

U.3937/2002

3959/2002

3959/2002



02DD 389982

No. 3345 Date 27/4/2002 Rs. 25000/-
 Sold to G. Jagadishwara Rao S/o G. Venkatarajam
 R/o Bangalore

R. GOPI
 SUB-REGISTRAR
 Office Stamp Vendor
 UPPAL, E.E. DIST.

SALE DEED

29th

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

SRI. SQN. LDR. GURRAPU JAGADISHWER RAO, SON OF SRI.
 G.VENKATARAJAM, aged about 42 years, Residing at Offi-
 cers Qrt.No.P-425/4, Jalahalli East, Bangalore - 560
 014.

hereinafter called the 'BUYER' (which expression where the
 context so permits shall mean and include his heirs, succes-
 sors, legal representatives, executors, nominees, assignees
 etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Sohan Modi
 Managing Director



పేపర్ నంబర్ 3959/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
94 ఈ కాగితపు వరస
సంఖ్య 1
పబ్ రిజిస్ట్రారు

2002 వ సంవత్సరం మార్చి 29
తేది చక్రం 2-3
ఉత్తర్వు నంబర్ 3959/2002
సంఖ్య 1
చెక్కించినది



[Signature]

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎర్రమ బ్రాహ్మణ (వేల)



నిరూపించినది

[Signature]

Gaurangimoddy
s/o. Jayanthil moddy & Co.
Flat no. 105, Sapphire apartments
Chakraborty gardens Begumpet, M-04

Attested General Power of
Attorney Power no. 9/2002

at 50, Uppal

P. R. Reddy (K. P. Reddy s/o K. Pedduru Reddy)
MA since 05-4-18/1344
M. G. Road, Sec 12.
Vidyalaya for Narayana Reddy, Sec 12, Uppal, Hyd

2002 వ సంవత్సరం మార్చి 29
1924 వ సంవత్సరం మార్చి 29

[Signature]
పబ్ రిజిస్ట్రారు

500Rs.



14111

26/4/2004 500 78670

AP 23 II F

Sqn. Ldr. A. Jagadishwar Rao

Sb. G. Venkatarajam

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

Rto. Bangalore

:: 2 ::

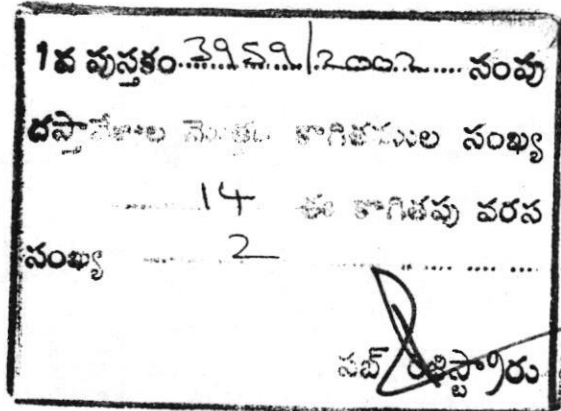
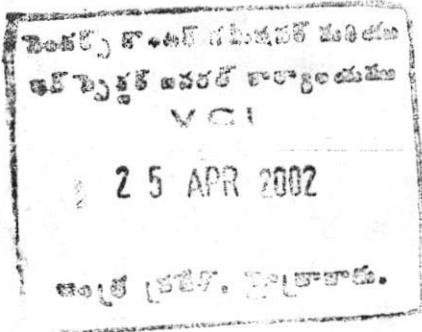
WHEREAS

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



Endorsement under section 42 of Act II of 1894

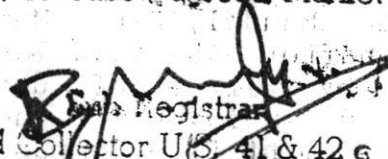
No 3959 of 2002 Date 29/4/2002

I hereby certify that the proper deficit stamp duty of Rs. 4240/- (Rupees ~~four~~ thousand two hundred and forty only) has been paid hereon. The instrument from ~~Shri Subbarao A. Govindaraju~~ ~~modi~~ on the basis of the agreed Market Value consideration of Rs. 434000/- being higher than the ~~consideration~~ agreed Market Value.

S.R.O. Uppal

Dated:

29/4/2002


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





14112 — 26/4/2002 500 78671

Sqn. Ldr. G. Jagadishwar Rao

Self

G. Venkatarajam

3 :: 4 Rb. Bangalore

R. M. MADHUR
SML NO. 42 05
R. NO. 1/2001 2903
RAM NAGAR, HTU BAD.

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.

