

2004

1756/2002

CS. 1755/2002



Date : 27-02-2002 Serial No : 1,719 Denomination : 15,000 02BB 445438

Purchased By : For Whom :
V. VASANTA LAKSHMI **SELF**

W/O V. TILAK
R/O HYD

Sub Registrar
Ex. Officio Stamp Vendor
S.R. UPPAL

SALE DEED

28/11

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

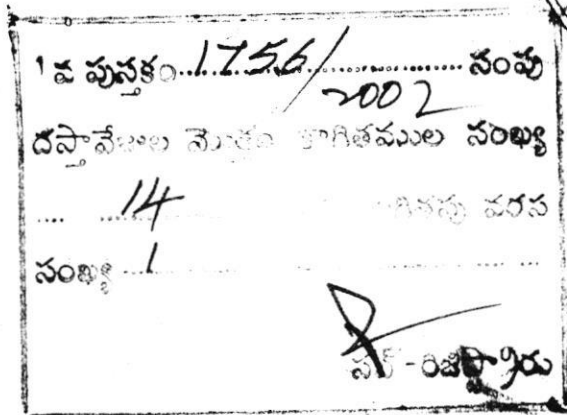
Mrs. V.VASANTA LAKSHMI, WIFE OF SRI. V.TILAK, aged about 40 years, Residing at Plot No.91, Bapuji Nagar, Nacharam P.O., Hyderabad - 500076.

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 Modi Properties & Investments Pvt. Ltd.


Managing Director



2002 వ సం॥ ఫిబ్రవరి నెల 28
తేది వగులు 1-2 గంటలు వున్న
ఉప్పల్ నుండి బెల్లూరు వరకు
దాఖలు చేసి తునుము
రూ. 1870/- లో చెల్లించినది

వ్రాసి ఇచ్చివ్వండి - పూర్వం

విడమ బొటన వేలు

Solar mod S/o Satish mod Occ. Business
Res. Plot no. 280, Road no. 25
Tulsi Hills, Thane

నెర్రా పిరిచినది

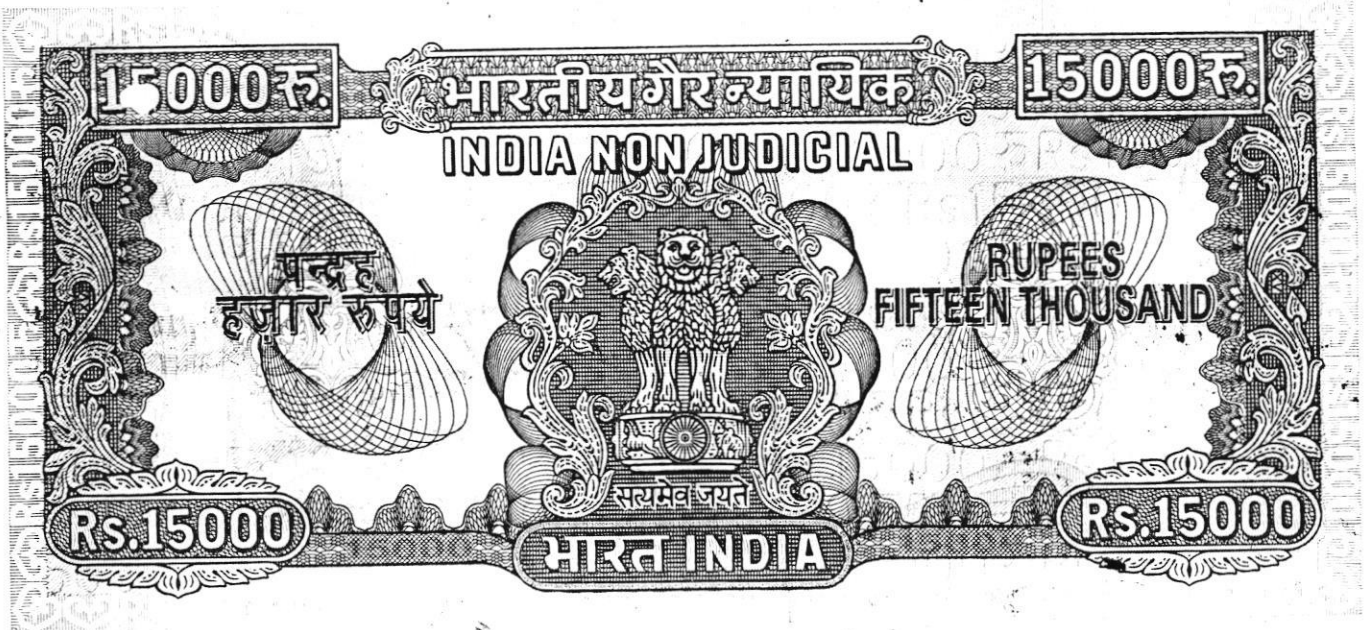
K. P. Reddy S/o. K. Padma Reddy Occ. PVT Service
677. S-4-127 / 3417 m. G. Road.
Sec 8nd.

