

11172/2000

Q. 19626/2000



Date : 14-12-2000 Serial No : 6,474

Denomination : 10,000

02AA 876988

Purchased By :

For Whom :

ELIZABETH ANITHA

SELF

W/O PRAVEEN KUMAR P.V.

R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 27th day of December 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

Mrs. ELIZABETH ANITHA, WIFE OF SRI. PRAVEEN KUMAR P.V., aged about 30 years, Residing at Plot No.98, HCL Nagar, Nacharam, Hyderabad.

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 11172/2000వంపు
 దస్తావేజుల ముద్రాణమునందు
 15 వ గణాంకము వరకు
 1
 స. శివరామ్



2000 వ సంవత్సరం 27
 36 వంపు 12-1 మద్య
 1571200 2000వంపు

స. శివరామ్
 పతన దాఖలు

Soham Modi s/o Sahish
 So Sahish Modi 2/o Plot No
 280 Jubilee Hills opp Butcher



1 Y.S.R. Murthy s/o Y. Chandra Kumar occr Plot No 240 Su-182/384 M. R. Road Sec 24

2 Ravi s/o Raghav occ Business.
 Plot No 41 Kathapet Rd.

2000 వ సంవత్సరం 27
 1922 వ సంవత్సరం 6

[Signature]



Date : 14-12-2000 Serial No : 6,475 Denomination : 10,000

02AA 876989

Purchased By :

For Whom :

ELIZABETH ANITHA

SELF

W/O PRAVEEN KUMAR P.V.
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.

For Modi Properties & Investments Pvt. Ltd.

Contd.3..

[Signature]
Managing Director



1వ పుస్తకం 11172/2000 సంపు
 దస్తావేజుల ముద్రాణములను
 15 ఏ గాంధీ ముద్రా పత్రం
 పంపు 2
 సహ-రేజిస్ట్రార్

Advertisement under section 47 of Act II of 189

No. 11172 of 2000 27/12/2000

I hereby certify that the property of it
 stamp duty of Rs. 1900/- (one
 thousand and nine hundred only
 has been paid in respect of this instrument
 by Soham Modi
 at the place of the agreed Market
 & the consideration of Rs. 2,60,000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppa.

Dated:

27/12/2000

S. R. O. Uppa
 Sub-Registrar
 and Collector G/S. 41 & 42 of
 INDIAN STAMP ACT





No. (4.12.2001) 500/- 91916
 Sold To..... Elizabeth Anthy w/o Praveen Kumar P.V.
 When..... 26/12/01
 R/o. Hnd

G. NARSAIAH
 S.V.L. No 6100
 R. NO. 4 99-2001
 Nacharam, R.R. Dist.

:: 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..

John Mod.
 Managing Director



1వ పుస్తకం L1172/2000 సంపు
దస్తావేజుల ముంపులను ముద్రాపత్రం
15 ఆ గాదిముల వరకు
ముంపు 3
పరిశీలించుట

1వ పుస్తకము 2000 సంపు (కా. కే. 1922)

కా. L1172 సంపుగా రిజిస్టరు చేయబడి

దస్తావేజుల నిమిత్తం గుంపు సంపుగా 19626-1-1503 -

2000 ఇవ్వబడినది.

2000 సంపు నెం. 27 తది రిజిస్ట్రేరింగు తది





14.12.2000 No. 51917 A.P. 7-II-E

Sold to Elogaseth Anitha w/o Praveen Kumar
Self P.V.

G. NARSAIAH
S.V.L. No. 6/10
R. NO. 4/99 2001
Nacharam, R.R. 06

R. 4

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.

Shan Moh
Managing Director

Contd.5..

1వ పుస్తకం 11172/2000 సంపు
 దస్తావేజు, మొదటి అంశములను
 15 వ గ్రామము వరకు
 పంపి 4
 జి.ఎ.సి.స్టాంపు





14.12.2000

A.P. 7-11-E

G. NARSAYAN
S.V.L. No. 1000
R. NO. 499/2001
Nacharam, R.P. 1000

Elizabeth Anitha who praveen Kumar
self

P.V.

Ru 440

:: 5 ::

E. The Purchaser is desirous of purchasing all that, Semi-finished Flat bearing No.405, on the Fourth 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.2,60,000/- (Rupees Two Lakhs Sixty 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.2,60,000/- (Rupees Two Lakhs Sixty 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.

For Modi Properties & Investments Pvt. Ltd.

John Mod...
Managing Director

Contd.6..



1వ పేజీ 11/12/2000 సం. 14
దస్తావేజుల మంజూరు మరియు
..... 15 రోజుల ముందు వరకు
..... 5





A.P. 7-II-E

14.12.2001 500/97915

Elizabeth D. Smith who praveen Kumar
 son

G. NARSAIAH
 B.V.L. No. 6/00
 P.V. R. NO. 4 99-2001
 Nacharam, R.R. Dist

R to 440

:: 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.

