

U. 90/7/2001

9.15.4/2001



03AA 317783

S. No. 7590 Date: 21/10/2001 Rs. 10000/-

Sold to: Pujesh M. Davda, 310 Late Mahendra Davda, Roseba A

For Whom: Self

R. GOPI
REGISTRAR
Office: Pimp Vende,
UPPAL, R.R. DIST

SALE DEED

This Sale Deed is made and executed on this 20th day of October 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

Mr. PUJESH M. DAVDA, SON OF LATE MAHENDRA DAVDA, aged about 24 years, Residing at M/s.Shakti Metdor Limited, 247, Teachers Colony, East Maredpally, Secunderabad.

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.

[Signature]
Managing Director



1వ పుస్తకం 9.154/200 సంపు
 దస్తావేజాల మొత్తం కాగితపు సంఖ్య
 15 ఈ గొడవపు నరక
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

2001 వ సం|| 4 జూలై నెల 20...
 తేది పగలు 2-3 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసి రుసుము
 రూ. 1601 = 80 చెల్లించినది

వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాటన వ్రేలు



నిరూపించినది

The Moh.
 The Moh. s/o Sathish Moh.
 (Business) Plot no. 280. Road no. 25
 Jubilee Hills Hyd.

by (s/o T. Sanyalaya) 5-4-184/354, m. 4 Road see hand
 K. Sanyalaya. K. Sanyalaya. 1/6 Ram Rao. B. in 48.
 H/o 2-116. Mallapuram Madhavaram

2001 వ సం|| 4 జూలై నెల 20... వ తేది
 1923 క. శ. 4 జూలై నెల 20... వ తేది

సబ్-రిజిస్ట్రారు
 ఉప్పల్



No. 7581 Date 20/11/2001 Rs. 10,000/-
 Sold by P. Jeshu m. Deuda
 For Whom R. J.

Shri. Mahendra Deuda
 R/o Seebad

83AA 317784
 B. GOPI
 SUB-REGISTRAR
 Ex-Office Stamp Vender
 UPPAL, 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.
 Managing Director



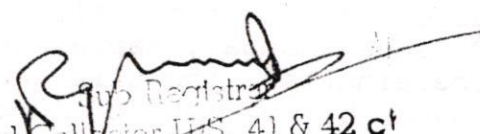
ప పుస్తకం 9154/	సంపు
ప్రొద్దానముల మొత్తం కాగితముల సంఖ్య	
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సంఖ్య 2	
సర్-రిజిస్ట్రారు	

Endorsement under section 42 of Act II of 1395

No. 9154 of 2001 Date 20/10/2007..

I hereby certify that the proper deficit stamp duty of Rs 2440/- (Rupees Two thousand four hundred and forty only) has been paid in respect of this instrument from Sri Soham Modi on the basis of the agreed Market Value consideration of Rs 2,66,000/- being higher than the consideration, agreed Market Value.

S.R.O. Uppal
Dated:
20/10/2007


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





36216

19/10/2001

08079

Pujari M. Danda & Late Mahendra Danda

C. MAHESH
S.V.L. No. 20 of 1999
Boduppal, R. R. Dist.

R. S. S. S. S.

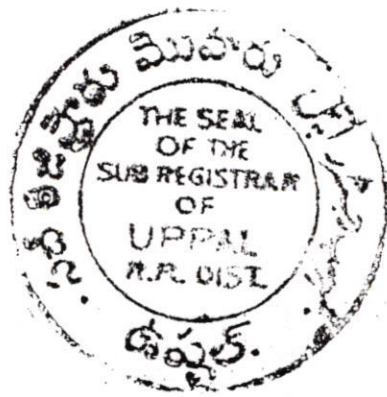
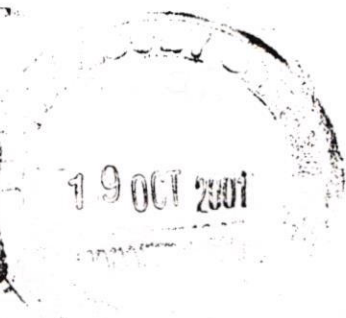
:: 3 ::

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.

