

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2213

శ్రీమతి / శ్రీ

Gaurang Modi 46 66 30/01

ఈ దిగన ఉదహరించిన దస్తావేజును మరియు రుసుము పుష్కలీకరణమైనది.

Modi

దస్తావేజు స్వభావము	(3)				
దస్తావేజు విలువ	267000				
స్టాంపు విలువ రూ..	25500				
దస్తావేజు నెంబరు	4952				
రిజిస్ట్రేషన్ రుసుము	1335				
లోటు స్టాంపు	2530				
యూజర్ ఛార్జీలు	95				
అధనపు షీట్లు	25				
5 X					
.....					
మొత్తం	3585				

అక్షరం

మొదటి వేల అరవోది నిలిచిన విలువ

వారు

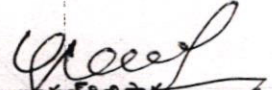
రూపాయలు మాత్రమే)

తేది

6/6/01

వాపసు తేది

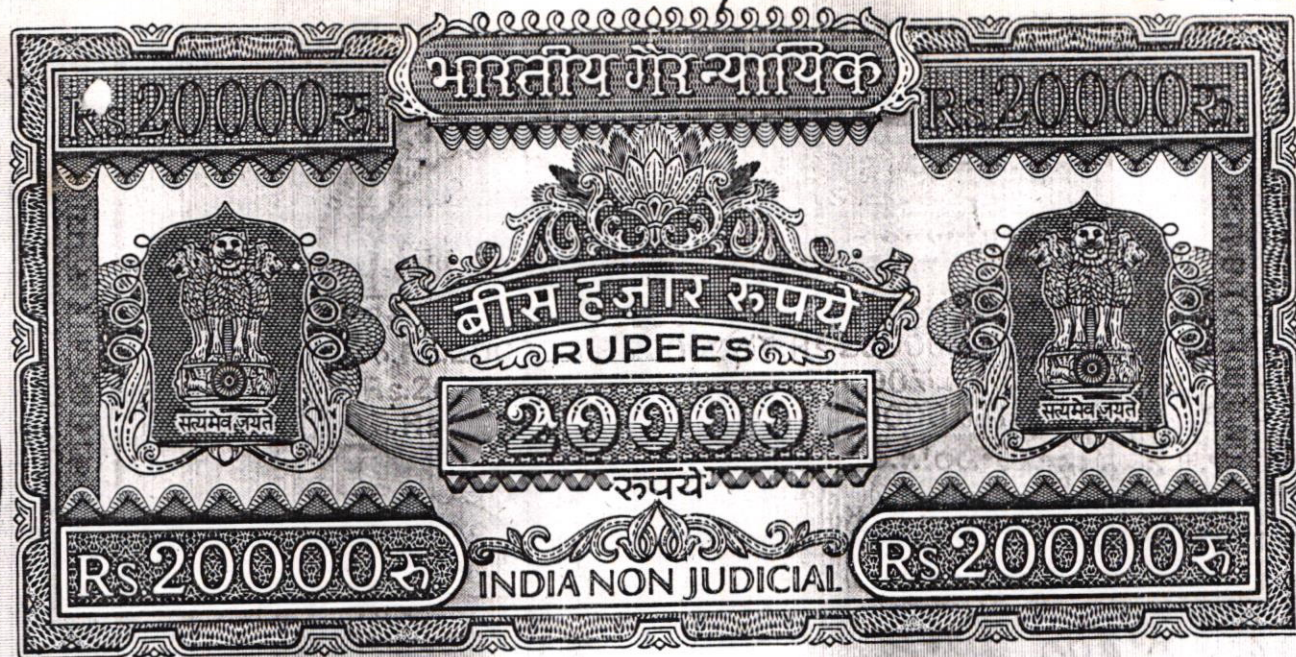
సా.. 4 గంటలకు


 సహాయక నిర్వాహకుడు
 46

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

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకోవడానికి అట్టి దస్తావేజు కొల్పివేయబడును.





Date : 04-06-2002 Serial No : 9,440

Denomination : 20,000

Purchased By :

For Whom :

J. SASI BHUSANA RAO.

SELF

02CC 145406

S/O J. JAGANNADHAM.
R/O HYDERABAD.

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

SALE DEED

This Sale Deed is made and executed on this 6th day
of JUNE 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. J.SASI BHUSANA RAO, SON OF SRI. J.JAGANNADHAM, aged 41 years, Residing at EWSS - 241, APBH Colony, Moula-Ali, Hyderabad - 500 040.

