

CS. 2269/2002
5000Rs.

2277/2002



9494 Date 14/3/2002 Rs. 5000 80657 AP 23 IV G

Sold to K. Anasuiya wife late K. Guruvaiiah

For Sell

R/s - Recd

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal. R. R. Dist

SALE DEED

This Sale Deed is made and executed on this 15th day of March 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. K.ANASUIYA, WIFE OF LATE K.GURUVAIAH, aged about 44 years, Residing at H.No.1-38-2110, Krishna nagar, Rasoolpura, Secunderabad - 500 003

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.

Sohan Modi
Managing Director



1వ పుస్తకం 2272/2002 నంబరు
 దస్తావేజుల మొత్తం రూ. 1.74 లక్షలు
 పంఖ్య: 1.74
 వడ్-రిజిస్ట్రారు

2002వ సం|| మంత్రి నెల 15...
 తేది పగలు 12... / గంటలు పంఖ్య
 ఉప్పల్ సన్-మి. రూ. 1.74 లక్షలు
 దాఖలు చేసే తేదీ: 18/11/2011
 రూ. 18/11/2011 చెల్లించినది



వాటి కొన్నిగట్టు ఒప్పకొన్నది
 మంత్రి వారసుని వేలు



మంత్రి వారసుని వేలు

Sohamodi S/o. Satishmodi
 Oce. Business Res. Plot No. 280
 Road No. 25, Jubilee Hills.
 Hyderabad.

మంత్రి వారసుని వేలు

C. P. Reddy S/o. K. Padma Reddy
 Oce. Pvt Service Off 5-4-187/344
 M. G. Road, Sec 10, Hyderabad.

✓ Kumar to be retained as Employer
 no Malguzar AP Govt-

2002వ సం|| మంత్రి నెల 15... వ తేది
 1923కా.శ. పంఖ్య 24... వ తేది

వడ్-రిజిస్ట్రారు
 ఉప్పల్

5000Rs.



9495 Date 14/7/2002 RS 5000

80658 AP 23 IV G

Sold To Anarayaiah

U. Anarayaiah

For Whom

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

R. G. S. S. S.

:: 2 ::

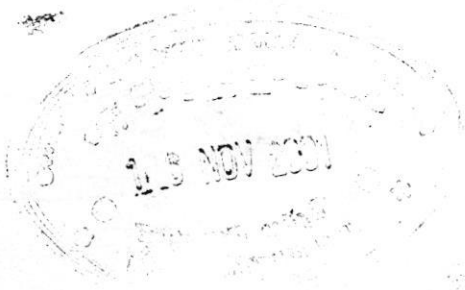
WHEREAS

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 Moh
Managing Director



1. పుస్తకం 22.7.2002 హామీ
దస్తావేజాల మొత్తం రూ. 2530/-
174
పంఖ్య 2
సబ్ రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1899

No 2272 of 2002 Date 15/3/2002

I hereby certify that the proper deficit
stamp duty of Rs 2530/- Rupees *two thousand*
five hundred and thirty only
has been paid in respect of this 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:

15/3/2002

[Signature]
Sub Registrar
and Collector U.S. 41 & 42
NILAN STAMP ACT



5000Rs.



9496 to 4/3/2002 Rs. 5000 80653 AP23 IV G
 Sold To: Anasuya, wife of C. Mahesh, Curavada
 For Whom: self
 C. MAHESH
 S. V. L. No. 26 of 1999
 R. No. 48/2002
 Boduppal. R. R. 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.4..

[Signature]
 Managing Director



1 వ పుస్తకం 2272/2002 సంపు
 దస్తావీజాల నెంబరు కారితముల సంపు
 14 ఈ కారితపు వరస
 పంఖ్య 3
 రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. శ 1923 పు
 2272 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 2269-1-15
 2002 ఇచ్చడమైనది
 2002 వ సంపు 15 తది
 రిజిస్ట్రారు గారి కార



5000Rs.



9497 14/3/2002 Rs. 5000 80660 AP23IVG
Sold to Anandya who sells to Curavach
C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2002
Boduppal. R. R. Dist
R. R. Dist

TOTAL AREA: 4 Acres 32 Guntas

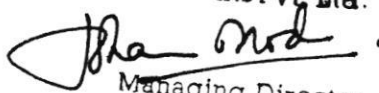
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner 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.


Managing Director



1వ పుస్తకం 22.77/2002 పంపు
 రస్తా పేజీల మొత్తం కాగితముల సంఖ్య
 134 ఈ కాగితపు వర్గం
 పంపు 4
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 2952 వ వాల్యూమ్
 265 మొత్తం 2002 వ పుటల సంఖ్య
 పంపు 2237 వ పంపుగా
 రిజిస్టరు చేయబడినది 2002 వ సంవత్సరం
 నెం. 15 వ తేదీ/24 వ మార్చి 1923 ర.క.
 గ/...



