

ORIGINAL.

దస్తావేజులు మరియు రుసుముల రశీదు

2721

నెం.

శ్రీమతి / శ్రీ Gourang Vadi

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	ఆ	క	5/2 6/8 30
దస్తావేజు విలువ	501000	518500	00000000
స్థాపు విలువ రూ..	450000	450000	
దస్తావేజు నెంబరు	1415	1416	
రిజిస్ట్రేషన్ రుసుము	2805	2895	
లోటు స్థాపు	7110	9025	
యూజర్ చార్జీలు	95	95	
అఫనపు షీట్లు	25	25	
5 X.....			
మొత్తం	9135011450 = 21485/-		

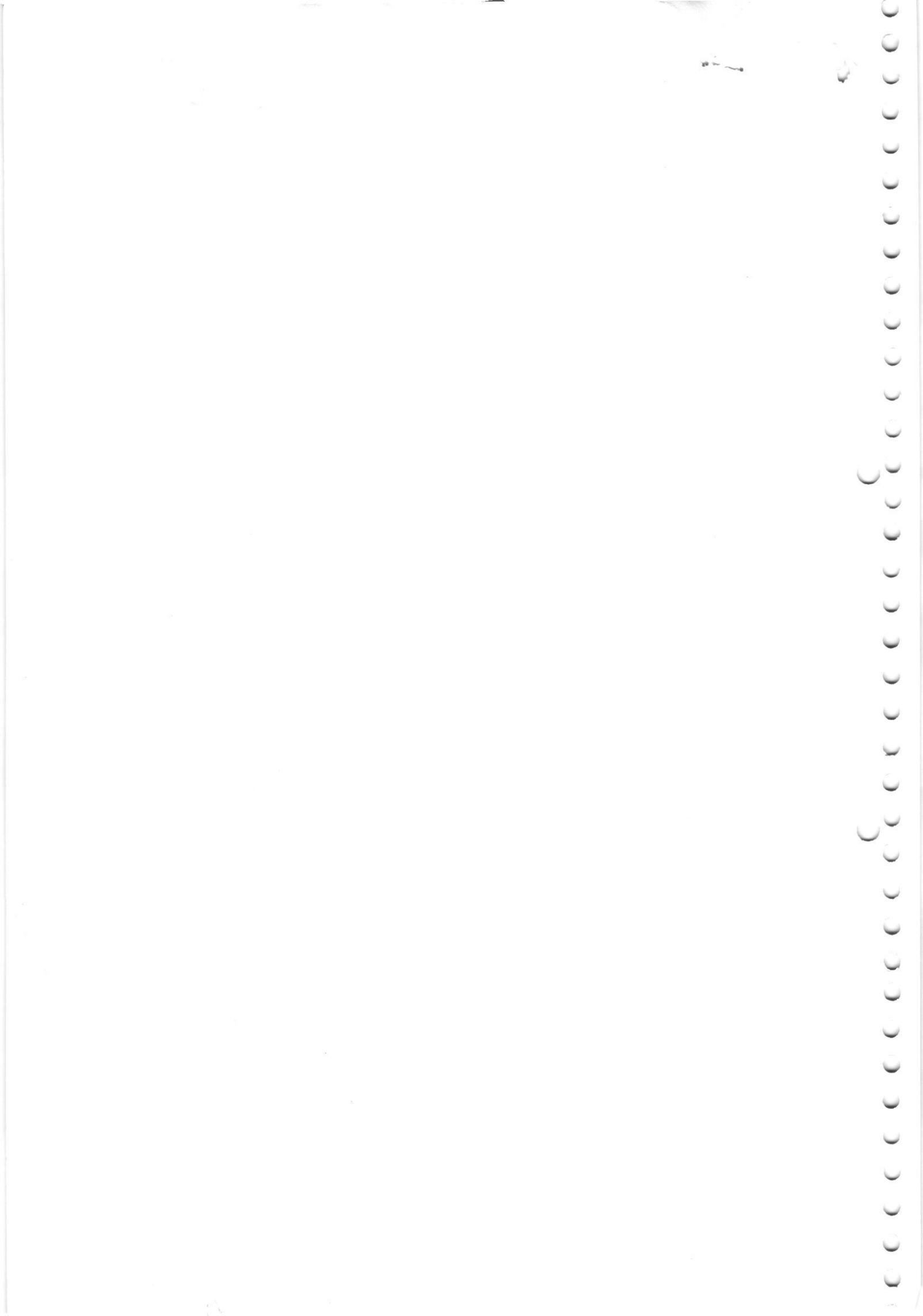
అక్షరాలలో As per one thousand and four
Hundred Eighty five రూపాయలు మాత్రమే)

