

404/130

CS. 12443

12361/03

100Rs.



12484 Date 10/10/03 Rs. 100/-
 A. Bhann Murthy So. A. Balakrishna Murthy
 Self

AP 23 1 00

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

Mo. Sec'd

SALE DEED

This Sale Deed is made and executed on this 13th day
 of October 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. G.BHANU MURTHY, SON OF SRI. G.BALAKRISHNA MURTHY,
 aged 35 years, Residing at 3D 5, Jagruthi Residency,
 Street No.10, East Maredpally, Secunderabad - 500 026.

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.

Managing Director

1వ పుట్టిన తేదీ 27/6/1933

దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 1

2003 వ.సం|| 13వ తేదీ
1925 వ.శా.శ...మాసం 2వ తేదీ
పగలు...మరియు...గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

శ్రీ కె.ఎం.ఎం.ఎం.

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

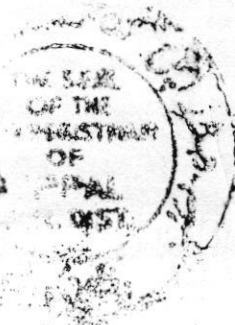
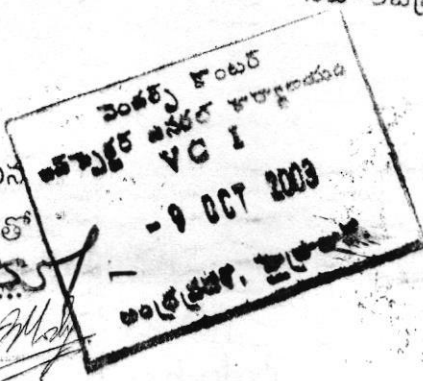
ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ||

చెల్లించినవారు

ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనదైలు



K. Ramachandra Reddy

Gaurang modey S/o. Jayanthilal modey
Occ: Business - R/o. Flat No. 105,
Sapphire apts. Chikoti Gardens,
Begumpet, Hyderabad.

Through Special Power of Attorney, attested
vide Power No. 9/2004 at SRO, Appal.

① K. Ramachandra Reddy

(K. Ramachandra Reddy S/o. Padma Reddy, occ:-
P.A service (w) S-u-187/3 & 4, M.G. Road,
Sec' Bad.

