

peroy

CS. 3691/2002

37/0/2002



3281 Date 22/4/2002 Rs. 25000/-
Paul Bankala & B. Narasimha to Hyderabad
Self & others

02DD 389953

REGISTRAR
Office Stamp Vendor
HYDRABAD, A.P.

SALE DEED

This Sale Deed is made and executed on this 23rd day of April 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

1. Mr. PAUL BANKALA, SON OF SRI. B.NARASIMHA, aged about 30 years, Occupation: Private Service,
2. Mrs. M.VIJAYA LAKSHMI, WIFE OF SRI. PAUL BANKALA, aged about 27 years, Occupation: Private Service,

Both are Residing at H.No.2-2-1164/C, Tilak Nagar, Hyderabad - 500 044.

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,

Contd.2.

Soham Modi
Managing Director



3710/2002 వసంపు
 దస్తావేజుల మొదల కాగితముల సంఖ్య
 14 ఈ కాగితపు చరస
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

2002 వసంపు ఏప్రిల్ 23
 తేది పగలు 1-2
 తప్పని పరిస్థితులలో
 రూ 1685/- చెల్లించినవి



(హానీ ఇచ్చినట్లు ఒప్పుకొన్నది
 తదమ ప్రాబల్య ప్రేలు



Gaurang mody
Gaurang mody

Gaurang mody s/o. Ganthishalmody
 No. Flat No. 105, Sapphire apartment,
 (Cherukoti Gardens, Begumpet, Hydr.)
 500 016.

Attested General Power of
 Attorney, Power No 3/2002
 at SR0 Appal.

విరూపించినది

(R. P. Reddy)

(R. P. Reddy s/o. K. Pandurang Reddy)
 Occ. PTA Service. (C) S. H. - 187/384
 M. G. Road, Sec 10.

(R. Sainivas Rao)

R. SAINIVAS RAO s/o SRI SEETHA RAMAIAH
 H. No. 55/2, MARUTI NAGAR, A-S. RAO NAGAR.
 SEC-6 AD. O.C. - BUSINESS.

2002 వసంపు ఏప్రిల్ 23
 1924 శా.శ. ద్వితీయ 3

(Signature)
 సబ్-రిజిస్ట్రారు
 ఉప్పల్

500Rs.



No. 8425 Date 22/4/02 Rs. 500/-
 Sold To Pahl Bankab. No. B. Narasing E/o. And.
 For Whom Self & others.

1917
 A. N. K. S.
 CH. NARASIMHA
 S. N. N. 500
 N. N. 15/02/10
 N. N. 15/02/10

:: 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.

Phan Modi
 Managing Director

Contd.3..



1వ పుస్తకం 3710/2002 సంపు
 దస్తావేజుల వెంట్రూ కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 2
 సబ్ రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1892

No. 3710 of 2002 Date 23/4/2002

I hereby certify that the proper deficit stamp duty of Rs. 3830/- (Rupees *Three thousand Eight hundred and thirty only*) has been paid through this instrument from Sri *Gaurang Reddy* on the basis of the agreed Market Value consideration of Rs. 336,800/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated:

23/4/2002

and Collector U.S. 41 & 42

INDIAN STAMP ACT



500Rs.



No. 3026 Date 01/04/02 Rs. 500/-

Sold To: Pankaj Bankole C/o. B. Narasingh C/o. B. D.

By: S. S. S. S. S.

G. Narasingh
S.V.L. No. 6/90
R.No. 45/02-2004
NARASINGH, P. B. D.

:: 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 8 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.

Man Moh
Managing Director

Contd.4..



1 వ పుస్తకం 3710/1-1507

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

14 ఈ కాగితపు పరగ

సంఖ్య 3

పబ్లికేషన్స్

1 వ పుస్తకము 2002 సం|| కా. శ. 192 4 వ

3710 నెంబరుగా రిజిష్టరు చేయబడి ప్లావింగు

నిమిత్తం గ.ప్రొ.పు నెంబరుగా 3691-1-1507

2002 ఇ.పూ.వ.నడి

2002 వ ఏప్రిల్ నెం 23

రిజిస్ట్రార్ గు టిఫికారి



500Rs.



