

x007

85/8/2001

U. 8393/2001

H 407 & 408



Date : 26-09-2001

Serial No : 6,615

Denomination : 20,000

02CC 002361

Purchased By :

For Whom :

M. ANANTHANARAYANAN

SELF

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

S/O N.A MAHADEVAN
R/O HYD

SALE DEED

This Sale Deed is made and executed on this 28th day of Sept 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. M.ANANTHANARAYANAN, SON OF SRI. N.A.MAHADEVAN, aged about 37 years, Residing at Door No.403, Balaji Residency, Gokul Nagar, Tarnaka, Hyderabad - 500 017.

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



1వ పుస్తకం 85/8/200/ సంఖ్య
 దస్తావేజుల మేరకు కారితోలు సంఖ్య
 14
 పంఖ్య
 సబ్-రిజిస్ట్రారు

2001 వ సం|| సెప్టెంబర్ నెల 28వ తేది వరకు
 11-12 గుంటల మద్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసే రుసుము
 రూ. 2521/- చెల్లించినది



వావి ఇచ్చినట్లు ఎప్పకొన్నది
 S/o Salish Modi

ఎడమ బ్రాహ్మణ వేలు (Gunnus) plot no. 150 Subee bus Mod

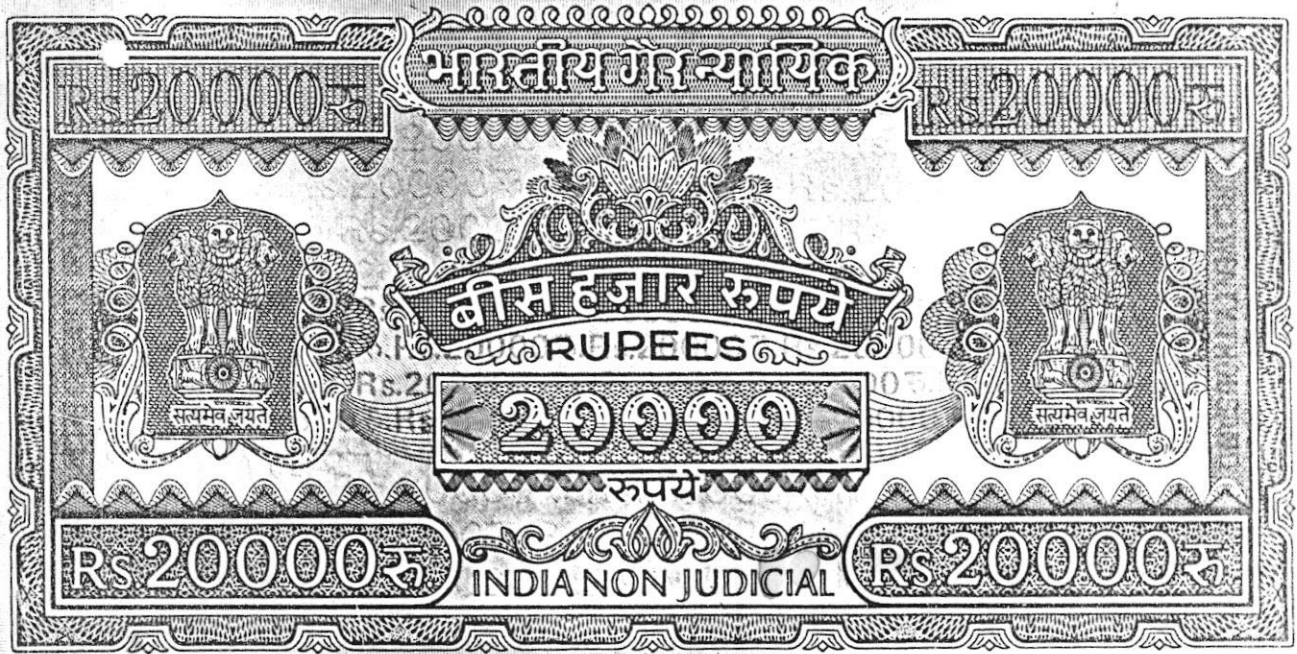


① నిరూపించినది
 by (T. Ravinder) S/o T. Sathyanarayana (patners) 5-4-1871/384
 My hand & seal.