Mani Mohan
Managing Director

Contd.4..





36217

19/10/2000 08074

Pujesh M. Darda to Cate Mahendra Darda
 sell

January
 19/10/2000

Rs. 500/-

:: 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.

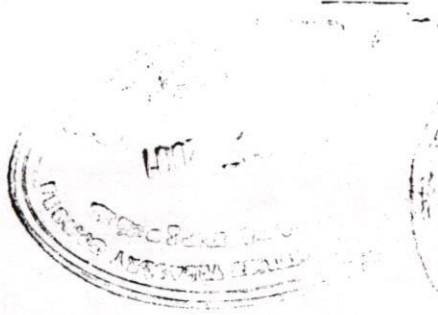
C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting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

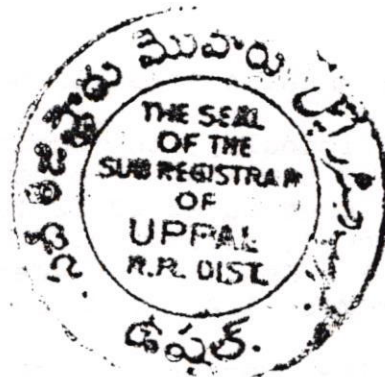
For Modi Properties & Investments Pvt. Ltd.

John Mod
 Managing Director



1 వ పుస్తకం 9154/2007 సంపు
దస్తావేజాల మొత్తం కార్యక్రమ సంఖ్య
15 ఈ కార్యక్రమ వరస
సంఖ్య 4
నబ్ రిజిస్ట్రారు

9900





08075 :

No. 26218 Date 19/10/2009 Rs. 500

for
C. MAHESH
SVL No 28 of 1999
Boduppal, R. R. Dist.

Sold To *Pujesh M. Darda* No *Lot Mahendra Darda*
For Whom *sch* *Rs. 500*

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.508, 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 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.2,65,000/- (Rupees Two 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.2,65,000/- (Rupees Two 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.

John Modi
Managing Director



9154/100 సంపు
సంఖ్య
15
సంఖ్య 5
నా-రిజిస్ట్రారు

1900



THIS SEAL BEET WITNESSETH AS ORDER



36219 19/10/2009

08076

Piyem M. Darda

Mr. Mahendra Darda

Jai

JANESH

No. 28 of 1909

Bachchal, R. R. Dist.

R. L. Jee Sen

:: 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.

Managing Director



19001 2001

1. పం. 9154/100 నంబర్
2. పం. 15 నంబర్
3. పం. 6 నంబర్
సబ్ రిజిస్ట్రార్

సె 000





36220

19/10/2001

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Pujari M. Darda & Co. Mahendra Darda

Self

Rto. Sec. 602

:: 7 ::

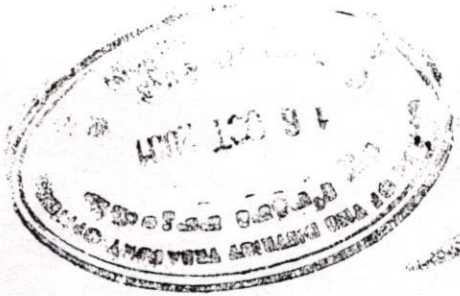
iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association or company who shall be the adminitrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the formaing of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

