

C8.14398

14333

ACB 13390
100Rs.

21478 Date 22/11/2003 100/- 60379 AP231EE
old To... K. Pushpalata Devi w/o K. Suryanarayana
at When Self elo Sec-bad

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

SALE DEED

This Sale Deed is made and executed on this 27th day of November 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. K.PUSHPALATA DEVI, WIFE OF SRI. K.SURYANARAYANA, aged about 52 years, Residing at Plot No.109, Hastinapur, Sainikpuri, Secunderabad.

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.

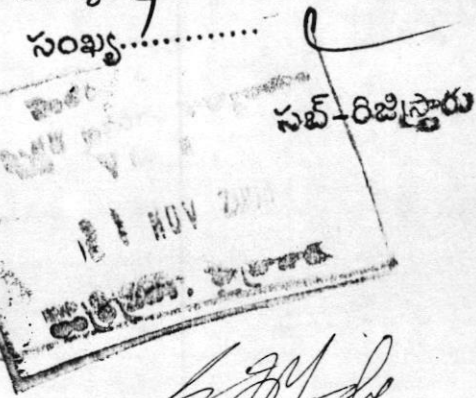
For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.2.

2003- వ సంవత్సరం నెల 27 తేది 1 వ పుస్తకము 14332/సంఖ్య
 1925 వ.శ.శా... హాసము... తేది దస్తావేజుల మొత్తం...
 పగలు... 12 మరియు... గంటల మధ్య సంఖ్య...
 ఉప్పర్ సబ్-రిజిస్ట్రారు అఫీసులో సంఖ్య...

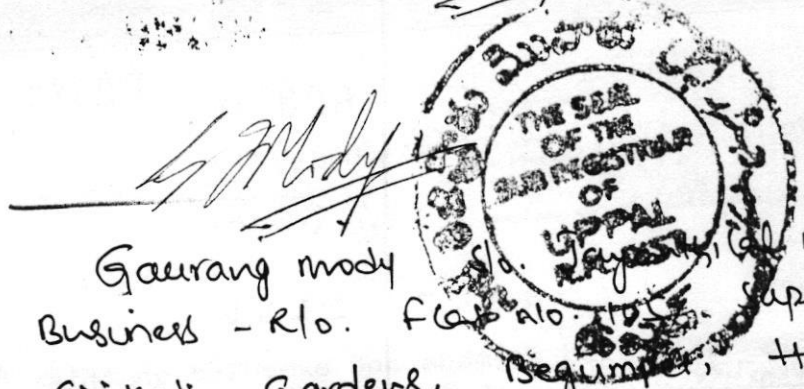
శ్రీ గౌరంగ్ మోదీ
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు, వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 2330/- చెల్లించినారు
 Receipt No. 24325 Dt. 14/11/09 Vide
 SBH, Habsiguda Branch, Sec'bad.



దాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనప్రేలు



విరూపిందనది.



Gaurang mody
 Business - R/o. F... Supphire apt's,
 Chikoti Gardens, Hyderabad.
 Through Special Power of Attorney, attested
 vide Power No. 91 2002 at SRO, Lypal.

① Prabhakar

(K. Prabhakar Reddy s/o. Padma Reddy
 occ:- service (o) S-u-187/3 & 4, M.G. Road,
 SEC-BAD.

② SRIDHAR

S/o. Ramachandrababu, occ:- Service
 (o) S-u-187/3, 4, M. G. Road, Sec. Bad.

2003 వ.సం॥... నెల 27 తేది
 1925 వ.శ.శా... హాసం... తేది.

సబ్-రిజిస్ట్రారు

100Rs.



21479 22/11/2003 1007 60380
K. Pushpalata Devi & K. Suryanarayana
Sells R/o Sec-6ad

R. NARENDER
SVL No. 42 96
R. No. 1/
RAM NAGAR, HYD/RAI

:: 2 ::

WHEREAS

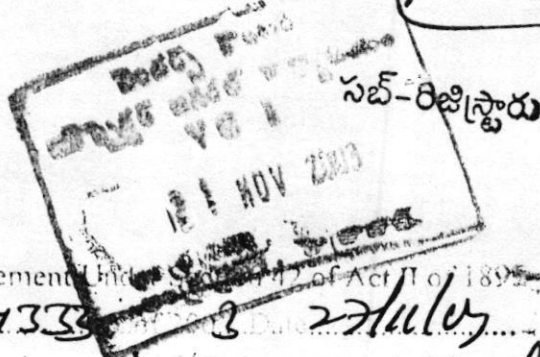
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue 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.

