

ORIGINAL

సెం

5473

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి/శ్రీ Shanmugam M. 24/12/11
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3	3		Mallapur
దస్తావేజు విలువ రూ.	412500	231000		
స్టాంపు విలువ రూ.	41850	24150		
దస్తావేజు నెంబరు	11223	11224		
రిజిస్ట్రేషన్ రుసుము	2315	1405		
మాటలు.....				
యెండార్లుమెంటు	20	20		
రుసుము	1	1		
	525	615		
	95	71		
	20	20		
మొత్తము	2976	2181	15	157/2

అక్షరాల వినియోగం చేయబడినది

తేది 24/12/11

వాపసు తేది _____ సా.4 గంటలకు

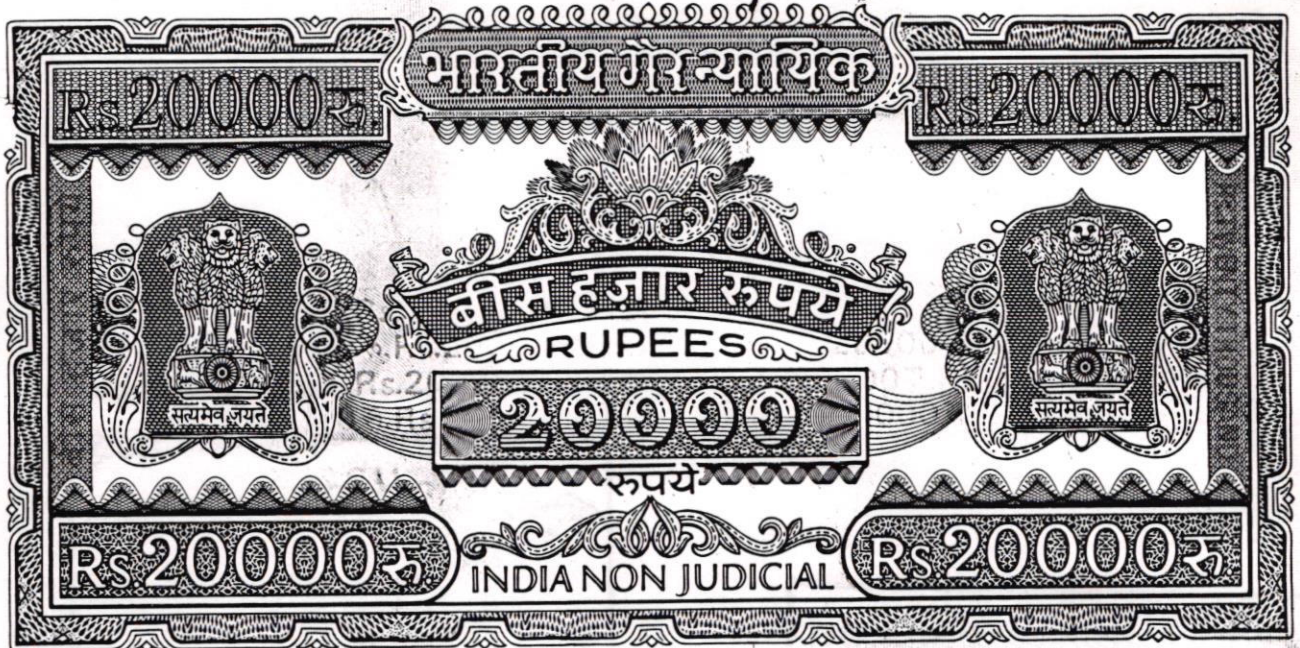
Note : Document will be returned at 3.30 pm. to 5.00 pm.

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకొనని ఎడల అట్టి దస్తావేజు కాల్చివేయబడును.

UPPAL 24/11

CS. 11069/2001

11/22/2001



S. No. 9595 Date 24/12/2000 Rs. 20000/-

Sold... Leonard Page S/o. Melwyn Page Pg. 42

Sett...

9551/2001

02CC 007918

SUB-REGISTER
Ex-Office Stamp Vendor
UPPAL, R.R. DIST.

SALE DEED

This Sale Deed is made and executed on this 24th day of Dec 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. LEONARD PAGE, SON OF SRI. MELWYN PAGE, aged about 31 years, Residing at Plot No.70, VST Colony, Nacharam, Hyderabad.

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.

