

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

2063

నెం.

శ్రీమతి / శ్రీ Govindangamma 14/05/11 SR
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	౨	౩			
దస్తావేజు విలువ	524000	413000			
స్థాంపు విలువ రూ..	54200	40000			
దస్తావేజు నెంబరు	10286	10287			
రిజిస్ట్రేషన్ రుసుము	2620	2065			
లోటు స్థాంపు	440				
యూజర్ చార్జీలు		2430			
అధనపు షీట్లు	95	25			
5X.....	25	25			
మొత్తం	3180	4615			

RETURNED

SUB-REGISTRAR

అక్షరాల మీద వేలమీదలూ అక్షరాల

దివాల రూపాయలు మాత్రమే)

తేది 15/05/11

వాపసు తేది _____ సా. 4 గంటలకు

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

40000 } - sleep duty
4615 } - fees
3000 } - misell
200 } - EC

47,815

LS.10267/2002

10297/2002



Date : 14-11-2002 Serial No : 6,922 Denomination : 25,000

02DD 903318

Purchased By :

For Whom :

D.SRINIVAS

SELF

S/O. D.S.N.MURTHY

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 NOVEMBER 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

Mr. D.SRINIVAS, SON OF SRI. D.S.N.MURTHY, aged about 31 years, Resident of Flat B 111, Siddamshetty Towers, R.T.C. X Road, Hyderabad.

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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.


Managing Director



సభ-రిజిస్ట్రారు



03AA 867430

Date : 14-11-2002 Serial No : 6,923 Denomination : 10,000

Purchased By :

For Whom :

D.SRINIVAS

SELF

S. D.S.N.MURTHY
R/O. HYD

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.,



Managing Director



I వ పుస్తకము/102.9.7/2002
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899

No. 102.9.7... of 2002 Date 15/11/2002

I hereby certify that the proper deficit
stamp duty of Rs. 2430/- Rupees Two thousand
Four hundred and thirty only
has been levied in respect of this instrument
from Sri. Gausang Modi
on the basis of the agreed Market Value
consideration of Rs. 413000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 15/11/2002 and Collector U/S. 41&42
INDIAN STAMP ACT





3339 Date 14/11/02 500

95199

D. Srinivas & D.S.N. Murthy

Self

R/S And

G.NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam. 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.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..



I వ పుస్తకము 10297/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15..ఈ కాగితపు వరుస
సంఖ్య..3.....

సబ్-రిజిస్ట్రారు

1924

I వ.పుస్తకము 2002..సం||శా.శ.

1924/సం||పు 10297..నెంబరుగా

రిజిస్ట్రారు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా -

10297-1-1507 ఇవ్వడమైనది.

2002వ.సం||నవంబరు నెల 5 తేది

సబ్-రిజిస్ట్రారు





33302

14/1/02

5001

95200

D. Srinivas & D.S.N. MURTHY

Self

Rto Hyd

G. NARSAIAH
S.V.L. No. 490
R.No. 45/02-2004
Nacheram. 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.,

[Signature]
Managing Director



I వ పుస్తకము 102.77/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..4.....

సబ్-రిజిస్ట్రారు

102.77





33303

14/11/02 500 95201

D. Srinivas slo D.S.N. Murthy

Self

Rto Hud

:: 5 ::

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam. R.R. Dist

E. The Purchaser is desirous of purchasing all that Flat bearing No.505, on the Fifth 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.4,13,000/- (Rupees Four Lakhs Thirteen 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.4,13,000/- (Rupees Four Lakhs Thirteen 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 Modi Properties & Investments Pvt. Ltd.,

Man Mohan
Managing Director

Contd.6..



I వ పుస్తకము. 10297/సంపు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.. 15... ఈ కాగితపు పరుస
 సంఖ్య.. 5.....

సబ్-రిజిస్ట్రారు

10297





33304 Date 14/11/02 500 95202

D. Srinivas 86 D.S.N. Murthy

Self

RLO MYD

G. NARSAIAH

S.V.L. No. 4/90

R.No. 45/02-2004

Nâcharam. R.R. Dist

:: 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 has paid the sale consideration amount of Rs.4,13,000/- (Rupees Four Lakhs Thirteen Thousand only) to the Vendor.

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.,

Managing Director

Contd.7..



1వ పుస్తకము/02.9.3/నం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య/15....ఈ కాగితపు పరుస
సంఖ్యద.....

సబ్-రజిస్ట్రారు

0250





33305 - 11/10/2002 500

95203

D. Srinivas 86 D. S.N. Murthy

Self

H. H. H. d

:: 7 ::

G. NARSAIAH

S.V.L. No. 6/20

R.No. 45/02-2004

Nacharam. R. R. Dist

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 Modi Properties & Investments Pvt. Ltd.,

Contd.8..

