

ORIGINAL
దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2844

శ్రీమతి / శ్రీ Sarayu Modi 10/11/11/11/30/01
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. Mallapur

దస్తావేజు స్వభావము	అ	బి	సి		
దస్తావేజు విలువ	413000	389000	231000		
స్థాంపు విలువ రూ..	30500	30500	23900		
దస్తావేజు నెంబరు	3325	3326	3327		
రిజిస్ట్రేషన్ రుసుము	2065	1945	1450		
లోటు స్థాంపు					
యూజర్ ఛార్జీలు	11,930	9890	890		
అధనపు షీట్లు					
5 X	95	95	95		
.....	20	20	20		
మొత్తం	14110	11950	21400		28200/2

అక్షరాల ప్రతిదానమునివేలించబడినది

రూపాయలు మాత్రమే)

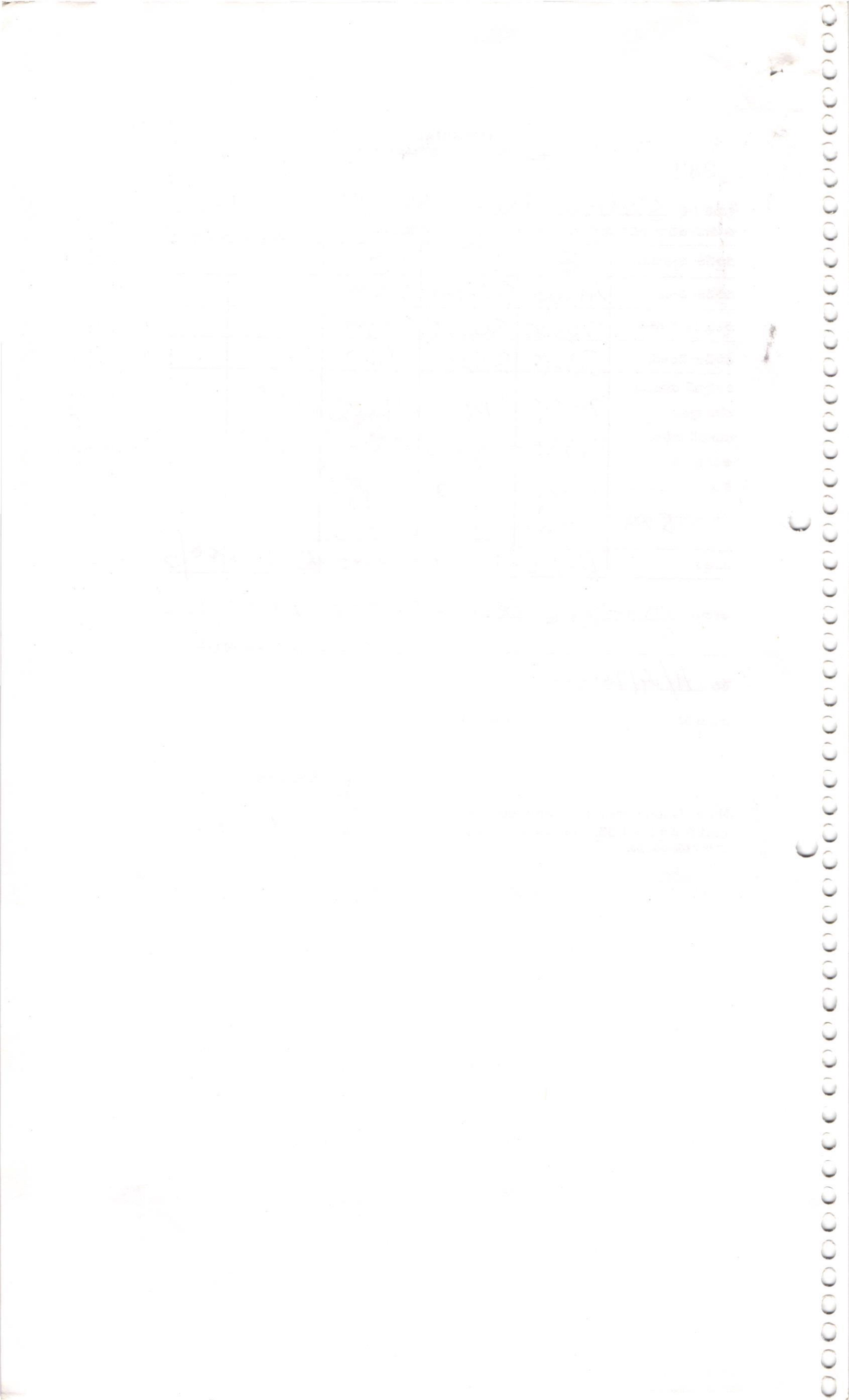
తేది 11/11/2001

వాపసు తేది _____ సా.. 4 గంటలకు

సబ్ రిజిస్ట్రార్

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

గమనిక: దస్తావేజు సిద్దమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకొనని ఎడల అట్టి దస్తావేజు కొల్పివేయబడును.



3309/2002

3325/2002



No. 3161 Date 10/4/2002 Rs. 2500/-

N. Lakshmi Pati Sastri S/o. N.V. Sastri
10/4/02

02DD 389896

VB/GOPI
SUB-REGISTRAR
Ex-Office Stamp Vendor
UPPAL, U.L. B.M.,

SALE DEED

This Sale Deed is made and executed on this 11th 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. NANDIPATI LAKSHMIPATI SASTRY, SON OF SRI. N.V.SASTRY, aged about 31 years, Residing at C-70, Madhura Nagar, Yousufguda, Hyderabad - 500 038.

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.,

Soham Modi
Managing Director



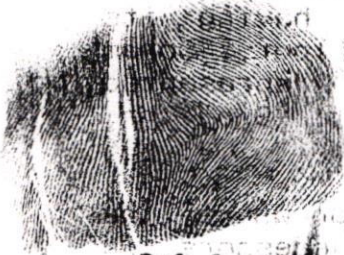
జననం 3315/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 1
 షా-రిజిస్ట్రారు

2002 వ సం|| ఏప్రిల్ నెల 11
 తేది పగలు 2-3
 ఉప్పులో నీటి కలిపి
 తాళము తీసి తీయించు
 రూ. 2065/- చెల్లించినది



(వాసి ఇచ్చినట్లు రిపుకొన్నది)

ఎడమ బ్రాజన వేలు



నిరూపించినది

Business 5-4-187/3 & 4 II Floor