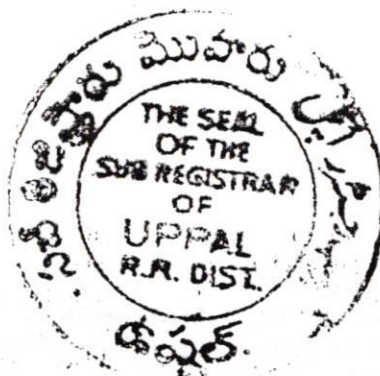
John Moh
Managing Director

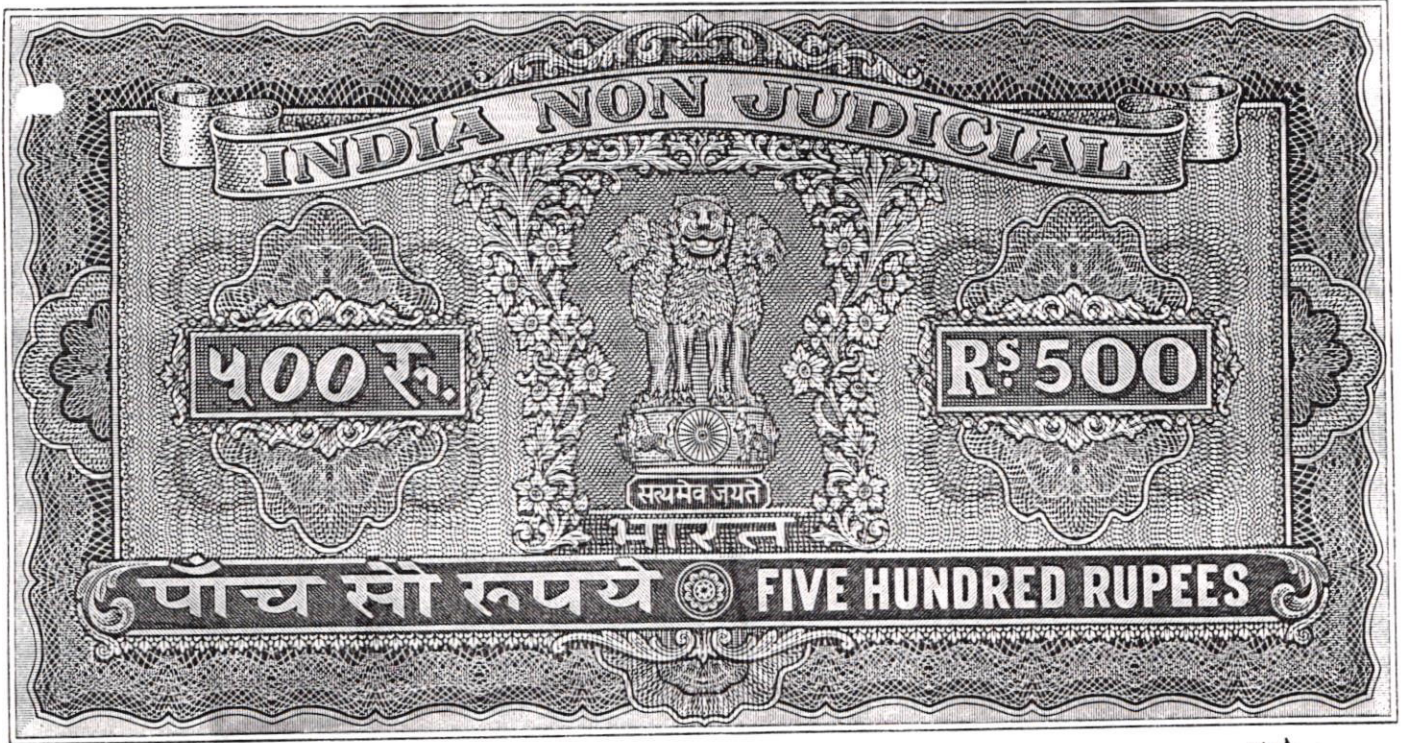


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15 పంఖ్య 7
సబ్ డివిజన్

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86221

19/10/2007

08078

Pujesh H. Darda & Late Mahendra Darda

Self

Rb. Secd

C. M. HESH
SVL No. 26 of 1999
Boduppal. R. R. Dist.

:: 8 ::

v) 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 society/association/company that may be formed by the owners 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.

vi) 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.

Contd.9..

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director



9154/2007 శాసనసభ
15
సంఖ్య 8
సభాపతి

శాసనసభ





No. 36222 Date 19/10/2009 Rs. 500/-

08079

Sold To Pujesh M. Darda

Cale Hanendra Darda C. MAHESH

S.V.L No. 28 of 1999

R/o. Secy. Sd. D. Supd. C.B. Dist

Whom Self

:: 9 ::

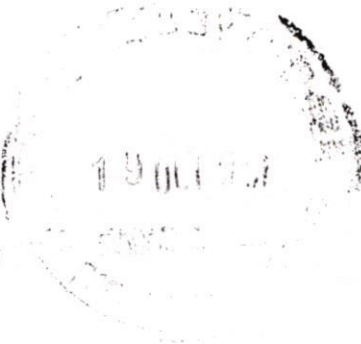
vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it 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.

viii) 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, within 7 days of receiving a notice to do so.

