

U.S. 9586/2003

9562/03

4088439



Date : 13-08-2003 Serial No : 12,002 Denomination : 20,000

02CC 686036

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY, SEC' BAD.

R. Reddy 13/8/03

Sub Registrar
Ex-Officio Stamp Vendor
G.S.O., C&ID Office, H.

For Whom :
MRS. D. MEERA,
W/O D. VENKATIAH, HYD.

SALE DEED

This Sale Deed is made and executed on this 14th day
of AUGUST 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

Mrs. D. MEERA, WIFE OF SRI. D. VENKATIAH, aged 45
years, Residing at B 215, Anuradha Apts., Adikmet,
Hyderabad.

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

For Modi Properties & Investments Pvt. Ltd.

Contd.2.

Sohan Modi
Managing Director

2003వ.సం॥ జి.గోపాల్...నెల/4వ తేది
192వ.శా.శ.రై.ప.చె.మా.సం.2వ తేది.

పగలు.../...మరియు?.....గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

Gowrang mady..

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ॥ 15.00/

పెల్లించినవారు.....

నాసి యిచ్చినట్లు బహు కొన్నది.

ఎడమ త్రోటనవేలు

1వ పుస్తకము 1562/...
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...15...

సబ్-రిజిస్ట్రారు



S/o. Jayantilal mod
occ: - Flo. Flat No. 101
Sapphire apte, Cheerak Gardens,
Begumpet, Hyderabad.

Through Special Power of Attorney, attested
vide Power No. 9/2002 at SRO, Uppal.

నిరూపించబడి.

① Pudlakota

(K. Prabhakar Reddy S/o. Padma Reddy
occ: PA Service to S-U-187/344, M.G.
Road, Sec'ad.

② Rindron

SRIPHAR S/o. Ramachandrarao occ: Service
to S-U-187/344, M.G. Road, Sec'ad.

2003వ.సం॥ జి.గోపాల్...నెల/4వ తేది
192వ.శా.శ.రై.ప.చె.మా.సం.2వ తేది.

సబ్-రిజిస్ట్రారు



AP 23 II Y

68402

Date 13.18.03

No. 501

D. Meera W/o D. Venkataiah

Self

R 10 H 40

Ruy

R. NAIKUNDE

SVL

R. N. 10/10/03

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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.3..

1 వ పుస్తకము 9562/1003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు వరుస
 సంఖ్య 2

నల్-రిజిస్ట్రారు

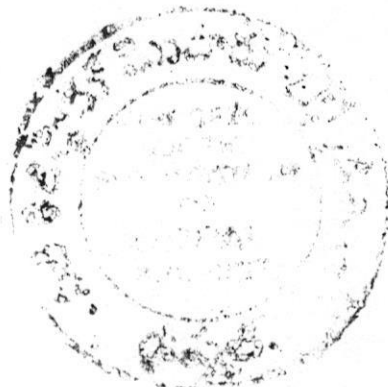
Endorsement Under Section 42 of Act I of 1894
 No. 9562 of 1003 Date 14/8/03

I hereby certify that the proper stamp
 duty of Rs. 6080/- Rupees Six
 thousand Eighty only
 has been levied in respect of this instrument
 from Sri. Gourang Maity
 on the basis of the agreed Market Value
 consideration of Rs. 312000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated 14/8/03

add. Section 41 & 42
 INDIAN STAMP ACT





68403

Date 13/8/03

No. 501

D. Meera w/o D. Venkataiah

Self

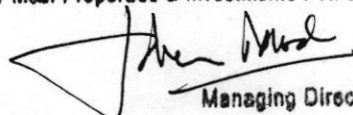
R/o H/o

:: 3 ::

Ruy

R. NAGAR
SVL
B. No. 11
RAM NAGAR, HYDRABAD

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


Managing Director

1వ పుస్తకము 9562/సంఖ్య
దస్తావేజుల ముద్రా కార్యముల
సంఖ్య 1.5... రిజిస్ట్రేషన్ మరియు