Man Moh
Managing Director

తెలంగాణ రాష్ట్ర పరిపాలనా శాఖ
 రిజిస్ట్రార్ జనరల్ కార్యాలయం
 25 APR 2002
 అంశ ప్రతి, హైదరాబాద్.

1వ పుస్తకం 39.59/2002... నంబు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 3
 వజ్ రిజిస్ట్రారు

1వ పుస్తకము 2002 సం|| కా. శ. 1924 వు
 39.59 ... వెంబరుగా రిజిస్టరు చేయబడి స్వామింగు
 నిమిత్తం గ.ర్రింపు నెంబరుగా 39.59-1-1507
 2002 ఇష్యుట్ చేయబడి
 2002 వజ్ రిజిస్ట్రారు 29
 వజ్ రిజిస్ట్రారు



500Rs.



14113 - 26/4/2002 500

Sgn. Ldr. G. Jagasishwar Rao

sell

78672

sh. G. Venkatarangam

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

:: 4 ::

Rco. Bangalore

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.

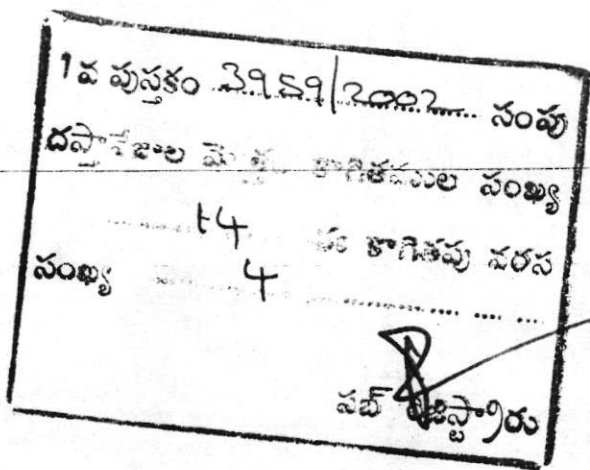
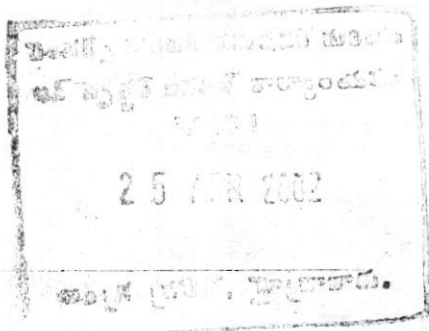
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

Man Mohan
Managing Director





14114

26/4/2002 500-78673

Sgn. Ld. G. Jagadishwer Rao

Sell

to G. Venkatarajam

:: 5 ::

Rg. Bangalore

RW
R. NATHAN
SVL NO. 1234
R. N. 1/2/2002
RAM NAGAR, HYD'BAD.

E. The Purchaser is desirous of purchasing all that Flat bearing No.216, on the Second Floor, in Block No.B 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 car & scooter parking space admeasuring about 100 Sft., & 15 Sft., respectively in apartment Block No.B, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.4,34,000/- (Rupees Four Lakhs Thirty Four 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.4,34,000/- (Rupees Four Lakhs Thirty Four 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.

Man Moh
Managing Director



14115 26/4/2002 SXL 78674

Sgn. Ldr. G. Jagadishwar Rao
Self Sh. G. Venkatarayan

R. N. NAGAR
R. N. NAGAR
RAM NAGAR, HYDRABAD

:: 6 ::

Rb. Bangalore

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.55,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,79,000/- 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

Man Moh
Managing Director

Contd.7..



No. 14116 - 26/4/2007 Rs. 1007
 Sold to Sqn. Ldr. G. Jagadishwar Rao 78875
 Sell to G. Venkatarajam
 R. Nagar, Hyd'bad.
 RB. Bangalore.

