



Date : 16-10-2000 Serial No : 4,398 Denomination : 10,000 02AA 876015

Purchased By :

S.L.N. MURTHY

For Whom :

SELF

S/O LATE, SOMA SUNDARA SASTRY
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 16th day of October 2000 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 30 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. S.L.N.MURTHY, SON OF LATE SOMA SUNDARA SASTRY, aged about 61 years, residing at 65, Asbestor Staff Colony, Karkhana, Secunderabad - 500 009.

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.

Soham Modi
Managing Director



1వ పుస్తకం 9009/2000 సంపు
 దస్తావేజు మొత్తం గానీయుచు ను
 15, 6 గానితముల వరకు
 పాఠ్యము 1

2000 వ సంపు అక్టోబరు నెల 16-
 తేదీ వరకు 1-2 సంపు మధ్య
 ఉన్న పాఠ్యములను
 పాఠ్యము 1571-00

Shan Moh.



1 వాని యిచ్చినట్లు ఉపకారము
 విధము బోధించు ప్రేమ

Shan Moh. Slosatish Moh.
 00 BUSINESS at 5-4-187/3 & 4
 1st Floor 30th main road
 1st floor 30th main road

విశ్వాసపాత్ర

T. V. Buntar Y.S. 12. Muthy S/o Y Chandru Sekar all put for
 C/o Masi Bussiness 5-4-187/384 M.H. 101

10-10-1924 to Kumar S/o. Kanyam - Bussiness
 M.H. 101 101

2000 వ సంపు అక్టోబరు నెల 16
 1924 వ సంపు అక్టోబరు నెల 24

R. Buntar
 పాఠ్యము



Date : 16-10-2000 Serial No : 4,399 Denomination : 10,000

Purchased By :

S.L.N. MURTHY

For Whom :

SELF

02AA 876016

S/O LATE, SOMA SUNDARA SASTRY
R/O SEC BAD

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

:: 2 ::

WHEREAS

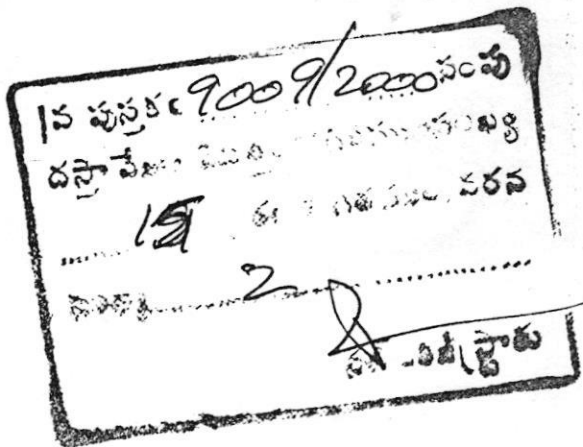
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue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

John Modi

Managing Director



Endorsement under section 42 of Act II of 189

No. 9009 16/10/2000

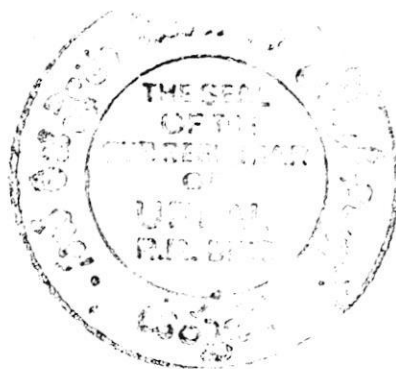
I hereby certify that the proper stamp duty of Rs. 4,700/- Rupees Four thousand and seven hundred only, has been paid in respect of this instrument for the value of the goods of the agreed Market Value/consideration of Rs. 2,60,000/- being higher than the consideration/agreed Market Value.

S R C 1002.

Date:

16/10/2000

Sub-Registrar
and Collector U/S. 41 & 42 of
INDIAN STAMP ACT



తెలంగాణ ప్రభుత్వం
 ఆర్థిక శాఖ
 12 OCT 2000
 అండ్ డ్రాఫ్ట్, హైదరాబాద్.
 V. C. 1.

1వ పుస్తకం 9009/2000 సంపు
 దస్తావేజులు నిమిత్తం గురించిన ఖర్చు
 15 రూపాయలు వరకు
 3
 డి.వి.ఎస్.ఆర్. రెడ్డి

1వ పుస్తకం 2000 సంపు (గ. 4. 1922)
 9009 సంపుగా పేజీలు చేయబడి
 గా.వి.ఎస్.ఆర్. నిమిత్తం గురించిన ఖర్చు 17482-1-1507
 2000 సంపుడై ఉంది.

