

CS. 18200/2000

9/11/2000



02AA 876447

5585 9/11/2000 Rs. 10,000/-

N.F. Chandra Sekhar S/o V. Sachidanandam
2/10/00

R. D. GOPI
SUD-REGISTRAR
Ex-Officio Stamp Vendor,
UPPAL, R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this 10th day of November 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

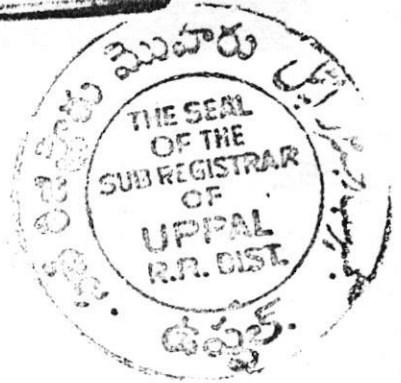
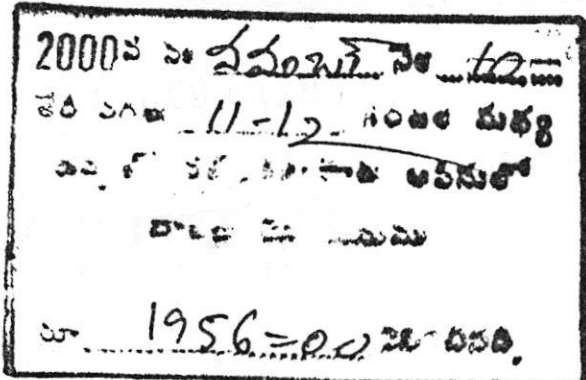
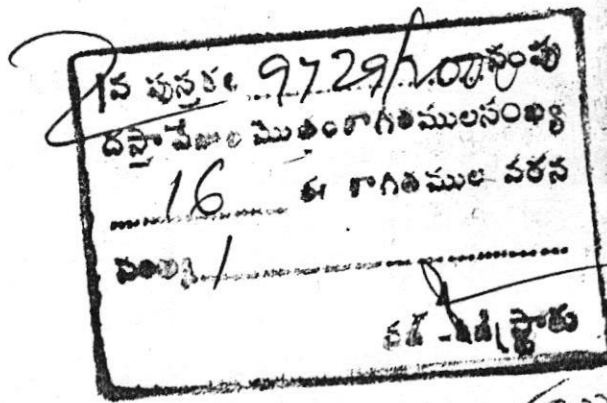
Mr. V.F.CHANDRA SEKHAR,, SON OF SRI. V.SACHIDANANDAM, aged about 27 years, Occupation: Software Eng. Resident of Flat No.206, B-Block, Siddhartha Apartments, Opp: T.V.Studio, Ramanthapur, Hyderabad - 500 013.

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



John Rod

వాసి యచ్చినటు లవనము

విదమ దో.

Sha nod

Soham Modi S/o Satish Modi occ 1344
40 Plot 280 Road No 25 J. Hall

44-38860

g. Bunter

Y.S.R. Murthy S/o Y. Chandra Sekhara all rights reserved.
R/o 5-4-187/384 HCL Road Sec. 6, b. u.

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Kew Doyle (v) Vm (v) RR det

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192 క్ర. శా. క. నిం 19 వ తేదీ

[Handwritten signature]
 30/5/2020



5586-9/11/2000-10000/-
 V.F. Chandoo Sekhar 8107. sechidanandam
 self

02AA.876448

GOPI
 SUB-REGISTRAR
 Ex-Officio Land Vendor,
 UPPAL, R.R. 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.

For Modi Properties & Investments Pvt. Ltd.

Pha Modi
 Managing Director

Contd.3..



