

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

2948

శ్రీమతి/శ్రీ Gangamma Modi 8/11/87 మల్లం
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	తే.	శు.	కె.	త.
దస్తావేజు విలువ	803000	42500	310000	292500
స్థాంపు విలువ రూ..	79500	40000	305000	30100
దస్తావేజు నెంబరు	10039	10040	10041	10042
రిజిస్ట్రేషన్ రుసుము	4015	2105	1550	1487
లోటు స్థాంపు	7890	3255	1400	225
యూజర్ ఛార్జీలు	95	95	95	95
అధనపు షీట్లు	25	25	25	25
5X.....				
మొత్తం	12025	5480	3070	18100

అక్షరాలనుండి తీసివేయబడినది మరియు అన్ని వివరాలు చూడండి
మొత్తం

తేది 8/11/87

వాపసు తేది సా. 4 గంటలకు

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

రూపాయలు మాత్రమే

సబ్ రిజిస్ట్రార్

19.10.08/2002

10041/2002

9



Date : 08-11-2002 Serial No : 6,727 Denomination : 25,000

Purchased By :

S.R.SEVAK

For Whom :

SELF

02DD 903264

[Signature]
Sub Registrar

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

S/O. LATE RATANLAL SHARMA
O. MALLAPUR

SALE DEED

This Sale Deed is made and executed on this 8th day of November 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

Mr. S.R.SEVAK. SON OF LATE. RATANLAL SHARMA. aged about 49 years. Resident of Flat No.411. Block-H. Mayflower Park. Mallapur. R.R.Dist.

hereinafter called the 'BUYER' (which expression where the context so permits shall mean and include his heirs. successors. legal representatives. executors. nominees. assignees etc..) of THE OTHER PART.

For Modi Properties & Investments Pvt. Ltd ,

[Signature]
Managing Director

Contd.2.

30500
1400
1550
3070

2001 వ.సం|| నవంబర్ 17 తేది

192 వ.శా.శ.క్ర.మాసం 7 తేది.

పగలు.. 2 మరియు 3... గంటల మధ్య

సబ్-రిజిస్ట్రారు ఉన్నట్ ఆఫీసులో

శ్రీ గౌరవ ముఖ్యమంత్రి

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్

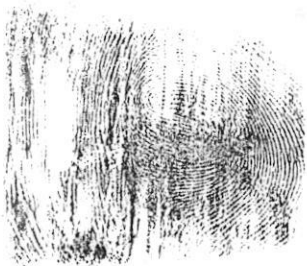
32-ఎ ను అనుసరించి సమర్పించవలసిన

ఫోటో గ్రాఫ్(లు) మరియు వేలిముద్రలతో

సహా దాఖలు చేసి రుసుము రూ|| 1550/-

చెల్పించినవారు.....

ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవేలు



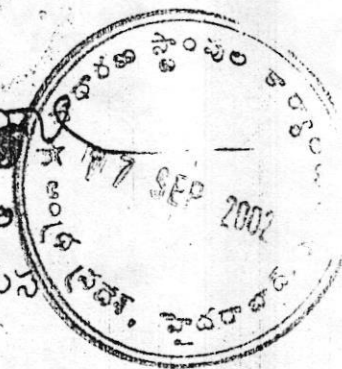
నిరూపించినది.

1 వ పుస్తకము 1004/2002

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15 రూ కాగితపు వరుస

సంఖ్య... 1



సబ్-రిజిస్ట్రారు



Gaurang mothy, 8/0 Jayanthi Rd,
Bhuvanagiri - 506 001 (R)
Supplying apte, Cheekoth Garden,
Begumpet, Hyderabad.

Through special power of attorney,
Attorney vide Power no 9/2002 at SRO, Hyderabad

1. (Signature)

(K. Praveen Reddy, 8/0 Padmini Reddy,
occ. P.A. Service, (R) S.U. 187/34th M.R.
Road, Sec 4nd.

✓ (Signature)

(SAI KUMAR, 8/0 YADAGIRI,
occ. P.A. Service, (R) S.U. 187/34th
M.R. Road, Sec 4nd.

2001 వ.సం|| నవంబర్ 17 తేది

192 వ.శా.శ.క్ర.మాసం 7 తేది.

సబ్-రిజిస్ట్రారు



S. R. Sevak & Co. Ratanlal Sharma

07226

AP 23

sell

R. N. Dalmorian

R. N. Dalmorian
R. N. Dalmorian
R. N. Dalmorian
R. N. Dalmorian

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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..