అక్షయ్
 2000 సంపు నెం 16 పేజీ డి.వి.ఎస్.ఆర్. రెడ్డి





s. No. 49716 Date 16.10.2000 Rs. 68530 AD23 H M

Sold To S. A. D. Hesthy. No. 16 Soma Sundara Sastry & Co. Secy

For Whom self

Ruy
R NARENDRA
S. V. L. No. 42/95
A. No. 22/97-33-2000
Bamagat, Hyd

:: 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

తెలంగాణ ప్రభుత్వం
 రాష్ట్ర స్వచ్ఛత కమిషన్
 12 OCT 2000
 అండ్ సెక్రటరీ, హైదరాబాద్.
 V. C. 1.

వ పుస్తకం 9009/2000 సంపు
 దస్తావేజులు మొత్తం గానీతములనంబు
 15 వ గానితముల వరకు
 సంఖ్య 4
 స. క. క. క.





S No. 49717 Date 16.10.2000 Rs. 500/- 68581

Old To S. A. D. Murthy & Co. Soma Sundara Sathya. Reg.

For Whom Self

AT 22 H. B.

R. NARENDRA
S.V.L. No. 42/95
R. No. 22/97-33-200
Ramanagar. Hyd

:: 5 ::

E. The Purchaser is desirous of purchasing all that flat bearing No.204, on the Second Floor, in Block No.H 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.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,45,000/- (Rupees Two Lakhs Forty 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.2,45,000/- (Rupees Two Lakhs Forty 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 Medi Properties & Investments Pvt. Ltd.
Managing Director

వెంకటేశ్వర కౌంటర్ లిమిటెడ్ ముందు
 ఇన్ స్పెక్షన్ జనరల్ కార్యాలయము
 12 OCT 2000
 అండ్ర ప్రదేశ్, హైదరాబాదు.
 V. C. 1.

1వ పుస్తకం 9009/2000వంతు
 దస్తావేజు నిమిత్తం గురితులపంపు
 15. 04. 2000న వరస
 పంపు 5
 స.వి.శ్రీరావు





S No. 49718 16.10.2000 R. No. 68582

AP 23 II K

Sold To..... S. A. N. Murthy to. Late. Some Sundara Sany. & Co. Secd

Ruy
R. NARENDER
S.V.L. No. 42/95
A. No. 22/97 03-2000
Dammagal. Hyd

:: 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.
Jhe Moh...
Managing Director

వెండర్స్ బాండు కమిషనరీ మరియు
 ఇన్ స్పెక్టర్ జనరల్ రిజిస్ట్రేషన్ మరియు
 12 OCT 2000
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 V. C. 1.

1వ పుస్తకం 9009/2000 నంబరు
 దస్తావేజులు విడుదల గురించిన సంఖ్య
 15 ఈ కారితముల వరకు
 6
 నాటి సీల్ స్థాపన



100RS.

INDIA NON JUDICIAL

100 रु.

R. 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

C No. 49719 - 16.10.2007 - 100/97871
 S. L. D. Henthay - 16.10.2007 - 100/97871
 Self - 16.10.2007 - 100/97871
 R. NARENDRA
 S.V.L. No. 42/95
 R. No. 22/97-98-2003
 Ramnagar, Hyd.

7

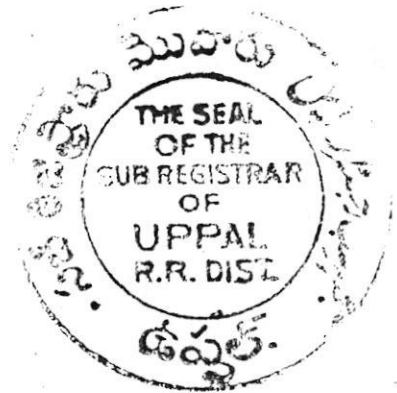
iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company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

For MediPrepordocuments Pvt. Ltd.

