

705/2002



S. No. 1706 Date 29/1/2002 5000/- 80494

AP 23 IV G

Sold To R.N. Chakradhar S/o. Vishnu Prasad

For Whom Self 40/1/02

Rw. Hyd

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 30th day of Jan 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. Mr. R.N.CHAKRADHAR, SON OF SRI. VISHNU PRASAD, aged about 33 years,

2. Mrs. SRIVALLI, WIFE OF SRI. R.N.CHAKRADHAR, aged about 28 years,

Both are Residing at Flat No.1D, Gayathri Apts, Panduranga Nagar, Moti Nagar, Hyderabad - 500 018.

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.

Soham Modi
Managing Director

9 NOV 2001

Office of the District Registrar
29 JAN 2002
HAYATHNAGAR
Ranga Reddy Dist.

1వ పుస్తకం 705/2002 పంపు
దస్తావేజులు పే. ... ల సంఖ్య
... 13 ...
పంఖ్య ...
పదే జిల్లాధ్యక్షుడు

2002వ సం॥ డిసెంబరు నెల 30...
తేది పగలు 1-2 ...
ఉప్పల్ ...
రా. 2001/- చెల్లించినవి

THE SEAL
OF THE
DIST. REGISTRAR
OF
UPPAL
RANGA REDDY DIST.

వాసీ ఇచ్చినట్లు రిపుకొన్నది
ఎడమ బ్రాటన వ్రేలు

Sohammodi 810, Sahammodi, cc. 8km
Post no. 280, Road No. 4, Jubilee Hills
Hyderabad



- ① ... పించినది
② ...
③ ...

2002వ సం॥ డిసెంబరు నెల 30...
1923కా.శ. ముద్ర... నెల 10... వ తేది

ఉప్పల్

5000Rs.



1707

29/1/2002 5000/-

80495 AP 23 IV G

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Goduppal, R. R. Dist

R.N. Chakradhar... S.B. Kishnu Prasad
Seller & Others

Rw. Hyd

:: 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.

Shan Modi
Managing Director



1వ పుస్తకం	705	2002	సంపు
దస్తావేజులు మొత్తం	కాగితముల సంఖ్య		
	13		వరస
సంఖ్య	2		
సబ్-రిజిస్ట్రారు			

Endorsement under section 42 of Act II of 1893

No. 705 of 2002 Date 30/1/2002

I hereby certify that the proper deficit stamp duty of Rs 3450/- (Rupees Three thousand - four hundred and fifty only) has been laid in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs 39,50,000/- being higher than the consideration/agreed Market Value.

S.R.O. Uppal

Dated:

30/1/2002

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





1708

29/1/2000

5000/-

80496

AP 23 IV G

R.N.Chakradhar Sh. Vishnu Prasad

Self & Others

Rb. H. H. H.

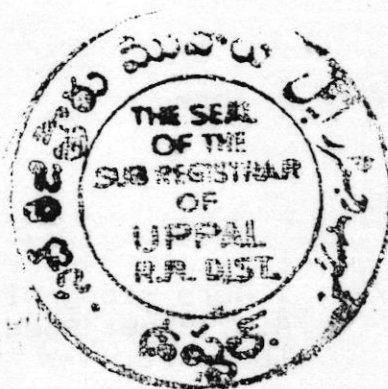
:: 3 ::

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.



1 వ పుస్తకం. 705/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 13
సంఖ్య 3
సబ్ రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| శా. శ. 1923 పు
705 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గ త్రిపు నెంబరుగా 706-2-1002
2002 ఇచ్చడమైనది
2002 వ డిసెంబరు 30.. లేది
సబ్ రిజిస్ట్రారు అధికారి





S. No. 1709 Date 29/1/2002 Rs. 5000/- 80497 AP 23 IV G

Sold To R.N. Chakraborty Sh. Vishnu Prasad

Whom Self 40/1/02

R. L. H. J.

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2002
Boduppal. 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 Modi Properties & Investments Pvt. Ltd

Sh. Modi
Managing Director



1వ పుస్తకం 705/2002 సంపు
దస్తావేజుల వెలుతురు కార్గిరముల సంఖ్య
.....13.....
పంఖ్య.....4.....
సా-రిజిస్ట్రారు





No. 1710 Date 29/1/2002 Rs. 5000/- 80498 AP 23 IV G

And To R.N. Chakradhar Sh. Vishnu Prasad

Whom Self & Other

Rb. Hyel

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.408, on the Fourth 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 scooter parking space admeasuring about 15 Sft., in apartment Block No.B, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.3,95,000/- (Rupees Three Lakhs Ninety 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.3,95,000/- (Rupees Three Lakhs Ninety 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.