1 వ పుస్తకం 9729/2000 సంపు
కట్టావేల మొత్తం గురించి ముద్రాసంఖ్య
16 ఈ గురించి ముద్రా వరస
నం: 2
[Signature]

1 వ పుస్తకము 2000 సం (కా. క. 1922)

చ. 9729 సంబంధంగా రేడిషన్లు చెయ్యబడి
స్కానింగ్ నిమిత్తం గురించి సంబంధంగా 18200-1-1507
2000 ఇవ్వబడినది.

నవంబర్
2000 సం నెం 10 తది రిజిస్ట్రార్‌కు అంది





సంఖ్య: 9729/2000
దస్తావేజు: మొదటి రికార్డు
16
పేజీ: 3
సబ్ రిజిస్ట్రార్





5588-9/11/2000-1000-
 V.F. chandra sekhar 910V sachidamandam
 20/11/2000

49603

R. GOPT
 SUB REGISTRAR
 Ex-Officio, U.P.P. Vendor,
 UPPAL, R.R. Dist.

:: 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..

J. Modi
 Managing Director



13 జనవరి 1972 రిజిస్ట్రేషన్
దస్తావేజుల ముద్రాణముల సంఖ్య
..... 16 ఈ రిజిస్ట్రేషన్ వరకు
..... 4
సీల్ చేయబడినది





5589-9/11/2000-1000/-

49604

V. F. Chandra Sekhara S/O V. Sechidamandam
S/O J.

R. B. GUPTA
SUB REGISTRAR
Ex-Officio Stamp Vendor,
UFPAL, R.R. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.509, on the Fifth 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 two 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.3,36,900/- (Rupees Three Lakhs Thirty Six Thousand Nine Hundred only) and the VENDOR is desirous of selling the same. *each*

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.3,36,900/- (Rupees Three Lakhs Thirty Six Thousand Nine 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..

[Signature]
Managing Director



1వ సెక్షన్ 9729/2000 సంఖ్య
దస్త్రావేదిక మొత్తం గాఢముల సంఖ్య
16 ఈ గాఢముల వరకు
మొత్తం 5
సహాయక రికార్డు





5590-9/11/2000-1000/-

49605

V.F. Chandra Sekhar, 8/10 V. Sachidanandam
8018

AS/GOPT
REGISTRAR
Ex-Officio Vendor,
UPPAL, K.R. Dist.

:: 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.

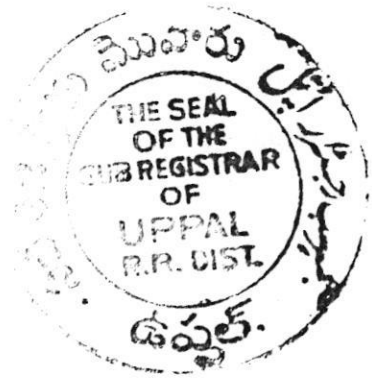
John Modi
Managing Director

Contd.7..



15 వ పునః 9729/10000
దస్తావేజుల మొత్తం గణాంకముల సంఖ్య
16 ఈ గణాంకముల వరకు
16

ఆదేశములు





5591 9/11/2000 1000/-

49806

V.F. chandra sekhar 8/11/2000 1000/-

8/11/2000

49806

W. S. GOPI
 SUB REGISTRAR
 Ex-Officio Stamp Vendor,
 UPPAL, 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 formaing 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..

[Signature]
 Managing Director



ప్రతిపత్తి 9729/2000
దస్తావేజులముద్రాణములసంఖ్య
16 ఈ గణితముల వరస
పేజీ 7
స.వి.శ్రీరావు





B. No. 53064. Date 9.10.2000. Rs. 50/-

Sold To V. F. Chandra Sekhar & V. Sachidanandan

By [Signature] ser

KW: 442

RUH
R. NARENDRA
S.V.L. No. 42/95
Q. No. 22/97-98-200
Bamagar, Hyd

:: 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.

