

2993/2002

C. 2977



Date : 02-04-2002 Serial No : 3,052 Denomination : 20,000

02CC 139697

Purchased By :

For Whom :

P. SEENA

SELF & OTHERS

D/O N.P. SACHINDRANATH
R/O KHAMMAM DIST.Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL**SALE DEED**

This Sale Deed is made and executed on this 3RD day
of April 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

1. Miss. N.P.SEENA, DAUGHTER OF SRI. N.P.SACHINDRANATH, aged about 26 years,
2. Mrs. P.P.DHANA LAKSHMI, WIFE OF SRI. N.P.SACHINDRANATH, aged about 47 years,

Both are Residing at H.No.5-3-45, Cooli Lane, Kothagudem, Khammam District. A.P.

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]
Managing Director



1వ పుస్తకం 2993/2002 సంపు
 దస్తావేజు మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 1
 సబ్ రిజిస్ట్రారు

2002 వ సంవత్సరం నెల 3
 తేది చిక్కు 11-12 గుంటూరు జిల్లా
 ఉప్పల్ పట్టణంలోని ఉన్నత
 పాఠశాల నుండి రిమిట్టం
 రూ. 237/- చెల్లించినది
 వ్రాసి ఇచ్చినట్లు నిర్ధారించబడినది

తీర్మాన ప్రకారం



నిరూపించినది

Shammodi Sp. Sathimodi

Shammodi

Shammodi Sp. Sathimodi
 Occ. Business Plot No. 280.
 Road no. 25, Jubilee Hills
 Hyderabad.

Penduram

(K. P. Penduram) Sp. K. Penduram
 Occ. P.V. Sinner. (1) 5-4-187/3
 M.G. Road, Sec 2nd.

K. Raja Ram

K. Raja Ram. Sp. Laxman
 Bus. H. No. 4-72. Mallapuram
 Rajam

200 వ సంవత్సరం నెల 3
 1923 వ. శ. జ్యేష్ఠ నెల 13 వ తేది

సబ్ రిజిస్ట్రారు
 ఉప్పల్



Date : 02-04-2002 Serial No : 3,053 Denomination : 20,000 02CC 139698

Purchased By :

For Whom :

N. P. SEENA

SELF & OTHERS

D/O N.P. SACHINDRANATH
R/O KHAMMAM DIST.

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.

John Moh
Managing Director



1వ పుస్తకం 2993/2002 నంబరు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 2
పబ్ లిజిస్ట్రేరం

Endorsement under section 42 of Act II of 1884

No. 2993 of 2002 Date 3/4/2002

I hereby certify that the proper deficit stamp duty of Rs 4085/- (Rupees Four thousand eighty five only) has been paid on the Instrument from Sri Soham Modi on the basis of the Market Value consideration of Rs 4,73,500/- being higher than the agreed Market Value.

S.R.O. Uppal

Dated;

3/4/2002

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



500Rs.



No 11599 dated 21/10/2002... 38608

Sd/- P. Sreeni D/o. N.P. Sachinbharanath.

Sd/- P. Sreeni D/o. N.P. Sachinbharanath.

R. K. Chammam D/18

R. K. Chammam
R. N. A. CHANDRAN
SVL No. 42/95
R. N. A. CHANDRAN
R. N. A. CHANDRAN
R. N. A. CHANDRAN

:: 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.

Contd.4..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

20 MAY 1923
 20 MAY 1923

1 వ పుస్తకం 2993 | 2 వ పుస్తకం సంఖ్య
 దస్తావేజుల సంఖ్య 14 కాగితాల సంఖ్య 3
 పబ్-రిజిస్ట్రారి

1 వ పుస్తకము 2002 సం|| శ. శ. 1923 తు
 2993... నెలవారీగా రిజిస్ట్రేషన్ చేయబడి స్కానింగు
 నిమిత్తం గా రిజిస్ట్రేషన్ 2977-1-1923
 2002 వ పుస్తకము 3...
 2002 వ పుస్తకము 3...
 రిజిస్ట్రేషన్ ఆఫీసర్



500Rs.



38609

11600 - 21/4/2002 - R. 1000 -

M.P. Seena D. N. P. Sachin K. Anandh.

Self. 20th 05

Self. 20th 05

R. 1000
21/4/2002
R. 1000
R. 1000
R. 1000

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

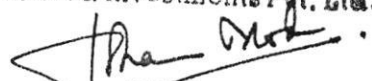
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner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


Managing Director

రెవెన్యూ శాఖ కమిషనరు బిల్డింగ్
 చౌరస్తా చుట్టూ చాలా గదులు
 28 MAR 2002
 తండ్రి లక్ష్మణ. శైలబాబు.

1 వ పుస్తకం 2993/2002 నంబరు
 దస్తా వేజాం మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 4
 సబ్ రిజిస్ట్రారు



500Rs.



11601

3/11/2002

38610

N.P. Seena D/o N.P. Sechinbharathi

Self others

R/o Khammam D/O

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.501 & 502, on the Fifth Floor, in Block No.A in **MAYFLOWER PARK** constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 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.4,73,500/- (Rupees Four Lakhs Seventy Three Thousand Five Hundred 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.4,73,500/- (Rupees Four Lakhs Seventy Three Thousand Five Hundred 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.

