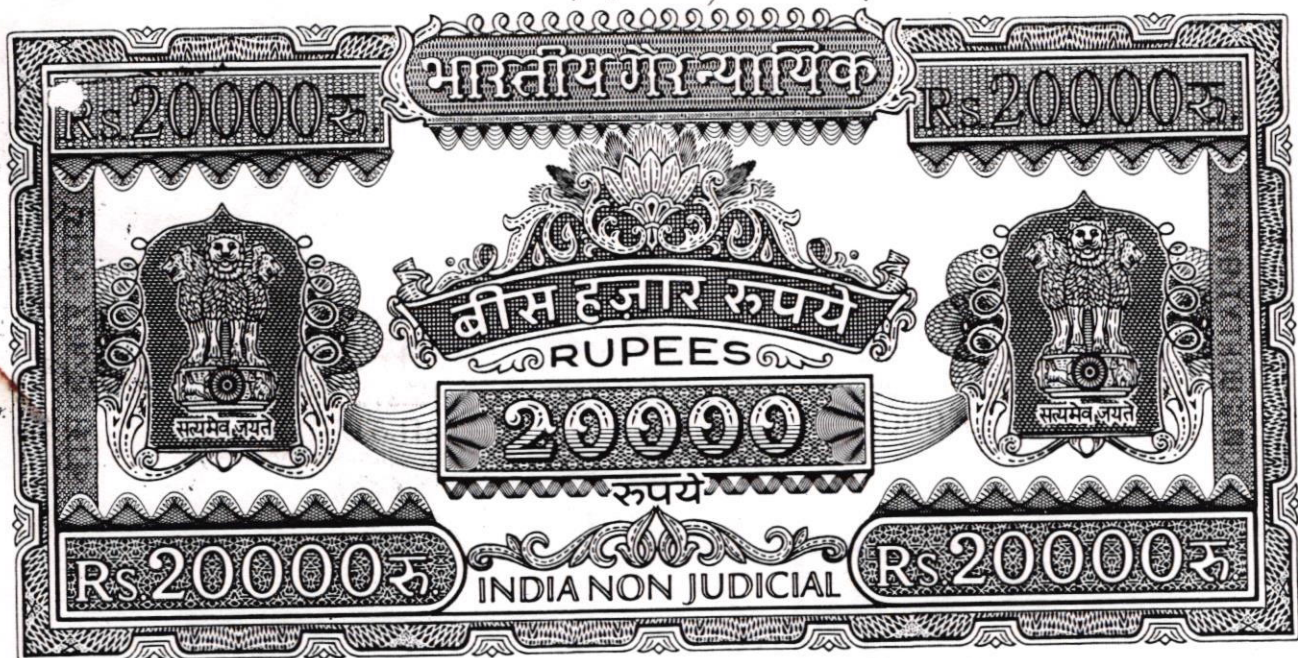




Date : 27-02-2002      Serial No : 1,717      Denomination : 20,000      02CC 137369

Purchased By :

S. SREEDHAR

For Whom :

\*\*SELF\*\*

S/O LATE. S. VENKAT RAO

R/O SEC BAD

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

### S A L E   D E E D

This Sale Deed is made and executed on this 22<sup>nd</sup> 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.

### I N   F A V O U R   O F

Mr. S.SREEDHAR, SON OF LATE S.VENKAT RAO, aged about 46 years, Residing at 12-10-590/86A, Warasiguda, Secunderabad - 500 061.