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

Contd. 7..



1వ పుస్తకం 11172/2000 సంపు
దస్తావేజు, మొదటి పాఠశాల ముద్రాపత్రం
..... 15 న గ్రహీత ముద్రా పత్రం
పేజీ 6
.....
.....





14.12.2000 500/-

A.P. J-II-3

97920

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4 99 2001
Nacharam, R.R. Dist

:: 7 ::

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.

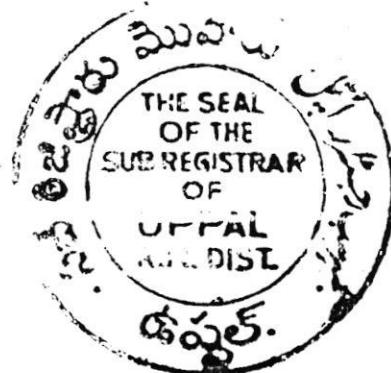
For Modi Properties & Investments Pvt. Ltd.

Contd.8..

John M. D.
Managing Director



1వ పుస్తకం 11172/2000 సంపు
దస్తావేజు, మొదటి కొరకములనుబట్టి
..... LS గా గీతముల వరకు
పేజీలు 7
.....
.....





14.12.2000

A.P. 1-11-00

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4 99-2001
Nacharam, R.R. D.D.

Elizabeth

Anitha 97921

sch

Praveen Kumar P.V.

R. 6 4/90

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Contd. 9..

Sheela Modi
Managing Director



ప్ర పుస్తకం/11.22/2000 పుస్తకం
దస్తావేజుల ముద్రాణములను
15 ముద్రాణముల వరకు
విస్తరించు 8
సహ-సహ-సహ





S. No.....Date 14.12.2007

Re. 97922

Sold To Elizabeth Anitha who praveen kumar p.o

G. NARSAIAN

S.V.L. No. 6/00

R. NO. 4 99 2001

Macharam, P.R. 100

R/10 440

:: 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Contd.10..



1వ పునక 11172/2000 వంతు
దస్తావేజు మొదలకొని ముగిసిన
15 ఆ గ్రామీణుల వరస
9
A. గోపాల్





S. No.....Date...14.12.2020...Rs...For 97926

Sold To...Elizabeth Smith...Praveen Gernan P.V.

as Whom...sch

R. No. 642

G. NARSAIAN

S.V.L. No. 6100

R. NO. 499 2011

Nacharam, P.R. 10/2

:: 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.

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd.11...



1వ పుస్తకం (11.7.2/2000 సంపు)
దస్తావేజు: పరిశీలనా పత్రం
..... 15 న గణాంకాల వరకు
..... 10
.....





& No.....Date.....19.12.2001RS.....37924

A.P. 7-II-R

Sold To Elizabeth Anitha Praveen Kumar P.

For Whom.....sen

Rw thy

G. NARSAIAH

S.V.L No 6'90

R. NO 4 99-2001

Nacharam, 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.

For Modi Properties & Investments Pvt. Ltd.

Contd. 12..

Johna Modi
Managing Director



1వ భద్రక 11172/2000 సంపు
దస్తావేజు, మొదటి అంశములను బట్టి
..... 15 వ గాంధీ మూల వరకు
..... 11
..... సబ్-రిజిస్ట్రార్





3 No..... Date 14.12.2000 Rs. 979.00 A.P. 7-II-E

Sold To ... E. Lizabech Amide ... Praveen Kumar P.V. S.V.L. No. 6/90
R. NO 4 99-2001
For Whom ... R. No. 49 Nacharam, R.R. Dist

:: 12 ::

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.2,60,000/-.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.405, on Fourth 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 reserved scooter parking space admeasuring about 15 Sft as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Narasimha Nagar Colony, 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 :: Landscaped Gardens.

EAST :: Flat No.404.

WEST :: 4' Wide Passage and Flat No.406.

For Modi Properties & Investments Pvt. Ltd.

Contd.13..

John Modi
Director



1st Part 1.1172/2-Annexure
దస్తావేజు: మొదలంకాగిరిమునిపల్లి
15 గా గిరిముని వరన
సంఖ్య 12
సీల్-రెజిస్ట్రార్





No. Date 14.12.2000 No. 97926 A.P. 7-11-8

Sold To ... Eliza ... Anitha ... praveen kumar

Whom ... for

G. NARSAIAH
S.V.L. No. 6/90
R. NO. 4 99 2001
Nacharam, R.R. D.

:: 13 :: R 500

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

WITNESSES:

1. *[Signature]*

2. *[Signature]*

For Modi Properties & Investments Pvt, Ltd.

