

ORIGINAL

నెం 3889

దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Selvan Mothi 27/11/2011 56/01
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3	3	3	Mallapur
దస్తావేజు విలువ రూ.	450000	231000	200000	
స్టాంపు విలువ రూ.	45000	20500	20500	
దస్తావేజు నెంబరు	10420	10421	10422	
రిజిస్ట్రేషన్ రుసుము	2500-	1405-	1250-	
మాటలు.....	20'	20'	20'	
యెండార్లుమెంటు	1-	1-	1-	
రుసుము	1500-	4290-	1500-	
	95-	95-	95-	
	20'	20'	20'	
మొత్తము	4136-	5831-	2886-	12853/1

అక్షరాల విక్రయం చేయి వేరు ఎన్నియిది వంశం జరుగి వేరు
చేయి వేరు రూపాయలు మాత్రమే)

తేది 20/11/2011

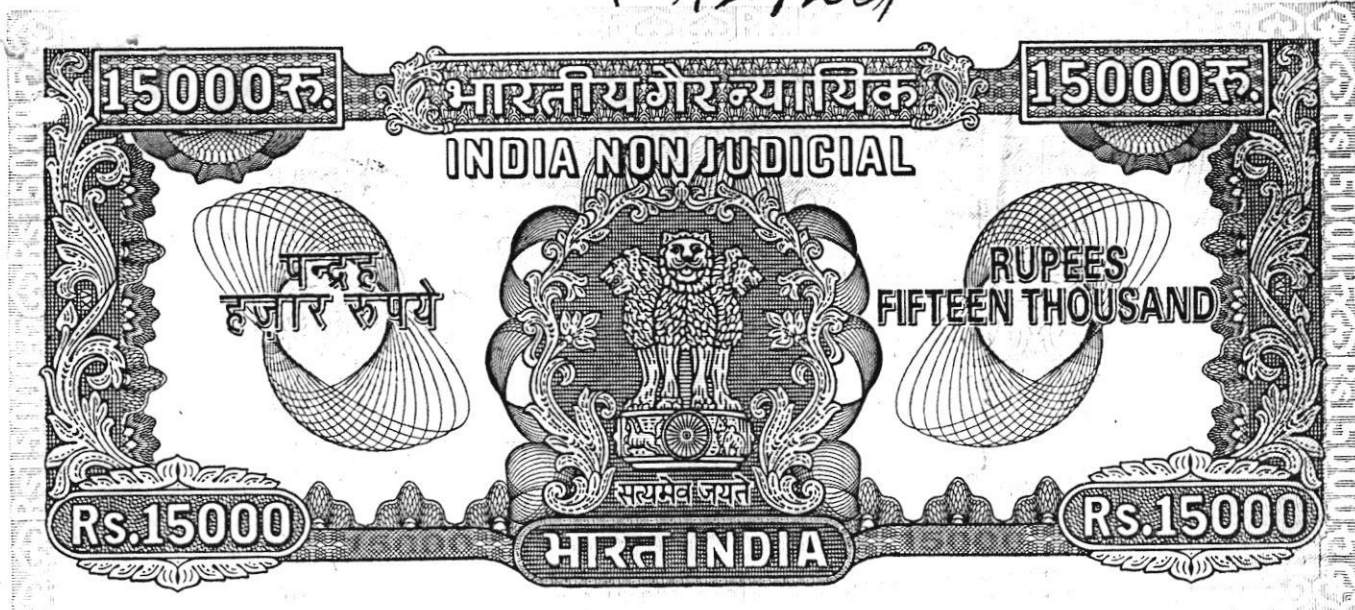
వాపసు తేది _____ సా. 4 గంటలకు

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

గమనిక: దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకోవడం అట్టి దస్తావేజు కాల్చివేయబడును.

10/11/2001

CSIC 2/11/2001



02BB 253757

Date : 27-11-2001 Serial No : 8,638 Denomination : 15,000

Purchased By :

For Whom :

V.DAYA THAKUR

SELF

W/o G.VINOD KUMAR

SEC-BAD

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

SALE DEED

This Sale Deed is made and executed on this 30th day of NOV 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

Mrs. V.DAYA THAKUR, WIFE OF SRI. G.VINOD KUMAR, aged about 46 years, Residing at 12-10-46/10, Green Building, Seethaphalmandi, Secunderabad.