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 1754/1002 నంబరు  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
14 ఈ కాగితపు పత్రం  
సంఖ్య 1  
సహ-రిజిస్ట్రారు

2002వ సం॥ ఫిబ్రవరి నెల 28  
తేది పగలు 1-2 గంటల వ్యవధి  
ఉత్పత్తి పత్ర-రిజిస్ట్రారు పత్రం  
సంఖ్య 14  
ఈ 2005-07 చెల్లించినది

వాసి ఇచ్చినట్లు ఎప్పుకొన్నది  
ఎడమ బ్రాజన వేలు



సహ-రిజిస్ట్రారు

*John Modi*  
*John Modi*

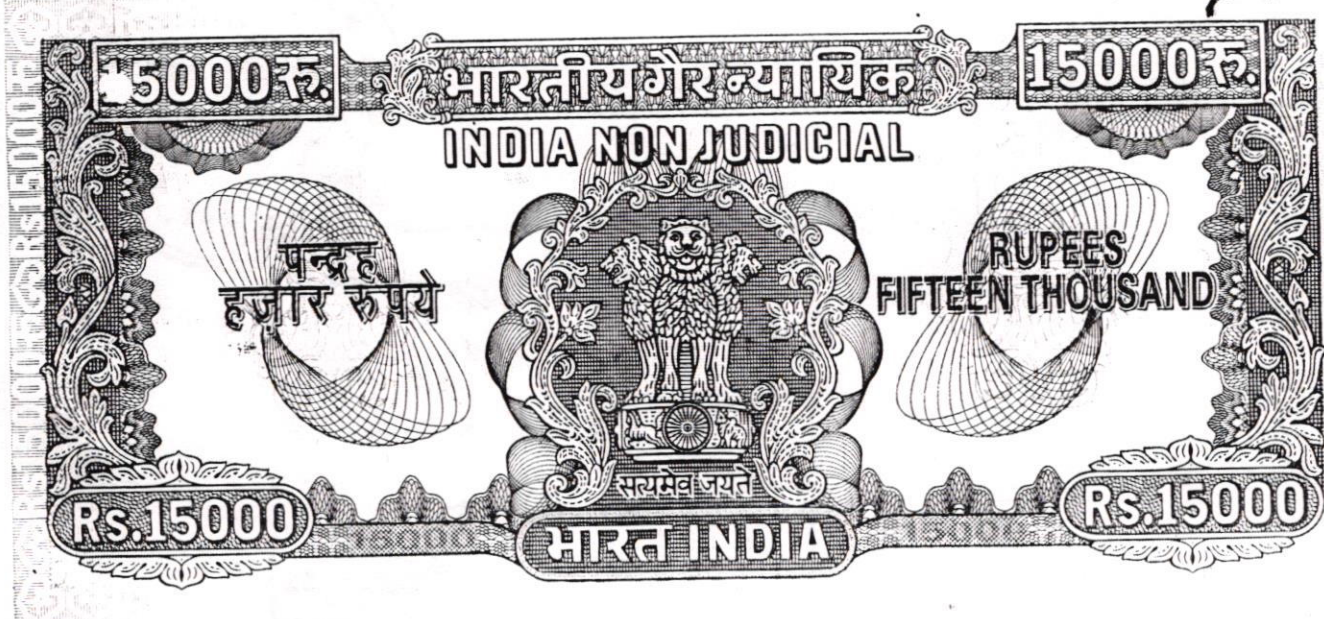
Solemn modh S/o. Scottish modh  
Occ. Business PIA no. 280  
Rond no. 2, Jubilee Hills, Hyderabad

1 K. P. RENDY S/o K. Pandu Renny. Off. C-4-187/364  
Occ. PIA Service m. G. Road, Sec 30

2 Deva Sri Rayanallu as PVT Employee  
New Mallam Rd Dist -

2002వ సం॥ ఫిబ్రవరి 28  
1923 సం॥ ఫిబ్రవరి 9

*[Signature]*  
సహ-రిజిస్ట్రారు  
ఉత్పత్తి



Date : 27-02-2002 Serial No : 1,718 Denomination : 15,000

02BB 445137

Purchased By :

For Whom :

S. SREEDHAR

\*\*SELF\*\*

S/O LATE. S. VENKAT RAO  
R/O SEC BAD

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

:: 2 ::

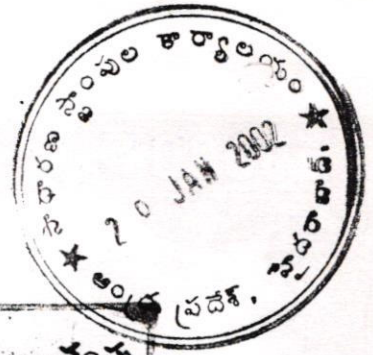
WHEREAS

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.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director



