

ORIGINAL

నెం 5385

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి/శ్రీ V. Alankar 11/12 11/12 58/01

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

Malloppa

దస్తావేజు స్వభావము	అ)				
దస్తావేజు విలువ రూ.	231000				
స్టాంపు విలువ రూ.	23900	+ 845	41841-A		
దస్తావేజు నెంబరు	10800				
రిజిస్ట్రేషన్ రుసుము మాటలు.....	5200	/			
యెండార్లుమెంటు రుసుము	4500				
మొత్తము	50 -				

అక్షరాల మొదటి పాపులు

రూపాయలు మాత్రమే)

తేది 13/12/2001

వాపసు తేది _____ సా.4 గంటలకు

Note : Document will be returned at 3.30 pm. to 5.00 pm.

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు హాజరు తీసుకోవడం లేదని నిర్ణయించబడినది. దస్తావేజు కాల్చివేయబడును.

సబ్ రిజిస్ట్రార్
Sub Registrar
LPPAL

Us. 10649/2001

10800/2001



Date : 11-12-2001 Serial No : 9,133 Denomination : 20,000

02CC 007849

Purchased By :

For Whom :

V. ALBERT

SELF

S/O SELVANAYAKAM

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 11th day of Dec 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

SRI. V.ALBERT, SON OF SRI. SELVANAYAKAM, aged about 37 years, Residing at C/o. Malesh, H.No.9-2-502, Regimental Bazar, Secunderabad.

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.

for Modi Properties & Investments Pvt. Ltd.

Sohan Modi
Managing Director

Contd.2.

Phan Moh. - 870 Sakm nodi

photo: 40. Justice will be



నిర్మాపించినది

1) ~~10/1~~ s/d T. Sanyanarajappa (P. K. Kline) 5-4-187/384, on 4 Road.
see last.

6. Laci St. Suryanarayan ac. Buiet ko. Omid, 44d

2001 వ సం. జి.ఆ.ఎ. 11

1923 ခု. ၈/၇/၁၉၂၃

ఆంధ్రప్రదేశ్ - రిజిస్ట్రార్ జనరల్
ఉప్పల్

500Rs.



35626 1P 23 II O

No. 39336 Date 11/12/2001 Rs. 500

No. V Albert S/o Selvanayalan

cell

R/o. Sec. 807

Ruy
P. NATHAN
FVL No. 4225
B. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 2 ::

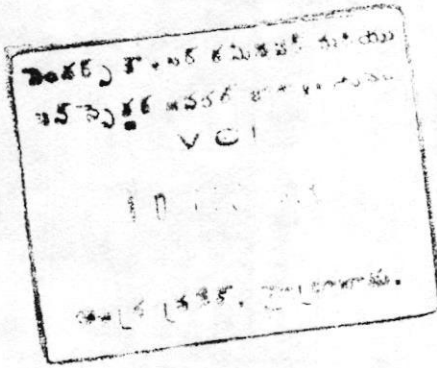
WHEREAS

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.

John Modi
Managing Director

Contd.3..



1 వ పుస్తకం 10800/200 సంపు
దస్తావేజులు 200 సంపు
14
సంపు 2
పబ్లికేషన్

Endorsement under section 42 of Act II of 1896

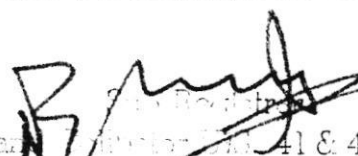
No. 10800 of 2001 Date 11/12/2001

I hereby certify that the proper deficit
stamp duty of Rs. 845/- (Rupees Eight-
hundred and forty five only,
has been paid in respect of this instrument
from Sohram Modi
on 11/12/2001. The agreed Market Value
is Rs. 230500/- being
higher than the consideration agreed Market
Value.

Sd/-

Dated:

11/12/2001

By 
Registrar
Stamp Act





35627

AP 23 II

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

32337 Date 11/12/2009 500

N. Albert vs. Selvanayalam

Self

R/o. Sec. Socy

:: 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.

