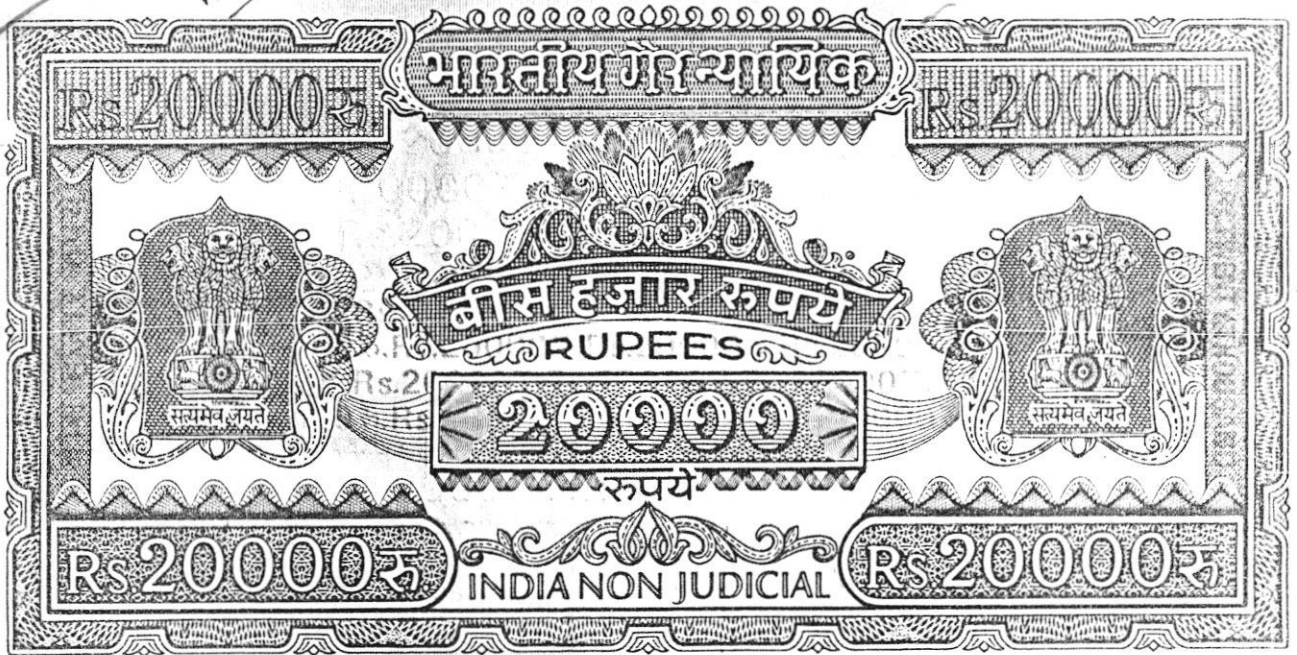




Date : 17-09-2001 Serial No : 6,349

Denomination : 20,000

02CC 002325

Purchased By :

For Whom :

D.BHARATH RAJ

SELF

S/O D.BAL RAJ

R/O SECUNDERABAD

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

SALE DEED

This Sale Deed is made and executed on this 17th day of Sept 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. D.BHARATH RAJ, SON OF SRI. D.BAL RAJ, aged about 33 years, Residing at H.No.12-10-587/44/9, Medi Bawi, Seethaphalmandi, 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.

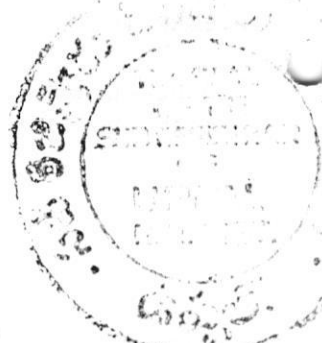
For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director



1 వ పుస్తకం 8.60.2001 సంపు
 దస్తావేజుల మొత్తం కార్యకర్తల సంఖ్య
 14
 పంఖ్య 1
 సహ-రిజిస్ట్రారు

2001 వ సం॥ సెప్టెంబర్ నెల 19
 తేది చగలు 11-12 గంటల వ్యవధి
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 దాఖలు చేసి రుసుము
 రూ॥ 164/- చెల్లించినది



