

CS. 11238

11/20/03

ACQ 10141



SCANNED

11-09-2003 Serial No : 16,874

Denomination : 20,000

02CC 686874

Purchased By :

For Whom :

MRS. CHERYL PETERS

SELF

M. K. PETERS
SEC-BADSub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY**S A L E D E E D**

This Sale Deed is made and executed on this 11th day
of September 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. CHERYL PETERS, WIFE OF SRI. K.PETERS, aged 34 years, Residing at H.No.10-5-342/49, Vyshnavi Apartments, Flat No.104, Tukaram Gate, 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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

1వ పుస్తకము!! 205

దస్తావేజాల మొత్తం కాగితముల

200. 2వ. సం. 12వ. తేది 192. 5వ. శా. 2వ. మాసం. 2వ. తేది. సంఖ్య. 1. ఈ కాగితపు వరుస

పగలు. 2. మరియు. 3. గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉప్పల్ ఆఫీసులో

శ్రీ గౌరంగ మోదీ

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ॥ 257.51/-

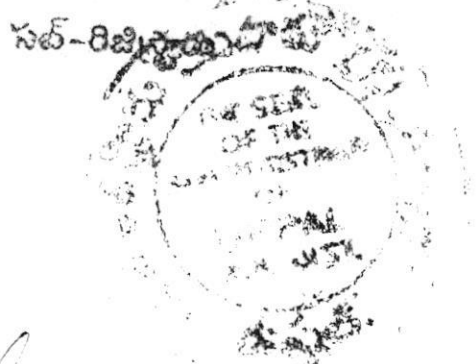
చెల్లించినవారు.....

హాస యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బొటనవ్రేలు



నిరూపించినది.



Gaurang mody

Gaurang mody S/o. Jayanthi
occ:- Business - R/o. Flat no. 10
Sapphire apts. Cheekoti Gar
Begumpet, Hyderabad.

through special power of Attorney, attested
vide Power No 9/2002 at SR0, Appal.

① P. Venkatesh

(for P. Venkatesh Reddy S/o. Padma Reddy
occ:- M. Service (r) 5-4-187/2 & 4, m. &
Road, Sec 4, Sec 4.

② S. R. Sridhar

(S. R. Sridhar S/o. Ramachandrababu occ:- Sec
(r) 5-4-187) 3 & 4, M. & Road, Sec 4

200. 2వ. సం. 12వ. తేది 192. 5వ. శా. 2వ. మాసం. 2వ. తేది.

సబ్-రిజిస్ట్రారు

40



Date : 11-09-2003 Serial No : 16,875 Denomination : 20,000

Purchased By :

MRS. CHERYL PETERS

For Whom :

SELF

M. K. PETERS
SEC-BAD

02CC 686875
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

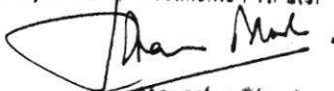
:: 2 ::

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

1వ పుస్తకము (1205/2003)

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.. 15... ఈ కాగితపు వరుస

సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1894

No. 1205 of 2003. Date 12/9/03.

I hereby certify that the proper deficit
stamp duty of Rs. 8150/- Rupees.

Eight thousand -
One hundred fifty only.

has been levied in respect of this instrument
from Sri. Gaurang Mady
on the basis of the agreed Market Value
consideration of Rs. 515000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 12/9/03

Sub Registrar

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



1 వ పుస్తకము 11205/2003 సంఖ్య
 దస్తావేజుల పేరున గానితముల
 సంఖ్య 15
 సంఖ్య 3


 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు 11205/103
 నింబరుగా రిజిస్ట్రారు పేరుపడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు 11205:1-2003 ఇవ్వకమున
 2003 సం॥ రిజిస్ట్రారు పేరు 12


 రిజిస్ట్రారు అధికారి





No. 1532 Date 11/9/03 Rs. 500 37877
 Mr. Cheryl Peters who K. Peters
 Sell Rb. Seelad
 :: 4 ::

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

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 11205/2013

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15. ఈ కాగితపు వరుస

సంఖ్య 4



సబ్-రిజిస్ట్రారు



500Rs.