Soham Modi
Managing Director



1వ పుస్తకం 11224/2001... సంపు
 దస్తావేజు... సంపు
 14... సంపు
 నం...
 వద్ద రిజిస్ట్రారు

2001 వ సం|| డిసెంబర్ నెల-24...
 తేది దగలు 11-12 గంటల మధ్య
 ఉప్పల్ పోస్ట్-అఫీస్ లో...
 దాఖలు చేసినందు
 రూ. 1426/- చెల్లించినది

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాటన వేలు



నిరూపించినది

John mod

John mod S/o

(Bunnen)

Plot no: 200

Sublee Buri Hyd.



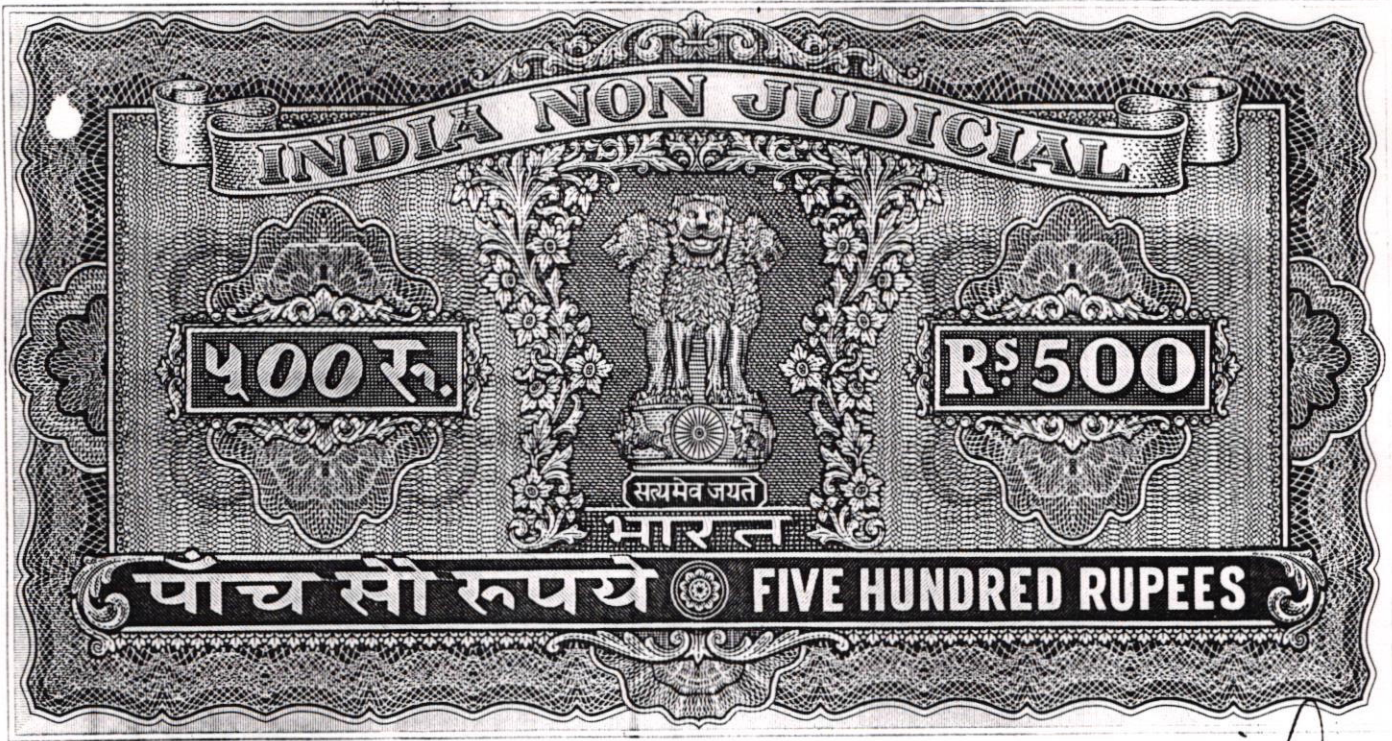
1/10/21

Slo T. Patyana... (pt service) 5-4-187/384.
 M-4. Road Section.

