

A-110

ORIGINAL

నెం 3889 దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Soham Modi 22/11/2001/56/01  
 ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3	3	3	Nallaguru
దస్తావేజు విలువ రూ.	450000	231000	200000	
స్టాంపు విలువ రూ.	45000	20500	20500	
దస్తావేజు నెంబరు	10420	10421	10422	
రిజిస్ట్రేషన్ రుసుము	2500-	1405-	1250-	
మాటలు.....	20'	20'	20'	
యెండార్డుమెంటు	1-	1-	1-	
రుసుము	1500-	4290-	4500-	
	95-	95-	95-	
	20'	20'	20'	
మొత్తము	4136	5831	2886	2886 2/2853/2

అక్షరాల విద్యార్థి వేల ఎనిమిది వందల ముప్పాది రూపాయలు మాత్రమే

తేది 22/11/2001

వాపసు తేది \_\_\_\_\_ సా. 4 గంటలకు

*(Signature)*

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

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకువచ్చుట అట్టి దస్తావేజు కాలివేయబడును.

*(Handwritten notes)*



A 110

10421/2001

CS 10278/2001



Date : 17-11-2001      Serial No : 8,413      Denomination : 15,000      02BB 253724

Purchased By :  
 SHAIK OSMAN      For Whom :  
 \*\*SELF\*\*

S/O SHAIK BADASHAB  
 R/O HYD

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

**S A L E   D E E D**

This Sale Deed is made and executed on this 30<sup>th</sup> day of NOV 2001 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 31 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. SHAIK OSMAN, SON OF SRI. SHAIK BADASHAB, aged about 39 years, Residing at 1-133, Annapurna Colony, Meerpeta, Mallapur, Hyderabad.

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

Contd.2.

**For Modi Properties & Investments Pvt. Ltd.**

*[Signature]*      *[Signature]*  
 Managing Director

1వ పుస్తకం 1942/12001... సంపు  
 దస్తావేజుల మొత్తం కలిపి... సంఖ్య  
 ..... 14 ..... గణపపు వరద  
 సంఖ్య..... 1  
 సబ్-రిజిస్ట్రార్

2001 వ సం|| నవంబర్ నెల 30...  
 తేదీ చగలు 12... గుంటుల వరద  
 ఉప్పుకో...  
 రూ. 1476/... చెల్లించినది



*Shan mod*

వ్రాసి ఇచ్చిన ఉప్పుకోన్నది  
 ఎడమ ప్రాబం (వేలు)

*Shan mod* s/o Sathish modi  
 (Kurnool) post no 200 Road no 45  
 Jubilee Hills Hyd



నిరూపించినది  
 S/o (T. Sathya Narayana) (pet. secree) S. U. - 182/384 m. 4th secree

S. Babu S/o. Ramulu B... R/o 2-3-154. W. P. Secree (1)  
 S. R. S. A.

2001 వ సం|| నవంబర్ నెల 30...  
 1923 క్రా. సం. జనవరి నెల 9... చ తేదీ

*R...*  
 సబ్-రిజిస్ట్రార్  
 ఉప్పుకో





2768 ... 15/11/2001 - 500/- 06282 ... 23/11/0 R to Hud Rwy  
 shaik Osman, s/o shaik Badashab, self  
 R. N. S. 1/2001-2003  
 RAM NAGAR, HYD'BAD.

:: 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.**

*Man Modi*  
**Managing Director**

30/11/2001  
 12 NOV 2001  
 12 NOV 2001  
 12 NOV 2001

1st part 10421/2001  
 14  
 2  
 2

Endorsement under section 42 of Act 1 of 1895

No. 10421 of 1 30/11/2001

I hereby certify that the stamp of Rs. 4290/- Four thousand and two hundred and ninety only has been validly cancelled from Sri. Soham Modi on the basis of the consideration of Rs. 23,000/- higher than the value.

S.R.O. Uppal  
 Dated: 30/11/2001

  
 and Collector Uppal  
 INDIAN STAMP ACT





No. 27609 Date 15/12/97 Re. 500/- 06282 23 II O

Sold To Shakti Aman s/o. Shakti Badashab.

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

:: 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

*John Modi*  
Managing Director

Contd.4..