 Soham Mansion M.G. Road
 Sec 10

- Buy Band with B Rayan on Buy
 the Uppal...
- Postage (G.P. ready S/o K. P. P. ready
 0000 PM service. (0) 5-4-187/3 & 4
 M.G. Road, Sec 10.

2002 వ సం|| ఏప్రిల్ నెల 11 వ తేది
 1924.౪. మే 21 నెల 21

షా-రిజిస్ట్రారు
 ఉప్పుల్

AP 7-II-L

500Rs.



10574

10/4/2002

10800

N. Calashurpati Sastry & N.V. Sastry

Sell

Rlo & 4d

C. MAHESH

S.V.L. No. 26 of 1999

R. No. 48/2002

Boduppal, H.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.

Mani Modi
Managing Director

1. పట్టకం 3325/2002 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరక
 సంఖ్య 2
 సబ్-రెజిస్ట్రారు

Endorsement under section 42 of Act II of 1892
 No 3325 of 2002 Date 11/4/2002

I hereby certify that the proper deficit
 stamp duty of Rs 11930/- Rupees Eleven thousand
 Nine hundred and thirty only.
 has been paid hereon. Instrument
 from S. Soham Modi
 on the basis of Market Value
 consideration of Rs 413000/- being
 higher than the agreed Market
 Value.

S.R.O. Uppal
 Dated: 11/4/2002

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





10515

10/4/2002

Rs. 500

10954

N. Lakshminarayana Sastry & N.V. Sastry

Self

Rs. 440

:: 3 ::

C. MAHESH

S.V.L. No. 25 of 1999

R. No. 48/2002

Boduppal, R.R. Dist.

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.

Contd.4..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

1వ పుస్తకం 3325/100 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 3
 రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| శా.శ. 1924 వు
 3325 నెంబరగా రిజిస్టరు చేయబడి స్కానింగు.
 నిమిత్తం గ.వి.సి. నెంబరగా 3307-1-107
 2002 ఇన్వంటరీ
 2002 వ ఏప్రిల్ నెంబర 11 చేది
 రిజిస్ట్రారుంగు అధికారి



500Rs.



