

2746

2745/100

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

231CC

QAAA 219807

S. No. 2312 Date 20/04/04 Rs. 100/-

Sold. To S. Sathish Kumar

For Whom Self

Sri A. Punnaiah

10 Guntur

SALE DEED

This Sale Deed is made and executed on this 28th day of February 2004 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 33 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

Dr. ANGADI SUDHAKARA RAO, SON OF SRI. A.PUNNAIAH, aged about 46 years, Residing at B-70, Srinivas Nagar Colony, Guntur, Andhra Pradesh.

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

200 4 వ సం॥ మార్చి నెల 5 వ తేది
192 5 వ.శ.శా.చైత్రమాసము. 15 వ తేది
పగలు.....1.....మరియు.....2.....గంటల మధ్య
ఉప్పర్ సబ్-రిజిస్ట్రారు అఫీసులో

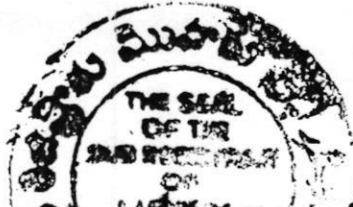
శ్రీ.....గౌరంగ్ మోడి.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
దుసుము రూ॥.....12/0/- చెల్లించినారు.

Receipt No. 035670 Dt. 5/3/04
SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది
ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.



లిఫ్ట్ పుస్తకము 2745104

దస్తావేజాల మొత్తం
నలభ్య.....15. ఈ
సంఖ్య...../.....



Gaurang mody & Co. Jayanthilal mody, occ: Busin
R/o. Flat no. 105, Sapphire Apts, Chikoh Gard
Begumpet, Hyderabad.

Through Special Power of Attorney, attested under
Power No. 9/2002 at SRO, appol.

① Prashant Reddy

(S. Prashant Reddy & Co. Padma Reddy, occ: Busin
R/o. S-4-187/3 & 4, M.G. Road, Sec'bad.

② Sindhar

Sindhar & Co. Ramachandralal occ: Service
(S-4-187/3 & 4, M.G. Road, Sec'bad.

2004వ.సం॥ మార్చి నెల 5 వ తేది
192వ.శా.శా.చైత్రమాసం. 15 వ తేది.

Leo

సబ్-రిజిస్ట్రారు

INDIA NON JUDICIAL

₹ 100

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये

ONE HUNDRED RUPEES

23199

00AA 219808

S. No. 313. Date 2/2/84 Rs. 10/-
Sold to: Subbaraya Rao to Shri A. Annala

For Whom: Sell

Proposuitur

$$:: \quad 2 \quad ::$$

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.

For More Properties & Investments Pvt. Ltd.


Managing Director

Contd.3..



1 వ పన్నుముద్రము 2745/-

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...7...



సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 189

No. 2745 of 2004 Date 5/3/04

I hereby certify that the proper deficit stamp duty of Rs. 24450/- Rupees. Twenty four thousand

four hundred and eighty only.

has been levied in respect of this instrument from Sri. Gangaiah Mealy

on the basis of the agreed Market Value consideration of Rs. 242000/- being

higher than the consideration agreed Market Value.

S.R.O. Uppal Sub Registrar
Dated: 5/3/04 and Collector U/S. 41&47
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 24450/- Towards Stamp Duty
Including Transfer duty and Rs. 1210/-
towards Registration Fee was paid by the party
through Challan Receipt Number 035679
Dated 5/3/04 at SBH Habsiguda Branch, Sec 14d.