1వ పుస్తకం... 1754/2002 నంబర్  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
14 ఈ కాగితపు పదప  
సంఖ్య 2  
సబ్ రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1895

No 1754 of 2002 Date 28/2/2002

I hereby certify that the proper deficit  
stamp duty of Rs. 945/- (Ninety  
hundred and forty five only)  
has been paid on the instrument  
from Sri Soham Modi  
on the basis of the assessed Market Value  
consideration of Rs. 399500/-, being  
higher than the consideration, agreed Market  
Value.

S.R.O. Uppal

Dated:

28/2/2002

and Collector of MS. 41 & 42  
INDIAN STAMP ACT





56182

**C. MAHESH**  
 S. V. L. No. 26 of 1999  
 R. No. 48 of 2002  
 Boduppal, R. N. Dist.

7707 27/12/2007 500/-  
 S. Sreedhar S/o Late S. Venkat Rao  
 self R/o Sec. Sec.

:: 3 ::

| Sale Deed<br>Dated | Schedule and area<br>of land                       | Document<br>No. | Registered with                                                                          |
|--------------------|----------------------------------------------------|-----------------|------------------------------------------------------------------------------------------|
| 03/10/96           | 1 acre 10 guntas                                   | 25/97           | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1. Vol.<br>No.2485, Page No.<br>169 to 186 |
| 31/12/97           | 1 acre 3 guntas                                    | 562/98          | Sub-Registrar,<br>Uppal, R.R.Dist.<br>Book No.1, Vol.<br>No.2682, Page No.<br>31 to 48   |
| 22/09/98           | 1 acre                                             | 7989/98         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Vol.<br>No.2845, Page No.<br>53 to 66  |
| 24/02/99           | 1 Acre along with<br>A.C. Sheet Shed<br>1500 Sft., | 1491/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.<br>No.1501-1/99                  |
| 07/04/99           | 19 Guntas                                          | 2608/99         | Sub-Registrar,<br>Uppal, R.R.Dist.,<br>Book No.1, Scan.                                  |

*Shan Moh.*  
 Managing Director

1వ పుస్తకం 1754/2002 సంపు  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 14 ..... ఈ కాగితపు పరిమాణ  
 సంఖ్య 3 .....  
 సబ్ రిజిస్ట్రారు

1754/2002

1 వ పుస్తకము 2002 సం|| కా. శ. 1923 పు  
 1754 ... వెంబరంగా రిజిస్టరు చేయబడి స్కానింగ్  
 నిమిత్తం చేయబడినది. 1753-1-1507  
 2002  
 2002 ఫిబ్రవరి 28 తేది  
 రిజిస్ట్రారు అధికారి





56183

7708 22/12/2002

S. Sreedhar Sh. Cole J. Venkatesh Rao

self

R. S. Rao

C. M. S. S. H.  
S. V. L. H. 2002  
R. No. 43/2002  
Madurai, A. R. H.

:: 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 M/s. P. S. Investments Pvt. Ltd.

*Shan Moh.*  
Managing Director

1వ పుస్తకం 17.54/1000 నంబరు  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 14 ఈ కాగితపు పదన  
 సంఖ్య 4  
 సచి రిజిస్ట్రారు



INDIA NON JUDICIAL

400 रु.

R\$ 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

No. 7709 Date 27/2/2002 Rs 800/-

Sold To: S. Sreedhar Rao Cate S. Venkat Rao

Self

R/w Sec-50f

E. The Purchaser is desirous of purchasing all that Flat bearing No.505, on the Fifth 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.3,99,500/- (Rupees Two Lakhs Thirty 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.3,99,500/- (Rupees Three Lakhs Ninety Nine Thousand Five 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.

Contd.6..

For Modi Properties & Investments Pvt. Ltd.

