

CS-8249/2003

22/28/03

File 7086



02CC 175804

Date : 10-07-2003 Serial No : 7,571 Denomination : 20,000

Purchased By :

For Whom :

MADHAVI JAIDEEP

SELF

W/O. JAIDEEP K.
R/O. HYD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 10th day of JULY 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. MADHAVI JAIDEEP, WIFE OF SRI. JAIDEEP K., aged 27 years, Residing at F2, Pokhraj Building Apartments, Habsiguda, Hyderabad - 500 007.

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

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.2.



02CC 175805

Date : 10-07-2003 Serial No : 7,572 Denomination : 20,000

Purchased By :

For Whom :

MADHAVI JAIDEEP

SELF

W/O.JAIDEEPK

R/O.HYD

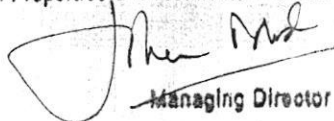
Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

:: 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.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd.3..



1 వ పుస్తకము 225 నంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...1.5..ఈ కాగితపు వరుస
సంఖ్య....2.....

Endorsement Under Section 42 of Act II of 1894
No. 8228 of 2003 Date 10/7/2003

సబ్-రిజిస్ట్రారు

I hereby certify that the proper deficit
stamp duty of Rs. 10310/- Rupees. The thousand -
three hundred and ten only.
has been levied in respect of this instrument
from Sri. Gaurang Mody
on the basis of the agreed Market Value
consideration of Rs. 621000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 10/7/2003

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





Date : 10-07-2003 Serial No : 7,573

Denomination : 10,000

04AA 065103

Purchased By :

For Whom :

MADHAVI JAIDEEP

SELF

W/O.JAIDEERK

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

O.HYD

:: 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

For Modi Properties & Investments Pvt. Ltd.


Managing Director

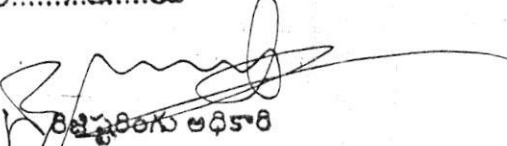
Contd.4..



1 వ పుస్తకము సం॥ 228/సం॥ 2003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 15... ఈ కాగితపు వరుస
 సంఖ్య... 3.....


 సబ్-రెజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు... 8228.....
 నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నెంబరు... 8228..... 1-2003 ఇవ్వడమైన
 2003 సం॥ 228/సం॥ 10... తేది


 రిజిస్ట్రార్ ఆఫ్ కంపెనీలు





52625 10/7/2003 500/-
 Sold to... Mashawar Sairajpapo.
 For Whom... ...

05204

AP 23 IIX

G. Seshu Kumar

G.V. L. No. 41/95, R. No. 16/2001-2002

TATVALAGUNDU, SECUNDERABAD

Jandeep . b.

:: 4 :: No (Guntas)

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.

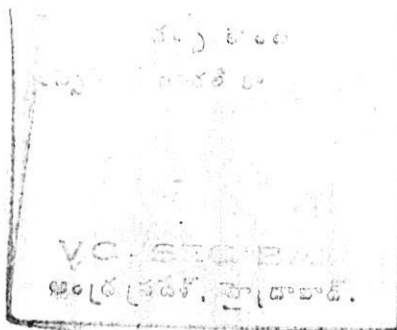
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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.


 Managing Director

Contd.5..



1 వ పుస్తకము. 8228/సరి||
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య.. 15. ఈ కాగితపు వరుస
సంఖ్య.. 4

సీల్-రిజిస్ట్రార్





05205

AP 23 II X

G. Seshu Kumar

S.V. L. No. 41/95, A. No. 16/2001-2002

NALLAGUNDU, SECUNDERABAD

50686 10/1/2003
 Sold to... Maheshwari Deepak
 For Whom... [Signature]

Jai Deepak

R. S. [Signature]

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.408 & 409, on the Fourth 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 two scooters and car parking space admeasuring about 30 & 100 Sft., respectively in apartment Block No.F, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.6,21,000/- (Rupees Six Lakhs Twenty 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 Rs.6,21,000/- (Rupees Six Lakhs Twenty 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.6..

[Signature]
 Managing Director



1 వ పుస్తకము నెం. 228/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు పురుష
సంఖ్య... 5.....


సబ్-రిజిస్ట్రారు





50687 10/7/2003 05206
 to M. Madhavi Srideep w/o S. and up. a, AP 23 II G. Seshu Kumar
 for W. L. No. 41/95, R. No. 16/2001-2002
 BABALAGUNDU, SECUNDERABAD
 R/o Chy
 :: 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.