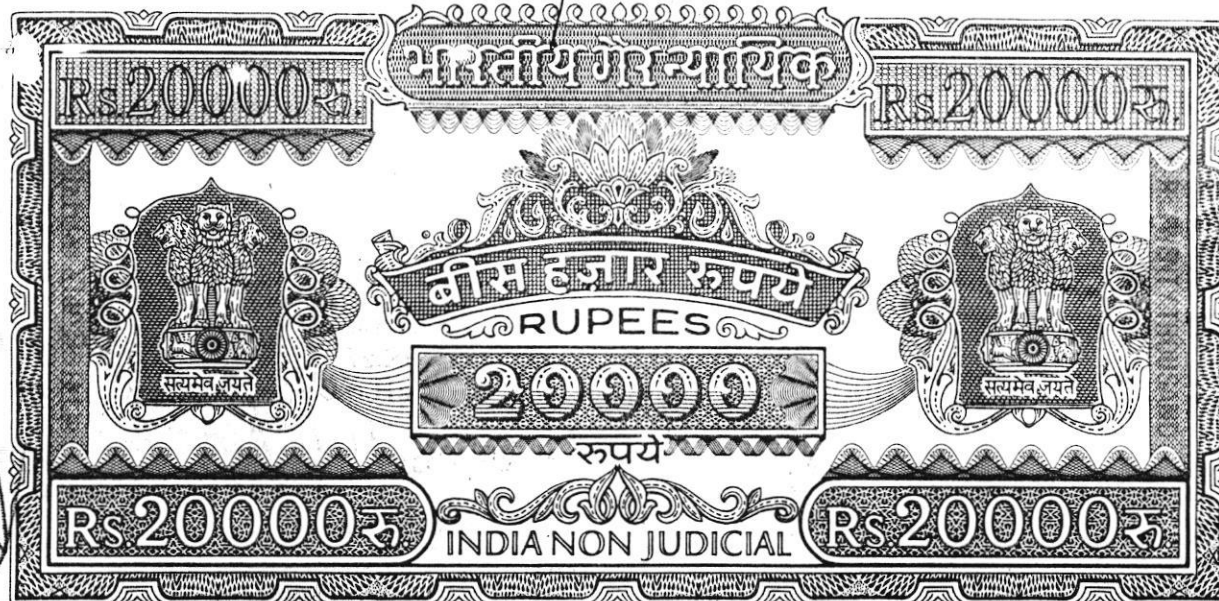
తేది 6/7/2003

సా. 4 గంటలకు

Sub-Registrar

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





Date : 05-02-2003 Serial No : 1,191 Document Number : 02CC 171555

Purchased By :

Rs. 20,000/-

P.V. ANANTHANARAYANAN

CLIP

S/O. P.A. VENUGOPALAN

R/O. HYD

Sub Registrar
Stamp Vendor
S.R.O. 11/1/03

SALE DEED

This Sale Deed is made and executed on this 6th day of February 2003 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

Mr. P.V. ANANTHANARAYANAN, SON OF SRI. P.A. VENUGOPALAN, aged about 41 years, Residing at 122, Ashok Enclave, Kapra, ECIL Post, Hyderabad - 500 062.