*John Mosh.*  
Managing Director

1వ పుస్తకం 754/2002 సంపు  
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య  
 14 ఈ కాగితపు పరస  
 సంఖ్య 5  
 నవీ రిజిస్ట్రార్



INDIA NON JUDICIAL

५०० रु.

R. 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

56195

U. No. 7710 Date 22/2/2002

S. Sreedhar Sh. Ceto S. Venkat Rao

cell

Pls see Sat morning

6

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

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

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 Mod. Pr. ... & Investments Pvt. Ltd.

Contd. 7..

*John Mod*  
Marketing Director

1వ పుస్తకం 1754/2002 శంకర్  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
14 ఈ కాగితపు పరస  
సంఖ్య 6  
సబ్ రిజిస్ట్రార్



56186

C. MAHESH

S. V. L. No. 20 of 1999

R. No. 48/2002

Enrollment. R. A. Dist

R. A. 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 &amp; Investments Pvt. Ltd.

Contd.8..

*Modi*  
Managing Director

1వ ముద్ర... 1754/..... సంవత్సరం  
 దస్తావేజు... 2002  
 ... 14  
 పంపు...  
 సబ్-రిజిస్ట్రార్



500Rs.



7712 Date 27/12/2000

56187

S. Sreedhar Rao & Co. S. Venkat Rao

Self

R/o. Sec. Sec.

C. MAHESH  
S. V. L. No. 2, 1/1/2000  
R. No. 48, 2000  
Munipet. 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..

For Modi Properties & Investments Pvt. Ltd.

*Modi*  
Managing Director

1వ పేజీ 1754/2002 సింపు  
దస్తవేజుల సంఖ్య (సంఖ్య) సంఖ్య  
14  
8  
సీల్ చేయబడినది





56188

1007713 27/1/2002 500

Sreedhar Rao, C/o S. Venkatesh Rao

ell

R. H. S. S. S.

C. H. S. S. S.  
R. H. S. S. S.  
M. H. S. S. S.

:: 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.

*Modi*  
Managing Director

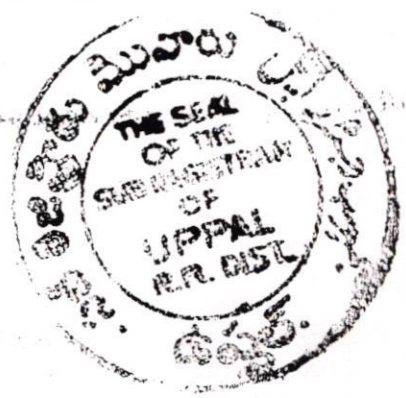


1వ సప్తకం 1754/2002 నామ  
దస్తావేజులు వెలుగుతూ కాగితములు సంఖ్య  
14  
9  
సబ్ రిజిస్ట్రార్





1 వ పుస్తకం 1.7544/2002 నంబర్  
 దస్తావేజుల వెలుగులో కాగితములు సంఖ్య  
 14  
 10  
 సబ్ ఇన్స్పెక్టరు





56190

No. 7715 Date 27/4/2002 Rs. 500

Sold to S. Sreedhar Rao &amp; Venkat Rao

Witnessed by S. S. S. S.

C. MAHESH  
S. V. L. No. 26 of 1999  
R. No. 48/2002  
Additional R. A. Officer

R. S. S. S.

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.505, on Fifth 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 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 :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: 4' Wide Passage.

WEST :: Flat No.506.

Contd.12..

For Modi Properties &amp; Investments Pvt. Ltd.

*Shan Modi*  
Managing Director



జననం. 1754/2002 నంబర్  
దస్తావేజుల వెబ్సైట్ గాగిడనుల నంబర్  
14  
11  
సబ్ రిజిస్ట్రార్



500Rs



56191

No. 7716 Date 29/12/2002

S. Sreedhar & Co. Life & Venture at Rs. 500000/-  
Sell  
C. MAHESH  
S. V. L. No. 20/1/1990  
R. No. 18/2002  
R.R. Dm

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 29th day of Dec 2002 in the presence of the following witnesses;

**WITNESSES:**

1. (K. P. KEDAY)

2. (RAVINDR)

For Modi Properties Investments Pvt. Ltd.