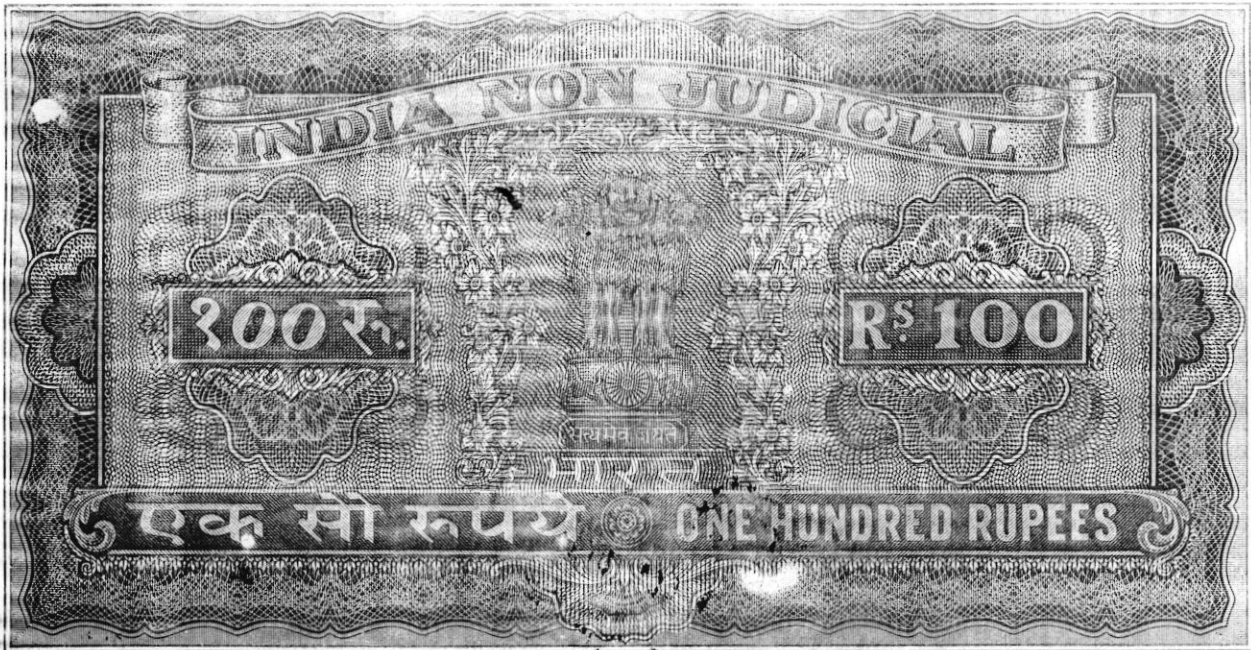
② S. Ramachandra Reddy

SRIBHAR S/o. Ramachandra Reddy occ: Service
(w) S-u-187/3 & 4, M.G. Road, Sec' Bad.

2003 వ.సం|| 13వ తేదీ
1925 వ.శా.శ...మాసం 2వ తేదీ

సబ్-రిజిస్ట్రారు

100Rs.



No. 12485 Date 10/10/03 Rs. 100/-

Sold To C. Bhawan Murthy & Co. Bala Krishna Murthy

For Whom Self

R/o Sec-bed

RW
RECEIVED
NO. 42/95
D. M. NO. 1/2001-2003
RAM NAGAR, HYDRABAD

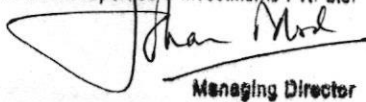
:: 2 ::

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

1 వ పుస్తకము 23/1/2003

దస్తవేజుల మొత్తం కాగితముల

సరిష్కర్త... 15. ఈ కాగితపు వరుస

సంఖ్య 2

సబ్-రిజిస్ట్రారు



Endorsement under Section 42 of Act II of 1894

No. 2361 of 2002 Date 13/10/03

I hereby certify that the proper deficit

stamp duty of Rs. 58710/-

Five hundred eighty seven thousand

has been levied in respect of this instrument

from Sri Gaurang Reddy

on the basis of the agreed Market Value

consideration of Rs. 571000/- being

higher than the consideration agreed Market

Value.