Contd.3..


Managing Director

1 వ పుస్తకము 14333/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..15...ఈ కాగితపు వరుస
సంఖ్య..2.....



Endorsement Under Section 47 of Act II of 1895
No. 14333 Date 22/10/03

I hereby certify that the proper stamp duty of Rs. 46960/- Forty Six thousand Nine hundred and sixty only

has been paid by the party in payment towards Gauging Modi on the basis of consideration of Rs. 466000/- being higher than the consideration of Market Value.

S.R.O. Uppal Sub Registrar and Collector U/S. 41 & 47
Dated: 22/10/03 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 46960/- towards Stamp Duty including Transfer duty and Rs. 2330/- towards Registration Fee was paid by the party through Chaitan Receipt Number 24325
Dated: 22/10/03 at S.B.H. Habsiguda Branch, Sec'bad,

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.





60381

S. No. 21480 Date 22/11/2003 Rs. 100/-

Sold To K. Pushpalata Devi w/o K. Suryanarayana
Self R/o Sec-bad

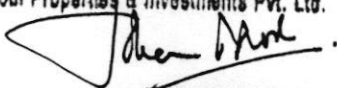
AP 231EE

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

:: 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 (4333/సంఖ్య)
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15..... ఈ కాగితపు వరుస
 సంఖ్య 3..... 0

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.శా.) 14333/03
 నియమానుసారముగా రిజిస్ట్రారు చేయుచున్నట్లు నిబంధించిన
 గుర్తింపు సంఖ్య 14333-2003 ఇచ్చడమైన
 2003 సం॥ నవంబరు 27..... తు
 రిజిస్ట్రారు

రిజిస్ట్రారు అధికారి





No. 21491 Date 20/11/2003 100/- 60382 AP 231EE
 K. Pushpalata Devi who & Sanyanarayana
 sell r/o sec-bad.

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

:: 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.


 Managing Director

1 వ పుస్తకము/433/సంగ్రహము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15....ఈ కాగితపు వరుస
సంఖ్య. 4.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము/4333/సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య. 15....ఈ కాగితపు వరుస
సంఖ్య 5.....

సబ్-రిజిస్ట్రారు



100Rs.



21/03 22/11/2003 100/- 60384 AP231EE

K. Pushpalata Devi who to Suryanarayana

Secd

R/o Sec-Sad

R. N. NAIK
SVL No. 42/96
R. No. 1/2001-2003
RAM NAGAR, HYD'RAD

:: 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.

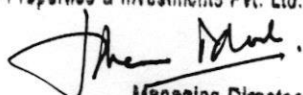
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

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.

Contd.7..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము. 4337 సం॥
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.. 15... ఈ కాగితపు వరుస
సంఖ్య. 6.....

సబ్-రిజిస్ట్రారు





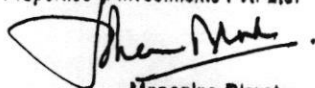
2/11/2003 100/-
 K. Pushpalata Devi w/o K. Surya Narayana
 60385AP231EE
 R/o sec-6/2
 :: 7 ::

R. N. NAGENDER
 SVL No. 42/50
 R. No. 1/2001/2003
 RAM NAGAR, HYDRABAD

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..

1 వ పుస్తకము 4333 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 7.....

సబ్-రిజిస్ట్రారు





21/11/03 100-60386 AP23IEF

K. Pushpalata Devi w/o R. Shyanarayana

self

rls sec-5a

R. NARENDER
SVL NO. 42 95
R. NO. 1/25
RAM NAGAR, HYD'BAD

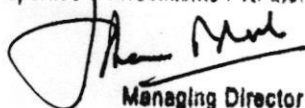
:: 8 ::

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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.


Managing Director

1 వ పుస్తకము 143,333/1000
దస్తావేజాల మొత్తం కాగితము
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. ౬.....

సబ్-రిజిస్ట్రారు





To... K. Pushpalata Devi w/o K. Suryanarayana
 Sec-
 60387
 R/o sec-bad

R. N. NARENDAR
 SVL NO. 42 95
 R NO. 1/2001-2003
 RAM NAGAR, HYD'DAD

:: 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.