1533...Date...11/9/03...500

AP 23 42

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

Cheryl Peters who 37858
K. Peters

Self

Rb. see 5ad

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E. The Purchaser is desirous of purchasing all that Flat bearing No.105, on the First Floor, in Block No.G in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.G, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.5,15,000/- (Rupees Five Lakhs Fifteen 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.5,15,000/- (Rupees Five Lakhs Fifteen 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..

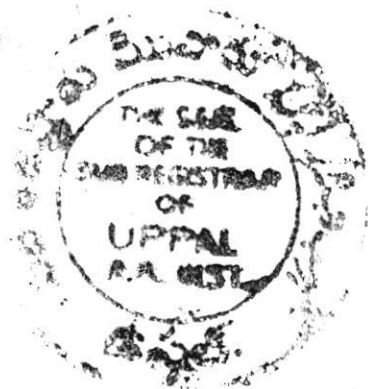
1 వ పుస్తకము 11205/2003

దస్తావేజుల పరిష్కార కార్యముల

సంఖ్య...15... ఈ కార్యము నరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రారు



500Rs.



1534 11/9/03 500

Cherry I Peters
cell

Wb 378-9 AP 29/11/3
R. Peters

R. N. JENDER
SVL NO. 42/95
R. No. 1/2/03-2000
RAM NAGAR, HYD'ABAD

Rb Feb 5/03

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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.

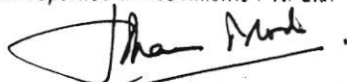
3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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.


Managing Director

Contd.7..

1 వ పుస్తకము 11205 నంబర్

దస్తావేజుల నమోదు కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య.....



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K. Peters 23112

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R. W. J. J. J. J. J.
RAM N. J. J. J. J. J.

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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.

Jhan Modi
Managing Director

Contd.8..

1వ పుస్తకము 11205/2073
దస్తావేజుల విభాగము
సంఖ్య..15.. ఈ కార్యమును
సంఖ్య...7.....



సబ్-రిజిస్ట్రారు



500Rs.



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Cheryl Peters who
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K. Peters

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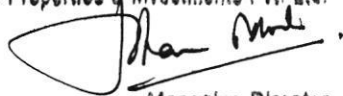
:: 8 ::

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

1వ పుస్తకము.....11205/3

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...5.....



సబ్-రిజిస్ట్రారు





1937 Date 11/9/03 Rs 500

Cheryl Peters w/o

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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.

Man Moh
Managing Director

Contd.10..

1 వ పుస్తకము 11205/2343

దస్తావేజుల మొదల కారితముల

సంఖ్య 15 ఈ కారితపు వరుస

సంఖ్య 9

సబ్-రిజిస్ట్రారు





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Cheryl Peters
self

W/o. K. Peters

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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.5,15,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Man Modi
Managing Director

1 వ పుస్తకము 11205/98

దస్తావేజుల పుస్తకము కాగితము

సంఖ్య.. 15 ఈ కాగితపు పనుల

సంఖ్య 10

పబ్-రిజిస్ట్రారు





1539

M/9/03

500/-

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Cheryl Peters w/o. K. Peters

Self

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R/o See bad

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.105, on First Floor in Block No.G, 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 bound-
ed in:

NORTH :: Flat No.106.

SOUTH :: 4' Wide Passage & Flat No.104.

EAST :: 4'-6" Wide Corridor.

WEST :: 30' Wide Road.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

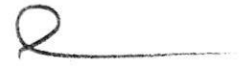

Managing Director

1 వ పుస్తకము 11205/12/1952

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు పరుస

సంఖ్య 11



సబ్-రిజిస్ట్రారు



500Rs.