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

7 - 50 ~~6W~~ 62



Date : 05-02-2003 Serial No : 1,193

Denomination : 20,000

0200 171554

Purchased By :

For Whom :

P.V. ANANTHANARAYANAN

SELF

S/O. P.A. VENUGOPALAN

R/O. HYD

With Registrar
Ex. Office 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.

For Modi Properties & Investments Pvt. Ltd.,

Man Modi
Managing Director

Contd.3..



1వ పుస్తకము.....1416/2003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య.....

[Signature]
 ఐ.వి.సి.సి.సి.

2A392110

Endorsement Under Section 42 of Act II of 1899

No. 1416 of 2003 Date 6/2/03

I hereby certify that the proper deficit
 stamp duty of Rs. 9035/- Rupees Nine -

thousand and thirty five only.

has been levied in respect of this instrument
 from Sri. Gaurang Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 518500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal Sub Registrar
 and Collector U/S, 41&42
 Dated: 6/2/03 INDIAN STAMPACT





AP 23 II 5

Ruy

R. NADAR

SVL No. 42/95

R. No. 1/200 1993

RAM NAGAR, HYDABAD

:: 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

1వ పుస్తకము.....14/6/2003

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....15 ఈ కాగితపు వరుస

సంఖ్య.....3


హెచ్-రిజిస్ట్రారు

1వ పుస్తకము 2003 వ.సం||శా.శ.

192.4 సంఖ్య 14/6 నెంబరుగా

రిజిస్ట్రారు పేరుతో పబ్లిసింగు

నమిత్తుం గుర్తించు నెంబరుగా

..14/8...-1-1507 ఇవ్వడమైనది.

2003 వ.సం||శా.శ. 14/8/2003


హెచ్-రిజిస్ట్రారు



500Rs.



4665

5/2/03

500R

P.V. Anantha Maragandan
Self

Sl. 33508
P. A. Venugopalan
R. 6 440.

R. N. N. N.
SVL No. 42 95
R. No. 1/2000-2003
RAM NAGAR, HYD'ABAD

:: 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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.5..

Managing Director

1వ పుస్తకము 14/6/2013

దస్తావేజుల మొత్తం కారితముల

సరిఖ్య... 15... కారితపు వరుస

సరిఖ్య... 4...


సోన్-రిజిస్ట్రారు





4666 5/2/03 500/-

P.V. Ananthanarayana & P.A. Venugopal

500/-

93803

R 6 4142

RW
R.N. 1000
SVL No. 42 95
E. No. 57 001 2003
RAM NAGAR, HYD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.302, on the Third Floor, in Block No.E in **MAY-FLOWER 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.E, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.5,18,500/- (Rupees Five Lakhs Eighteen 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.5,18,500/- (Rupees Five Lakhs Eighteen 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.

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

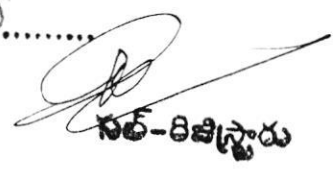
Contd. 6..

1వ పుస్తకము..... 1416/1993

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య.....


నల్-రిజిస్ట్రారు



500 Rs



4667 ... 5/02/03 ... 500/-

AP 23 H S

P-V. Anantharaman s/o. P996 Neneigopalam

Self

2/6. Hnd.

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

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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.7..

John M. ...
Managing Director

సంఖ్య.....6.....

గుబ్బ-రిజిస్ట్రేషన్



500Rs



No. 4668 Date: 05/05/03 Rs. 500/-

AP 23 11 03

Sold To: P.Y. Ananthanarayana, (10/38/11) Venugopalan
SelfR. N. A. F. F.
SVL No. 4
R. No. 1/200
RAM NAGAR, HYD'BAD

:: 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 Modi Properties & Investments Pvt. Ltd.,

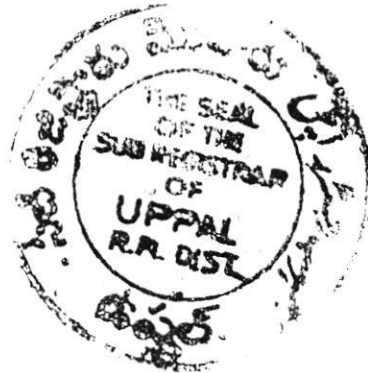
Managing Director

Contd.8..



