ORIGINAL

నెం 2984 దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Soham modi 13/11 15/11 16/01

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	క్ర	క్ర	క్ర		
దస్తావేజు విలువ రూ.	255000	231000	430000		
స్టాంపు విలువ రూ.	25500	24800	44200		
దస్తావేజు నెంబరు	9873	9874	9873		
రిజిస్ట్రేషన్ రుసుము మాటలు..... యెండార్సుమెంటు రుసుము DD Ack	1525 1 20 1450 95	1405 1 20 95	2100 1 20 100 95	SUB-REGISTRAR	
మొత్తము	51500	152500	261500	572200	

అక్షరాల Seven thousand five hundred twenty రూపాయలు మాత్రమే)

తేది 13/11/2001

వాపసు తేది _____ సా. 4 గంటలకు

సబ్-రిజిస్ట్రారు
సబ్‌రిజిస్ట్రారు

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

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకొనని ఎడల అట్టి దస్తావేజు కాల్చివేయబడును.

9873/2001 9873/2001

Cs. 9736/2001

भारतीय गैर न्यायिक

Rs 20000 रु.

बीस हजार रुपये

RUPEES

20000

रुपये

INDIA NON JUDICIAL

Date : 13-11-2001 Serial No : 8,319 Denomination : 20,000 02CC 005298

Purchased By : For Whom :

A. RAGHAVAMMA **SELF**

W/O M.V.K. MOHAN

R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 15th day of NOV 2001 at Secunderad 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

Mrs. A.RAGHAVAMMA, WIFE OF SRI. M.V.K.MOHAN, aged about 47 years, Residing at 24-147, East Anandbagh, Malkajgiri, Hyderabad - 500 047.

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.

Managing Director

ఉపుల్లం 9813/2001

డస్తావేజుల మొత్తం 14

సంఖ్య 1

రిజిస్ట్రారు

20 OCT 2001

2001 వ సం॥ నవంబరు నెల 15 తేది పగలు 3-4 గంటల మధ్య ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో దాఖలు చేసి రుసుము రూ. 15461/- చెల్లించినవి

Satish Modi S/o Satish Modi

(Business) Plot no 280. Road no: 25 Jubilee Hills Hyd.

వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రొటన వ్రేలు

నిరూపించినది

(T. Satyanarayana) (Pvt. service) S.H. 18-1/3 X 4 m.4 Road see Sec

K. Lingam S/o Ramulu Business. H.No 2h-150, East Amandbagh Malkajgiri Hyd

2001 వసం॥ నవంబర్ నెల 15 వ తేది

1923 శా.శ. కార్తీక నెల 24 వ తేది

సబ్-రిజిస్ట్రారు

ఉప్పల్.

500Rs.

INDIA NON JUDICIAL

५00 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

26991 12/11/2001 06027 AF 23 110

A. Raghavamma W/o M.V.G. Mohan

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

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

V G I

12 NOV 2001

ఇవ్వబడినది 9873/2001 సంవత్సరం

దస్తావేజులు నెం. 14

సంఖ్య 2

Endorsement under section 42 of Act II of 1899

No 9873 of 2001 Date 15/11/2001

I hereby certify that the proper deficit stamp duty of Rs 1450/- (Rupees One thousand four hundred and fifty only) has been levied in respect of this instrument from Sri Sohan Modi on the basis of the agreed Market Value consideration of Rs 2,55,000/- being higher then the consideration/agreed Market Value.

S.R.O. Uppal

Dated: 15/11/2001

Sub Registrar and Collector U/S. 42 c NDIAN STAMP ACT

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

26992 12/11/2007 006028

A Raghavamma w/o M.V.G. Mohan

Self

AP 23 110

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

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.

Managing Director

Contd.4..

VGI
12 NOV 2001

పుస్తకం 9673/2001
దస్తావేజుల నెం. 14
సంఖ్య 3

1 వ పుస్తకము 2001 సం॥ శా. శ. 1923 వు
9673 నెంబరుగా రిజిష్టరు చేయబడి స్కానింగు
నిమిత్తం గల్గిన నెంబరుగా 9736-D/07
2001 జిల్లా రిజిస్ట్రారు
2001 వ సం॥ నెల 15 తేది
నవంబరు
రిజిస్ట్రారింగు ఆఫీసరు

UPPAL
R.R. DIST.

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

AP 23 110

No. 26993 Date 12/11/2000 Rs. 0603C

Sold To A. Raghavamma w/o M.V.L. Mohan R/o. Hyd

Day Whom Self

RAM NAGAR

:: 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 certaing 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..

Per Modi Properties & Investments Pvt. Ltd.

Managing Director

1వ పుస్తకం 873/2003 సంవ
దస్తావేజుల మొత్తం
14 ఈ కార్యాలయ పరి
సంఖ్య 4
సబ్‌రిజిస్ట్రారు

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 26994 Date 12/11/2003 Rs. 500/- 06031

Sold to A. Raghavamma W/o M.V.L. Mohan

For Whom Self

AP 23110

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

E. The Purchaser is desirous of purchasing all that Flat bearing No.310, on the Third 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 15 Sft., respectively in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five 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.2,55,000/- (Rupees Two Lakhs Fifty Five 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.

Managing Director

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 26995 Date 12/11/2001 Rs. 500

Sold To A. Raghavamma

For Whom

E. NARSINGER
SVL NO. [illegible]
R.N.O. [illegible]
RAM NAGAR, HYDERABAD.

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Prmises 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 herey 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 execlusive 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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

V.G.