పంపిణీ కమిషన్ కమిషనరు, పంపిణీ  
 అంశం 10421/2001  
 12.10.2001  
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ పుస్తకం 10421/2001 సంపు  
 దస్తావేజులు  
 సంఖ్య 14  
 సంఖ్య 3  
 సబ్ రిజిస్ట్రార్

1వ పుస్తకం 10421/2001 సం|| శా.శ. 1923 వు  
 10421/2001 సంఖ్య రిజిస్ట్రారు చేయబడి స్కానింగు  
 నిమిత్తం పంపించినట్లుగా 102784-1507  
 2001 జనవరి 15  
 2001 వనంబరవలె చెప్పి  
 రిజిస్ట్రారు గారి అధికారి







No. 27610 Date 15/11/2001 Rs. 500/-

Shankar Osman & Co. Shahid Badashah

Whoa self

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

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

*Shan Modi*  
Managing Director

దస్తావేజుల వెంపల్ రెజిస్ట్రార్ కార్యాలయము  
 వ. రె. 1  
 12 NOV 2009  
 జి. లక్ష్మణ్ కె. జి. లక్ష్మణ్

పుస్తకం 10421/2001 సంపు  
 దస్తావేజుల వెంపల్ రెజిస్ట్రార్ కార్యాలయము సంఖ్య  
 ..... 14 .....  
 సంఖ్య ..... 4 .....  
 సబ్ రిజిస్ట్రార్







27611 Date 15/11/2001 Rs. 500/- 06284

Shaik Oman, s/o Shaik Badashab,  
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R. NARENDER  
SVL N 42 95  
P. NO. 1/2001 2003  
RAM NAGAR, HYD'BAD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.110, on the First Floor, in Block No.A in **MAYFLOWER 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.2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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.2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundrd and Fifty 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..

**Per Modi Properties & Investments Pvt. Ltd.**

*Shan Modi*  
Managing Director





AP 23 II O

276/2 Date 15/11/2001 R. 500-05285

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

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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 Medi Properties &amp; Investments Pvt. Ltd.

Contd.7..

*Man. Mod.*  
 Managing Director

మంత్రి కార్యాలయము  
 ఆంధ్రప్రదేశ్ ప్రభుత్వము  
 వ.ఓ.1  
 12 MAY 2001  
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ పుస్తకం 10421/2001 సంపు  
 దస్తావేజుల ద్వారా వాటిలోని సంతక  
 ..... 14 .....  
 పంఖ్య ..... 6 .....  
 సబ్ రిజిస్ట్రార్







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

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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, staricases, 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..

*[Signature]*  
 Managing Director

పాపం కంటే ముందే పాపం పురిచేయు  
 అన్యాయం వారాని వారాని  
 V.C.I  
 12 NOV 7001  
 ఎ.ల. కె.ఆర్. కాలనీ.

పుస్తకం 10421/3... శుభ  
 దస్తావేజుల మొత్తం కలిపి నంబర్  
 ..... 14 .....  
 పంఖ్య ..... 7 .....  
 శ్రీ రిజిస్ట్రారు







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

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v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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.

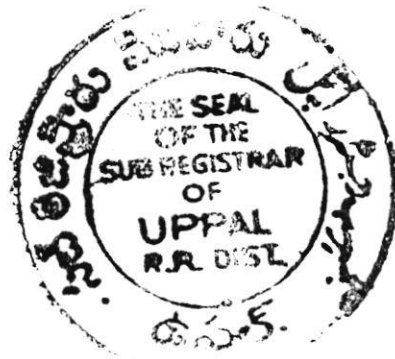
For Modi Properties & Investments Pvt. Ltd

contd.9..

*Shan Mohd*  
 Managing Director

వందల కొద్దికి కలిపి కలిపి  
గ్రామీణులకు ఉపయోగపడుతుంది.  
V. S. I.  
12 NOV 2001  
సం. (క) 1335. న. ప్రా. బా. క.

సంఖ్య 10421/2001 సంపు  
దస్తావేజులు నంబరు  
14  
సంఖ్య 8  
సబ్ రిజిస్ట్రారు





2765 15/11/2001 500/-  
 shaik Aman, shaik Badashah.  
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R NARENDER  
 SVL No. 42953  
 R No. 1220012003  
 RAM NAGAR, HYDRABAD.

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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 Modi Properties & Investments Pvt. Ltd

*John Modi*  
 Managing Director

Contd.10..

మండ్రి కాలనీ కమిషనరీ మరియు  
మండ్రి కాలనీ కమిషనరీ కార్యాలయము  
V.O.1  
12 NOV 2001  
జి.ఆర్. కె.ఆర్. కాలనీ కమిషనరీ.

పపుస్తకం. 1942/12/1000 సంపు  
దస్తావేజులు మొత్తం కార్యాలయ సంఖ్య  
..... 14 ..... గిరిపు కరణ  
సంఖ్య..... 9 .....  
సబ్ రిజిస్ట్రారు







27616 - 15/11/2001 - 500/-

Shaik Aman, Sha Shaik Badarshah.

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

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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.

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

6. The Market value of the property is Rs.2,30,550/-.

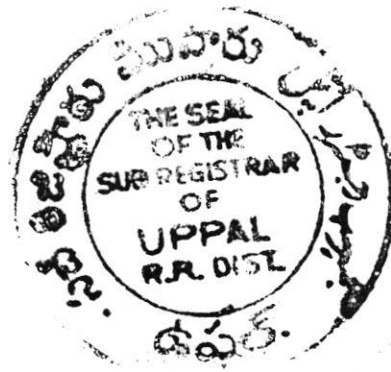
For Modi Properties & Investments Pvt. Ltd.