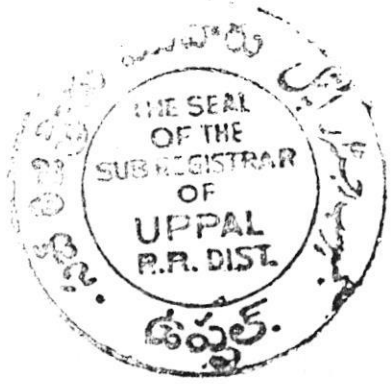
Contd. 9..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

తెలంగాణ ప్రభుత్వం
రెవెన్యూ శాఖ
- 2 NOV 2000
అంశ ప్రదేశ, హైదరాబాద్.
V. C. I.

ప్రస్తుత 9729/20తం
దస్తావేజుల మొత్తం గణించుటకు
16 ఈ గణించుట వరకు
నంబర్ 8
చేయబడినది





Q. No. 52065 Date: 9/11/2000 No. 201

Sold to: V. F. Chandrasekhar & N. Sachidanandan

for the use of the

K. S. 542

RUY
R. NARENDRA
S.V.L. No. 42/95
Q. No. 22/97-98-200
Dammagar, Hydr

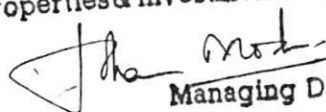
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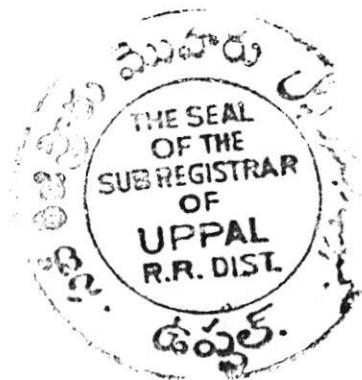
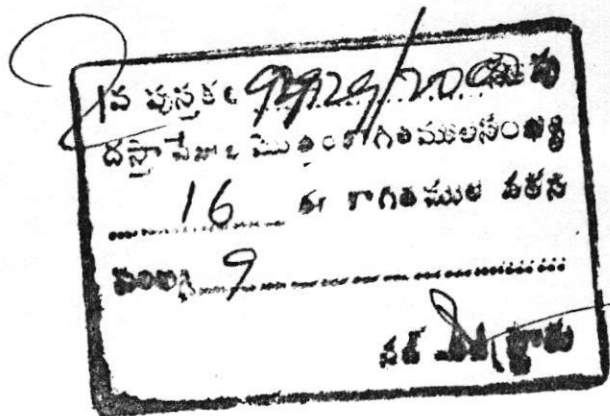
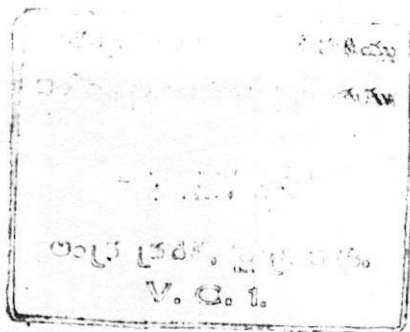
vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it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

Contd.10..


Managing Director



50 Rs.



B. No. S3066 dated 9.11.2000 Rs. 50/-

Sold to V. F. Chandra Sekhar to V. Sachidanandan

Self

Rw. Hys.

R. NARENDER
S.V.L. No. 42/95

A. No. 22/97-98-2000
Bam Nagar, Hyd

:: 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.

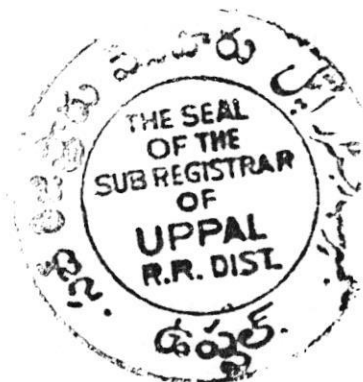
For Modi Properties & Investments Pvt. Ltd.