Shan Modi
Managing Director



1వ పుస్తకం... 705/2002... సంపు
దస్తావేజుల నెంబరు... 13... సంపు
సంఖ్య... 5
సచివశ్రీ





1711 Date 29/1/2002 Rs 5000/- 80499 AP 23 IV G

Sealed

R.N. Chakradhar Sh. Vishnu Prasad

Sub 40 Ther

R/o. Hyd

:: 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.50,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.3,45,000/- 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.

Contd.7..

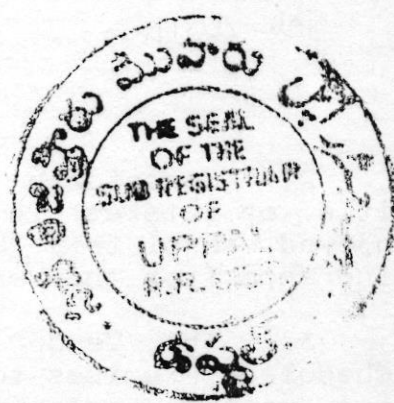
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 705/2002 సంపు
దస్తావేజుల పేరు 3 సంపు
..... 13 సంపు
సంఖ్య 6
[Signature]

2001/12





Re. 1712 Date 29/1/2002 Rs. 5000-80500 AP 22 IV G

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

To R. N. Chakradhar S. V. Vishnu Prasad
Sel. 60/10/02
R. H. H. H.

:: 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

Mani Modi
Managing Director



1వ పుస్తకం..705/2002... సంపు
దస్తావేజులు పెళ్ళి కాగితాలు పంపి
..... 13 పు. వర.
సంఖ్య 7
పట్టణ పరిషత్తు

DIVULGA



500Rs.



10207

No. 1713 Date 29/1/2002 R. 500/- AP-7-II K

By R.N. Chakraborty Sh. Vishnu Prasad

Whom Sel. 4 others

R. Hyd

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

:: 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.

Man Modi
Managing Director

1వ పుస్తకం 70.5/2002 సంపు
 దస్తావేజుల మొత్తం కాపీలు సంఖ్య
 13
 8
 సంఖ్య
 వజిరిస్ట్రారు





No. 1714 Date 29/1/2002 R. 500/-10208 AP-7-II K

To R.N. Chakravarti Sh. Vishnu Prasad

Whom Sh. 40.1 Km R. Hyd

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal. R. R. 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.

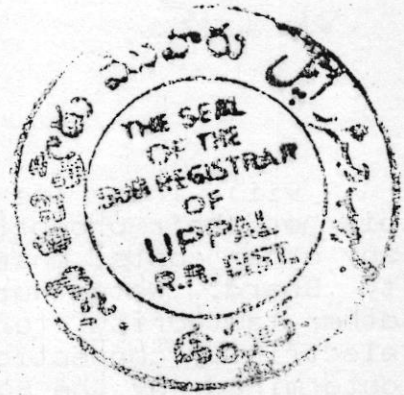
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

Contd.10..

1వ పుస్తకం 70.5 | 2000.2..... సంపు
దస్తావేజాల వెంకట కాగితముల సంపు
..... 13 పు పరస
సంఖ్య 9
పద విజిప్తారు





1715- Date 29/12/2002 Rs. 500/- 10209 AP-7-11-11
 Sold To R.N. Chakradhar Sh. Krishna Prasad
 For Whom? jeb 401Hers Rh. Hydr

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

:: 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.3,95,000/-.

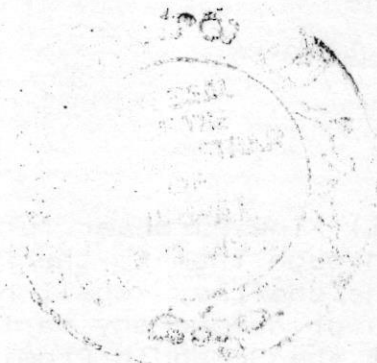
For Modi Properties & Investments Pvt. Ltd.

Contd.11..

John Modi
 Managing Director

'జ పుస్తకం 705/2002 సంపు
 దస్తావేజుల దే. తం కాగితం లు సూక్ష్మ
 13 పరిశీలన వరస
 పంఖ్య 10

 రిజిస్ట్రారు





1716

29/1/2002

500/-

10210

R.N. Chakraborty, s/o. Vishnu Prasad

per 40 They

R/o Hdf

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Boduppal. R. R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.408, on Fourth Floor in Block No.8, 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 bounded in:

NORTH :: 4' Wide Passage & Cut-out.

SOUTH :: 40' Wide Road.

EAST :: Flat No.407.