K. Suresh S/o *Ramanna* B...
 14/10/6-120 B...
 14/10/6-120 B...

2001 వ సం|| డిసెంబర్ నెల-24... వ తేది
 1923 కె. శ్రీ... నెల-... వ తేది

[Signature]
 వద్ద రిజిస్ట్రారు
 ఉప్పల్



3/04/

22/12/2001 RA 500/

73108

Leonard Page & Melwyn Page

Self

R. G. G. G.

G. Narasiah
S.V.L. No 6/90
R. NO. 4/99-2001
Nucharam, R.R. Dist

:: 2 ::

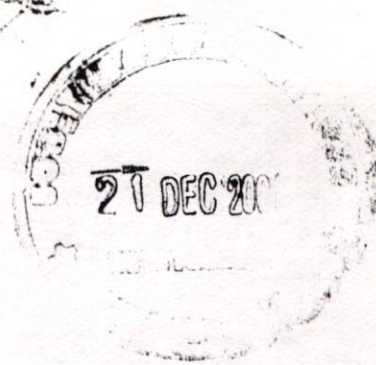
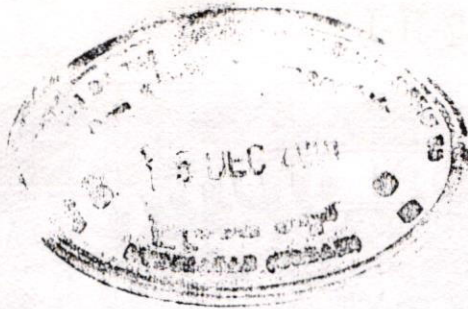
WHEREAS

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 Modi
Managing Director



1వ పుస్తకం... 11.22.4/2001... సంపు
దస్తావేజు... సంఖ్య
14
2
సబ్ రిజిస్ట్రారు

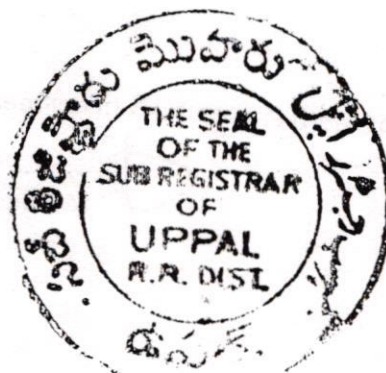
Endorsement under section 42 of Act II of 1892

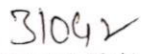
No. 11.22.4 of 2001 Date 24/12/2001

I hereby certify that the proper deficit
stamp duty of Rs. 640/- (Rupees Six
hundred and forty only.)
has been paid in respect of this instrument
from Sri. Soham Modi
on the basis of the agreed Market Value
consideration of Rs. 231,000/- being
higher than the consideration, agreed Market
Value.

S.R.O. Uppal
Dated:
24/12/2001

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





22/12/2007 R.R. S001

78109

G. Narasimhan
G. NARASIMHAN
S.D.L. No. 6/90
R. NO. 4/99-2001
T. Loharam, R.P. Dist

Leonard page 56 Melwyn page 51

Rel: 442

∴ 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.