2 Dec: 16 Daphniphyllum spp. PIT Eng. Boyce
16 Mallopus: 2 D. 100 ft.

200 వ సం. ఫిబ్రవరి 28

1923-24, ఫిబ్రవరి 9

ఉప్పల్



Date : 27-02-2002 Serial No : 1,720

Denomination : 15,000

02BB 445439

Purchased By :

For Whom :

V. VASANTA LAKSHMI

SELF

W/O V. TILAK

R/O HYD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

:: 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 Mohan
Managing Director



1వ పుస్తకం 1.756/2002 సంపు
దస్తావేజుల ముద్రాణ శాఖ సంగ్రహ సంఖ్య
14
సంఖ్య 2
సంపుట
సంపుట

Endorsement under section 42 of Act II of 1895

No 1.756. of 2002 Date 28/2/2002

I hereby certify that the proper deficit
stamp duty of Rs. 3030/- (Rupees Three
thousand and thirty only)
has been paid towards the instrument
from Sri Soham Modi

on the basis of the agreed Market Value
consideration of Rs. 373000/-, being
higher than the consideration, agreed Market
Value.

S.R.O. Uppal

Dated:

28/2/2002

Sub Registrar
and Collector U.S. 41 & 42 c
INDIAN STAMP ACT



1107728 27/4/2002 R. 500
 V. Vasanta Lakshmi who V. Dilale
 R. 500

C. MAHESH
 S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppal, R. H. Dist

:: 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.

Mani Mark
 Managing Director

1 వ పుస్తకం 1756/2002 నంబర్
 దస్తావేజుల నెంబర్లు కాగితముల నెంబర్లు
 ... 14 ...
 నంబర్ 3
 సబ్ రిజిస్ట్రార్

1756

1 వ పుస్తకము 2002 సం|| కా. శ. 1923 పు
 1756 ... తెలంగాణ రిజిస్ట్రార్ చేయబడి ప్లానింగు
 నిమిత్తం ... 1755-1-1507 ...
 2002 ...
 2002 ... 28 ...
 రిజిస్ట్రార్ అధికారి





7729

27/4/2000

56161

V. Vayanta Lalashini vs V. Tilale

sell

R. E. A. P.

C. M. H. 211
G. V. L. No. 23 of 1999
R. No. 48/2000
Boduppal, H.

:: 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 Investments Pvt. Ltd.

Tha Modi.
Managing Director

1st పుస్తకం 1756/2002 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 కాగితపు పరప
 సంఖ్య 4

సబ్ రిజిస్ట్రార్





7730

27/4/2002

56162

V. Vasanth / S. Seshum w/o V. Tilale

sell

R. G. D.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.113, on the First Floor, in Block No.A 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 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.3,73,000/- (Rupees Three Lakhs Seventy Three 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.3,73,000/- (Rupees Three Lakhs Seventy Three Thousand nly) 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 Medi Properties & Investments Pvt. Ltd.

Managing Director



1వ భుక్తికం 1758/2005 నాటి
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 5
సబ్ రిజిస్ట్రార్

1758





7731

23/1/2002 SWJ

56163

N. Vasanta Lalchand w/o V. Dilale

Self

R. (ty)

:: 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 the sale consideration amount of Rs.3,73,000/- (Rupees Three Lakhs Seventy Three Thousand only) to the Vendor.

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 Modl Properties Investments Pvt. Ltd.

The Modl
Managing Director

Contd.7..

1 కృష్ణా జిల్లా 1756/2002
కృష్ణా జిల్లా మొదటి కాగితముల పత్రము
14 వేల కాగితపు పత్రము
మొత్తం 6





6204

27/1/2002 Rs. 500/-

54812

Shrik Rajuddin SC. Shakti Ashas K. Hyd.

V. Vasanta Lalani V. P. D. Lalani

W/o

Rd. Hyd.

:: 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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

And Director



1756/2005

14

7

THE SEAL OF THE



500Rs.



6205

22/2/2002

Shankar Jagdish S.G. Shankar Ashok Khatke

V. Valanta Lalchand

:: 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 Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director



17.50/2007
14
8
A. S. S. S.





6266 22/1/2001 54814
 Shri Tejashree & Shri Abbas R. Nigam, C. MAHESH
 V. Vajantale (Collector) who N. Tilale S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppall. R. R. Dist.
 R. R. Dist.
 :: 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.