[Signature]
Managing Director

V E N D O R

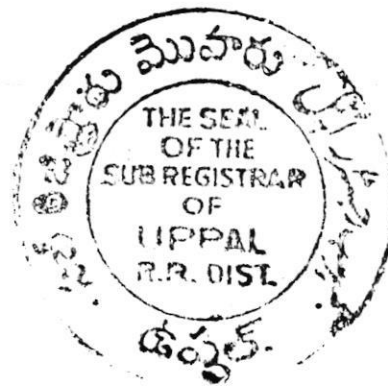
Drafted by

[Signature]

(R. NANDISHWAR)
D.V.L. No. 5/87,
R. NO. 1/2000, T. P. Dist.



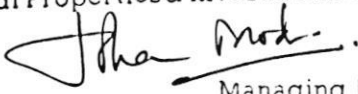
1వ పుస్తకం 11172/2000 సంపు
దస్తావేజుల మొదలంకారములనుబట్టి
..... 15 వ గ్రామముల వరకు
తెలిపి 13
సా. గ్రామస్థానం



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.405, on Fourth Floor,
at Block 'H', 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 Sft.,
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor : 700 Sft.,
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 6000/-
- 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.,

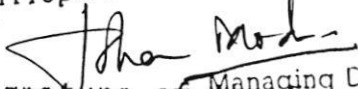

Managing Director
signature of the Executant

Date: 27/11/2006

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.

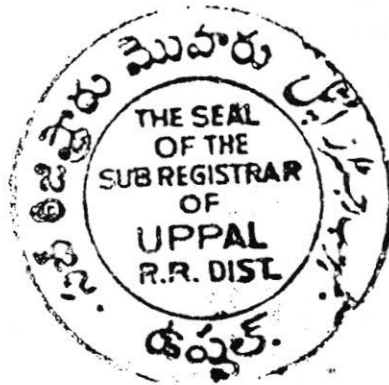
For Modi Properties & Investments Pvt. Ltd.,


Managing Director
Signature of the Executant

Date:

27/11/2006

1వ పుస్తకం (11172/2000) సంపు
 దస్తావేజు: మొలకాగిరి మునిసిపల్
 15 ఆ గిరిమూల వరస
 పంపు 14
 సబ్-రెజిస్ట్రార్



SEMI-FINISHED FLAT NO.405
REGISTRATION PLAN SHOWING 4TH FLOOR
IN SURVEY NOS. 174 MAY FLOWER PARK Situated at
MADRAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,
Rep. By. Mr. SOHAM MODI
S/O. SATISH MODI

VENDEE: Mrs. ELIZABETH ANITHA

w/o. SRI. PRAVEEN KUMAR P.V.

REFERENCE :

SCALE: 1"=

INCL: ☒

EXCL: ☐

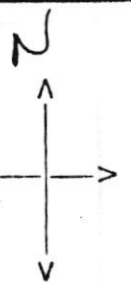
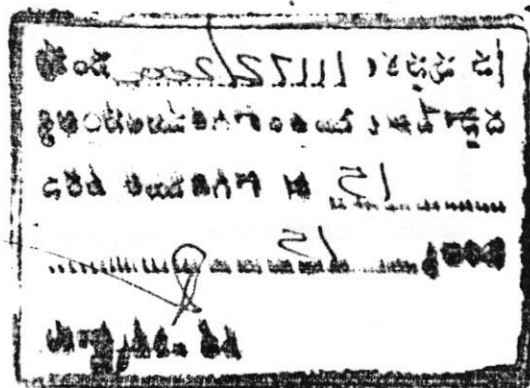
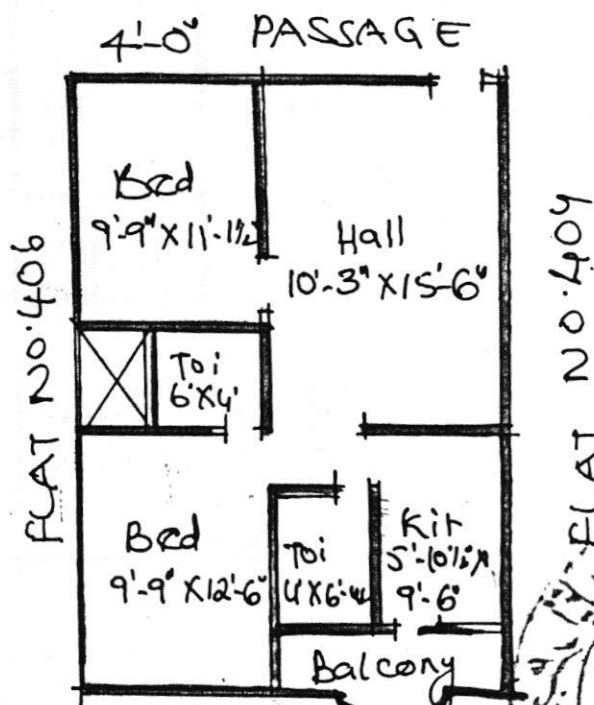
AREA :