154D 11/9/03 500
Cheryl Peters w/o
Self

37815
K. Peters

Rw. Sec. Sad

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

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IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 11th day of September 2003 in the
presence of the following witnesses;

WITNESSES:

1. P. Pradip Kumar Reddy
(P. PRADIP KUMAR REDDY)

For Modi Properties & Investments Pvt. Ltd.

V. N. D. S. S. S.
V E N Managing Director

2. S. S. S. S. S.
(S. S. S. S. S.)

For Modi Properties & Investments Pvt. Ltd.

V. N. D. S. S. S.
Managing Director

1వ పుస్తకము 1120 5/11/23

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 12

సబ్-రిజిస్ట్రారు





1511 Date: 11/9/03

Cheryl Peters w/o R. Peters R/o. See las
 Ser ANNEXURE - 1 - A

Ruy
 R. NAGENDER
 SVL No. 41/05
 R. No. 1/2001-2002
 RAM NAGAR, HYDRA

- 1) Description of the Building: Flat bearing No.105, on First Floor in Block No.G, 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 : 700 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.5,15,000/-

Date: 11/09/2003

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

C E R T I F I C A T E Managing Director

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

Date: 11/09/2003

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

Managing Director

1 వ పుస్తకము..11205/11206

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..15...ఈ కాగితపు వరుస

సంఖ్య..13

సబ్-రిజిస్ట్రారు



FLAT NO. 105 IN 1ST FLOOR BLOCK-G
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. CHERYL PETERS

W/O. SRI. K. PETERS

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

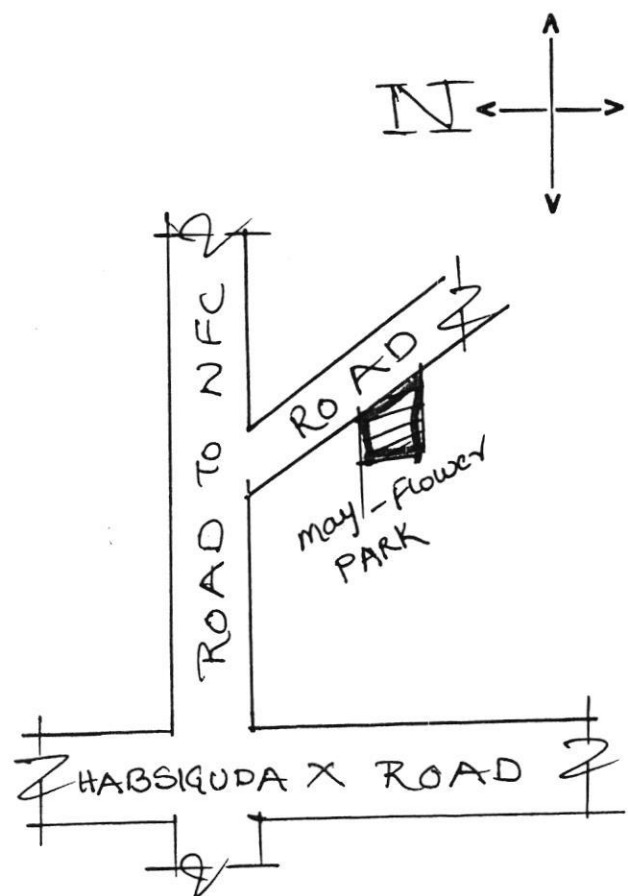
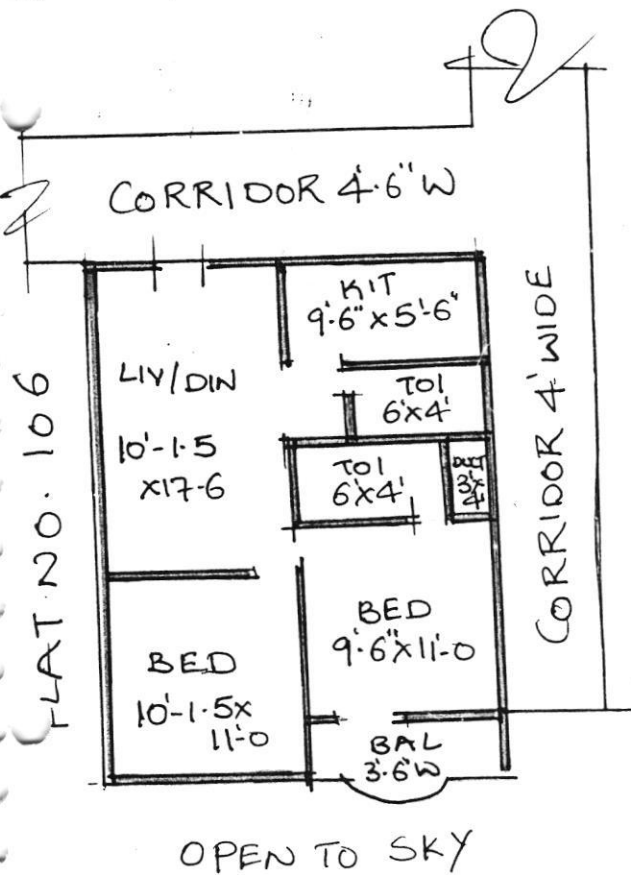
28

