

Cr. 9746/2002

9777/2002



Date : 30-10-2002 Serial No : 6,523 Denomination : 25,000 02DD 903220

Purchased By :

For Whom :

CHANDRA SEKHAR

SELF

S/O. CH.S.AVDHANI
R/O. SEC-BAD

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

SALE DEED

This Sale Deed is made and executed on this 31st day
of OCTOBER 2002 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 32 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.

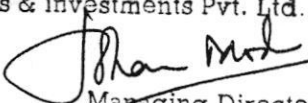
IN FAVOUR OF

Mr. CH.CHANDRASEKHAR. SON OF SRI. CH.S.AVDHANI. aged
about 32 years. Resident of H.No.12-11-208. Brahman
Basti. Warasiguda. Secunderabad - 61.

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.

For Modi Properties & Investments Pvt. Ltd.,

Contd.2.


Managing Director

200...సం॥...నెల...తేది
192...వ.శా.శ...మాసం...తేది.
పగలు...మరియు...గంటల మధ్య
సబ్-రిజిస్ట్రారు ఉప్పుల్ ఆఫీసులో
(శ్రీ...మోడర్)

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
32-ఎ ను అనుసరించి సమర్పించవలసిన
ఫోటో గ్రాఫ్(లు) మరియు నేలిముద్రలతో
సహా దాఖలు చేసి రుసుము రూ॥...
చెల్లించినవారు.....

ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌనవేలు



నిరూపించినది.

Gaurang mody & Co. Jayashree
mody, occ. Business, No
105, Sapphire Apartment
Cheroti Gardens, Begumpet, Hyderabad
through Special Power of Attorney
Altered. Vide Power No. 912002 at
Shro. Appeal.

NOTE
REMARKS

① (K. Raskar Reddy & Co. Indus
Reddy, occ. Service (C) S.N. (C) / 340
M.G. Road, Sec 2nd.

② (SRI KUMAR & Co. YANDAKUR
occ. PVT SERVICES (C) S.N. (C) / 340
M.G. ROAD, SEC 2ND.

200...సం॥...నెల...తేది
192...వ.శా.శ...మాసం...తేది.

1 వ పుస్తకము 9.2.77/సం॥...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.../81

సబ్-రిజిస్ట్రారు



సబ్-రిజిస్ట్రారు



Date : 30-10-2002 Serial No : 6,524 Denomination : 25,000 02DD 903221

Purchased By :

H. CHANDRA SEKHAR

For Whom :

SELF

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

/O. CH. S. AVDHANI
R/O. SEC-BAD

:: 2 ::

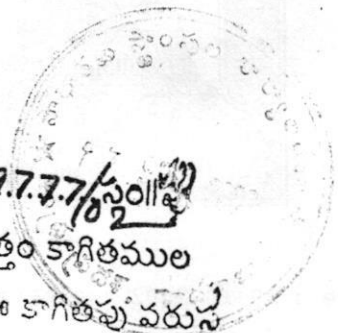
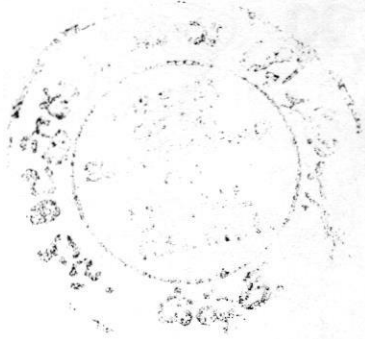
WHEREAS

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.,

Man Modi
Managing Director

Contd.3..



1 వ పుస్తకము 9.7.77/స్టాంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు పరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899
No. 9777 of 2002 Date 31/10/02

I hereby certify that the proper deficit
stamp duty of Rs. 10340/- Rupees. Ten thousand and
three hundred and ten only.
has been levied in respect of this instrument
from Sri. Gangang 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: 31/10/02
Sub Registrar
and Collector U/S. 41&42
INDIAN STAMP ACT





No. 38805 Date 28/10/02 Rs 500/-
 CH. Chandrasekhar S/o CH. S. Avdhani
 Self R/o Sec-62