Shan Modi.
Managing Director



1వ పుస్తకము 10041 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 15 ఈ కాగితపు వరుస
 సంఖ్య 2
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899
 No. 10041 of 2002 Date 8/11/02

I hereby certify that the proper deficit
 stamp duty of Rs. 1400/- Rupees one -

thousand four hundred only

has been levied in respect of this instrument

for Rs. 6000/- ready

on the basis of the agreed Market Value

consideration of Rs. 310000/- being

higher than the consideration agreed Market
 Value.

S.R.O. Upfal

Registrar
 and Collector U/S. 41 & 42

Dated 8/11/02 INDIAN STAMP ACT





41353

7/11/2002 500/-

S. R. Sevale Sh. Late Ratan 07227

Sharma

sell

R/o Nallavaram

:: 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.

Tha. Moh.
Managing Director



पा 354 7/11/2002 500

F.R. Sevala s/o late Ratanlal 07228

sell

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Rw. Nachman

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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..

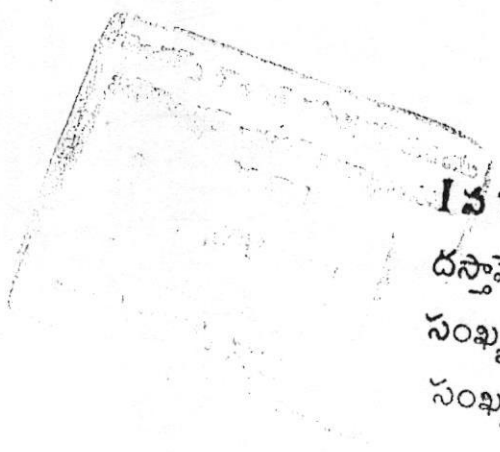
D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

For Modi Properties & Investments Pvt. Ltd

Contd.5..

Man Moh

Managing Director



I వ పుస్తకము. (0004) నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15 ఈ కాగితపు వరుస
సంఖ్య... 4

సబ్-రిజిస్ట్రారు





पा 355 Date 11/1/2002 Rs. 500
 S.R. Sevala & Co (late Ratanlal & Sharma)
 07229
 Self
 Rb. Nacharam

:: S ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.411. on the Fourth 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.3.10,000/- (Rupees Three Lakhs Ten 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.3.10.000/- (Rupees Three Lakhs Ten 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.

Contd.6..

[Signature]
 Managing Director



1 వ పుస్తకము 1000/.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...15...ఈ కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రారు





41356 7/11/2002 Rs. 500

S R Sevak & Co. Cate Ratan 07230

self

Sharma

Rto. Nallam

R. N. NALLAM
SVL R. 22 95
R. NO. 172/03 2003
RAM NAGAR, HYD'ABAD

:: 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 possession of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The purchaser has paid the sale consideration amount of Rs.3.10.000/- (Rupees Three Lakhs Ten Thousand only) to the Vendor.

5. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

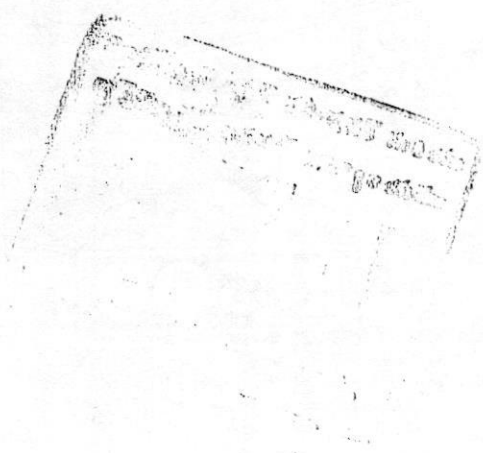
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

For Modi Properties & Investments Pvt. Ltd.

Sham Modi
Managing Director

Contd.7..



1 వ పుస్తకము 1004/1005
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రారు



500Rs.



357

7/11/2002

Sharma

S. R. Swale 8/6 Cafe Bataral 07231

Self

R. D. Natharam

R. N. NAGAR
SVL II
R. No. 11/10/02
RAM NAGAR, HIG 000

:: 7 ::

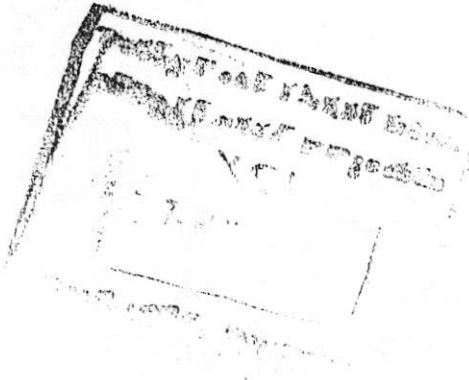
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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..