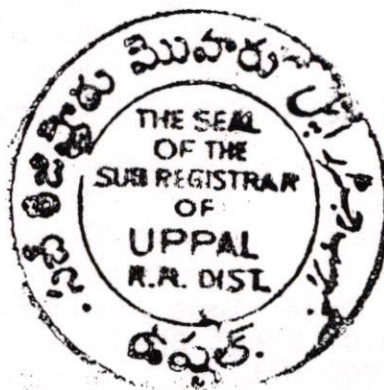
Manoj
Managing Director

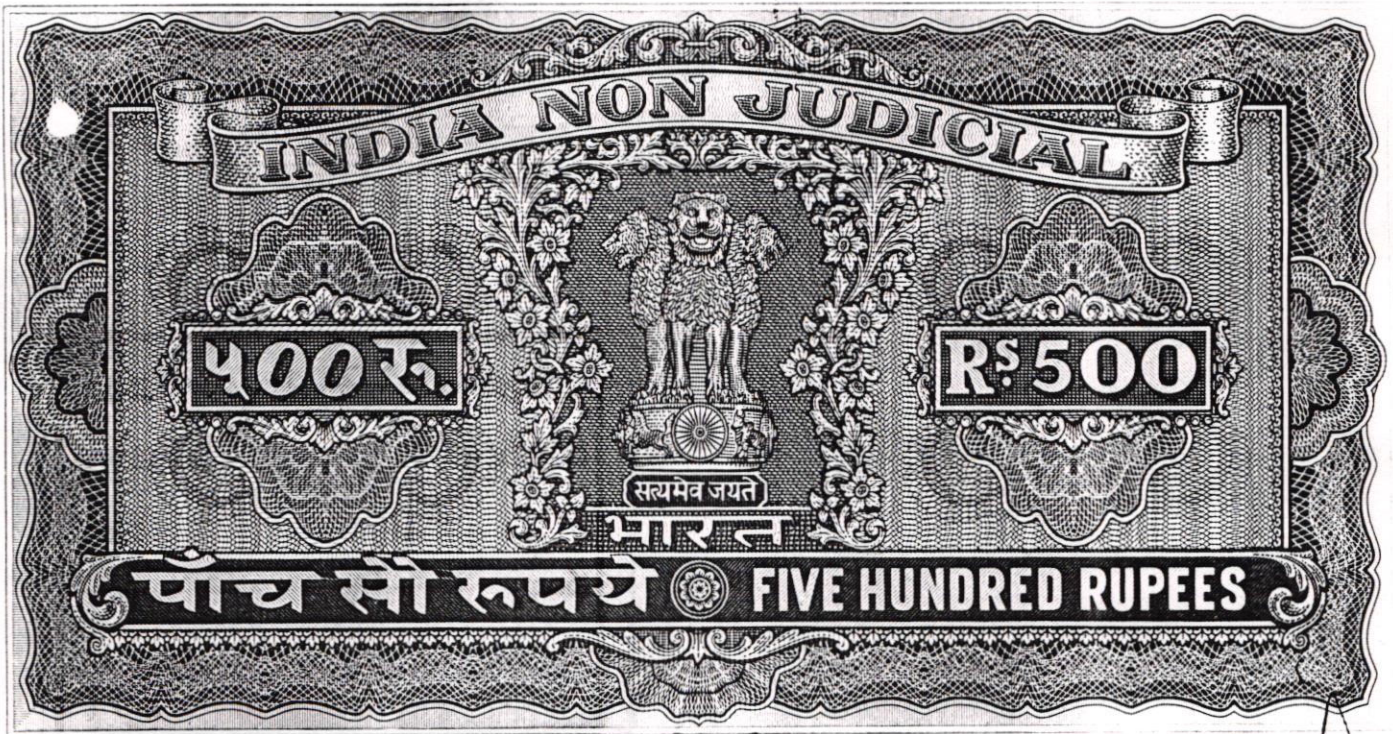
Contd.4..



1వ పుస్తకం. 11224. 1.2.2001. సంపు
 దస్తావేజులు సంఖ్య
 14
 3
 సబ్ రిజిస్ట్రారు

1వ పుస్తకము 2001 సం|| శా. శ. 1923 పు
 11224 నెంబరుగా రిజిస్టరు చేయబడి స్వా.నింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 11069-1-1507
 2001 ఇచ్చడమైనది
 2001 పడినెంబరు 24 తేది
 రిజిస్ట్రారు అధికారి





73110

31043

22/12/2001. 2001-

Leonard Page.....Sh. Helwyn Page

Self

Rco. Hyderabad

G. Narasimha
 C. Narasimha
 S.L. No. 890
 H. No. 4/99-2001
 Kucharam, E.P. Dist.

:: 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.

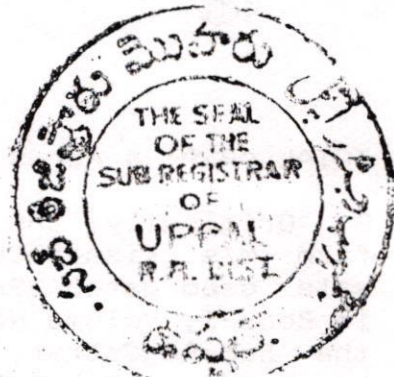
For Modi Properties & Investments Pvt. Ltd.

Contd.5..

John Modi
 Managing Director



1వ పుస్తకం 11224/20.01. సంపు
దస్తావేజులు మొత్తం సంఖ్య
..... 14 వరస
సంఖ్య 4
సబ్ రిజిస్ట్రారు





31044

22/12/2009

73111

Leonard Page sb Melwyn Page

Self

Rco. (Hyd)

G. N. S.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.306, on the Third Floor, in Block No.C 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.C, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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.