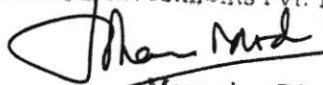
R. NARENDER
 SVL No. 42 95
 R. No. 1/2001 2003
 RAM NAGAR, HYD'BAD

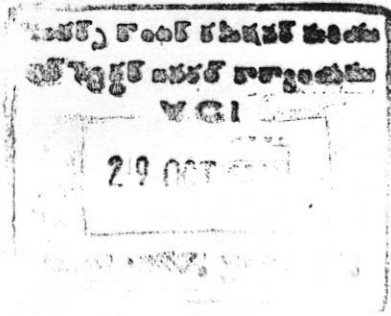
:: 3 ::

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.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist.. Book No.1. Scan.

For Modi Properties & Investments Pvt. Ltd.,

Contd.4..


 Managing Director



I వ.పుస్తకము. 9.7.77/102
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. 15....ఈ కాగితపు వరుస
 సంఖ్య. 3.....

సభ-రిజిస్ట్రార్

I వ.పుస్తకము 200.2.సం||శా.శ.
 192.4.సం||పు. 9.7.77....నెంబరుగా
 రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా -
 ...9746-1-1507 ఇవ్వడమైనది.
 2004.వ.సం||...నెల...తేది

సభ-రిజిస్ట్రార్



500Rs.



No. 38810 Date 25/10/02 Rs. 500/-
 CH. Chandrasekhar S. Ch. S. Avdhani
 Self R. Sec-6C 97541 AP 23 II R

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

:: 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.

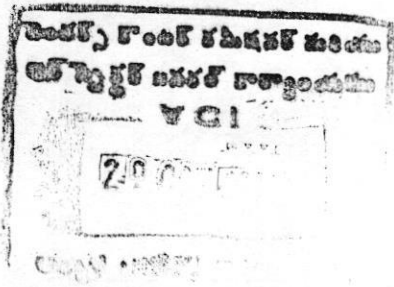
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

For Modi Properties & Investments Pvt. Ltd.,

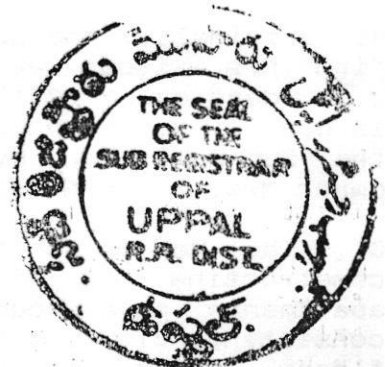
Man Moh.
 Managing Director

Contd.5..



ప్రస్తుతము 9.7.7/102
ఉత్తరీకృత మొదట కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 4

సన్-రిజిస్ట్రారు



500Rs.



10.5881) Date 28/10/02 Rs. 500/-

CH. Chandrasekhar S. CH. S. Avadhani 97542

Self 26 Sec-6C2

AP 23 II R

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.202 & 203, on the Second Floor, in Block No.G 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 and car parking space admeasuring about 15 & 100 Sft., in apartment Block No.G, 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.

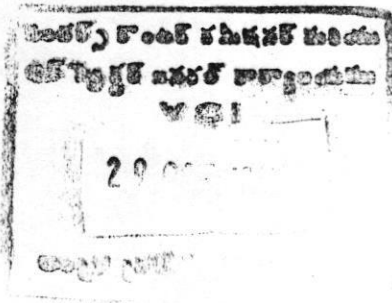
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd .

Mani Modi
Managing Director



1వ పుస్తకము. 9.7.77/1000
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15. ఈ కాగితపు వరుస
సంఖ్య. 5

సబ్-రిజిస్ట్రార్



500Rs.



38812

Date 25/10/02 Rs. 500/-

97543 AP 23 II R

C.H. Chandra Sekhar S6 CH-S. Avahan;

Self

R to Sec-2.

RW
R. NARENDER
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 doth hereby confirm and acknowledge the same.

4. The purchaser has paid part of the sale consideration amount of Rs.81.000/- (Rupees Eighty One Thousand only) to the Vendor and agrees to pay the balance sale consideration amount of Rs.5.40.000/- depending on the progress of work in the scheduled premises.

