



Date : 16-01-2001 Serial No : 464 Denomination : 10,000

Purchased By :

For Whom :

D. CHATERJEE

SELF

02AA 898181

S/O LATE, K. CHATERJEE

R/O ADILABAD

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

SALE DEED

This Sale Deed is made and executed on this 17 day of JANUARY 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

Mr. D.CHATERJEE, SON OF LATE K.CHATERJEE, aged about 46 years, Residing at Qtr.No.C-12, CCI Township, Adilabad - 504 003.

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



15 వనంక 322/2021
 తహశీలు ముఖ్యమంత్రి
 పం. 15 త. గౌరము పరవ
 తహశీలు
 తహశీలు

200/వ. 22వనంక 17
 తహశీలు 11-12
 తహశీలు
 15 వనంక 26 వనంక



The Mod

మన తహశీలు

విదమ తహశీలు

The Mod S/o Sathish Modi occ B...
 R/o Plot No 280 Jubilee Hills

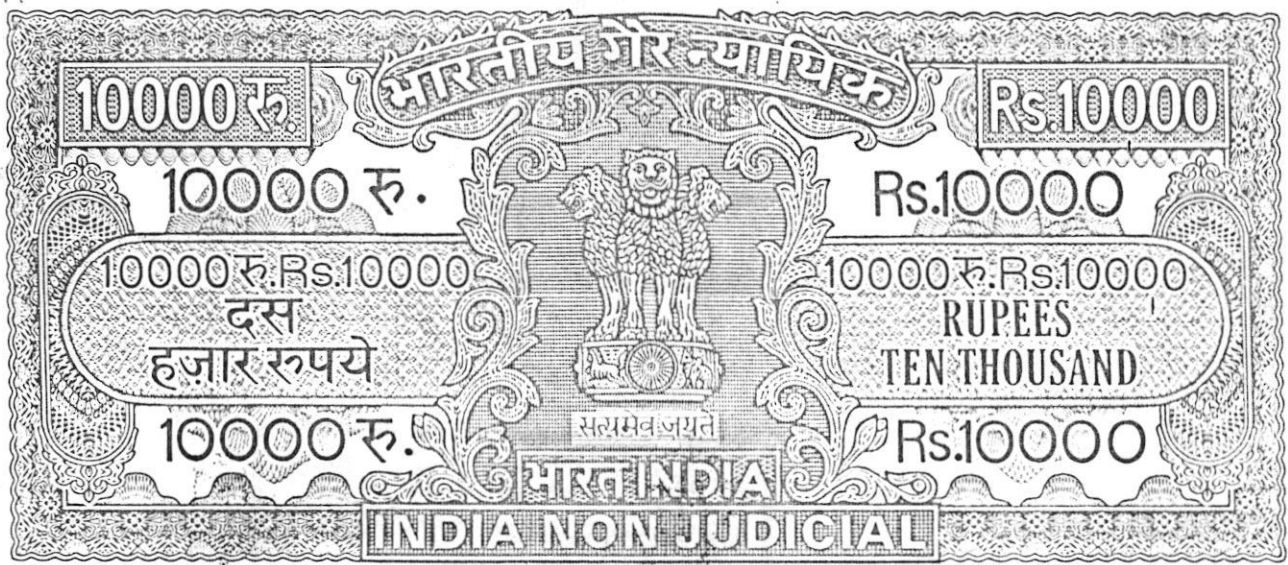
Murthy

Murthy S/o T. Chandra Sekhara occ P...
 R/o 54-187/384 N. Chandra Sec. 1st

K. Kumar S/o. T. Sengul, B...
 R/o Hallab...

200/వ. 22వనంక 17
 192 త. 27 వ 28

[Signature]
 తహశీలు



Date : 16-01-2001 Serial No : 463

Denomination : 10,000

02AA 898180

Purchased By :

For Whom :

D. CHATERJEE

SELF

S/O LATE, K. CHATERJEE

R/O ADILABAD

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..


Managing Director



ప్రతి పత్రం: 322/2001
 తదానంతరం ముద్రాపత్రమునందు
 1500 గానితమునకు సరకు
 2
 సర్ - రిజిస్ట్రార్

INDIAN STAMP ACT, 1899

No. 322 of 2001 dated 17/1/2001

I hereby certify that the instrument

stamp duty of Rs. 1855/- (Rupees one thousand eight hundred and fifty five only) has been paid in respect of this instrument by Mr. Soham Modi.

On the basis of the agreed Market

Value/consideration of Rs. 2,59,300/- being higher than the consideration/agreed Market Value.

