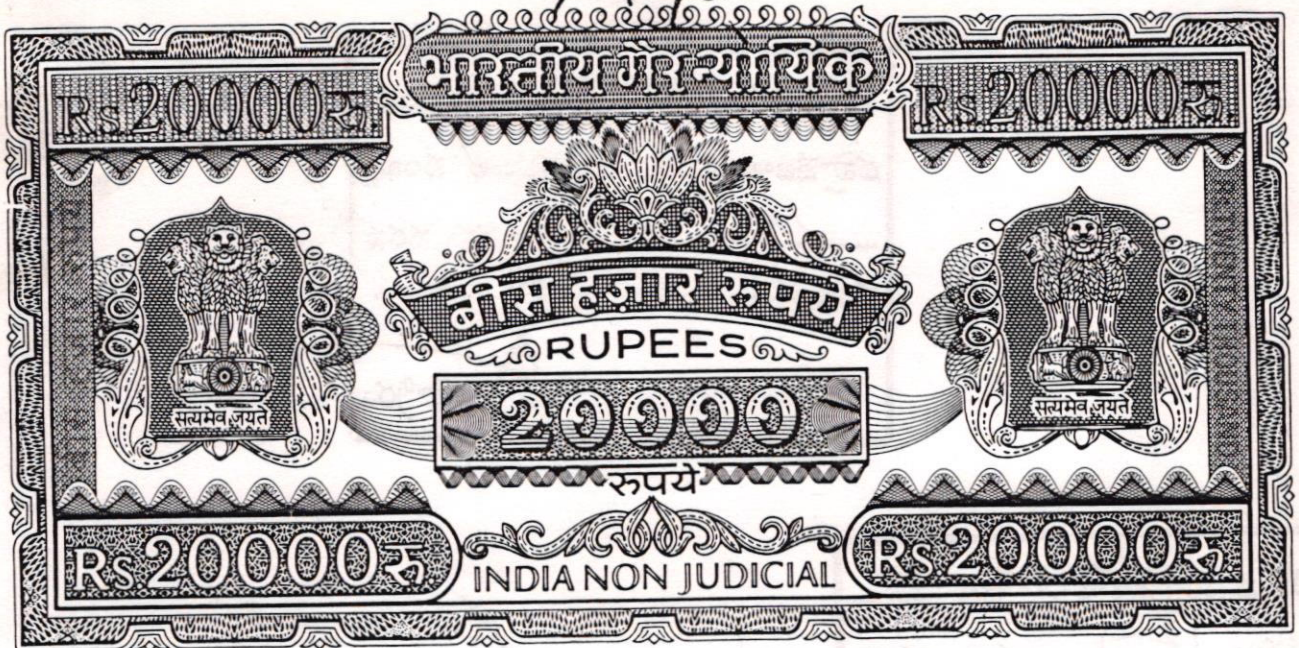




Date : 08-11-2001 Serial No : 8,148 Denomination : 20,000

02CC 005275

Purchased By :
PREMAL D. MEHTA

For Whom :
SELF & OTHERS

S/O DILIP MEHTA
R/O SEC BAD

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

SALE DEED

This Sale Deed is made and executed on this 25 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

1. Mr. PREMAL D. MEHTA, SON OF SRI. DILIP MEHTA, aged 27 years, Residing at 116, Jeera, Secunderabad - 500 003.
2. Mr. DILIP MEHTA, SON OF SRI. VALLABHDAS, aged 52 years, Residing at 116, Jeera, Secunderabad - 500 003.

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.

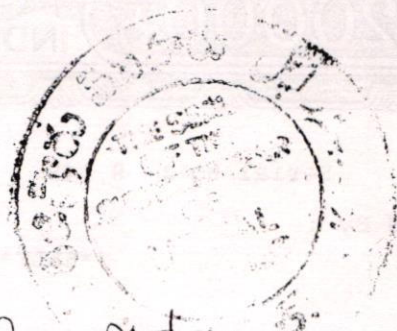
For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

1వ పుస్తకం... 9693/2007 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య: 1
 పబ్-రిజిస్ట్రారు



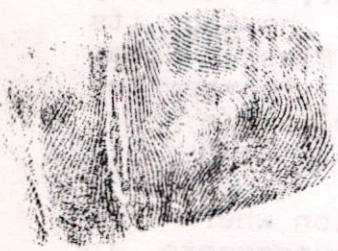
2001 వ సం॥ నవంబర్ నెల... 25...
 తేది పగలు: 12... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసిన రిజిస్ట్రేషన్
 రూ... 2596 = రూ... చెల్లించినది



Jhan Mod

వాసి ఇచ్చివ్వడం పుకార్లు
 ఎడమ ప్రాంత ప్రేలు

Jhan Mod s/o Satish modli
 (Bunner) Plot no 280 Kaulas - 25
 Jubilee Hills Hyderabad.