సబ్-రిజిస్ట్రారు

నెం. 9873/2001

14

6

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB-REGISTRAR

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 26996 Dt. 12/11/2003 06032 AE 23 110

D. Raghavamma W/o M.V.G. Mohan

Seller

R. NARENDER
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, eletricity 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.

Contd.8..

For Modi Properties & Investments Pvt. Ltd

Managing Director

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

26997 12/11/2007 06030 AP 23 110

A. Raghava Rama S/o M. V. G. Mohan

R. NARENDER
LICENSED STAMP VENDOR
L.No. 1/2007
R. No. 1/2007
RAM NAGAR, HYDERABAD.

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 constrtuctions 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 strucutres without any hindrance or objection of any king whatsoever.

contd.9..

For Modi Properties & Investments Pvt. Ltd.

Managing Director

సి పత్రం 9873/2001

దస్తావేజుల నెం. 14

సంఖ్య 8

సబ్ రిజిస్ట్రార్

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

26998 12/11/2007 06034 AF 25 110 RWJ

A. Raghavamma W/o Late Mohan R/o Hyd

RAM NAGAR, HYDERABAD.

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..

ఆంధ్ర ప్రదేశ్, హైదరాబాదు.

పత్రం 1873/2001

దస్తావేజుల మొత్తం కాగితాలు

14

సంఖ్య 9

సబ్ రిజిస్ట్రార్

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

26999 12/11/2004 05035 AE 23 110

A. Raghavamma W/o H.V.L. Mohan

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

xi) The Purchaer 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 maintaing the living standards of the apartments, occupiers at a hight 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 extraoridinarily 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 convenants 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.2,55,000/-.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.11..

VEI

12 MAY 2011

పుస్తకం 1/73/2011

దస్తావేజుల మొత్తం కాగితాలు

14 ఈ కాగితాలు మీద

సంఖ్య 10

సబ్-రిజిస్ట్రార్

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S. No. 27000 Date 12/11/200 Rs. 500

Sold To A. Rajeswaramma W/o. H.V.G. Mohan

By Whom Self

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.310, on Third 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 bounded in:

NORTH :: Flat No.311.

SOUTH :: Flat No.309.

EAST :: 4' Wide Passage.

WEST :: Main Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd

Managing Director

V C I
12 NOV 2001
ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పుస్తకం 9673/2001
దస్తావేజుల మొత్తం కాగితాల సంఖ్య 14
ఈ కాగితపు పరన సంఖ్య 11
సబ్ రిజిస్ట్రార్

THE SEAL OF THE REGISTRAR

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S. No. 27001 Date 12/11/2001 06037 AP 23 110

Sold To A. Raghavamma w/o M.V.G. Mohan

Sold By Self

R. NANDISHWAR
SVL. NO. 42/98
R. No. 5/2001-2003
RAM NAGAR, HYD'BAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of Nov. 2001 in the presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

VENDOR

Drafted by

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

1వ పుస్తకం 9873/2001 సం॥

దస్తావేజుల మొత్తం 8 రిజి

14 ఈ పుస్తకపు సరళ

సంఖ్య 12

సబ్-రిజిస్ట్రారు

A N N E X U R E - 1 - A

1) Description of the Building: Flat No.310, on Third Floor, at Block 'A', of Mayflower Park, 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 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.,
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 450 Sft.,
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. 2,55,000/-

For Modi Properties & Investments Pvt. Ltd
Managing Director

Date: 15/11/2001 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
Managing Director

Date: 15/11/2001

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సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KOTTAPALLI (GPL DIST.)

REGISTRATION PLAN SHOWING FLAT NO. 310 ON 3rd FLOOR IN BLOCK-A IN MAY FLOWER PARK

IN SURVEY NOS. 174 **Situated at**

M. LLAPUR(V) UPPAL **Mandal, R.R. Dist.**

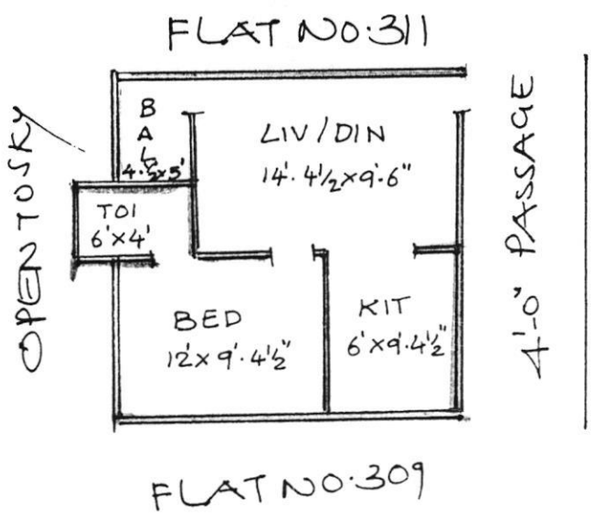
VENDORS : M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD, REP. By its M.D. Mr. SOHAM MODI S/O. Mr. SATISH MODI

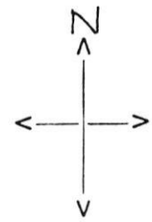
VENDEE : Mrs. A. RAGHAVAMMA W/O. SRI. M. V. K. MOHAN

REFERENCE : SCALE: 1"- INCL: EXCL :

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

U/S. OUT OF AC. 4.32 GTS, PLINTH: 450SQ.FT





For Modi Properties & Investments Pvt. Ltd.

Managing Director

SIG. OF THE VENDOR

WITNESSES :

1. _____

2. P. _____

పుస్తకం 9873/2004 న

దస్తావేజుల మొత్తం కాగితాలు [illegible]

14 ఈ కాగితాల పేజీ

సంఖ్య 14

సబ్-రిజిస్ట్రారు