



Date : 07-12-2001 Serial No : 9,075 Denomination : 20,000

02CC 007838

Purchased By :
JAYANTH DESAI

For Whom :
SELF

S/O BHEEM RAO DESAI
R/O SEC BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 10th day
of Dec 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 'vender' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

SRI. JAYANTH DESAI, SON OF SRI. BHEEM RAO DESAI, aged about 52 years, Residing at Flat No.114, Welcome Courts Apartments, Tarnaka, 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

2001 వ సం. డిసెంబర్ 11
రేషి చక్రం 3-4
ఉత్పత్తి
వాణిజ్య
రూ. 1636/-

Sham Mod

(వాసి తెచ్చివట్టం బహుకొన్నది)

పాదము భోజన వేలు

Shan mod. 50 Sahib
Modi (Business) jetha 280 Inslee 16 of



నిరూపించినది

ನಿರ್ದೇಶನದಡಿ
 ೧೦ (T. satyanarayana) (pt since) 5-4-187/3 & 4, n4 Road
 see sand.

Rani So. Suryanarayana a. Banes Co. opped, and

2001 వ సం॥ 22-04-11 నుంచి 11 వ తేది
1923 శా.శ. 04/05/20 నుంచి 20 వ తేది

అధ్యక్షుడు

500Rs.



30946

7/12/2007

27696 AP 23 HO

Jayanthi Desai to Bheem Rao Desai

se

R. N. NARAYAN

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

R. N. N. Secy

:: 2 ::

WHEREAS

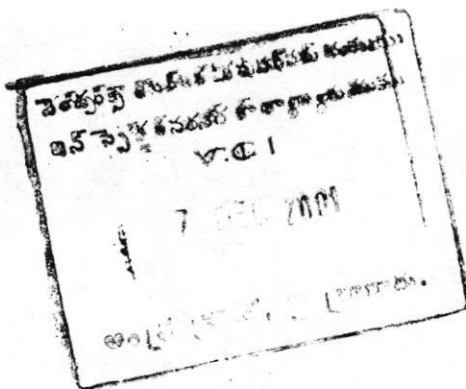
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue 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 (10799/2001) పం. 14
దస్తావేజులు పం. 14
పంఖ్య 2
చిట్టాపూరి

Endorsement under section 42 of Act II of 1898

No. 10799 of 2001 Date 11/12/2001

I hereby certify that the proper deficit stamp duty of Rs. 3070/- (Rupees Three -

Thousand and seventy only.

has been paid in respect of this instrument from Sri. Soham Modi

on the basis of the agreed Market Value consideration of Rs. 225,000/- being higher than the consideration/agreed Market Value.

S.R.O. Uppal

Dated: 11/12/2001

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



500Rs.



30947

7/12/2001 27697 AP 23 II O

Jayanthi Devar & Bheem Rao Devar

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD.

:: 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

శంకర్ కౌంట్ కమిషన్ మరియు
 ఇన్ సెక్యూర్ షన్ కార్పొరేషన్
 VCI
 7 DEC. 2001
 అంతర్జాతీయ ప్రామాణికం.

1వ పుస్తకం (0799/2001) - 1వ పుస్తకం
 దస్తావేజులు
 14
 సంఖ్య 3
 రిజిస్ట్రార్

1వ పుస్తకము 2001 సం|| శా. శ. 1923 పు
 (0799) నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 10648-1-1507
 2001 ఇవ్వబడినది
 2001 వ సం|| 11/11/2001
 రిజిస్ట్రార్
 రిజిస్ట్రార్



500Rs.



30948... 7/12/2004 No. 27698

Sold To Jayanarayana Devala to Shreen Rao Devala

Whom...

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

:: 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.

Shan Modi
Managing Director

తెలంగాణ ప్రభుత్వం
 ఆర్థిక శాఖ
 VCI
 7 DEC 2001
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పత్రపు సంఖ్య (0799/2001) పు
 దస్తావేజులు వెబ్ సైటు పంపి
 14 గతపు వరక
 పంపి 4
 డి. జి. పి. రెడ్డి



500Rs.



30049. 7/12/2004. 27693 AP 23 1/2
 Jayanthi Desai & Bhreen Rao Desai
 For Whom... he... R. Narendar

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

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.208, on the Second 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., respectively, in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,60,300/- (Rupees Two Lakhs Sixty Thousand Three 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.2,60,300/- (Rupees Two Lakhs Sixty Thousand Three 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.

Shan Modi
 Managing Director

30.8.50
 25.8.50
 10.8.50

12 పునరు (0789/2008) సం
 దస్తావేజులు నమలు స
 14
 సంఖ్య 5
 రిజిస్ట్రార్



YOU HAVE BEEN NOTIFIED BY POST ON 10.8.50

500Rs.



30950 7/12/2007 Rs. 500/-

Jayanthi Desai

27700

Prerna Ras Desai

Ruy

R. NARENDER

SVL No. 42 95

R. No. 1/2001 2003

RAM NAGAR, HYD'BAD.