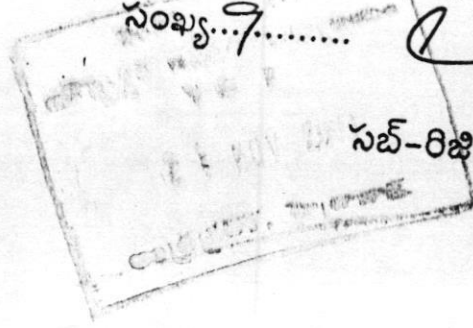
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

Contd.10..

1వ పుస్తకము (1433) (1434)
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య: 15... ఈ కాగితపు వరుస
సంఖ్య: 7.....



సబ్-రిజిస్ట్రారు





21/4/07 22/11/2003 100/- 60388 AP.231EF
 Date To K. Pushpala & Devl. w/o. R. Suryanarayana
 sell r/o sec-66
 10

Ruy
 R. No. 1/2001-2003
 RAM NAGAR, HYD'SAD

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.4,66,000/-.

Rs. 49,410/- paid by way of Challan No. 24325,
 Dated: 25-11-03, drawn on SBH, Habsiguda Branch.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

1 వ పుస్తకము 14333/సంఖ్య

దస్తావేజాల మొత్తం కాగితము

సంఖ్య. 15... ఈ కాగితపు వరుస

సంఖ్య. 10.....



సబ్-రిజిస్ట్రారు





21/1/88

22/11/2003 (100) 60389 AP 231EF
 K. Pushpalata Devi who is Suryanarayana
 Sell R/o Sec-6 ad

Ruy
 K. N. SUNDHARI
 S/D-100-42/95
 P. P. SUNDHARI-2003
 C.M. NAGAR, HYDRABAD.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.512, on Fifth Floor in Block No.F, 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:

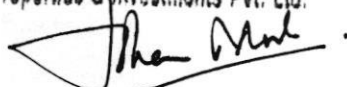
NORTH :: 40' Wide Road.

SOUTH :: Staircase.

EAST :: 4' Wide Passage & Flat No.513.

WEST :: Flat No.511.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director

Contd.12..

1 వ పుస్తకము 1.4.33 నుండి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..1.5...ఈ కాగితపు వరుస
సంఖ్య..1/.....

సబ్-రిజిస్ట్రారు





21489 22/11/2003 100/- 60380 AP231EF
 R. Pushpalata Devi w/o K. Suryanarayana
 Sell r/o sec-6ad

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 27th day of November 2003 in the presence of the following witnesses;

WITNESSES:

1. Prabakaran
 (K. Prabakaran Reddy)

For Modi Properties & Investments Pvt. Ltd.

John M. M.
 Managing Director
 VENDOR

2. Pradhar
 (SRIDHAR)

For Modi Properties & Investments Pvt. Ltd.

John M. M.
 Managing Director

1 వ పుస్తకము 1.4 కె.కె.సి.సి.సి.
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...12.....

సబ్-రిజిస్ట్రారు





21450 27/11/2003 100-60391 AP231E

R. Pushpa Lakshmi Devi w/o R. Suryanarayana
Self R/o Sec-608

R. NARENDER
ASVL No. 42/05
PR No. 1/2001-2003
SAM NACAD HYD'BAD.

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.512, on Fifth 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 : 28 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 :
 - f) In the 4th Floor :
 - g) In the 5th Floor : 700 Sft.,
- 5) Annual Rental Value : Rs.6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.4,66,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: 27/11/2003

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: 27/11/2003

signature of the Executant

Managing Director

1 వ పుస్తకము 14333/సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15... ఈ కాగితపు వరుస

సంఖ్య 13.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174

FLAT NO-512 IN FIFTH FLOOR
IN 'F' BLOCK OF 'MAYFLOWER PARK'

