

8. 4231/2002

4253/2002



Date : 09-05-2002

Serial No : 3,500

Denomination : 20,000

02CC 139997

Purchased By :

P. CHANDRA SEKHA REDDY

For Whom :

SELF

S/O LATE. P. NARASIMHA REDDY

R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 10th 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. P.CHANDRASEKHAR REDDY, SON OF LATE P.NARASIMHA REDDY, aged about 41 years, Residing at Flat No.306, Devi Apartments, A.S.Rao Nagar, Hyderabad.

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

[illegible]

వ్రాసి ఇచ్చినట్లు విన్నవించి

విడమ ప్రాంత వేలు

வினாக்கள்

Gaurang mody Pl. Jayatilal was
Pl. fler no. 105 Saphira apure
Cheekoti Gardens, Begumpet,
Hyderabad. — 500 016

Special Power of Attorney
Attested, Power no. 9/2002.
At Slo. uppal.

(Translation) (K.P. Reddy 810. K. Pandu Reddy
Oce. MA Service, (O) S. 4-187/384
M. G. Road, Sec 2nd)

~~Handwritten signature~~ K. Ramakrishna S/o. K. Jayaram Reddy
H No 10-48, 1st Floor, W. A. Road,
Rajahmundry

2002 వరకు 10
1924 వరకు 20

[Handwritten signature]
 రిజిస్ట్రార్
 జిల్లా



Date : 09-05-2002 Serial No : 3,501 Denomination : 20,000 02CC 139998

Purchased By : For Whom :
P. CHANDRA SEKHAR REDDY **SELF**

S/O LATE. P. NARASIMHA REDDY
R/O HYD

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

:: 2 ::

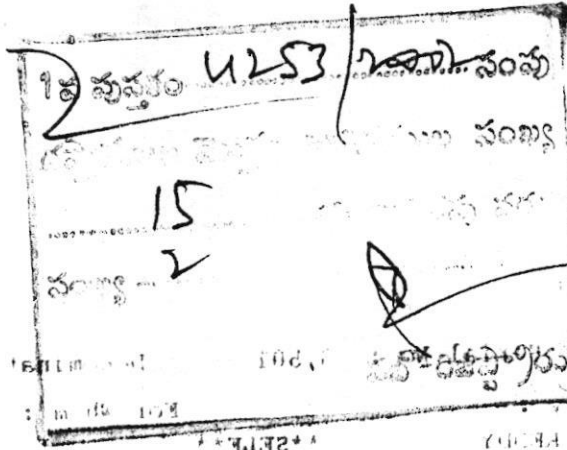
WHEREAS

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

Man Mohan
Managing Director



Endorsement under section 42 of Act II of 1892

No. 4253 of 2002 Date 10/5/2002

I hereby certify that the proper stamp duty of Rs. 530/- (Five thousand and thirty only) has been paid in respect of this instrument

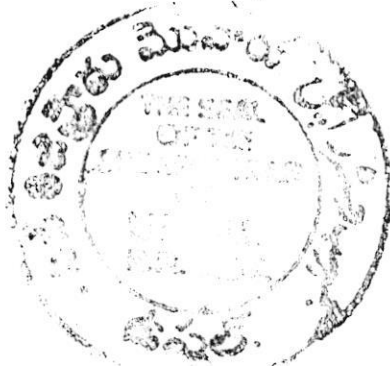
from Sri. G. Anjan Reddy on five basis of Rs. 48300/- being consideration of Rs. 48300/- higher than the market value.

S.R.O. Uppal

Dated:

10/5/2002

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





10488

10/5/2002 JWL
 P. Chandrasekhar Reddy to take P. Narasimha Reddy
 Sell m/s Reddy 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.

Per Modi Properties & Investments Pvt. Ltd

Man Modi
 Managing Director

Contd.4..

1 వ పుస్తకము 4253/1002 వాపు
 గదిలోని పుస్తకము 15
 పంపు - 3
 రిజిస్ట్రార్

1 వ పుస్తకము 2002 పం|| కా. 1924 వ
 4253 వాపు
 నిమిష 4231-1-1527
 2002 మే 10
 రిజిస్ట్రార్





No. 10489 Date 10/10/2000 74920

Sold To P. Chandrasekhar Reddy & Late P. Narasimha

Self

Mr. Reddy & Mr. Narasimha
R/o 644

:: 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.,

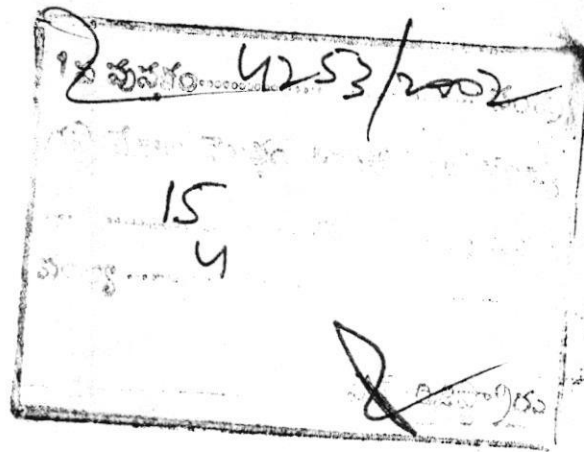
D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

Per Medi Properties & Investments Pvt. Ltd.