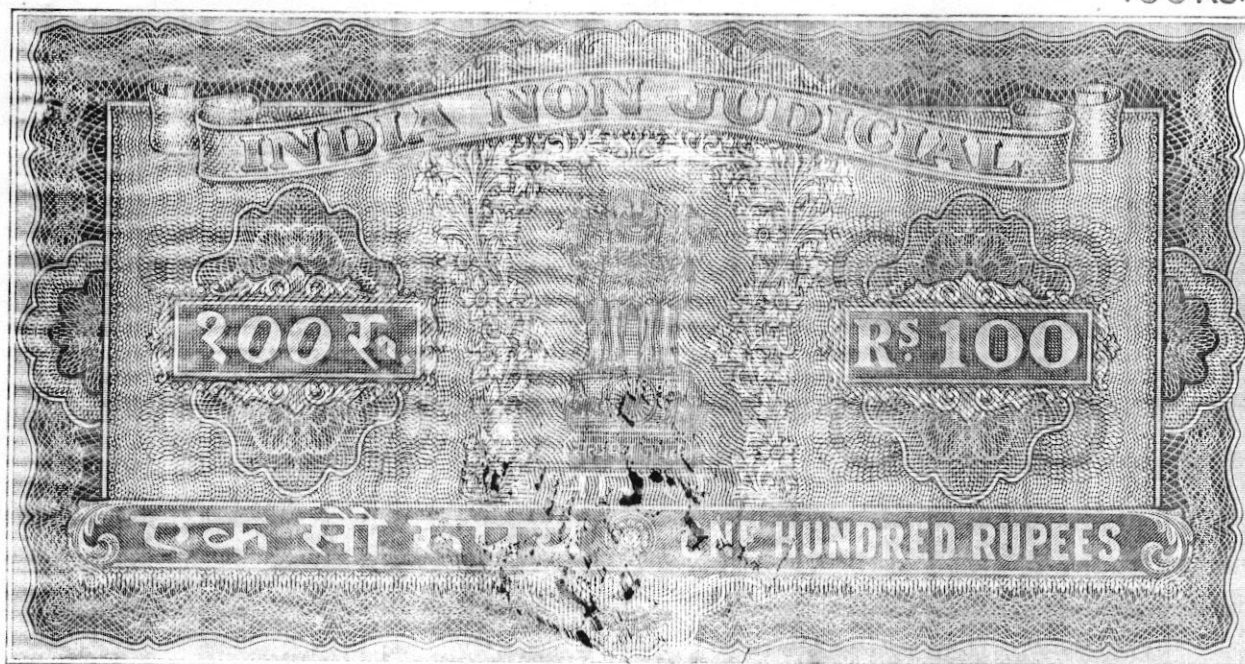
S.R.O. Uppal

Sub Registrar

Dated: 13/10/03 and Collector U/S. 41 & 42

INDIAN STAMP ACT





No. 12486 Date 10/10/95

To C. Bhann Murthy Sh. C. Balakrishna Murthy

Sft

No. Sec-bud

:: 3 ::

R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYDRA

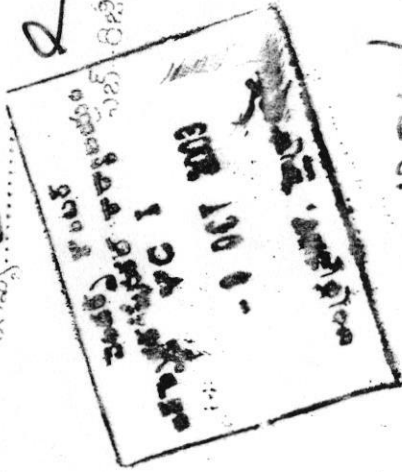
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 3 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 12361/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు పనుల

సంఖ్య 3



1వ పుస్తకము సంఖ్య (కా.స) పు... 12361/2003

సంఖ్య 15... ఈ కాగితపు పనుల

సంఖ్య 3

సాక్షి కలర్ కాగితములు

సాక్షి కలర్ కాగితములు

సాక్షి కలర్ కాగితములు





12482 on 10/10/03 to 100/-

AP 23 I CO

To C. Balakrishna Murthy No. 10. Sec

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

:: 4 ::

No. See - box

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

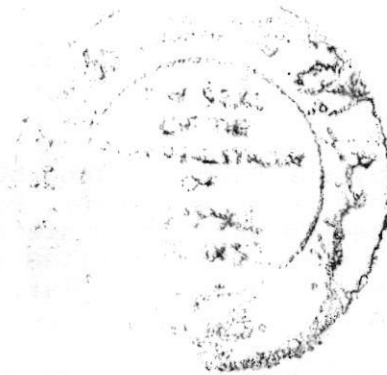
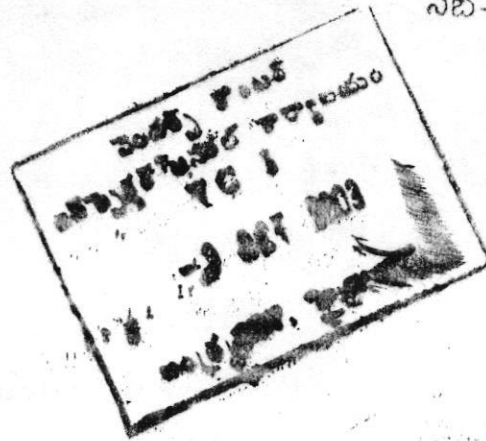
1వ పుస్తకము/2364/1003