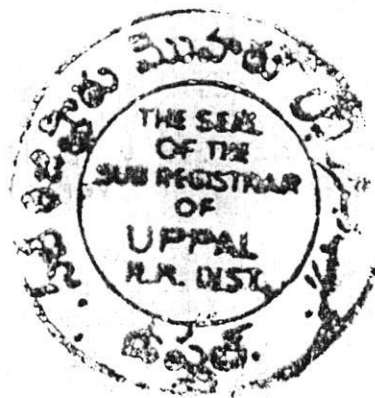
[Signature]
 Managing Director

Contd.7..



1వ పుస్తకము 8228/సరికొత్త
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15. ఈ కాగితపు వరుస
సంఖ్య...6.....


సబ్-రిజిస్ట్రారు





05207

AP 23 II Xg. Seshu Kumar
 B.V. L. No. 41/95, R. No. 16/2001-2002
 BHALAGUNDU, SECUNDERABAD

:: 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.

Contd.8..

[Signature]
 Managing Director



1వ పుస్తకము 22/7/2003
దస్తవేజుల మొత్తం వారితో
సంఖ్య...15...6 వారితో పుస్తక
సంఖ్య...2...

పేజీ-రిజిస్ట్రేషన్





05208

AP 23

G. Seshu Kumar

S.V. L. No. 41/95, R. No. 16/2001-2002

MATALAGUNDU, SECUNDERABAD.

:: 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..

Shen Modi
Managing Director

పంపిణీ చేసిన తేదీ
 అన్ని పేజీలకు అనుబంధంగా ఉండాలి
 07 JUL 2003
 VC-SEC. BAD
 అంశ ప్రదేశ, హైదరాబాద్.

1వ పుస్తకము 228/2003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...8...

సబ్-రిజిస్ట్రారు





05209

AP 28 II X

G. Seshu Kumar

S.V. L. No. 41/95, R. No. 16/2001-2004
KAMALAGUNDU, SECUNDERABAD.

R.G. Uthay

:: 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.

Modi
Managing Director

Contd.10..

వెంకటేశ్వర కాలనీ
 ఇన్స్టిట్యూట్ ఆఫ్ టెక్నాలజీ
 07 JUL 2003
 VC-SEC-BAD
 ఇంటర్ ప్రజెక్ట్ హాల్

1వ పుస్తకముదిరి...228/సరిగ్గా
 2003
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య...9.....

సబ్-రిజిస్ట్రారు





5069/ 10/12/2003 500

05210 AP 23 HX

G. Seshu Kumar

Sd/- Mathur J. J. Deep who Deep G.

S.V. L. No. 41/95, R. No. 16/2001-2004
NABALAGUNDU, SECUNDERABAD

n.v. byd

:: 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., (b) 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.6,21,000/-.

For Modi Properties & Investments Pvt. Ltd.

Mani Mohan
Managing Director

Contd.11..

ఆంధ్ర ప్రదేశ్ శాసనసభ
ఆంధ్ర ప్రదేశ్ శాసనసభ

07.11.2003

VC-SEC-BAD
ఆంధ్ర ప్రదేశ్ శాసనసభ

1వ పుస్తకమున 228/సంఖ్య
2003
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15. ఈ కాగితపు వరుస
సంఖ్య...10

సబ్-రిజిస్ట్రారు





50692 18/11/2003 roll 05211 AP 23 II X G. Seshu Kumar
 Sol. Madhavi Jindal No 14 Jindal exp. k. G.V. L. No. 41/95, R. No. 16/2001-2007
 For Whom: HATNALAGUNDU, SECUNDERABAD
 :: 11/10/04

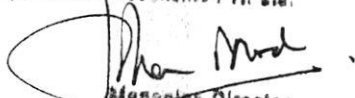
SCHEDULE OF PROPERTY HEREBY SOLD

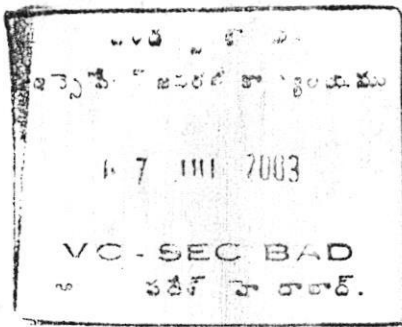
All that the Flat bearing Nos.408 & 409, on Fourth Floor in Block No.F, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved two scooters and car parking space admeasuring about 30 & 100 Sft., as a package in MAYFLOWER PARK Situated at Survey 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.410.
 SOUTH :: Flat No.407.
 EAST :: 4' Wide Passage.
 WEST :: 40' Wide Road.

