

CS-12590

12537/9

Aug 11/16

100Rs.



13456... 14/10/03... 100/-

D. Rohit S/o Dwarkanath
Self

S/o Hyd

SALE DEED

R. NAGENDER
SVL No. 42 95
P. No. 1/2001-2002
RAM NAGAR, HYD

This Sale Deed is made and executed on this 15th day of October 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. D.ROHIT, SON OF SRI. DWARKANATH, aged 24 years, Residing at H.No.3-5-313, Vittalwadi, Hyderabad.

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.

[Signature]
Managing Director

Contd.2.

1వ పుస్తకము. 25.3.2003. నంబూ

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1.5. ఈ కాగితపు వరుస

2003.వ.సం|| 25.3.2003. నం|| 6.వ తేది

192.వ.శా.శ. 2003.వ.సం|| 24.వ తేది

పగలు... 12. మరియు... 1. గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పు ఆఫీసులో

... 2. రిజిస్ట్రేషన్

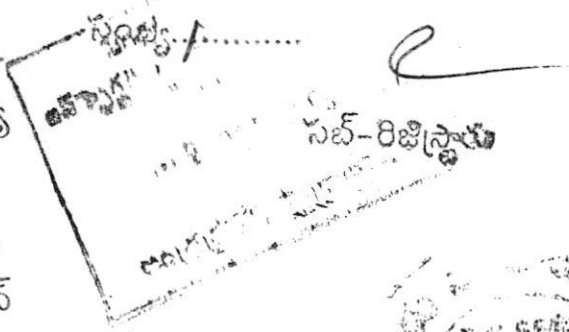
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను ఉపసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ|| 23.00/-

చెల్పించినవారు...



ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎదురు బొటనపేలు

Gaurang mody Gaurang mody, Sh. Jayanthilal mody
occ:- Business - elo. Floor no. 105 Sapphire apt,
(Chikoff Gardens, Begumpet, Hyderabad.
through Special Power of Attorney, attested vide
Power No. 9/2003 at SRO, appal.

① Prabha Reddy

(K. Prabha Reddy Sh. Padma Reddy, b/c
PR Service, co) S-u-187 (3 & 4, M.G. Road,
Sec Bad.

② Sridhar

SRIDHAR Sh. Rameshchandra occ:- Service,
co) S-u-187 (3 & 4, M.G. Road, Sec Bad.

2003.వ.సం|| 25.3.2003. నం|| 6.వ తేది
192.వ.శా.శ. 2003.వ.సం|| 24.వ తేది సబ్-రిజిస్ట్రారు

100Rs.



15457 14/10/03... 100/-
D. Rohit S/o Dwarkanath AP 231 CC
Self
R/o Hyd

R. NAGAR
SVL No. 42195
R. No. 1/2001-2003
RAN NAGAR, HYDRABAD

:: 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.

For M/s. Properties & Investments Pvt. Ltd.

Shen Moh.

Managing Director

Contd.3..

1 వ పుస్తకము 1237/10/03

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు వరుస



Endorsement Under Section 42 of Act II of 1894
No. 1237 of 2003 Date 16/10/03

I hereby certify that the proper deficit
stamp duty of Rs. 46300/- Rupees

Postpaid -
thousand and three hundred only

has been levied in respect of this instrument
from Sri. Ganesh Reddy

on the basis of the agreed Market Value
consideration of Rs. 460000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Sub Registrar
Dated: 16/10/03 and Collector U/S. 41 & 42
INDIAN STAMP ACT





13458 .. 14/10/03 .. 100/-

D. Rohit s/o Dwarakanath
SelfAP 23109
R to Hyd

:: 3 ::

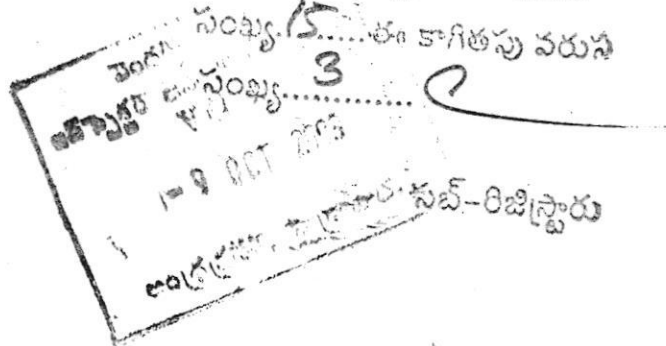
Ruy
REG. NO. 1000
SER. 21
100/-

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

1వ పుస్తకము... 12537/03

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు వరుస



1వ పుస్తకము సం॥ (కా.శ) పు. 12537/03

వెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

రిజిస్ట్రేషన్ సంఖ్య 12537... 1-2003 ఇవ్వబడిన

2003 అక్టోబరు 16... తది

40

రిజిస్ట్రేషన్ అధికారి





13459. 14/10/03 100/-

D. Rohit & Co. Dwarakanagar

Self.

R W Hgd

:: 4 ::

RW
 2.10.03
 ML NO. 47103
 14.10.03
 100/-

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 M/s Properties & Investments Pvt. Ltd.