John Mod
Managing Director



1వ పుస్తకము/22.9.7.నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య.7.....

సబ్-రిజిస్ట్రారు

22508





33306 D. Srinivas R. S. 95204

D. Srinivas R. S. Murthy
Self

R/o 447

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. 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.

For Modi Properties & Investments Pvt. Ltd ,

contd.9..

Man Moh.
Managing Director



1వ పుస్తకము 02.9.72/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..15....ఈ కాగితపు వరుస
సంఖ్య..కే.....

సబ్-రిజిస్ట్రారు

1052P

[illegible]

the proposed construction of a new road through the area. The road is to be built on the site of the old road, which was built in 1910. The road is to be built on the site of the old road, which was built in 1910. The road is to be built on the site of the old road, which was built in 1910.



No. 33307 Date 11/1/07 Rs. 500 95205

Sold To D. Srinivas Red D. S. M. Murthy

For What Self

Rs 500

G. NARSAIAN
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam, R.R. Dist

:: 9 ::

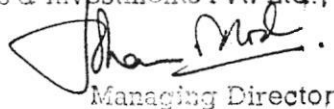
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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.,


Managing Director

Contd.10..



1వ పుస్తకము 10293/0011సు
దస్తావేజుల విభాగము, హైదరాబాదు
సంఖ్య..15...
సంఖ్య..9.....

సబ్-రిజిస్ట్రారు

0500





95205

G. NARSAIAH

S.V.L. No. 6/90

R.No. 45/02-2004

Nacharam. R.R. Dist

33308 Date..11/11/04..500

Sold To ...D...S...S...S...D. S. N. MURTHY

Sell

Rto Hyd

:: 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.4,13,000/-.

For Modi Properties & Investments Pvt. Ltd ,

Shan Modi
Managing Director

Contd.11..



1వ పుస్తకము 102297/5011
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15...ఈ కాగితపు వరుస
సంఖ్య. 10.....

సబ్-రిజిస్ట్రారు

40520





No. 33305 Date 11/11/02 500 95207

G. NARSAIAN
S.V.L. No. 6/70
R.No. 45/02-2004
Nacharam, R.R. Dist

D. Srinivas 86 D S. N. MURTHY

Self

Alotted

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.505, on Fifth 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 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 bounded in:

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: Flat No.504 & 4' Wide Passage.

WEST :: Flat No.506.

For Modi Properties & Investments Pvt. Ltd ,

Phan Moh.

Managing Director

Contd.12..



I న పుస్తకము. 10297/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 11.....

హక్-రసీద్దారు

20528





33310 95208
 D. Srinivas & D.S.N. MURTHY
 Self Rto Hyd

G. NARSAIAH
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Nacharam. R.R. Dist

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of NOVEMBER 2002 in the presence of the following witnesses:

WITNESSES:

1. (R. PRABHAKAR REDDY)
2. (Sai Kumar)

For Medi Properties & Investments Pvt. Ltd.,

 VENDOR

Drafted By

 (R. NANDISHWAR)
 D.V.L. No. 5/87
 R. No. 30/2002, R. R. Dist.



1వ పుస్తకము/02.9.2002/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 15....ఈ కాగితపు వరుస
 సంఖ్య. 12.....

సబ్-రిజిస్ట్రారు

80529

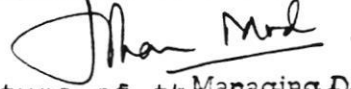


123456789

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

- 1) Description of the Building: Flat bearing No.505, in Fifth Floor, in Block No.8, of MAY-FLOWER 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. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., for 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 : 700 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.4,13,000/-

For Modi Properties & Investments Pvt. Ltd.,



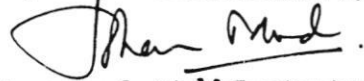
Date: 15/11/2002

signature of the Managing Director

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

Date: 15/11/2002

1 వ పుస్తకము 122.9.7/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 122....ఈ కాగితపు వరుస
సంఖ్య. 122.....