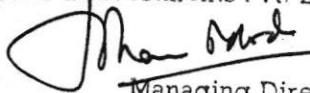
5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

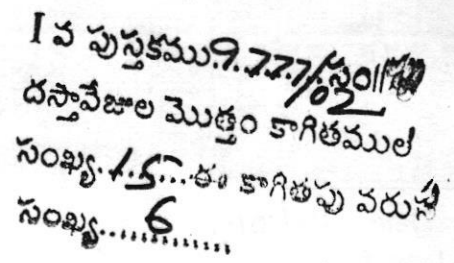
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking 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.

Contd.7..


Managing Director



ಕುರ್ಚಿ-ರವಿಪ್ರಸಾದ



500Rs.



No. 38813 Date 28/10/02 Rs. 500
 To CH. Chandra Sekhar S/o CH. S. AV. Jhan;
 Self R/o Sec-62.

AP 23/10/02

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

:: 7 ::

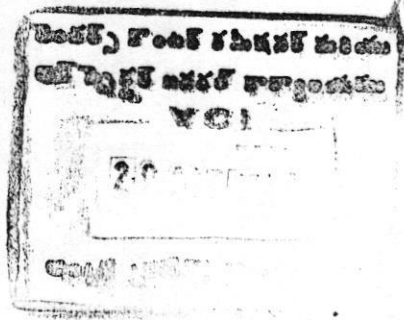
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

Managing Director

Contd.8..



I వ పుస్తకము 977/62 సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య... 2.....

సబ్-రిజిస్ట్రార్



500Rs.



38814 Date 29/10/02 By 8001-

CH. Chandrasekhar S to CH-S. Avdani

Self

R to Sec-6

:: 8 ::

AP 23 II R

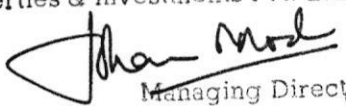
RUY
R. NARENDER
SVL No. 42 95
R NO. 1/2001-2003
RAM NAGAR, HYD'BAD.

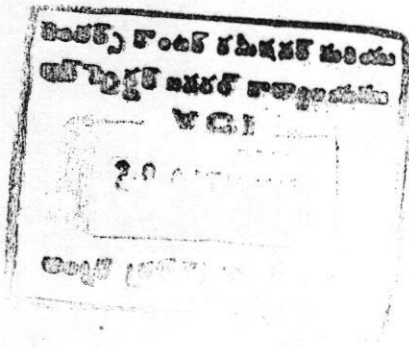
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to 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..

