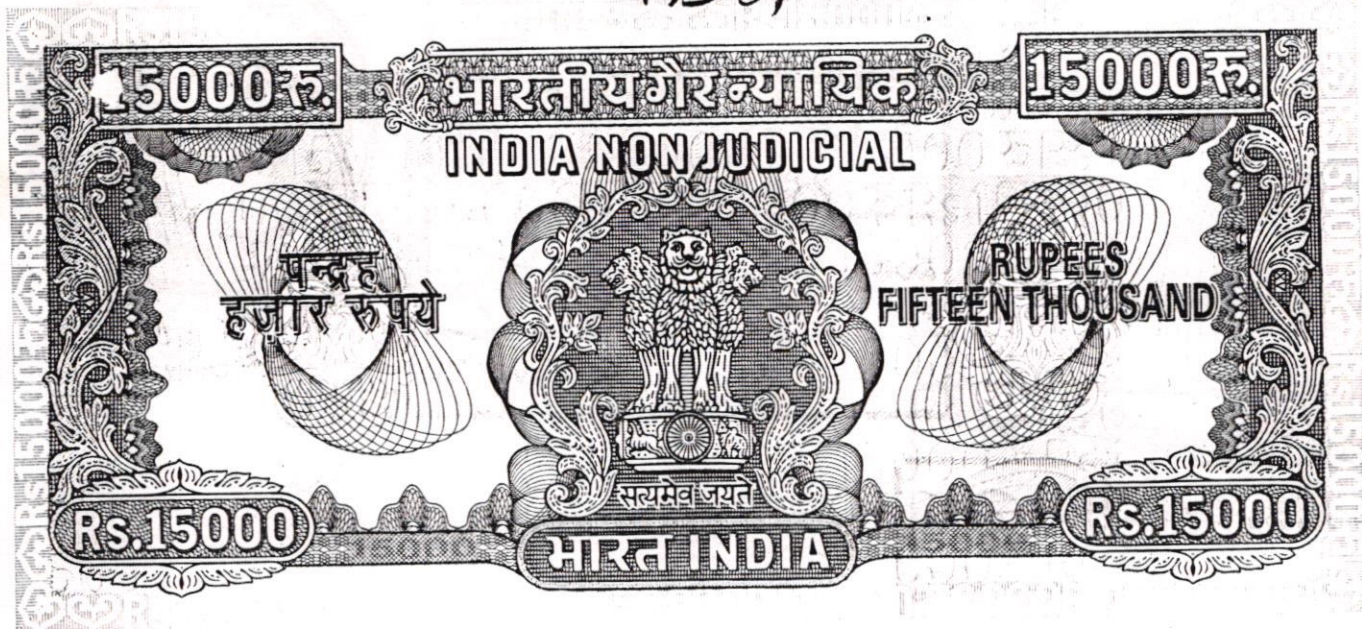




Date : 27-02-2002 Serial No : 1,714 Denomination : 15,000

02BB 445434

Purchased By :

P. BALA LAKSHMI

For Whom :

SELF & OTHERS

W/O LATE. K.S. VENKAT
SUBRAMANYAM
R/O HYD

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

SALE DEED

This Sale Deed is made and executed on this 28 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

1. Mrs. P.BALALAKSHMI, WIFE OF LATE K.S.VENKAT-SUBRAMANYAM, aged about 49 years,
2. Mr. K.S.VENKATACHALAM, SON OF LATE K.S.SRINIVAS IYER, aged about 54 years,

Both are Residing at H-304, Mayflower park, Mallapur, Hyderabad - 500 076.

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

1వ పుస్తకం 1458/2002 సంపు
 దస్తావేజుల మొత్తం తాగితములు సంఖ్య
 14/ సంఖ్య
 పంఖ్య
 సబ్-రిజిస్ట్రారు



2002వ సంపుష్టావళి నెల 28...
 రేఖాంశం 1-1-2002 గురించి
 ఉత్తర్వులు జారీ చేయబడినవి
 రూ 1155=00 చెల్లించినది

(దాని ఆధారంగా)



నిరూపించినది

Shan Modi
 Shan Modi

Shan Modi S/o. Shan Modi
 OCE, Gunner, Plot No. 280,
 Road No. 25, Jubilee Hills, Hyderabad.

