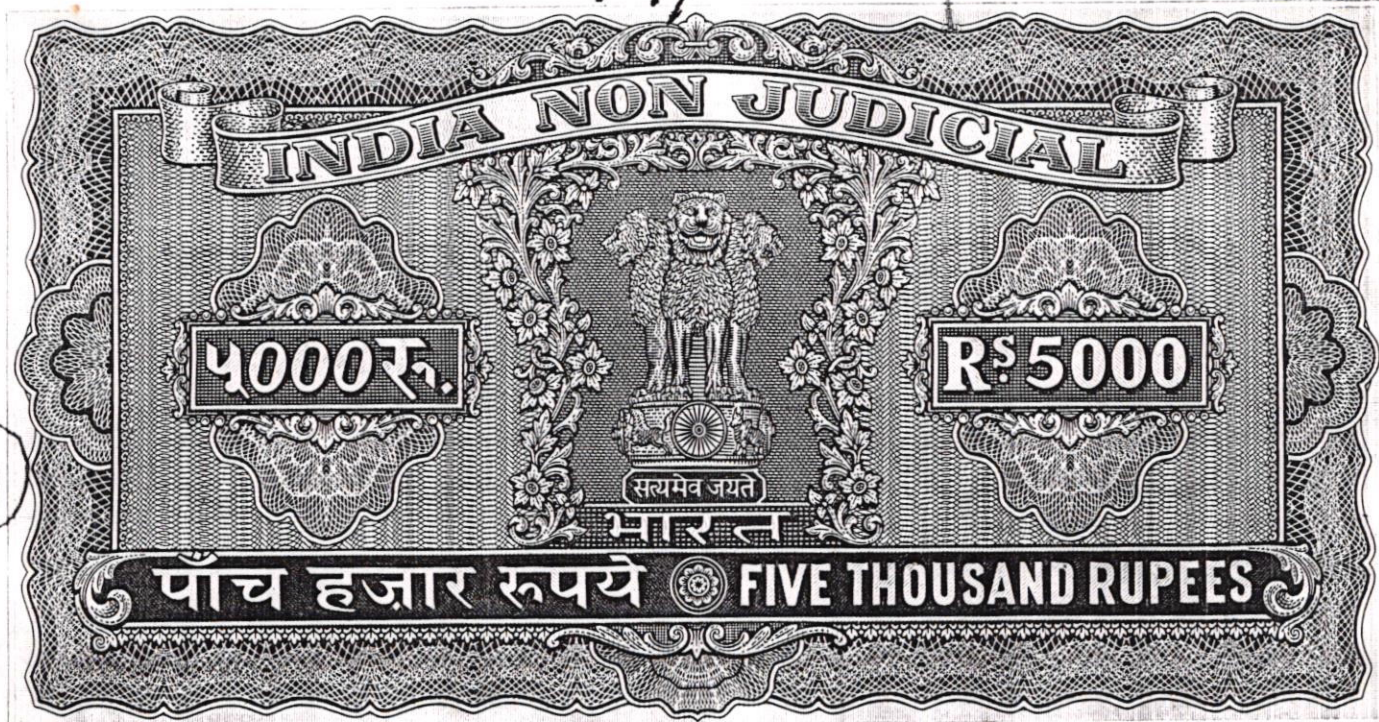


2279/2002

C. 2271/2002
5000Rs.

No. 9486 Date 14/3/2002 Rs. 5000/-

80649

AP 23 IV G

K. Dileep to K. Kanthiah

RGO City

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

S A L E D E E D

This Sale Deed is made and executed on this 15th day
of March 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. KUDARY DILEEP, SON OF Mr. K.KANTHIAH, aged about 33 years, Residing at H.No.5-14/93, Indira Nagar, II Phase, Moula-Ali, Hyderabad - 500 040.

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.