1వ పుస్తకము...1416/153
దస్తావేజాల మొత్తం కాగితములే
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...7.....


సబ్-రిజిస్ట్రారు



500Rs



No. 4665 Date 05/05/03 Rs. 500/-

Sold To P.V. Anantharayanan

Self

93612

P.A. Venugopalan

R/o. Hud.

R. NAGAR
 SVL NO. 42/03
 R. No. 1/2003 2003
 RAM NAGAR, HYD'BAD

:: 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.

[Signature]
 Managing Director

contd.9..



1వ పుస్తకము.....14/6/2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


సచి-రిజిస్ట్రార్





4670

Date: 01/07/07

500/-

P. V. Ananthanarayanan Sloggi A. Venugopalan

R/o Hind.

Self

RUY
R. NAGAR
SVL N. 1/200
R. N. 1/200
RAM NAGAR, HYD'BAD

:: 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.

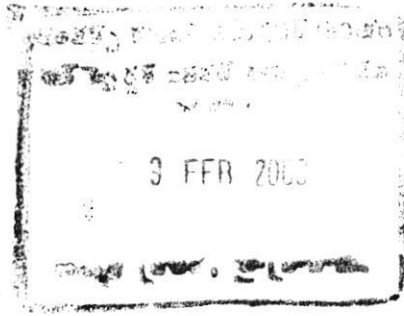
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.,

Mani Modi
Managing Director

Contd.10..

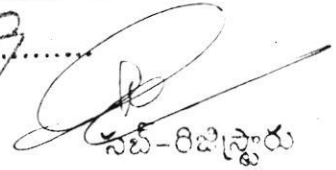


I వ పుస్తకము... 1416/1993

దస్తావేజాల మొత్తం కారితముం

సంఖ్య... 15... ఈ కారితపు వరుస

సంఖ్య... 9


సబ్-రిజిస్ట్రారు



500Rs.



4671

05/02/03

500/-

R.V. Ananthanarayanan

Self

33616
Slo. P. N. Venugopalan
Rto. Hyd.

R. NAB. 1000

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.

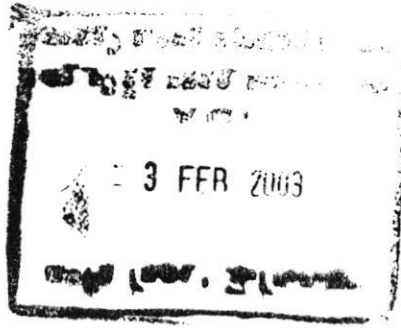
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.5,18,500/-.

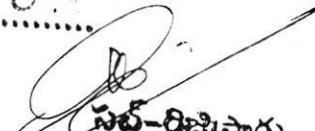
for Modi Properties & Investments Pvt. Ltd.,

Manu Modi
Managing Director

Contd.11..



1వ పుస్తకము... 14/6/2003 నాటికి
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 10...


సచి-రిజిస్ట్రారు



INDIA NON JUDICIAL

₹ 500

₹ 500

सत्यमेव जयते

पाँच सौ रुपये FIVE HUNDRED RUPEES

AP 23 HS

RAY
R. NAGAR, HYD
SVL N
R. No. 1/20
RAM NAGAR, HYD

P.V. Ananthanarayanan s/o. P. H. Venugopalan
Secy. s/o. H. Ind.

11

All that the Flat bearing No.302, on Third Floor in Block No.E, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 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 :: Flat No.301.
SOUTH :: 40' Wide Road.
EAST :: 30' Wide Road.
WEST :: Flat No.303..

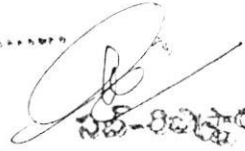
for Modi Properties & Investments Pvt. Ltd.,

Contd. 12..


Managing Director



1వ పుస్తకము 1418/1502
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 15... ఈ కాగితపు పేరు
సంఖ్య... 11...


