

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

2992

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శ్రీమతి /

[Handwritten Signature]

16/12 16/12

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

[Handwritten Signature]

దస్తావేజు స్వభావము	1	2	3	4
దస్తావేజు విలువ	46000	46000	46000	295500
స్థాంపు విలువ రూ..	260	260	260	260
దస్తావేజు నెంబరు	152526	15253	15256	15254
రిజిస్ట్రేషన్ రుసుము	2300	2300	149280	1680
లోటు స్థాంపు				30335
యూజర్ చార్జీలు	44360			100
అధనపు షీట్లు	120			
5X.....	/			/
మొత్తం	49760	2300 = 169280 =		31935 = 181215

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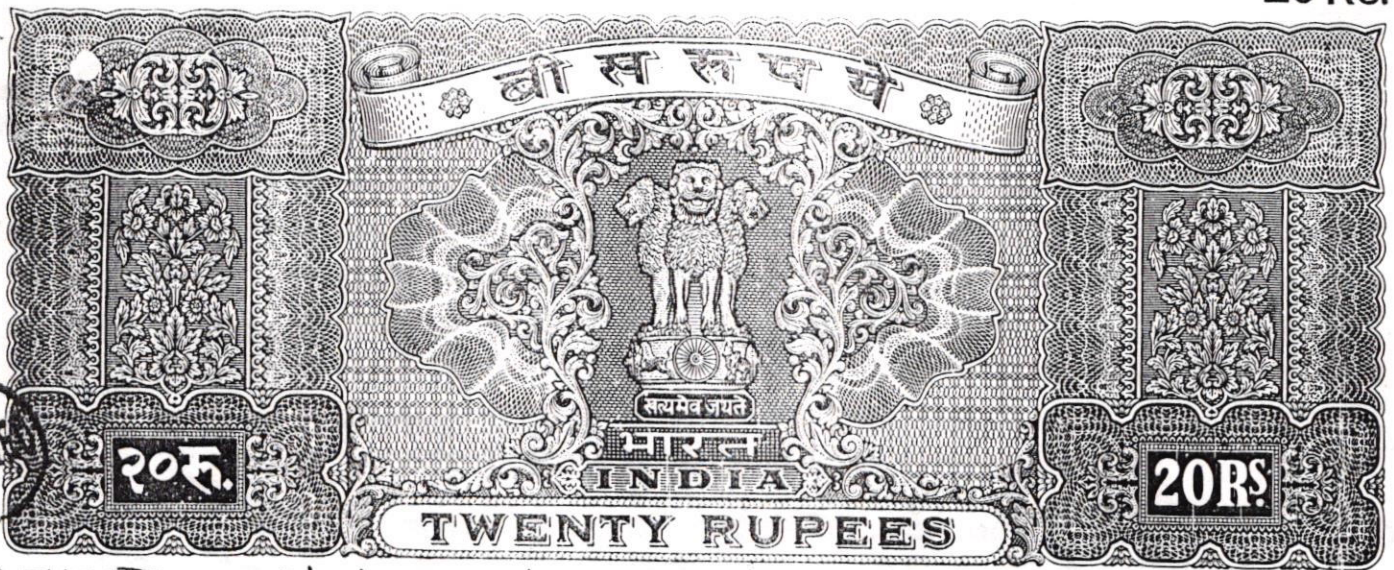
[Handwritten Signature] 44385 రూపాయలు మాత్రమే)

తేది 16/12 16/12 15/12

వాపసు తేది సా. 4 గంటలకు

Sub-Registrar
UPPAL

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



8.5435 16/12/03 20/-
 Mr. Ch. Jeevan Ratna Kumar S/o. Ch. Prakash Rao R. W.
 Self R/o. Hyderabad.