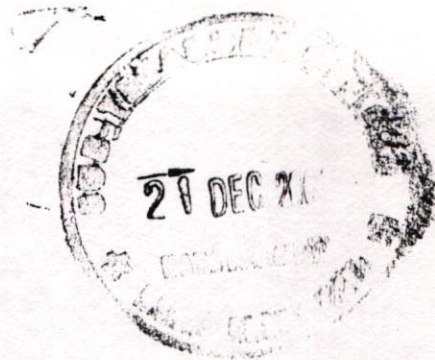
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,30,550/- (Rupees Two Lakhs Thirty 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.

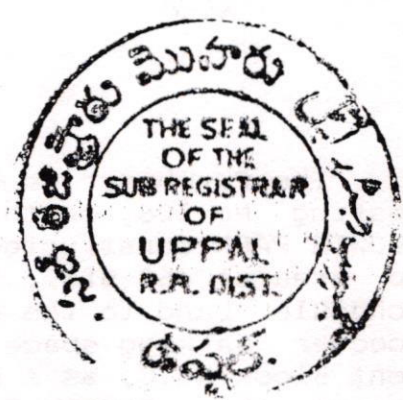
Contd.6..

For Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం 11.22.41 200.4 సంఖ్య
దస్తావేజుల మొత్తం సంఖ్య
..... 14 వరస
సంఖ్య 5
సబ్ రిజిస్ట్రారు





73112

31045 22/12/2007 500

Leonard Page sb Melwyn Page
selt

R. Co. 674

G. NARSAIAN
S.V.L No. 6/90
R. NO 4/99-2001
Nacharam, R.R. Dist

:: 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.

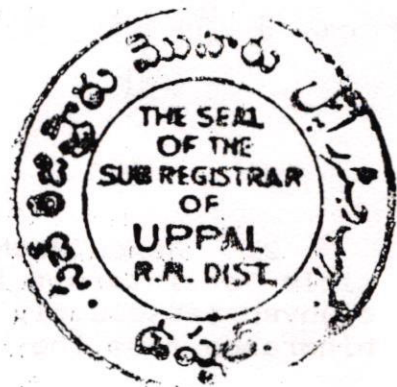
Contd.7..

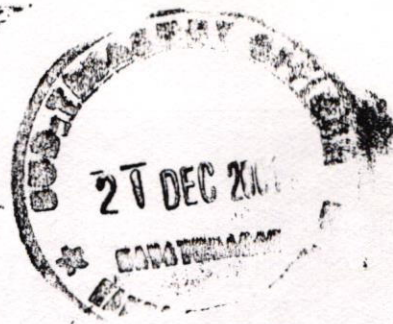
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 1.224/2001... సంపు
దస్తావేజుల పేరు: ... సంఖ్య
64 ... పదస
సంఖ్య 6
సబ్ రిజిస్ట్రారు





1వ పుస్తకం 1.12242001... సంఖ్య
దస్తావేజులు మొదలు నామినేషన్ల సంఖ్య
..... 14 వరకు వరస
సంఖ్య 7
సబ్ రిజిస్ట్రార్

21/12/01



500Rs.



No. 31047 Date 22/12/2007 Rs. 500
 Sold to Leonard Page & Mewyn Page
 sell R. 500

73114

A. N. S.
 6/20
 4/29-2001
 R.R. Dist

:: 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..

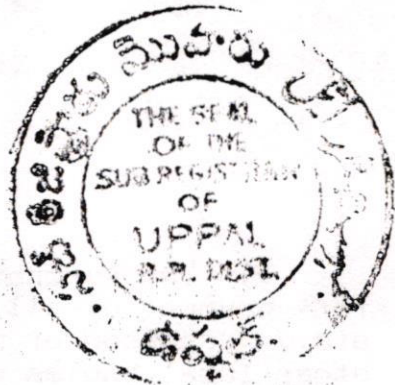
For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director



1వ పుస్తకం 11224 | 2వ పుస్తకం సంఖ్య
దస్తావేజులు మొత్తం సంఖ్య
..... 14 ఈ కార్యక్రమ పరస
సంఖ్య 8
సబ్ రిజిస్ట్రారు