10516

10/4/2002 Rs. 500/-

10888

N. Lakshminipati Sastry & N. V. Sastry
Sells

R/o Gya

:: 4 ::

C. MAHESH

S.V.L. No. 26 of 1999

R. No. 48/2002

Boduppal, R.R. Dist.

TOTAL AREA: 4 Acres 32 Guntas

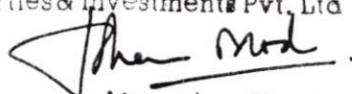
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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 Modi Properties & Investments Pvt. Ltd


Managing Director



వి. క. వుత్తకం 3313/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరం
సంఖ్య 4
సన్ రిజిస్ట్రారు



500Rs.



10512

10/4/2002 Rs. 500

10850

N. Lalshunipati Sastry

Self

to N.V. Sastry

:: 5 ::

Rb. Gyd

for holder
C. MAHESH
S.V.L. No. 26 of 1999
R. No. 40/2002
Boduppal, H.R. Dist.

E. The Purchaser is desirous of purchasing all that Flat bearing No.411, on the Fourth 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.4,13,000/- (Rupees Four Lakhs Thirteen 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.

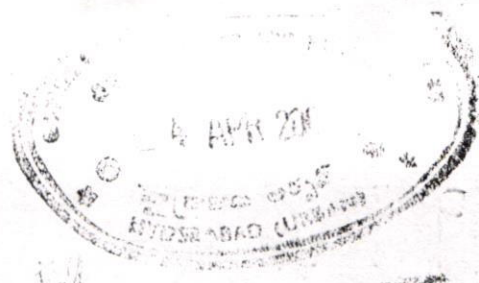
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,13,000/- (Rupees Four Lakhs Thirteen 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.

Man Mohan
Managing Director



1వ పుస్తకం 332512 నంబు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 5
నబ రిజిస్ట్రారు



500Rs.



10518

10/5/18 Rs. 500

N. Lakshminarayana Sanyal & N. V. Sanyal

Self

Rb Hyd

C. MAHESH

S.V. No. 15 of 1918

R. No. 28/2002

Paduppal, H.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 has paid part of the sale consideration amount of Rs.1,07,560/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,05,440/- depending on the progress of work in the scheduled premises.

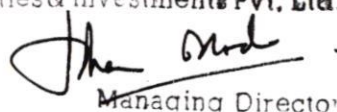
5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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