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP23ICC

00AA 219809

S. No. 2314 Date 20/10/97 Rs. 100/-

Sold A. Sudhakar Reddy S/o A. Renukulu

For self

Deo Guntur

SUB-REGISTER

Ex-Office Stamp Vendor

UPPAL, 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.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R. Dist., Book No.1, Scan. No.2015/99



1 వ పుస్తకము. 2745/04
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 15... ఈ కాగితపు వరుస
 సంఖ్య. 3

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.4) పు... 2745/04
 నింబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు నింబరు 2745... 1-200 4వ వ్యవస్థ
 200 సం॥ మిల్లీమీటర్ల... 5... 18

రిజిస్ట్రారింగు అధికారి





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

23/CC

00AA 219810

S. No. 2315 Date: 20/04/2000
 Sold A. Sudhakar Rao & Co. Pinnala
 For: Sell to Co Guntur

SUB-REGISTER
 Ex-Office Stamp Vende.
 UPPAL, R.R. DIST.

:: 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.

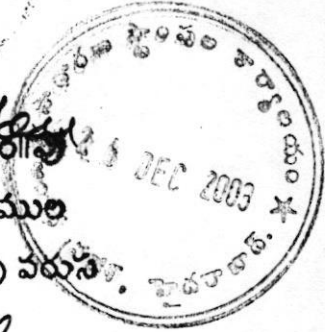
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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 M/s. Properties & Investments Pvt. Ltd.

John Mark
 Managing Director



1 వ పుస్తకము.....2745 పరిశీలన
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

231CC 00AA 219811

S. No. 2316 Date 20/10/2014 Rs. 100/-
 Sold to: Sudhakar & Co. to A. Punnaiah
 Sell 20/10/2014

SUB-REGISTER
 Ex-Office Stamp Vendor
 TIRUPATI, R.R. DIST

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.101, on the First Floor, in Block No.B in MAY-FLOWER 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 ~~XXXXXX~~ parking space admeasuring about 15 ~~XXXXXX~~ Sft., in apartment Block No.8, as a package, which herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,42,000/- (Rupees Two Lakhs Forty Two 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.

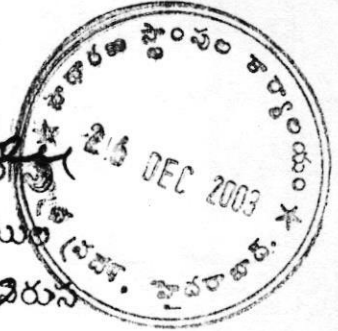
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,42,000/- (Rupees Two Lakhs Forty Two 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.

For Moh Properties & Investments Pvt. Ltd.

Contd.6..

Manu
 Managing Director



1 వ పుస్తకము 2745/8
దస్తావేజుల మొత్తం కారితము (సబ్. జనరల్ సెక్రటరీ)
సంఖ్య 15... ఈ కారితపు విరుస
సంఖ్య 5.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

231CC

QAAA 219812

S. No 2312. Date: 22/2/14. Rs. 100/-
 Sold. A - Sundharakaza Rao & A. Punnaiah
 For Vendor self. Alogurthi

SUB-REGISTER
 Ex-Office Stamp Vendor
 (APOL R.R. EAST)

:: 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 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 (Joint) Proprietors & Joint Vendors Etc. etc.

John M. M.
 Managing Director



1 వ పుస్తకము 27.4.5 నా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

23/06/2000 0000-219813

S. No. 238, Date: 23/06/2000, Rs. 100/-

Sold A: Sudhakar Reddy H.O.A. Punnaiah

For V: Self R. C. Guntur

SUDHAKAR
Ex-Office Stamp Vendor
MAYFLOWER PARK

:: 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 Mudi Properties & Investments Pvt. Ltd.

Managing Director

Contd.8..



1 వ పుస్తకము 2745 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH

23100

00AA-319814

S. No 2315, Date: 20/10/2015

Sold: A. Sudhakar Rao to A. Renuka

For Value self Deo Santur

800-600000

Ex-Office Stamp

1000000

:: 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 MJI Properties & Investments Pvt. Ltd.

Sha Mre
Managing Director



1 వ పుస్తకము 2745

దస్తావేజుల మొత్తం కాగిత

సంఖ్య..15...ఈ కాగితపు నంబర్

సంఖ్య..8.....