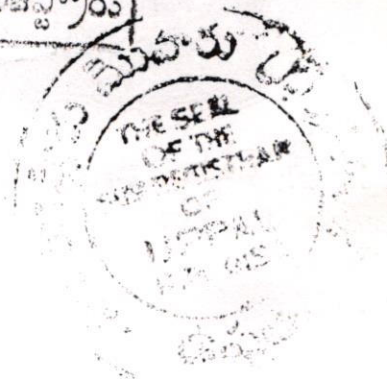
Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Phan Modi
Managing Director

2002 వ సం॥ మార్చి నెల 15
 తేది పగలు 12-1 గంటలు వంద్య
 ఉప్పులో సబ్-సింగిల్ కు సేవలో
 దాఖలు చేసి రి. నమం
 రూ. 2000/- చెల్లించినది

ప్రస్తుతం 2279/2002 వ
 దస్తావేజుల మొత్తం కాగితముల కట్ట
 134 ఈ కాగితపు పద
 నంబు 1
 సబ్-రిజిస్ట్రారు



వాసి ఇచ్చినట్లు నిపుకొన్నది
 ఎడమ బ్రాజన వేలు



Saham mod
 Saham mod

Saham mod & Saham mod
 O.C. Foreigners - Res. Plot No. 280
 Road No. 25, Indira Nagar
 Hyderabad.

నిరూపించినది

K. P. Reddy

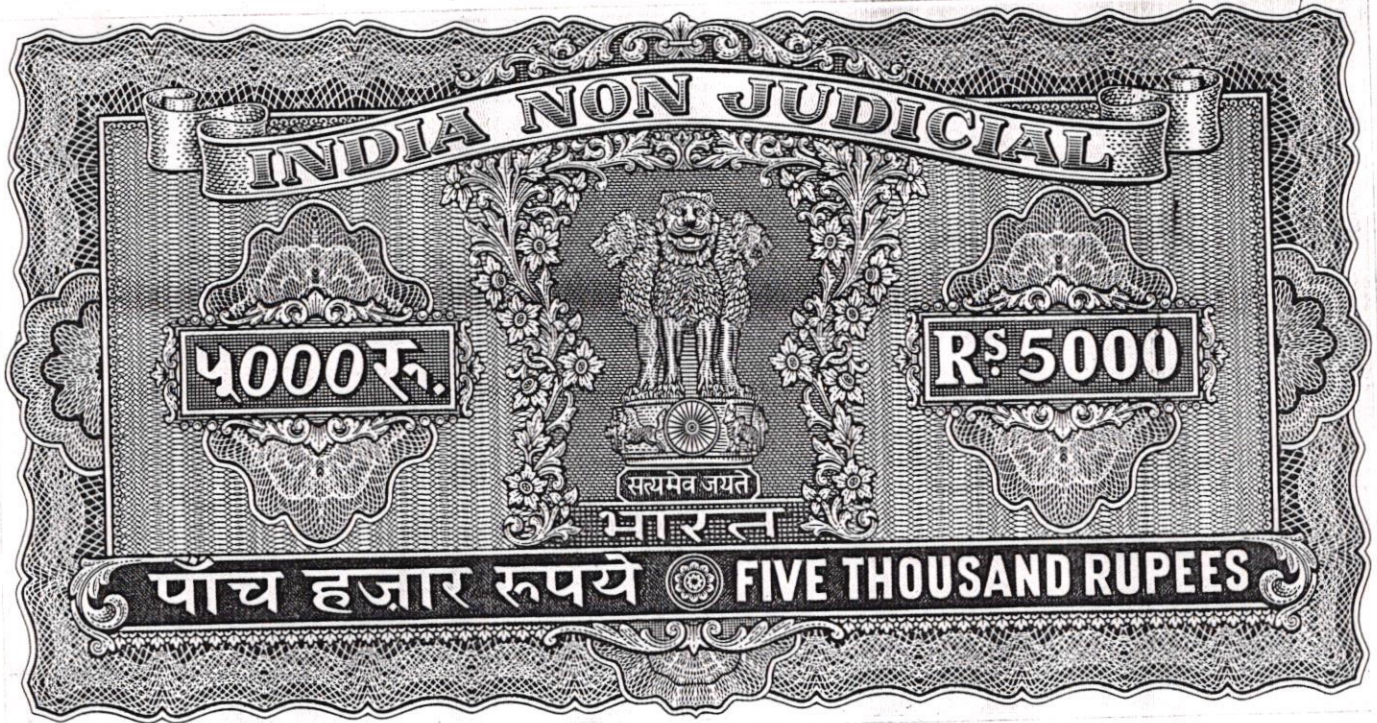
(K. P. Reddy) S/o. K. Padma Reddy
 O.C. P.W. Service O/A. S-11-187/364
 M. G. Road, Sec 12.