② Laxi S/o. Sathyanarayana del. Seers No Ma Seal
 Seeks

2001 వ సం|| సెప్టెంబర్ నెల 28వ తేది
 1984

S/o Sathyanarayana



Date : 26-09-2001 Serial No : 6,614 Denomination : 20,000 02CC 002360

Purchased By :

For Whom :

M. ANANTHANARAYANAN

SELF

O N.A MAHADAEVAN
R/O HYD

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

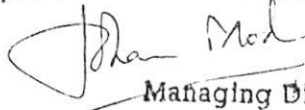
:: 2 ::

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..

Per Modi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం... 85/8	సంపు
దస్తావేజుల వెలుగు కింద	200/సంఖ్య
14	40 కిరపు వరస
సంఖ్య... 2	
పబ్-రిజిస్ట్రారు	

Endorsement under section 42 of Act II of 1896

No. 85/8 of 200 | Date 28/9/2001

I hereby certify that the proper deficit
stamp duty of Rs. 1500/ (Rupees ~~one thousand~~
five hundred only)
has been laid in respect of this instrument
from Sri. *Soham Rao*
on the basis of the agreed Market Value
consideration of Rs. 4,50,000/ being
higher than the consideration/agreed Market
Value.

S.R.O. Uppal

Dated:

28/9/2001

[Signature]
Sub Registrar
and Collector U/S 41 & 42 of
INDIAN STAMP ACT



నెంబర్స్ కౌంటర్ కమిషన్ మరియు
 ఐన్ స్పెక్టర్ ఇన్ ఛార్జ్ కార్యాలయము
 VCI
 27 SEP 1998
 ఐ.ఆర్.ఎస్. కేంద్రము.

1 వ పుస్తకం... 35/8 సంపు
 దస్తావేజుల మొత్తం కార్డులు సంఖ్య
 14 ఈ కార్డులకు వరస
 సంఖ్య..... 3
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము 2001 సం|| కా. శ. 1923 పు
 35/8 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 8393-1-1/50
 2001 చివ్వుడవైసది
 2001 వ సెప్టెంబర్ 28 తేది
 రిజిస్ట్రారు గారు అధికారి





No. 24728 Date 27/9/2001 Rs. 800/-

Send To M. Anan Monoray and 76622 N.A. Mahasev R. NARENDER
 AP 23 II-N
 R. N. 1/2001-2003
 RAM NAGAR, HYD'BAD.

:: 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.

Mani Modi
 -Managing Director

వెంకటేశ్వర స్వామి వారి పూజ
 దేవస్థానం వారికి బాంధ్యము
 VCI
 27 SEP 1988
 అంబేద్కర్, హైదరాబాద్.

1 వ పుస్తకం 55/8 / 200 / సుపు
 దస్తావేజుల మొత్తం 'కా' తరహా సంఖ్య
 4 ఈ కారితప్ప వరస
 సంఖ్య 4
 సబ్-రిజిస్ట్రారు



దస్తావేజుల మొత్తం 'కా' తరహా సంఖ్య 4 ఈ కారితప్ప వరస సంఖ్య 4 సబ్-రిజిస్ట్రారు

దస్తావేజుల మొత్తం 'కా' తరహా సంఖ్య 4 ఈ కారితప్ప వరస సంఖ్య 4 సబ్-రిజిస్ట్రారు

దస్తావేజుల మొత్తం 'కా' తరహా సంఖ్య 4 ఈ కారితప్ప వరస సంఖ్య 4 సబ్-రిజిస్ట్రారు



a No. 24729 Date 27/9/2001 Rs. 100/-

Sold To M. Ananthanarayana 76623
A P 23 II-N

Whom sell

R. Narender

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing Nos.407 & 408, on the Fourth Floor, in Block No.H in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter and car parking space admeasuring about 15 Sft. and 100 Sft., respectively, in apartment Block No.H, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,50,000/- (Rupees Four Lakhs Fifty 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.4,50,000/- (Rupees Four Lakhs Fifty Thousand only) paid by the Purchaser herein vide D.D.No.331341/201256 Dated 28.09.2001 drawn on The Catholic Syrian Bank Ltd., Abids,Hyderabad, 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 Modi
Managing Director