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

[Signature]
Managing Director

సబ్-రిజిస్ట్రారు

192.4వ.శా.శ.క్రి.శామాసం!6తేది.

పగలు...!!...మరియు...!!...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

જી. હે. સાર્જન મોડી...

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ॥.133.5/-

ಚೆಲಿಂಚಿನವರು.....

వ్రాసి యిచ్చినట్లు జప్తు కొన్నది.

ఎడమ భోటనడేలు

Gaurang modey 8/0. Jayanthil modey
R/o flat no. 105, Sapphir apartmets
Chikkoti Gardens, Begumpet, 452-016.

Special Power of Attorney Attested,
Power No. 3/2002 at slo,
Mysore.

నిరూపించినది.

① Personal (K. P. Reddy & Co. Trading Reddy)
Occ. Pvt Service. (C) S-H-187/3 & 4
M. G. Road, Sec Bad.

M. G. Road, Sei Sad.
K. Linga Reddy. S/o. Srinivas Reddy,
Bussad. H No 4-444. Malkajgiri
RAMP

200. వ. సం|| 6 వ తేది

1924వ.శా.సం..... 16వ తేది.

నదీ-రిజిస్ట్రారు



14470 5/6/2002 AP 1884/D 88089
 J. Sasi Bhushan Rao S. Jagannadham,
 self R/o Hyd.

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

[Signature]
 Managing Director



I వ పుస్తకము 4952/2002 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15... ఈ కాగితపు వరుస
సంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1892

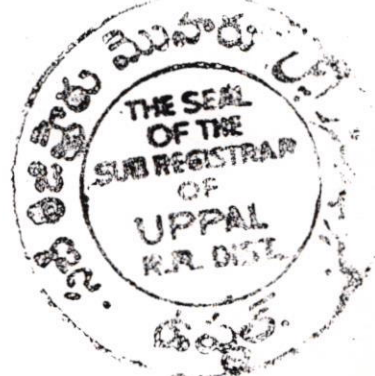
No. 4952 of 2002 Date 6/6/2002

I hereby certify that the stamp duty of Rs. 2530/- Two thousand five hundred and thirty only has been paid from Sri. Gaurang Reddy on the Value of Rs. 261000/- being higher than the agreed Market Value.

S.R.O. Uppal

Dated: 6/6/2002

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



500Rs.



88070

No. 14471 Date 5/6/2002 AP/3/1/10
 Sold To T. Sasi Bhushana Rao S/o. S. Paganadham
 self K. Chetty

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

for Modi Properties & Investments Pvt. Ltd.

Man Moh
 Managing Director

Contd.4..



1 వ పుస్తకము.....సం||పు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....15...ఈ కాగితపు వరుస
సంఖ్య.....3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం||శా.శ.
1924 సం||పు.....4952...నెంబరుగా
రిజిస్ట్రారు చేయబడి స్కానింగు
విమిత్తం గుర్తింపు నెంబరుగా
H.9.2.4-1-1507 ఇవ్వడమైనది.
2002 వ. సం||.....నెం||6...తేది

సబ్-రిజిస్ట్రారు





No. 14472 Date 5/6/2002 Rs. 500/- 68071

Sold To: Sd/- Bhushan Rao & Sd/- Jaganna dham
For Whom: Self R/o Hpt.

C. LAKSHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Doduppal, H.R. 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..

Pha Modi
Managing Director

1 వ పుస్తకము..... 4952/సాగ

దస్తవేజుల మొత్తం.....

సంఖ్య..15....ఈ పుస్తకం పంపింపు

సంఖ్య..... 4

సబ్-రిజిస్ట్రారు





No. 14478 Date 5/6/2002 AP/7/11/02

Sold To J. Sasi Bhushana Rao & J. Jagannatham

Self

RG Hyd.

C. MAHESH
S.V.L. No. 26 of 1999
R. No. 11/2002
Bodupalli 11/11/02

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.507, on the Fifth 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.2,67,000/- (Rupees Two Lakhs Sixty Seven 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.

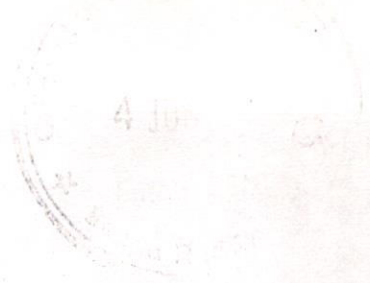
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven 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..