John M.
 Managing Director

1 వ ప్రకటన 1253-1973

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు పత్రం

సంఖ్య 4

అధికారి
- 8



100Rs.



13460 14/10/03 100/-

A. Rohit 86

1-ell-

Dwarkanath

RW Hyd

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E. The Purchaser is desirous of purchasing all that Flat bearing No.503, on the Fifth Floor, in Block No.F in MAYFLOWER 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 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.

For MGR Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.6..

1వ పుస్తకము (2వ సంచిక)

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య. 1... ఈ కాగితపు వరుస

సంఖ్య. 2.....
పరిశీలించి
సబ్-రిజిస్ట్రారు
అంశములు పూర్తిగా
అనుగుణముగా ఉన్నందున



100Rs.



13461 Date 14/10/03 100/-

To D Rohit S/o Dwarikanath
Self

AP 231-13

R to Hyal

:: 6 ::

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

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.

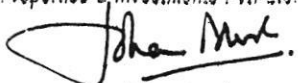
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.7..

ప్రతిపక్షాల మొత్తం 540 మంది

సంఖ్య. 15... ఈ కాగితపు వరుస

6

[illegible]

100Rs.



13462 14/10/03 100/-

D. Rohit 3/0 Dwarkanath

Self

3/0 Hyd

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

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 M/s. Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.8..

କର୍ମ-ପରିସ୍ରାବ





124183 14/10/03 1001.

D Rohit- 86 Dwarkanath AP 2310

Self

R 10 Hyd

R. N. NATENDE
SVL NO. 42.95
R. No. 1/2001-2002
RAM NAGAR, HYD'ABAD.

:: 8 ::

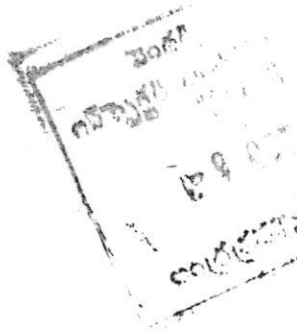
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.

For Modi Properties & Investments Pvt. Ltd.

contd.9..

Sh. Moh.
Managing Director



12/3/2023

ఉన్నత విద్య మొత్తం కాగితముల
సరిఖ్య!...ఈ కాగితపు వరుస
సరిఖ్య!...

సబ్-రిజిస్ట్రారు





13414 14/10/03 100/-
 D. Rahit s/o Dwarkanath
 Sect R/o Hyd
 :: 9 ::

Raj
 R. Raj
 R. Raj
 R. Raj

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.

Shan Moh.

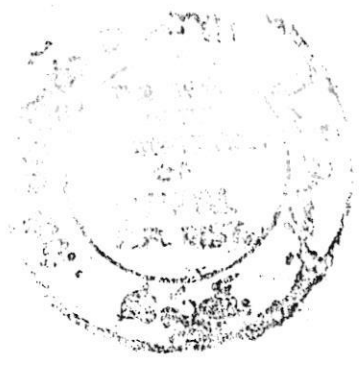
విద్యుత్
అధికారి

12537/2023

ప్రభుత్వ పాఠశాల, కుమరవరపు
సంఖ్య: 12537/2023

సంఖ్య: 9

సబ్-డివిజన్



పం. 1 వ పుస్తకము..... 1237/3
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 15... ఈ కాగితపు వరుస
 సంఖ్య... 10

సబ్-రిజిస్ట్రారు



100Rs.



13466. 14/10/03 100/-

D. Rohit Mo Dwarka nalk
Self

:: 11 :: R to Agd

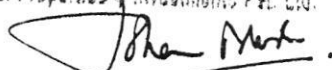
R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYDRABAD

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.503, on Fifth 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 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 bound in:

NORTH :: 4'-6" Wide Corridor.
SOUTH :: 20' Wide Road & Compound Wall.
EAST :: Cut-Out & Flat No.502.
WEST :: Flat No.504.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.12..

పం. 1 వ పుస్తకము. 2537/1
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 15 ఈ కాగితపు వరుస
 సంఖ్య. 12

సబ్-రిజిస్ట్రారు



100Rs.



13487... 14/10/03... 100/-

D. Rohit & Co. Dwarkanath

Self

R 10 #yd

:: 12 ::

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

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of October 2003 in the presence of the following witnesses;

WITNESSES:

1. [Signature]
(K. Prabhakar Reddy)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

2. [Signature]
(S. R. H. A. P.)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

1వ పుస్తకము 12532/3

రస్తావేజుల మేరబిల్లు కాలిక్టు

మొత్తం	పుస్తకం	15
అక్షరాలు	పుస్తకం	12
మొత్తం	పుస్తకం	27

సబ్-రిజిస్ట్రారు



100Rs.



13468 . 14/10/03 . 100

D. Rahit . 8to . Dwar Konak

ANNEXURE - 1 - A

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

- 1) Description of the Building: Flat bearing No.503, on Fifth 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 : 15 Sft., for 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 : 700 Sft.,
- 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 Modi Properties & Investments Pvt. Ltd.