For Modi Properties & Investments Pvt. Ltd.

Contd.12..


 Managing Director



1 వ పుస్తకము 22.2.81 సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....15. ఈ కాగితపు వరుస
సంఖ్య....11.....


సబ్-రిజిస్ట్రారు





AP 23 II 05212
 Date 10/2/2003
 To... M. Seshu Kumar
 For Whom... Jaideep w/o

G. Seshu Kumar
 AP 23 II 05212
 S.V. L. No. 41/95, R. No. 16/2001-2002
 JALAGUNDU, SECUNDERABAD
 Jaideep. le

:: 12 ::

Rw. Udy &

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 10th day of JULY 2003 in the presence of the following witnesses;

WITNESSES:

1. K. P. Reddy
 (K. P. Reddy)

For Modi Properties & Investments Pvt. Ltd.

Manu Modi
 Managing Director

2. Sridhar
 (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

Manu Modi
 Managing Director



05213AP 23 II X

G. Seshu Kumar

S.V. L. No. 41/95, R. No. 16/2001-2002
BARALAGUNDU, SECUNDERABADMadhavi Jaideep w/o Jaideep k.
sell

R/o. Chyp

ANNEXURE - I - A

- 1) Description of the Building: Flat Nos.408 & 409, on Fourth 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 : 36 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
 - a) Cellar, Parking area : 100 Sft., for car parking space
 - b) In the Ground Floor : 30 Sft., for two scooters parking space
 - c) In the 1st Floor :
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor : 900 Sft.,
 - 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.6,21,000/-

Date: 10/07/2003

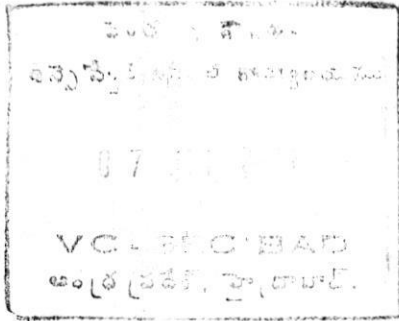
For Modi Properties & Investments Pvt. Ltd.
signature of the ExecutantCERTIFICATE
Managing Director

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

Date: 10/07/2003

For Modi Properties & Investments Pvt. Ltd.
Signature of the Executant

Managing Director



1వ పుస్తకము 228/సంగమ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 13...


సబ్-రిజిస్ట్రారు



FLAT NOS. 408 & 409 IN 4TH FLOOR, BLOCK-F
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 : MRS. MADHAVI JAI DEEP
W/O. Mr. JAIDEEP K.

REFERENCE :

SCALE: 1"=

INCL: ☐

EXCL: ☐

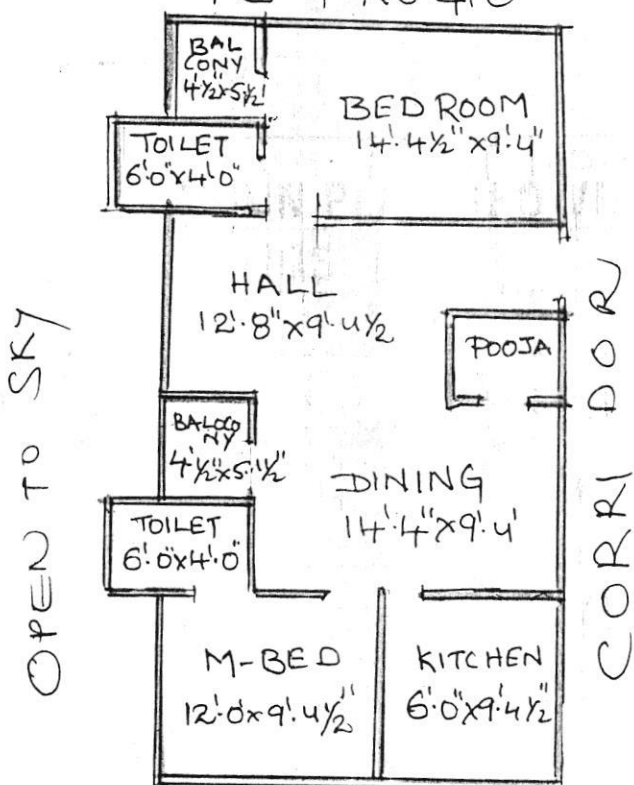
AREA :