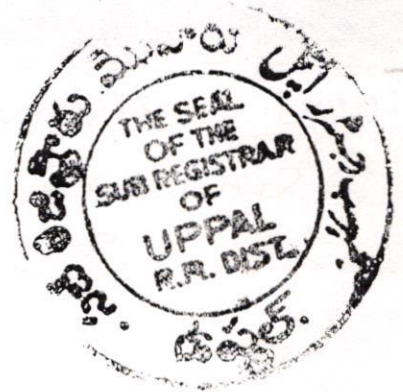
For Modi Properties & Investments Pvt. Ltd.

John Moh.
Managing Director



1 వ పుస్తకము..... 4952/నా 1 సం॥పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 15 ఈ కాగితపు వరుస
సంఖ్య..... 5

సబ్-రిజిస్ట్రారు





No. 14474 Date 5/6/2002 AP/7/11/L

88073

To: J. Seshi Bhushana Rao S/o. J. Jagannadham

Self

K/o Hyd.

C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal, 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.1,39,554/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.1,27,446/- 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.

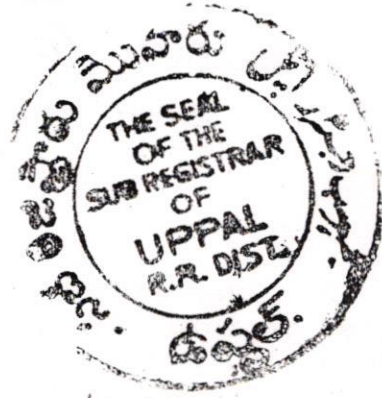
Contd.7..

Tha Mod
Managing Director



I వ పుస్తకము.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





14475 5/6/2002 AP/7/II/L

88074

J. Sasi Bhushana Rao & Co. J. Jagannadham

K. K. H. D.

Sd/-

:: 7 ::

C. KANECH
S.V.L. No. 26 of 1900
R. No. 48/2002
Boduppal, R.R. Dist.

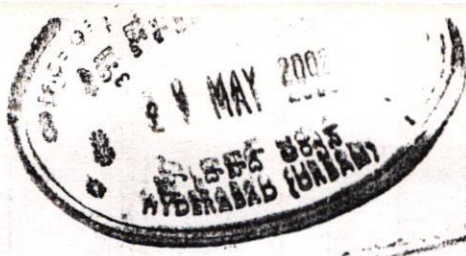
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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..

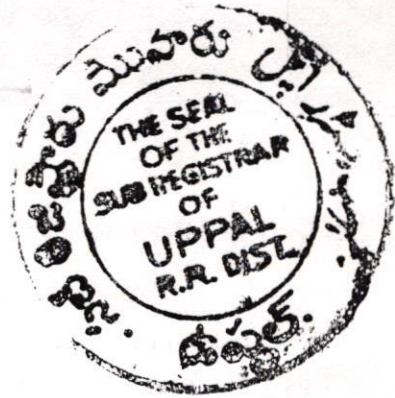
For Modi Properties & Investments Pvt. Ltd.

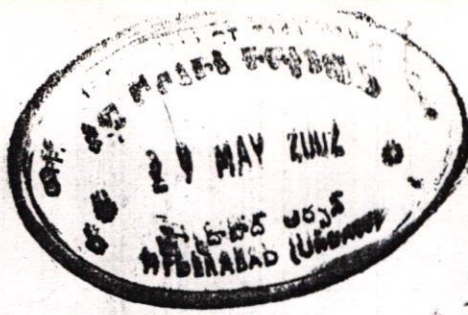
[Signature]
Managing Director



I వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....15.....
సంఖ్య.....7.....

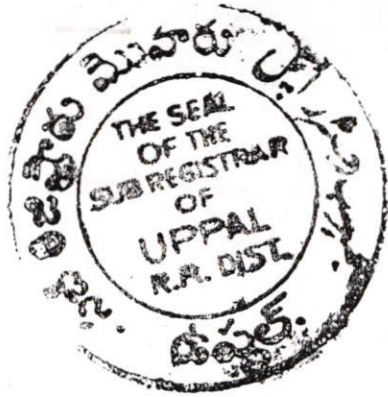
సబ్-రిజిస్ట్రారు





I వ పుస్తకము.....సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...8.....