I am no longer an Employee
 in Malappuram Dist

2002 వ సం॥ మార్చి నెల 15 వ తేది
 1923 కే. శ. చెల్లించినది 24 వ తేది

Saham mod
 ఉప్పు

5000Rs.



80650

AP 23 IV G

9482

14/3/2002

5200

b. Dileep s/o b. Ganthala

sell

R/o. Hys

Lawy

C. MAHESH

S. V. L. No. 26 of 1999

R. No. 48/2002

Godunpal. 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.

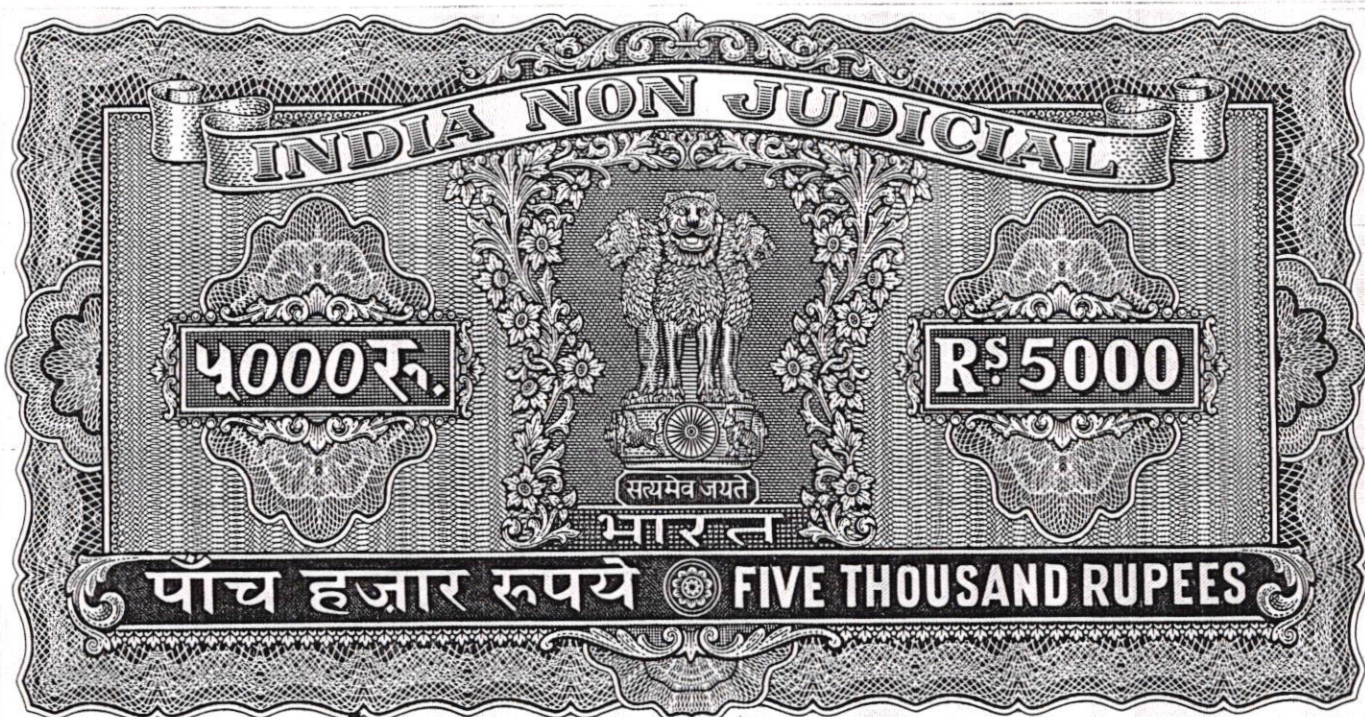
Contd.3..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi

Managing Director

5000Rs.



No. 9488 Date 14/3/2002 Rs. 80651 AP 23 IV G

Sold to K. Dileep S/o. K. Ganeshwari R/o. (Hyp)

For Whom

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

John Modi
Managing Director



1 వ పుస్తకం 2279/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 134 ఈ కాగితపు పరస
 సంఖ్య 3
 పజ్జి-రిజిస్ట్రార్

1 వ పుస్తకము 2002 సం|| కా.శ 1923 పు
 2279... నెంబరుగా రిజిస్టరు చేయబడి ప్యానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 2279-1-500
 2002 ఇవ్వడమైనది
 2002 వ మార్చి నెల 15 తేది
 రిజిస్ట్రార్



INDIA NON JUDICIAL

4000रु.

