

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ 4985

14/10 17/30

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	4				
దస్తావేజు విలువ	513000				
స్టాంపు విలువ రూ..	1300				
దస్తావేజు నెంబరు	12602				
రిజిస్ట్రేషన్ రుసుము	2565				
లోటు స్టాంపు	52130				
యూజర్ చార్జీలు	120				
అధనపు షీట్లు	/				
5X.....	/				
మొత్తం	54815				

RETURNED

MB-REGISTRAR

అక్షరాల Bright Hubber Subbarao రూపాయలు మాత్రమే)

తేది 17/10/20

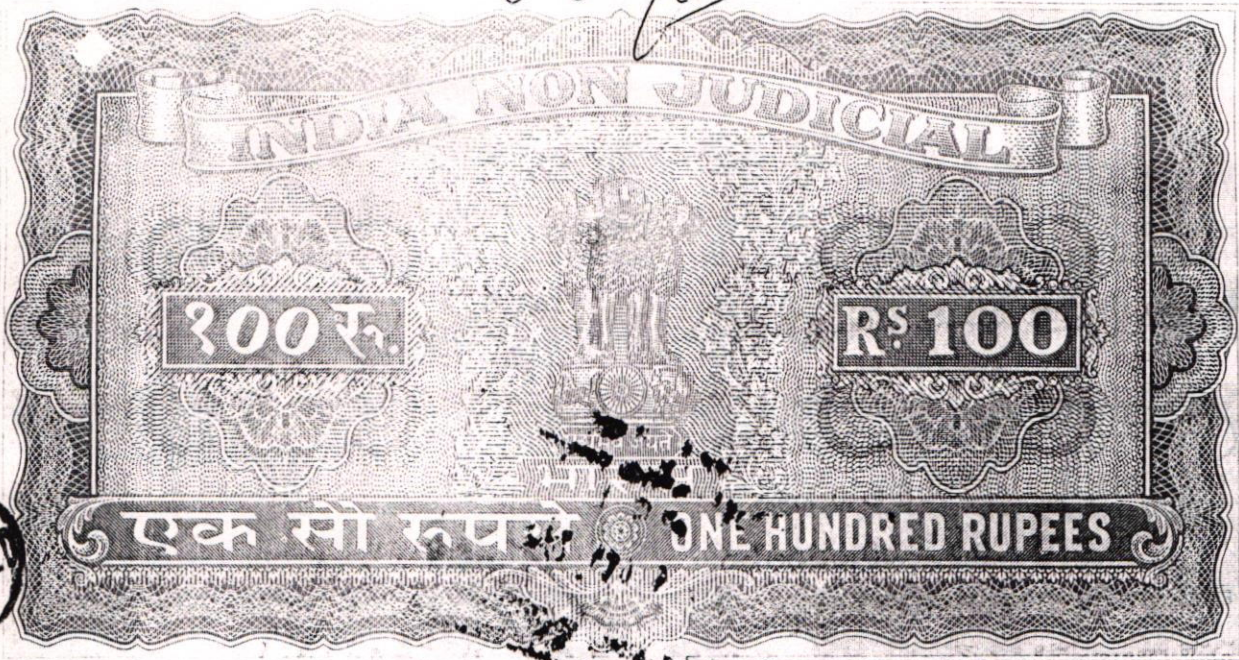
వాపసు తేది సా. 4 గంటలకు

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

Sub-Registrar
UPPAL

CS. 12655

12.6.2/03



13489

14/10/03

1961

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T. Rajeshwar Sb. Elain Rb. Huid

Sell

Raj
R. NARENDRA
SVL NO. 42 25
R. No. 1/1001-1003
RAM NAGAR, HYD/56A

This Sale Deed is made and executed on this 17th day of October 2003 at Secunderabad by:

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.

Mr. T.RAJESHWAR, SON OF SRI. ILAIAH, aged 54 years,
Residing at 305, Satya Mansion Apts., Jawahar Nagar,
Moula Ali, Hyderabad - 40.

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.

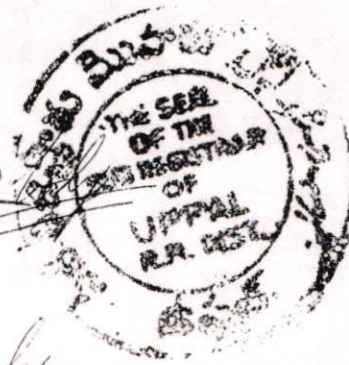
For More Properties & Investments Pk. Ltd.

