

CS.1591/2002

1603/2002



S.No.579 dated 25/3/2002 Rs.20000/-

S.3 Bharathi w/o. Venkat Narasiah & others
self

02CC 137337

[Signature]

Stamp Vendor
UPPAL, R.R. DIST.

SALE DEED

25/3

This Sale Deed is made and executed on this _____ day
of Feb 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

Mrs. S.BHARATHI, WIFE OF LATE SHRI. VENKAT NARASIAH,
aged about 48 years, Residing at H.No.19-35/2, Plot
No.20, Gautam Nagar, Malkajgiri, Hyderabad - 500 047.

hereinafter called the 'BUYER' (which expression where the
context so permits shall mean and include her heirs, suc-
cessors, legal representatives, executors, nominees, assign-
ees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



2002 వ సం॥ ఫిబ్రవరి నెల 25 వ తేది పగలు 1-2 గంటలు మధ్య
ఉప్పల్ సబ్-డివిజన్ లో
దాఖలు చేసిన ర.నమరు
రూ 1215/- చెల్లించినవి

1వ వస్తకం 1603/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 1
సబ్-డివిజన్

ప్రాసీ ఇచ్చినట్లు నిర్ధారించబడి
ఎడమ బొజ్జన వేలు

John Moul
John Moul



Solely mode & Section mode
Occ. Rinner Plot No. 280
Road No. 95, Jubilee Hills
Hyderabad

నిరూపించబడి

① *Pranav* (R. Peddaru) & Co. R. Peddaru Road
Occ. PA. Service, RTH. C-4-187/304
M. G. Road, Sec 2nd.

Levi No. Suryanarayana and Sons Koppal, Hf.

2002 వ సం॥ ఫిబ్రవరి నెల 25 వ తేది
1923 క.శ. ఫిబ్రవరి నెల 6 వ తేది

John Moul
ఉప్పల్

500Rs.



6181

22/2/2002 Rs. 500/-

54830

S. Bharathi w/o. Late. Venkat narasiah

self

R/o. HYD

C. MAHESH
S. V. L. No. 25 of 1999
R. No. 18/2002
Boduppal, R. R. Dist

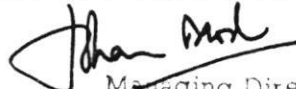
:: 2 ::

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.


Managing Director



1 వ పుస్తకం 1603/2002 సంపు
దస్తావేజాల వెంట్రం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య
సబ్-రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1892
No. 1603 of 2001 Dated 25/2/2002

I hereby certify that the proper deficit
(stamp duty of Rs. 240/-) (Rupees TWO HUNDRED AND FORTY ONLY)
has been paid in respect of this instrument
from Sri. Solomon Modi
on the basis of the agreed Market Value
consideration of Rs. 242,000/- being
higher than the consideration/agreed Market
Value.

S.R.O. Uppal
Dated: 25/2/2002
and Collector: U.S. 41 & 42 of
INDIAN STAMP ACT



500 Rs.



6182

22/2/2002 500/-

54831

S. Bhawathi w/o Late. Venkat narasiah
self

... (C) ...

C. MAHESH
S. V. L. No. 1999
R. N. 1999
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.

for Modi Properties & Investments Pvt. Ltd.

John Mord
Managing Director

Contd.4...



1 వ పుస్తకం 1603/2001 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 3
పబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. శ. 1923 వు
1604 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గ రిజిస్టరు నెంబరు గా 1591-1-1507
2001 ఇ.ప.ద.నెంబరు
2001 వ డి.ఎస్.ఎల్ నెంబరు 25-10-01
రిజిస్ట్రారు ఆధికారి



500 Rs.



6183

22/2/2002 500/-

54832

S. Bhavathi w/o Late. Venkat Narasimha

Self - R/O HVD

C. P. [Signature]
S. V. L. [Signature]
[Signature]

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..

For Modi Properties & Investments Pvt. Ltd.