సచి-రిజిస్ట్రార్





4673 ... 05/02/03 ... 500/-
 P.V. Ananthakrishnan
 Self

93616 AP 23 MS
 Clo. P. N. Venugopalan
 Clo. H. S. S. S.

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 05 day of February 2003 in the
 presence of the following witnesses;

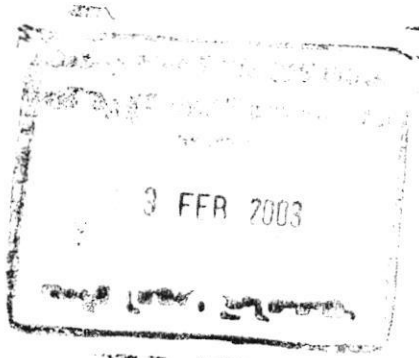
WITNESSES:-

1. [Signature]
 (K. PRABHAKAR REDDY)

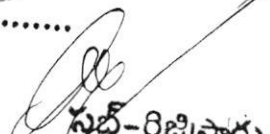
For Modi Properties & Investments Pvt. Ltd.,

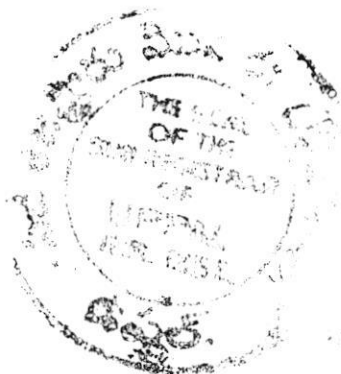
[Signature]
 Managing Director
 VENDOR

2. [Signature]
 (S. S. S. S.)



1వ పుస్తకము 1414/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 12...

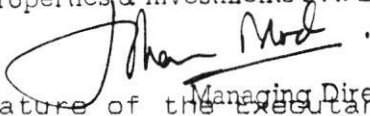

సచి-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.302, in Third Floor, in Block No.E, 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 : 36 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 : 900 Sft.,
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.5,18,500/-

For Modi Properties & Investments Pvt. Ltd.,


signature of the Executant

Date: 06/02/2003

C E R T I F I C A T E

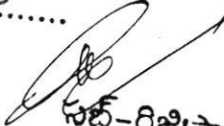
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.,


Signature of the Executant

Date: 06/02/2003

1వ పుస్తకము 16/12/1953
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...13


సబ్-రిజిస్ట్రారు



FLAT NO. 302, THIRD FLOOR, BLOCK-E
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174
SITUATED AT
MALLAPUR(V) OPPAL 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. P. VANANTHANARAYANAN
S/O. SRI. P. A. VENUGOPALAN