John Muhl
Managing Director

1వ పుస్తకము 12602/2011
 దస్తావేజుల వెంట్రాప్ దాఖలు
 సంఖ్య... 15. ఈ కాగితపు పయన
 సంఖ్య... /
 సబ్-రిజిస్ట్రారు

200.వ.సం... 17
 192.వ.సం... 25
 పగలు... 12 మరియు... గంటల మధ్య
 సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో
 శ్రీ గౌరంగ్ మోడి

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫు(లు) మరియు వేలిముద్రలతో
 సహా దాఖలు చేసి రుసుము రూ॥ 2565
 చెల్లించినవారు
 ఖాసీ యిచ్చినట్లు ఒప్పు కొచ్చు.
 ఎడమ బ్రావెన్ గ్రేలు



Gaurang mody S/o. Jayankhilal mody, occ:-
 Business. R/o. Flat no. 105, Sapphire apts,
 Chikoti Gardens, Begumpet, Hyderabad.
 through Special Power of Attorney, attested
 Vite Power No. 9/2002 at SRO, Uppal.

- ① K. Prabhakar Reddy (K. Prabhakar Reddy S/o. Padma Reddy
 occ: Service (O) 5-4-187/3 & 4, m.G. Road
 Sec Road.
- ② Srihar SRIHAR S/o. Ramachandraiah occ:- Service
 (O) 5-4-187/3 & 4. m.G. Road. Sec Road.

200.వ.సం... 17
 192.వ.సం... 25
 సబ్-రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు



13490

14/10/09

R. No. 13490

T. Rajeshwar Sh. Elaiyah R. No. 13490

Sub.

R. No. 13490
 R. No. 13490
 R. No. 13490
 R. No. 13490

:: 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 M/s. Proprietor & Investments Pvt. Ltd.

Managing Director

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13492 14/10/03 (00)
T. Rajeshwar sb I laich, Rb. (top)
ell

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

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

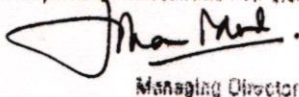
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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

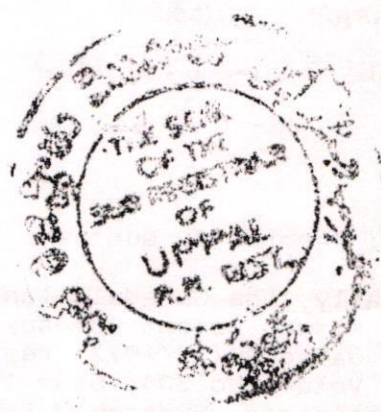

Managing Director

12602/03

15 ఈ కారితపు వరుస

4

సబ్-డివిజన్





13493

14/10/03

100/-

T. Rajeshwar Sh. I.iah R. H. H. H.

sell

:: 5 ::

R. NAGENDER
SVL No. 42/95
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD.

E. The Purchaser is desirous of purchasing all that Flat bearing No.205, on the Second Floor, in Block No.F 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 scooter and car parking space admeasuring about 15 & 100 Sft., respectively in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.5,13,000/- (Rupees Five 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.5,13,000/- (Rupees Five 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.

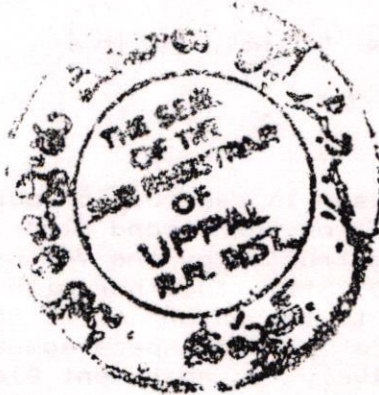
Contd.6..

For Mtd. Properties & Investments Pvt. Ltd.