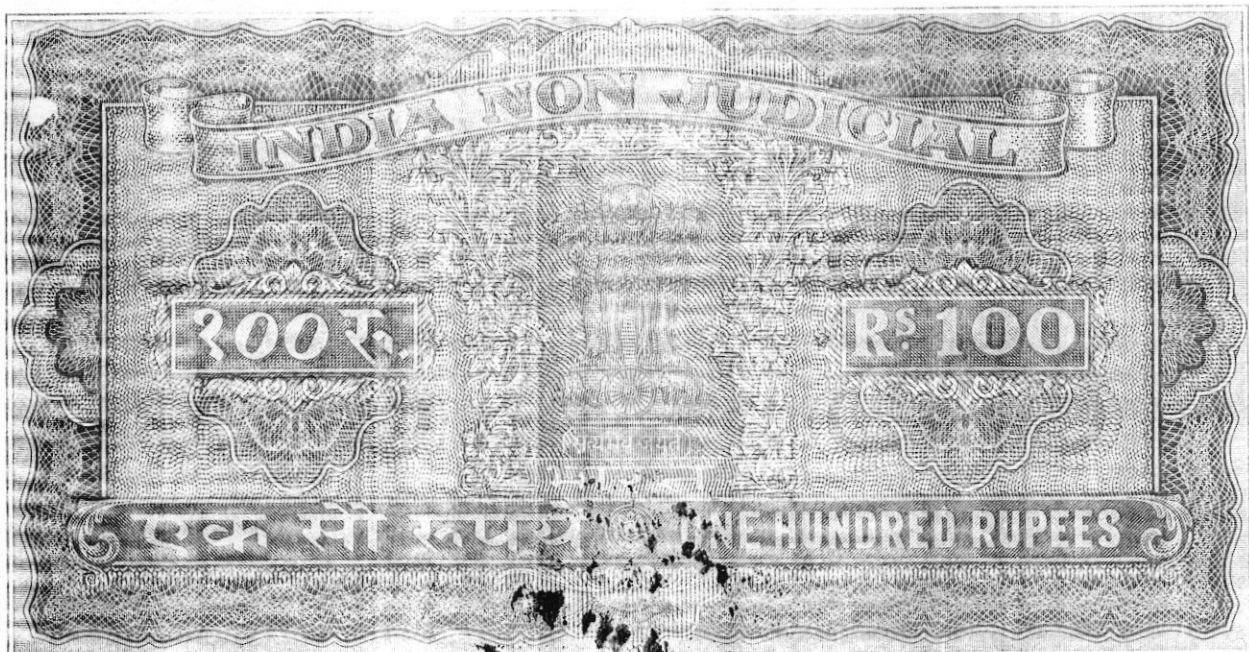
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...4.....

సబ్-రిజిస్ట్రారు





12488 Date 10/10/03 To: A. B. S. I. CO
 To: G. Bhuvan Murthy & Co. G. Balakrishna Murthy
 Sekt
 :: 5 :: R/o Sec-bad

R. N. NAGENDER
 SVL No. 42 95
 R. No. 1/2001-2003
 RAM NAGAR, HYD-01

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.109 & 110, on the First Floor, in Block No.F in **MAYFLOWER 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 measuring about 15 Sft., in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.5,71,000/- (Rupees Five Lakhs Seventy One 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.5,71,000/- (Rupees Five Lakhs Seventy One 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 Mtd Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

పంపినది మొత్తం కలిపి
 పంపి. 15...
 పంపి. 5...

မင်း-ဝိသုဒ္ဓိက

104 000 003





12489 10/10/03 100/-

AD-231 CC

G. Bhann Murthy
SelfAlo. G. Balakrishna Murthy
Alo. Sec-ty

R. NAGENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM 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 do 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 Modi Properties & Investments Pvt. Ltd.

The Seal
Managing Director

1 వ పుస్తకము/236/భా 3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 15 ఈ కాగితపు వరుస

సంఖ్య. 6

సబ్-రిజిస్ట్రారు

1943
ఆంధ్రప్రదేశ్ ప్రభుత్వం





12490... 10/10/2004... 23100
 G. Bhawan... Murthy... R/o. Sec-bad
 Self
 R/o. Sec-bad
 R. NAGAR
 SVL NO. 42/04
 R. No. 12/04/2004
 RAN NAGAR, HYDRA

:: 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.

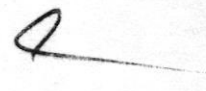
[Signature]
 Managing Director

1వ పుస్తకము. 226/1/1933

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 15.... ఈ కాగితపు వరుస

సంఖ్య. 1.....



సబ్-రిజిస్ట్రారు



1వ పుస్తకము. 1234/1003

దస్తావేజుల మొత్తం కాగితము.