SALE DEED

This Sale Deed is made and executed on this 16th day
 of December 2003 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 33 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. CHADALAVADA JEEVAN RATNA KUMAR, SON OF SRI.
 CH.PRAKASH RAO, aged about 52 years, Residing at 1-7-
 658/D, Sastri Nagar, Ram Nagar, Hyderabad.

hereinafter called the 'BUYER' (which expression where the
 context so permits shall mean and include his heirs, succes-
 sors, legal representatives, executors, nominees, assignees
 etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director



25436 10/12/03 20/-

Ch. Jeeran Ratra Kumar

Self

S/o. Ch. Prakash Rao

R/o. Hnd.

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

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.

For Most Priv. Sec. (M/s. Kissan Cement Pipe Co. Ltd.)

[Signature]
Managing Director

Contd.3..



85437 Date 16/12/2020 20/-

Ch. Jeevan Ramesh Kumar
8th

Sl. Ch. Prakash Reddy
R/o. Hyd.

R. U.
SVL No. 40/05
R/o. Hyd.

:: 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.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

For Head Properties & Revenue Officer

[Signature]
Managing Director

Contd.4..

For More Properties & Information Visit: www.entrance.net



25439 16/12/12 20/-

Ch. Jeevan Ratra Kumar
Self

S/o. Ch. Prakash Rao
S/o. Hnd.

R. U.
K. N. A. CHIDDER
BVL No. 42005
A No. 17/12/12
KAM PABHAKAR, CHAD

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.206, on the Second Floor, in Block No.F in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 625 Sft., together with undivided share in the Schedule Land to the extent of 25 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,60,000/- (Rupees Four lakhs Sixty 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.

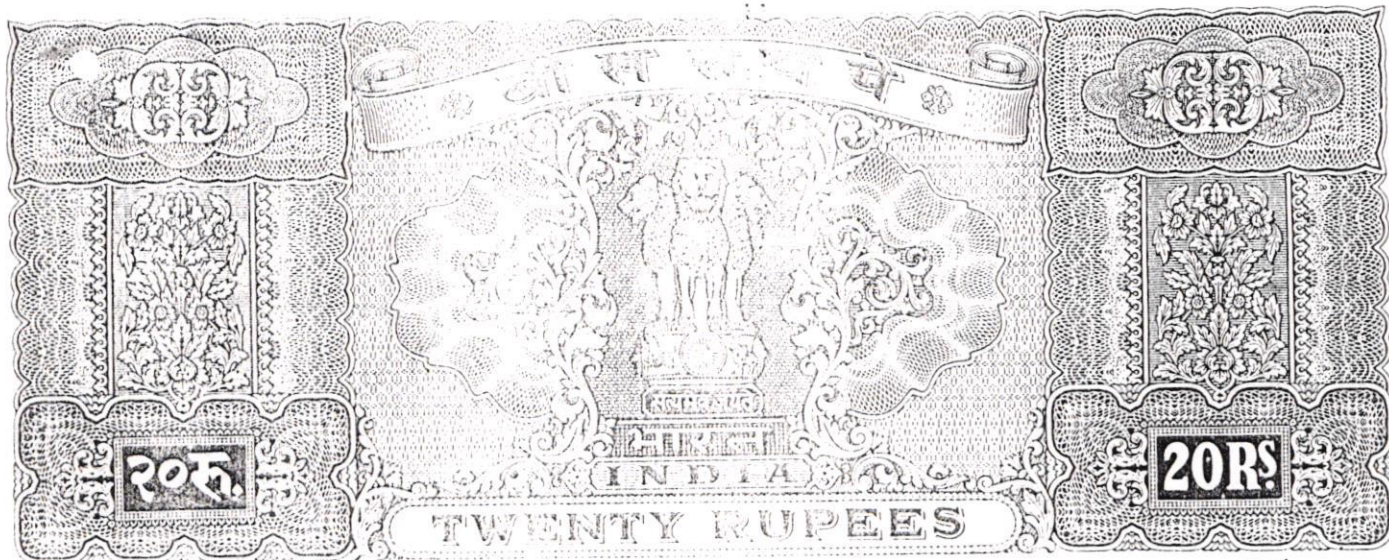
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,60,000/- (Rupees Four Lakhs Sixty 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.