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

1వ పుస్తకం	10422	2వ పుస్తకం
దస్తావేజుల వెంట్రా		
14		
ఫంక్షన్	18	
చేత రిజిస్ట్రారు		

2001 వ సం॥ గవర్నమెంట్ నెల 30...
తేది పగలు 12-1...
ఉప్పుల్
దాఖలు చేసిన రెండు
రూ... 12.71 / = చల్లించినది



John Mod

(వాసి ఇచ్చిస్తున్నట్లు కొన్నది

ఎడమ బ్రాజన వేలు

John Mod /o Sahin modi
(Bummen) pedno: 28 Roadno: 25
Sulee Hills Hyd.



విరూపింపినది

10x /o T. Sahyanarayana (put service) 5-4-18x/3x4 released

1x 2x /o Ramulu B... 2-3-154. 1x/1x(1x) 1x/1x

2001 వ సం॥ గవర్నమెంట్ నెల 30...
1923 కా.శ. వి. ప్ర. గ. న. వెంట్రా 9... వ తేది

John Mod
చేత రిజిస్ట్రారు
ఉప్పుల్



29014 Date 26/11/2001 Rs. 500/- 51715

V. Daya Thakur s/o Arinod Lumar,
s/o senbad

G. N. S. S. S.
G. N. S. S. S.
AP-7-II-j
1999-2001
Dist

:: 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.

[Signature]
Managing Director

1వ పుస్తకం 10422/2001 సుపు
 దస్తాదేజాల వె. 10422/2001 వల సంఖ్య
14
 పంఖ్య - 2
 సహి రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1899

No 10422 of 2001 Date 30/11/2001.

I hereby certify that the paper on which
 stamp duty of Rs. 1500/- (One
 thousand five hundred Rupees only)
 has been paid in respect of, is taken from
 from Sri Saham Medhi
 on the basis of the agreed Market Value
 consideration of Rs 2,00,000/- being
 higher than the consideration, agreed Market
 Value.

S.R.O. Uppal

Dated: 30/11/2001 and Collector U.S. 41 & 42 c
 INDIAN STAMP ACT





26/11/2001/500-517

V. Daya Thakur s/o Arvind Kumar

self

Roseabad

AP-7-11

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4/99-2001

Neharum S.P.

:: 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

Chandra Mohan
Managing Director

Contd.4..

1వ పుస్తకం...10422/2001 సంపు
 దస్తావేజుల నెంబర... సంఖ్య
 ...14...
 సంఖ్య...3
 ...
 ...

రిజిస్ట్రార్ ఆఫీసు
 ...
 ...
 ...
 ...
 1వ పుస్తకం 2001 సం|| శా.శ. 1923 పు
 ...

1వ పుస్తకం 2001 సం|| శా.శ. 1923 పు
 10422 నెంబరుగా రిజిస్ట్రార్ చేయబడి స్కానింగ్
 నిమిత్తం గ... నెంబర.గా 10279-1-1507
 2001 వ.వ.బి.సె...
 2001 వ.వ.బి.సె...
 ...





29016 Date 26/11/2001 R 500 51705

V. Daya Thakur, s/o Arinod Kumar,
self. R/o Sec. bad

AP. 7-11-01
G. NARSAIAH
S.V.L. No. 6/90
R. NO 4/99-2001

:: 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.

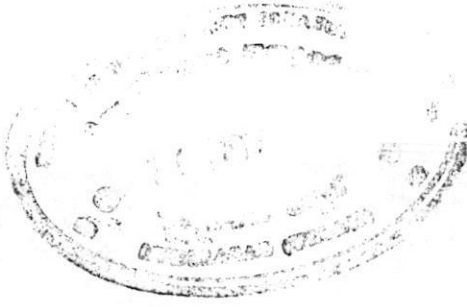
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting 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.

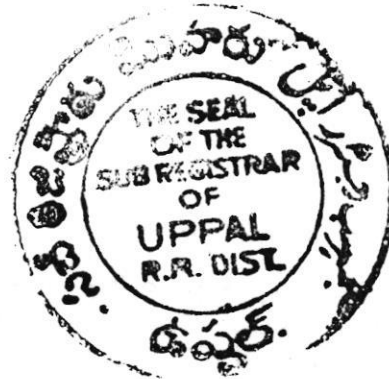
Contd.5..

