

Q. 6180/2001

6285/2001



Date : 20-07-2001

Serial No : 4,991

Denomination : 15,000

02BB 239186

Purchased By :

For Whom :

K. SUVARNA SREE

SELF

W/O K. SURESH BABU
R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 20th day of JULY 2001 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 31 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.

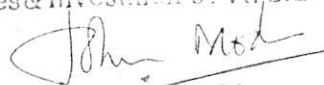
IN FAVOUR OF

Mrs.K.SUVARNA SREE, WIFE OF SRI. K.SURESH BABU, aged about 27 years, Occupation: Govt. Service, Resident of H.No.20-102, Chilkanagar, Uppal, Hyderabad - 500 039.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd


Managing Director

దస్తావేజుల సంఖ్య 6285/2001
 సంఖ్య 15

2001 వ సం॥ 24 నెల 23
 తేది పగలు 11/12 గల మధ్య
 ఉప్పు నో-రిజిస్ట్రేషన్ లో
 ఖాతా సంఖ్య 1546-07 చెల్లించినది



John Mol

John Mol S/o

వాసి బచ్చినట్లు ఉప్పుకొన్నది

ఎడమ బొటన వ్రేలు

(Occup: Business)

Plat no: 280. Aerial no: 15

Public Utility

Idol



నిరూపించినది

by T. Ravinder S/o Subashya Narayana (put. Sarve) DT 4-12-1984
 M. Y. Road Sec hand.

Raman No Raju an Buriu Chokkathu

2001 వ సం॥ 24 నెల 23 వ తేది
 1923 శా.శ. 23 నెల 1 వ తేది

సబ్-రిజిస్ట్రేటర్
 ఉప్పు



Date : 20-07-2001

Serial No : 4,992

Denomination : 10,000

03AA 145534

Purchased By :

For Whom :

K. SUVARNA SREE

SELF

W/O K. SURESH BABU

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.

Contd.3..

For Medi Properties & Investments Pvt. Ltd

J. Med
Managing Director



1 వ పుస్తకం 6285/288 సంపు
దస్తావేజుల మొత్తం క నివేదిక సంఖ్య
..... 15 ఈ కార్యక్రమ వరకు
సంఖ్య 2
.....
..... రిజిస్ట్రారు

1 వ పుస్తకము 200 / సం II కా. శ. 1923 పు
..... 6285 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 6180-1-18
2001 ఇవ్వడమైనది
2001 వ నెల తేది
..... రిజిస్ట్రారు అధికారి





1 వ పుస్తకం 6285 సంపు
దస్తావేజాల వెంట్రం కాగితములు/సంఖ్య
15 ఈ కాగితపు పరిచయ
సంఖ్య 8
జడ్-రిజిస్ట్రారు



28 MAY 2004

1వ పుస్తకం	2003/..... సంపు
దస్తావేజాల మొత్తం కార్డి నెంబర్ / సంఖ్య	
..... 15	
సంఖ్య	4
..... రిజిస్ట్రారు	





N. No. 26867 - 30/1/2001 - 2001 -

Sold to K. Subarna Sore... 4/0 U1840

R. Suresh Babu C. MAHESH
SVL No. 23 of 1999
Boduppal R. R. Dist

For Mod Properties... 26867

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.102, on the First Floor, in Block No.H 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.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five 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.2,55,000/- (Rupees Two Lakhs Fifty Five 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 Mod Properties...

Phan Mod
Managing Director



ప్రతి పుస్తకం... 6255/2000 సంపు
దస్తావేజుల మొత్తం రూ. 15000/-
..... 15
సంఖ్య..... 5
.....



THE DATE WHEN THE...



0. No. 28864 - 80/7/1990 - 2002/-

with R. SIVARNA SREE. 10/11/92 3/20/01 11/8/01 12/06/01 12/07/01

10/11/92 3/20/01 11/8/01 12/06/01 12/07/01

10/11/92
SVL 11/8/01
Bodhendra R. K. 12/07/01

:: 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 do 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.

Contd. 7..

John Med.
Managing Director



ప్రస్తుతం 6283/2001 సంఖ్య
దస్తావేజుల మొత్తం 15 పేజీలు
పంపిణీ 6 పంపిణీ
[Signature] దస్తావేజులు





Sold To... R. Blumhagen 8/12/16

For Whom Self

01842

C MAHESH
SVL No 23 of 1999
Boduppal R. R. Dist.

$$\vdash 7 \vdash$$

iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments 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 society, association or company who shall be the adminitrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

Contd.8..