వాసి ఇచ్చినట్లు రుప్పకొన్నది
 ఎడమ బొటన వ్రేలు

John Mod

*John Mod S/o Satish Modi
 (Bunnen) Plot no 280, Madhav N
 Jyothi Hill Road.*



- ① సరూపించినది
S/o Sathyanarayana (put same) 5-4-187/384 M4 Road, Sec 4 of
- ② *Shree S/o Sathya (put same) 5-4-187/384 M4 Road, Sec 4 of*

2001 వ సం॥ సెప్టెంబర్ నెల 19 వ తేది
 1923 క.శ. సెప్టెంబర్ నెల 28 వ తేది

సహ-రిజిస్ట్రారు
 ఉప్పల్



No. 34021 Date 17/9/2009 Rs. 500/-

To D. Bharath Reddy 18/6/09 D. B. Reddy

For E/Lom self

R Co. Sec. 84

C. MANICK
SVL No. 20 of 1999
Boduppal, R. B. 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.

Johna Modi
Managing Director



1వ పుస్తకం 8160/2001 సంపు
 దస్తావేజుల మేళం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరిమాణ
 సంఖ్య 2
 సబ్-రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1899

No 8160 of 2001 Date 19/9/2001....

I hereby certify that the proper deficit
 stamp duty of Rs. 3160/- (Rupees *Three thousand
 one hundred and sixty only*)
 has been paid in respect of this instrument
 from Sri *Soham Modi*
 on the basis of the agreed Market Value
 consideration of Rs. *274000/-* being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal
 Dated:
 19/9/2001

[Signature]
 Sub Registrar
 and Collector U/S. 41 & 42 of
 INDIAN STAMP ACT





34072 19/9/2001 R. 500 74417
 Sold to D. Bharam R. B. D. Bal Raj
 For T. 1/2001 self

Signature
 G. H. 11/11/01
 S. 11/11/01
 Registered, 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.

Signature
 Managing Director

Contd.4..



1వ పుస్తకం-కె.160/2001.....సంపు
దస్తావేజుల మొత్తం కా. సంఖ్య
.....14.....
సంఖ్య.....3.....
చి.స్వామిరెడ్డి

91207

1వ పుస్తకము 2001 సం|| కా. శ. 1923 పు
కె.160... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు.
నిమిత్తం గుర్తింపు నెంబరుగా 8038-1-1507
2001 ఇవ్వడమైనది
2001 వ సెప్టెంబర్ 19 వ తేది
చి.స్వామిరెడ్డి అధికారి





74073

17/9/2007

74418

D. Bhavathi. Raj. & D. Balaji

ell

R. S. S. S.

C. MAHESH
SVL No 26 of 1999
Ruduppal. R. R. Dist.

:: 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. E. & 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 Medi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకం ది. 16.09.2001..... సంపు
దస్తావేజుల మొత్తం కారితీయాల సంఖ్య
..... 14
సంఖ్య..... 4
సహ విజిప్తారి

A1285





No. 34074 Date 17/3/2007 Rs. 500/-

Sold To D. Bhavani

By self

D. B. R. S. 74419

R. S. S. S.

C. MAHESHI
S.V.L. No. 20 of 1982
Boduppal, R. R. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.211, on the Second 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.2,74,000/- (Rupees Two Lakhs Seventy Four 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.2,74,000/- (Rupees Two Lakhs Seventy Four 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 Modl Properties & Investments Pvt. Ltd.

John M. D.
Managing Director



No. 34075 Date 17/9/2007 Rs. 500/-

74420

Sold To D. Bharam Raj He D. Bal Raj

For Vendor

Sell

for Seller

For Buyer
S. L. M. S. S. S.
Dudhgaon, H. P. S. S.