:: 7 ::

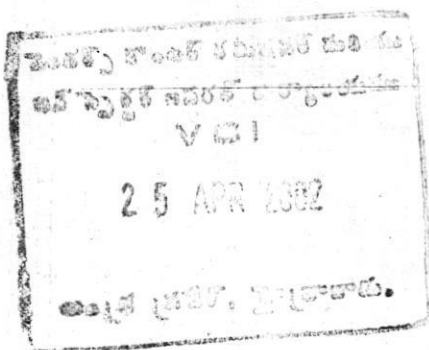
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator,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

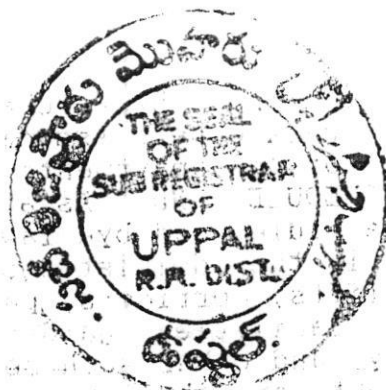
Contd.8..

For Modi Properties & Investments Pvt. Ltd

Manoj Modi
 Managing Director



1వ పుస్తకం 3959/2002... సంపు
దస్తావేజుల వెలుగులో గొనితముల సంఖ్య
14 ము గొనితపు వరస
సంఖ్య



500Rs.



No. 14117 26/4/2002 Rs. 500/- 78076 AP 23 II P
 Sold to Sqn. Ldr. G. Jagadishwar Rao
 Self

R. N. NAGENDER
 SEAL NO. 42 05
 R. No. 1/2001-2003
 RAM NAGAR, HYD'BAD

:: 8 ::

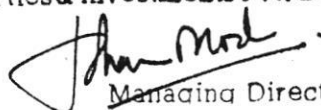
R. W. Bangalore

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.


 Managing Director

1వ పుస్తకం 3959/2002 సంపు
దస్తావేజుల వెంట్రుక కొగితవల సంఖ్య
14 ఈ కొగితపు చరస
సంఖ్య 8

~~సబ్ రిజిస్ట్రారు~~

500Rs.



14118

26/4/2003

Rs. 500

78677

AP 23 II

Sqn. Ldr G. Jagdishwar Rao

Self

Sh. G. Venkatarajan

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

:: 9 ::

Rb. Bangalore

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

Man Mohan
Managing Director

Contd. 10..



14119

26/4/2007 500/ 78678 AP 23 IF B

Ruy

FILED
 R. 13. 7/2007
 RAM NAGAR, HYD'BAD

Sgn. Ldr. G. Jagadishwar Rao

Self

Sh. G. Venkatarajam

:: 10 ::

R. Bangalore.

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.

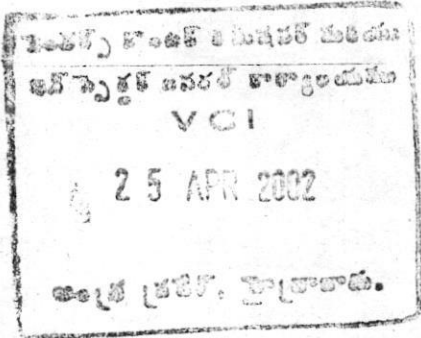
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.4,34,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd

[Signature]
 Managing Director



1వ వుస్తకం 39.59.2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
L4 ఈ కాగితపు పరస
సంఖ్య 10
సజ్జరించినారు



500Rs.



14120. 26/4/2002 78679

Sgn. Ldr G. Jagadishwar Rao

Self

Sh. G. Venkatarajam

Rb. Bangalore

R. N. R. R. R.
R. N. R. R. R.
R. N. R. R. R.
RAM NAGAR, HYD'BAD,

:: 11 ::

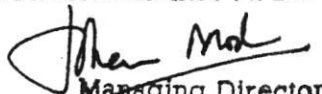
SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.216, on Second Floor in Block No.B, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved car & scooter parking space admeasuring 100 Sft., & 15 Sft., respectively, 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 :: 4' Wide Passage.
WEST :: Flat No.215.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

ఆంధ్ర ప్రదేశ్ రిజిస్ట్రేషన్ కమిషన్
 ఆంధ్ర ప్రదేశ్ రిజిస్ట్రేషన్ కమిషన్
 VCI
 25 APR 2002
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ వుస్తకం 39.59 | 2002 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 71
 సబ్ రిజిస్ట్రార్

THE SEAL
 OF THE
 SUB REGISTRAR
 OF
 UPPAL
 R.R. DIST.
 ఆంధ్ర ప్రదేశ్

500Rs.



14/12 26/4/2002 78680 AP 2013
Sgt. Lt. Jagadishwar Rao
Self

Sh. G. Venkatakrishnan

R. Bangalore

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 29th day of April 2002 in the
presence of the following witnesses;

WITNESSES:

For Modi Properties & Investments Pvt. Ltd.