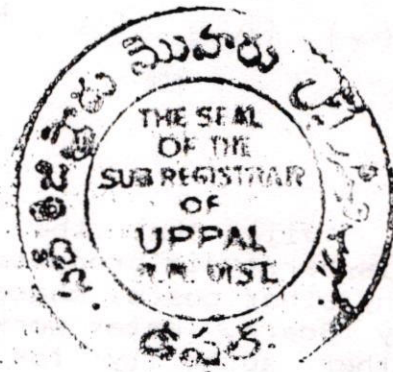
31/12/07



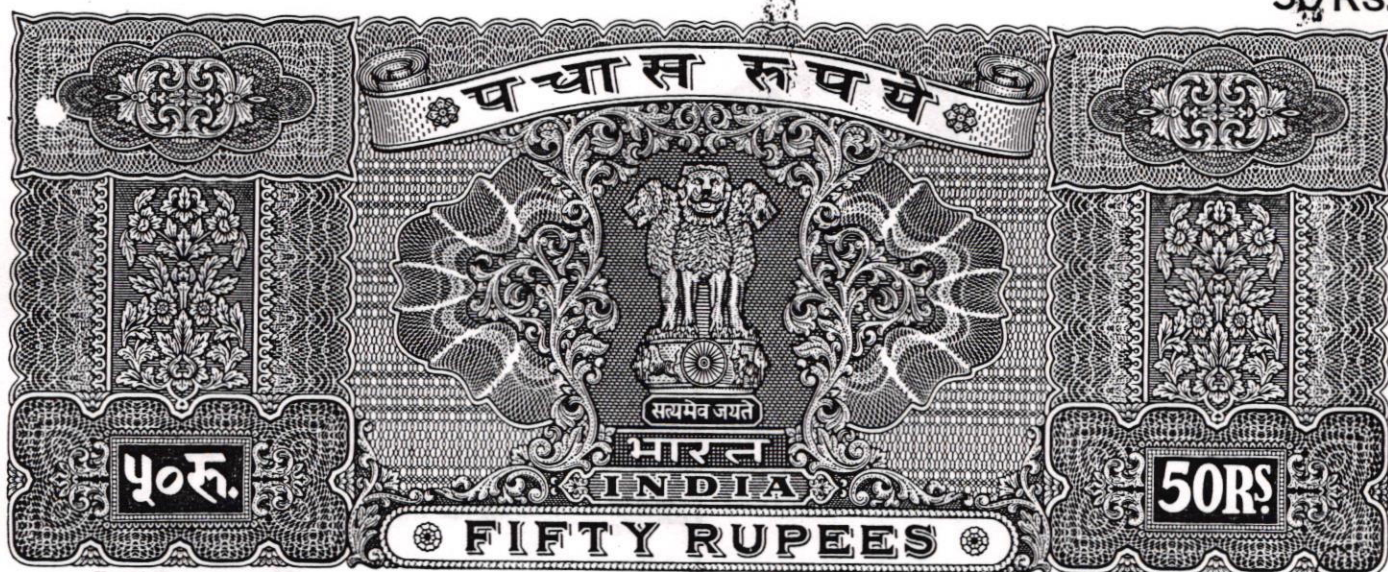


1వ పుస్తకం 11224	2001 సంపు
దస్తావేజులు	సంఖ్య
14	చి. దాని వపు చరన
సంఖ్య 9	
సబ్ రిజిస్ట్రారు	

11224



50 Rs.



31049 - 22/12/1007 Rs. 101

Leonard Page 85 Melwyn Page
self

Rs. 140

G. NARSAIAN
S.M. No. 8/20
R. 4/39-2001
Nad. Gram. R.R. 100

:: 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.

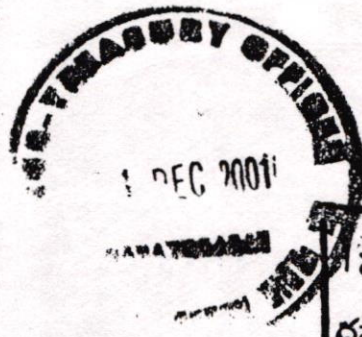
5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.2,30,550/-.

Contd.11..