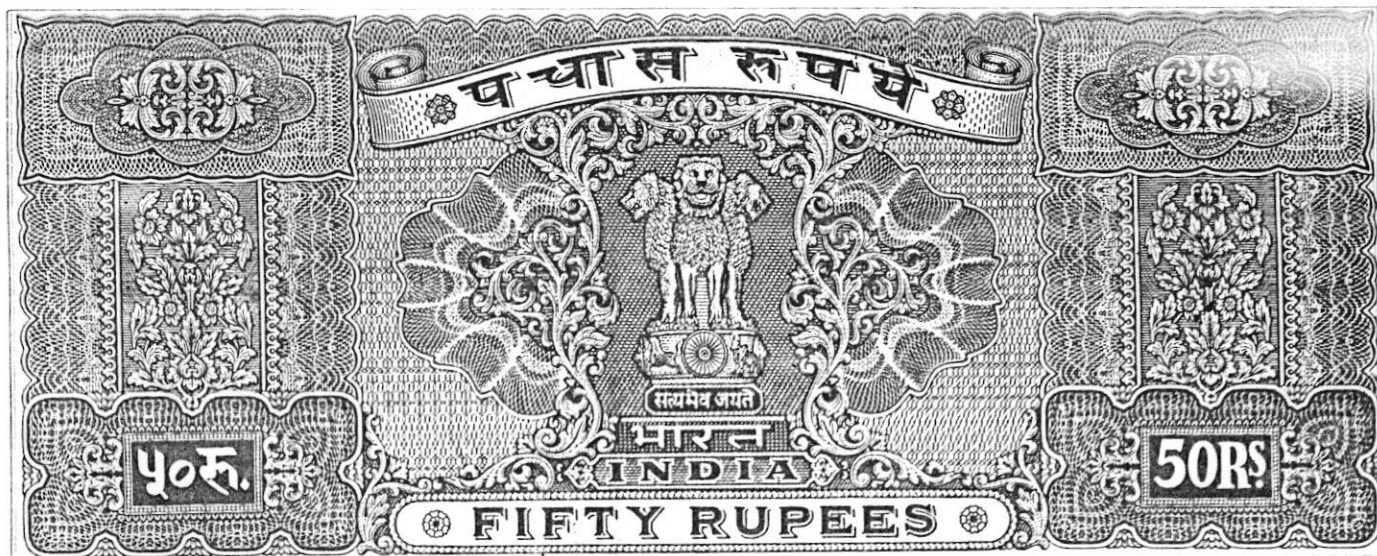

Managing Director

Contd. 11..

తెలంగాణ ప్రభుత్వము
రాష్ట్ర ప్రభుత్వము
- 2 NOV 2000
అంశ సంఖ్య, హైదరాబాదు.
V. C. 1.

1వ పుస్తకం 9729/2000
దస్తావేజుల మొత్తం గాగితముల సంఖ్య
16 ఈ గాగితముల వరకు
పేజీ 10
సహాయక ప్రభుత్వ





52069 9.11.2000

N. F. Chandrasekhar & V. Sathidhanandam

for

Recd. 4/2

R. NARENDER
S.V.L. No. 42/95
A. No. 22/97-98-200
Bam Nagar, Hyd

:: 11 ::

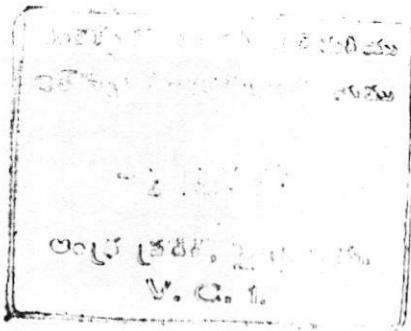
xii) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations 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.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



సంఖ్య 9729/2000
దస్తావేజుల మంజూరీ మరియు
16 ఈ గ్రామముల వరకు
చెల్లు 11
సహాయక ప్రాధికారము



50 Rs.



Q. No. 53068-9.11.2000.D.1-

V. F. Chandrasekhar Vs V. Sathidhanandam

Self

RUP

K NARENDER

S V.L. No. 42/95

K. L. Chy

No. 22/97-98-200

Bamagar, Hvd

:: 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.3,37,000/-.