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P231CC

00AA-219815

S. No. 2324 Date: 20/04/2001

Sold to: A. Sudhakar Reddy Ho A. Purnanabhi

For: Self Recd Gunter

:: 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.

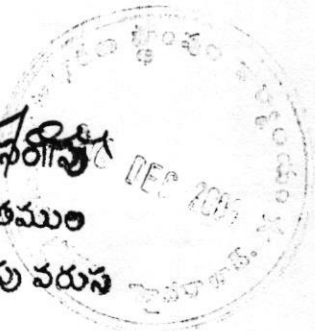
For Matri Properties & Investments Pvt. Ltd.

Tha. Matri.
Managing Director

Contd.10..

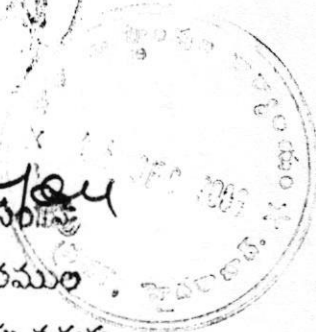


1 వ పుస్తకము 274 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 9



సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 274 వ పుస్తకము

దస్తావేజుల మొత్తం కాగితము

సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 10

సబ్-రిజిస్ట్రారు





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP231CO

OPAA 219817

No 23227-206/100/-
 A. Sudhakar Rao & Co. A. Punnaiah
 sell Deo Guntur
 :: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.101, on First Floor in Block No.B, 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 about 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-

NORTH :: Jogging Track.

SOUTH :: Flat No.102.

EAST :: 40' Wide Road.

WEST :: Flat No.116.

For M&P Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

Contd.12..



1 వ పుస్తకము. 274 వ పుస్తకము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 11.....

సబ్-రిజిస్ట్రారు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 219818

S. No. 2233 Date 20/2/04 Rs. 100/-
 Sold to A. Sathya Narayana Reddy s/o A. Purnanadu
 For Whom sell s/o Guntur

SUB-REGISTER
 Ex-Office Stamp Vendor
 NPPAL. P.R. DIST.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 28th day of February 2004 in the presence of the following witnesses:

WITNESSES:

1. P. Srinivas
 (K. Prabhakar Reddy)

For M2 Properties Pvt. Ltd.
Mani Mohan
 Managing Director

2. Srinivas
 (Srinivas)

For M2 Properties Pvt. Ltd.
Mani Mohan
 Managing Director



1 వ పుస్తకము 2745/91
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..12.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 274 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య...13.....

సబ్-రిజిస్ట్రారు



FLAT NO. 101, 1ST FLOOR, BLOCK NO. B
REGISTRATION PLAN SHOWING OF 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 MD: MR. SOHAM MODI

S/D MR. SATISH MODI

VENDEE : Dr. A. SUDHAKARA RAO

S/O. SRI. A. PUNNAIAH.