5000Rs.



9498

14/7/2002

80661 AP 23 IV G

6. Anandya is hereby sold to Anuravich
sell

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal, R. R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.214, on the Second Floor, in Block No.A in MAY-FLORER 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 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.

Mani Modi
Managing Director

1.5 NOV 2002



1వ పుస్తకం 2222/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
12 ఈ కాగితపు పరప
సంఖ్య 5
సబ్-రిజిస్ట్రారు



5000Rs.



No. 949 Date 14/3/2002 Rs. 5000 80662 AP23IVG

Sold To 1. Anandya W. Cete 2. Curuvach

For Whom self

R. No. 80662

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

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.1,35,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,38,000/- depending on the progress of work in the scheduled premises.

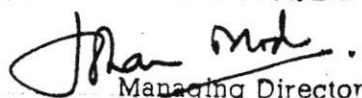
5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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

1 వ పుస్తకం 2272/2002 సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 13 ఈ కాగితపు వరకు
 సంఖ్య 6
 సబ్ రిజిస్ట్రారు



5000Rs.



No. 9500 Date 14/3/2002 Rs. 5000 80653 AP 23 TV G

Sold To. Anagulya. Sub. Lake to Curavanch

For Whom. Sell

R. S. S. S. S.

C. MAHESH
S. V. L. No. 26 of 1997
R. No. 48/2002
Boduppal. R. R. Dist

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Contd. 8..

Shan Modi
Managing Director



1వ పుస్తకం 2222/2002 సంపు
దస్తావేజుల వె.క్రం కాగితముల సంఖ్య
.....134..... ఈ కాగితపు వరస
సంఖ్య 7
సబ్-రిజిస్ట్రారు



100Rs.



8574 : 14/7/2001-2001-26034 A-P 23 IS

16. Anandjiya w/o. C. G. Guruswamy
S. S.

R. S. S. - 8 - 7

R. NARENDER
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 Modi Properties & Investments Pvt. Ltd

Shan Modi
Managing Director

సంఖ్య: 2222/2002
- 9 MAR 2002
ప్రభుత్వ ప్రాధికారము.

1వ పుస్తకం 2222/2002 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 174 ఈ కాగితపు పరస
సంఖ్య 8
పబ్లికేషన్స్



100Rs.



No. 6575 Date 14/7/2003 Rs. 100
 Held To *C. Anandappa* take *to Curuwardy*
 From *self*

20035 A-P 231S

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

R. No. Fee. 500

:: 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.

Manoj
 Managing Director

Contd.10..

2002 MAR 9
 9 MAR 2002
 2002 MAR 9

1వ పుస్తకం 22.2/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
175 ఈ కాగితపు వరకు
సంఖ్య



100Rs.



No. 6528 Date 14/07/2001 Rs. 100/- 26036 A-P 23 IS
To be Analytically taken to Curator
From self

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

:: 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.

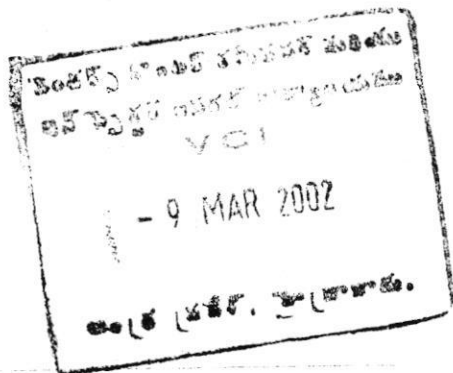
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3,73,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Managing Director



1వ పుస్తకం 2222/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
134 ఈ కాగితపు పరప
సంఖ్య 10
సబ్-రిజిస్ట్రార్



100Rs.



No. 6572 Date 14/7/2008 Rs. (100)
 Sold To Mr. Anandya ...
 For ... self

26037 A.P. 2315
 R. N. Nagar, Hyderabad

R. N. Nagar, Hyderabad
 SVL No. 40/95
 R. N. Nagar, Hyderabad
 RAM NAGAR, HYD'BAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

