

ORIGINAL

నెం 3006 దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ Solomon Nodir 27/12/81/24.12
ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3	3	3	3
దస్తావేజు విలువ రూ.	399500	373000	262500	230000
స్టాంపు విలువ రూ.	400000	350000	255000	205000
దస్తావేజు నెంబరు	1754	1755256	1757	1758
రిజిస్ట్రేషన్ రుసుము	7005	1820	1345	1155
మాటలు.....	945	3030	2575	4200
యెండార్లుమెంట్	95	95	95	95
రుసుము	20	20	20	20
మొత్తము	3065	10030	4035	2200

RETURNED

అక్షరాల అక్షరాల తెలియజేయబడినవి

రూపాయలు మాత్రమే)

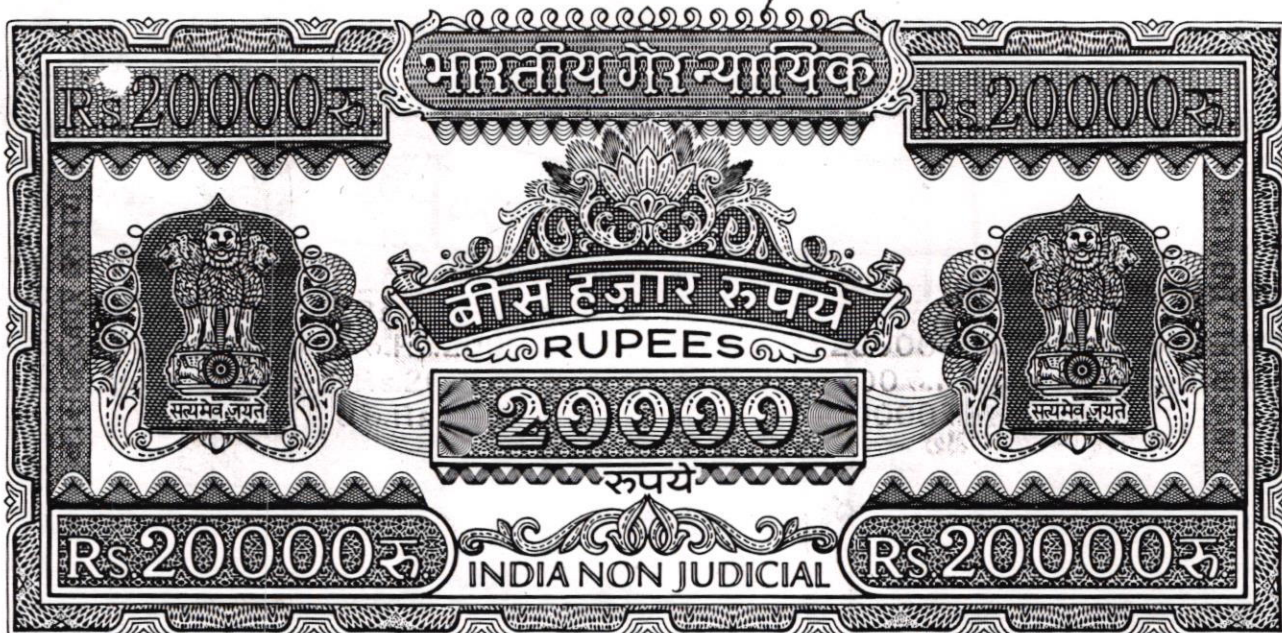
తేది 28/12/81

వాపసు తేది _____ సా.4 గంటలకు

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

గమనిక: దస్తావేజు సిద్దమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకోవడానికి ఎడల అట్టి దస్తావేజు కాల్చివేయబడును.

శ్రీమతి / శ్రీ Solomon Nodir
సీల్-రిజిస్ట్రేషన్



Date : 27-02-2002 Serial No : 1,713

Denomination : 20,000

02CC 137368

Purchased By :

For Whom :

S. RAMPRASAD

SELF

S/O S. RAMULU

R/O SEC BAD

[Signature]
Sub Registrar
Ex Officio Stamp Vendor
S.R.O. OPPAL

SALE DEED

This Sale Deed is made and executed on this 28th day of Feb 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.RAMPRASAD, SON OF SRI. S.RAMULU, aged about 38 years, Residing at 402 B, Star Avenue Apts., 11-3-354/6/1, Srinivasa Nagar, Secunderabad - 500 061.