Shen Modi
Managing Director



1 వ పుస్తకము (0004) సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 7

సబ్-రిజిస్ట్రారు





41358

7/11/2008

AP 23 I. S

Ruy

S. R. Sevala No. late Ratan 07232

R. NARENDRAN
SVL No. 43 95
R. No. 17/03/2008
RAM NAGAR, HYDRABAD

Self

Sharma

Rto. Nallavaram

:: 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.

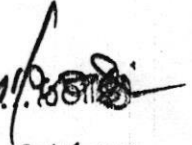
vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is 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.

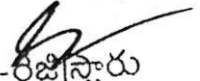
For Modi Properties & Investments

contd.9..

Modi



1 వ పుస్తకము (1004/1005) 
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 15.. ఈ కాగితపు వరుస
సంఖ్య..  ..


సబ్-రిజిస్ట్రారు





पाउस 7/11/2008
 S.R. Sevala sb late
 Ratan Lal Sharma
 07233 AP 23 - S
 Rly
 R. NATHANDEER
 SVL NO. 195
 P. No. 1-201 2003
 RAM NAGAR, HYDRABAD
 self

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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 Modi Properties & Investments Pvt. Ltd.

John Mod.
Managing Director

Contd.10..



I వ పుస్తకము 1004 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 15 ఈ కాగితపు వరుస

సంఖ్య 9

సబ్-దిజిస్ట్రారు





41360 Date 7/11/2002 Rs. 500

S. R. Swale & Co. Ratanlal AP 23 8
07234 Sharma

Sell

R. N. Nalharan

R. N. Nalharan
SVL No. 4195
R. No. 17/2003
RAM NAGAR, HYDRABAD.

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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.

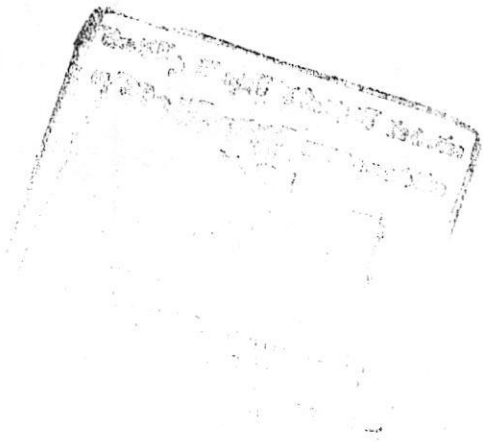
6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.3.10.000/-.

For Medi Properties & Investments Pvt. Ltd.

Man Moh.
Managing Director

Contd.11..



I వ పుస్తకము 10044/1

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 15. ఈ వాగిరపు వరుస

సంఖ్య... 10

సబ్-రజిస్ట్రారు



500Rs.



41361 Date 7/11/2002 804

S-R. Sevale d/o late Ratan 07235

Self

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Rb. Nallugram

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.411, 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 a reserved scooter parking space admeasuring about 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 :: 40' Wide Road.

SOUTH :: Staircase & Cut-Out.

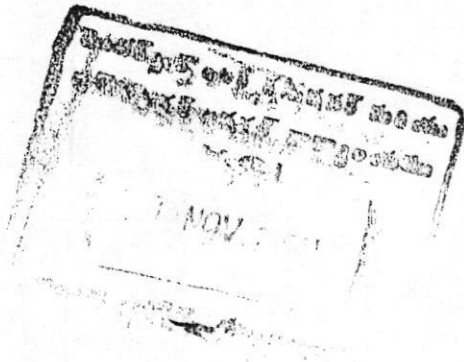
EAST :: 4' Wide Passage & Flat No.401.

WEST :: Flat No.410.

For Modi Properties & Investments Pvt Ltd

Contd.12..