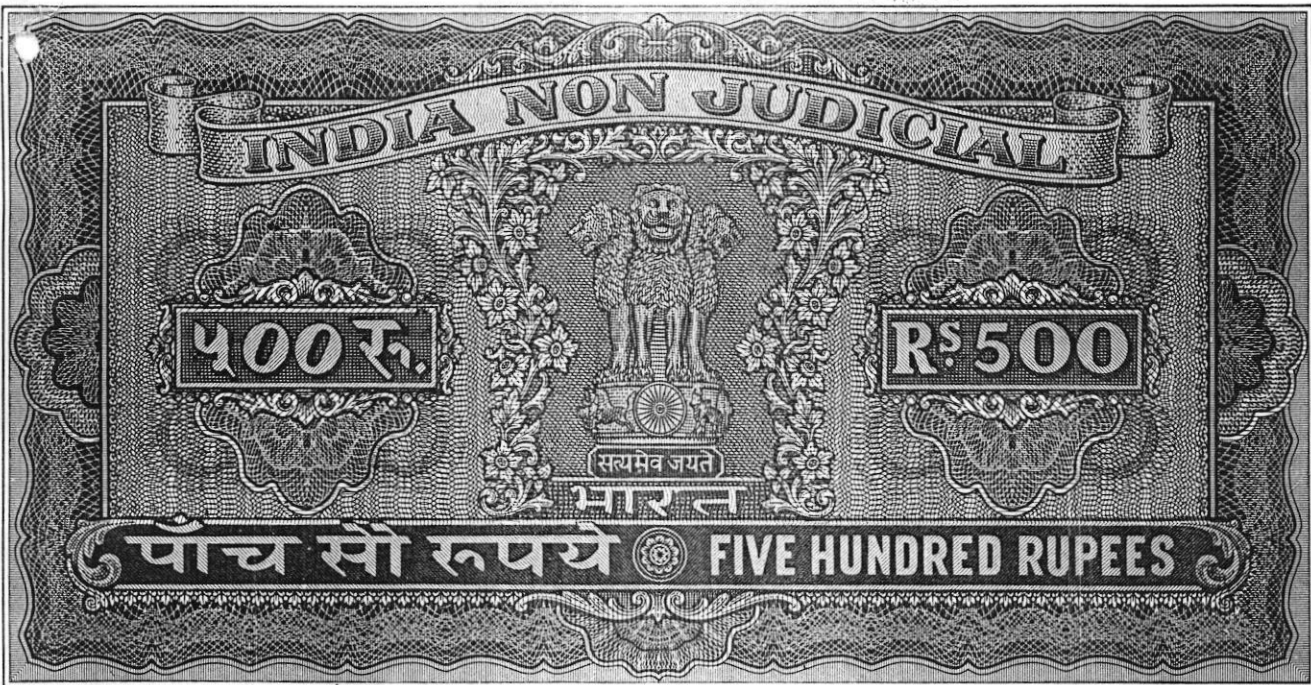

Managing Director



1వ పుస్తకము. 9.7.7.7/సర్పంచి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య! 5... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రెజిస్ట్రారు





38815 29/10/02 R. 500 97546

CH. Chanarasekhar S/o CH-S. Avahan?

Self

R/o Sec-62.

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

:: 9 ::

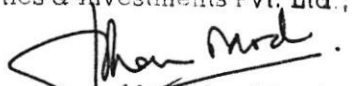
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection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

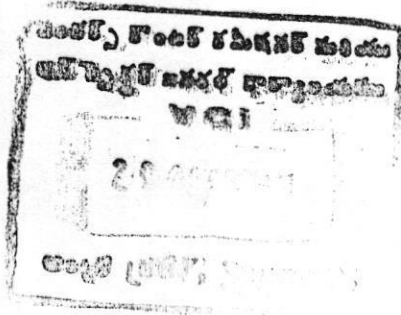
ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute 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.,


Managing Director

Contd.10..



I వ పుస్తకము 9777/02
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రిజిస్ట్రారు



500Rs.



38816 29/10/02 sbot

CH. Chandra Sekhar (to CH-S. 97547, AP 23 11 +
Avdhan;

Self R. 6 Sec-6a2.

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

:: 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.

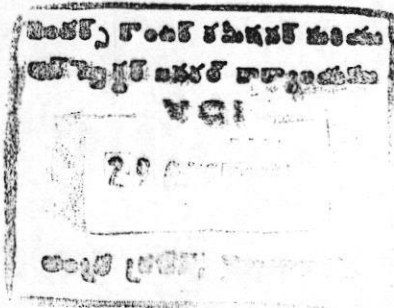
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.6.21,000/-.

For Modi Properties & Investments Pvt. Ltd.,


Managing Director

Contd.11..



I వ పుస్తకము 9.7.7/సర్ది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15.... ఈ కాగితపు వరుస
సంఖ్య 10.....

సబ్-రిజిస్ట్రారు



500Rs.



38817 29/10/02 2001

97548

CH. Chandra Sekhar (to CH-S. Avahani)

Self

to Sec-602

:: 11 ::

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

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.202 & 203, on Second Floor in Block No.G, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a reserved scooter and car parking space admeasuring about 15 & 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:

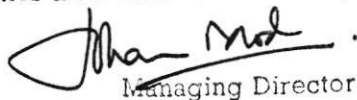
NORTH :: 4' Wide Passage.

SOUTH :: Landscape Garden.

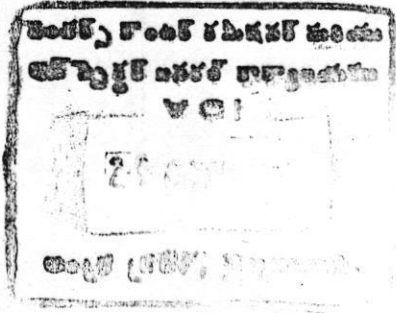
EAST :: Flat No.201.