S. R. O. Copy.

Dated

17/1/2001

Sub-Registrar,
 and Collector U/S. 41 & 42 of
 INDIAN STAMP ACT





S.No. 209 Date 16/1/2001 Rs. 500/-

Sold to D. Chatterjee 26056

For Whom sell

ate K. Chatterjee

R/o. Adilabas

G. NARSAIAH

S.V.L No. 8/90

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. 162 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 Modi
Managing Director



1వ పుస్తకము 322 నెంబరు
 తపాదా... మం...
 15... గా...
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1 వ పుస్తకము 200/ సం: 1922
 ... 322 ...
 ... 308-1-1507
 200/ ...

200/ సం: ...
 ...
 ... 17





S.No. 210 Date 16/11/2001 Rs. 500/-
 Sold to D. Chatterjee
 For Whom sell

Cate K. Chatterjee
 26057

K. Adilabad

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

X

John Modi
 Managing Director

Contd. 5..

15 JAN 2011

గ్రామ పంచాయతీ - 322/1 సంవత్సరం
దస్తావేజుల విభాగం ద్వారా గ్రహీత
15 - 12 - 2010
రూ. 4/-
[Signature]

10.5.2011





S.No. 211. Date 16/1/2001 Rs. 26058

Sold to D. Chatterjee Lak K. Chatterjee

For Whom Self

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.116, on the First Floor, in Block No.A 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.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,57,300/- (Rupees Two Lakhs Fifty Seven Thousand Three Hundred 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.2,57,300/- (Rupees Two Lakhs Fifty Seven Thousand Three 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..

John Modi.
Managing Director

75 1639

322/2001
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5
5





S.No 212 Date 16/1/2001 Rs. 500/-

Sold to D - Chatterjee s/o Late K. Chatterjee

26059

For Whom S.C.

R/o Adilabad

G. NARSAIAH

S.V.L No. 6/90

R. NO. 4/99-2001

Nacharam, R.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.

Managing Director,

Contd. 7..

ప్రతిభాక: 322/2021
 దఫానా: మిర్యాలగూడెం సబ్ డివిజన్
 పేజీ: 15
 పేజీ: 6
 కర్-డివిజన్.





S.No 213 ... Date 16/1/2001 Rs. 500/-
 Sold to D. Chatterjee ... K. Chatterjee
 For Whom ... 26060
 R/o. N. D. Labad

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 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..

Manu Modi
 Managing Director

15 JAN 2007

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1815





S.No. 214 Date 16/1/2001 Rs. 500/-

Sold to D. Chatterjee & Co.

Whom 500/-

26061

K. Chatterjee

Rs. Adilabad

:: 8 ::

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

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..

Man Mohan
Managing Director

15 JAN 2008

200.000 322/322
15 JAN 2008
1.5
15 JAN 2008
15 JAN 2008

15 JAN 2008





S.No. 415 Date (6/1/2001) Rs. 500/-

Sold to D. Chatterjee, 3/2, 3/2

For Whom Self

26062

Chatterjee

R/o. Anil Das

G. NARSAIYAN
S.V.L. No. 6/90
R. NO. 4/99-2001
Nashik, P.R. 11

:: 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.

Shan Moh...
Managing Director

Contd. 10..

15 APR 2003

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4908





S.No. 216 ... Date 16/1/2001 Rs. 500/-

Sold to D. Chatterjee Sw. Date 26063

Whom self

At Adilabad

G. NARSAIAH

S.V. No. 6/90

R. NO 4/99-2001

Naghar, R.R. Dist

:: 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.

Man Modi
Managing Director

Contd. 11..

7.5.16.81 2005

2100 వూరికి 3224 సంవత్సరం
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 తేది 15 వ గిరిముద్ర పత్రం
 సంవత్సరం 10
 పరిశీలించు

41005





S.No. 217 ... Date 16/1/2001 Rs. 500/-

Sold to ... D. Chatterjee ...

For Whom ...

Date K. Chatterjee

26064

Rs. Available

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4.99-2001

Nachar R.R. D.

:: 11 ::

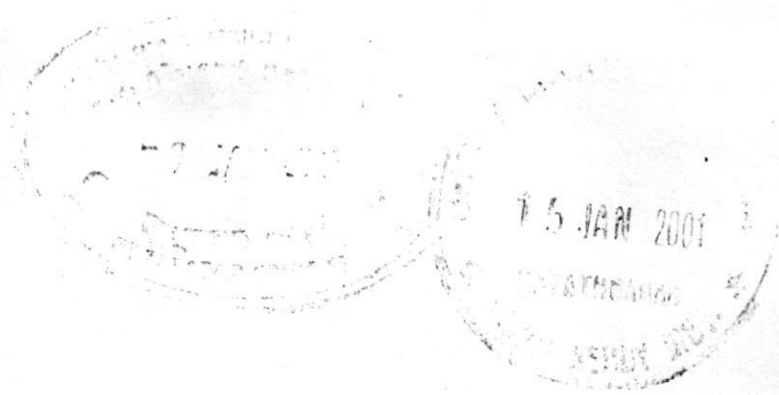
xii) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations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

John Modi
Managing Director



గ్రామ పంచాయతీ	322	సంఖ్య
తహసీల్దార్, మేరంబాగ్, మహబూబ్ నగర్ జిల్లా		
తేది: 15.01.2001		
సంఖ్య: 1/2001		
[Signature]		

15/01/2001



[Faint, mostly illegible text in Telugu script, likely the body of a legal notice or order.]



