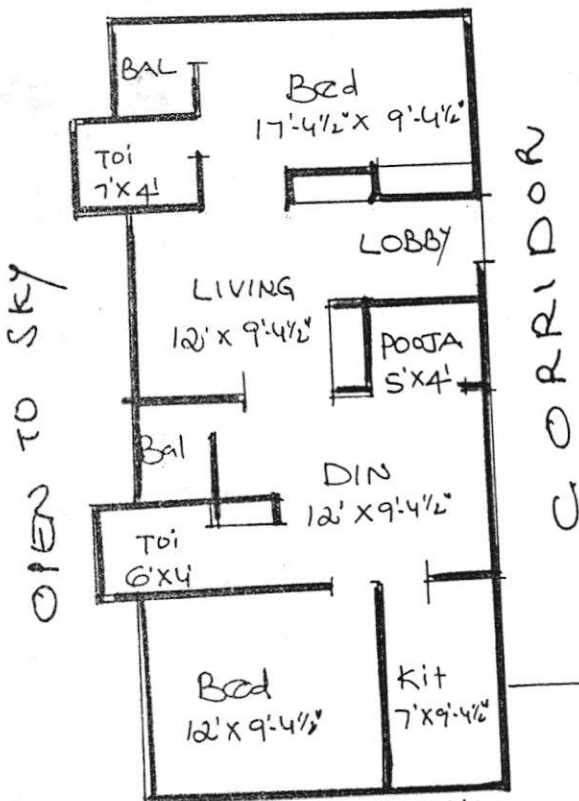
SQ. YDS. OR

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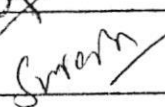
SQ. MTRS

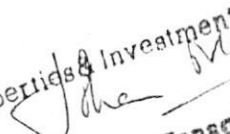
FLAT NO. 208

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



WITNESSES: OPEN TO SKY

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం..... 520 / సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరిమాణ
 పంఖ్య..... 14
 సబ్-రిజిస్ట్రార్