R\$ 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Sold To Dileep N. S. (Son of Mr. R. S. Gupta)

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

4

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.

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.

John M. ...
Managing Director



కృష్ణం 2279/2002
 దస్తావేజుల పేర్లను కొరగొని
 134 ఈ కొరగొని
 సంఖ్య 9
 రజిష్ట్రారు

కృష్ణం 2952 వ బాబా
 267 మీ. 2.8.2 పుటలో 2002
 ప: ప 2279 వ నెంబరు
 కలెక్టరు చేయించిన 2002 వ సంవత్సర
 పం 15 వ తేదీ 24/10/2002 1923 ర. ర.
 రజిష్ట్రారు



5000Rs.



80653

AP23IVG

No. 9490 Date 14/3/2002 Rs. 5000
Sold to Dileep & Co. (Banswari) R.R. (H)

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.507, on the Fifth Floor, in Block No.A in MAY-FLOWER 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 car & scooter parking space admeasuring about 100 Sft & 15 Sft., respectively, in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five 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.

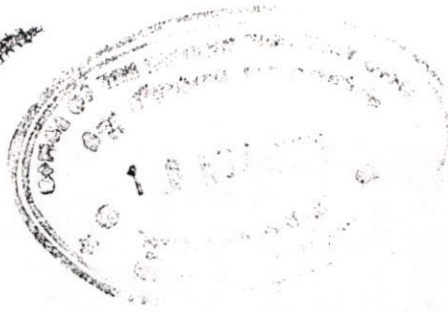
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,13,500/- (Rupees Four Lakhs Thirteen 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 Modi
Managing Director



శ్రీ పుస్తకం 2278/2021 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 134 ఈ కాగితపు పరచ
సంఖ్య 5
పబ్లికేషన్స్



5000Rs.



9491-14/3/2002 80654 AP23 IV G

K. Dilip K. K. (S. V. L. No. 26 of 1999)
sell

for
C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2002
Boduppal, 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 has paid the sale consideration amount of Rs.4,13,500/- to the Vendor.

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.

For Modi Properties & Investments Pvt. Ltd

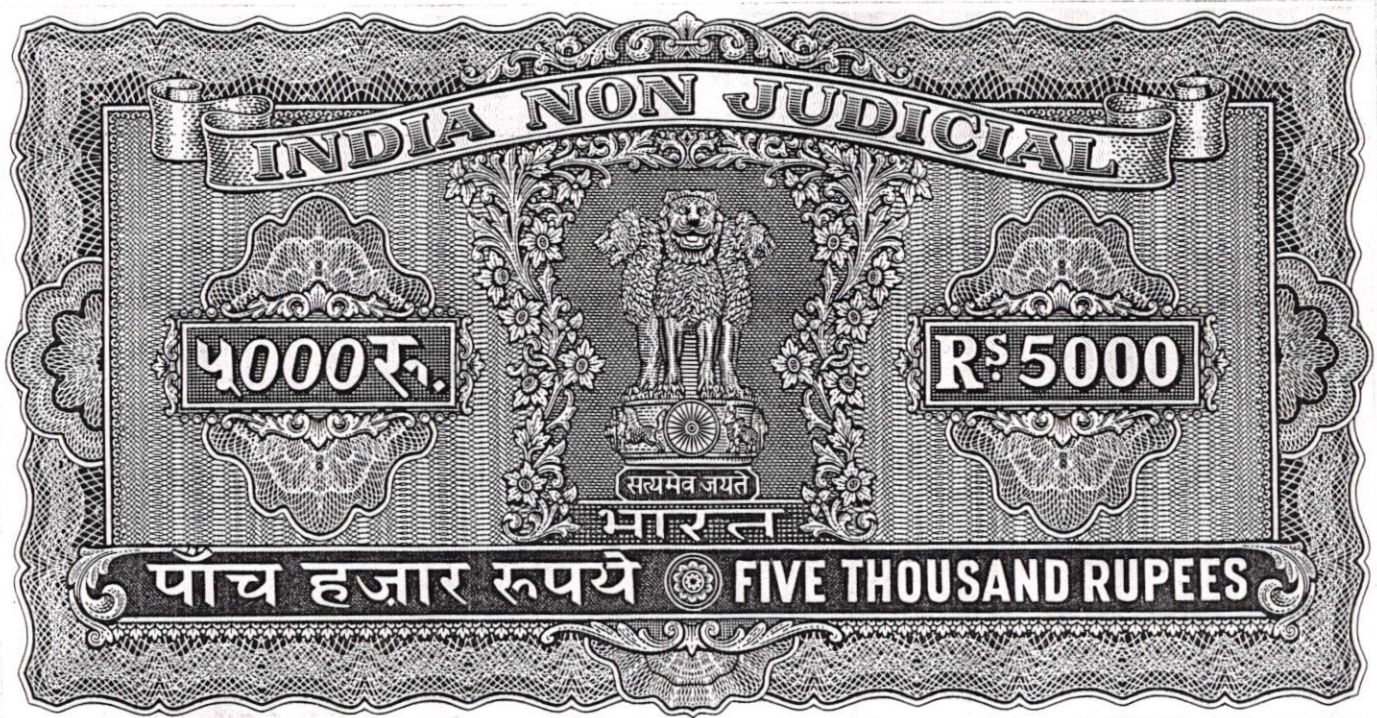
Contd.7..