వెంకటేశ్వర స్వామి వారి పవిత్ర
 భవన్ సెక్యూర్టీ ఇన్వెస్ట్ మెంట్ కార్పొరేషన్
 VCI
 27 OCT 2000
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

1వ పుస్తకం 25/8/2001 సంపు
 దస్తావేజుల మొత్తం తాగిరవల సంఖ్య
 4 ఈ తాగిరపు వరస
 సంఖ్య 5
 సబ్-రిజిస్ట్రారు



THE REGISTRAR OF COMPANIES
 HYDRABAD
 25/8/2001

...

HOW THIS SALE WILL BE MADE

...



No. 24730 Date 22/8/2008 Rs. 500/- 76624
 Sold To M. Anan Banarayan N. A. Mahasewan
 For Whom R. Nagar, Hyd'bad.

:: 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

John Modi
 Managing Director



No. 24731 Date 27/1/2009 Rs. 500/- N. A. Mahasewan R. NARENDER
 Paid To M. Anan Hanarajapur 76625 SVL NO. 42 95
 A P 23 II-N R. N. 1/2001-2003
 self RAM NAGAR, HYD'BAD.

:: 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..

Man Modi
 Managing Director



No. 24732 Date 27/1/2001 Rs. 766.26

Pay To M. Anan Donarayan to N. A. Phadewar R. NARENDER

A P 23 II-N

SVL No. 42 95

R.G. City R. N. J. 1/2001-2003
RAM NAGAR, HYD'BAD.

:: 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.

contd.9..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

వెంకటేశ్వర స్వామి దేవాలయం
 ఇన్ స్పెక్టర్ జనరల్ కాన్స్టాబులరీ
 VCI
 27 SEP 2004
 ఆంధ్ర ప్రదేశ్, కర్నూలు.

1వ పుస్తకం... 25/8/... నంబర్
 దస్తావేజుల మొత్తం కార్యచర్యల/సంఖ్య
 14 ఈ కార్యక్రమ వరస
 సంఖ్య 8
 సబ్-రిజిస్ట్రారు



అనుబంధం 1 లోని పేజీ 10 నుండి 11 వరకు
 ఉన్న పత్రాలను పరిశీలించి, అవి సరియైనవిగా ఉన్నట్లు
 తనిఖీ చేసి, అందులోని వివరాలను ఈ పుస్తకంలో
 నమోదు చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు
 తనిఖీ చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు

అనుబంధం 2 లోని పేజీ 12 నుండి 13 వరకు
 ఉన్న పత్రాలను పరిశీలించి, అవి సరియైనవిగా ఉన్నట్లు
 తనిఖీ చేసి, అందులోని వివరాలను ఈ పుస్తకంలో
 నమోదు చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు
 తనిఖీ చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు
 తనిఖీ చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు
 తనిఖీ చేసి, అందుకు సంబంధించిన పత్రాలను
 అందుకున్న వారికి తిరిగి పంపించినట్లు



No. 24734 Date 17/8/2007 Rs. 76628

To M. Ananthanarayanan N. A. Mahadevan

R. NARENDER
SVL No. 42 95
R 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.4,50,000/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



No. 24735 Date 27/9/2009 Rs. 800

Sold To M. Anandhanarayanan A P 23 H-N

Whom

to N-A Mahaswamy

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

RG - Hyd

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.407 & 408, on Fourth Floor in Block No.H, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and reserved scooter and car parking spaces admeasuring about 15 Sft and 100 Sft. respectively, 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 :: Flat No.409.
SOUTH :: Flat No.406.
EAST :: 4' Wide Passage.
WEST :: Landscape Garden.

Contd.12..

For Modi Properties & Investments Pvt. Ltd

Shan Modi
Managing Director

500Rs.