సబ్-రిజిస్ట్రారు





14477 5/6/2002 88076
 T. Sasi Bhuseena Rao S. T. Jagannadham
 self R. H. H. C. MAHESH
 S.V.L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, H.R. 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.

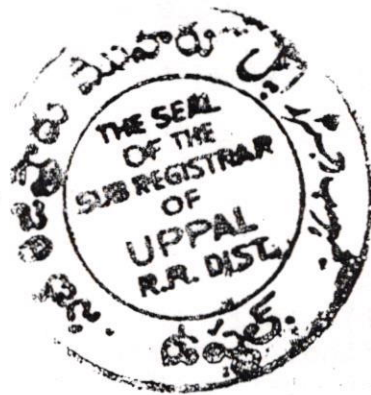
John Modi
 Managing Director

Contd.10..



I వ పుస్తకము.....^{4952/2002}నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు





14478 5/6/2002 AP/1/500 88301

T. Seetha Bhushana Rao & J. Jagannadham
R.G. And.

C. MANESH
S.V.L. No. 25 of 1999
R. No. 40/2002
Boduppal, R.R. Dist.

:: 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.

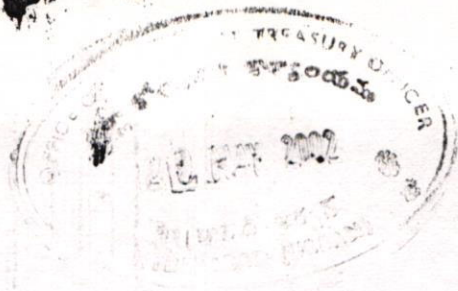
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.2,67,000/-.

For Modi Properties & Investments Pvt. Ltd.

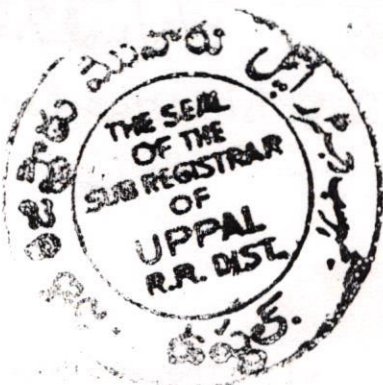
Contd.11..

Phan Moh
Managing Director



I వ పుస్తకము.....నంబు
దస్తావేజాల మొదలం కాగితముల
సంఖ్య...11...కాగితపు వరుస
సంఖ్య...10.....

సబ్-రిజిస్ట్రారు





No. 14479 Date 5/6/2007 AP/11/11 88805
Rs. 100/-

Sold To J. Seethi Bhushana Rao & T. Jagannadhaiah
Whom self R. G. Hyd.

C. MAHESH
S.V.L. No. 22 of 1999
R. No. 471/2002
Boduppal, Dist. of

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

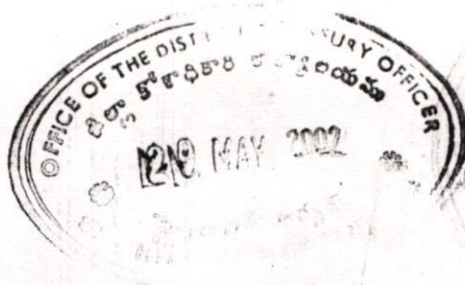
All that the Flat bearing No.507, on Fifth Floor in Block No.C, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and a reserved scooter parking space 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, 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.508.
SOUTH :: Flat No.506.
EAST :: 4' Wide Passage.
WEST :: 30' Wide Road.

For Modi Properties & Investments Pvt. Ltd.

Man Moh
Managing Director

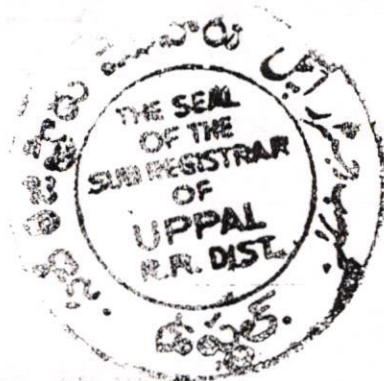
Contd.12..