Managing Director



8544D

16/12/03 - 20/-

Ch. Jeewan, Ratna Kumar
SelfS/o. Ch. Prakash Rao
R/o. And.R. U. Y.
M. N. S.

:: 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 do 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:

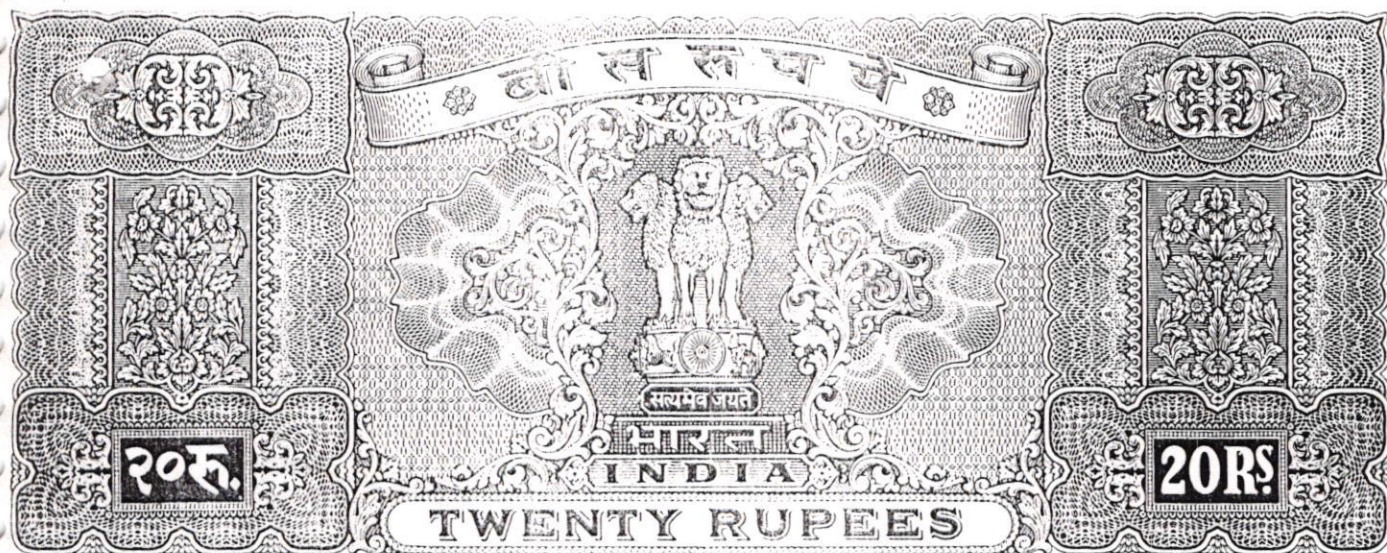
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking 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 Modl Properties & Investments Pvt. Ltd.

Managing Director



35441... Date 16/12/83... 20/-

Ch. Jeeran Ratna Kumar

Self

Slo. Ch. Prakash Rao

Ror And.

RW
R. N. J. J. J. J.