John Modi
Managing Director



1వ పుస్తకం 22.79/2022 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
..... 134 ఈ కాగితపు పరిమాణ
సంఖ్య..... 6
సచి-రిజిస్ట్రార్లు





No. 9492 Date 14/1/2002 Rs. 80655 AP23IVG

Sold to Dileep Name - G. Muthaiah

For Whom See

Rs. 644

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

For Modi Properties & Investments Pvt. Ltd.

Contd.8..

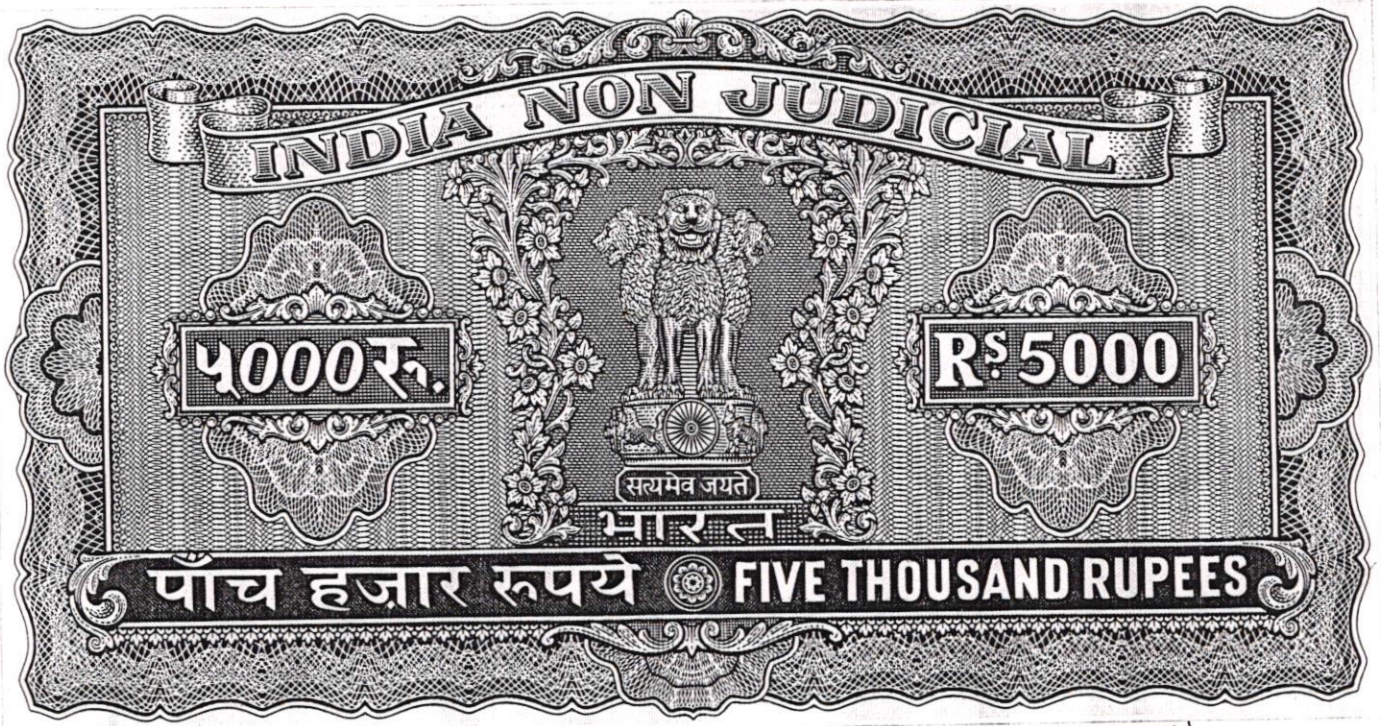
Man Modi.
Managing Director



ప్రస్తుతం 2279/2012 సంఖ్య
దస్తావేజుల వెంట్రం కాగితముల సంఖ్య
12+ ఈ కాగితపు పేరు
సంఖ్య 7
పబ్-రిజిస్ట్రారు



5000Rs.



No. 9493 Date 14/5/2002 Rs. 5000 80656 AP 23 IV G

Sold to Dileep S. V. Ganmadi

Whom self

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

:: 8 ::

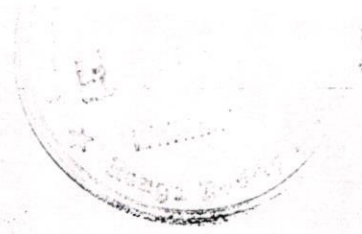
v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor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

For Modi Properties & Investments Pvt. Ltd

The Modi
Managing Director



1వ పుస్తకం 2279/2011 నంబరు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
134 ఈ కాగితపు పత్రం
సంఖ్య
పబ్లి-రిజిస్ట్రారు



100Rs.



6579

14/5/2001

26030

A-P 2318

W. Dilip S. K. Santhosh

Also by

R. NARENDER
SVL No. 42 95
R No. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 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.

For Modi Properties & Investments Pvt. Ltd

Mani Modi