:: 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.

Jhanu Modi

Managing Director

30. కర్నూలు జిల్లా కమిషనరీ కురియ
 35. కర్నూలు జిల్లా కమిషనరీ కురియ
 VCI
 7. 1. 1971
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

డి. పుస్తకం 10799/200 గుంటూరు
 దస్తావేజులు 14 సంఖ్య
 పంఖ్య 6
 రిజిస్ట్రార్



500Rs.



No. 30957 Date 2/12/2007 Rs. 27701 AP 23 II O

Sold To Jayanthi Devasa Rao Bhenu Rao Devasa

For Whom Sel

R. N. S. S. S.

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

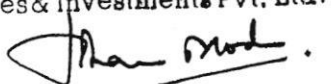
:: 7 ::

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..


Managing Director

తెలంగాణ ప్రభుత్వం
 ఆంధ్రప్రదేశ్ ప్రభుత్వం
 VCI
 7-10-2009
 ఆంధ్రప్రదేశ్ ప్రభుత్వం, హైదరాబాద్.

1వ పుస్తకం 10799/2001/సంపు
 దస్తావేజులు 14 సంఖ్య
 పంఖ్య 7
 సబ్-రిజిస్ట్రారు



500Rs.



No. 30952... Date 7/12/2009 Rs. 500

AP 23 H O

Id To Jayaram Desai 27702 Rao Dyal

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

For Whom

:: 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.

John Modi
Managing Director

తెలంగాణ రాష్ట్ర పరిశోధనా మరియు
 విజ్ఞాన కేంద్రము
 VCI
 7 DEC 2001
 ఆంధ్ర ప్రదేశ్, హైదరాబాద్.

పత్రం (0799/2001)
 దస్తావేజుల పేరు: ... సంఖ్య
 14 ... వరస
 సంఖ్య ...
 పబ్-రిజిస్ట్రారు



500Rs.



No. 30953 Date 2/12/2001 Regd. 27703 AP 23 II O

Sold To Jayanth Desai & Bheem Rao Desai

Wherein...

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

:: 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.

Man Mohan
Managing Director

Contd.10..

ఆంధ్ర ప్రదేశ్ శాసనసభ
 ఆంధ్ర ప్రదేశ్ శాసనసభ
 VGI
 7 DEC 2001
 ఆంధ్ర ప్రదేశ్ శాసనసభ

పుస్తకం (0789/200) సంపు
 దస్తావేజులు సంఖ్య
 14
 సంఖ్య 9
 పబ్లికేషన్



500Rs.



30954 2/12/2007 27704

27704

AP 23 II O

Jayanthi Desai to Bheem Rao Desai

R. NARENDER
SVL NO. 42 95
R. N. 1/2001-2003
RAM NAGAR, HYD'BAQ.

:: 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.

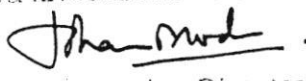
xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any 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.

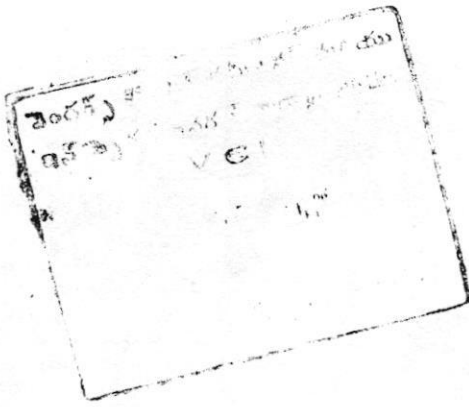
5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.2,60,300/-.

Contd.11..

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకం 70799/2001 సంపు
దస్తావేజులు 14
సంఖ్య 10
సీల్ (ఇచ్చారు)



500Rs.



No. 30955 Date 2/12/2009 Rs. 500/- 27727
Sold To Jayanthi Debi Broom Rao Debi
Whom

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

RG. Sec. Sec

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.208, on Second 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.

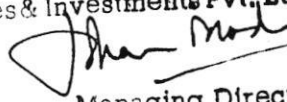
SOUTH :: 40' Wide Road.

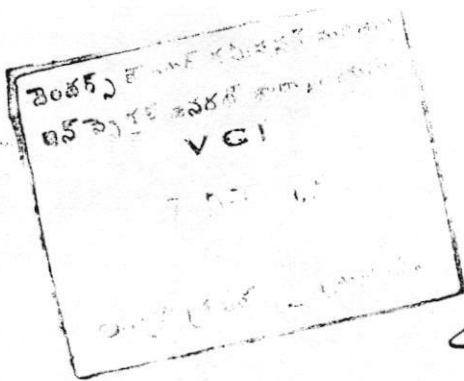
EAST :: Flat No.207.

WEST :: Flat No.209 & 4' Wide Passage.

Contd.12..

For Modi Properties & Investments Pvt., Ltd.