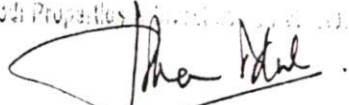
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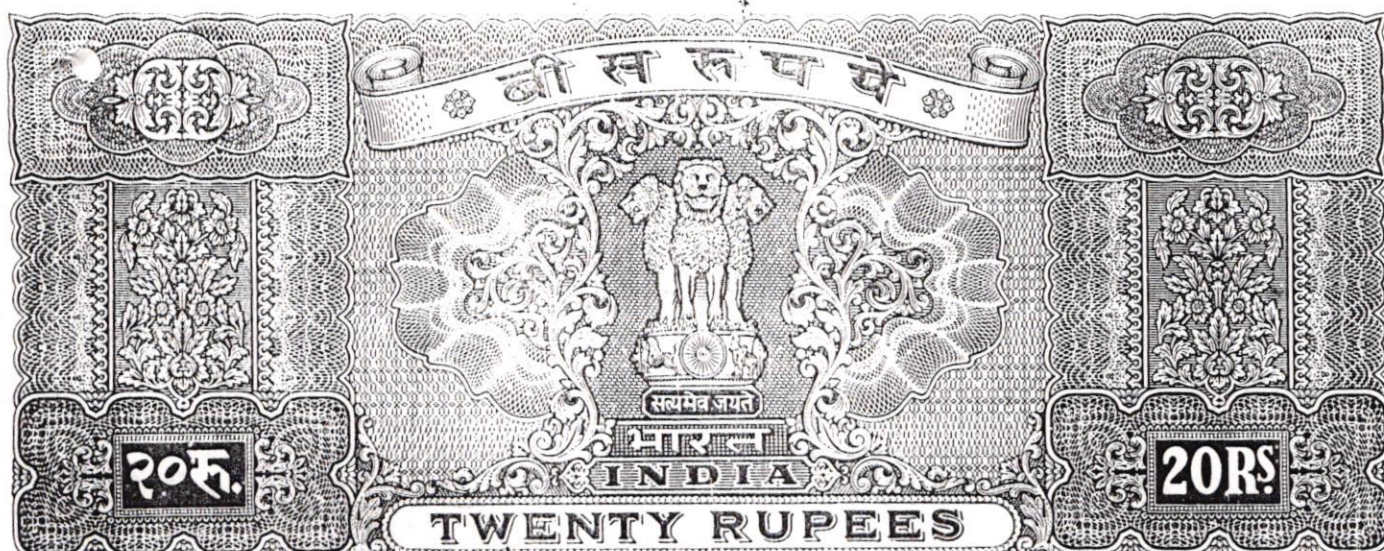
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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


Managing Director



5442 16/11/95 20/-

Ch. Jeevan Ramesh Kumar

Self

Sh. Ch. Prakash Rao
110, Hnd.

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

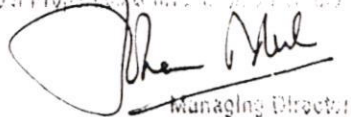
:: 8 ::

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.

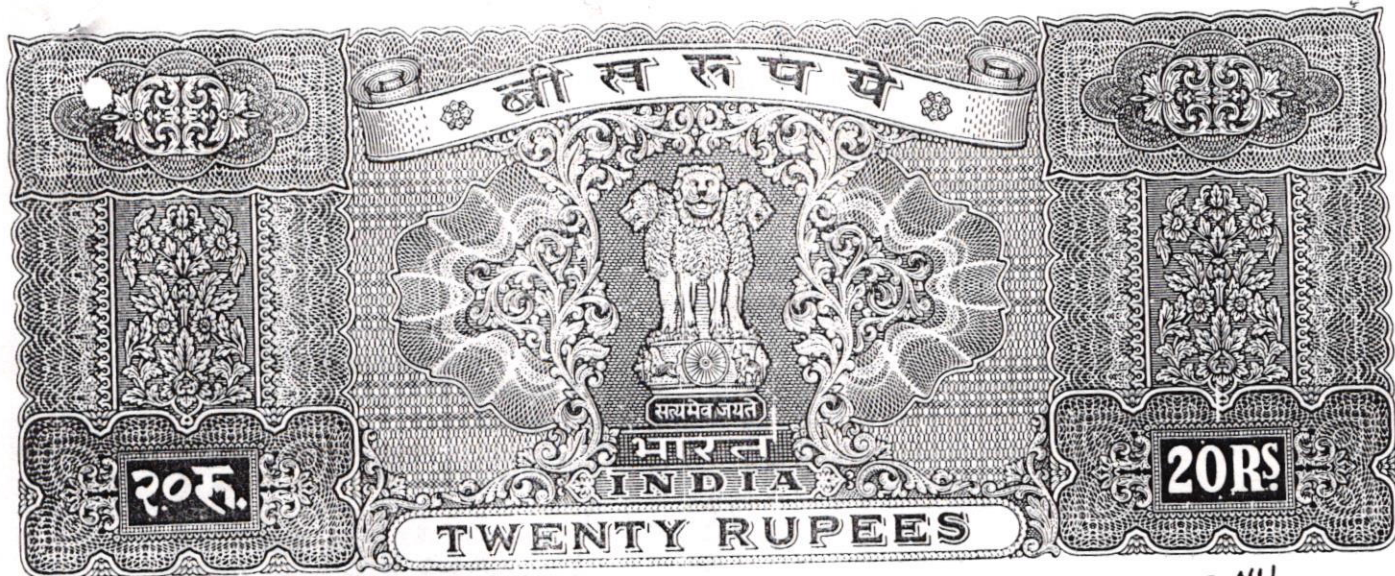
vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is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