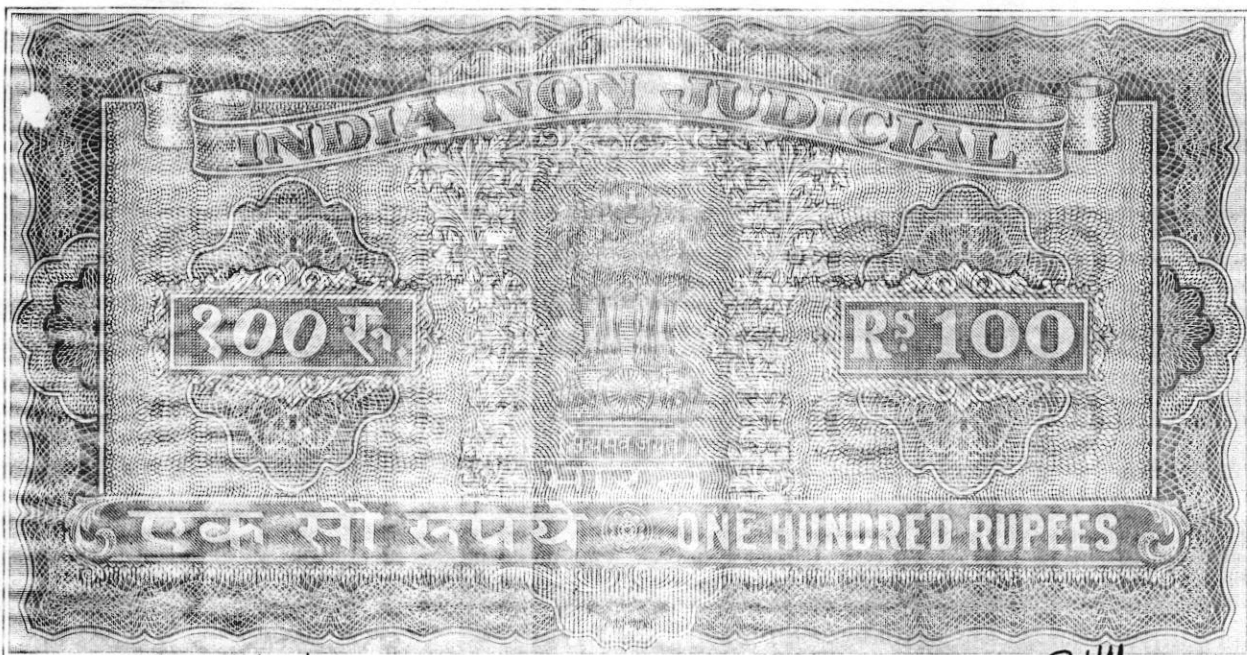
సంఖ్య... 15... ఈ కాగితపు వరుస.

సంఖ్య... 8.....

[Handwritten signature]

సబ్-రిజిస్ట్రారు
- 4 OCT 2003
చంద్రబాబు నాయుడు





12492 1010103 100R

G. Bhann Murthy
selfG. Balakrishna Murthy
R/o Sec-bad

Ry

:: 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 Mod Properties & Investments Pvt. Ltd.

Managing Director

Contd.10..

1వ పుస్తకము. 1.234/1982

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు

4 OCT 1982
చిర్రుపాడు, మధ్యప్రదేశ్





12493 Date 10/10/03 100/-
 Sold To: G. Bhawan Murthy & Co. Bada Kishna Murthy
 Self No. Sec-bad

Ry

:: 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.5,71,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

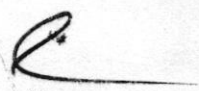
Managing Director

1వ పుస్తకము 12361/1003

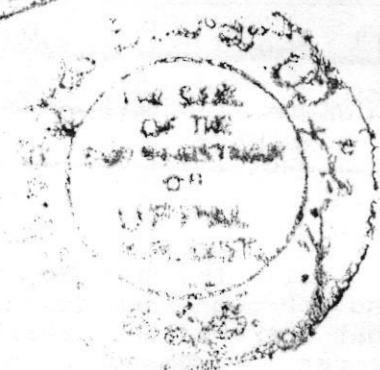
దస్తావేజుల మొత్తం కాగితములు

సంఖ్య... 15... ఈ కాగితపు పరుస

సంఖ్య... 10.....