Date: 15/10/2003

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: 15/10/2003

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

1 వ పుస్తకము (2వ కెస్టర్) 3

దస్తావేజుల మొత్తం కాగితముల

జరిగిన సంఖ్య: 15... ఈ కాగితపు వరుస
సంఖ్య: 13
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING
IN S'VEY NOS. 174

FLAT NO. 503, 5TH FLOOR, BLOCK-F
OF MAY FLOWER PARK

MALLA PURUVU

UPPAL

Situated at
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. D. ROHIT
S/O. SRI. DWARKANATH

REFERENCE:

AREA:

28

SCALE: 1"

SQ. YDS

OR

23.4

INCL:

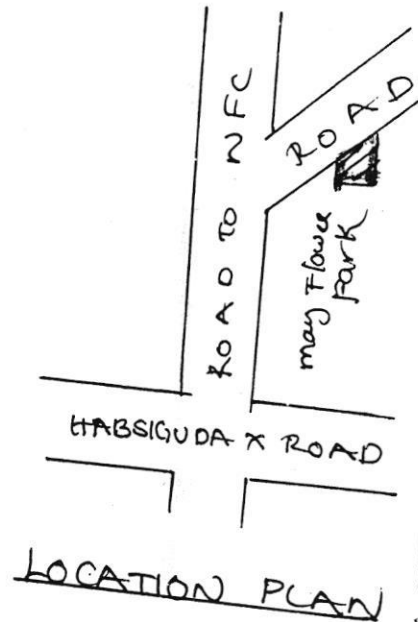
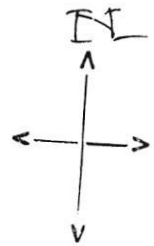
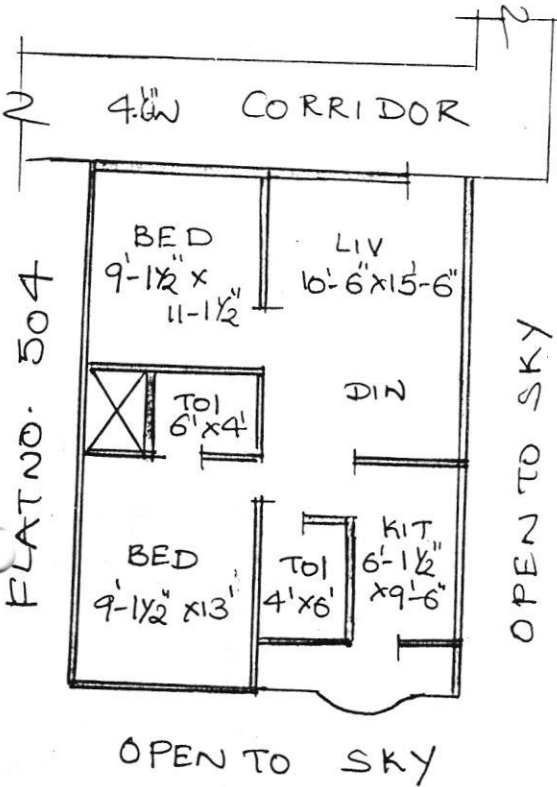


EXCL:



SQ. MTRS.

1/5 - OUT OF AC - 4-32 Gts,
SUPER BUILT-UP AREA: 700 SFT



WITNESSES:

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

SIG. OF [Signature]
THE VENDOR
Managing Director

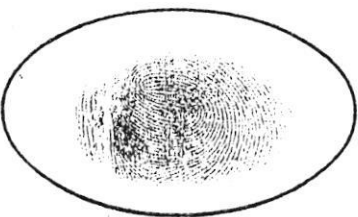
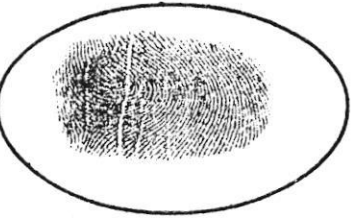
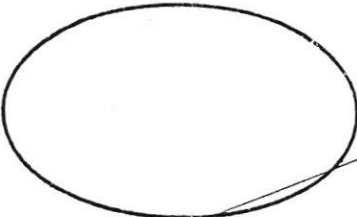
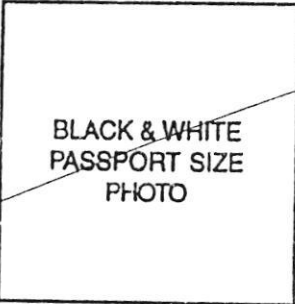
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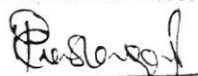
19



PHOTOGRAPHS AND FINGERPRINTS 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:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., having its (O) S-4-187/3, M.G. Road, Sec'bad Rep by M.D. MR. SOHAM MODI SPAN MR. GAURANG MODY R/o. Flat no. 105, Sapphire Apartments Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- MR. D. ROHIT R/o. H.NO:- 3-S-313, VITTALWADI, HYDERABAD.
			
			

SIGNATURE OF WITNESSES

1. 
2. 

For Modi Properties & Investments Pvt. Ltd.



Managing Director
SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము/25వ పుస్తకము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య./15...ఈ కాగితపు పదము

సంఖ్య./15.....

సబ్-రిజిస్ట్రారు