For Medi Properties & Investments Pvt. Ltd

Shan Mrid
Managing Director



'ష' పుస్తకం ... 1.04.22 / 2001 ... సంపు	
దస్తావేజుల సంఖ్య	గతముల సంఖ్య
14	
సంఖ్య	ఈ కాగితపు చరణ
4	
సబ్-రిజిస్ట్రారు	





29017 26/11/2001 500/-

V. Daya Thakur, sb 51705
 self A. Vinod Kumar
 sb see bad

A. N. Narsaiah
 AP-76 NARSAIAH
 S.V.L. No. 8/90
 R. NO. 4/99-2001
 Nacharam, R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.507, on the Fifth Floor, in Block No.H in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 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.2,00,000/- (Rupees Two Lakhs 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.2,00,000/- (Rupees Two Lakhs 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 Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director



1వ పుస్తకం	10472	2001 సంపు
దస్తావేజాల నెంబర్	14	గా గిశముల సంఖ్య
	5	ఈ గాగితపు చరణ
సంఖ్య		
సబ్ రిజిస్ట్రారు		



UPPUL R.A. DISTRICT



29018 - 26/4/2001 - 500/- Vinod Kumar
 Vidya Thakur, s/o 5110, Rb serbad
 self

G. V. N. S. L.
GADGADIAH
 S.V.L. No. 8/90
 R. NO. 4/99-2001
 Nisharam P. P. S.

:: 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 do 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.

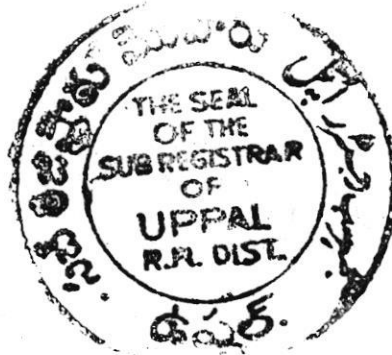
For Modi Properties & Investments Pvt. Ltd

Contd.7..

John Mod
 Managing Director



1వ పుస్తకం .104.22/2001... సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
.....14..... ఈ కాగితపు చర
సంఖ్య 6.....
సబ్ రిజిస్ట్రారు





No. 29019 Date 28/4/2001 Rs 500/-

To V. Daya Babu, sb

51788

Avinash Kumar,
Rb sebad

AP-7-NARSAPUR
S.V.L. No. 8/90
R. NO. 4/99-2001
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..

Sh. Modi
Managing Director



1వ పుస్తకం .10.11.22 / 2007 సంపు
దస్తావేజుల వెంట్రుక సంఖ్య
.....14.....
సంఖ్య.....7.....
సబ్-రిజిస్ట్రారు





29020 Date 26/11/2001 Rs 500/- 517.5
 V. Daya Thakur, sb G. Vinod Kumar
 self R. L. sec. bad

AP-7-J
 G. NARSAIAH
 S.V.L. No. 8/80
 R. NO. 4/99-2001
 N. Narasim R. R. Dier

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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.

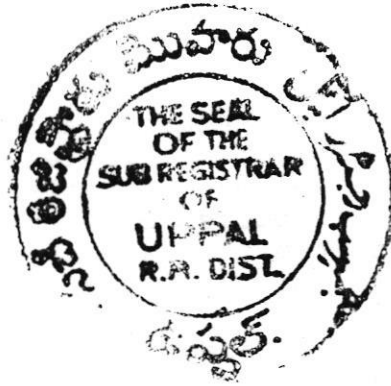
contd.9..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
 Managing Director



1 వ పుస్తకం ...1.0.4.2.2./2001... సంపు
దస్తావేజుల వెంట్రుం కాగితముల సంఖ్య
.....14..... ఈ కాగితపు చరన
సంఖ్య8.....
సబ్ రిజిస్ట్రారు





AP-7-II-J

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4/99-2001

Nacharam R.R. Dist

No. 29021 Date 26/4/2001 Rs. 500/-
 516750
 N. Daya B. Kur, S. Vinod Kumar,
 Self R. G. S. C. C. bag

:: 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.

[Signature]
 Managing Director

Contd.10..



1వ పుస్తకం 10422/2001 సంపు
దస్తావేజాల వెంతురు కారితోబుల సంఖ్య
.....14.....
సంఖ్య.....9.....
సబ్ రిజిస్ట్రారు





29022 Date 26/4/2007 500/- 51781
 V. Daya Thakur, sb. Avinod Kumar,
 self. Rb Sec. bad

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

:: 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.2,00,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

Pha Mod
 Managing Director



1వ పుస్తకం 1042/2/2001 సంపు
దస్తావేజుల మొత్తం కలిగించాలి సంఖ్య
..... 14
సంఖ్య 10
సబ్ రిజిస్ట్రారు



500Rs.