28

SQ. YDS. OR 23.40

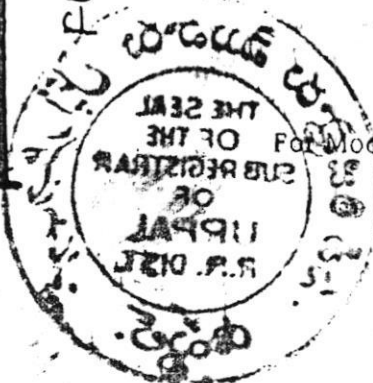
SQ. MTRS.

PLINTH AREA: 700 SQ. FT
SCOOTER PARKING: 15 SQ. FT



WITNESSES:

1. Y. Dhanday
2. Varadachari



For Modi Properties & Investments Pvt. Ltd.
John Modi
Managing Director

SIG. OF THE VENDOR

20400 TAJ 7 0200 F 1419 1M32

REGISTRATION PLAN SHOWING

4th FLOOR

IN SURVEY NOS. 17 MAYFLOWER PARK

Mandal, R.R. Dist.

UPPAL

MAHARAJA (V)

VENDOR: MRS. MODI PROPERTIES & INVESTMENTS Pvt. Ltd.

For Bt. Mr. SOHAN MODI

2/0.2012 H2124 MODI

VENDEE: MRS. EUSABETH ANITHA

M/o. SRI. PRAVEEN KUMAR. P.V.

REFERENCE:

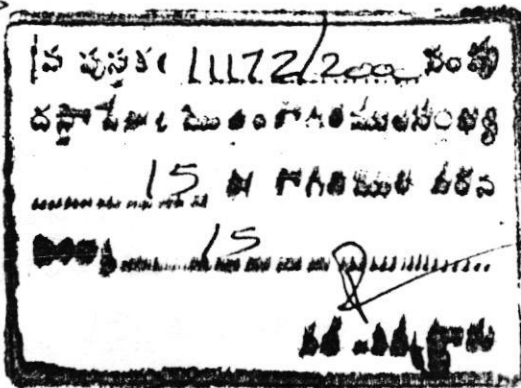
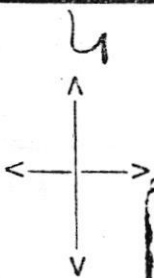
SCALE: 1"

20 YDS. OR 03.40

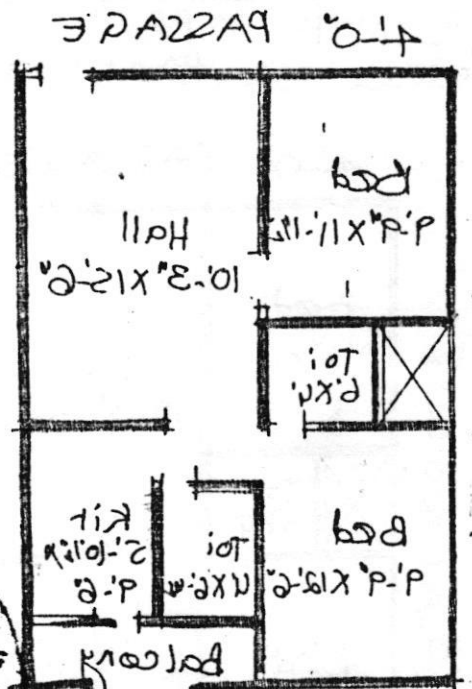
AREA:

86

PLINTH AREA: 7000 sq. ft. SCOOTER PARKING: 12 sq. ft.



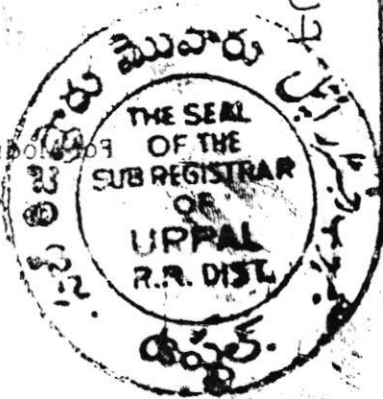
PO. 0.00 TAJ



PO. 0.00 TAJ

Mandip Director

SIG. OF THE VENDOR



OPEN TO KY

WITNESSES:

Signature