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

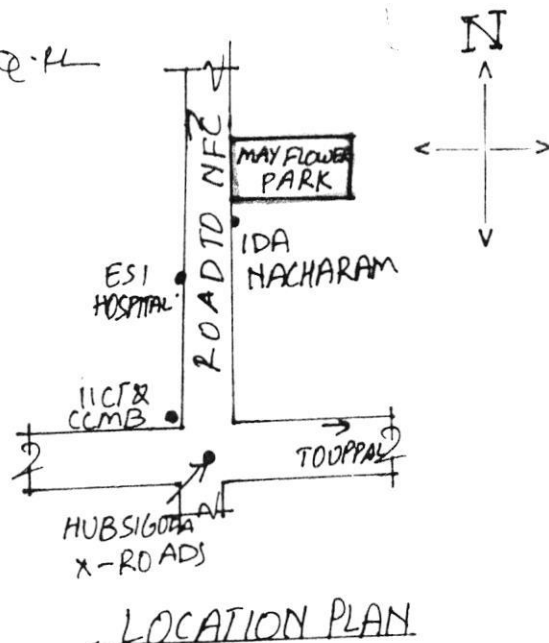
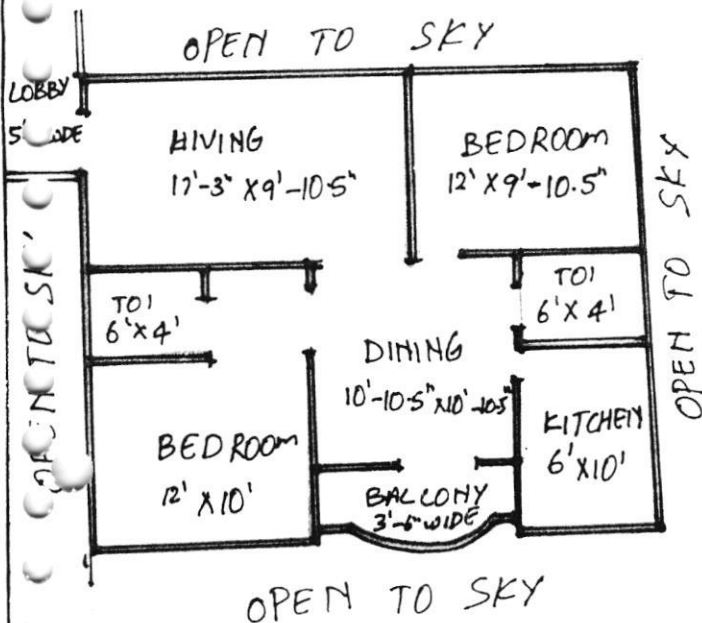
AREA :

36

SQ. YDS. OR 30.09

SQ. MTRS.

WLS. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 900 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.,

WITNESSES :

1. [Signature]
2. [Signature]

[Signature]
SIG. OF THE VENDOR

1 వ పుస్తకము 1418/1-2-3
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 14
సబ్-రిజిస్ట్రారు



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 & INVESTMENTS

PVT. LTD. having 13110 S-4-187/3,

M.G. Road, Sec' 5 and Rep by 145

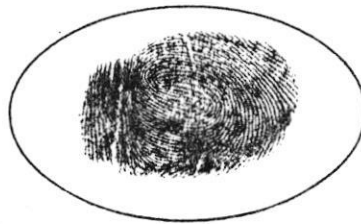
M. V. Mr. Sallam MODI

S.P.A.
GALPANG MODI

R/o. Flat no. 105, Sapphire

appt. Cheekoti Gardens,

Begumpet, HYDERABAD.



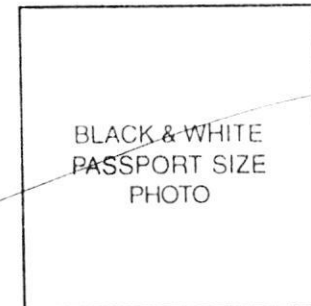
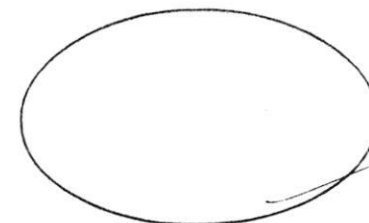
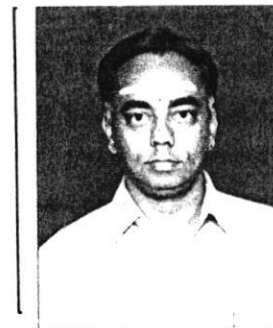
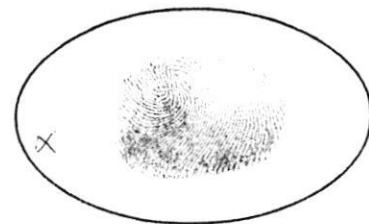
PURCHASER:

Mr. P.V. ANANTHANARAYANAN

R/o. 122, Ashok Enclave

Kapra, ECIL POST,

HYDERABAD - 500 062.



SIGNATURE OF WITNESSES

1.

2.

for Modi Properties & Investments Pvt. Ltd.,

Managing Director
SIGNATURE OF THE EXECUTANT'S

1వ పుస్తకము. 1416 సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 15...

సబ్-రిజిస్ట్రారు