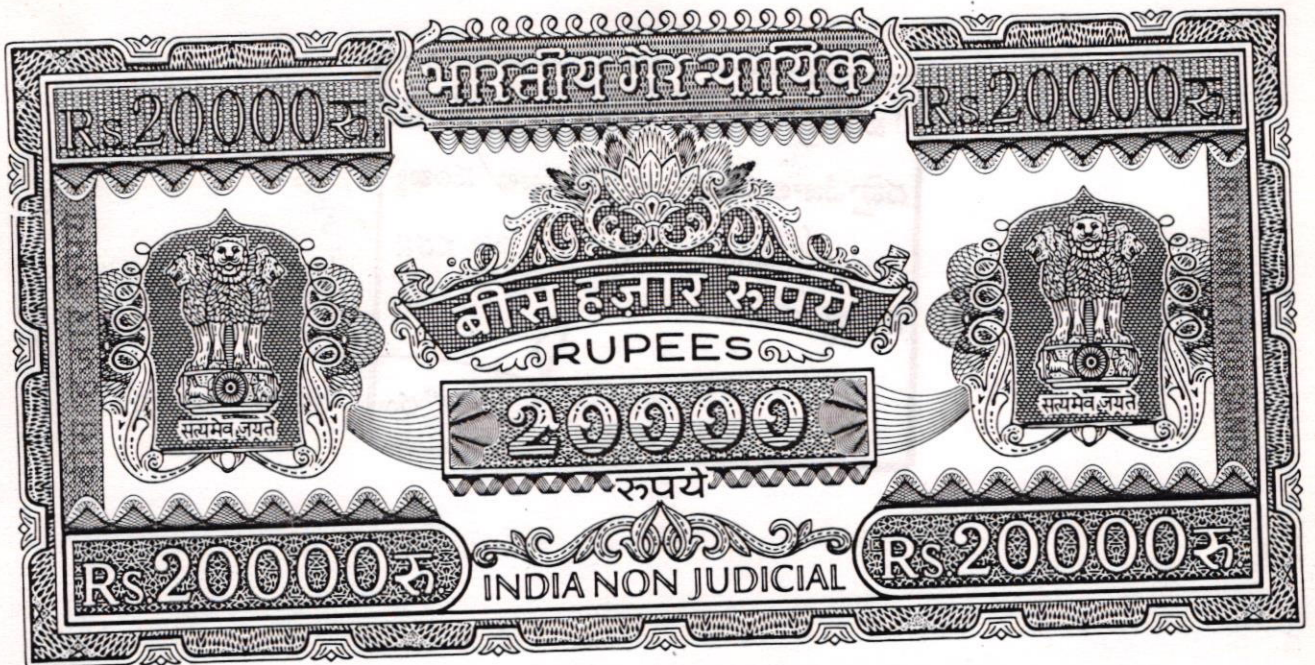
నిరూపించినది

by (s/o T. Sathyanarayana) (ipit-secue) 5-4-197/384, m. 4 Road
 Sec. hand.

Rahul Sathyanarayana s/o BUNNOD
 Sathyanarayana & Co

2001 వ సం॥ నవంబర్ నెల... 25... వ తేది
 1923 క. శ. శాస్త్రం... నెల... 17... వ తేది

Rahul Sathyanarayana
 పబ్-రిజిస్ట్రారు
 ఉప్పుల్



Date : 08-11-2001 Serial No : 8,149' Denomination : 20,000

02CC 005276

Purchased By :
PREMAL D. MEHTA

For Whom :

SELF & OTHERS

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

S/O DILIP MEHTA
R/O SEC BAD

:: 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.....9693/2007.....సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14.....ఈ కాగితపు పరస
 సంఖ్య.....2.....
 సబ్ రిజిస్ట్రారు



Endorsement under section 42 of Act II of 1896

No. 9693 of 2001 Date 8/11/2007

I hereby certify that the proper deficit
 stamp duty of Rs. 3150/- (Rupees *Three thousand*
one hundred and fifty only
 has been paid in respect of this instrument
 from Sri. *Sohanu Modi*
 on the basis of the agreed Market Value
 consideration of Rs. *465000/-* being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal

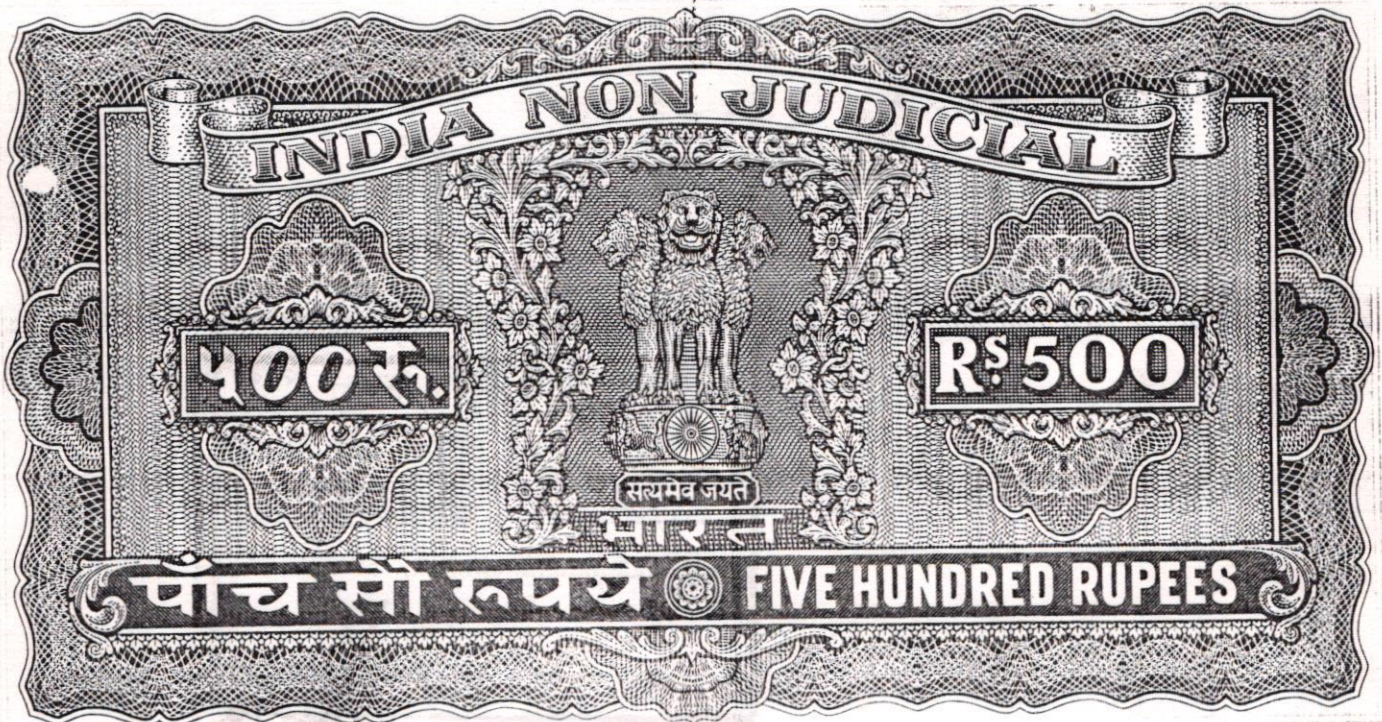
Dated:

8/11/2007

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



500Rs.



G.D. 38950 7/11/2007 804

Premal D. Mehta 06757 Dilip Mehta
 Sell of other R.D. Sec-5

C. MAHESH
 SVL No. 26 of 1999
 Roduppal. 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. 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..

Mani Modi
 Managing Director

1వ పుస్తకం 9693/2001 సంపు
దప్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పరిమాణం
పంఖ్య 3

సబ్ రిజిస్ట్రార్

1 వ పుస్తకము 200/ సం|| కా. శ. 1923 పు
9693... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా 9556-1-1572
2001 ఇవ్వడమైనది
2001 వ సంవత్సరం నెల 8 తేది
నవంబర్ రిజిస్ట్రార్ జనరల్



500Rs.



S. No. 38957 Date 7/11/2007 Rs. 500/- Dilip Mehta

Sold To Premal D. Mehta 06758

By Whom self or other

Rd. Sec. 502

C. MAHESH
S.V.L. No. 26 of 1999
Boduppal. 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.

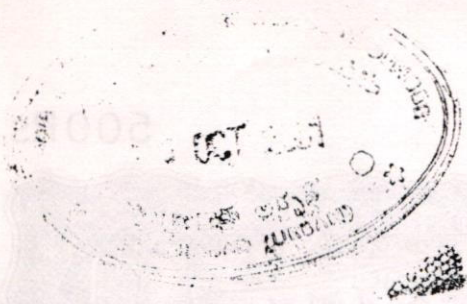
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

Contd.5..

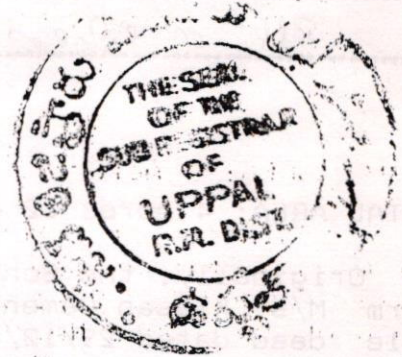
For Mod Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం 9693/2007 సంపు
దస్తావేజుల మొత్తం కాగితపు సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 4
సబ్-రజిస్ట్రారు

2007



[Faint, mostly illegible text block, likely a document or affidavit.]

500Rs.