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

[Signature]
Managing Director
VENDOR

2. [Signature]
(R. N. NARAYAN)

Drafted By
[Signature]
(R. N. NARAYAN)
D. W. L. No. 5/87
R. No. 30/2002, R. R. Dist.

ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు
 ఆంధ్ర ప్రదేశ్ సబ్ రిజిస్ట్రార్ ఆఫీసు
 VCI
 25 APR 2022
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ పుస్తకం ఫెరి 29/2022 సంపు
 దస్తావేజుల వెంట్రం కొగితల సంఖ్య
 14 ఈ కొగితపు వరస
 సంఖ్య 12
 సబ్ రిజిస్ట్రార్

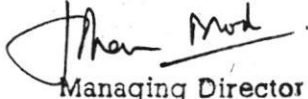


VENDOR

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.216, on Second Floor, in Block No.B, 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 : 100 Sft., car parking space
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.4,34,000/-
For Modi Properties & Investments Pvt. Ltd.

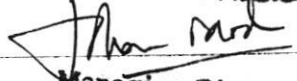
Date: 29/04/2002.


Managing Director
Signature of the Executant

C E R T I F I C A T E

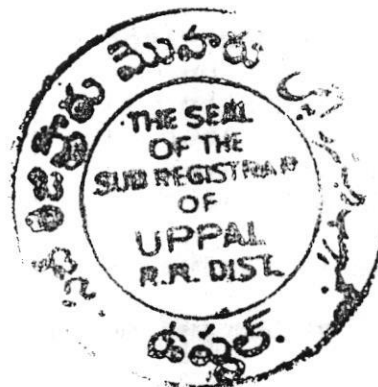
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.


Managing Director
Signature of the Executant

Date: 29/04/2002.

1వ పుస్తకం 3959/2001... సంపు
 దస్తావేజుల పేర్లు కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 13
 సబ్ రిజిస్ట్రారు



FLAT NO. 216 ON 2nd FLOOR, BLOCK-B
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: Sqn. Ldr. G. JAGADISHWER RAO

S/O. G. VENKATARAJAM

REFERENCE:

SCALE: 1" =

INCL: 

EXCL: 

AREA:

28

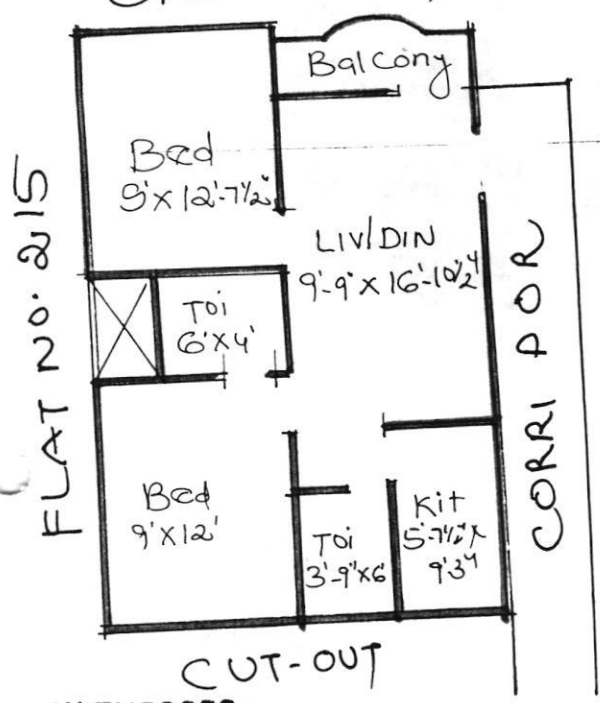
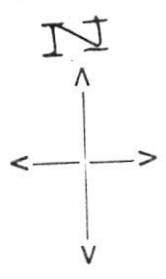
SQ. YDS. OR 23.40

SQ. MTRS.

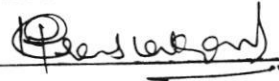
IS OUT OF AC. 4-32 GTS

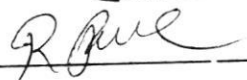
SUPER BUILT-UP AREA: 700 SQ. FT.

OPEN TO SKY

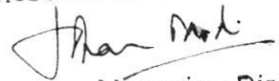


WITNESSES:

1. 

2. 

For Modi Properties & Investments Pvt. Ltd.



Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం 3959/2001 సంపు
 దస్తావేజు మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 14
 నబ్బిరిజిస్ట్రారు