డక్యుమెంట్ నంబర్ 332512002 సంపు

దస్తావేజాల మొత్తం కాగితాల సంఖ్య

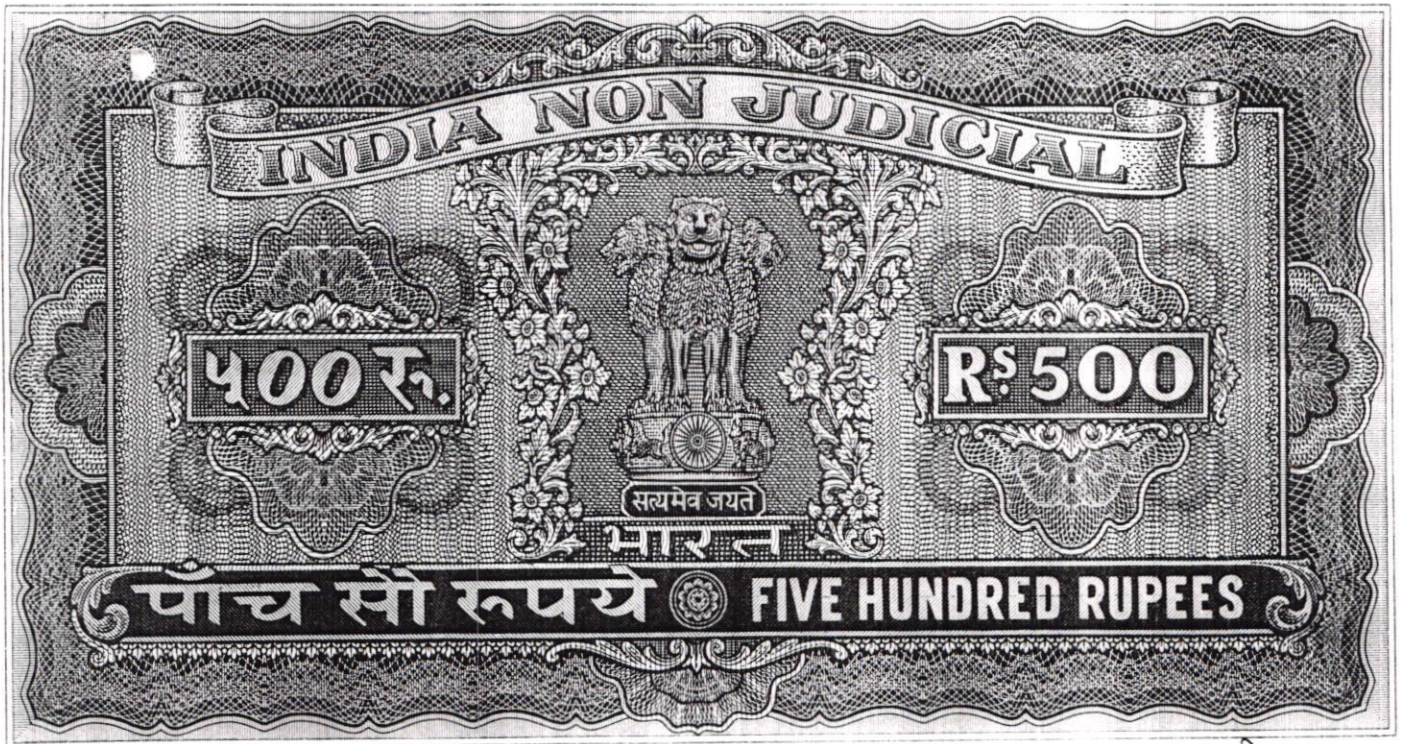
14 ఈ కాగితపు పరప

సంఖ్య 6

సహజిస్ట్రారు



500Rs.



10519

10/4/2002

10853

N. Lakshminagar Sanyal to N. V. Sanyal

Self

:: 7 :: R. to Hyd

C. MAHESH

S.V.L. No. 26 of 1999

R. No. 48/2002

Boduppal, H.R. Dist.

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

John Modi
Managing Director

పేరు... 3325/2002... సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరిమాణ
 సంఖ్య 7
 వదిలిపెట్టారు



500Rs.



10520

10/4/2002

10855

N. Lakshminipati Sastri & N. V. Sastri

Self

R. N. Chyd

C. MAHESH

S.V.L. No. 26 of 1993

R. N. 48/2002

Boduppal, H.R. Dist.

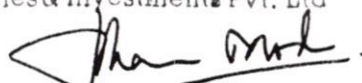
:: 8 ::

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


Managing Director

పాపపుస్తకం... 3313/2002... సంపు
 దస్తావేజులు వెలుగు... సంఖ్య
 14
 సంఖ్య 5
 రిజిస్ట్రారు



500 Rs



10521 16/4/2002 JWL 10867
N. Lakshminipati Sanyal & N.V. Sanyal
SEW
Rajendra

C. MAHESH
S.L.
B.R.
Gediyal, H.B., Dist.

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.

Contd.10..

John Moh
Managing Director

1వ పుస్తకం 3315/100 సంపు
 దస్తావేజాల వెంట్రా కాగితముల సంఖ్య
 14
 సంఖ్య 9
 సచివ్వాసు



500Rs.



10572 — 10/4/2002 — 500

N. Lalasuni part Stry to N. V. Stry
Self

R/o Gyd

:: 10 ::

C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, H.R., 1999

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.4,13,000/-.

For Modi Properties & Investments Pvt. Ltd

Phan Moh
Managing Director

Contd.11..

1వ పుస్తకం 3325/1001 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 10

వజ్ర రిజిస్ట్రారు



AP 7-II-L 500Rs.



10523

10/4/2007

10888

N. Lakshminarayana Sastry & N.V. Sastry

Sell

R. Hyd

:: 11 ::

C. MAHESH
S.V.L. No. 26 of 1999
R.N. 48/2002
Boduppal, H.R. Dist

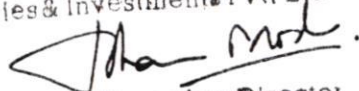
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.411, on Fourth 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 :: Jogging Track.
SOUTH :: Cut-out.
EAST :: 4' Wide Passage.
WEST :: Flat No.410.

Contd.12..