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.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

1వ పుస్తకం 1752/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరప
సంఖ్య 1
వబ్-రిజిస్ట్రారు



2002వ సం॥ ఫిబ్రవరి నెల 28
తేది పగలు 1-2 గంటల మధ్య
ఉప్పర్ సబ్-రిజిస్ట్రారు సీసలో
దాఖలు చేసే తునుము
రా. 1345-200 చెల్లించినవి



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ వ్రాసిన వేలు



నిరూపించినది

Sahamodi & Sahamodi occ. Ramak. Res. Plot no.
280, Road no. 21, Jubilee Hills
Hyderabad.

K. P. Reddy & K. Padma Reddy occ. PA. Serke.
చె. 5-4-187 1345, m. G. Road.
Seized.

Deva & Rajuwalla occ. PA. Employer
the mallaip rep. suit.

2002వ సం॥ ఫిబ్రవరి నెల 28 వ తేది
1923r.r. ఫిబ్రవరి 2 నెల 9 వ తేది

వబ్-రిజిస్ట్రారు
ఉప్పర్

500Rs.



7735

27/1/2002 800

56156

S. Ram Prasad & S. Ramulu

Self

R. to per 800

:: 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.

John Modi

Managing Director

1వ పుస్తకం 1752/2002 సంపు
 దఫా నెజాల్ మొత్తం కాగితముల సంఖ్య
 14
 2
 స. రిజిస్ట్రారు

Endorsement under section 42 of Act II of 1895.

No 1752 of 2002 Date 28/2/2002

I hereby certify that the proper deficit
 stamp duty of Rs 2575/- Rupees Two thousand
 Fire hundred and Seventy five only
 has been paid in respect of this instrument
 from Sri. Sohann Modi
 on the basis of the agreed Market Value
 consideration of Rs 267500/-, being
 higher than the consideration, agreed Market
 Value.

S.R.O. Uppal

Dated:

28/2/2002

Sub Registrar
 and Collector U.S. 41 & 42 G
 NBTEN STAMP ACT



500Rs.



S. No. 7736 Date 27/2/2002 Rs. 500

56167

Sold To S. Ram Prasad S. Ramulu

For What sell

Rls. Sec. 500

:: 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 & Investments Pvt. Ltd.

Contd.4..

John Modi
Managing Director

1వ పుస్తకం 1757/2002 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరస
 సంఖ్య 3
 రిజిస్ట్రారు

00105

1వ పుస్తకము 2002 వం|| కా. శ. 1923 పు
 1757 మొదలుగా రిజిస్టరు చేయబడి ప్లానింగ.
 నిమిత్తం గా మొదలుగా 1756-1-1507
 2002 వం||
 2002 వం|| 28 వేది
 రిజిస్ట్రారు గు అధికారి



500Rs.



No. 773.7 Date 27/1/2000 Rs. 500

56158

Sold To S. Ramprasad & S. Ramulay

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2002
Boduppal. R. H. 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.

Contd.5..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

1వ పుస్తకం 1752/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు చరచ
 పంఖ్య 4
 సహ-రిజిస్ట్రారు

1752



1000000000

INDIA NON JUDICIAL

500 रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये

FIVE HUNDRED RUPEES

\$6159

Gold to S. Ramprasad sb S Rammer

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2000
Boduppal, H. R. Dist.

5

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

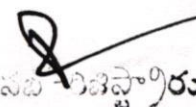
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.2,67,250/- (Rupees Two Lakhs Sixty Seven Thousand Two Hundred and Fifty 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.

John M. ...
Managing Director

1వ పుస్తకం	1757	/	పంపు
దస్తావేజుల మొత్తం	2002		సంఖ్య
.....	14		ఈ కారితో
పంపు	5		దరప
 సబ్-ఇన్స్పెక్టరు			

సబ్-ఇన్స్పెక్టరు





No. 7739 Date 27/2/2002

56170

S. Ram Prasad & R. Anand

Self

R. W. S. S. J.

C. M. S. S. J.
S. M. S. S. J.
C. M. S. S. J.
C. M. S. S. J.

:: 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 has paid part of the sale consideration amount of Rs.47,000/- to the Vendor and agrees to pay the balance sale consideration amount of Rs.2,20,250/- depending on the progress of work in the scheduled premises.