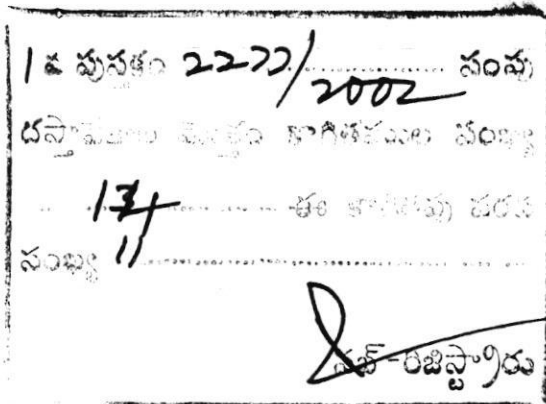
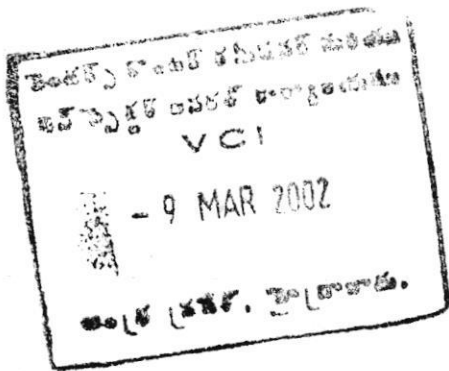
All that the Flat bearing No.214, on Second Floor in Block No. A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bound-
 ed in:

- NORTH :: Jogging Track.
- SOUTH :: Cut-Out.
- EAST :: 4' Wide Passage.
- WEST :: Flat No.213.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Moh
 Managing Director



100Rs.



6578... Date: 14/8/2002 Rs. 100/— 26038 A P 23 IS

Sold to B. Anandya who abt. C. Chinnappa

Self

R. N. Nandishwar

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of March 2002 in the presence of the following witnesses;

WITNESSES:

1. [Signature]
(K. P. REDDY)

2. [Signature]
(Ravi)

VENDOR

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Drafted By

[Signature]
(R. N. Nandishwar)

D. W. L. No. 5/87

R. No. 30/2002, R. R. Dist.



1వ పుస్తకం 2272/2102 సంవత్సరం
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
134 ఈ కాగితపు పతన
సంఖ్య 12
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.214, on Second 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 :
d) In the 2nd Floor : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5,000/-
- 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.

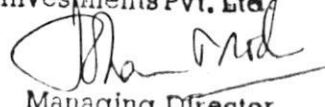
Date: 15/03/2002.


Managing Director
Signature of the Executant

C E R T I F I C A T E

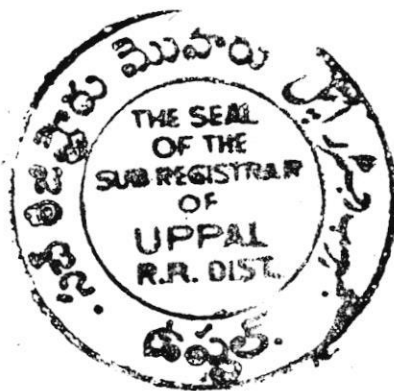
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.


Managing Director
Signature of the Executant

Date: 15/03/2002.

1వ పుస్తకం 22.7.7/2002 సంపు
 దస్తావేజుల వెంట్రాఫ్ ఖాతాలోనికి సంఖ్య
14.....
 సంఖ్య 13
 నడరజిస్ట్రారు



FLAT NO. 214 ON 2ND FLOOR, BLOCK A
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPURU 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: SMT. K. ANASUIYA
W/O. LATE. K. GURUVAIAH

REFERENCE :

SCALE: 1" =

INCL: ☒

EXCL: ☐

AREA :

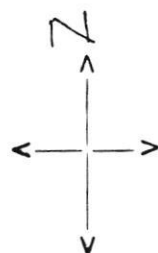
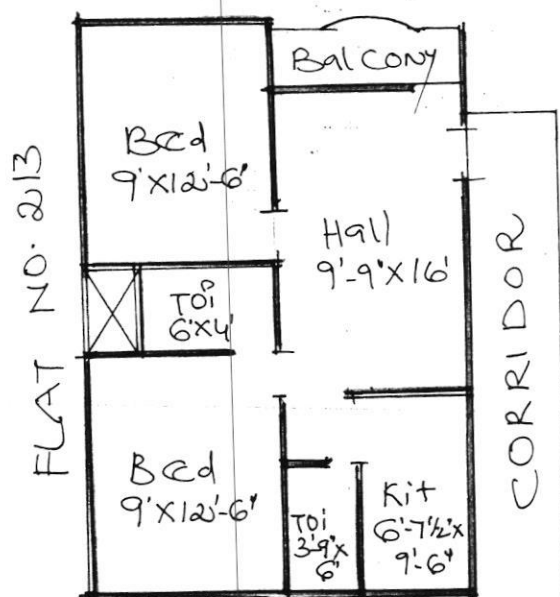
28

SQ. YDS. OR 23.40

SQ. MTRS

1/32 OUT OF AC. 4.32 GTS
SUPER BUILT-UP AREA: 700 SQ. FT

OPEN TO SKY



WITNESSES :

1. Persingani
2. Kavali

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 2222/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 134 ఈ కాగితపు పదన
 సంఖ్య 134
 సబ్ రిజిస్ట్రారు