Managing Director



35443 16/12/201

Ch. Jeevan Ratra Kumar

Self

S/o. Ch. Prakash Rao
R/o. Hyd.

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

:: 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.

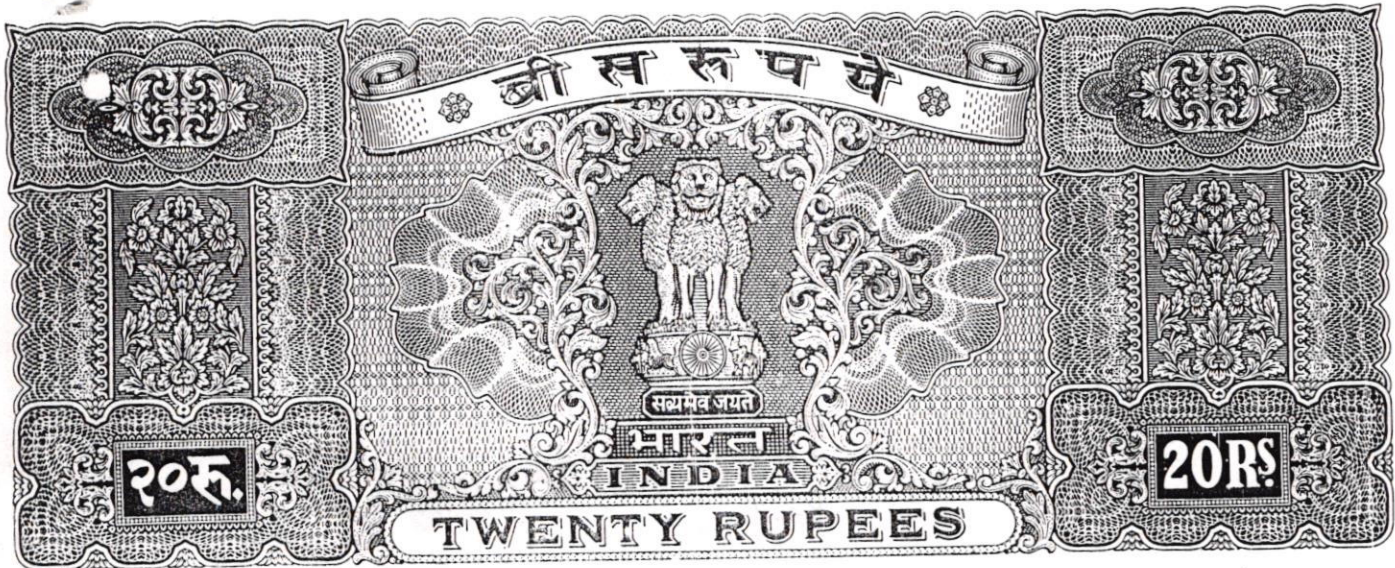
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

[Signature]
Managing Director

Contd.10..



25445 16/12/9 20/-
Ch. Jeeran Ratra Ramon
Self

Slo. Ch. Prakash Rao
R/o. Hyd.