సంఖ్య 3

సబ్-రిజిస్ట్రేషన్

1వ పుస్తకము సంఖ్య (కా.కె) పు. 9562/03

సెంటరుగా రిజిస్ట్రేషన్ చేయబడి స్థానికుల నిమిత్తం

గుర్తింపు నెంబరు 9562-1-2003 ఇవ్వబడిన

2003 సంఖ్య 14 తేది

రిజిస్ట్రేషన్ కార్యదర్శి

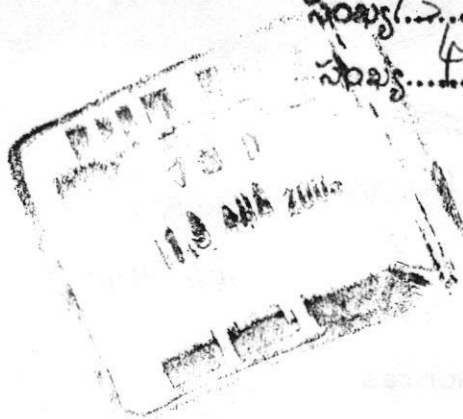


1 వ పుస్తకము 956 సంఖ్య

దస్తవేజుల మొత్తం కాగితము

సంఖ్య 15.... ఈ కాగితపు వరుస

సంఖ్య 4.....



నల్ల-రిజిస్టరు





68405

13/8/03

201-20497-23 II T

D. Meera w/o D. Venkataiah

Sell

R/o 44D

R. NAGENDRA
SVL NO. 42 95
R. No. 1/1001-2003
RAM NAGAR, HYD'BAI

:: 5 ::

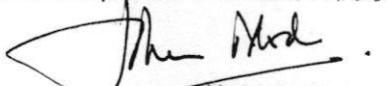
E. The Purchaser is desirous of purchasing all that Flat bearing No.308, on the Third Floor, in Block No.F in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring 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.3,12,000/- (Rupees Three Lakhs Twelve 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.3,12,000/- (Rupees Three Lakhs Twelve 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


Managing Director

Contd.6..

1వ పుస్తకము. 15/12/2013

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 15..... ఈ కాగితపు వరుస

సంఖ్య.



సబ్-రిజిస్ట్రారు





No. 68406 Date 13/8/03 Rs. 500/- AP 23 II Y
 Sold To... D. Meera w/o D. Venkataiah
 For Whom... Smt. R/o Hyd

Ruy
 R. NAGENDER
 SVL No. 42 95
 R. No. 17/01-2003
 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 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.

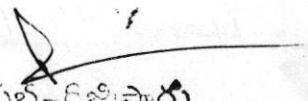
ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Medi Properties & Investments Pvt. Ltd.

Managing Director

Contd.7..

1 వ పుస్తకము 95.62 రూపాయలు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15... రూ. కాగితపు వరుస
 సంఖ్య.....


 పబ్-డిజిటల్





No. 68407 Date 13/8/03 AP 23 II Y

Sold To... D. Meera w/o D. Venkatach

For When... Sell R/o Hyd

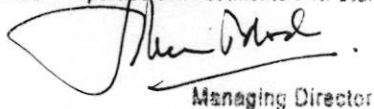
:: 7 ::

R. NARAYAN
S.V. No. 12 95
R. No. 12-2003
RAM NAGAL HYD/BAD

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 5.62 నాణ్యత
 రద్దీవేజుల మొత్తం కాగితముల
 సంఖ్య. 15... ఈ కాగితపు పేరు
 పేరు... 2

సతీశ్చంద్ర





No. 68408 Date 13/8/03 Pg 521-25000
To D. Meera w/o D. Venkataiah
When Self R/o Hyd

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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

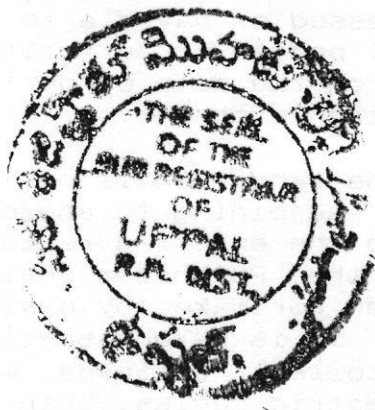
1 వ పుస్తకము. 9562/పం. 103

దస్తావేజ్జీల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య... 8

పబ్-రిజిస్ట్రారు





Sl. No. 68409 Date 13/8/03 Rs. 500/- 0007 23 II Y

Sold To... D. Meera w/o D. Venkataiah

For Whom... Set R/o H42

:: 9 ::