Per Modl Properties 2, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845

Managing Director



1285 సంపు
దస్తావేజుల వెంట్రం క నంబు
15 సంపు
7 సంపు
అధికారి





G. No. 26866 Date 20/7/2001 Rs. 100/-

Sold To Mr. S. V. Chinnappa 01843

For Whom S. V. Chinnappa

S. V. CHINNAPPA
SVL No 29 of 1999
Boduppal R. R. Dist

:: 8 ::

v) 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 society/association/company that may be formed by the owners 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.

vi) 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.

Contd.9..

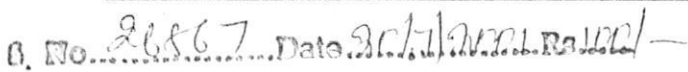
For More Properties & Information

John M. L.
Managing Director



ప్రస్తుతం 6285/..... సలహా
దస్తావేజాల మొత్తం 1200/.....
..... 15
సంఖ్య 8
సబ్ రిజిస్ట్రార్





Sold To...K...SUNNIA...S.P.C...11/12

For Whom..... *Self*

01844 x SUPER 81 BGRDL

a) pH (b)

SVL No. 25 of 1999
Boduppal R. R. Dist

9

viii) 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, within 7 days of receiving a notice to do so.

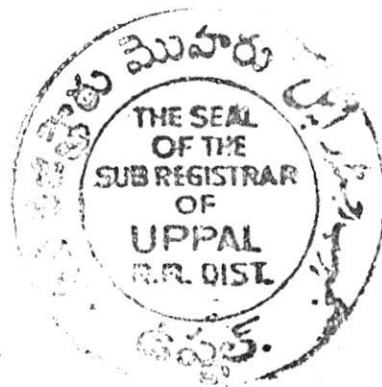
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For Medi Properties & Investments, L.P.

Managing Director



1. పుస్తకం సంపు
దస్తావేజుల మొత్తం
..... 15
సంఖ్య 9
నవ నిర్దేశాలు





B. No. 26868 Date 20/7/2001 Page 15/-

Sold To... K... 36/10/2001... 11/12...

For Whom... 26/7/2001...

01845

R. S. Singh P. B. D. D. H. D.

:: 10 ::

ix) 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.

x) 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.

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

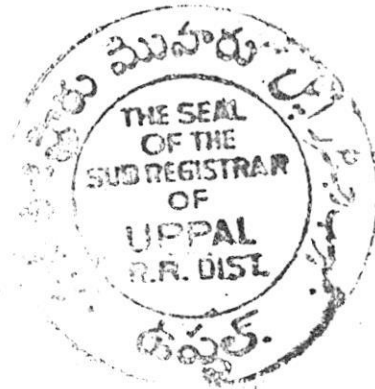
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For Mod Properties & Investments

Sheela Mod.
Managing Director

21 MAY 2001

1వ పుస్తకం 6285/200/	సంపు
దస్తావేజుల మొత్తం కాగితం సంఖ్య	
.....15	సంఖ్య
సంఖ్య 10	
	





U. No. 26869 Date 20/7.1992. P. 1022

Болд То. Н. СУУРНА... 01846

[illegible]

C. MAHESH
SVL No 23 of 1999
Boduppal R. R. Dist

:: 11 ::

xii) 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.

xiii) 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.

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

6. The Market value of the property is Rs.2,55,000/-.

Contd.12..

For Hotel Properties & Investments Pvt. Ltd

Ph. Mod.
Managing Director

28 MAY 2011

జాబ్ పుస్తకం 6285/2000	సంపు
దస్తావేజుల మొత్తం క నిశ్చయం	సంఖ్య
..... (5)	ఈ క నిశ్చయ వరస
సంఖ్య 11	
..... రిజిస్ట్రారు	





0.0026870 10/10/2001 10/10/2001 -

10/10/2001 10/10/2001 10/10/2001 -

10/10/2001 10/10/2001 10/10/2001 -

01847

10/10/2001 10/10/2001

10/10/2001

C. MAHESH
SVL No 20 of 1999
Boduppal. R. R. Dist.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.102, on First Floor in Block No.H, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and 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.101.

SOUTH :: Flat No.103.

EAST :: 30' Wide Road.

WEST :: 4' Wide Passage & Staircase.

Contd.13..