36

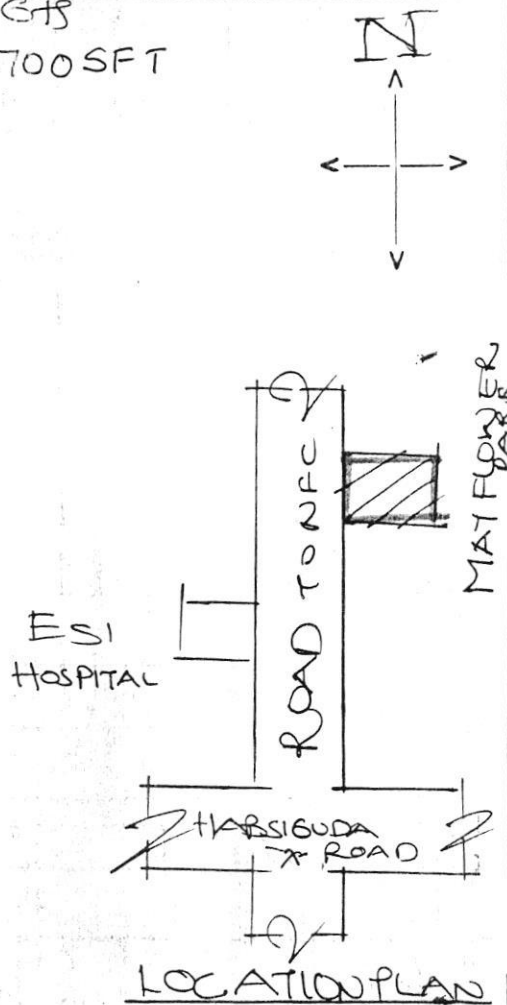
SQ. YDS. OR 30.09

SQ. MTRS.

U/S OUT OF TOTAL AREA : AC. 4-32 GTS
FLAT NO. 410 PLINTH AREA: 700 SFT



FLAT NO. 407



WITNESSES :

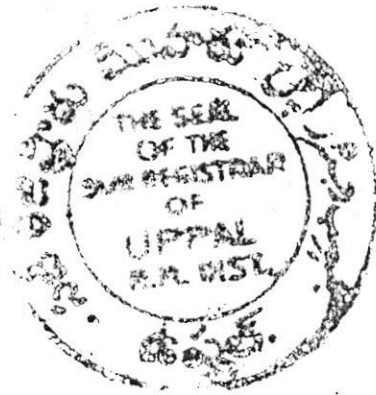
1. [Signature]
2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR
Managing Director

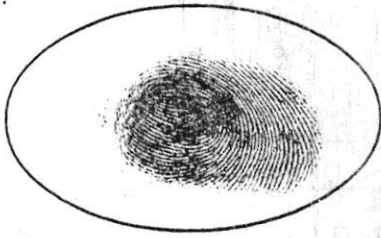
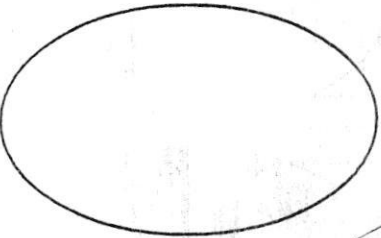
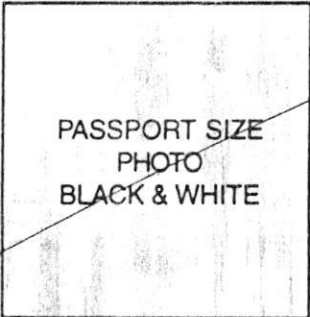
1వ పుస్తకము 228/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు పరుస
పంఖ్య...14....

సబ్-రిజిస్ట్రారు

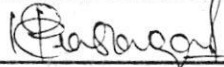


F 408/409

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

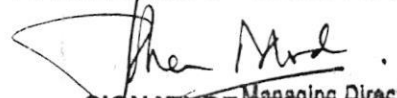
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:</u> <u>M/s. MOOI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its (o) S-4-187/3 & 4</u> <u>M.G. Road, Sec 3rd Sep by its</u> <u>Md. Mr. Soham MOOI</u>
			<u>SRA:</u> <u>MR. GAURANG MOOI</u> <u>R/o. Flat no. 105, Sapphire Apts</u> <u>Cheekoff Gardens, Begumpet,</u> <u>HYDERABAD.</u>
			<u>PURCHASER:</u> <u>Mrs. MADHAVI JAIDEEP</u> <u>R/o. F2, POKHRAJ BUILDING</u> <u>APTS, HABSIGUDA,</u> <u>HYDERABAD - 500 007.</u>
		 PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

1. 

2. 

For MoOI Properties & Investments Pvt. Ltd.



SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము: 228 / సం|| 2003
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 15.....

పబ్-రిజిస్ట్రారు