:: 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



1వ పుస్తకం 8160/2001 సంపు
దస్తావేజులు వెళ్ళున కారితోలు సంఖ్య
..... 14 ఈ కారితోలు వరకు
సంఖ్య 6
సబ్ రిజిస్ట్రారు

00000





No. 34076 Date 17/9/2007 Rs. 500/- 74421

Pay to D. Bharath Raj to D. Bal Raj

self

Rs. 500/-

C. MAHESH
SVL No 25 of 1999
Tamil Nadu 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..

The Modi
Managing Director



15589

1వ పుస్తకం రె. 60.12001..... సంపు
దస్తావేజుల వెన్యూ కాగితముల సంఖ్య
..... 14 ఈ కాగితపు చర.
సంఖ్య.....
సబ్ రిజిస్ట్రారు

15589





34077 12/7/2007 8002
 74422
 D. Bhavathi. Raj. to D. Bal Raj
 Sell

Rco. fee. 500

G. MAHESH
 SVL No. 20 of 1977
 Reduppal. R. R. Dist.

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, 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..

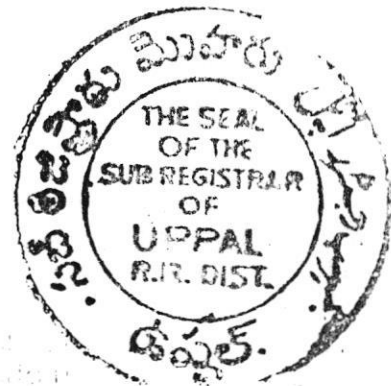
For Medi Properties & Investments Pvt. Ltd

Managing Director

1వ పుస్తకం No. 160/2001..... సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు చరణ
 సంఖ్య..... 8

సబ్-రెజిస్ట్రారు

55555





s No. 34078 Date 17/9/2007 Rs. 74423

Sold To D. Bharath Reddy to D. Bal Reddy

Pay Whom self

Signature
S. V. N. S. S. S.
Notary Public

:: 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.

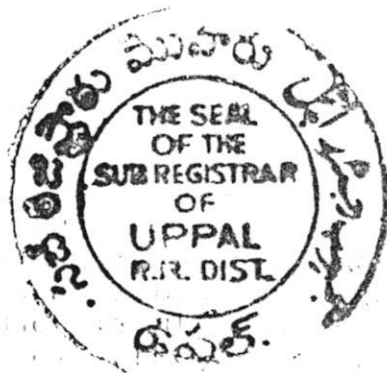
x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

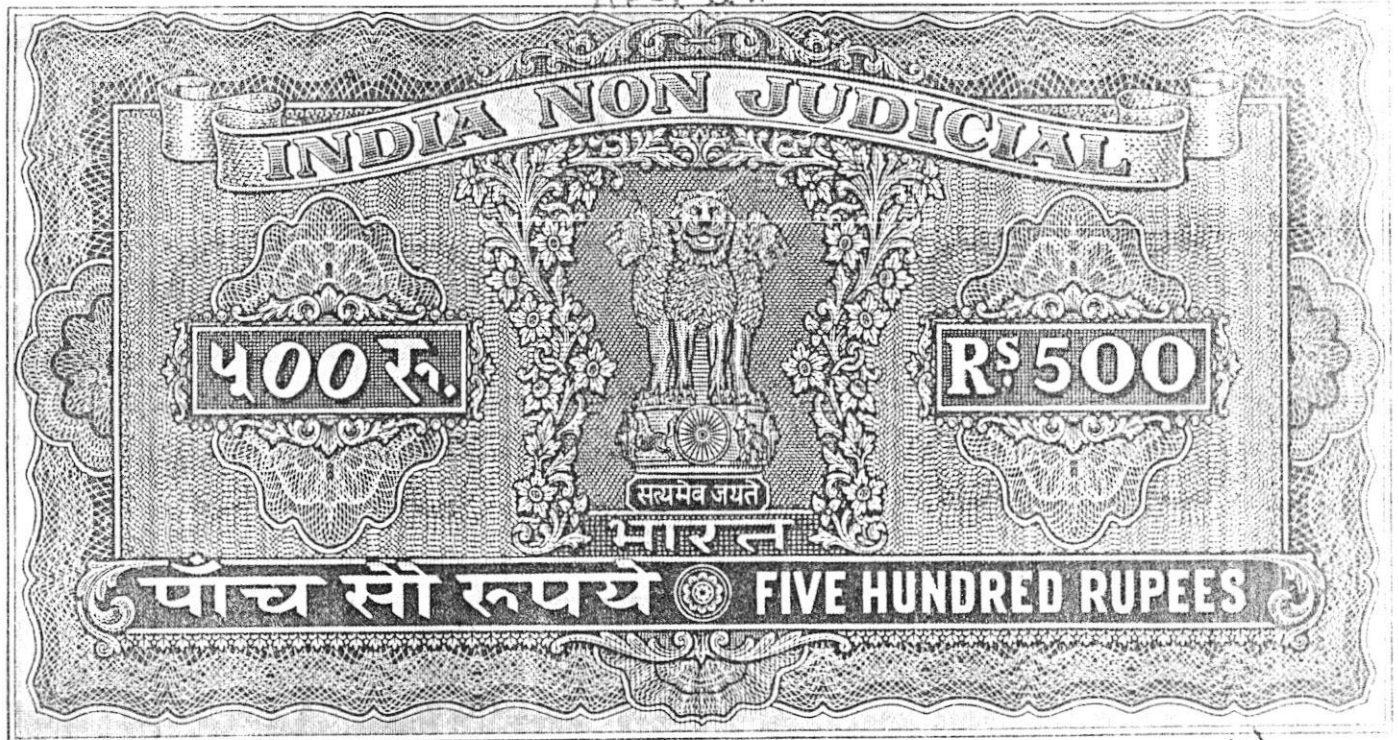
For Modi Properties & Investments Pvt. Ltd