Man Moh

Managing Director





74021

No. 10490 Date 15/12/2011 RE. 100/-

To P. Chandrasekhar Reddy

Self

to

:: 5 ::

P. Chandrasekhar Reddy
Rtd.

E. The Purchaser is desirous of purchasing all that Flat bearing No. 305, on the Third Floor, in Block No. C in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq. Yards and a reserved car & scooter parking space admeasuring about 100 Sft & 15 Sft., respectively, in apartment Block No. C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs. 4,83,000/- (Rupees Four Lakhs Eighty Three 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. 4,83,000/- (Rupees Four Lakhs Eighty Three 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.

Per Modi Properties & Investments Pvt. Ltd

Man Mohan

Managing Director

Contd. 6..

1st Part 4253/2002
 15
 5
 మం. రిజిస్ట్రార్





No. 10491 Dated 10/8/2002 500 74922

P. Chandrasekhar Reddy

Sell

to late P. Varsimha Reddy

:: 6 ::

G. NARSAIAH
S.V. No. 7190
R.N. No. 12-2004
Nacharam, R.R. Dist

R. V. Reddy

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 has paid part of the sale consideration amount of Rs.55,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.4,28,000/- 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.

3 MAY

శ్రీ పుస్తకం 4253/2002 నంబర్
దస్తావేజులు వెలుగుతున్నాయి
... 15 ...
నంబర్ 6
పబ్లికేషన్స్





10492 10/5/2001
P. Chandraas election Deputy

74923

sell to Mr. Narasimha

:: 7 ::

Re this

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..

Man Moh.
Managing Director



1. పేరు: హెచ్.కె.ఎస్. రమణ సంపు
దస్తావేజాల మొత్తం: 15 సంఖ్య: 7
సంఖ్య: 7
సబ్-డివిజన్: రెవెన్యూ



500Rs.



74924

G. N. V. S.

P. Chandra Sekhara Reddy

Self

Sh. 10/10/2002

:: 8 ::

P. Narasimha Reddy
Sh. 10/10/2002

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.

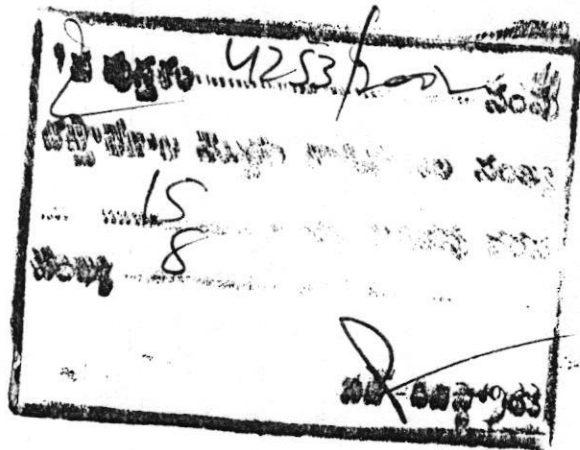
vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is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

Sh. Modi

Managing Director



500Rs.



74925

P. Chandrasekhar Reddy

Sell to late P. Narasimha Reddy

G. NARSAIAH
S. 21. 10. 2000
R.N. 10. 02. 2004
Narasimha Reddy

:: 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.

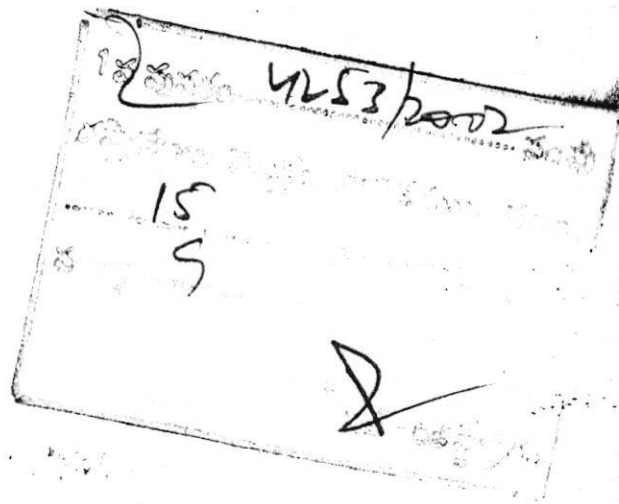
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.