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

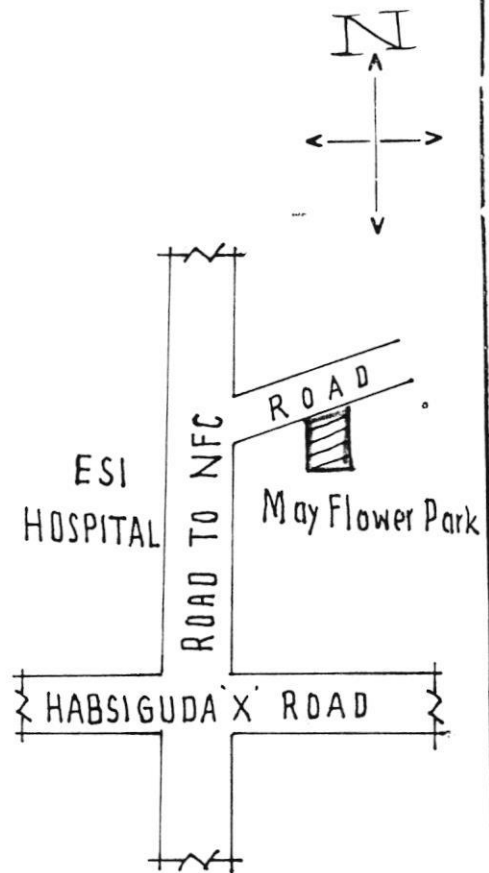
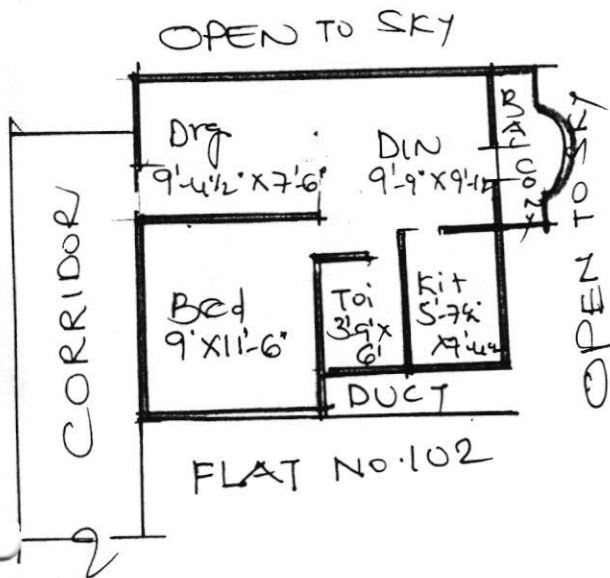
18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S. OUT OF AC. 4-32 Gts.

SUPER BUILT-UP AREA : 450 SQ. FT.



WITNESSES :

1. P. S. S. S. S.
2. S. S. S. S. S.

SIG. OF THE VENDOR

S. S. S. S. S.

Managing Director

1. వ. చుక్కపాము 2745/8

దస్తవేజుల మొత్తం కాగితముగా

పంపి 15 ఈ కాగితపు పనుల

పంపి 14

సం-8 పంపి



**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



VENDOR:
M/S. MODI PROPERTIES & INVESTMENT

PVT. LTD., having its @ S-u-187/3,4

M.G. Road, Sec 3ad, Rep by its

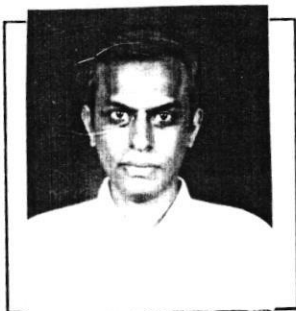
MD. MR. SOHAM MODI

SPA:
MR. GAURANG MODY

R/o. Flat No.105, Sapphire Apts,

Chikoti Gardens, Begumpet,

HYDERABAD.



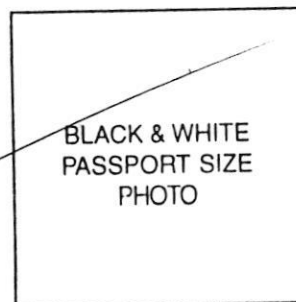
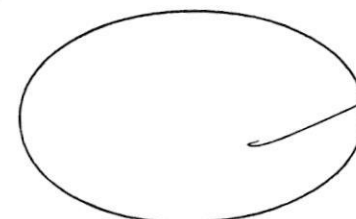
PURCHASER:

DR. ANGADI SUDHAKARA RAO

R/o. B-70, Srinivas Nagar Colony,

Guntur,

Andhra Pradesh.



SIGNATURE OF WITNESSES

1. [Signature]
2. [Signature]

For Modi Properties & Investment Pvt. Ltd.

[Signature]

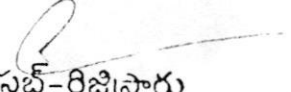
SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము.....2145404

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...15.....


సబ్-రిజిస్ట్రారు