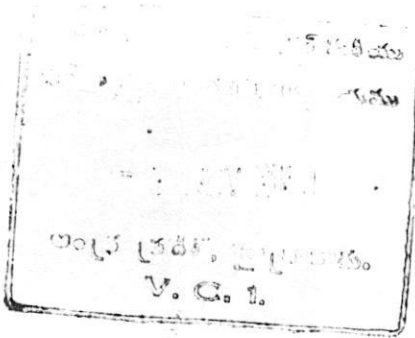
SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.509, on Fifth 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 two reserved scooter parking space admeasuring about 15 Sft^{each} 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:

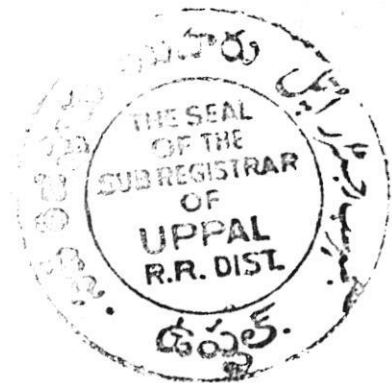
For Modi Properties & Investments Pvt. Ltd.

Contd..13..

John Moh
Managing Director



15 వ పేజీ 9729/2000
దస్తావేజులు 16
16
12
[Signature]



50 Rs.



D. No. 530697 9-11-2000

Chandrasekhar, S. V. S. Chidambaram
sell

RUF
R. NARENDRA
S.V.L. No. 42/95
D. No. 22/97-98-200
Dammadar, Hyd

R. N. Hyd

:: 13 ::

NORTH :: Open to Sky.
SOUTH :: Flat No. 507.
EAST :: 4' Wide Passage.
WEST :: Landscape Gardens.

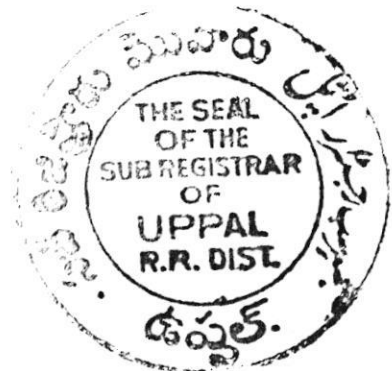
For Modi Properties & Investments Pvt. Ltd.


Managing Director

Contd. 14..

దస్తావేజుల పరిశీలన
 ఉప-రెజిస్ట్రార్, ఉప్పల రైల్వే డిస్ట్రిక్ట్
 లంబా క్రడల్, ఉప్పల రైల్వే డిస్ట్రిక్ట్
 V. C. I.

1వ పుస్తకం 9729/2000
 దస్తావేజుల మొత్తం గానీతములనంబు
 16 ఈ గానీతముల వరకు
 పేజీ 13
 ఉప-రెజిస్ట్రార్



50 Rs.



3.1.53070 9.11.2000

V. F. Chandrasekhar to V. Sankaranarayanan
son

R. C. Hys

Ruy
R. NARENDRA
S.V.L. No. 42/55
G. No. 22/07-98-200
Chennai, Hyd

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IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 10th day of November 2000 in the
presence of the following witnesses;

WITNESSES:

1. J. Sankar

2. R. Sankar
(Ravindar)

For Modi Properties & Investments Pvt. Ltd.