Per Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

Contd.10..





74926

G. Narayana

100495 10/5/2002

P. Chandrasekhar Reddy
SelfSt. Lot P. Narayana Reddy
R. Narayana

:: 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.4,83,000/-.

Per Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

Contd.11..

27

శ్రీ వచ్చెనగారి 4253/2002 నంబు

మొదటి పేజీ

15

10

మర్-మొదటి



500Rs.



10/1/2011

P. Chandrasekhar Reddy

Self

No. 11

:: 11 ::

G. Narasiah

G. NARSAIAH

S.V. No. 100

R.N. No. 100-2004

Nachore, R.R. Dist

P. Chandrasekhar Reddy

R. 11

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.305, on Third 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 car & scooter parking space admeasuring 100 Sft & 15 Sft., respectively 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 :: 4' Wide Passage.

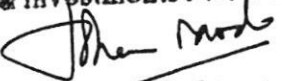
SOUTH :: 40' Wide Road.

EAST :: Flat No.304.

WEST :: 4' Wide Passage.

Contd.12..

Per Medi Properties & Investments Pvt. Ltd.


Managing Director

2 వ పేజీ 4253/2020 సంఖ్య

రెవెన్యూ శాఖకు సమర్పించిన పత్రం

15

11

సంఖ్య

పట్టణ - రెవెన్యూ



500Rs.



74928

No. 101197 Date 10/5/2002 Rs. 1000

Sold To P. Chandra Sekhar Reddy

Whom Sell To The Late P. Nandishwar

:: 12 ::

Reddy
R. N. Reddy

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 10th day of May 2002 in the presence of the following witnesses;

WITNESSES:

1. P. Chandra Sekhar
(K. P. Reddy)
2. [Signature]
(Solomon P.)

For Medi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
VENDOR

Drafted By

[Signature]
(R. NANDISHWAR)
D. W. L. No 6/87
R No. 30/2002, R. R. Dist.

4253/2001 సంవత్సరం
 దస్తావేజులు
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 వందల
 రూపాయలు

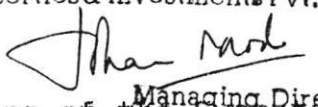


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.305, on Third 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 : 100 Sft., car parking space
: 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 : 700 Sft.,
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.4,83,000/-

For Modi Properties & Investments Pvt. Ltd.

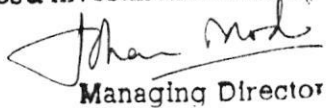
Date: 10/05/2002.


Signature of the Executant

C E R T I F I C A T E

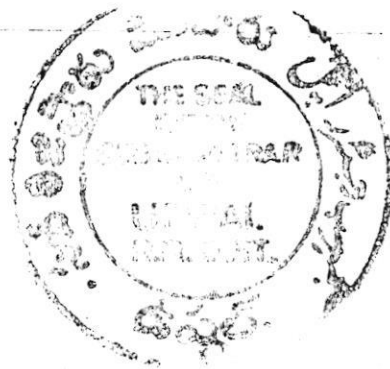
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.


Signature of the Executant

Date: 10/05/2002.

పుస్తకం 4253/శాసన సంపు
 దస్తావేజుల మొత్తం శాసనసభ సంపు
 15
 సంపు 13
 వల్-రిజిస్ట్రేషన్



FLAT NO. 305 IN 3rd FLOOR, BLOCK NO. C
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