John M. ...
Managing Director

అధికారి
 ఉప-రెజిస్ట్రార్
 ఉప్పల రైల్వే డిస్ట్రిక్ట్
 7. 11. 19

1వ పుస్తకం 9009/2000 సంఖ్య
 దస్తావేజు ముద్రాకారం ముద్రాకారం
 15
 పేజీలు 7
 సహాయక ఉప-రెజిస్ట్రార్





No. 49720 Date 16.10.2000 Rs. 100/- 57872

To S. A. D. Murthy, A/c. Soma Sundara Sastri, Ke
For Whom Self

R. Narasimha
S.V.L. No. 42/95
No. 22/27-98-200
Dammagat, Hyd.

:: 8 ::

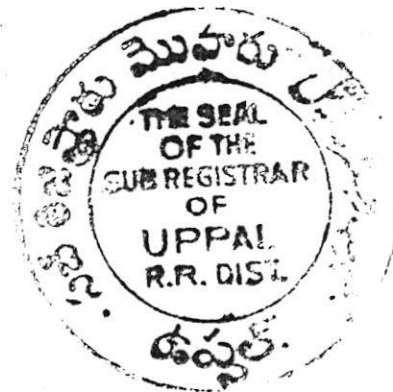
v) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking 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 Muthu Export & Import Pvt. Ltd.
John Mohan
Managing Director

15 పుస్తకం 9009/2000 సంపు
దస్త్రా నేపా ముద్రం కొరకముల సంఖ్య
15 ఈ గాది నేపా మదన
నామం 8
నామం రేపా మదన





No. 49721 Date 16.10.2000 Rs. 100 / 97873

To S. A. N. Hestly, 16, 1st Floor, Sankar Sestry, R. N. Hestly

Whom

RUP
R. NARENDER
S V. L. No. 42/95
R. No. 22/97-98-200
Bam Nagar, Hyd.

:: 9 ::

vii) 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.

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.

Contd.10..