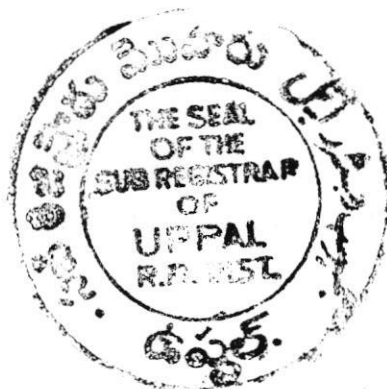
Mani Modi
Managing Director

Contd.4..

తెలంగాణ ప్రభుత్వం
వనరుల శాఖ
VCI
11.10.2001
అ.క.క. అ.క.క.

1వ పుస్తకం... 10500/2001 వంపు
దస్తావేజులు
14
పంపులు 3
[Signature]

1వ పుస్తకము 200 / సం|| శా. శ. 1923 వు
10500 నెంబరుగా రిజిస్టరు చేయబడి ప్లానింగ.
సంఖ్య: గ.ప్రొ.నెంబరుగా 10649-1-1507
2001 మ. శ. శ. 0
2
[Signature]



Note! - DSD/4572 and DSD/4572 has been
bought on agreed Market value 231000/-
at the time return of document on 13-12-2001

[Signature]
Sub Registrar



32338

11/12/2001

35684

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

V. Alberk. No. Selwanay all am

sell

R. No. 1/2001-2003

:: 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.

John Modi.
Managing Director

గౌరవనీయమైన వ్యక్తికి
 వచ్చినట్లు
 VCI
 10 DEC 2001
 పంపిణీ, తెలంగాణ.

రేపుకూ 10500/200
 దస్తావేజులు
 19
 పంపిణీ
 రిజిస్ట్రారు



500 Rs.



35628AP 23 DEC

32339 . 11/12/2007

N. Albert als selbstanwalter am
selbst Rb

sell

Rto. He, Sad

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R. NAGAR, HYD
SVL NO. 72 65
R. NO. 1/202-2003
RAM NAGAR, HYD'BAD

E. The Purchaser is desirous of purchasing all that Flat bearing No.109, on the First Floor, in Block No.H in **MAY-FLORER 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.2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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.

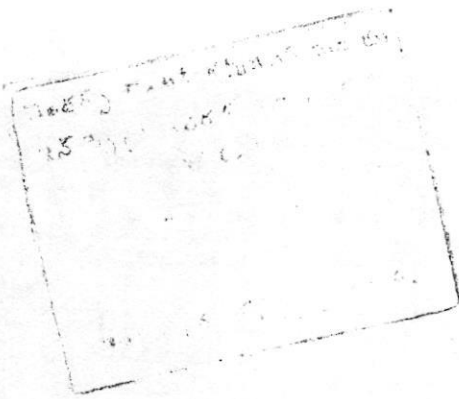
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,30,550/- (Rupees Two Lakhs Thirty Thousand Five Hundred and Fifty 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.

John Mord,
Managing Director



1వ పుస్తకం (0800/200) పంపి
దస్తావేజు
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పంపి

[Signature]



NEW YORK OFFICE OF THE UNITED STATES DEPARTMENT OF THE TREASURY



35630AP 23 II C

32340... 11/12/2007... 500/-

V. Albert sb Selvanayagam

rel. 7

Rw. Sec Sec

Ruy
 11/12/2007...
 32340... 500/-
 MAYFLOWER PARK, HYD'BAD.

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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:

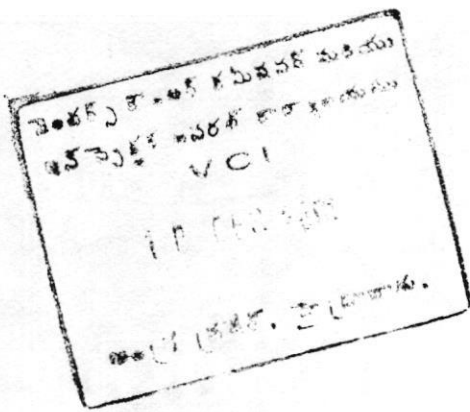
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Contd.7..