Contd.11..

*John Mod*  
 Managing Director

పేదవారి కౌటకు కట్టిన పరియ  
 వనపర్తి కౌటకు కట్టిన పరియ  
 12 Nov 2009  
 అంశ కరెక్టర్, హైదరాబాద్.

1వ పుస్తకం 1042/2001 సంపు  
 దస్తావేజు  
 14  
 10  
 సంతకం  
 [Signature]







22617 500/- 06230  
 shakt Oman, sh shakt Badshah  
 self R to Hud

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

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**SCHEDULE OF PROPERTY HEREBY SOLD**

All that the Flat bearing No.110, 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-  
 ed in:

NORTH :: Flat No.111.  
 SOUTH :: Flat No.109.  
 EAST :: 4' Wide Passage.  
 WEST :: Main Gate.

For Modi Properties & Investments Pvt. Ltd

*Shan Mud*  
 Managing Director

Contd.12..

పాపం కంటే ముందే మరణం  
 అనాది అనంత కాలము  
 V @ 1  
 12 NOV 2001  
 శ్రీ లక్ష్మణ్ శ్రీరాజుడు.

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shakti Badalhab,  
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Ruy  
R. NANDISHWAR  
SVL No. 2/95  
R. No. 1/2001-2003  
RAM NAGAR, HYD'BAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the: 30th day of NOV 2001 in the presence of the following witnesses;

**WITNESSES:**

1. *(Signature)*  
(Ran)
2. *(Signature)*  
Kau

**For Modi Properties & Investments Pvt. Ltd.**

*(Signature)*  
**Managing Director**  
V E N D O R

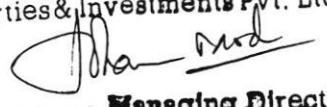
**Drafted by**  
*(Signature)*  
(R NANDISHWAR)  
D.W.L. No. 5/87  
No 56/2001, R.R. Dist.



**ANNEXURE - 1 - A**

- 1) Description of the Building: Flat No.110, on First Floor, at Block 'A', of Mayflower Park, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (C+5)  
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 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.  
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. 3600/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 2,30,550/-

For Modi Properties & Investments Pvt. Ltd



signature of the Managing Director

Date: 30/11/2001

**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

Managing Director

Date:

30/11/2001

'ప పుస్తకం. 1.0.4.2.1/2001 ..... సంపు  
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FLAT NO 110, ON 1ST FLOOR, BLOCK-A

**REGISTRATION PLAN SHOWING** IN MAY FLOWER PARK.

**IN SURVEY NOS. 174** **Situated at**

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

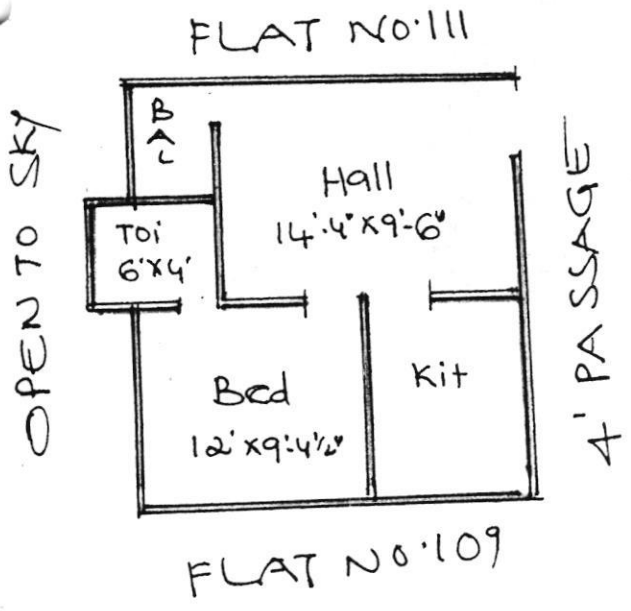
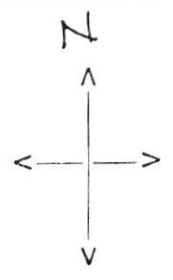
VENDORS: M/S. MODI PROPERTIES & INVESTMENTS  
 PVT. LTD., REP. BY ITS M.D. SRI. SOHAM  
 MODI S/O. MR. SATISH MODI

VENDEE: Mr. SHAIK OSMAN  
 S/O. SRI. SHAIK BADASHAB

REFERENCE: SCALE: 1" = 15' 0"

AREA: 18 SQ. YDS. OR 15.04 SQ. MTRS. INCL:  EXCL:

VLS. OUT OF AC. 4-32 GTS  
 PLINTH: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
 Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *Kai* (Kai)

2. *Lau*

1వ పుస్తకం. 1.0421/2001 సుపు  
 దస్తావేజుల వంతులు ..... 14 .....  
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