Managing Director



1వ పుస్తకం 10739/2001 సంపు
దస్తావేజులు వెళ్ళిన తారీఖున సం
..... 14 ఈ తారీఖు వర
సంఖ్య 11
.....
..... రిజిస్ట్రారు



OFFICE OF THE SECRETARY, GOVT. OF ANDHRA PRADESH

500Rs.



No. 30956... Date 21.12.2001 Rs. 500 of 27728

Sold To Jayanth Deyai to Bheem Rao Deyai
For Whom

R. N. NANDISHWAR
SVL No. 42 93
R. No. 1/2001-2003
RAM NAGAR, HYD'DAD.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this
Sale Deed on the 10th day of Dec 2001 in the
presence of the following witnesses;

WITNESSES:

1. (Signature)
(R. N. Nandishwar)
2. R. N. Nandishwar
(R. N. Nandishwar)

For Modi Properties & Investments Pvt. Ltd.

(Signature)
Managing Director
V E N D O R

Drafted by
(Signature)
(R. N. Nandishwar)
D.W.L. No. 5/87
R.No. 56/2001, R.R. Dir.

తెలంగాణ ప్రభుత్వం
 ఆర్థిక శాఖ
 VCI
 7 DEC 2017
 ఆంధ్రప్రదేశ్ ప్రభుత్వం

1. పుస్తకం 10789/240/సంపు
 దస్తావేజులు సంఖ్య
 14
 సంఖ్య 12
 రిజిస్ట్రారు



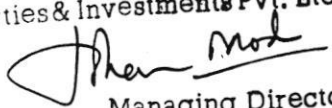
WITNESSE

V E N D O R

ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.208, on Second Floor, at Block 'A', of Mayflower Park, 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 years.
- 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.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor : 700 Sft.,
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 6000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 2,60,300/-

For Modi Properties & Investments Pvt. Ltd.

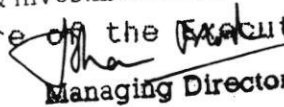

Managing Director
signature of the Executant

Date: 10/12/2001

C E R T I F I C A T E

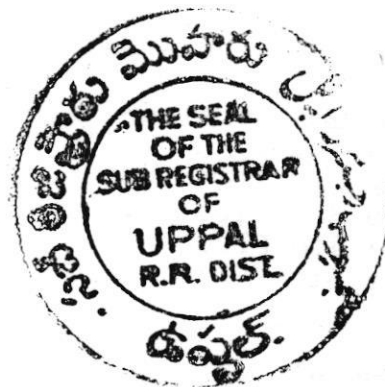
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

Signature of the Executant

Managing Director

Date: 10/12/2001

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FLAT NO. 208 ON 2ND 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., R&P. By ITS M.D. Mr. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE:

SRI. JAYANTH DESAI

S/O. SRI BHEEM RAO DESAI

REFERENCE:

SCALE: 1" =

INCL:

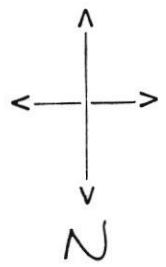
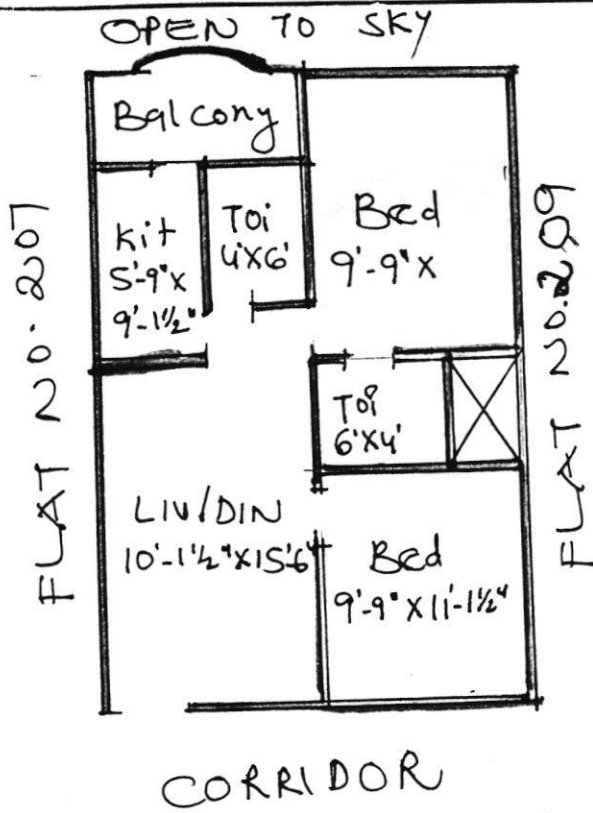
EXCL:

AREA:

28

SQ. YDS. OR 23.40

SQ. MTRS.



WITNESSES:

1.

(Kari)

2.

R. Raul

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director
SIG. OF THE VENDOR

10799/2001

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విజిస్ట్రారు