(Signature)  
VENDOR

Drafted By  
(Signature)  
(R. NANDISHWAR)  
D. W. L. No. 5/87  
R. No. 30/2002. R. R. Dm

1వ వుత్తరం. L754/2002 నంబరు  
 రప్తా వేజులు వెంకట సాగితమయి నంబరు  
 14  
 నంబరు 12  
 సబ్ రిజిస్ట్రారు

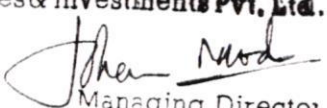


## ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.505, on Fifth Floor, in Block No.A, 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 : 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., Scooter Parking space  
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 : 700 Sft.,
- 5) Annual Rental Value : Rs.4000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,99,500/-

For Modi Properties & Investments Pvt. Ltd.

Date: 28 / 4 / 2002.

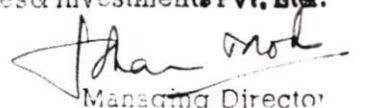
  
Managing Director  
Signature of the Executant

## C E R T I F I C A T E

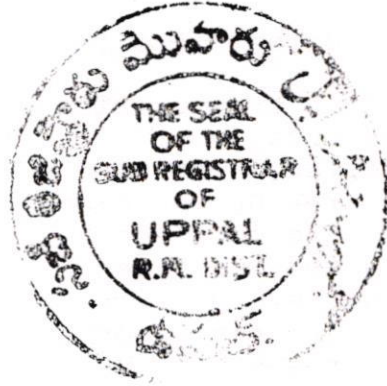
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Date: 28 / 4 / 2002.

  
Managing Director  
Signature of the Executant

1వ పుస్తకం 1.7.54/2002 నంబర్  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 14 ఈ కాగితపు పరప  
 సంఖ్య 13  
 నవ్ రిజిస్ట్రార్



FLAT NO. 505 IN 5<sup>TH</sup> FLOOR, BLOCK NO. 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: SRI. S. SREEDHAR  
S/O. LATE. S. VENKAT RAO

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

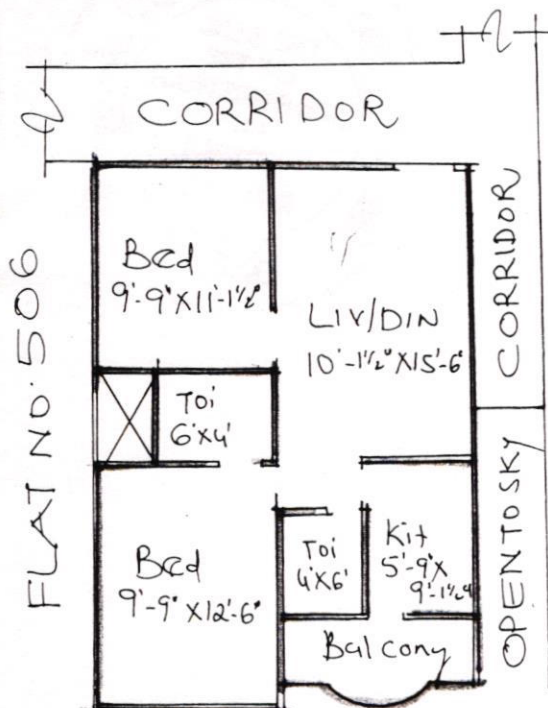
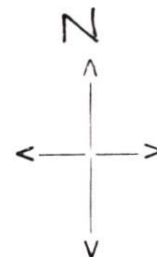
28

SQ. YDS. OR 23.40

SQ. MTRS

U/S. OUT OF AC. 4.32 GTS

SUPER BUILT UP AREA: 700 SQ. FT



WITNESSES: OPEN TO SKY

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]  
Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం L754/2002 శాసన  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య  
 14 ఈ కాగితపు పరిమాణం  
 సంఖ్య 14  
 పబ్లికేషన్