WEST :: Flat No.204.

For Modi Properties & Investments Pvt. Ltd.,


Managing Director

Contd.12..



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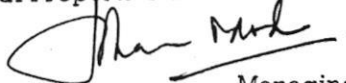
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ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.202 & 203. in Second 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 : 36 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar. Parking area : 100 Sft.. for car parking space
15 Sft.. for scooter parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 900 Sft..
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.6.21.000/-

For Modi Properties & Investments Pvt. Ltd ,



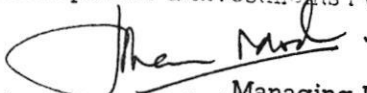
signature of the Executant Managing Director

Date: 3/10/2002

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.

For Modi Properties & Investments Pvt Ltd ,



Signature of the Executant Managing Director

Date: 3/10/2002

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సంఖ్య.. ౧౨

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REGISTRATION PLAN SHOWING FLAT NOS. 202 & 203, 2ND FLOOR, BLOCK-G
IN SURVEY NOS. 174

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

WITNESS: Mr. CH. CHANDRA SEKHAR
S/O. SRI. CH. S. AVDHANI

REFERENCE:

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA:

36

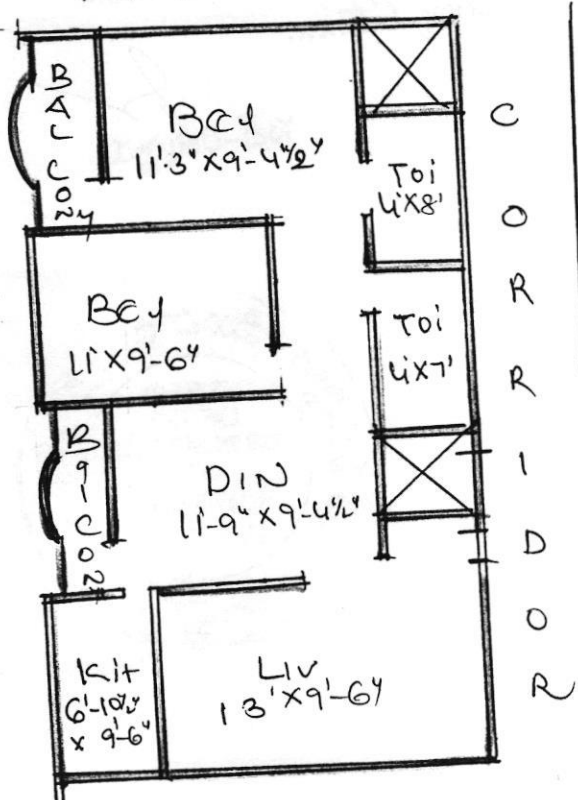
SQ. YDS. OR

30.09

SQ. MTRS.

OUT OF AC-4-32 GTS
SUPER BUILT-UP AREA: 900 SQ. FT

FLAT NO. 204



FLAT NO. 201

WITNESSES:

1. [Signature]
[Signature]

For Modi Properties & Investments Pvt. Ltd.,

[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకము. 9.7.7/6011
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 15... ఈ కాగితపు వరుస
సంఖ్య. 14.....

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G/202, 203

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD, having its (O) 54-187/364 M.G. ROAD, Sec' Bad, Sep by its M.D. Mr. SOHAM MODI.
			S.P.A:- GAURANG MODY R/o. Flat no. 105, Sapphire apart, Cheekoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- Mr. Ch. CHANDRASEKHAR R/o. 12-11-208, Brahman Basti, Warasiguda, SECUNDERABAD.

SIGNATURE OF WITNESSES

1.

2.

For Modi Properties & Investments Pvt. Ltd.,

SIGNATURE OF THE EXECUTANTS'S

1 వ పుస్తకము 9.72.7/సంఖ్య
దస్తావేజుల మొదల కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 15

సబ్-రిజిస్ట్రారు