K.P. REDDY S/o. K. Padma Reddy OCE, PVA Service
 C-4-187/344 m.G. Road,
 Sec Road.

2. Dated 10/1/2002
 P. K. Reddy

2002వ సంపుష్టావళి నెల 28...
 1923... నెల 9... వ తేదీ

సబ్-రిజిస్ట్రారు
 ఉప్పల్

500Rs.



A. No. 7717 Dtd. 27/2/2001

Vendor P. Balakrishna who late to S. Venkat

Sell 400 Rs

Subramanyam

Rto City

C. M. S. H.
S. V. L. No. 1000
R. No. 1000

:: 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. 1758/2002 సంపు
 దస్తావేజులు తెలుగు లిపిలో వ్రాసినవి సంఖ్య
 14
 పంఖ్య 2
 పబ్-రిజిస్ట్రారు

20105

Endorsement under section 42 of Act II of 1895

No 1758 of 2002 Date 28/2/2002

I hereby certify that the proper deficit
 stamp duty of Rs. 4200/- Rupees Four
 Thousand and Two Hundred only
 has been paid in respect of this instrument
 from Sri Sohamni Modi
 on the basis of the agreed Market Value
 consideration of Rs. 230000/-, being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal

Dated:

28/2/2002

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



1వ పుస్తకం 1758/2002 సంపు
 దస్తావేజుల నెంబరుగా రిజిస్టరు చేయబడి పొందిన సంఖ్య
 14
 పంఖ్య 3
 సబ్ రిజిస్ట్రారు

1వ పుస్తకము 2002 సం|| కా. శ. 1923 పు
 1758 నెంబరుగా రిజిస్టరు చేయబడి పొందిన సంఖ్య
 నిమిత్తం గా నెంబరుగా 1752-1-1507
 2002 సంపు
 2002 ఏప్రిల్ 28 తేది
 రిజిస్ట్రారు అధికారి





56143

7719

27/1/2002 500

B. Balakrishna vs. Late S. Venkatesh

Self & others

Subramanyam

:: 4 ::

R. S. S.

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.

Managing Director

1వ పుస్తకం...1758/2002... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 ...4... సంపు కాగితపు చరస
 సంఖ్య 4
 సబ్ రిజిస్ట్రారు



500Rs.



56144

772D

27/4/2002 800

P. Balakrishnan vs late S. Venkatesh

Self & others

Susramanyam

:: 5 ::

Rb 640

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

E. The Purchaser is desirous of purchasing all that Flat bearing No.304, on the Third Floor, in Block No.A in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 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.2,30,000/- (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.2,30,000/- (Rupees Two Lakhs Thirty 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.

Sham Modi
Managing Director

1 వ పుస్తకం 1.758/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 కాగితపు పత్ర
 సంఖ్య 5

సబ్ రిజిస్ట్రారు



500Rs.



7721

25/12/2002

56145

P. Balakrishnan who took to S. Venkatesh

Self

Subramanyam

Rto Hyd

C. M. M. S. H.
No. 26 of 1990
R. No. 48/2002
Mudr. Dat. R. R. 1990

:: 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.2,30,000/- 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.

Contd.7..