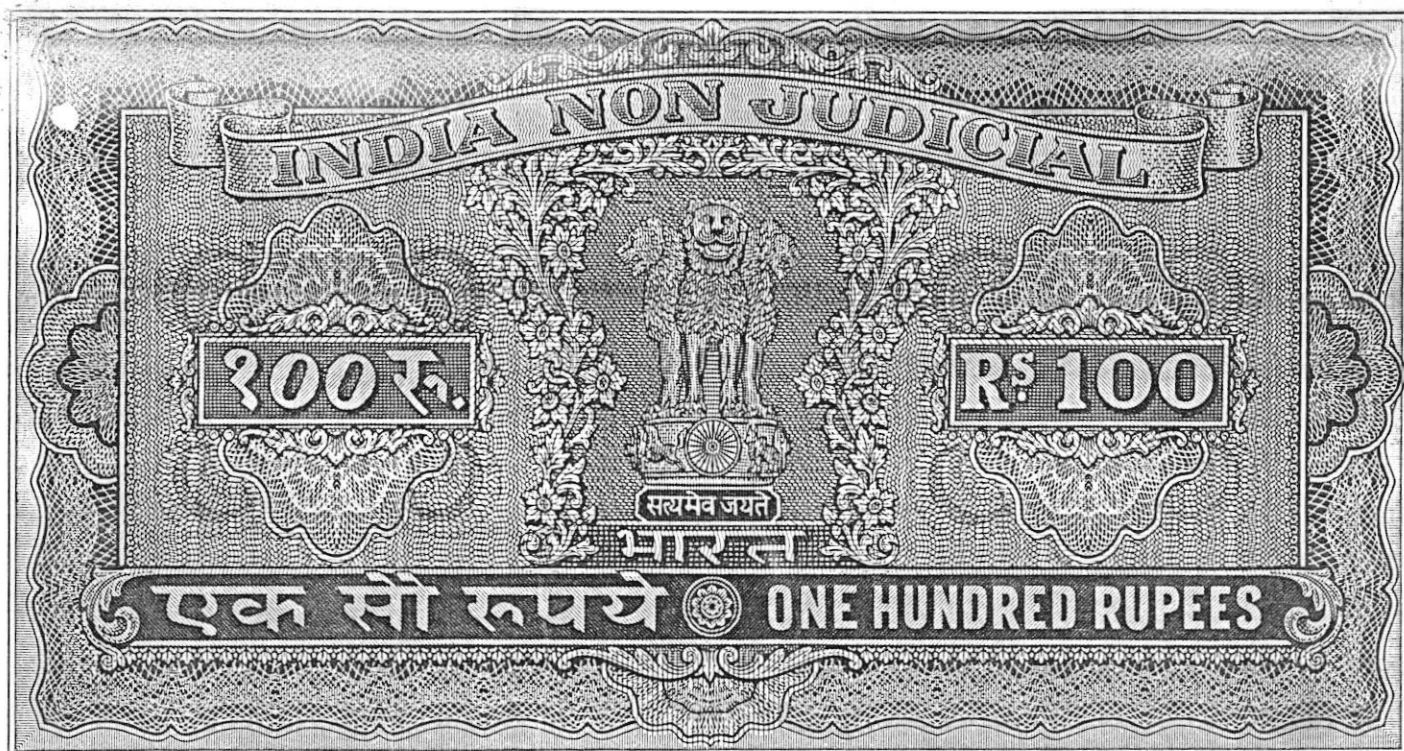
For the Builder
John Smith

అంబేద్కర్ జైలు నగర్, బెంగళూరు.
 రికార్డుల కోసం వ్రాసిన పత్రము
 - 9 OCT 1959
 లంకా ప్రదేశ్, మైసూరు.
 V. C. 1.

1వ పుస్తకం 9009/2000 సంఖ్య
 దస్తావేజుల మొత్తం గా గణించుట సంఖ్య
 15 ఈ గా గణించుట వరకు
 సంఖ్య 9
 ఆంధ్రప్రదేశ్



100Rs.



No. 49722 Date 16.10.2003 Rs. 100/- 97874 AM. 2270

For S. K. D. Hestly. K. Lal. Soma Soudara Sany. R. Kesad

Whom Self

RUG
R. NARENDER
S V. L. No. 42/95
R. No. 22/97-98-2003
Bam Nagar, Hyd.

:: 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.

Contd.11..

For Mody Properties Investment Pvt. Ltd.
John Mody
Managing Director

సెంట్రల్ కౌన్సిల్ ఆఫ్ రిజర్వేషన్ మరియు
ఇన్-స్పెక్టర్ ఆఫ్ ఇన్-చార్జ్ కార్యాలయము

- 9 OCT 2009

అండ్ కమిషన్, హైదరాబాదు.
V. C. 1.

1వ పుస్తకం 9009/2000 సంపు

దస్తావేజు నిమగ్నం గా నిర్మించబడినది

15 గా నిర్మించబడినది

నామం 10

శ్రీమతి. పద్మావతి





No. 49723 Date 16.10.2000 Rs. 100/- 97875
 To S. H. D. Murthy & Co. Late, Sona Soudra Sasthy, & Co.
 Whom... Sell
 R. NARENDER
 S.V.L. No. 42/95
 R. No. 22/97-98-2000
 Ramnagar, Hyd.

:: 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.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.
 Managing Director

పెంచర్ కౌంటర్ కమిషనరీ మరియు
 ఇన్ స్పెక్టర్ జనరల్ కార్యాలయము
 - 9 OCT 2023
 అండ్ ప్రజెక్ట్, హైదరాబాదు.
 V. C. 1.

1వ పుస్తకం 9009/2000 సంపు
 దస్తావేజుల మొదటి గరిమనంబు
 15 గరిమనంబు వరకు
 నామం 11
 [Signature]



పెండ్లి కౌంటర్ కమిషన్ మరియు
 ఇన్ స్పెక్టర్ ఆఫ్ రిజిస్ట్రేషన్ మరియు
 - 9 OCT 2021
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
 V. C. 1.

1వ పుస్తకం 9009/2000 సంపు
 దస్తావేజుల మొత్తం గుర్తింపునందు
 15 రూ. 9009 సంపు వరకు
 నంబర్ 12
 సహాయక



INDIA NON JUDICIAL

₹ 100

R. 100

सत्यमेव जयते

भारत

एक सौ रुपये

ONE HUNDRED RUPEES

S. No. 49725 Date 16.10.2000 No. 97877
 S. No. S. H. D. Murthy S. No. Cat. Sama Sendana Sastri.
 Ref. R. NARENDRA
 S V L. No. 42/95
 G. No. 22/97-98-2000
 Ramnagar, Hyd.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 16 day of October 2000 in the presence of the following witnesses;

WITNESSES:

WITNESSES:
1. " J. Burger

For Modi Properties & Investments Pvt. Ltd.

The Mod
Managing Director

V E N D O R

Drafted by

2 - Nandishwar
(R. Nandishwar)
D.W.L. No. 587,
R. No. 1/2000 R. R. Dist.

వెంకటేశ్వర కౌంటర్ కమిషనరీ మరియు
ఇన్ స్పెక్టర్ జనరల్ రిజిస్ట్రేషన్

- 9 OCT 2020

ఆంధ్ర ప్రదేశ్, హైదరాబాద్.
V. C. 1.