S.No 418 .. Date 16/1/2001 Rs. 500/-
 Sold to D. Chatterjee Sd/-
 For Whom Sd/-

K. Chatterjee
 26065

R. Adilabad

G. NARSAIAH
 S.V.L No. 6/90
 R. NO. 4.99-2001
 Nachar R.R. 10

:: 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.2,57,300/-.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.116, on First Floor in Block No.A, 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, 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 :: Jogging Track.

SOUTH :: Cut-out.

EAST :: Flat No.101.

WEST :: Flat No.115.

For Modi Properties & Investments Pvt. Ltd.

Contd.13..

X
 John Mohan
 Managing Director



200వ కేసు 328/ 33 సంవత్సరము
మహానాథం మొరంబాగిరిమహానాథం
అది 1/2 సం. 10 గ్రామముల పరిధి
1000 4/2
[Signature]

2003



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S.No. 219 Date 16/1/2001 Rs. 500/-

Sold to D. Chatterjee No. 26066 k. Chatterjee

For Whom sen

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

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 17th day of January 2001 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

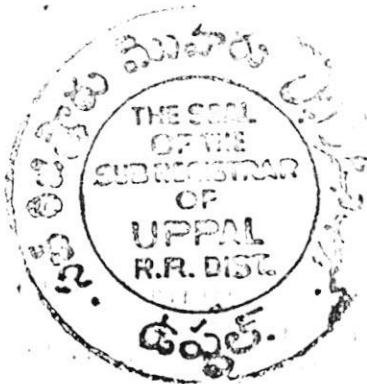
Drafted by

[Signature]
B. NANDISHWARI
D.W.L. No. 587
R.No. 58/2001, R.R. Dist.



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దస్తావేజు ముద్రాణము చేయబడినది
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ANNEXURE - 1 - A

1) Description of the Building: Flat No.116, on First Floor, at Block 'A', of Mayflower Park, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.

(a) Nature of the roof
(b) Type of Structure

: R.C.C. (G+5)
: Framed Structure.

2) Age of the Building

: 11 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 : 700 Sft.,
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
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. 2,57,300/-

for Mod Properties & Investments Pvt. Ltd.
Signature of the Executant

Date: 17/1/2001

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 Mod Properties & Investments Pvt. Ltd.
Signature of the Executant

Date: 17/1/2001

A. I. 300. 2004

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SEMI-FINISHED FLAT NO. 116, ON 1ST FLOOR, MAY FLOWER PARK BLOCK-A
REGISTRATION PLAN SHOWING
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 DIRECTOR: Mr. SOHAM MODI

S/O. Mr. SATISH MODI

VENDEE: Mr. CHATERJEE

S/O. LATE K. CHATERJEE

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

28.

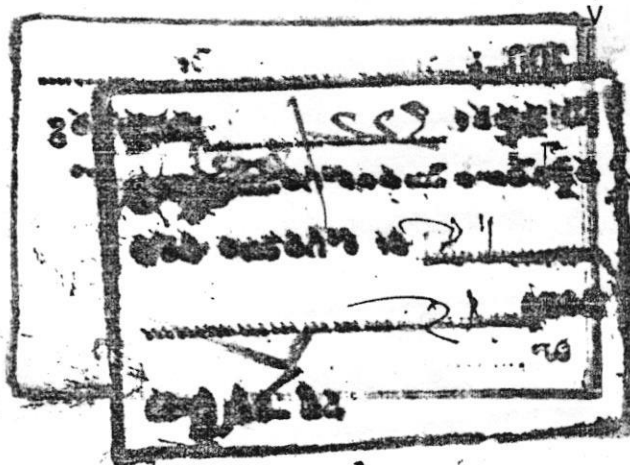
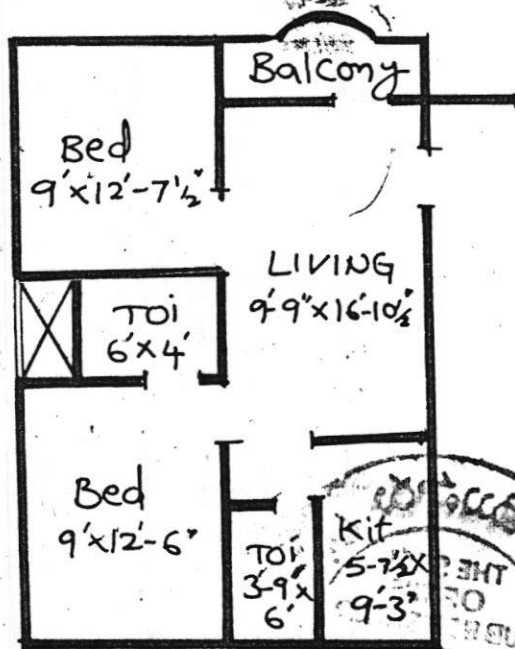
SQ. YDS. OR