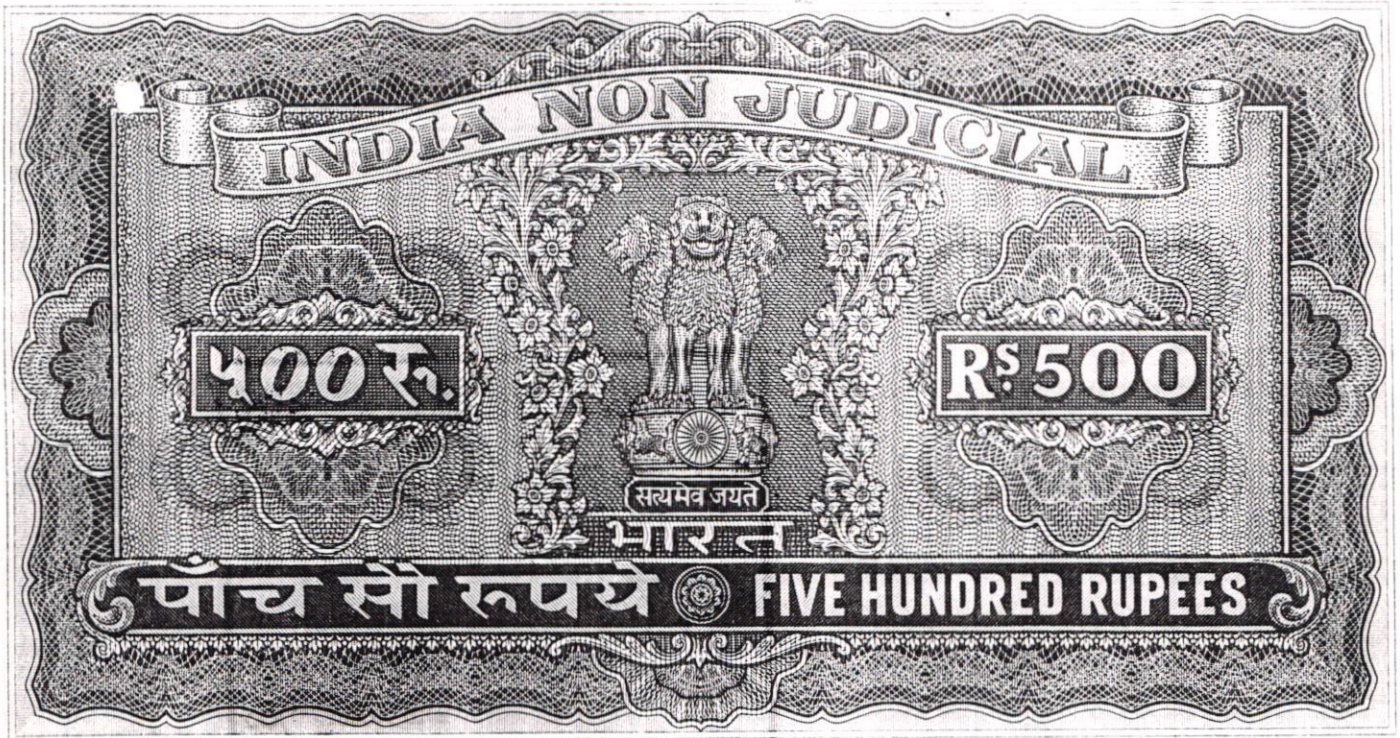
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

1వ పుస్తకం 1758/2002 సంపు
దస్తావేజుల మొత్తం కొగతముల సంఖ్య
14 ఈ వారికప్పు వరస
సంఖ్య 6
చివ్ శిశిస్టారు

1758





7722

27/7/2002 Sub

56148

P. Balu Ganesan who late G.S. Venkatar
Self Subramanyam

:: 7 ::

Rto. Hyd

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..

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

1వ పుస్తకం 175.8/2002 నంబరు
 దస్తావేజుల వెంట్రా కొగితముల సంఖ్య
 14 ఈ హాగిక్తు పరప
 సంఖ్య 7
 ముద్రాపాఠము





7783

27/7/2002

56147

P. Balaji (Goshwami) who late (Goswami) Venkatesh

sell

Subramanyam

:: 8 ::

Res. 642

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

Man Modi
Managing Director

1వ పుస్తకం 1758/2002 సంపు
 దస్తావేజుల వెంట్రాన్ గతముల సంఖ్య
 14
 8
 సంపు
 -రిజిస్ట్రే-900





56148

7724

27/2/2002 500

P. Balakrishnan, who late u.s. Venkatesh

sell

Swamy

R. R. D. P.

C. MAHESH
S. V. L. No. 26 of 1999
R. No. 48/2000
Boduppall. 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.

For Modi Properties & Investments Pvt. Ltd.

Contd.10..

John Modi
Managing Director



1 క పుస్తకం 1.758/100 సంపు
దస్తావేజులు దివ్యతరంగా తాతడయల సంఖ్య
..... 14
సంఖ్య 9
.....
.....
.....





7735

27/2/2002

800

56149

P. Balakrishnan who late C.S. Venkatesh
sell

C. MAHESH
V.L. No. 20/1998
R. No. 13/2002
R.S. By J. Reduppal. H. N. D.

:: 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.2,30,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.11..