No. 8427 Date 21/10/2001 Rs. 500/-

Sold To Paul Rankar & S. Narasingh Rao And

Self & others

:: 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.

Contd.5..

[Signature]

Managing Director



ప్రస్తుతం 3710/2002 సంవత్సరం
దస్తావేజుల మొత్తం కింది విధంగా ఉంది
14 ఈ కింది విధంగా ఉంది
పంఖ్య 4
సహ-రిజిస్ట్రారు



500Rs.



3428 Date 24/01/02 Rs. 500/-
 Part Bankal Shri R. Narayana Rao
 Sub by Mr.

G. Narasiah
 S.V.L. No. 6/90
 R.No. 45/02-2004
 Medharam R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.205, on the Second Floor, in Block No.H in **MAYFLOWER 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.3,36,800/- (Rupees Three Lakhs Thirty Six Thousand Eight Hundred 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.3,36,800/- (Rupees Three Lakhs Thirty Six Thousand Eight Hundred 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.

Contd.6..

Man Moh
 Managing Director



2వ పుస్తకం... 3710/2002 సం. 14
దస్తావేజుల పేజీలు 14 గా నిర్ణయించబడినవి
సంఖ్య 5
[Signature]





1వ పుస్తకం 3719/2001 వంపు
రద్దీ చేయబడింది
14
పంపు 6
[Signature]





5430... 2/10/02 Rs. 500/-

Paul Banker's S/o. R. Narasingh Rto. And
Self & others

G. MARSAIAH
S.V.L. No. 6/90
R.No. 45/02-2004
Nacharam. R.R. Dist.

:: 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.

Contd.8..

Phan Modi
Managing Director



1. శ్రీమంతుల 3710/1000 సంపు
దస్తావేజులు వెనక్కు ఉన్నాయి పంపు
14
సంపు 7
[Signature]



500Rs.



EU 31

for 500/-
Paul Bankale & Co. - Mumbai
Self & others

G. V. V.
R. N. S. S.
Vacharam, P. R. D.

:: 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.

For Modi Properties & Investments Pvt. Ltd.

contd. 9..

[Signature]
Managing Director

20

2002
HYDRABAD (MUNICIPAL)

1 జరుగునది..... 3710/2002 నంబరు
దస్తావేజులు తె.....
14
సంఖ్య 8
[Signature]
[Signature]

మొదటి
THE SEAL
OF THE
REGISTRAR
OF
UPPAL
R.J. DIST.
[Signature]

500Rs.



No. 3432 Date 28/01/02 Rs. 500/-

Sold To Paul Barker & Co. B. Narasingh Rao And

For Whom Self & Others

G. NARSAIAH
S.V.L. No. 3/90
R.No. 45/02-2004
Ancharam. R.E. 01/01

:: 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

Manoj
Managing Director

Contd.10..



ప పుస్తకం	3710/2	సంపు
దస్తావేజాల వెంతురు	కొగిలముల సంఖ్య	
14	ఈ కొగిలపు పదస	
సంఖ్య		
సమీక్షించు		



500Rs.



No. 81133 Date 22/04/02 Rs. 500/-

Sold To Paul Sarkar & Co. 3, Narasing P. Ind

Self & other

[Signature]
S. M. 45707
Vacharam

:: 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.3,36,800/-.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.11..

STANDARD (1000)

1వ పుస్తకం... 3710/2001... పంపు
దస్తావేజుల వెళ్ళుట కొరతకొంటున్న పంపు
14... ఈ కొరతకు పరిష్కార
పంపు... 10
D
పేజీ-0000000000



500Rs.



No. 8434 Date 21/01/02 Rs. 500/-

Sold To Paul Bankalp Sharma B. Narasing R/o. H.O. Ref. & others

G. NARSAIAH
S.V.L. No. 6/90
R.No. 45/02 2001
Nacharam, A.H. 100

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.205, on Second Floor in Block No.H, 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 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 :: 4' Wide Passage.

SOUTH :: Landscaped Gardens.

EAST :: Flat No.204.

WEST :: 4' Wide Passage & Flat No.206.

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd.12..



1 వ పుస్తకం 3710/హ
దస్తావేజుల వెంకటేశ్వర శాస్త్రి
14
11
నంబర్
నది-రిజిస్ట్రారు



500Rs.