No. 38952 Date 7/11/2007 Rs. 500/-
 Sold To Premal D. Mehta
 By Whom Self & others

:: 5 ::

06759
 Rco. Sec. 503
 C. MAHESH
 S.M. No. 20 of 1990
 Bangalore, R. R. Dist.

E. The Purchaser is desirous of purchasing all that Flat bearing Nos. 503 & 504, on the Fifth Floor, in Block No. A 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 spaces admeasuring about 15 Sft., each respectively, in apartment Block No. A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five 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. 4,65,000/- (Rupees Four Lakhs Sixty Five 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.

Contd. 6..

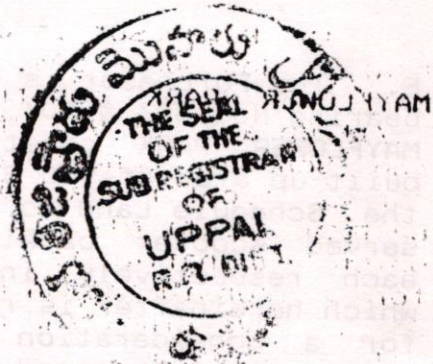
For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

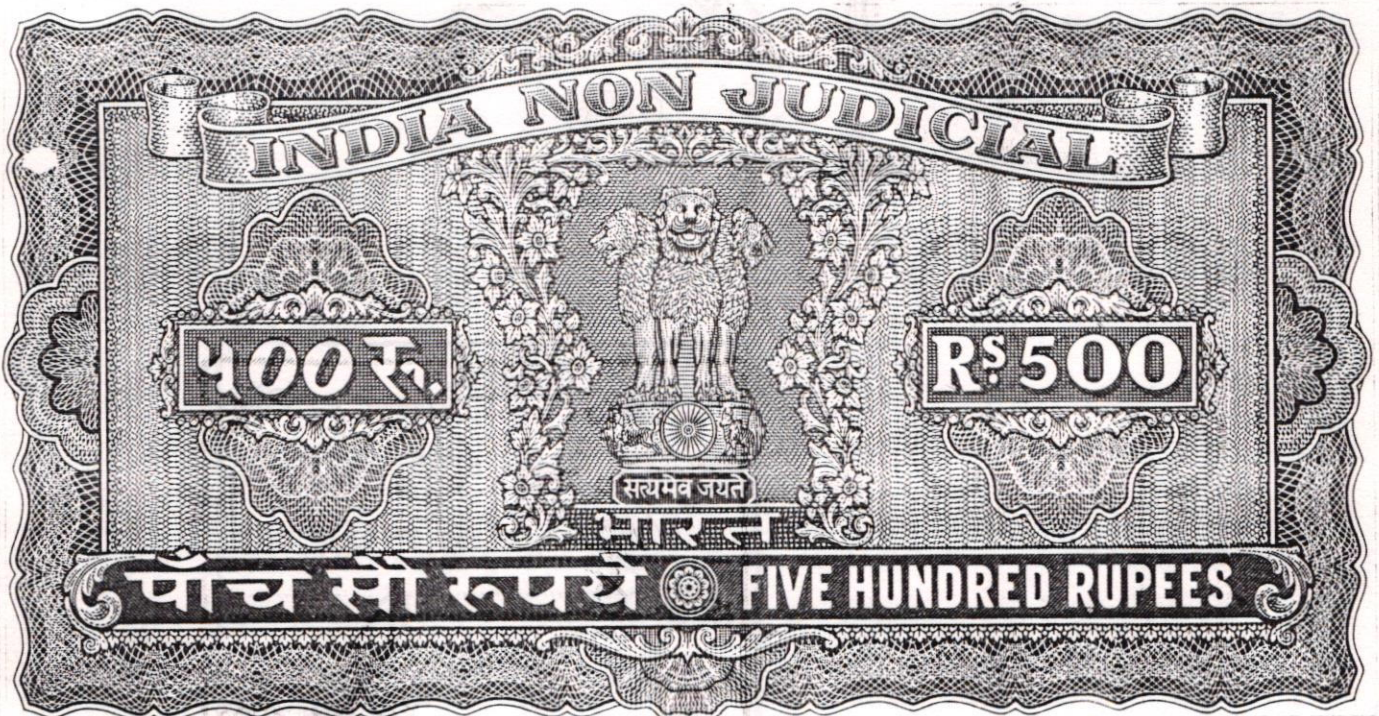


1 వ పుస్తకం 9693/ చివరి సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు వరకు
సంఖ్య 5
సబ్ ఇన్స్పెక్టరు

00, 50



NOW THIS SALE DEED WITNESSETH AS FOLLOWS



No. 38953 Date 27/11/2009 Rs. 500/-
 Sold To Premal D. Mehta No. 06760 Dileep Mehta
 self Repayer Rs. fees 500

:: 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:

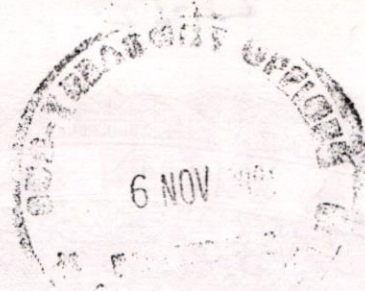
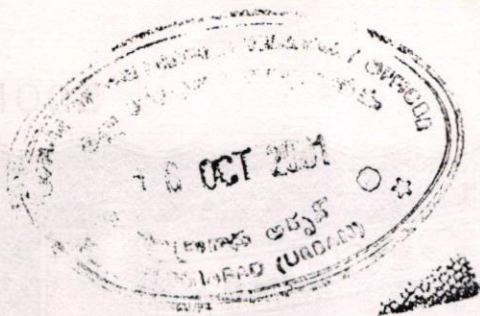
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

Contd.7..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director



1వ పుస్తకం 9693/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 6
సచివశ్రీ

సచివశ్రీ





38954 7/11/2001 500/-
 Premal D. Mehta Sh Dilip Mehta
 06761 K.A. Sec. 80
 self as O.D.

[Signature]
C. MAHESH
 S.V.L. No. 26 of 1999
 Boduppal. 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.

Contd.8..

Dr. D. H. Properties Investment Pvt. Ltd.

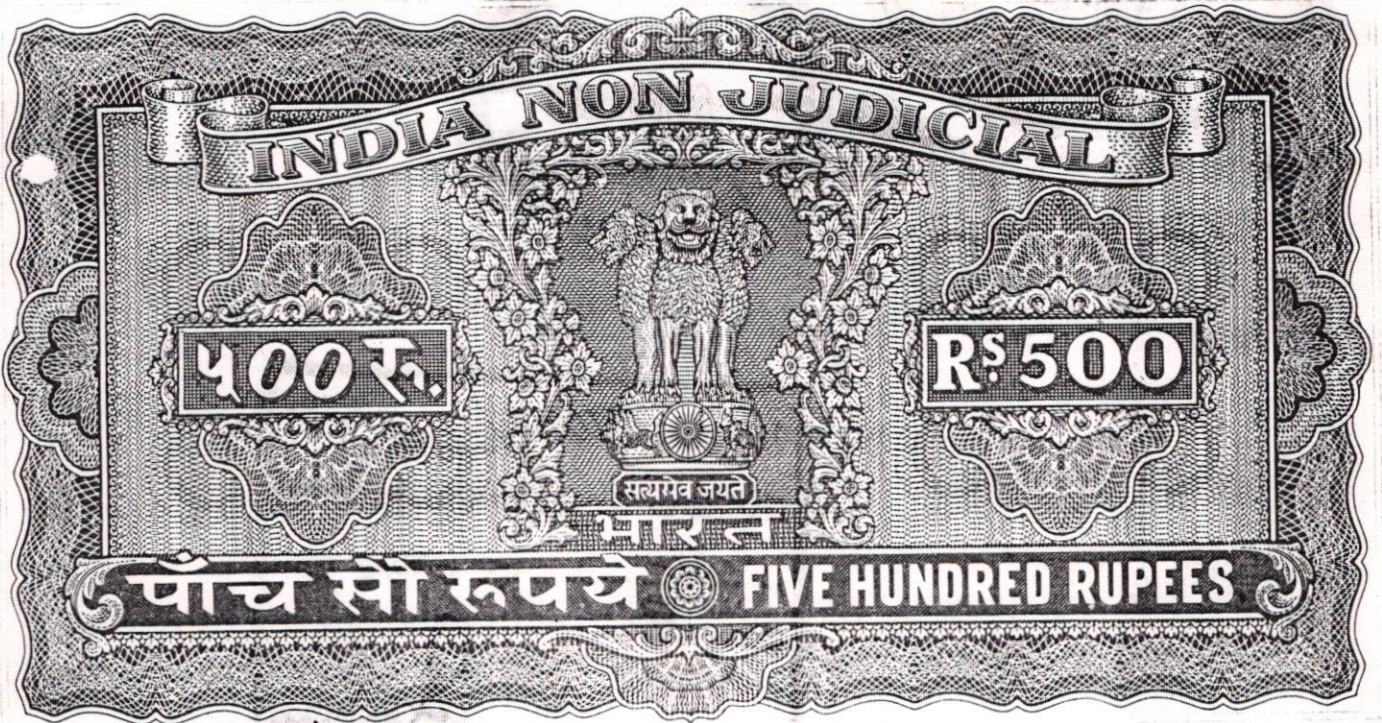
[Signature]
 Managing Director



1వ పుస్తకం 969.3/200 సంపు
దస్తావేజుల మొత్తం కాగితకట్ట సంఖ్య
14 ఈ కాగితపు పరప
సంఖ్య 4
సబ్ రిజిస్ట్రారు