Situated at

MALLAPUR (V); UPPAL

Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS PVT-LTD

BY ITS M.O : SDHAM MODI S/D. SATISH MODI

VENDEE : MRS. K. PUSHPALATA DEVI

W/O. K. SURYANARAYANA

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA: 28

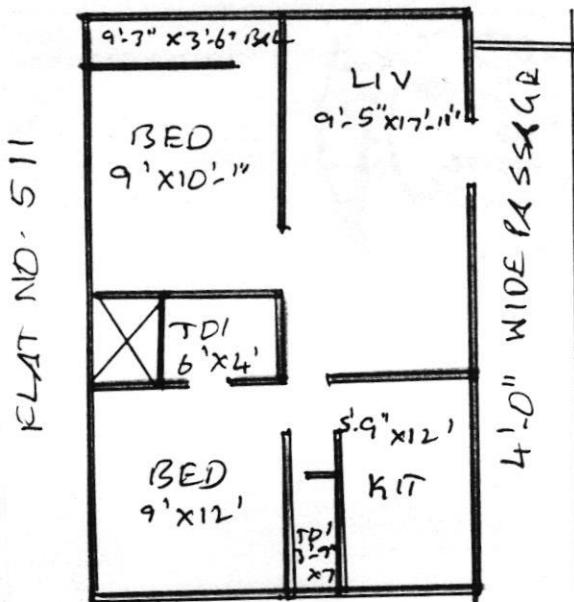
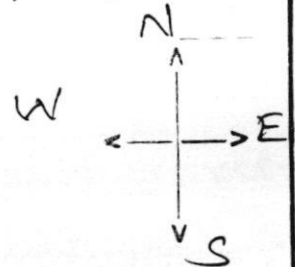
SQ YDS. OR

SQ MTRS. PLINTH AREA: 700 SQ FT

U/S- OUT OF AC-4-32 CTS

15 SQ-FT SCOOTER PARKING

40' ROAD



FLAT
NO-513

STAIRCASE

For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

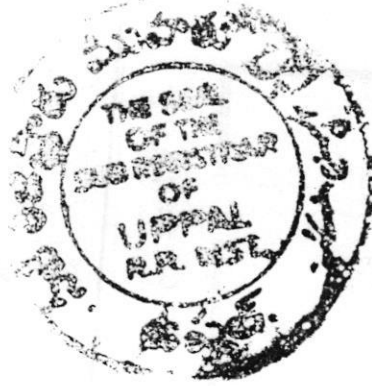
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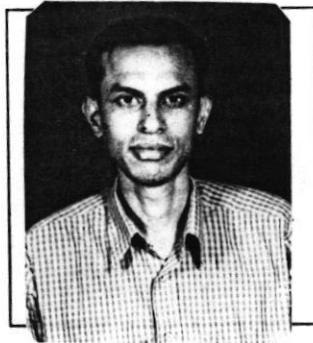
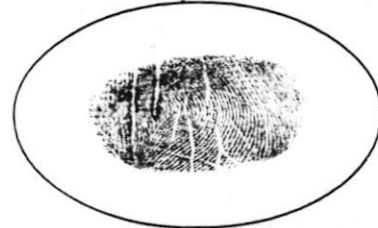
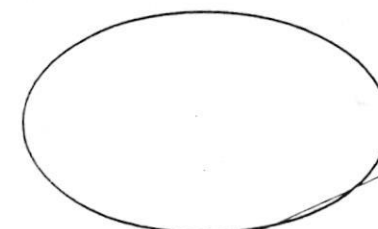
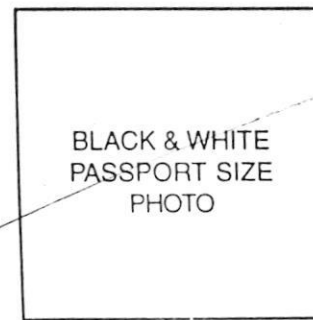
SIG. OF THE VENDOR

1 వ పుస్తకము/4333వంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!...ఈ కాగితపు వరుస
సంఖ్య...!

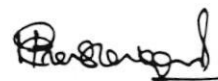
సబ్-రిజిస్ట్రారు



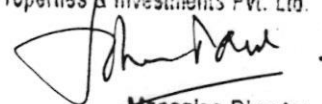
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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. LD., having its (o) S-4-187/3, y M.G. Road, Sec'bad, Rep by its MD. Mr. SOHAM MODI SPA:- Mr. GAURANG MODY R/o. Flat NO. 105, Sapphire Apts Chikoti Gardens, Begumpet, HYDERABAD.
			
			PURCHASER: Mrs. K. PUSHPALATA DEVI R/o. Plot NO. 109, Hastinapur, Sainikpuri, SECUNDERABAD.
			

SIGNATURE OF WITNESSES

- 
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For Modi Properties & Investments Pvt. Ltd.


Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 14333. సం॥ 20
తీర్మానేజుల మొత్తం కాగితము
సరిఖ్య 15..... ఈ కాగితపు వరుస
సరిఖ్య 15.....

సబ్-రిజిస్ట్రారు