Contd.10..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



శ్రీ పద్మవతి 9154/1007 సం. 15
దస్త్రీ నంబర్ 15
పరిష్కార 9
పరిశీలించినది

45080





No. 36223 Date 19/10/2009

08080

Prasen M. Dasgupta (Late Mohan Dasgupta)

Sell

Rm. 100-5-1

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ix) 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.

x) 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.

xi) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

Contd.11..

For and on behalf of the Vendor, M/s. P. M. Dasgupta & Co. Pvt. Ltd.

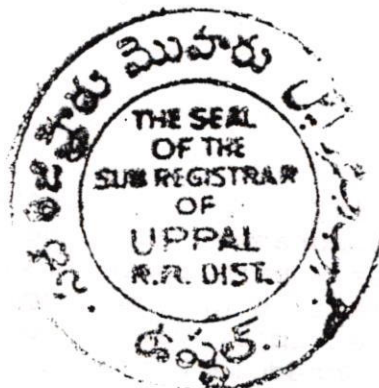
John M. Dasgupta

Director



1వ పుస్తకం 9154/2007 పంపన
దస్తావేజుల వెంట్రాఫ్ట్ నంబర్ 15
పంపన 10
సహాయక రిజిస్ట్రార్

080808





08081

Signature
C. MAHESH
 SVL No 26 of 1999
 Bangalore, R. R. Dist.

:: 11 ::

xii) 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.

xiii) 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., (b) 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.2,65,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.12..

Signature
 Managing Director



1 న పుస్తకం 9/54/2007 పంపు
దస్తావేజులు నెంబర్ 15
పంపు 11
పట్టిక 15

2080





36225

08082

S. 11. 23 of 1999
 S. 11. 23 of 1999

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.508, 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 reserved scooter parking space admeasuring about 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 bound-
ed in;

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: Flat No.507.

WEST :: 4' Wide Passage & Flat No.509.

Contd.13..

For More Properties & Applications Visit: www.chemedirect.com

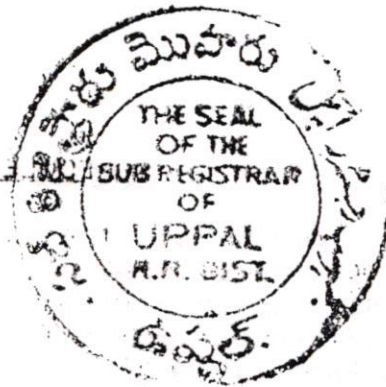
John M. ...



1వ పుస్తకం 9154/2007 సంపు
రస్తావేజాల నెంబర్ 15
సంఖ్య 12
పరిశీలించారు

2000

1000 18333H YI 13087 10





No. 36226 Date 19/10/2001 Rs. 500/-

Sold To Poojah M. Dandekar &

For Whom sell

08083

late Mahendrasing Dandekar

R.G. Jeejee

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IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 20th day of October 2001 in the presence of the following witnesses;

WITNESSES:

1. *[Signature]*
(Witness)
2. *[Signature]*
(Witness)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

VENDOR

Drafted by

[Signature]

(R. NANDISHWAR)

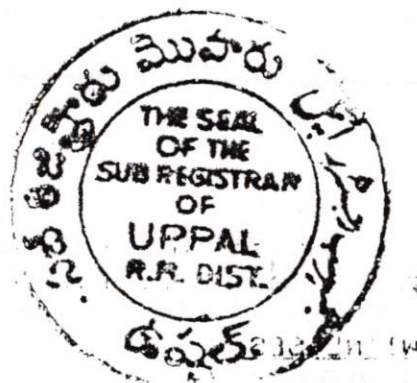
D.W.L. No. 5,87

R.No. 66/2001, R.R. Dist.