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

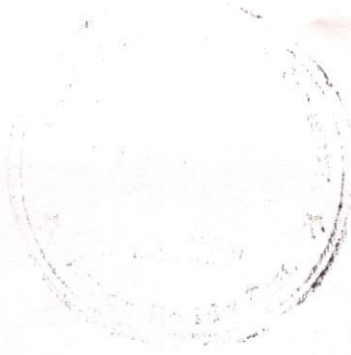
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

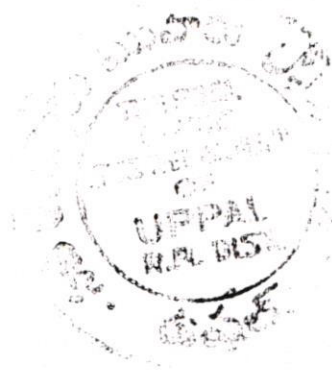
Contd.7..

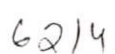
For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director



1వ పుస్తకం	1752/2002	నంబరు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య		
14		ఈ కాగితపు చరప
6		సంఖ్య
చేసిన దస్తావీరు		





54824

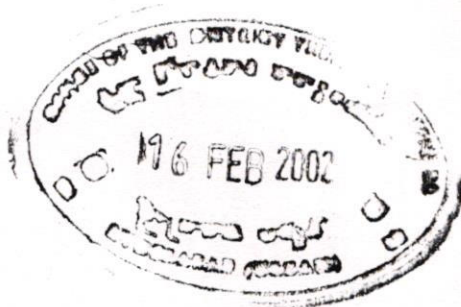
S. V. C. *Colly*

Sls S. R. Ammerlins Rds - See last

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.

John M. ...
Managing Director



1వ పుస్తకం 175.2/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరస్థ
7 నంబరు
జి.వి.సి.స్వామి



500Rs.



6215

22/2/2002 500/-

54825

V. Shanti w/o M.S. Varujakshan

S. Ram Prasad, R.O. HYD

S. Ramu R.O. Sec. Sec

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48 of 2002

Poduppal. R. R. Dist

:: 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.

John Modi
Managing Director



1. పత్రిక సంఖ్య 1752/2002	సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య	
14	ఈ కాగితపు పరస
నంబర్ 8	
సి. విజ్ఞాని	





No. 6216..... Date 22/12/2007 Rs. 500/-

54826

Sold To V. Shanti wife M. S. Varadachari

For Whom S. Ram Prasad

R/o H/o

S. Ram Prasad

:: 9 ::

C. MAHESH
S. V. L. No. 1000
R. No. 1000
Portugal, R. No. 1000
R. No. 1000

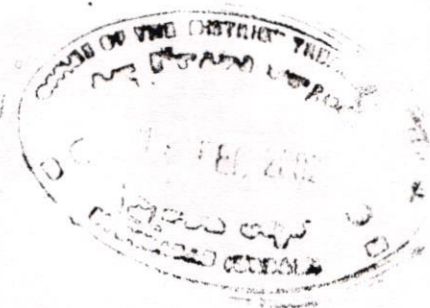
vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection 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.

John Modi
Managing Director



ప్ర పుస్తకం 1750/2002 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 9
సబ్ రిజిస్ట్రారు



INDIA NON JUDICIAL

400 रु.

R\$ 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

10

John Mod
ing Director



1వ పుస్తకం 1.757/2002 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరస
సంఖ్య 10
సబ్-రిజిస్ట్రారు





7740 Date 27/4/2002 Rs. 500

56171

S. Ram Prasad & S. Ramulu

Self

C. MAHESH
S.V.L. No. 26 of 1999
R. No. 48/2002
Boduppal. R. R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.102, on First Floor in Block No.C, 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 bounded in:

NORTH :: Flat No.101.
SOUTH :: Flat No.103.
EAST :: Swimming Pool.
WEST :: 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

 	
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56172

7741 27/2/2002. Sd/-

S. Ram Prasad & S. Ramani

Sd/-

R. R. S. S. S.

C. M. S. S. S.
D. W. L. No. 2/2002
R. No. 48/2002
Produced. H. H. S. S.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 27 day of Feb 2002 in the
presence of the following witnesses;

WITNESSES:

1. Prasad
(K. P. Prasad)

2. R. Prasad
(R. Prasad)

Sd/- M. D. Prasad & Investments Pvt. Ltd.