1వ పుస్తకం 9009/2000 సంపు

దస్తావేజుల మొత్తం కొరతను నిర్ధారించుటకు

..... 15. ఈ కొరతను నిర్ధారించుటకు

సంఖ్య 13

హైదరాబాద్



A N N E X U R E - 1 - A

- 1) Description of the Building: Flat No.204, on Second Floor,
at Block '4', of Mayflower Park,
Narsimha Nagar Colony, 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 : 28 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 SQ.FT
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs. 2,60,000/-

For Modi Properties & Investments Pvt. Ltd.


Managing Director
signature of the Executant

Date: 16/10/2000

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.


Managing Director
Signature of the Executant

Date: 16/10/2000

1వ పుస్తకం 9009/2000 సంపు
 దస్తావేజు: మొత్తం గొర్రెముఖ సంఖ్య
 15 ఈ శాసితముల వరస
 సంఖ్య: 14
 చా-అదస్తాకు



REGISTRATION PLAN SHOWING

FLAT NO. 204, SECOND FLOOR

IN SURVEY NOS. 174, MAY FLOWER PARK

Situated at

MALLAPURU

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

Mr. S. L. N. MURTHY

S/O. LATE SOMA SUNDARA SASTRY

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

28

SQ. YDS. OR

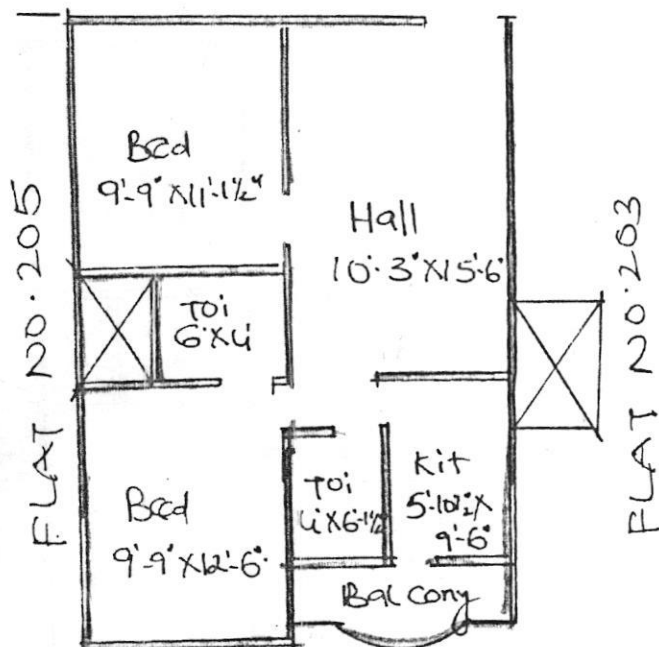
23.40

SQ. MTRS.

U/S. OUT OF

PLINTH AREA: 700 SQ. FT.

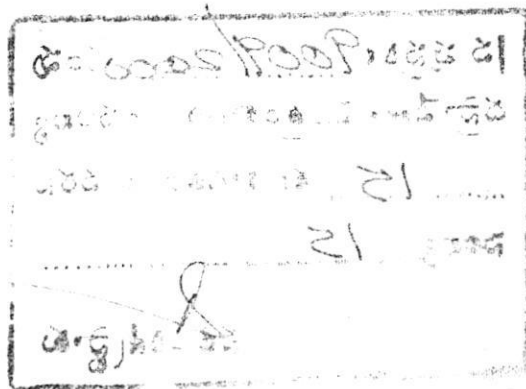
CORRIDOR



OPEN TO SKY
WITNESSES: LAND SCAPE
GARDENS

1. of Sundar

2. by



Modi Pvt. Ltd.
Managing Director

SIG. OF THE VENDOR

REGISTRATION PLAN SHOWING

IN SURVEY NOS. 14, MAYFLOWER PARK

Situated at Mandal, R.R. Dist.

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

RCP. BY M.D. MR. 20 HAM MODI

20. MR. 20124 MODI

VENDEE MR. 2. L. N. MURTHY

210. LATE. 20 MA 2002. 2A2A2

REFERENCE: SCALE: 1" = 20 YDS. OR 20 MTRS.

AREA: 88 EXCL: INCL:

210. OUT OF WITH AREA: 100.6 FT

CORRIDOR

104.05 TALL

Bed 10.3x12.5

Hall 10.3x12.5

Kit 10.3x12.5

Bed 10.3x12.5

Kit 10.3x12.5

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