Per Modi Properties & Investments Pvt. Ltd

Shan Modi
 Managing Director



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దస్తావేజుల... పంఖ్య...
... 14 ...
పంఖ్య... 6 ...
... జిల్లా...



500Rs.



S. No. 32341 Date 11/12/2009 Rs. 500 356341 23 11 0

Sold N. Albert to Swarnayalam

For self

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

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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.
J. Han. Modi
Managing Director

Contd.8..

తెలంగాణ ప్రభుత్వం
 విద్యుత్తు అవకాశాల కమిషన్
 VCI
 10 DEC 2005
 ఎం.ఆర్. కేశవ్, హైదరాబాద్.

పునకం (0800/0000) సంపు
 దస్తావేజులు తెలుగు
 14
 సంఖ్య 7
 నామినేటర్





32342 Date 11/12/2001 Rs. 500

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AP 23

N. Albert ... R. Narender

cel

R. Narender

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

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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.

John Modi
Managing Director

హైదరాబాద్ నగర పంచాయతీ
హౌస్ ట్యాక్ విభాగం
VCI
10 DEC 2001
అ.కె.ఆర్. కమిషన్, హైదరాబాద్.

1వ పుస్తకం 10800/200/సంపు
దస్తావేజులు తెలుగు భాషలో ఉన్నాయి
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సంఖ్య 8
సబ్ రిజిస్ట్రార్



100Rs.



32343

11/12/2003

26701

V. Albert Sh. Selva AP 23 IR

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R. N. S. S. S.

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

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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 Jod Properties & Investments Pvt. Ltd.

John Mod
Managing Director

Contd.10..

సంకల్ప కృషి కలవర కురియు
నంద్యాల జనతా కార్యకర్తలు
V.C.
1991
సంకల్ప కృషి కలవర కురియు.

1వ పుస్తకం 10000/200/ సంపు
దస్తావేజుల మొత్తం పంఖ్య
14
సంఖ్య 9
సబ్ రిజిస్ట్రారు





26702

32344

11/12/2004 100

AP 23 I R

V. Albert s/o Selvanayalan

Rb

R. Narender Sar

R. Narender
C/L No. 42/95
F. No. 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.

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.2,30,550/-.

For Modi Properties & Investments Pvt. Ltd.

John Moh
Managing Director

Contd.11..



2 వ పుస్తకం 10800/2009 సంఖ్య

దస్తావీజు సంఖ్య

14

సంఖ్య 60

అధికారి



100Rs.



32345 11/12/2009 100 26703

N. Albert s/s Selva nalam
AP 23 I R

sel

RCo. Sec. Sec.

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R. NARAYAN
C. L. N. 142 95
R. 5. 1/2001-2003
RAM NAGAR, HYD'BAD.

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.109, 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 a reserved scooter parking space admeasuring 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 :: Flat No.108.

EAST :: 4' Wide Passage & Flat No.110.

WEST :: Landscape Gardens

Contd.12..

For Medi Properties & Investments Pvt. Ltd.

Managing Director

వెంకటేశ్వర వారి కుటుంబం
 వనపర్తి వారి కుటుంబం
 VCI
 11.05.2001

ప్రతిపక్షం (0800/2001) సంఖ్య
 దస్తావేజు
 14
 సంఖ్య 11
 రిజిస్ట్రార్



100Rs.



26704

No. 32346 Date 11/12/2001 Rs. 100 AP 23 IR

Sold To N. A. Senthil Selvarajalingam

for

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 11th day of Dec., 2001 in the presence of the following witnesses:

WITNESSES:

1. Venkatesh

2. [Signature]

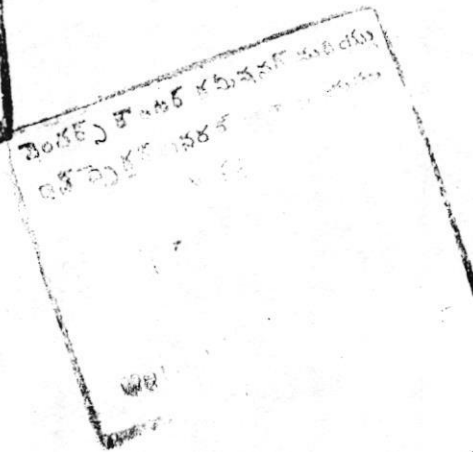
for Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
VENDOR

Drafted by

[Signature]

(R. N. S. SIVAR)
D. No. 1787
C.No. 1787, R. D. S.