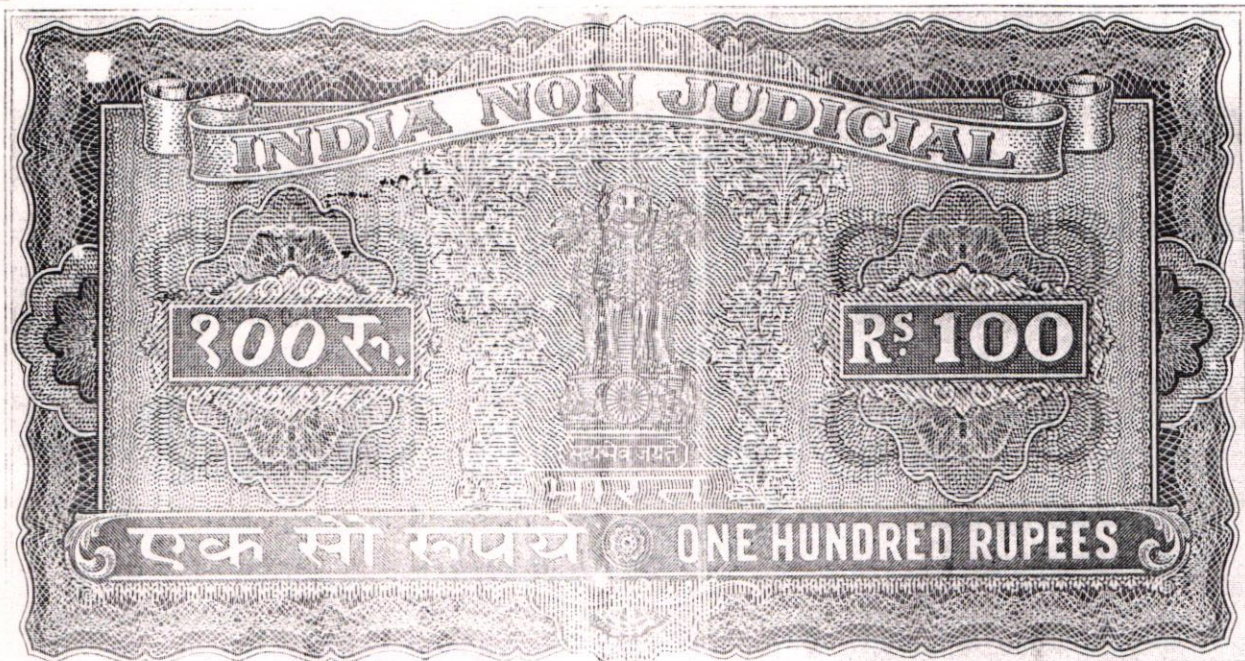
[Signature]
Managing Director

1 వ పుస్తకము! 2002 సంగ్రహం
దస్తావేజుల మొత్తం కాగితముల
సరిఖ్య..... 5 కో కాగితపు వరుస
సరిఖ్య..... 5.....

సబ్-రిజిస్ట్రారు



100Rs.



13494

14/10/03

100/-

AP 23 I CG

T. Rajeshwar & Ilaiyah P. Hnd

sel

R. NAGENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYDRA

:: 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.

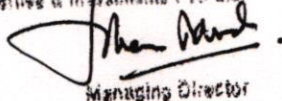
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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 & Industries Pvt. Ltd.


Managing Director

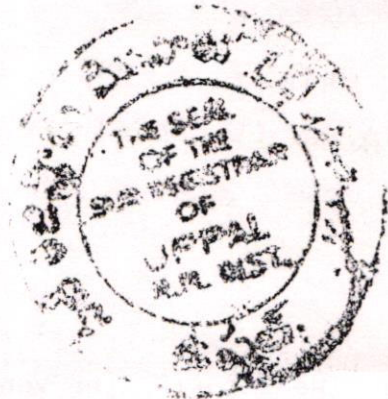
1వ పుస్తకము 2602/100

దస్తవేజుల మీదకు కలిపి

సంఖ్య... 15 ఈ కింది పద...

సంఖ్య... 6

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13495 14/10/03 1007
T. Rajeshwar & Ilaiah & Co. Hyd
26

R. N. NAGAR
SVL No. 12 95
S. No. 1/2001-2002
RAM NAGAR, HYD 50

:: 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.

John N. N.
Managing Director

Contd.8..

1 వ పుస్తకము 2-6-2-9011

దస్తావేజుల మొత్తం కాగితమేరి

సంఖ్య... 1.5.ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు





13496 Date 14/10/03 100
 To T. Rajeshwar Sh. I. Lash R. H. H. H.

R. H. H. H.
 S. V. H. H. H.
 S. V. H. H. H.

:: 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 Mool Properties & Investments Pvt. Ltd.