Signature
Managing Director

Contd.10..

1వ పుస్తకం రూ. 60/2000 సంపు
దస్తావేజుల వెంతురు కారితోల సంఖ్య
..... 14 ఈ కారితోల వరకు
సంఖ్య 9
సబ్-డివిషన్లకు





No. 34079 Date 17/9/2007 Rs. 500/-
 Sold To D. Bhavathi Reg. No. 74424
 By D. B. R. Reg. No. 74424

C MAHESH
 SVL No 25 of 1999
 Boduppal, R. R. Dist.

:: 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.2,74,000/-.

For Modi Properties & Investments Pvt. Ltd

Contd.11..

Managing Director

1వ పుస్తకం రి. 160/200 |... సంపు
 దస్తావేజాల మొత్తం కార్గితముల సంఖ్య
 14 ఈ కార్గితపు వరస
 సంఖ్య 10
 నవ్-రిజిస్ట్రారు

25/5/07





C No. 84080 Date 12/9/2007 Rs. 500 74425

By D. Bharath Raj & D. Bal Raj

For self

RCs. serials

C. MAHESWARI
SVL No. 23 of 1-
CoJeppl. R. R. 12/9/07

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.211, on Second 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 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 bounded in:

NORTH :: Flat No.212.
SOUTH :: Flat No.210.
EAST :: 4' Wide Passage.
WEST :: Main Gate.

Contd.12..

For Modi Properties & Investments Pvt. Ltd

Sh. Mohan
Managing Director

1వ పుస్తకం 8160/2001... సంపు
 దస్తావేజుల ఎంపిక...
 14...
 పంఖ్య: 11
 సబ్-రిజిస్ట్రారు

25/1/11



NOTES YBERRH YR399089



S No. 34081 Date 17/9/2001 Rs. 74428

Sold To D. Bharath Reddy & D. Bal Reddy

For Whom self

C. MAHESH
SVL No. 26 of 1999
Boduppal. R. R. Dist.

R. C. Reddy

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 17th day of Sept 2001 in the presence of the following witnesses;

WITNESSES:

1. by
- 2.

For Modi Properties & Investments Pvt. Ltd

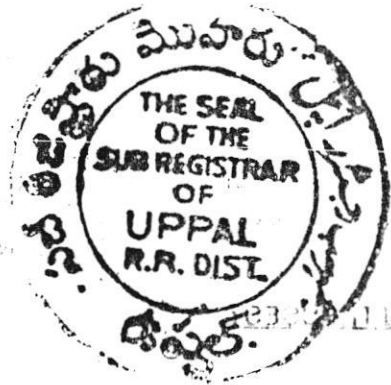
Managing Director
VENDOR

Drafted by

M. NANDISHWARI
D.W.L. No. 5/87
R.No. 66/2001, R.R. Dist.



1వ పుస్తకం...	8.160/2001	ముపు
దస్తావేజాల వెంట్రం కాగితము		దండ్రి
.....	14	ఈ కాగితపు చరమ
పంఖ్య.....	12	
 సబ్ రిజిస్ట్రారు		