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

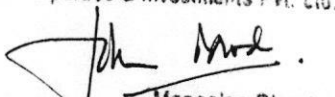
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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

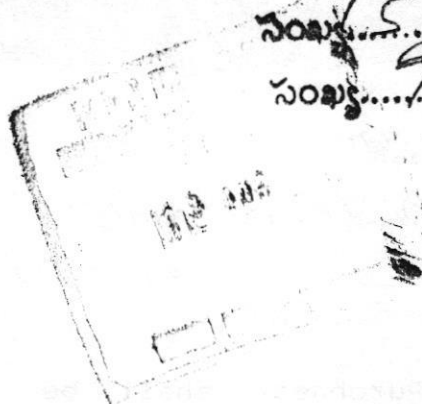
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.10..

1 వ పుస్తకము.....
 దత్తవేదము మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....



సచి-రిజిస్ట్రారు





68400 Date 13/8/03 AP 23 II Y
 To D. Meera w/o D. Venkataiah
 Self :: 10 :: R 10 448

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

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.

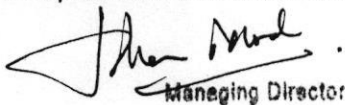
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.

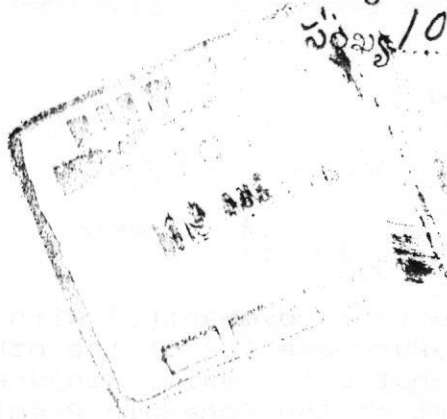
7. The Market value of the property is Rs.3,12,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..


 Managing Director

1 వ పుస్తకము 15.6.2. నంబూరి
దస్తావేజాల మొత్తం కశితముల
నంబూరి 15 ఈ కశితపు వరుస
సంఖ్య 10



సబ్-రిజిస్ట్రారు





68911 Date 13/1/03 No. 201-20799
 Sold To... D. Meera w/o. D. Venkataiah

3HY

Sett

:: 11 ::

R/o Hyd

Ruy
 R. HANDEEN
 SVL No. 42 95
 R. No. 37401-2013
 RAM NAGAR, HYD'RAD

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.308, on Third Floor in Block No.F, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 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:

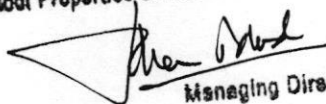
NORTH :: Cut-Out & Flat No.309.

SOUTH :: Flat No.307.

EAST :: 4' Wide Passage.

WEST :: 40' Wide Road.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Contd.12..

1వ పుస్తకము. 9562/నంబర్
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య...5....ఈ కాగితపు వరుస
సంఖ్య..//.....



సబ్-రిజిస్ట్రారు





No. 684/2 Date 13/8/03 AP 23 II Y
 To Meera w/o D. Venkataiah
 Selt R 10 H 40

RUY
 R. NARENDRAN
 SVL NO. 42 95
 H. NO. 1/2001-2003
 RAM NAGAR, HYD'ABAD

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 14th day of AUGUST 2003 in the presence of the following witnesses;

WITNESSES:

1. (K. P. Reddy)
2. (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

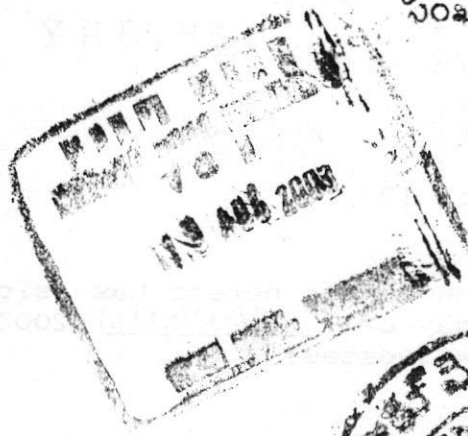
(Signature)
 V E N N D I R Director

For Modi Properties & Investments Pvt. Ltd.