No. 24736 Date 27/9/2001
To M. Anandhanarayana 76630
By R. N. A. Mahalingam
AP 23 U-N
R. N. NAGAR, HYD'DAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 27th day of Sept 2001 in the presence of the following witnesses;

WITNESSES:

- 1. [Signature]
- 2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

VENDOR [Signature]
Managing Director

Drafted by
[Signature]
(R. NANDISHWAR)
D.W.L. No. 5/87
R.No. 56/2001. R R Dist

వెంకటేశ్వర స్వామి
 శ్రీ సుబ్రహ్మణ్య స్వామి
 VCI
 27 SEP 2001
 ఆంధ్ర ప్రదేశ్, నాగార్జున
 కర్ణాటక

1వ పుస్తకం 85/8 సంపు
 దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 పంఖ్య 12
 సబ్-రిజిస్ట్రారు



100003V

ANNEXURE - 1 - A

- 1) Description of the Building: Flat Nos.407 & 408, in Fourth Floor, 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 : *nmw* years.
- 3) Total extent of site : 36 Sq.yds. Out of Ao.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., of Scooter Parking.
100 Sft., of Carparking.
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 : 900 Sft.
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. 4,50,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: *28/9/2001*

[Signature]
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.

Signature of the Executant

Date: *28/9/2001*

[Signature]
Managing Director

1వ పుస్తకం 25/8/2011 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 13
 పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NOS. 407 & 408, IN 4TH FLOOR
BLOCK-H, IN MAY FLOWER PARK
IN SURVEY NOS. 174 Situated at

MALLAPUR(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. M. ANANTHANARAYANAN
S/O. SRI. N. A. MAHADEVAN

REFERENCE:

SCALE: 1" =

INCL: ☐

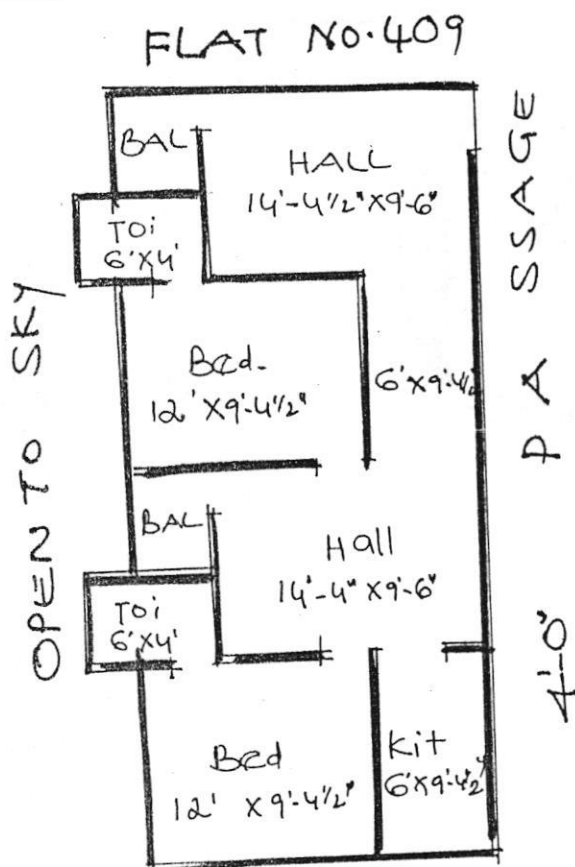
EXCL: ☐

AREA:

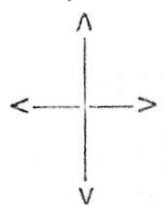
36

SQ. YDS. OR 30.09

SQ. MTRS.



U/S. OUT OF AC. 4.32 GTS
SUPER BUILT-UP
AREA: 900 SQ. FT



WITNESSES: FLAT NO. 406

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం... 5/8/ సంపు
 దస్తావేజాల మొత్తం కాగిత... సంఖ్య
 14 ఈ సాగిలపు పరస
 పంఖ్య 14
 సబ్ రిజిస్ట్రారు