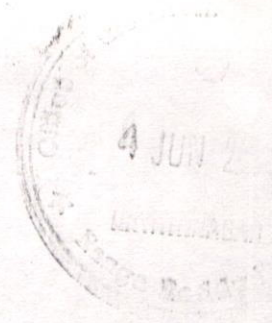
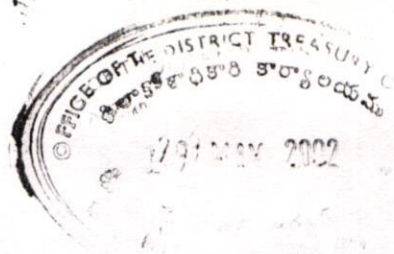
4 JUN 2002

I వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....
సంఖ్య.....

సబ్-రిజిస్ట్రారు

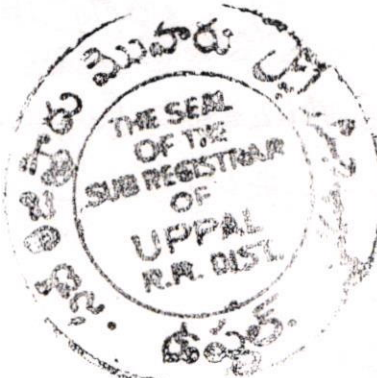


THE SEAL OF THE SUB-REGISTRAR OF UPPAL R.R. DIST.



1 వ పుస్తకము... 4952/నా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15
సంఖ్య... 12

సబ్-రిజిస్ట్రారు

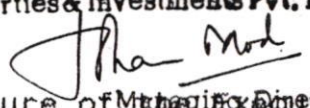


ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.507, on Fifth 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 : 18 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 :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 450 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,67,000/-

For Modi Properties & Investments Pvt. Ltd.,

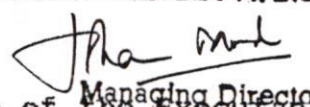
Date: 06/06/2002.


Signature of 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.


Signature of the Executant

Date: 06/06/2002.

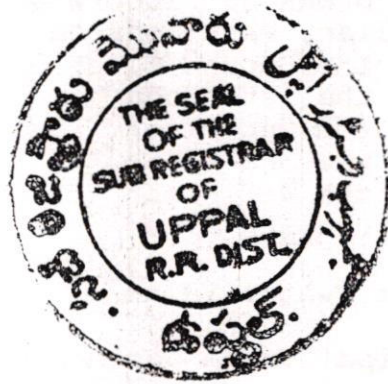
1వ పుస్తకము.....నంబు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..12.....ఈ కాగితపు వరుస

సంఖ్య..13.....

సబ్-రిజిస్ట్రారు



FLAT NO. 507, IN 5TH FLOOR, BLOCK-C
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

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

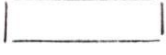
VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT.
LTD., REP. BY ITS M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: MR. J. SASI BHUSANA RAO
S/O. SRI. J. JAGANNADHAM

REFERENCE :

SCALE: 1"=

INCL: 

EXCL: 

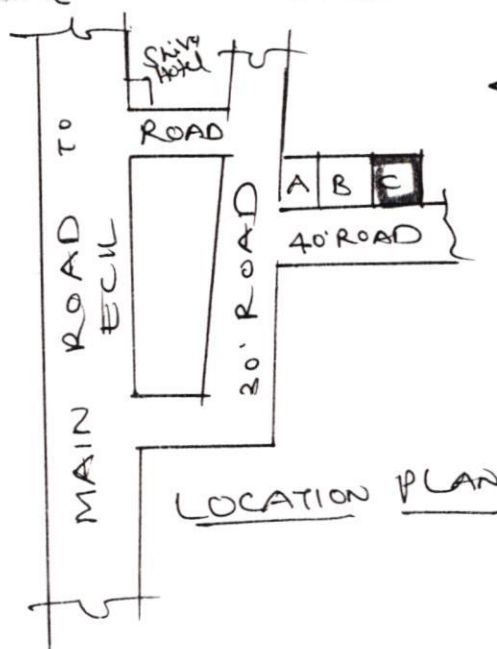
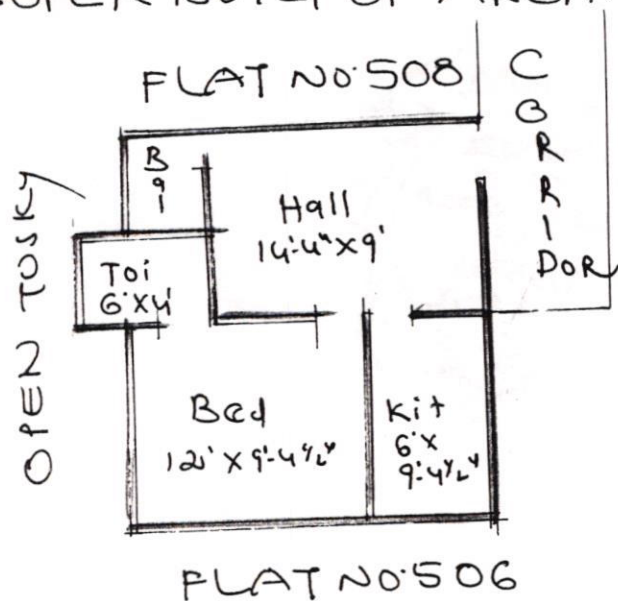
AREA :