23.40

SQ. MTRS.

BUILT UP AREA: 700 SQ. FT. . PARKING SPACE: 15 SQ. FT.

OPEN TO SKY



For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

WITNESSES:

1. *[Signature]*

2. *[Signature]*

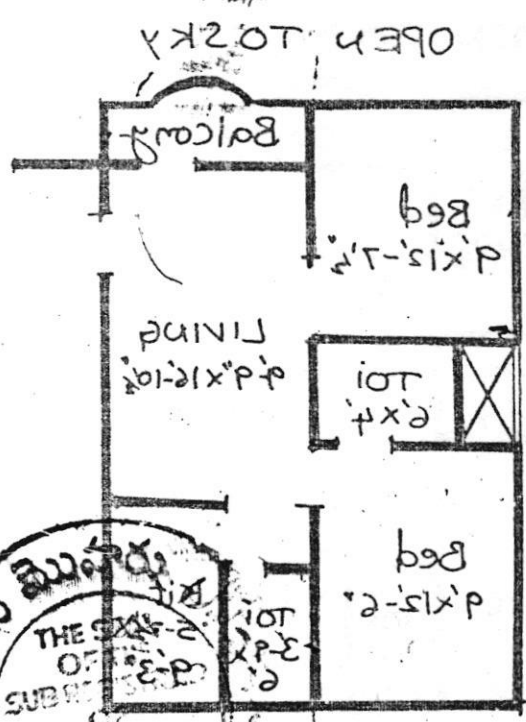
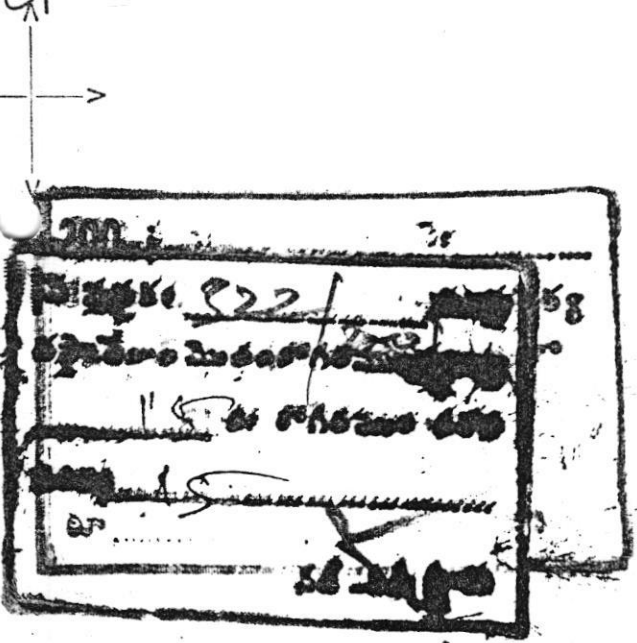
SIG. OF THE VENDOR

REGISTRATION PLAN SHOWING
 IN SURVEY NOS. 174
 MAJAPUR(V)
 UPBAL Mandal, R.R. Dist

VENDORS: M/s. MODI PROPERTIES & INVESTMENTS PVT. L.
 R&P BY ITS DIRECTOR: Mr. SOHAM MODI
 S/o. Mr. SATISH MODI
 VENDEE: M/s. CHATERJEE
 S/o. LATE K. CHATERJEE

REFERENCE: 58
 AREA: 28.50 YDS. OR 23.40 SQ. MTRS.
 SCALE: 1" = 20 MTRS.
 INCL: []
 EXCL: []

BUILT UP AREA: 1002 sq. ft. PARKING SPACE: 1220 sq. ft.



For Modi Properties & Investments Pvt. Ltd.
 Managing Director
[Signature]

SIG. OF THE VENDOR

WITNESSES: 1. *[Signature]*
 2. *[Signature]*