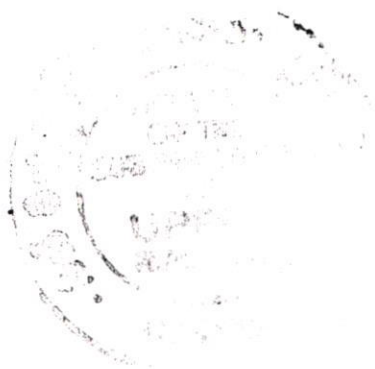
M. D. Prasad
Director
VENDOR

Dated 27/2/2002

(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 30/2002, R. R. D. S.



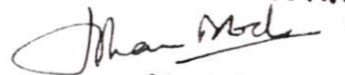
1వ పుస్తకం 1757/2002 సంపు
దస్తావేజుల పేరుతో కొరితపూల సంఖ్య
.....14..... కొరితపు వరస
సంఖ్య 12
..... సర్-డివిషన్



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.102, on First Floor, in Block No.C, 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 Sft., Scooter Parking space
 - b) In the Ground Floor :
 - c) In the 1st Floor : 450 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.4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.2,67,250/-

For Modi Properties & Investments Pvt. Ltd.



Managing Director

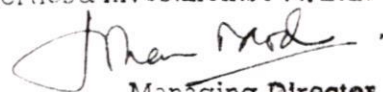
Signature of the Executant

Date: 28 / 2 / 2002.

CERTIFICATE

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.

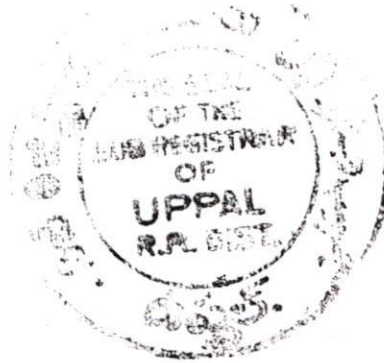


Managing Director

Signature of the Executant

Date: 28 / 2 / 2002.

1 వ పుస్తకం 1757/200 సంపు
 దస్తావేజులు తెలుగు కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 13
 చీఫ్ రిజిస్ట్రారు



FLAT NO. 102 IN 1ST FLOOR, BLOCK NO. C
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURV. 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. S. RAM PRASAD
S/O. SRI. S. RAMULU

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

AREA:

18

SQ. YDS. OR 15.04

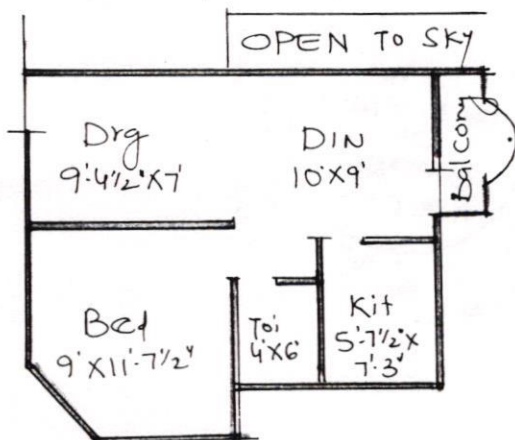
SQ. MTRS

U/S. OUT OF AC-4.32 GTS.

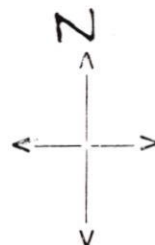
SUPER BUILT UP AREA: 450 SQ. FT

FLAT NO. 101

CORRIDOR



OPEN TO SKY



FLAT NO. 103

for Modi Properties & Investments Pvt. Ltd.

WITNESSES:

1. [Signature]
2. [Signature]

[Signature] Modi
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 1757/..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరప
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