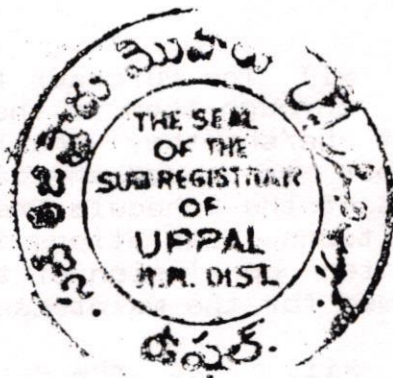
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



వ పుస్తకం 11224/2001... సంపు
దస్తావేజులు 3... గి... సంఖ్య
..... 14 ... గి... వరస
సంఖ్య 10

సబ్ రిజిస్ట్రారు



The image shows the reverse side of a 50 Rupee Indian banknote. The central feature is the Lion Capital of Ashoka, a four-lion sculpture, standing on a circular base with the Ashoka Chakra. Above the capital is a banner with the text 'पचास रुपये' (Pachās Rupayē) in Devanagari script. Below the capital is the motto 'सत्यमेव जयते' (Satyameva Jayate). The word 'भारत' (Bhārat) is written in Devanagari, and 'INDIA' is written in English below it. The denomination '50' is printed in large numbers in the bottom left and right corners, with '₹' and 'RS.' symbols. The entire design is framed by an ornate border with floral and geometric patterns.

Leonard page 80 Melwyn page
sell

RCO. Byd

:: 11 ::

All that the Flat bearing No.306, on Third Floor in Block No.C, 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.307.

SOUTH :: 40' Wide Road.

EAST :: Flat No.305 & 4' Wide Passage.

WEST :: 30' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Mod
Managing Director



1వ పుస్తకం 11224/2000 సంపు

దస్తావేజుల పేర్లను పొందినందున సంఖ్య

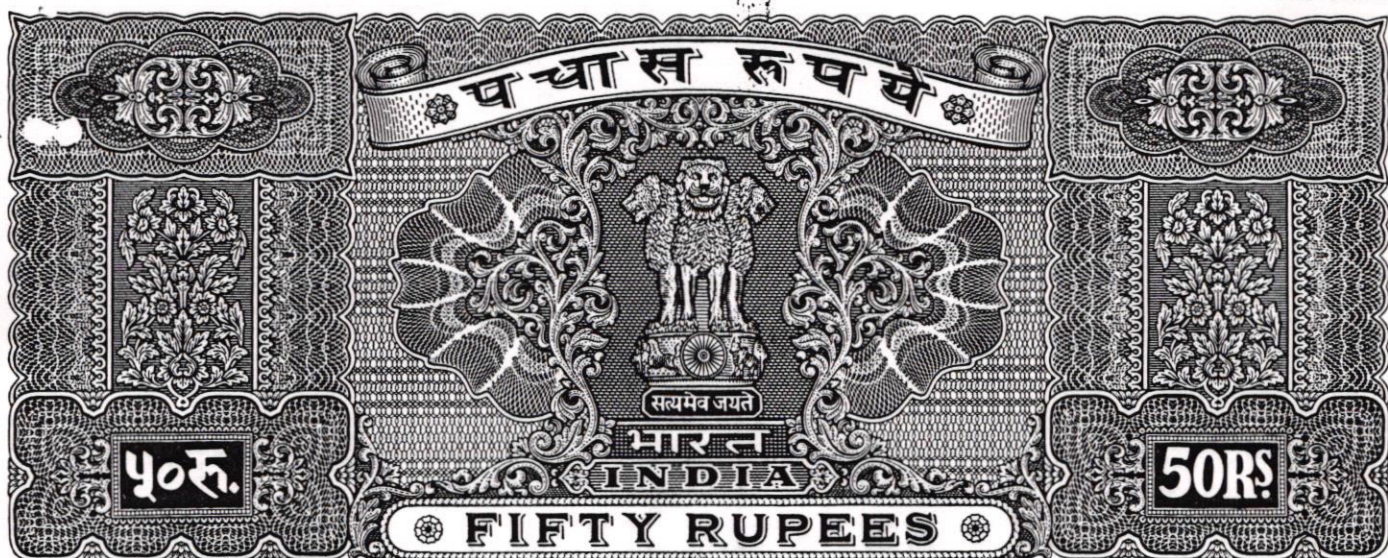
..... 14 ఈ కొరితపు చరణ

సంఖ్య 13

పబ్ రిజిస్ట్రార్



50 Rs.



No. 31051 Date 22/12/2001 Rs. 20/-

Bol: Leonard Page & Melwyn Page

self

R.G. Hyd

G. N. V. S.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 22nd day of Dec 2001 in the presence of the following witnesses;

WITNESSES:

1. *(Signature)* (T. S. Saini)
2. *(Signature)* Saini

For Modi Properties & Investments Pvt. Ltd.