Man Mohd.
 Managing Director

1వ పుస్తకము 26-2-2011
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 1. క. ఈ కాగితపు వరుస
సంఖ్య... 8.....

సబ్-రిజిస్ట్రారు





13497 on 11/10/03

T. Rajeshwar & Co. D. Lachh R. Singh

sell

AP 231 CS

R. W.

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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 Mod Properties & Investments Pvt. Ltd.

Sheela Mod
Managing Director

Contd.10..

1వ పుస్తకము. 2603/2011

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 9

సబ్-రిజిస్ట్రారు





13498 Date 14/10/03

T. Rajeshwar 16 T. Rajah Rs. 1000

sell

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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.5,13,000/-.

For Mudi Properties Investments Pvt. Ltd.

Sh. Mudi
Managing Director

Contd.11..

1వ పుస్తకము... 260.25/0110

దస్తావేజుల మొత్తం కాగితముతో

మంపు... 15.00 కాగితపు వరుస

మంపు... 10

సబ్-రిజిస్ట్రారు



100Rs.



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14/10/07

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T. Rajeshwar, s/o. I.iah s/o. sryd

sel

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.205, on Second Floor in Block No.F, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter and 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 :: 4' Wide Passage.

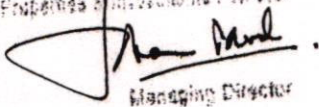
SOUTH :: 20' Wide Road.

EAST :: Flat No.204.

WEST :: Flat No.206.

Contd.12..

For M/s. Prabha Investments Pvt. Ltd.

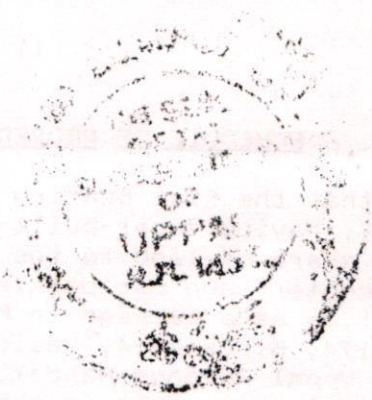

Managing Director

15/02/2003/03

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15/02/2003

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14/12/03

1001

T. Rajeshwar & Ibrah Rah Urid

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R. NARENDEN
SVL No. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYDRA

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 17th day of October 2003 in the
presence of the following witnesses;

WITNESSES:

1. Prakashan
(K. Prakashan Reddy)

For Modi Properties & Investments Pvt. Ltd.

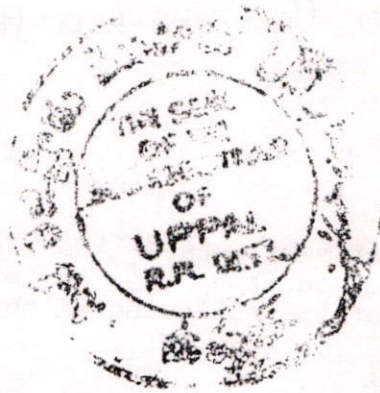
Man Moh.
Managing Director
VENDOR

2. Sridhar
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Man Moh.
Managing Director

1 వ పుస్తకము 2602 సం॥
 దానాదేవాల మొత్తం కాగితముల
 సంఖ్య... (5) రూ॥ కాగితపు వరుస
 సంఖ్య 1-2.....
 సబ్-రిజిస్ట్రారు





1350/ 14/10/03 100

T. Rajeshwar & I. Raju Rao Hyd

ANNEXURE - 1 - A

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

- 1) Description of the Building: Flat bearing No.205, on Second Floor in Block No.F, 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. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
 - a) Cellar, Parking area : 100 Sft., for car parking space
: 15 Sft., for scooter parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor : 700 Sft.,
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.5,13,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 17/10/2003

signature of the Executant
Managing Director

CERTIFICATE

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

Date: 17/10/2003

For Modi Properties & Investments Pvt. Ltd.
signature of the Executant
Managing Director

1 వ పుస్తకము... 60... 2... సంగీతం
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 15... కాగితపు పరుస
 సంఖ్య... 13...
 సబ్-రిజిస్ట్రారు



FLAT NO. 205, 2nd FLOOR, BLOCK - F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK

IN SURVEY NOS. 174

Situated at

MALLAPUR

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. T. RAJESHWAR

S/O. SRI. ILAIAH

REFERENCE :

SCALE : 1"

INCL :

EXCL :