0211





35955

7/11/2001

Dilip Mehta

Premal D. Mehta

06762

R. Co. see box

C. MAHESH

S.V.L. No. 25 of 1999

Boduppal. R. R. Dist

:: 8 ::

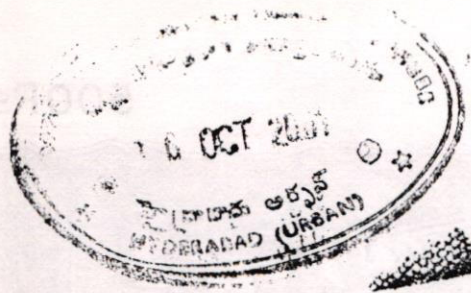
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor 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.

contd.9..

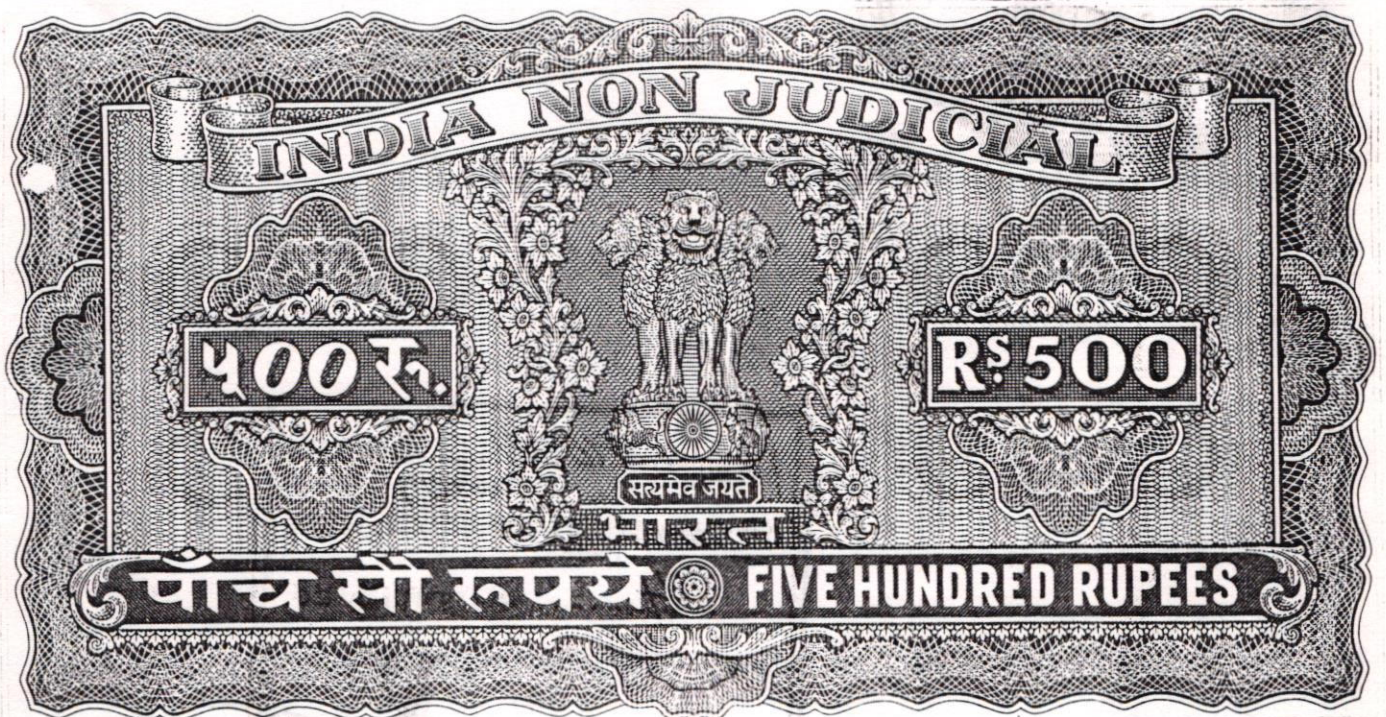
Per Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం 9693/2007 సం. సం
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య
14 సం. కాగితపు పరచ
సంఖ్య 8
పబ్లి రిజిస్ట్రారు





35956

7/11/2009

Premal D. Mehta

06763

Dilip Mehta

Self & Other

RCR Sec. Sec.

C. MAHESH

SVL No. 26 of 1999

Boduppal R. R. Dist.

:: 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.

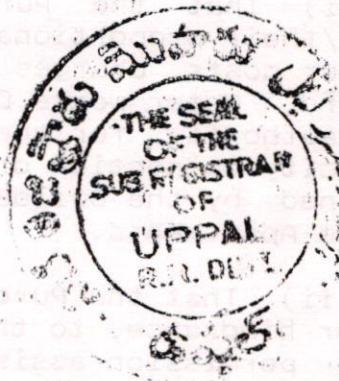
Contd.10..