John M. ...
Marketing Director



1వ పుస్తకం 1603/2001 సంపు
దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 4
సబ్-రిజిస్ట్రారు



500Rs.



54833

6184 22/2/2002 500/-

S. Bharathi w/o Late Venkat narasaiah

Sd/- R/o HYD

:: 5 ::

E.. The Purchaser is desirous of purchasing all that Flat bearing No.103, on the First Floor, in Block No.A 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.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,42,000/- (Rupees Two Lakhs Forty Two 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.2,42,000/- (Rupees Two Lakhs Forty Two 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..

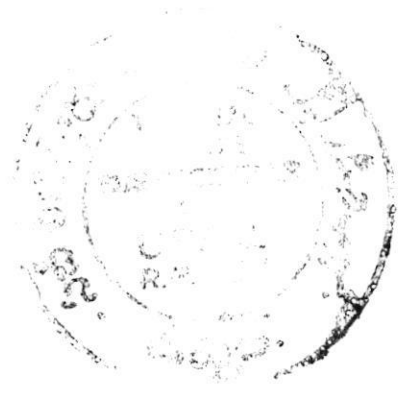
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

1603/1604

పంపుకం 1603/1604 సంపు
దస్తావేజుల వెంతురు కాగితములు సరిఖ్య
14 ఈ కాగితపు కరస
సంఖ్య 5
సబ్ రిజిస్ట్రార్

1603/1604



500Rs.



54836

No. 6185, 22/2/2007, Rs. 500/-

Sold To S. Bhavathi, wife of Late Venkat narasimhaiah

For Whom self, s/o HYD

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/1002
Boduppal, R. 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.25,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,25,000/- 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

1వ పుస్తకం 1603/అంబి నంబర్
 రస్తా పోలీస్ మొత్తం కాగితముల కలెక్షన్
 14 ఈ కాగితపు పత్రం
 సంఖ్య 6
 సబ్ రిజిస్ట్రారు



500Rs.



54835

No. 6186... 22/2/88 Rs. 500/-

Sold To S. Bharathi W/o. Late Venkat narasimha

W/o. W/o. self R/O HYD

:: 7 ::

C. MAHESH
S. V. L. No. 1999
R. No. 1002
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.

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

John and
Managing Director

ప పుస్తకం. 1603/1002 సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 7
 పబ్ రిజిస్ట్రారు



INDIA NON JUDICIAL

₹ 500

RS. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

54836

C. NATHANES

Self R/o HYD

$\begin{matrix} \vdots & \vdots \\ \vdots & \vdots \end{matrix}$
 $\begin{matrix} \circ & \circ \\ \circ & \circ \end{matrix}$
 $\begin{matrix} \vdots & \vdots \\ \vdots & \vdots \end{matrix}$

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.

cont.d.9..

For Mod: D... .. Pot. Btd.

The mod.
Managing Director

ప్రస్తుతం 1603/2015 సంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

14 ఈ కాగితపు వరస

సంఖ్య 8

సబ్ రిజిస్ట్రారు

500Rs.



54837

6188

22/2/2008

500/-

S. Bharathi w/o. Late Venkatnarasiah

Self R/o HYD

:: 9 ::

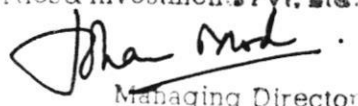
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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.


Managing Director

Contd.10..

పుస్తకం 1603/2002 పంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య
 సబ్-డివిజన్



500Rs.



54833

6189

22/2/2002 500/-

S. Bharathi w/o Late Venkata Narasimha

Self R/O HYD

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

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.