Managing Director

Contd.10..

1913 1455. 21. 1455.

100Rs.



6580

14/3/2004

26031

A P 2313

to Dileep to G. Sankar

sell

R. Narendar

R. NARENDAR

SVL No. 42 95

R. No. 1/2001 2003

RAM NAGAR, HYD'BAD

:: 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.

6. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

7. The Market value of the property is Rs.4,13,500/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

John Mod
Managing Director

15-03-2002
 9 MAR 2002
 జనతా ప్రతినిధి, హైదరాబాద్.

షపునకం 2279/2002 సంపు
 దస్తావేజాల మేరకు కారితమలు సందర్భ
 13% ఈ కారితపు పరస
 పంఖ్య
 పశ్చింజిప్తార్లు



INDIA NON JUDICIAL

₹ 100

R. 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

14/3/2004 - 26032

Dr. Dilip. Sh. K. Chandraiah
self

R (a. hyp)

R. NARENDER
SVL NO. 12 95
R. NO. 1/2001-2003
RAM NAGAR, HYD'ABAD

11

All that the Flat bearing No.507, 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 car & scooter parking space admeasuring 100 Sft & 15 Sft., 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;

WEST :: Flat No.508.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

Man Moh
Managing Director

పాపము కలిగిన వారిని
 తప్పుదారి నడిపి
 VCI
 - 9 MAR 2002
 ముద్రా ప్రతి. ప్రకాశం.

పేరు పుస్తకం 2279/2002 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 124
 సంఖ్య 11
 సహ-రిజిస్ట్రారు



INDIA NON JUDICIAL

100 रु.