R. NARENDER
SVL No. 42.95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 11 ::

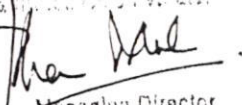
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.206. on Second Floor in Block No.F, having super-built-up area of 625 Sft., with undivided share of land to the extent of 25 Sq.Yds., and a reserved scooter parking space admeasuring about 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 :: 4'-6" Wide Corridor.
SOUTH :: Open to Sky & 20 Set back.
EAST :: Flat No.205.
WEST :: Flat No.207 & 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

20 Rs.



10/11/03 Date 16/12/03 No. 20/-

Ch. Teeran Ratra Kumar
Self

Slo. Ch. Prakash Rao
R/o And.

R. N. 11/12/03
RAM NAGAR, HYD. 4AD

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16th day of December 2003 in the presence of the following witnesses;

WITNESSES:

1. Prakash Rao
(K. Prashakar Reddy)

For M/s Properties & Investments Pvt. Ltd.

Prakash Rao
V E N D O R Managing Director

2. Sridhar
(SRIDHAR)

For M/s Properties & Investments Pvt. Ltd.

Sridhar
Managing Director



No. 25447-14/12/03-20/-

Ch. Jeeran Ratra Kumar

Self

Slo. Ch. Prakash Rao
Elo. Hyd.

R. N. NAGENDRA
SVL No. 1255
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.206, 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 : 25 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
 - a) Cellar, Parking area : 15 Sft., for scooter parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor : 625 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.4,60,000/-

For M&P Properties & Investments Pvt. Ltd.

Date: 16/12/2003

signature of the Executant

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.

Date: 16/12/2003

signature of the Executant

For M&P Properties & Investments Pvt. Ltd.

Managing Director

FLAT NO. 206, IN SECOND FLOOR, BLOCK NO. F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174

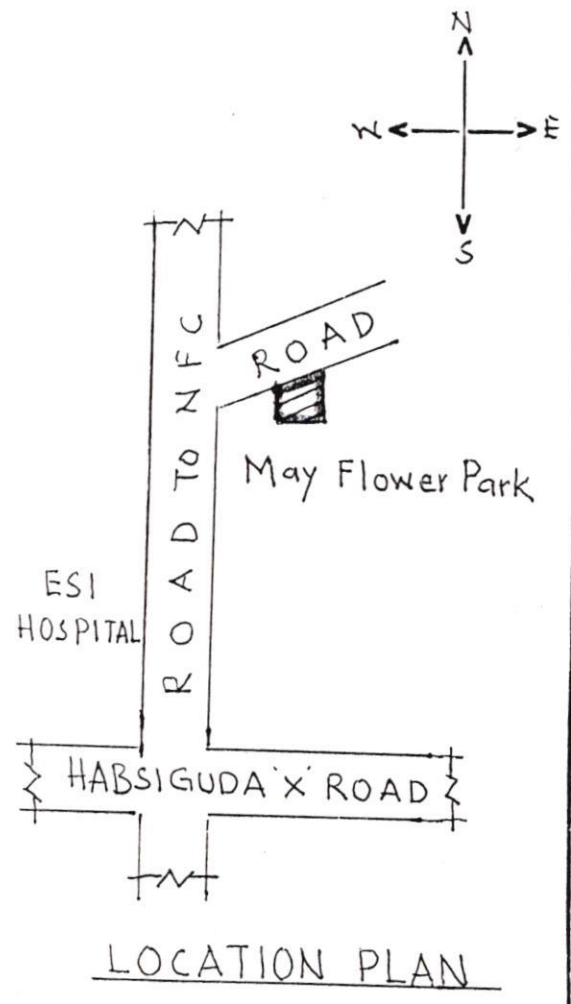
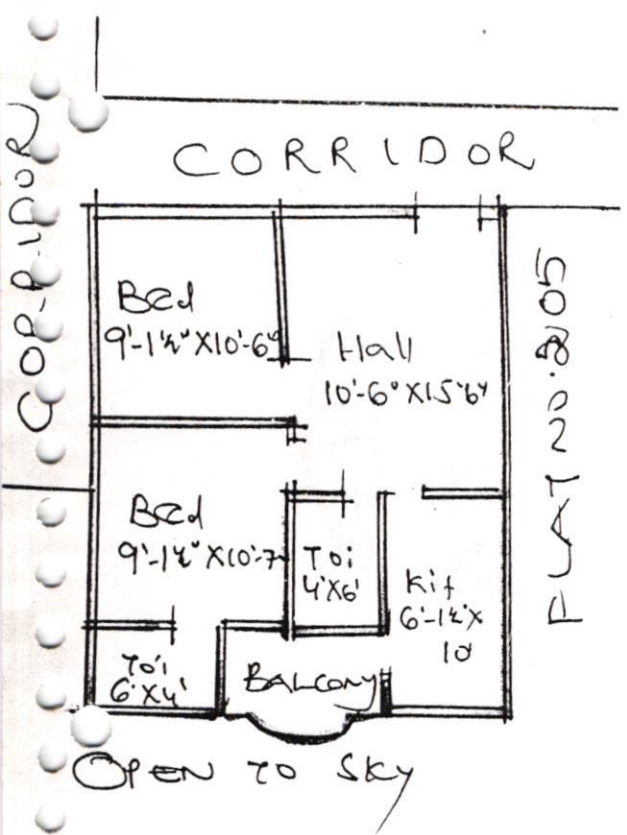
Situated at
MALLAPUR (V) UPPAL Mandal, R.R. Dist.