(Signature)
 Managing Director

1 వ పుస్తకము. 95 రూ. 2/ సంఖ్య
దస్తవేజుల మొత్తం కాగితము
సంఖ్య. 15. ఈ కాగితపు వరుస
సంఖ్య. 12

సజ్జ-రిజిస్ట్రారు





27001

AP 23 II Y

R. NARENDER
S/L NO. 42 95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAI

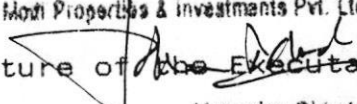
68413 Date: 13/8/23 To: D. Meera w/o D. Venkataiah
Seli R/o Hrd

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.308, on Third Floor in Block 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 : 18 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 :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor : 450 Sft.,
 - 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.3,12,000/-

For Moh Properties & Investments Pvt. Ltd.

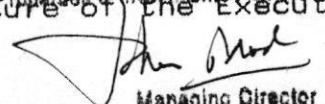
Date: 14/08/2003

signature of 
Managing Director

C E R T I F I C A T E

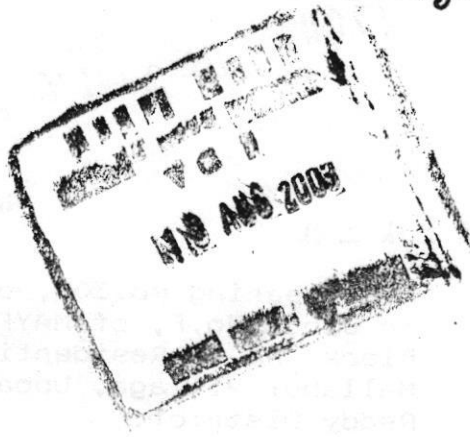
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 14/08/2003

For Moh Properties & Investments Pvt. Ltd.
signature of 
Managing Director

1 వ పుస్తకము. 952/15
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15 ఈ కాగితపు వరుస
సంఖ్య. 13

సబ్ రిజిస్టరు



FLAT NO. 308 ON 3rd FLOOR
REGISTRATION PLAN SHOWING IN BLOCK NO. F OF
IN SURVEY NOS. 174 MAY FLOWER PARK **Situated at**
M. P. LAPUR (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: MRS. D. MEERA
W/O. SRI. D. VENKATALAH