Shri Modi
 Director



నామ సంవత్సరం 1750/2002 హామీ
... 14 ...
... 9 ...
... 2 ...





6207 22/1/2011 500/- 54815
 Shakti Rajubhai S. Shinde Albert K. Nigam.
 V. Vaganta Golestan via V. Tilale

:: 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.3,73,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

Phan Modi
 Managing Director



1 వ ముద్రకం L.T.చేత / 2007 నంబరు
మొదటి మొదటి పాఠశాలల సూక్ష్మ
14 వ రస
10

[Signature]



500Rs.



7732

20/11/2002 500/-

56164

V. Vasanta (Gleam) vs V. Tilak

sell

RG. (44)

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 43/2002
Boduppal. H. H. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.113, on First Floor in Block No.A, 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 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 :: Jogging Track.

SOUTH :: Cut-Out.

EAST :: Flat No.114.

WEST :: 4' Wide Passage & Flat No.112.

Contd.12..

for Medi Properties & Investments Pvt. Ltd.

Tha Mod
Managing Director

నామ సంవత్సరం 1756/2002 నామ
 విశాఖ జిల్లా మేయర్ పరిషత్తు పరిషత్తు
 14
 11
 విశాఖ జిల్లా మేయర్ పరిషత్తు



500Rs.



7733

27/1/2002

56165

V. Varanta (seller) vs V. Tilak

C. M. M. M.

V. L. No. 26 of 1999

R. No. 45/2002

R. No. 45/2002, R. P. D. M.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of Feb 2002 in the presence of the following witnesses;

WITNESSES:

1. Prasanna
(K. P. REDDY)

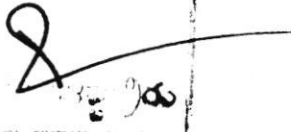
2. R. P. Reddy
(R. P. REDDY)

of M. S. S. S. S. Investments Pvt. Ltd.

Sh. M. S.
Managing Director
VENDOR

Drafted By

R. Nandishwar
(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 30/2002, R. P. D. M.

1 వ పేజీ నం. L756/2002 నంబరు
 పేజీల మొత్తం 14 పేజీల సంఖ్య
 పేజీ 12 పేజీ వరకు




ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.113, 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 : 28 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 : 700 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.5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,73,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 28/4/2002.

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.

Signature of the Executant

Date: 28/4/2002.

1వ పుస్తకం 1756/2002 నంపు
 రస్తా నేజాల మొత్తం దానిననుసరించి సంఖ్య
 ... 14 ... దానిననుసరించి వరస
 సంఖ్య 13 ...
 నవీ జిప్తాగారు



FLAT NO. 113 IN 1ST FLOOR, BLOCK NO. 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. MR. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE: MRS. V. VASANTA LAKSHMI

W/O. SRI. V. TILAK

REFERENCE:

SCALE: 1" =

INCL: ☒

EXCL: ☐

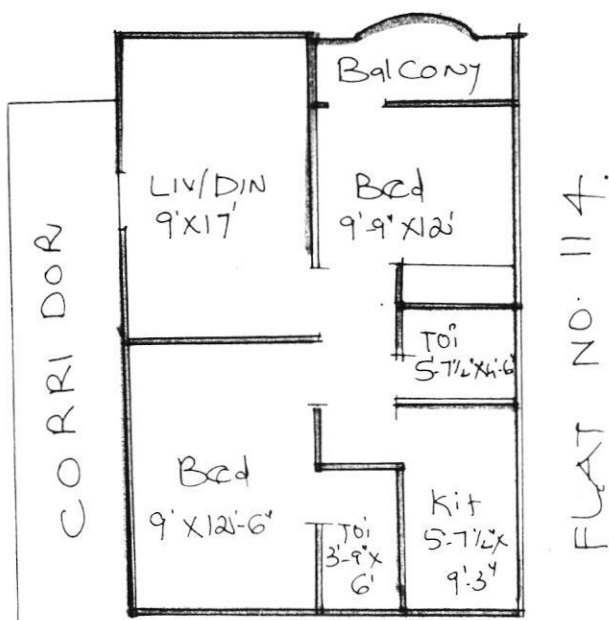
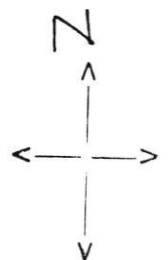
AREA:

28

SQ. YDS. OR 23.40

SQ. MTRS.

PLS. OUT OF AC- 4.32 GTS
SUPER BUILT UP AREA: 700 SQ. FT
OPEN TO SKY



CUT-OUT

WITNESSES:

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

SIG. OF THE VENDOR

1వ వున్నకం. 1756/2002 నంబు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు చరణ
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