సబ్-రిజిస్ట్రారు



FLAT NO. 506 ON 5TH 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: SRI.D. SRINIVAS

S/O. SRI.D. S.N. MURTHY

REFERENCE:

SCALE: 1"

INCL:

EXCL:

AREA:

28

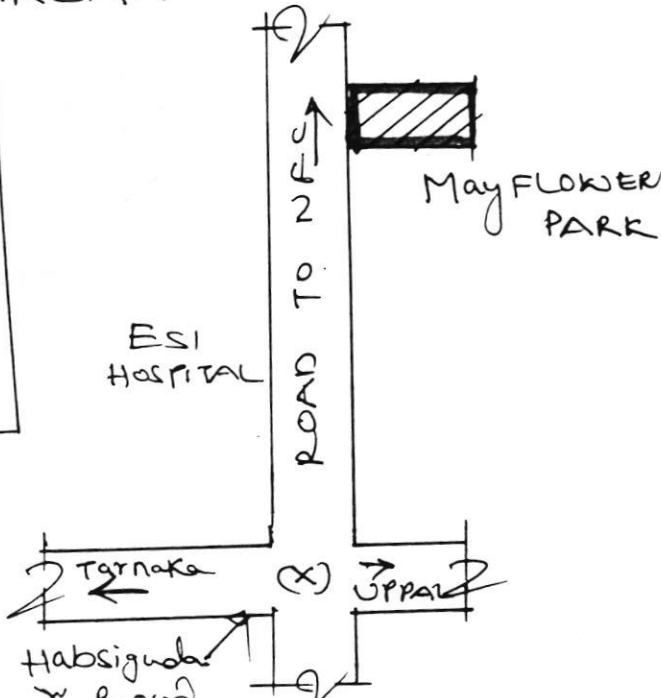
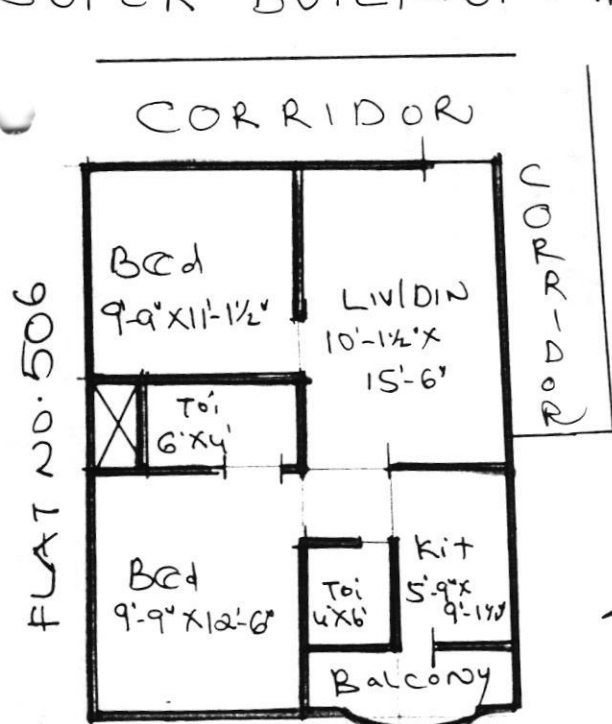
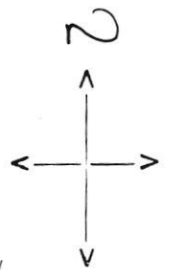
SQ. YDS OR

23.40

SQ. MTRS.

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

SUPER BUILT-UP AREA: 700 SQ. FT.



OPEN TO SKY

WITNESSES:

1.

2.

SIG. OF THE VENDOR
For Modi Properties & Investments Pvt. Ltd.,

1వ పుస్తకము. 102.9.7 సం॥ పు
దస్తావేజుల వెంట్రా - గిరముల
సంఖ్య. 15.... ఈ రిజిస్ట్రేషన్ వరుస
సంఖ్య. 14.....

సబ్-రిజిస్ట్రారు



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

No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:-</u> <u>M/S. MODI PROPERTIES & INVESTMENT</u> <u>PVT. LTD., having its (O) S-4-182/24</u> <u>M.G. Road, Sec Bad, Sep by its</u> <u>M.D. Mr. Soham Modi</u>
			<u>S.P.A:-</u> <u>GAURANG MODY</u> <u>Flat No. 105, Sapphire apB,</u> <u>Cheekoti Gardens, Begunpet,</u> <u>HYDERABAD.</u>
			<u>PURCHASER:-</u> <u>Mr. D. SRINIVAS</u> <u>R/o. Flat No. 111, Siddamsetty</u> <u>Towers, R.T.C. 'X' Road,</u> <u>HYDERABAD.</u>
		BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

1.

For Modi Properties & Investments Pvt. Ltd.,

Managing Director
SIGNATURE OF THE EXECUTANT'S

I వ పుస్తకము/02.9.7/పుస్తకము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస

సంఖ్య..15.....

సబ్-రెజిస్ట్రారు