R\$ 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

6582

14/9/2004

26033

27310

26033
V. Dilip Singh, B. A. B. and R. and R.

Feb-

RLS. Hyj

R. NARENDER
SVL NO. 42 95
R. No. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 15th day of March 2002 in the presence of the following witnesses;

WITNESSES:

1. Basheer
(K-P-REDDY)
2. Ravi
(RAVI)

V E N D O R

For Modi Properties & Investments Pvt. Ltd

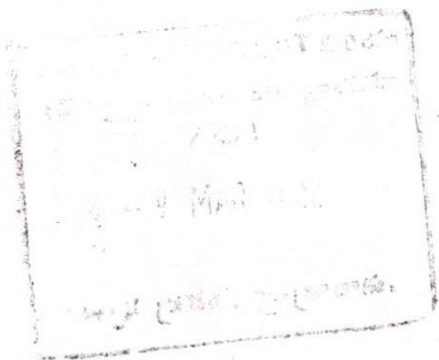
John Mod
Managing Director

Drafted By

(R. NANDISHWAR)

D. W. L. No. 5/87

R. No. 30/2002, R. R. O

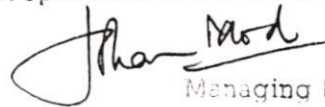


1వ పుస్తకం 2279/2022 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
174
ఈ కాగితపు పరిమాణం
సంఖ్య 12
నబ రిజిస్ట్రారు



ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.507, 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 : 100 Sft., Car Parking space
: 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.5,000/-
- 6) Municipal Taxes per Annum : Rs. —
- 7) Executant's estimate of the MV of the Building : Rs.4,13,500/-
For Modi Properties & Investments Pvt. Ltd.



Managing Director

Date: 15/03/2002.

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.

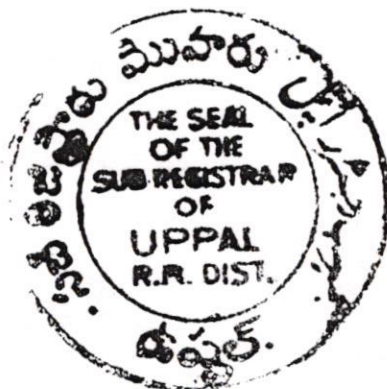


Managing Director

Signature of the Executant

Date: 15/03/2002.

12 పుస్తకం 2279/1002 సంపు
 దస్తావేజులు
 సంపు 14
 సంపు 13
 చిబ్బె-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 507, ON 5TH FLOOR, BLOCK-A
IN SURVEY NOS. 174 IN MAYFLOWER PARK
SITUATED AT

MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., RPT. BY ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: SRI. K. DILEEP
S/O. SRI. K. KANTHAIAH

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

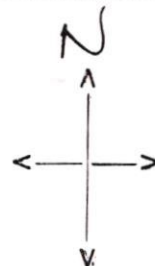
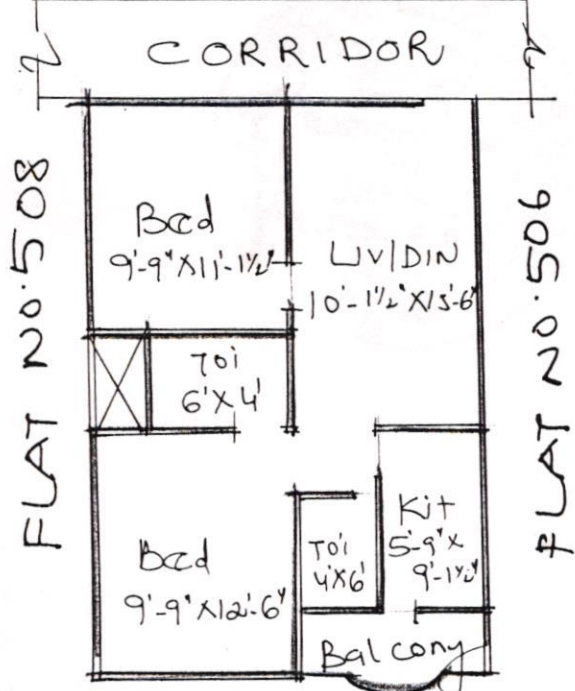
AREA :

28

SQ. YDS. OR 23.40

SQ. MTRS.

VIS. OUT OF AC. 4-32 G+
SUPER BUILT-UP AREA: 700 SQ. FT.



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

WITNESSES :

1. *[Signature]*
2. *[Signature]*

1వ పుస్తకం 2279/2002 సంపు
దస్తావేజుల మొత్తం కారితముల సంఖ్య
..... 14
సంఖ్య 14
సచి రజిస్ట్రారు