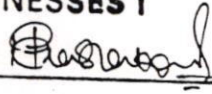
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., Rep. By ITS M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI

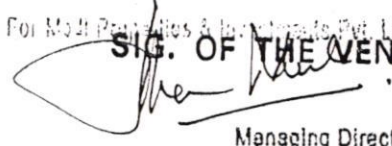
VENDEE: SRI. CH. JEEVAN RATNA KUMAR
S/O. SRI. CH. PRAKASH RAO

REFERENCE : **SCALE:** 1" = **INCL:** ☐ **EXCL:** ☐
AREA: 25 **SQ. YDS. OR 20.9** **SQ. MTRS.**

W/S OUT OF AC. 4.32 Gts.
SUPER BUILT-UP AREA: 625 SQ. FT.



WITNESSES :
1. 
2. 

For Modi Properties & Investments Pvt. Ltd.
SIG. OF THE VENDOR

Managing Director

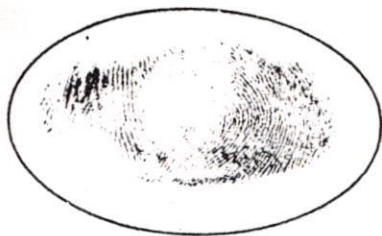
P206

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

SI No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:-
M/s. MODI PROPERTIES & INVESTMENTS

Pvt. Ltd., having its CO 5-4-1873, 4

M.G. Road, SEC. 3 AD, Rep by its

M.D. MR. SOHAM MODI

SPA:-

MR. GAURANG MODY

R/o. Flat no. 105, Sapphire App, 3,

Chikoti Gardens, Begumpet,

HYDERABAD.

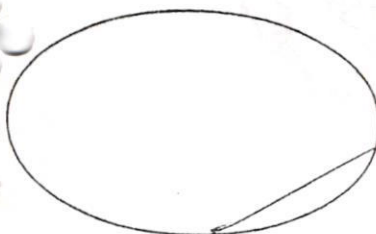
PURCHASER:-

Mr. CH. JEEVAN RATNA KUMAR

R/o. 1-7-658/D,

Sastri Nagar, Ram Nagar,

HYDERABAD.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

For Modi Properties & Investments Pvt. Ltd.

Managing Director
SIGNATURE OF THE EXECUTANT'S