John Modi
Managing Director

1వ పుస్తకం	1758/2002	సంపు
దస్తావేజుల మొత్తం	కాగితముల సంఖ్య	
14	ఈ కాగితపు పరచ	
సంఖ్య 10		
 గిజిప్టారు		



56150

7726 - 27/7/2008 - 500
 P. Balakrishna who late G.S. Venkatesh
 self

:: 11 ::

R. K. H. S.

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.304, on Third Floor in Block No.A, 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.303.
 SOUTH :: 40' Wide Road.
 EAST :: 30' Wide Road.
 WEST :: 4' Wide Passage.

Contd.12..

for Medi Properties Investments Pvt. Ltd.

Tha Mod
 Managing Director

1వ పుస్తకం 175.8/2002 సంపు
 దస్తావేజుల వెబ్‌సైట్ కాగితముల పంఖ్య
 14 ఈ కాగితపు దరస
 సంఖ్య 11

సహకారీశాస్త్రాధికారి

10/10/02





56151

A. No. 7737 Date 25/12/2002

Sold To P. Balakrishna who took less. Vendor
self

R. G. G. J.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 25th day of Dec 2002 in the
presence of the following witnesses;

WITNESSES:

1. Prasanna
(K. P. Reddy)

2. R. G. G. J.
(K. P. Reddy)

For Medi Properties & Investments Pvt. Ltd.

John Mod
Managing Director
VENDOR

Deputy By
meant
(R. NANDISHWAR)
D. W. L. No. 5/87
R. No. 30/2002, R. R. Dist

1వ పుస్తకం 1758/2002 సంపు
దస్తావేజుల మొత్తం కారితమంది సంఖ్య
..... 14 ఈ కారితమంది
సంఖ్య 12

పరిశీలించినది

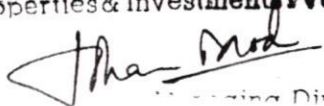


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.304, on Third 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 : 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 :
d) In the 2nd Floor :
e) In the 3rd Floor : 450 Sft.,
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.2,30,000/-

For Modi Properties & Investments Pvt. Ltd.

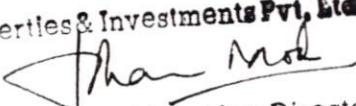
Date: 28/02/2002.


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.


Managing Director

Signature of the Executant

Date: 28/02/2002.

1 వ పుస్తకం 1.758/2001 సంపు
 దస్తావీజాల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు వరస
 13
 సబ్ రిజిస్ట్రార్



FLAT NO. 304 IN 3rd 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: 1) Mrs. P. BALA LAKSHMI W/O. LATE. K.S. VENKAT-
SUBRAMANYAM (2) Mr. K.S. YENKATA CHALAM S/O. LATE
K.S. SRINIVAS F.YERL

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

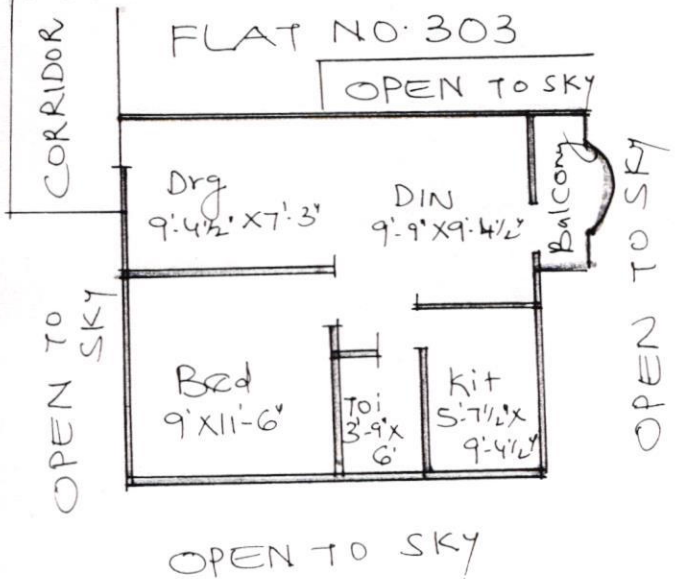
18

SQ. YDS. OR 15.04

SQ. MTRS

U/S. OUT OF AC-4.32 GTS

SUPER BUILT UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

Soham Modi

Managing Director

WITNESSES :

1. *P. Bala Lakshmi*

2. *R. Pulla*

SIG. OF THE VENDOR

1వ పుస్తకం 1758/2002 సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పర
 సంఖ్య 14
 సచివశ్రీ