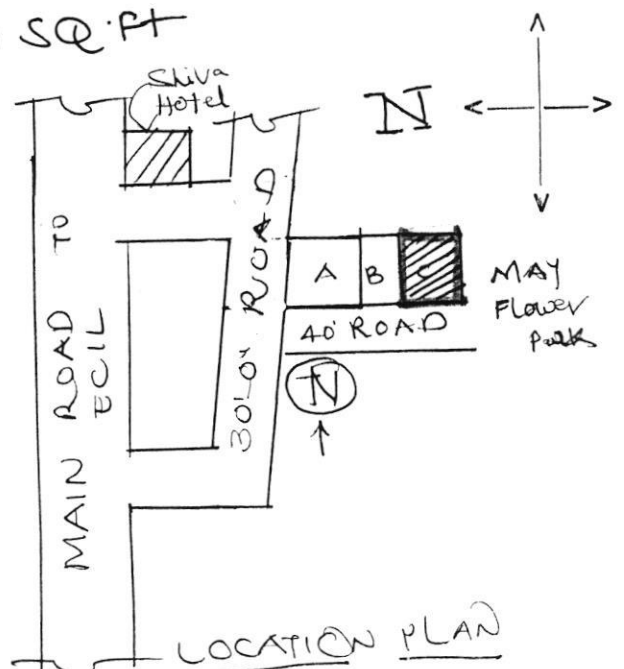
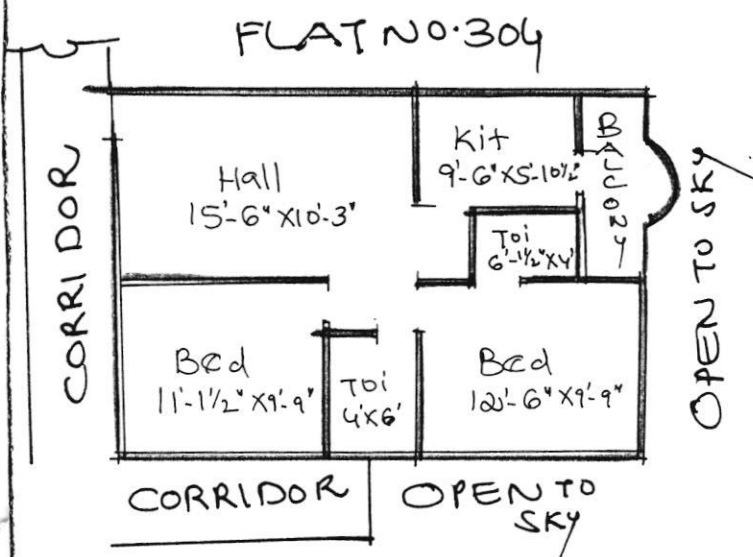
Situated at
MALLAPUR (V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD.; REP. BY ITS M.D: Mr. SOHAMMODI
S/O. Mr. SATISH MODI

VENDEE: SRI. P. CHANDRA SEKHAR REDDY
S/O. LATE. P. NARA SIMHA REDDY

REFERENCE: SCALE: 1" = 10' INCL: ☐ EXCL: ☐
AREA: 28 SQ. YDS. OR 23.40 SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT - UP AREA: 100 SQ. FT



WITNESSES:

1. [Signature]
2. [Signature]

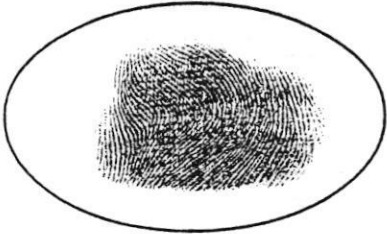
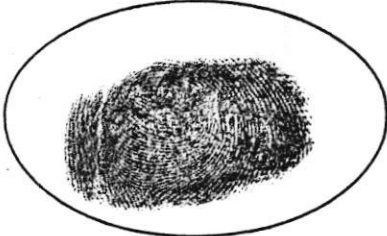
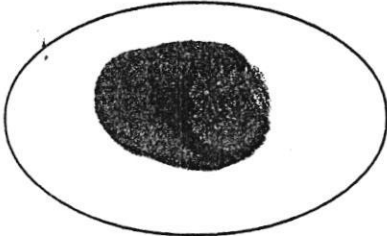
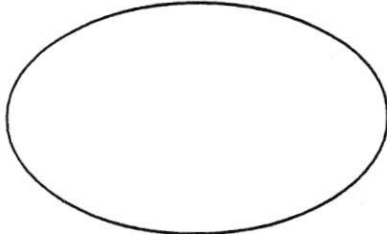
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

SIG. OF THE VENDOR

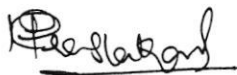
1వ పుస్తకం 4253 సంపు
దస్తావేజులు వెంకట
15
పంఖ్య 14
పద-రిజిస్ట్రేషన్

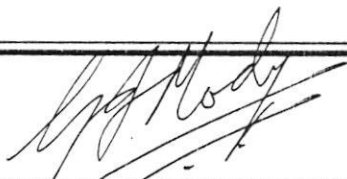
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			Vendor: M/s. Modi Properties & Investments Pvt. Ltd., having Its Regd. Office 5-4-187/3 & 4 1st Floor, Soham mansion, M.G. Road, Sec'bad, Rep by its M.D. Mr. Soham Modi
			S.P.A: Gaurang Modi R/o. Flat NO-105, Sapphire Apartments Cheekoti Gardens. Begumpet, Hyderabad
			PURCHASER P. Chandrasekhar Reddy R/o. Flat NO-306, Devi Apartments A.S. Rao Nagar, Hyderabad.
			

Black & white
Passport
PHOTO

SIGNATURE OF WITNESSES

1. 
2. 


SIGNATURE OF THE EXECUTANTS'S

పేరు పుస్తకం 4253/2002 సంపు
 రద్దీ బిల్లు వెంటనే ఇవ్వాలి సంపు
 15
 సంపు 15
 సబ్-రిజిస్ట్రారు