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.211, in Second Floor, of
in Block No.H, of MAY FLOWER 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* years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars (with break up floor-wise) : *Scattered parking of 15 Sft.*
 - a) Cellar, Parking area :
 - b) In the Ground Floor :
 - c) In the 1st Floor :
 - d) In the 2nd Floor : 450 Sft.,
 - e) In the 3rd Floor :
 - 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. 2,74,000/-

For Modi Properties & Investments Pvt. Ltd.

[Signature]
signature of ~~Managing Director~~ Executant

Date: *19/9/2001*

CERTIFICATE

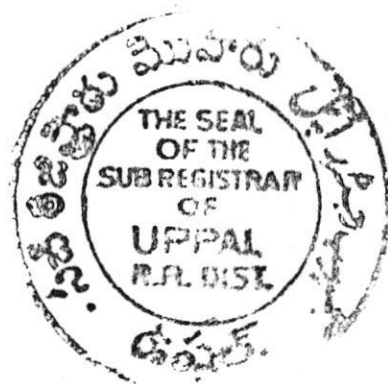
I do hereby declare that what is stated above is true
to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.
Signature of *[Signature]* Executant

Managing Director

Date: *19/9/2001*

1వ పుస్తకం..	2వ పుస్తకం..	సంఖ్య
దస్తావేజుల మొత్తం కాగితాల సంఖ్య		
.....	14	ఈ కాగితపు పరి
సంఖ్య.....	13	
 సబ్ రిజిస్ట్రారు		



FLAT NO. 211, IN 2ND FLOOR, IN BLOCK
REGISTRATION PLAN SHOWING NO. A, OF MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

MALLAPUR(V)

UPPAL

Mandal, R.R. Dist.

VENDORS : M/S. MODI PROPERTIES & INVESTMENTS

PVT. LTD., RCP. BY ITS M.D. MR. SOHAM

MODI, S/O. MR. SATISH MODI

VENDEE : MR. D. BHARATH RAJ

S/O. SRI. D. BAL RAJ

REFERENCE :

SCALE: 1" =

INCL:

EXCL :

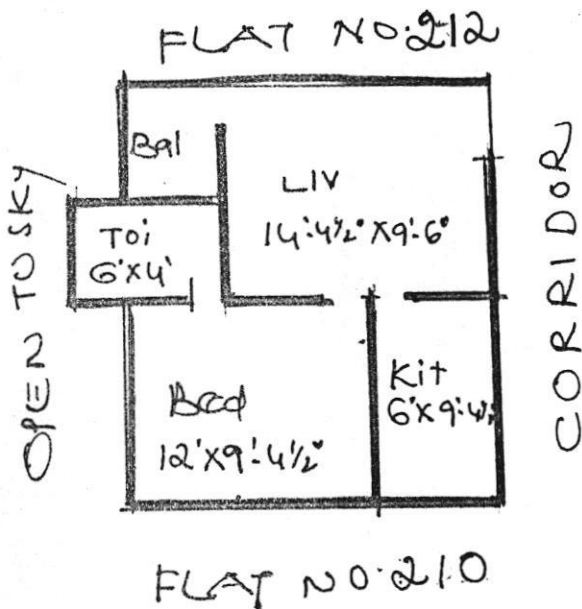
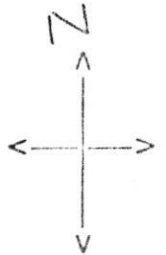
AREA :

18

SQ. YDS. OR/5.04

SQ. MTRS.

SUPER BUILT-UP AREA: 450 SQ. FT



For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

WITNESSES :

1. *[Signature]*

2. *[Signature]*

1వ పుస్తకం 2016 | 2001 సంపు
 దస్తావేజుల మొత్తం కాలావధి సంఖ్య
 14 ఈ కాలావధి వర
 సంఖ్య 14
 సబ్ రిజిస్ట్రారు