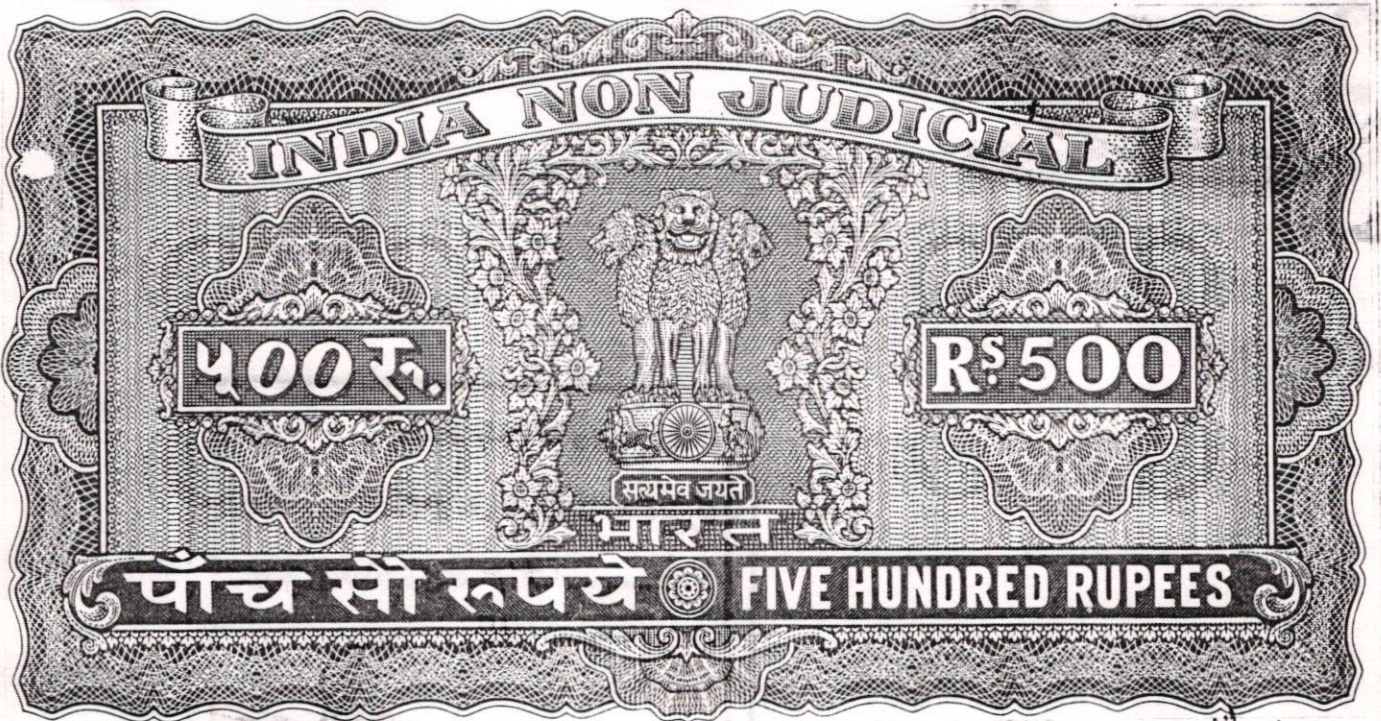
Per Modi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం 9693/2007 సంపు
దస్తావేజుల వెంట్రం కాగితపుల సంపు
... 14 ... ఈ కాగితపు వర
సంపు 10
సబ్ రిజిస్ట్రారు





38957

7/11/2009... 500/-

Premal. O. Mehta
Self of O.P. Res.

06764

Mehta

R/o. Sec. Bldg

C. MAHESH
S.V.L. No. 26 of 1999
Guduppal. 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.4,65,000/-.

Contd.11..

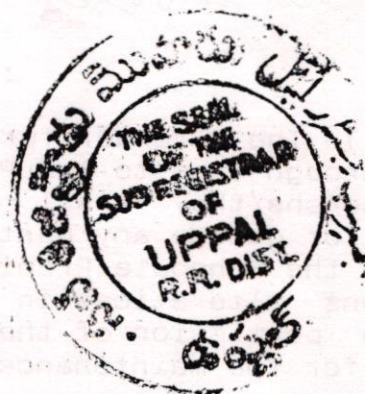
For Modi Properties & Investments Pvt. Ltd.

Sheela Modi
Managing Director



1వ పుస్తకం 9.493/2001..... సంపు
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య
.....14..... ఈ కాగితపు పర.
సంఖ్య.....10.....

సబ్-డిస్ట్రీక్టో



NP-7-11-5

500Rs.