For Modi Properties & Investments Pvt. Ltd


Managing Director

2 వున్నకం 3325/2002 పంపు

దస్తావేజు-ల కేసులకు లాగింగునూ పంపు

14 నాటి కాగితపు వరస

పంపు 11

సబ్-రిజిస్ట్రారు



AP H-L 500Rs.



10524 10/4/2002

10800

N. Laleshwaripati Sastri vs N. V. Sastri

Sells

R.G. Hyd.

Sau
C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, H.R. Dist.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto, has signed this Sale Deed on the 11th day of April 2002 in the presence of the following witnesses:

WITNESSES:

1. *Deeshargy*
K. P. Reddy

2. *R. Reddy*
(Revindas)

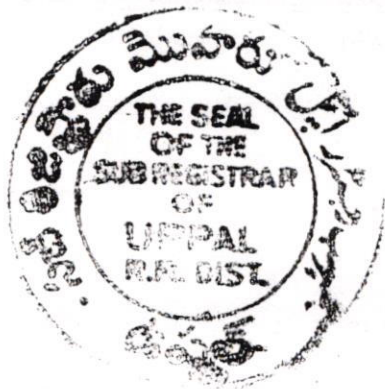
For Modi Properties & Investments Pvt. Ltd.

John Mark
Managing Director
VENDOR

Drafted By

Meen
(R. NANO SHWAR)
D. W. 11/4/2002
R. No. 30/2002 H.R. Dist

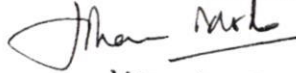
వి. పుస్తకం 3325/2002 సంపు
 దస్తావేజాల వెళ్ళు: కాగితముల సంఖ్య
 14
 పంఖ్య 12
 పబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.411, on Fourth 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 :
f) In the 4th Floor : 700 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.4,13,000/-
For Modi Properties & Investments Pvt. Ltd.

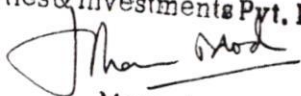
Date: 11/04/2002.


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: 11/04/2002.

1వ పుస్తకం... 3325... సంపు
 దస్తావేజాల వెంటనే: బాగిదారుల సంఖ్య
 ... 14 ... వసతి కొలితపు వరు
 సంఖ్య 13
 సర్ రిజిస్ట్రారు



FLAT NO. 411, IN 4TH FLOOR, BLOCK-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. SOHAM MODI

S/O. Mr. SATISH MODI

VENDEE:

SRI. N. LAKSHMIPATI SASTRY

S/O. SRI. N. V. SASTRY

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

28

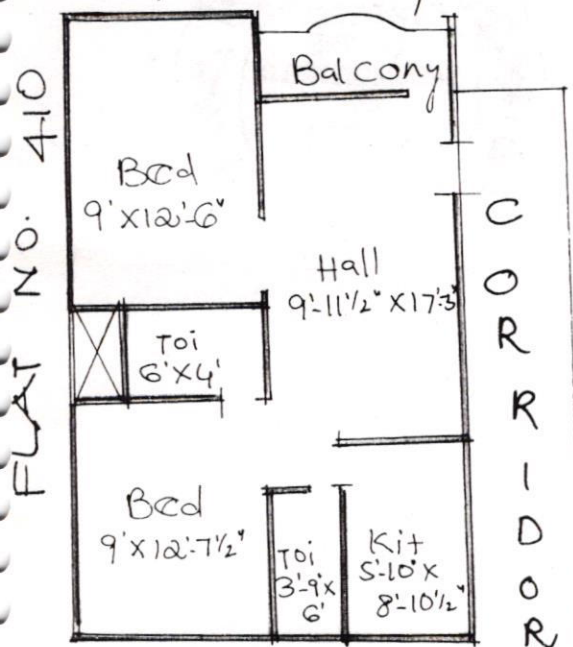
SQ. YDS. OR 23.40

SQ. MTRS.

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

SUPER BUILT-UP AREA: 700 SQ. FT

OPEN TO SKY



CUT-OUT

WITNESSES:

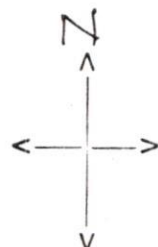
1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd

[Signature]

Managing Director
SIG. OF THE VENDOR



1వ పుస్తకం 3325/2402 సంపు
 ఉస్తావేజాల వెంకట కాగితాల సంఖ్య
 14 ఈ కాగితపు పతన
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