Manoj Modi
Managing Director



1 వ పుస్తకము 1004 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 11

సబ్-రిజిస్ట్రారు





41362

7/11/2002

Rs 500

S R. Sewale & Co. Late Ratanlal Sharup
 07236
 self

Ruy

R. Kallharan

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
 Sale Deed on the 8th day of November 2002 in the
 presence of the following witnesses:

WITNESSES:

1. Pasaron
 (K. P. PASARON LADY)

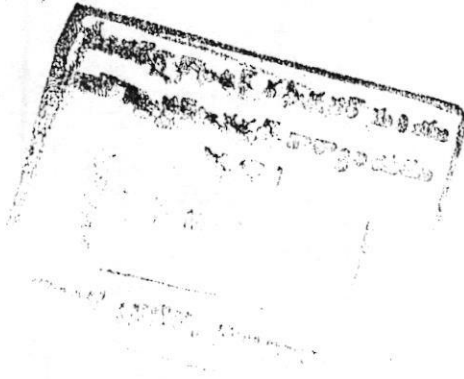
Sri. M. C. Proprietor & Investments Pvt. Ltd

Shan Moh.
 VENDOR

2. Sai
 (SAI KUMAR)

Drafted By
M. Nandishwar

(R. NANDISHWAR)
 D. W. L. No 5137
 R. No. 30/2002, R. R. Dist.



I వ పుస్తకము 1004/1991

దస్తావేజాల పేర్లను కాగితముల

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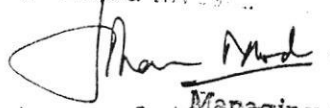
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ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.411. 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 : 1 year
- 3) Total extent of site : 28 Sq.yds. U/S Out of Ac.4-32 Gts.
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft.. for scooter parking space
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.5,000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3.10.000/-

For Modi Properties & Investments Pvt. Ltd.



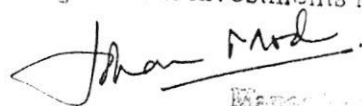
signature of the Executant

Date: 08/11/2002

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: 08/11/2002

I వ పుస్తకము 1004/1/1971
దస్తావేజుల మొత్తం కాగితముల
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FLAT NO. 411, 4TH FLOOR, BLOCK-F
REGISTRATION PLAN SHOWING OF 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 : MR. S.R. SEVAK
S/O. LATE. RATANLAL SHARMA

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

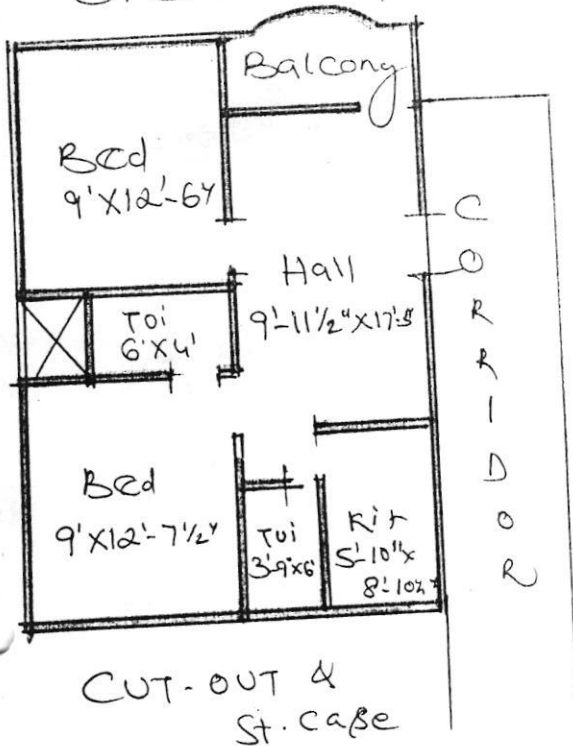
28

SQ. YDS. OR 23.40

SQ. MTRS.

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

OPEN TO SKY



For Modi Properties & Investments Pvt. Ltd.

WITNESSES :

1. Balaram

2. Sai

Soham Modi

SIG. OF THE VENDOR



H-411

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR:-</u> M/s. MODI PROPERTIES & INVESTMENTS Pvt. Ltd., having its (C) S-4-187/36 M.G. Road, Sec 6ad, Sep by its M.O. Mr. SONAM MODI
			<u>G.P.A.:-</u> GAURANG MODY K/o. Flat No. 105, Sapphire Apts, Cheekati Gardens, Begumpet, Hyderabad.
			<u>PURCHASER:-</u> MR. S.R. SEVAK Flat No: 411, BLACK-HI MAYFLOWER PARK, MALLAPUR, R.R. DIST.

SIGNATURE OF WITNESSES

1.

2.

For Modi Properties & Investments Pvt. Ltd.

SIGNATURE OF THE EXECUTANTS'S

I వ పుస్తకము..1000 సంపుటలు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...15. ఈ కాగితపు వరుస

సంఖ్య...15.....

సబ్-రిజిస్ట్రారు