1వ పుస్తకం 10860/2001 సంపు
దస్తావేజులు మొత్తం 14 సంఖ్య
సంఖ్య 12

[Signature] రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.109, on First Floor,
at Block 'H', of Mayflower Park,
Block No.4, Residential Loca-
lities, Mallapur Village, Uppal
Mandal, Ranga Reddy District.

(a) Nature of the roof : R.C.C. *CAS*
(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 : 15 Sft., Scooter parking.
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. 2,30,550/-

For Modi Properties & Investments Pvt. Ltd.

Date: *11/12/2001*

John Mnd
signature of the Executant
Managing Director

C E R T I F I C A T E

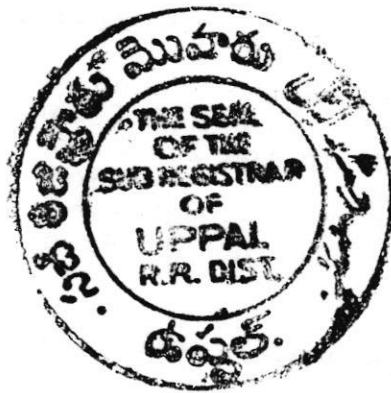
I do hereby declare that what is stated above is true
to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Date: *11/12/2001*

John Mnd
Signature of the Executant
Managing Director

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 దస్తావేజులు 14
 సంఖ్య 13
 నడి రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 109 ON 1ST FLOOR, BLOCK- H
IN SURVEY NOS. 174 IN MAY FLOWER PARK
SITUATED AT

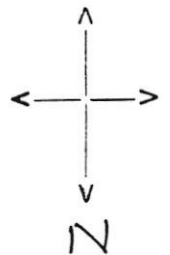
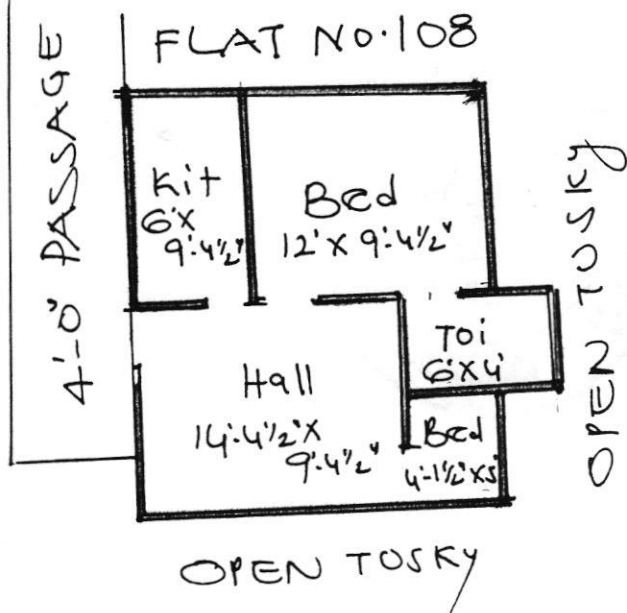
MA' LAPUR(V) UPPAL Mandal, R.R. Dist.

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

VENDEE: SRI. V. ALBERT
S/O. SRI. SELVANAYAKAM

REFERENCE: SCALE: 1" = 10' INCL: ☐ EXCL: ☐
AREA: 18 SQ. YDS. OR 15.04 SQ. MTRS

U/S. OUT OF AC. 4-32 GTS.
SUPER BUILT UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.
Managing Director

WITNESSES:

1. Vendee
2. [Signature]

SIG. OF THE VENDOR

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 దస్తావేజుల వెంటనే సమర్పించు
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