1వ పుస్తకం... 9154/100... పంపు
దస్తావేజుల నమోదు కాగితములు
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సబ్ రిజిస్ట్రార్

72090



80-1-80

ANNEXURE - 1 - A

Block 'A' in Fifth Floor

- 1) Description of the Building: Flat No.508, of 'MAYFLOWER PARK', at Residential Localities, Mallapur Village, Uppal Mandal, R.R.Dist.
 - (a) Nature of the roof : R.C.C.
 - (b) Type of Structure : Framed Structure
- 2) Age of the Building : 1 years.
- 3) Total extent of site : 28 Sq.Yds., of Ac.4-32 Gts.,
- 4) Built up area particulars (with break up floor-wise) :
 - a) Cellar, Parking area : Scooter parking 9 15 Sft.
 - 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.2,65,000/-

For Modi Properties & Investments Pvt. Ltd.

John Mod

Signature of the Executant

Date: 20/10/2001.

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.

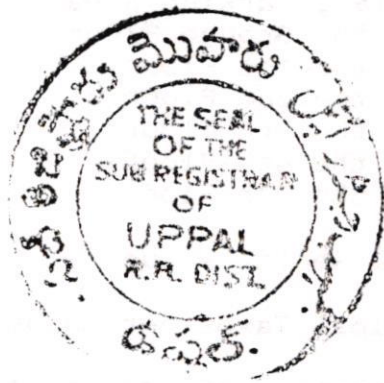
John Mod

Signature of the Executant

Date: 20/10/2001.

1వ పుస్తకం 9154/107 సంపు
 దస్తావేజాల మొత్తం కాగితముల సంఖ్య
 15 ఈ కాగితపు వరుస
 సంఖ్య 14

సబ్-రిజిస్ట్రారు



FLAT NO. 508, ON FIFTH FLOOR, BLOCK-X
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., R&P. By ITS M.D. Mr. SOHAM

MODI, S/O. Mr. SATISH MODI

VENDEE: Mr. PUJESH M. DAYDA

S/O. LATE. MAHENDRA DAYDA

REFERENCE:

SCALE: 1"=

INCL:

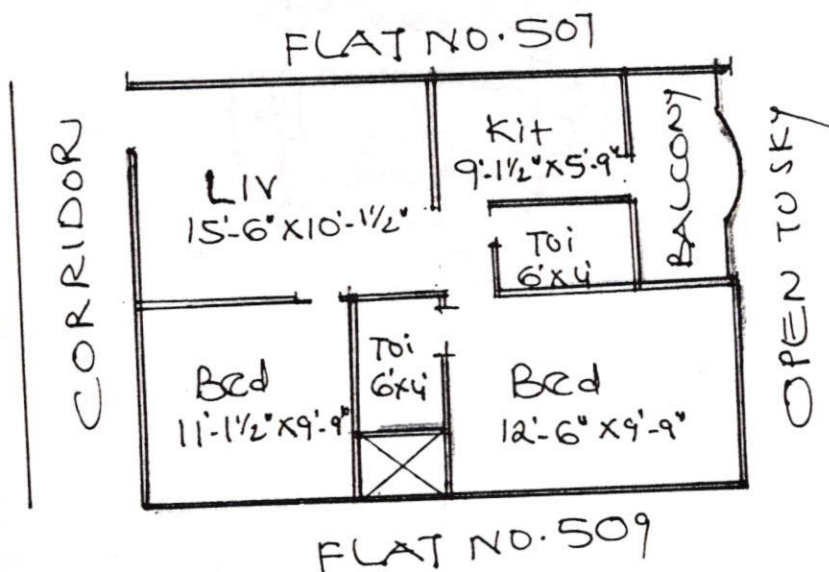
EXCL:

AREA:

28

SQ. YDS. OR 23.40 SQ. MTRS.

U/S-OUT OF AC. 4-32 GTS PLINTH: 700 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

John Moh

Managing Director

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SIG. OF THE VENDOR

29154/2007

1 వ పుస్తకం (9/54/2007) సంపుటి

దస్తా వేజుల వెంట్రం కాగితముల సంఖ్య

15 ఈ కాగితపు వరస

సంఖ్య 15

సబ్ రిజిస్ట్రార్