Shan Modi
Managing Director

శాసనసభా కార్యదర్శి
హైదరాబాద్

1వ వుస్తకం 29.9.2002.....మంపు
దస్తావేజుల ద్వారా కాగితపనుల సంఖ్య
..... 14 ఈ కాగితపు పరస
సంఖ్య 5
సబ్-రెజిస్ట్రార్



MAYED PARK

FOR THIS FILED AND CANCELLED

500Rs.



11602 21/1/2002 500 - 33611

NP 30000 D/O N.P. Sachindramath.

P 23 II P

R. N.

R. NARENDER

SVL No. 42 95

R. No. 1/2002 3

RAM NAGAR D/O 3000

:: 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 do hereby confirm and acknowledge the same.

4. The purchaser has paid part of the sale consideration amount of Rs.55,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.4,18,500/- 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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

20/11/2002

1వ పుస్తకం 2993/2002 నంబరు
దస్తావీజు 2002 కారితముల నంబరు
14 ఈ కారితము వరకు
పంక్తి 6
నజీ రిజిస్ట్రారు



500Rs.



No. 116023 Date 2/1/2002 Rs. 500/- 38612

Sold To N.P. Seena, D/o N.P. Sachinramnath

Warrant 2/1/2002

AP 23 II P

R. N. NARINDER
SVL No. 42/85
R. No. 1/4/2003
RAM NARAYAN D'SOZA

:: 7 ::

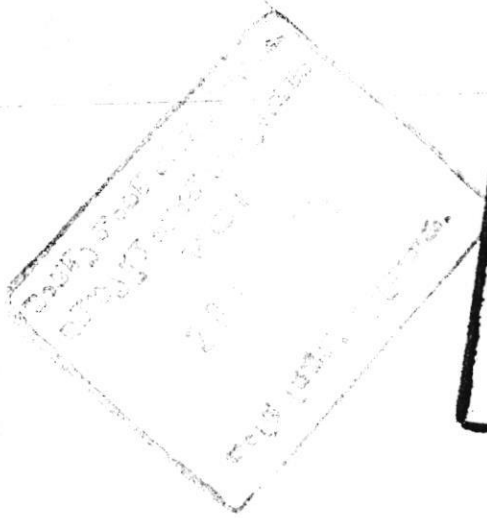
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

[Signature]



1వ పేజీ 29.9.2007 వే.వే.
పూర్వం చె. పూ. కాగితముల పంఖ్య
14 ఈ కాగితపు వయస్సు
పంఖ్య 7
ప.ప. - రిజిస్ట్రారు



INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

[illegible]

contd.9..

Managing Director

తెలంగాణ రాష్ట్ర ప్రభుత్వం
 ఆర్థిక శాఖ
 20 మార్చి 2020
 ఆంధ్ర ప్రదేశ్, కృష్ణా జిల్లా

1వ పుస్తకం 2993/2000 మంత్రి
 దస్తావేజులు తెలంగాణ రాష్ట్ర ప్రభుత్వం సంఖ్య
 14
 8
 పంపిస్తున్నాను
 సబ్ రిజిస్ట్రారు



500Rs.



11605 2002/11/2002 500/-

33614

AG 03 11 02

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

N.P. Seena D/o N.R. Sachin & family

Sd/- Sachin

210 Khannam 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.10..

Man Moh
Managing Director



1వ పుస్తకం 299312... వంతు
దస్తావేజులు మొత్తం కాగితముల పంఖ్య
14
9
సంఖ్య
నవీరిజిప్టారు





33615

11606

8/11/2002

N.P. Seena D/O M.P. Sachinbharathi

Self 20th Dec

R/O Khammam Dist

R. NARENDER
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.

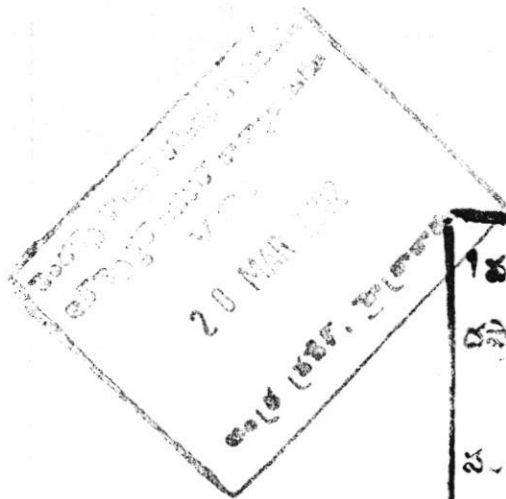
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.4,73,500/-.

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

Contd.11..