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

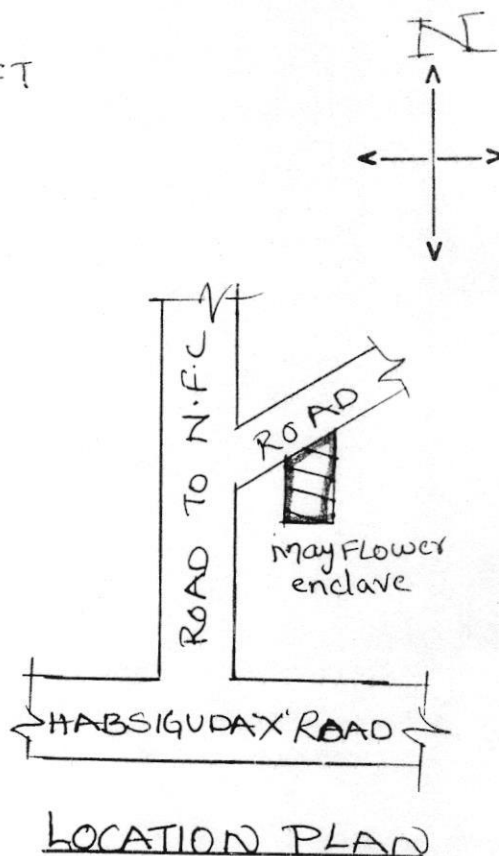
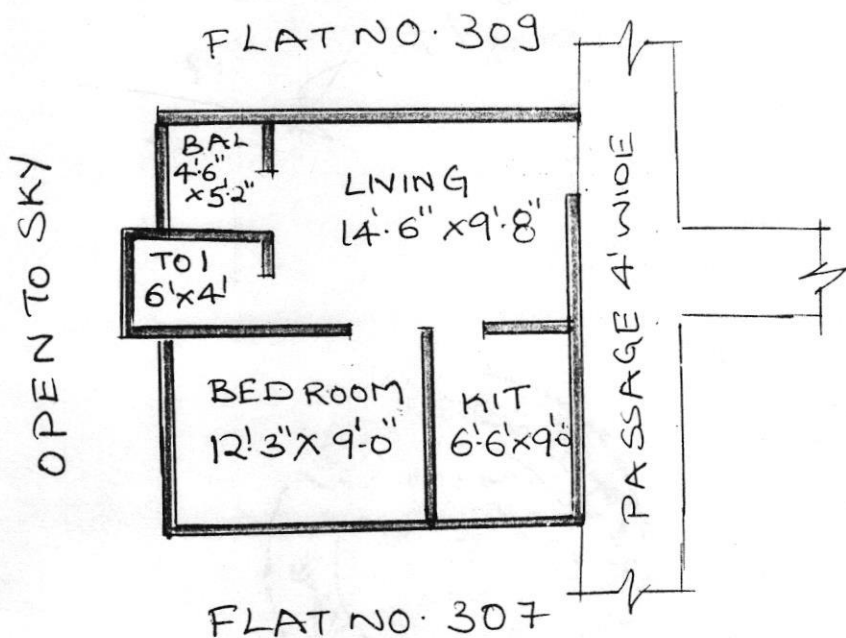
AREA :

18

SQ. YDS. OR 15.04

SQ. MTRS.

U/S OUT OF A.C. 4-32 GTS
SUPER BUILT-UP AREA: 450 SQFT



WITNESSES :

1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director
SIG. OF THE VENDOR

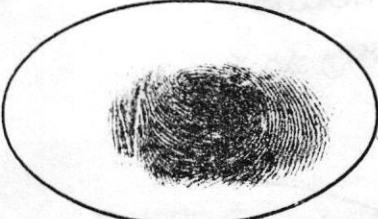
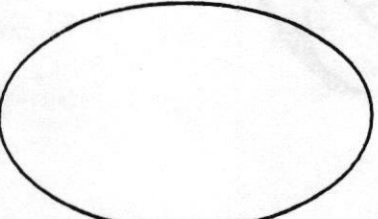
1 వ పుస్తకము 9562/.. సంగతి
 దస్తావేజుల ముద్రం కాగితముల
 సంఖ్య. 15. ఈ కాగితపు పరిమా
 సంఖ్య. 14.

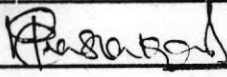

 ముద్ర. దాఖలు

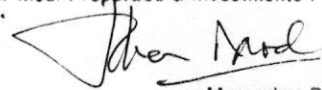


F. 308

PHOTOGRAPHS AND FINGER PRINTS 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 & INVESTMENT Pvt. Ltd., having its R/S-4-187/3 & 4, M.G. Road, Sec'bad Sep by its M.D. Mr. SOHAM MODI
			SPA:- MR. GAURANG MODY R/o. Flat No. 105, Sapphire Apts, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- MRS. D. MEERA R/o. B-215, Anuradha Apts, Adikmet, HYDERABAD.
			

SIGNATURE OF WITNESSES:
1. 
2. 

For Modi Properties & Investments Pvt. Ltd.

Managing Director
SIGNATURE OF THE EXECUTANT'S

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 22A OF
REGISTRATION ACT, 1908.

NAME & RESIDENTIAL
LOCAL ADDRESS OF
CHIEF CLERK
BUYER

PHOTOGRAPH
BLACK & WHITE

FINGER PRINT
BLACK & WHITE

1 వ పుస్తకము 7.50... సంగ్రహం
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 15

సబ్ రిజిస్ట్రార్



PHOTO
BLACK & WHITE

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF WITNESSES