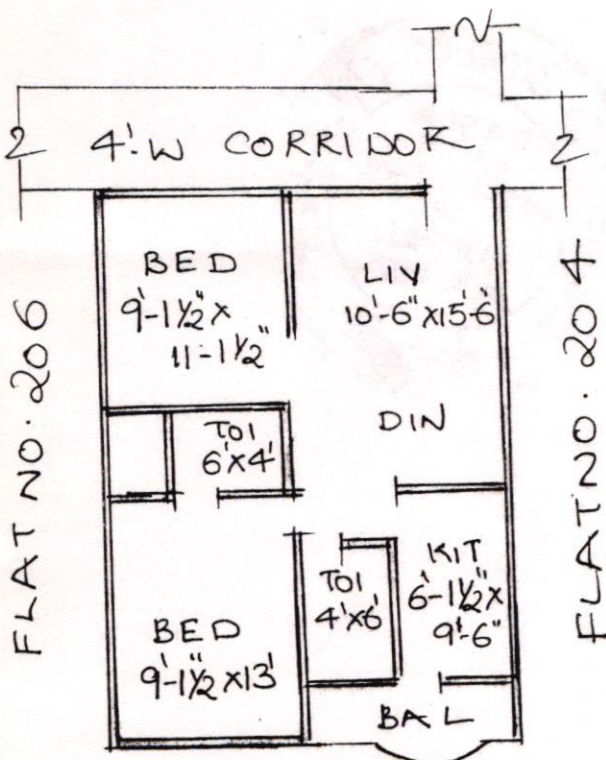
AREA :

28

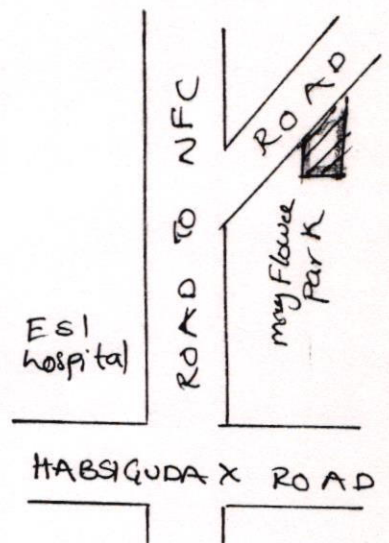
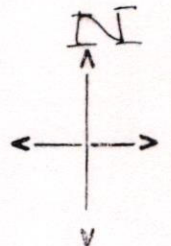
SQ. YDS. OR 23.4

SQ. MTRS.

U/S. OUT OF AC - 4-32 Gts.,
SUPER BUILT-UP AREA : 700 SFT



OPEN TO SKY



LOCATION PLAN

WITNESSES :

1. [Signature]

2. [Signature]

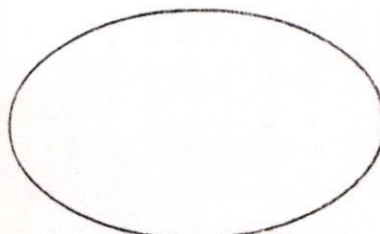
For Modi Properties & Investments Pvt. Ltd.

[Signature]
SIG. OF THE VENDOR

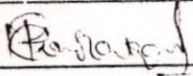
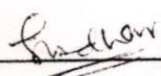
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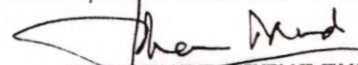
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- <u>MR. MOHI PROPERTIES & INVESTMENT</u> <u>Pvt. Ltd., having its (O) 5-4-187/2 &</u> <u>M. G. Road, Sec' Bad. Sep by its</u> <u>M.D. Mr. SOHAM MODI</u>
			SPR:- <u>MR. GAURANG MODI</u> <u>R/o. Flat No. 105, Sapphire Apts</u> <u>Chikoli Gardens, Begumpet,</u> <u>HYDERABAD.</u>
			PURCHASER:- <u>MR. T. RAJESHWAR,</u> <u>R/o. 305, Salyamansion Apts,</u> <u>Jawahar Nagar, Moula Ali,</u> <u>HYDERABAD - 500.</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES :

1. 
 2. 

For Modi Properties & Investments Pvt. Ltd.



SIGNATURE OF THE EXECUTANT'S
Managing Director

1 వ పుస్తకం 2602/సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య. 15. ఈ కాగితపు వరుస
సంఖ్య. 15.

సచి-రిజిస్ట్రారు