18

SQ. YDS. OR 15.04

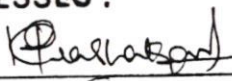
SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS.
SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

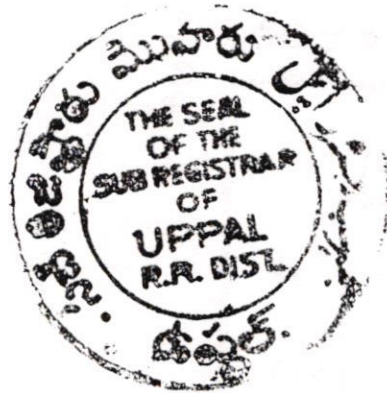
1. 

2. 


Managing Director
SIG. OF THE VENDOR

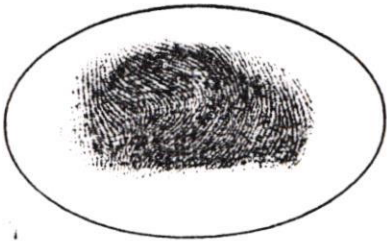
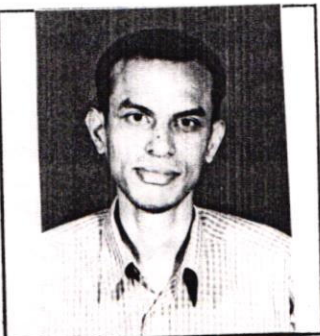
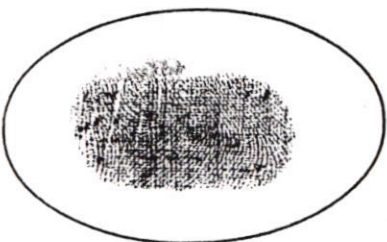
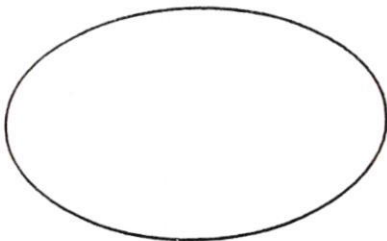
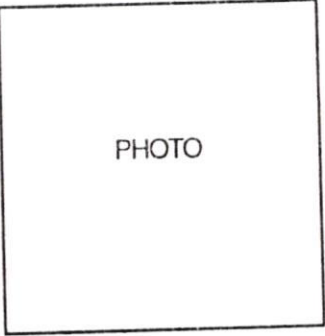
I వ పుస్తకము... 4952/2011
దస్తావేజుల పేరుతో కాగితముల
సంఖ్య... 15
సంఖ్య... 14

సబ్-రిజిస్ట్రారు



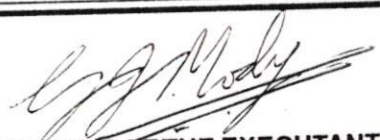
C. 507

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 (P) Ltd. Having Its Regd. Office No. 5-4-187/3 & 4, III Floor, Soham Mansions, M.G. Road, Sec. bad. Rep By Its M.D. Mr. Soham Modi
			S.P.A.: Gaurang Modi R/o. Flat No. 105, Sapphire Apts. Cheekoti Gardens, Begumpet. Hyd.
			PURCHASER: J. SASI - BHUSANA RAO R/o. FWS-241, APHB Colony. Mouali. Hyd. 500040.
			

SIGNATURE OF WITNESSES

① 
② 


SIGNATURE OF THE EXECUTANTS'S

1 వ పుస్తకము..... 4952/2002 నంబరు

దస్తావేజుల పేరు వారి పేరుల

సంఖ్య..... 15

సంఖ్య..... 15

సబ్-రిజిస్ట్రారు