సబ్-రిజిస్ట్రారు

తెలుగు ప్రభుత్వం
- 4 OCT 2003
తండ్రిపాటి, పుట్టపర్తి



100Rs.



No. 12494 Date 10/10/03 No. 100- 60203 123 I CO

Sold To A. Bhann Murthy s/o. A. Babkrishna Murthy

Self

No. Se-Red

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

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.109 & 110, on First Floor in Block No.F, 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 :: 40' Wide Road.

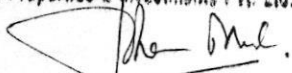
SOUTH :: Flat No.108.

EAST :: 4' Wide Passage.

WEST :: 30' Wide Road.

Contd.12..

For Medi Properties & Investments Pvt. Ltd.

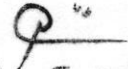

Managing Director

1 వ పుస్తకము. 12.3.64/2903

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 11.....



సబ్-రిజిస్ట్రారు

సంఖ్య...
- 4 OCT 2003
అంతర్గత, పుర్రులు



100Rs.



12495 Date 10/10/03 Rs. 100/-
A. Bhann Murthy 8/10 A. Balakrishna Murthy
Seld N/o. Sec-bad
R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 13th day of October 2003 in the presence of the following witnesses:

WITNESSES:

1. Poabla Reddy
(K. Poabla Reddy)

2. Sridhar
(SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Sha. M.
Managing Director

V E N D O R

For Modi Properties & Investments Pvt. Ltd.

Sha. M.
Managing Director

సంఖ్య. 12.....

சென்னை - 600 082

பேர்-பி.சி.சி.சி.

- 4 OCT 2003

சென்னை, தமிழ்நாடு





12496 Date: 10/10/2003
 A. Bhann Murthy Slo. A. Balakrishna Murthy
 Self. ANNEXURE - 1 - A No Sec-td
 R. NAGENDER
 SVL No. 42 95
 R. No. 1/2001-2003
 AM NAGAR, HYD/240

- 1) Description of the Building: Flat Nos.109 & 110, on First Floor in lock No.F, 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 : 36 Sq.yds. U/S Out of Ac.4-32 Gts,
- 4) Built up area particulars :
 - a) Cellar, Parking area : 15 Sft., for scooter parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor : 900 Sft.,
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.5,71,000/-

For Medi Properties Investments Pvt. Ltd.

Date: 13/10/2003

signature of the Executant

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.

Date: 13/10/2003

signature of the Executant

Managing Director

1వ పుస్తకము 2361 పేజీ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...13.....

సబ్-రిజిస్ట్రారు
- 4 OCT 2003
అంశము. కుట్ర...



FLAT NOS. 109 & 110 1ST FLOOR, BLOCK-F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

MAHAPUR (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. G. BHANU MURTHY

S/O. SRI. G. BALAKRISHNA REDDY

REFERENCE :

SCALE 1"

INCL:

EXCL:

AREA :

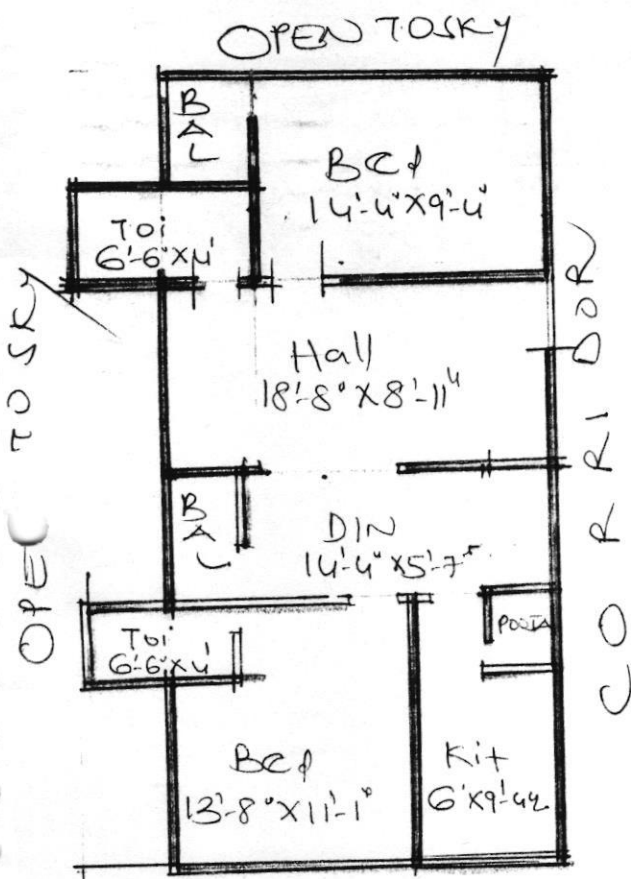
36

SQ YDS OR 30.09

SQ MTRS.