SQ. YDS.

OR 23.40

SQ. MTRS.

W/LS. OUT OF AC. 4-32 GKS, PLINTH: 7000 FT



LOCATION PLAN

WITNESSES :

1. P. S. Rao
2. S. S. Rao

For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE VENDOR

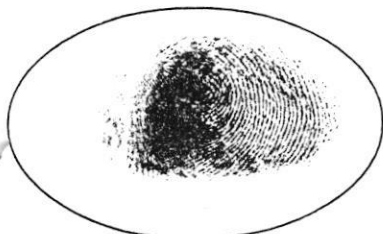
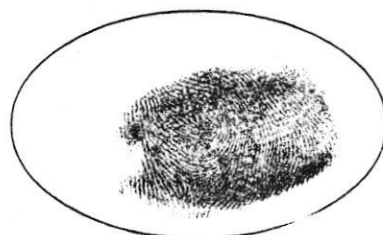
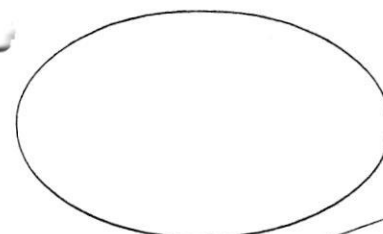
Managing Director

1 వ పేజీ నంబరు 11205/2023
 దస్తావేజుల వివరాలు మరియు
 సంఖ్య 15... ఈ కార్యక్రమం
 సంఖ్య 14... 

సచివ - రిజిస్ట్రారు



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

Sr.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. MODI PROPERTIES & INVESTMENTS</u> <u>PVT. LTD., having its (a) S-6-187/3E</u> <u>M.G. Road, Secbad, Rep by its</u> <u>M.D. MR. SOHAM MODI</u> <u>SPA:</u> <u>MR. GAURANG MODI</u>
			<u>R/o Flat no. 1051 Sapphire</u> <u>Apts, Cheroot Gardens,</u> <u>Begumpet, Hyderabad.</u>
			<u>PURCHASER:-</u> <u>Mrs. CHERYL PETERS</u> <u>R/o. H.no:- 16-S-342/49,</u> <u>Vyshnavi Apts, Flat no. 104,</u> <u>TUKARAM Gate, SEC-BAD</u>
		BLACK & WHITE PASSPORT SIZE PHOTO	_____ _____ _____ _____

SIGNATURE OF WITNESSES




For Modi Properties & Investments Pvt. Ltd.


 Managing Director

SIGNATURE OF THE EXECUTANT'S

1 వ పుస్తకము 11205/3
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...15...ఈ కాగితపు వరుస
సంఖ్య...15.....

సబ్-రిజిస్ట్రారు