3435 Date 22/04/02 Rs. 500/-
Part Bankable S/o B. Narasingh E/o And
Self & others.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 23rd day of April 2002 in the
presence of the following witnesses;

WITNESSES:

1. P. Bhaskar
(P. P. REDDY)
2. P. Bhaskar

For Modi Properties & Investments Pvt. Ltd.

Man Moh
Managing Director
VENDOR

Dated By
R. Nandishwar
(R. NANDISHWAR)
D. No. 5/87
R. No. 24, 2002, R. R. Dist.



1వ పుస్తకం 3710/2012 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
... 14 ... ఈ కాగితపు కరణ
సంఖ్య ... 12 ...
... ..



ANNEXURE - 1 - A

27/10/2002

1) Description of the Building: Flat bearing No.205, on Second Floor, in Block No.H, 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., Out of Ac.4-32 Gts.,

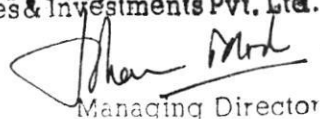
4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., Scooter Parking space
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :

5) Annual Rental Value : Rs.5,000/-

6) Municipal Taxes per Annum : Rs.

7) Executant's estimate of the
MV of the Building : Rs.3,36,800/-
For Modi Properties & Investments Pvt. Ltd.

Date: 27/04/2002.

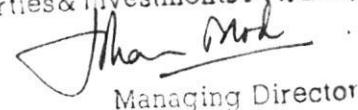

Managing Director

Signature of the Executant

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: 23/04/2002.

1 వ పుస్తకం... 3710/2... నంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

14... ఈ పుస్తకపు వరస

సంఖ్య 13...

జిల్లాధికారి



FLAT NO. 205 IN 2ND FLOOR, BLOCK-H
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPUR (W) 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: 1) Mr. PAUL BANKALA S/O. B. NARASIMHA
2) M. VIJAYA LAKSHMI W/O. MR. PAUL BANKALA

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

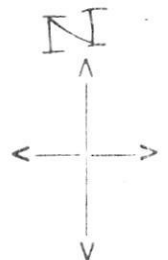
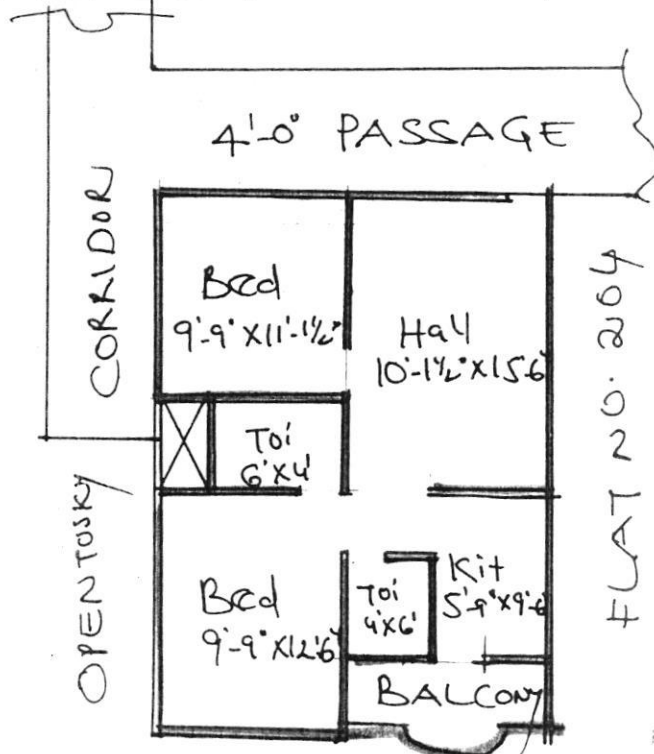
AREA :

28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT - UP AREA: 700 SQ. FT



WITNESSES: OPENTO SKY

1. [Signature]

2. P. Rhetkon

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 3710 / 10000 సంపు
 దస్తావేజుల మొత్తం కాగితాల సంఖ్య
 14
 సంఖ్య 14
 సబ్-రిజిస్ట్రారు