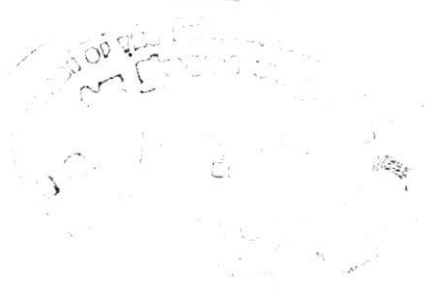
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.2,42,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

John Modi
Managing Director



ప్రతి పుస్తకం 1603/200 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 10
సబ్-రజిస్ట్రారు

1603/200



500Rs.



6190

22/2/2002, 500/-

54839

S. Bharathi w/o. Late Venkat narasiah

Schd. ... a/c HYD

C. MAJESH
S. V. L. No. 26 - 1997
H. No. 1003
Boduppal, B. R. Dist.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.103, on First Floor in Block No.A, 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 admeasuring 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-

NORTH :: Flat No.102.

SOUTH :: Flat No.104.

EAST :: 30' Wide Road.

WEST :: 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John M.
Managing Director



1వ పుస్తకం	1603/2001	సంఖ్య
దస్తావేజుల మొత్తం కాగితముల సంఖ్య		
14	ఈ కాగితపు నరస	
సంఖ్య	11	
నవ్ రిజిస్ట్రారు		



INDIA NON JUDICIAL

₹ 500

R. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

22/2/2002 to 500/-

54840

S. Bhadrathi w/o Late. Venkat Narasiah

Self

2/0. HYB

C. J. [Signature]
S. M. [Signature]
Boddenat, R. H. [Signature]

:: 12 ::

WITNESSES:

1. Pushover
(C.P. Code)

2. R. B. (Remind)

or Modi Properties & Investments Pvt. Ltd.

Ther. Moh
Vendor

Drafted By
M. L. L.
(R. NAME: DEVAR)
D. W. L. No. 5/87
R. No. 30/2002, R. R. Dist.



ప పుస్తకం 1603/2007 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 12

సబ్ రిజిస్ట్రారు

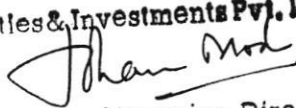


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.103, on First Floor, in Block No.A, 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 : 450 Sft.,
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,42,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 25/02/2002.


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: 25/02/2002.

1వ పుస్తకం 1603/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 సంఖ్య 13
 పబ్ రిజిస్ట్రారు



FLAT NO. 103 IN 1ST FLOOR, BLOCK NO. A
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

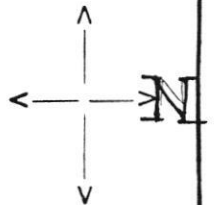
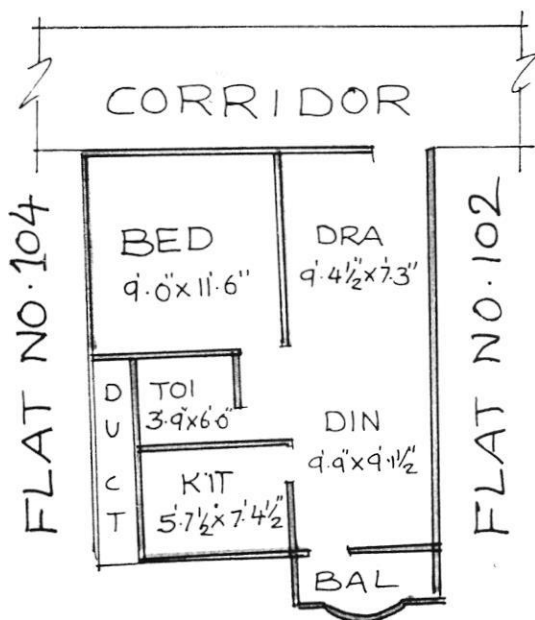
MA. LAPUR (V) UPPAL Mandal, R.R. Dist.

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

VENDEE: MRS. S. BHARATHI
W/O. LATE. VENKAT NARASIAH

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.

[Signature]
Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *[Signature]*

2. *[Signature]*

1వ పుస్తకం 1603/1604 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 14

సబ్ రిజిస్ట్రారు