1వ పుస్తకం 2993/2002 సంపు
దస్తవేజులు మొదల కి కేసుల సంఖ్య
14 ఈ కేసుల వరస
10
సంఖ్య
సబ్ రిజిస్ట్రారు



INDIA NON JUDICIAL

₹ 500

R. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

John Mark

దస్తావేజుల పేజీల సంఖ్య
14 ఈ కాగితపు వరస
పంఖ్య 11

1వ పుస్తకం 2993/2002 సంపు
దస్తావేజుల పేజీల సంఖ్య
14 ఈ కాగితపు వరస
పంఖ్య 11
సబ్-రిజిస్ట్రారు



THE SEAL OF THE SUB-REGISTRAR OF UPPAL R.R. DIST.

ALL THE RIGHTS OF PROPERTY HEREBY GRANTED
TO THE SUB-REGISTRAR OF UPPAL R.R. DIST.
BY THE SUB-REGISTRAR OF UPPAL R.R. DIST.
ON THE 14th DAY OF 2002
AT UPPAL R.R. DIST.

500Rs.



No. 11608.....Date 21/1/2002.....Rs. 500/- 33617
Sold To M. P. Seemra, S/o. Mr. R. P. Seemra, Sachin Karmacharya, P 23 II P
R. No. 11608/2002
RAM NAGAR, DISTRICT

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 31st day of April 2002 in the presence of the following witnesses;

WITNESSES:

1. *(Signature)*
(K. P. REDDY)

Far Medl Properties & Investments Pvt. Ltd.

(Signature)
VENDOR

2. *(Signature)*
(Seemra)

Drafted By
(Signature)
(R. N. NARAYANWAR)
R. No. 11608/2002
RAM NAGAR, DISTRICT

20 MAR 1977
ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1 కవునకం 2993/2000 సంఖ్య
హస్తాదేశాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 12
సబ్ రిజిస్ట్రార్

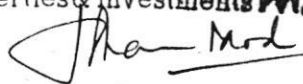


ANDOR

ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.501 & 502, on Fifth 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 : 36 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 :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 900 Sft.,
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,73,500/-

For Modi Properties & Investments Pvt. Ltd.



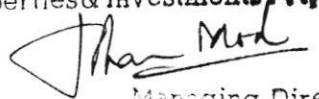
Managing Director
Signature of the Executant

Date: 03/04/2002.

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.

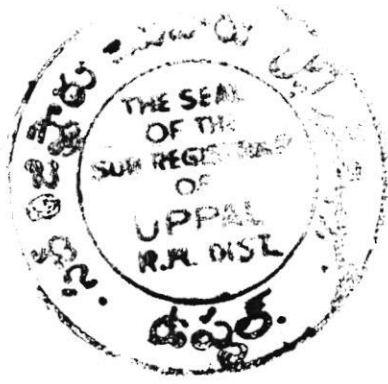


Managing Director
Signature of the Executant

Date: 03/04/2002.

1వ పుస్తకం 29.12.1960 సంపు
 దస్తావేజుల మొత్తం కొగితముల సంఖ్య
 14 ఈ కొగితపు పరప
 సంఖ్య 13

సబ్-రిజిస్ట్రారు



FLAT NOS. 501 & 502 ON 5TH FLOOR, BK-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, R&P BY ITS M.D: Mr. SOHAM MODI
S/O. Mr. SATISH MODI

VENDEE: 1) N.P. SEENA D/O. SRI. N.P. SACHINDRANATH
2) P.P. DHANA LAKSHMI W/O. N.P. SACHINDRANATH

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

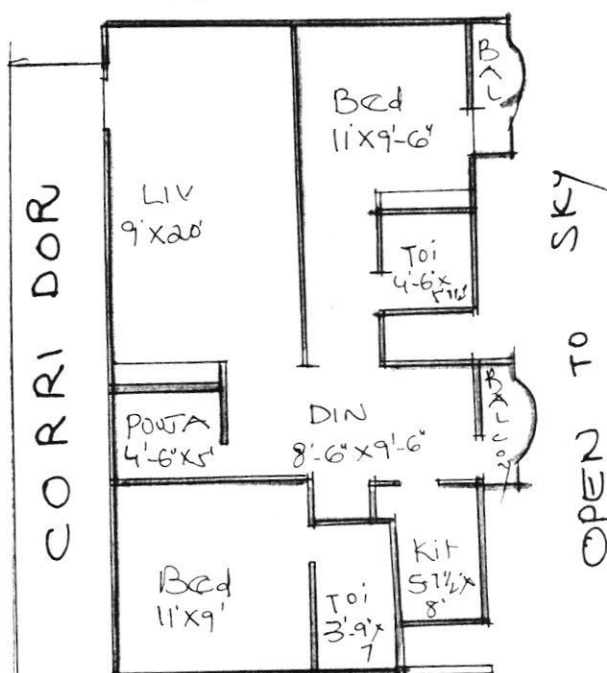
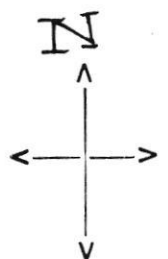
AREA :

36

SQ. YDS. OR 30.09

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 900 SQ. FT
OPEN TO SKY



WITNESSES: FLAT NO. 503

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 299వ/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14..... ఈ కాగితపు ఛరస
 సంఖ్య14.....
 సబ్ రిజిస్ట్రార్