WEST :: 4' Wide Passage & Flat No.409.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 30th day of Jan, 2002 in the presence of the following witnesses;

WITNESSES:

1. (Pranetom)
(K. REDDY)

2. R. Reddy
(Ravinder)

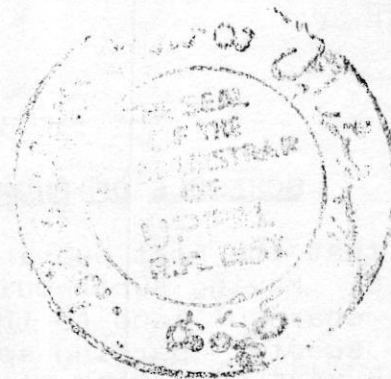
For Modi Properties & Investments Pvt. Ltd.

(Signature)
Managing Director

VENDOR

(Signature)
R. Reddy
R. Reddy
R. Reddy

1వ పుస్తకం 70.00 2002 సంపు
 దస్తావేజుల మొత్తం కార్యకర్తల సంఖ్య
 13
 11
 పబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.408, on Fourth 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 : / 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 :
e) In the 3rd Floor :
f) In the 4th Floor : 700 Sft.,
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,95,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 30/01/2002.

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.

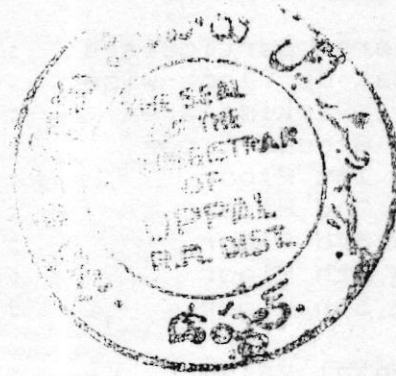
For Modi Properties & Investments Pvt. Ltd.

Managing Director

Signature of the Executant

Date: 30/01/2002.

1వ పుస్తకం 70512002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
13..... ఈ కాగితపు వరకు
 సంఖ్య12.....
 సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING IN SURVEY NOS. 174

FLAT NO. 408 IN 4TH FLOOR, BLOCK-B
IN MAY FLOWER PARK

Situated at
Mandal, R.R. Dist.

MALLAPUR(V)

UPPAL

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT.
LTD. RCP. By ITS M.D. Mr. SOHAM MODI

S/O. Mr. SATISH MODI

VENDEE: 1) Mr. R.N. CHAKRADHAR, S/O. VISHNU PRASAD

2) Mrs. SRIVALLI W/O. SRI. R.N. CHAKRADHAR

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA:

28

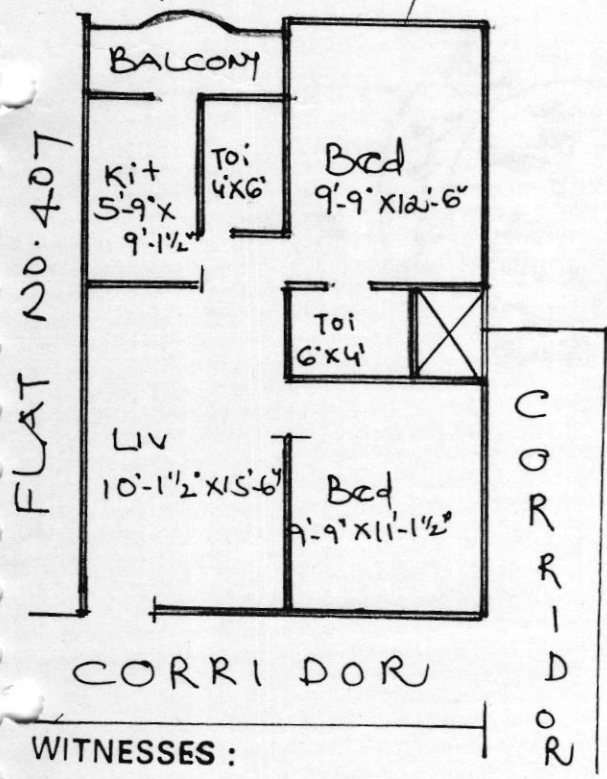
SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS

SUPER BUILT-UP AREA: 700 SQ. FT

OPEN TO SKY



For Modi Properties & Investments Pvt. Ltd.

Phan Moh
Managing Director

SIG. OF THE VENDOR

WITNESSES:

1. *P. K. K. K.*
2. *R. K. K.*

1వ పుస్తకం 705/2002 సంపు
 దస్తావేజుల మొత్తం కాగితం 13
 సంఖ్య 13
 ...చేరించబడినది