U/S OUT OF AC. 4-32 Gts

SUPER BUILT-UP AREA: 900 SQ. FT.



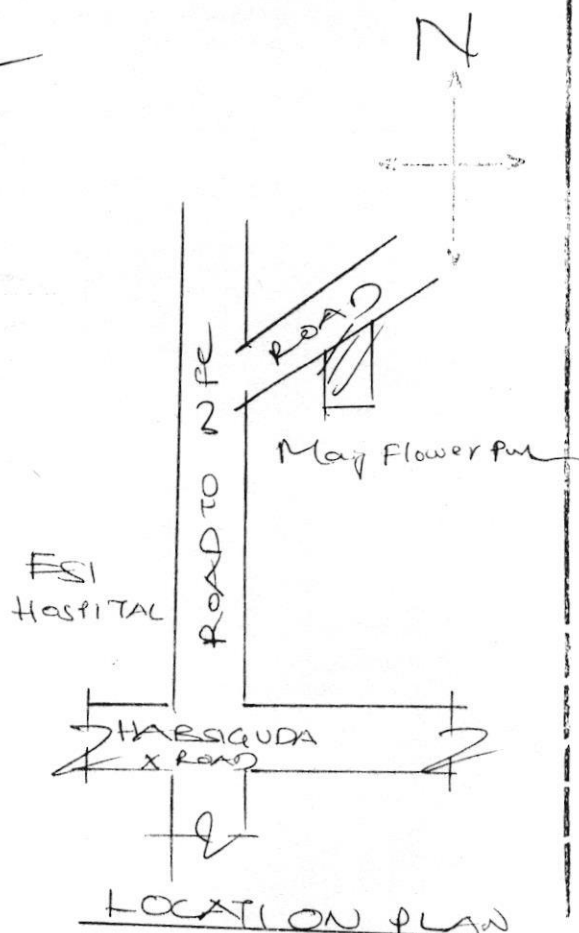
FLAT NO. 108

WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]
SIG. OF THE VENDOR





100-000000

✓

IN 15

12381/003

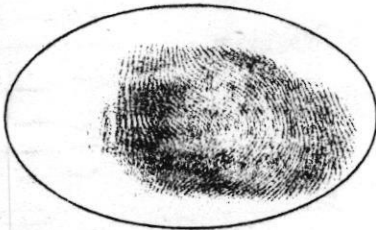
109/110

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

SI.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 its (O) S-4-187/3 &

M.G. Road, Secbad, Sep by its

MD. Mr. SOHAM MODI

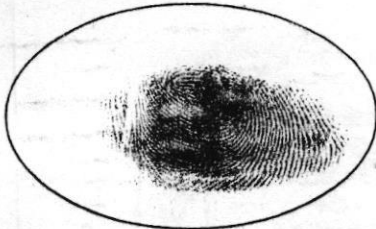
SPA:-

Mr. GAURANG MODY

R/o Flat No. 105, Sapphire Apts,

Chitots Gardens, Begumpet,

HYDERABAD.



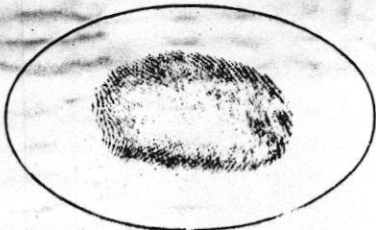
PURCHASER:-

Mr. G. BHANU MURTHY

R/o. 3D 5, Jagathi, Residency

Street No. 10, East Maredpally,

SEC-BAD-500-096.



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

2.

For Modi Properties & Investments Pvt. Ltd.

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 236/2003

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....15. ఈ కాగితపు పరుస

సంఖ్య.....15.....

సబ్-రిజిస్ట్రారు