(Signature)
Managing Director
VENDOR

Drafted by

(Signature)
(R. NANDISHWARI)
D.W.L. No. 5/87
R.No. 58/2001, R.R. Dist.

1వ పుస్తకం 11224/2001 సంపు
 దస్తావేజులు పై 14 అంశాల పంఖ్య
 14 ఈ కాగితపు వరస
 పంఖ్య 12
 సబ్-రిజిస్ట్రార్

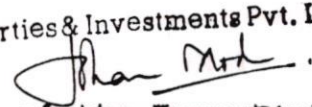


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.306, in 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+1)
- (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 Sq.ft.,
- b) In the Ground Floor :
- c) In the 1st Floor :
- d) In the 2nd Floor :
- e) In the 3rd Floor : 450 Sq.ft.,
- f) In the 4th Floor :
- g) In the 5th Floor :
- 5) Annual Rental Value : Rs.3,600/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,30,550/-

Date: 24/12/2001.

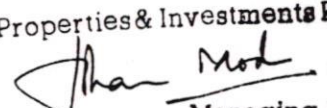
For Modi Properties & Investments Pvt. Ltd.


Signature of the Managing Director

C E R T I F I C A T E

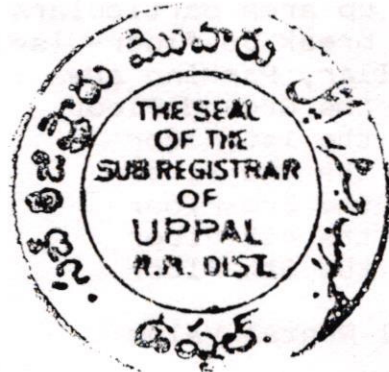
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.


Managing Director
Signature of the Executant

Date: 24/12/2001.

1వ పుస్తకం 1.1.22.1/200.1 సంపు
దస్తావేజాల వెక్టర్ల గురించిన సంఖ్య
..... 14 ఈ గురించు వరకు
సంఖ్య 13
సబ్ రిజిస్ట్రారు



FLAT NO. 306 ON 3rd FLOOR, BLOCK-
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: Mr. LEONARD PAGE

S/O. MELWYN PAGE

REFERENCE:

SCALE: 1" =

INCL: ☒

EXCL: ☐

AREA:

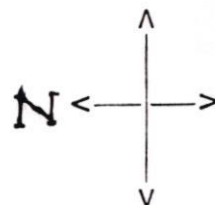
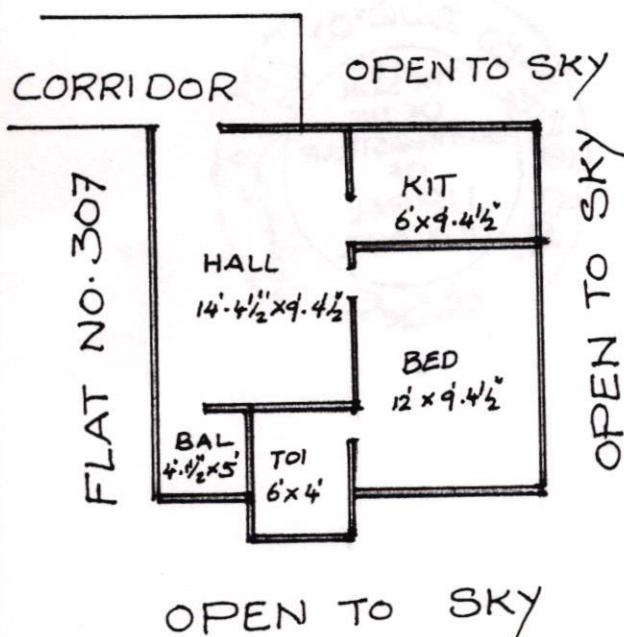
18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4.32 GT

SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

Soham Modi

Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *bx (Kor. T)*

2. *laxmi*

1వ పుస్తకం 11224 | 2వ పుస్తకం
 దస్తావేజుల వే. సంఖ్య
 14
 సంఖ్య 14
 జబ్ చేస్తున్నాను