Real Estate Properties & Investments Pvt. Ltd

John Mod
Managing Director

285

1. పుస్తకం 6285/200 సంపు
దస్తావేజుల మొత్తం కా. తమిళం/ఆంగ్లం
..... 15 ఈ సాగి...
సంపు 12
జిప్సోరు



1000
 S. V. K. S. 23 of 1999
 Boduppal R. R. Dist

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 20th day of July 2001 in the presence of the following witnesses;

WITNESSES:

1. ~~by~~ (G. Parinder)

2. Naveen

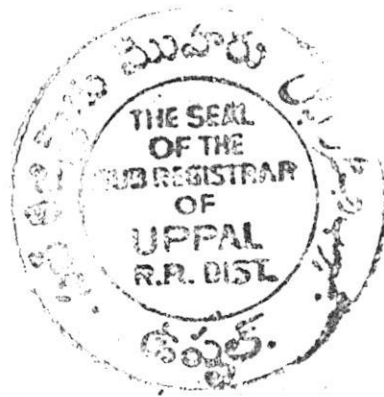
For Modi Properties & Investments Pvt. Ltd

VENDOR *The D*
Managing Director

Drafted by

R - Round
(R. NADHISHVARI)
D.W.R. 100. 6/87
B.No. 58/2001, R.R. Dist.

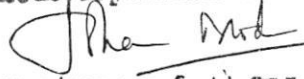
1. పుస్తకం 6285/900 సంపు
 దస్తావేజుల మొత్తం కాగితములు 15
 సంఖ్య 13
 సహ-రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.102, in First Floor, of
in Block No.H, of MAY FLOWER 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 years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area :
b) In the Ground Floor :
c) In the 1st Floor : 450 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. 4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs. 2,55,000/-

For Medi Properties & Investments Pvt. Ltd.



signature of the Executant

Date: 20/7/2001

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 Medi Properties & Investments Pvt. Ltd.

Signature of the Executant

Managing Director

Date: 20/7/2001

REGISTRATION PLAN SHOWING MAY FLOWER PARK
IN SURVEY NOS. 174

MAL (APURU) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., REP. BY SRI. SOHAM MODI
S/O. SRI. SATISH MODI

VENDEE: SMT. K. SUVARNA SREE
W/O. SRI. K. SURESH BABU

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

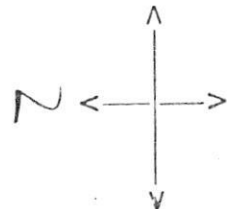
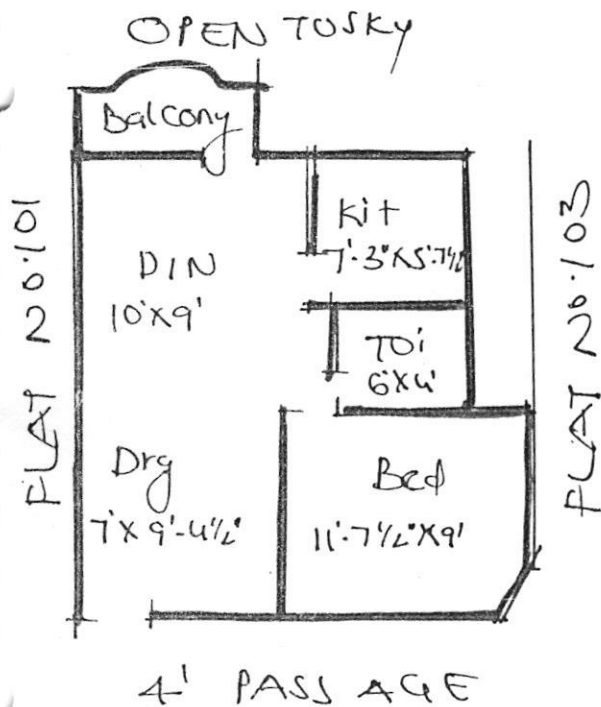
AREA :

18

SQ. YDS. OR 15.04

SQ. MTRS.

SUPER BUILT UP AREA: 450 SQ. FT.



WITNESSES :

1. by (T. Linder)
2. Naveen

For Modi Properties & Investments Pvt. Ltd

[Signature]

Managing Director

SIG. OF THE VENDOR

పత్తానకం 6283/2001 సంపు
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 .. 15 .. ఈ కాగితపు వరస
 సంఖ్య 15
 సబ్ రిజిస్ట్రార్