Managing Director

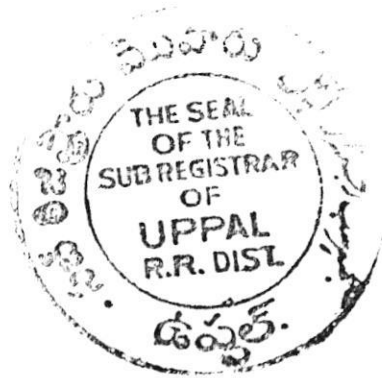
V E N D O R

Drafted by

R. Nandishwar
(R. NANDISHWAR)
D.W.L. No. 887,
R. No. 1/2000, R. R. Dina

శ్రీ వ. రి. ము.
అధికారి, పంచాయతీ, గ్రామము
- 2 -
అండ్రి కరణ్, కైలాసం.
V. C. I.

1వ పుస్తకం 9729/200000
దస్తావేజులు మొత్తం గాదిములసంఖ్య
..... 16 6 గాదిముల వరకు
నంబర్ 14
ఆదిత్యరావు



ANNEXURE - 1 - A

- 1) Description of the Building: Semi-finished Apartment No.509, on ~~Fifth~~ 4th Floor, in Block No.H, of MAYFLOWER PARK, Situated at Block No.4, Narasimha Nagar Colony, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R.Dist.
 (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 : 36 Sq.yds. out of 1290 Sq.yds.
- 4) Built up area particulars (with break up floor-wise) :
 a) Cellar, Parking area : 3088
 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 : 900 Sft.,
 Super Built-up area
- 5) Annual Rental Value : Rs. 4000/-
- 6) Municipal Taxes per Annum : Rs. -
- 7) Executant's estimate of the MV of the Building : Rs. 3,37,000/-

For Modi Properties & Investments Pvt. Ltd.



Managing Director

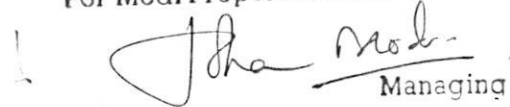
Signature of the Executant

Date: 10/11/2000

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.

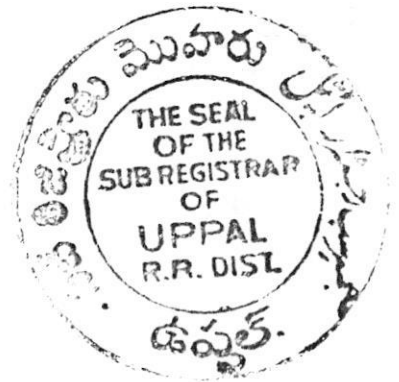


Managing Director

Signature of the Executant

Date: 10/11/2000

1వ పుస్తకం 9729/2000 జంతు
 దస్తావేజుల మొత్తం గణముల సంఖ్య
 16 ఈ గణముల వరకు
 దంబ 15
 ఈ గణముల