38958

7/11/2007

Premal D. Mehta

Dr. Dilip Mehta

06765

self of other

Rs. 500

[Signature]

MAHESH

No. 25 of 1990

Municipal R. R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing Nos.503 & 504, on Fifth Floor in Block No.A, 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 spaces admeasuring about 15 Sft., each respectively, 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.502.

SOUTH :: 40' Wide Road.

EAST :: 30' Wide Road.

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

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director



'ప పుస్తకం 9.6.9.3./2001/..... సంపు
దస్తావేజాల మొత్తం కాగితపంపి సంఖ్య
.....14..... ఈ కాగితపు పరప
పంఖ్య.....11.....

సచివశ్రీ



NP-7-11-1

500Rs.



s. No. 38959 Date 7/11/2001 Rs. 500

Sold To Premal D. Mehta 06766

By Whom self on

no. Dilip Mehta
Rco. Seebor
C. MAHESH
S.V.L. No. 26 of 1999
Boduppal, R. R. Dist

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 7th day of November 2001 in the presence of the following witnesses;

WITNESSES:

1.

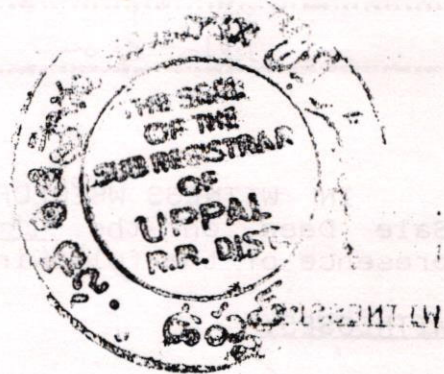
2.

Per Modi Properties & Investments Pvt. Ltd.

VENDOR
Managing Director



1వ పుస్తకం 9693/2001 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు పరం
సంఖ్య 12
సబ్-రెజిస్ట్రార్



ANNEXURE-1-A

- 1) Description of the Building: Flat Nos. 503 & 504 in Fifth Floor, in Block No. 0, 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. *10+5*
(b) Type of Structure : Framed Structure.

2) Age of the Building : 1 years.

3) Total extent of site : 36 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.
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.,

5) Annual Rental Value : Rs. *5000/-*

6) Municipal Taxes per Annum : Rs.

7) Executant's estimate of the MV of the Building : Rs. 4,65,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: *8/11/2001*

Mr. Modi
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.

For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant
Managing Director

Date: *8/11/2001*

1వ పుస్తకం 7693/2001..... సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14..... చొర కాగితపు పరక
 సంఖ్య13.....
 సబ్ రిజిస్ట్రారు



FLAT NOS. 503 & 504, 5TH FLOOR, BLOCK-A
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., REP. By its M.D: MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: 1) MR. PREMAL D. MEHTA, S/O. DILIP MEHTA
2) MR. DILIP MEHTA S/O. SRI. VALLABHDAS J. MEHTA

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

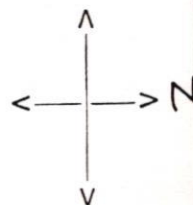
36

SQ. YDS. OR 30.09

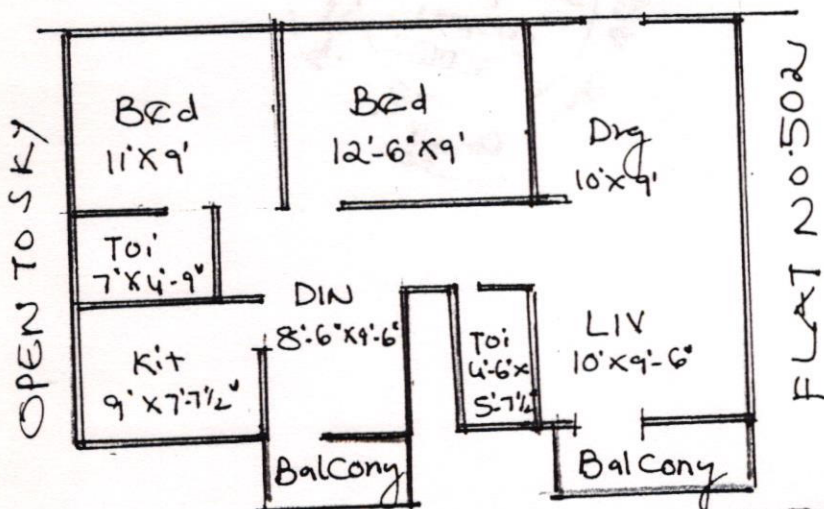
SQ. MTRS.

ULS. OUT OF AC. 4-32 GTS.

SUPER BUILT-UP AREA: 900 SQ. FT



CORRIDOR



For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

SIG. OF THE VENDOR

WITNESSES :

1. *[Signature]*

2. *[Signature]*

'ప పుస్తకం 96.93/2001' సంపు

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

.....14..... ఈ కాగితపు పరచ

సంఖ్య14.....

నవ్ రిజిస్ట్రారు