29023 26/4/2001 500/51752

V. Daya Bakur, sb. Arvind Kumar

Self

sb sec. bag

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

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.507, on Fifth Floor in Block No.H, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 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 :: Flat No.508.

SOUTH :: Flat No.506.

EAST :: 4' Wide Passage & Flat No.505.

WEST :: Landscape Garden.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Sh. Modi
Managing Director



1వ పుస్తకం ...10.4.22/2021 సంపు
దస్తావేజుల మొత్తం కారితోలుల సంఖ్య
.....14..... ఈ కారితోలు వరస
సంఖ్య.....11.....
సబ్ రిజిస్ట్రారు



500Rs.



29024 26/11/2001 - 500 51790

V. Daya Thakur, sh. G. Vinod Kumar
self R. se. b. d.

APG. NARSAIAH
S.V.L. No. 8/90
R. NO. 4/99-2001
Nancharam P. P. 11/11

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 30th day of NOV. 2001 in the
presence of the following witnesses;

WITNESSES:

1.

2.

For Modi Properties & Investments Pvt. Ltd.
V E N D O R
Managing Director

Drafted by

(R. NANDISHWAR)
D.W.L. No. 5/87
R.No. 56/2001, R.R. D.L.



సంఖ్య 10422/2001 సంపు
దస్తావేజుల వెలుగులో కాగితముల సంఖ్య
14
12
సంఖ్య
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ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.507, in Fifth 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 : 18 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 :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 450 Sq.ft.,
- 5) Annual Rental Value : Rs.3,600/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,00,000/-

Date: 30/11/2001.

For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant
Managing Director

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.

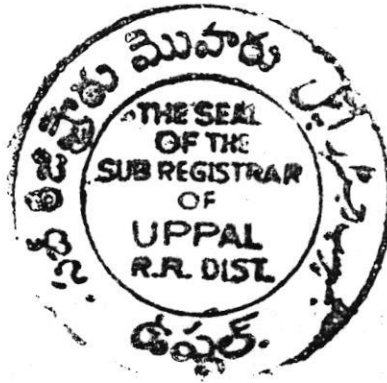
Date: 30/11/2001.

For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant
Managing Director

1వ పుస్తకం 104.22/2001 సంపు
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 14 ఈ కాగితపు చరం
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FLAT NO. 507 ON 5TH FLOOR, BLOCK-H
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174 **Situated at**

MALLAPUR(V) UPPAL Mandal, R.R. Dist.

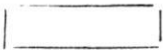
VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD. R&P. By ITS M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: MRS. V. DAYA THAKUR
W/O. SRI. G. VINOD KUMAR

REFERENCE :

SCALE: 1" =

INCL: 

EXCL: 

AREA :

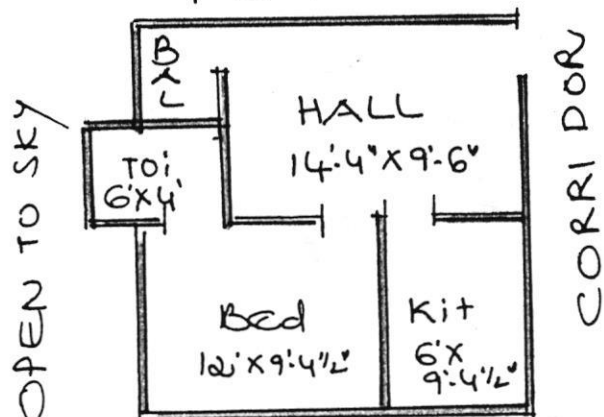
18

SQ. YDS. OR 15.04

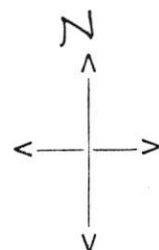
SQ. MTRS.

U/S. OUT OF AC. 4.32 GTS
SUPER BUILT-UP AREA: 450 SQ. FT

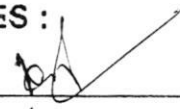
FLAT NO. 508

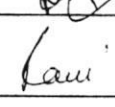


FLAT NO. 506



WITNESSES :

1. 

2. 

for Modi Properties & Investments Pvt. Ltd.



Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం 10422 / 2000వంపు
 దస్తావేజుల మొత్తం నాగిరాయల సంఖ్య
 14 ఈ నాగిరాయ వర
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