SEMI-FINISHED FLAT NO. 509 ON
5TH FLOOR, BLOCK-H
MAYFLOWER PARK

REGISTRATION PLAN SHOWING

IN SURVEY NOS. 174

Situated at

MALLAPURU

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. V.F. CHANDRA SEKHAR

S/O. V. SACHIDANANDAM

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

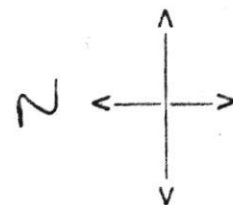
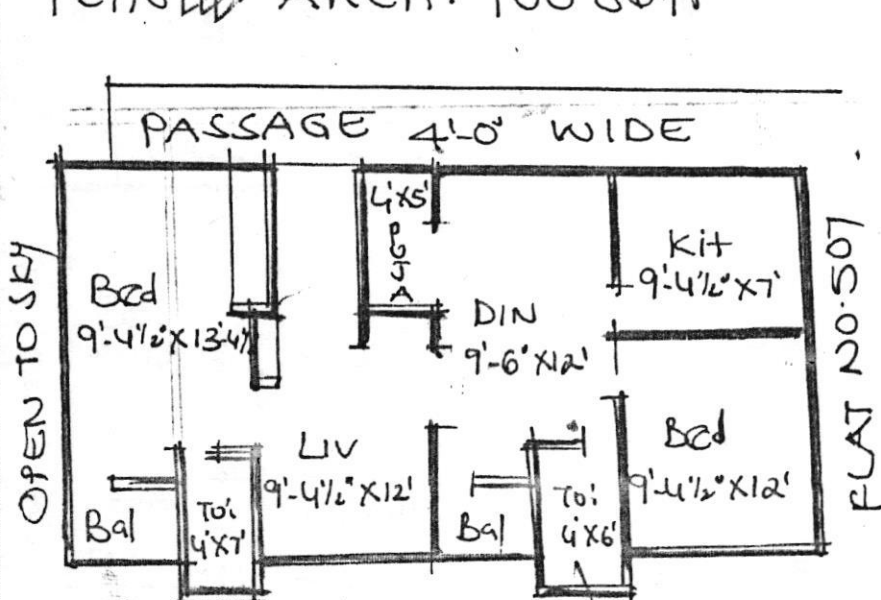
AREA:

36

SQ. YDS OR 30.09

SQ. MTRS.

PLINTH AREA: 900 SQ. FT.



LAND SURVEY BARRERS IN

WITNESSES

1. *[Signature]*

2. *[Signature]*

Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

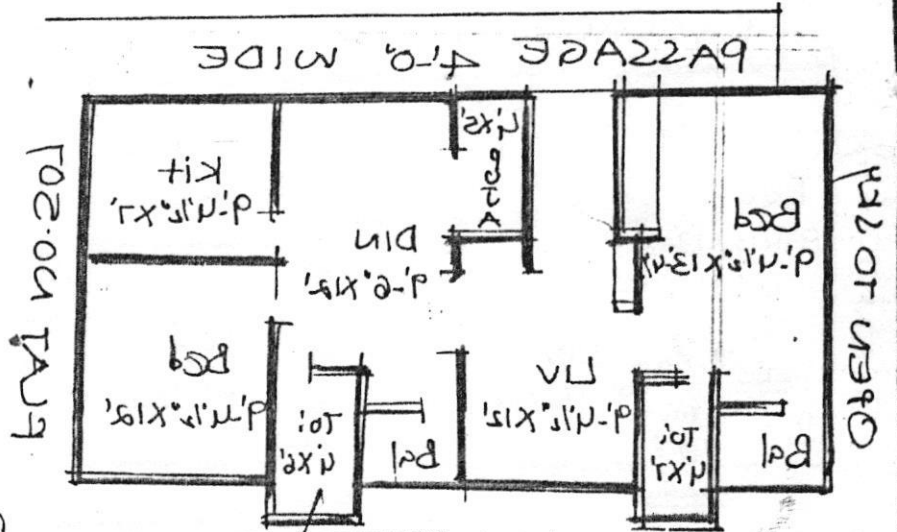
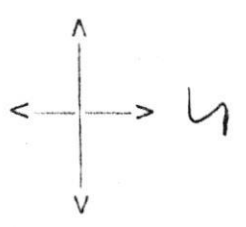
SIG. OF THE VENDOR

REGISTRATION PLAN SHOWING
IN SURVEY NOS. 174
MALLAPURU
SITUATED AT
MAYFLOWER PARK
Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.
REP. BY M.D. MURUGAN MODI
VENDOR: M/S. V. CHANDRA SEKHAR
2/0.M. SATISH MODI
2/0.V. SACHIDANANDAM

AREA: 36
20 YDS OR 3000
SCALE: 1" = 20 MTRS
INCL: 
EXCL: 

PLOT AREA: 900 SQ. M.



SIG. OF THE VENDOR
Managing Director
The Seal of the Sub Registrar
WITNESSED
R.R. DIST.

16
16
16

